January 16, 2025

Texas Commission on Environmental Quality
Attn: Franklin Anciano
14250 Judson Rd,
San Antonio, TX 78233

RE: **5727 Farinon Drive, San Antonio, Bexar County, Texas 78249**
Ethium Building – WPAP Application
Comment Response Letter – Update #1

Dear Mr. Anciano,

The following comment response letter is regarding comments dated December 11, 2023, for the Ethium Building WPAP Application.

Franklin Anciano. – (512) 239-7017 – Franklin.Anciano@tceq.texas.gov

1) Is there a previous EAPP approval for this project site? If so, a WPAP modification may need to be submitted.
   - **Response: The only previous EAPP approval for the site that was received from TCEQ ORR was for improvements outside of the Recharge Zone and a WPAP was not required. Attached on Section 11 is an email correspondence on the previous improvement from Doc/Num: 97-0106935, Book: D (Vol. 07158, Pg. 00117).**

Edwards Aquifer Application Cover Page (TCEQ-20705):

2) Line 9. Please provide information.
   - **Response: Line 9 has been revised/updated.**
3) Line 3. Customer information does not match the parcel/landowner as shown on the Bexar Central Appraisal District map. If the parcel/land ownership has recently changed, please provide documentation from the county.
   - **Response: Customer information has been updated/revised accordingly to match parcel/landowner as shown on the Bexar Central Appraisal District map.**

General Information Form (TCEQ-0587):

4) Please print and sign name of Customer/Agent.
   - **Response: Customer/Agent signature and named provided on the General Information Form.**
5) Line 10. Please provide a project site description.
   - **Response: Line 10. Has been revised/updated accordingly.**
6) Attachment C – Project Description.
   - **Response: Attachment C has been revised/updated accordingly.**

Geologic Assessment Form (TCEQ-0585):

7) Please include any previous correspondence from EAPP stating that a Geologic Assessment is not required. If not, please include either a Geologic Assessment or Water Pollution Abatement Plan Application Form (TCEQ-0584) Attachment D – Exception to the Required Geologic Assessment.
   - **Response: CN603978057 as attached on the Exception to the Required Geologic Assessment (located in Section 4) shows the exception to the requirement of submitting a geologic assessment based upon the existing site conditions.**

Water Pollution Abatement Plan Application Form (TCEQ-0584):

8) Line 14. Please provide information.
   - **Response: Line 14 has been revised/updated accordingly.**
9) Line 15. Please provide information.
   - **Response: Line 15 has been updated accordingly. Does not apply to this submittal.**
10) Attachment D – Exception to the Required Geologic Assessment. Please see Administrative NOD Item #7.
   - **Response: CN603978057 as attached on the Exception to the Required Geologic Assessment (located in Section 4) shows the exception to the requirement of submitting a geologic assessment based upon the existing site conditions.**

Permanent Stormwater Section (TCEQ-0600):

11) Please provide Regulated Entity Name
   - **Response: Sheet has been updated accordingly.**
12) Line 5. Please make only one selection.
   - **Response: Line 5 has been updated accordingly.**

Agent Authorization Form (TCEQ-0599):

13) Please see Administrative NOD Item #3.
   - **Response: Customer information has been updated/revised accordingly to match parcel/landowner as shown on the Bexar Central Appraisal District map.**

If you should have any questions about the information contained herein, please do not hesitate to contact our office for clarification.

Regards,

WGI
Texas Engineering Firm No. F-15085

Amanda Saldivar, P.E.
Project Manager

5/8_00

John Mauser - Re: SWBC-Farinon

From: John Mauser
To: Villagomez, Jose
Date: 8/24/2006 3:15 PM
Subject: Re: SWBC-Farinon

Jose,

Only the storage of regulated quantities of hydrocarbons and hazardous substances (Aboveground: 500 or more gallons, Underground: all tanks) are reguated on the Transition Zone. A WPAP is not requried on the Transiton Zone.

J.

>>> "Jose Villagomez" <Jvillagomez@slayengineering.com> 8/24/2006 2:21 PM >>>
John:

I met with the our client today, to discuss the SWBC-Farinon parking lot expansion. We have decided to move all of the parking lot expansion out of the recharge zone, leaving all the expansion over the transition zone. If we are expanding on the piece of parking lot that is not over the recharge zone are we in the clear? Does the expansion which is not over the recharge zone trigger any requirements for the area of parking lot which exists over the recharge zone that was constructed prior to the WPAP process?

Thanks for your help.

Jose
Slay Engineering Co., Inc.

Water Pollution Abatement Plan Application

(WPAP)

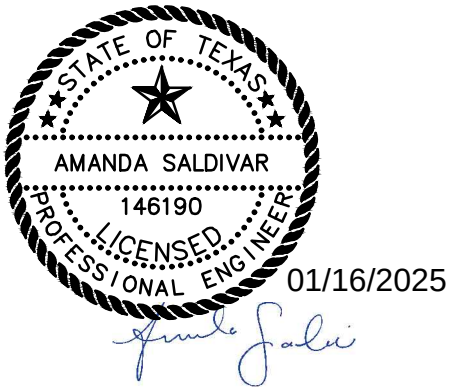
For

Ethium Building

5727 Farinon Drive,

San Antonio, Texas 78249

January 2025



Prepared for:
ECONTROLS, LLC
5757 Farinon Dr.,
San Antonio, TX 78249

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- **Section 8: Application Fee Form (TCEQ-0574)**
- **Section 9: Check Payable to "Texas Commission on Environmental Quality"**
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- **Section 11: Additional Information**

SECTION 1: Edwards Aquifer Application Cover Page (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Ethium Building						**2. Regulated Entity No.:**			
3. Customer Name: GTD Development LLC						**4. Customer No.:**			
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):**		±7.59	
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			Jellyfish filter			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Bexar		**14. Watershed:**			Upper Leon Creek			

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Kennon Guglielmo

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

8-28-2023

Date

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

General Information Form

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: _____

Date: January 14, 2025

Signature of Customer/Agent:

_____

Project Information

1. Regulated Entity Name: Ethium Building
2. County: Bexar
3. Stream Basin: Upper Leon Creek
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☒ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

Contact Person: Kennon Guglielmo
Entity: ECONTROLS, LLC
Mailing Address: 5757 Farinon Drive
City, State: San Antonio, TX Zip: 78249
Telephone: _____ FAX: _____
Email Address: Kgug@econtrols.com

8. Agent/Representative (If any):

Contact Person: Erin Sandoval
Entity: WGI
Mailing Address: 755 E. Mulberry Ave, Suite 501
City, State: San Antonio, TX Zip: 78212
Telephone: (210)860-9224 FAX: _____
Email Address: jose.cantu@wginc.com

9. Project Location:

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

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

The project site is located at 5727 Farinon Drive, San Antonio, Bexar County, Texas 78249. Property ID: 1048181

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: May 11, 2023

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.

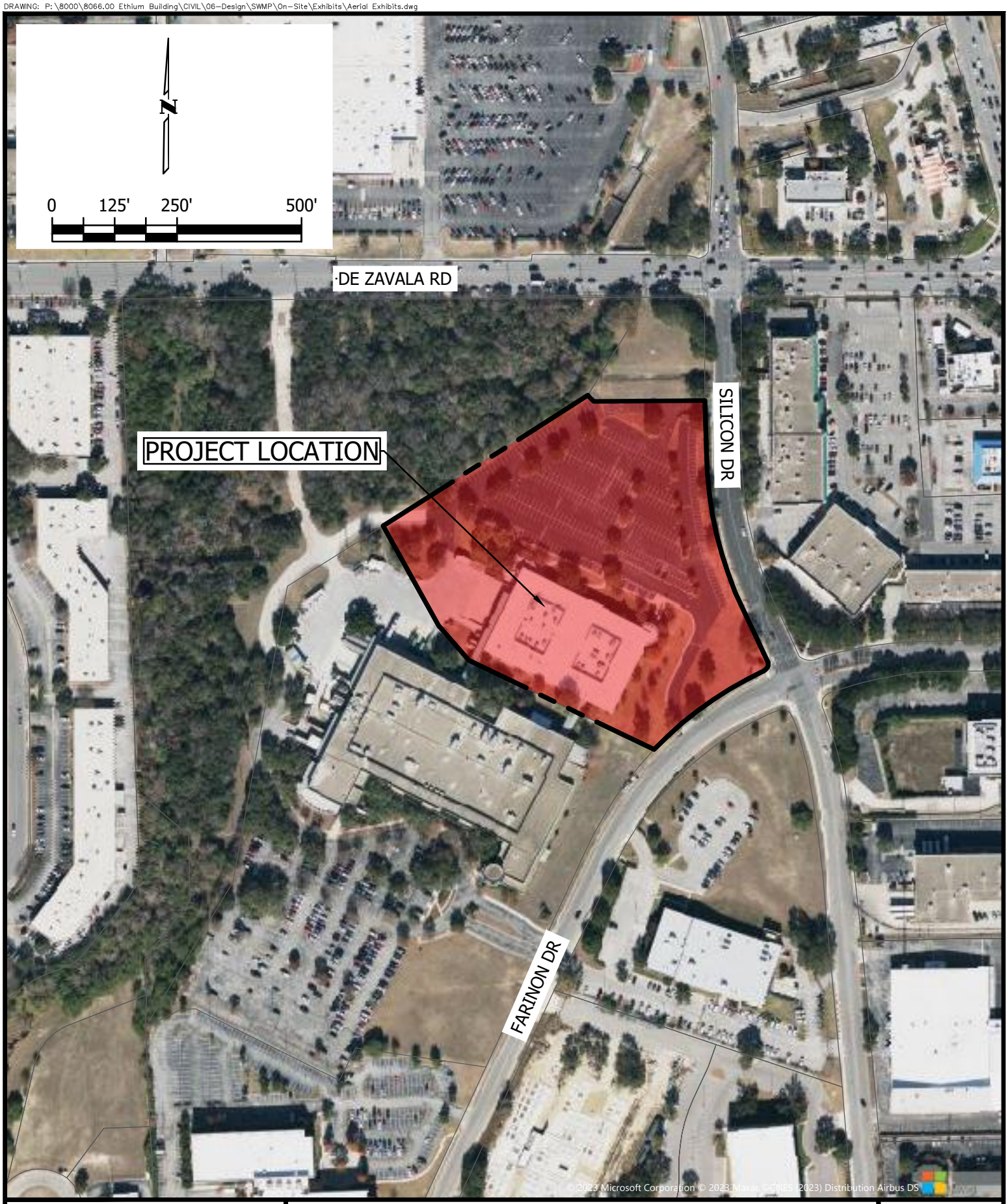
21. [x] No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

SECTION 2: General Information Form (TCEQ-0587)

ATTACHMENT A

ROAD MAP

DRAWING: P:\8000\8066.00 Ethium Building\CIVIL\06-Design\SWMP\On-Site\Exhibits\Aerial Exhibits.dwg



210.860.9224 FIRM NO: F-15085

WGI. WGInc.com

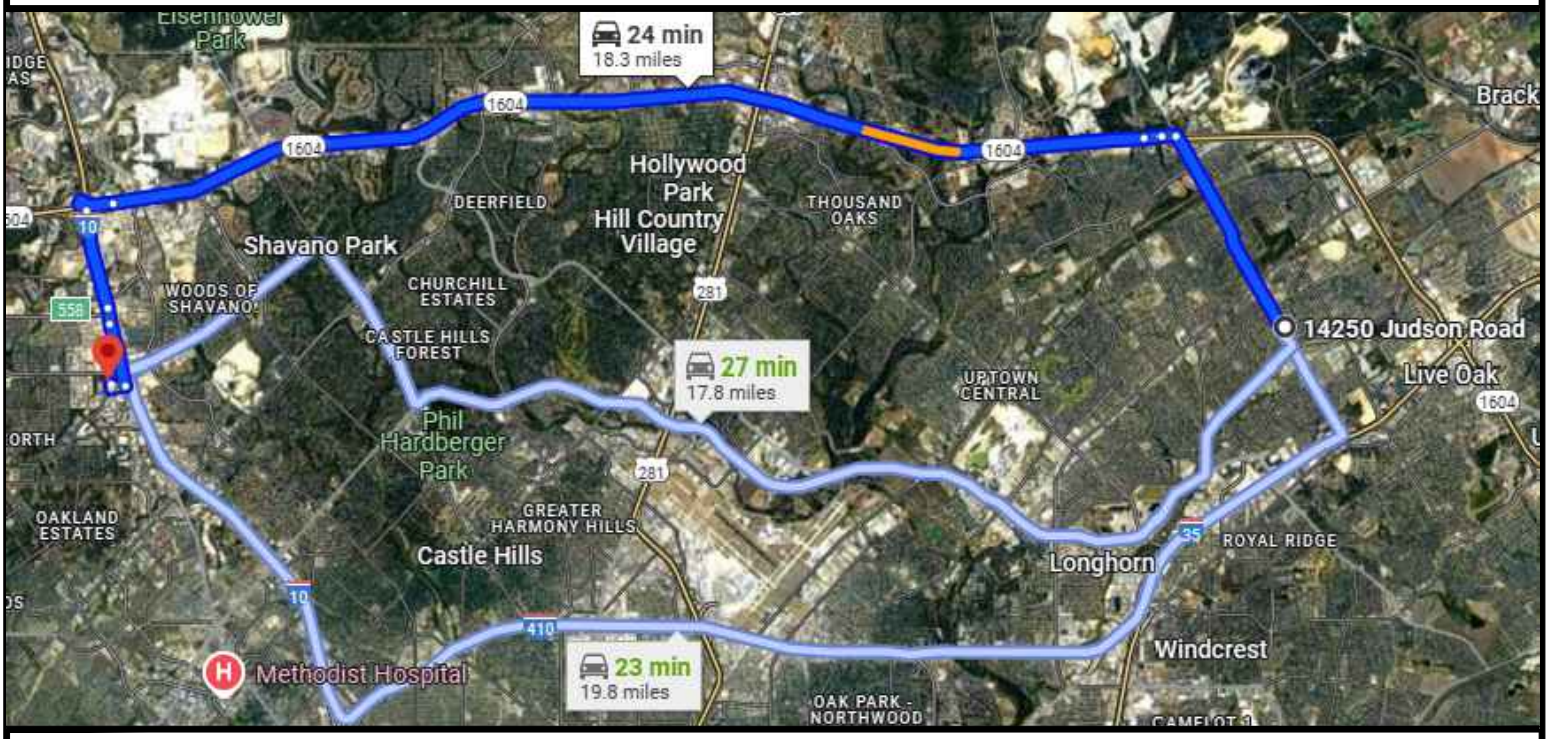
755 E. MULBERRY AVE, SUITE 501, SAN ANTONIO, TEXAS 78212

AERIAL LOCATION MAP

ETHIUM BUILDING

5727 FARINON DIVE, SAN ANTONIO, TEXAS 78249

EXHIBIT



14250 Judson Rd
San Antonio, TX 78233

- Get on TX-1604 Loop W from Judson Rd
  7 min (3.0 mi)
- Continue on TX-1604 Loop W to Frontage Rd. Take exit 558 from I-10 E/US-87 S
  14 min (14.3 mi)
- Continue on Frontage Rd to your destination
  3 min (1.0 mi)

5727 Farinon Dr
San Antonio, TX 78249

210.860.9224 FIRM NO: F-15085
WGI. WGInc.com
755 E. MULBERRY AVE, SUITE 501, SAN ANTONIO, TEXAS 78212

ROAD MAP EXHIBIT

ETHIUM BUILDING
5727 FARINON DIVE, SAN ANTONIO, TEXAS 78249

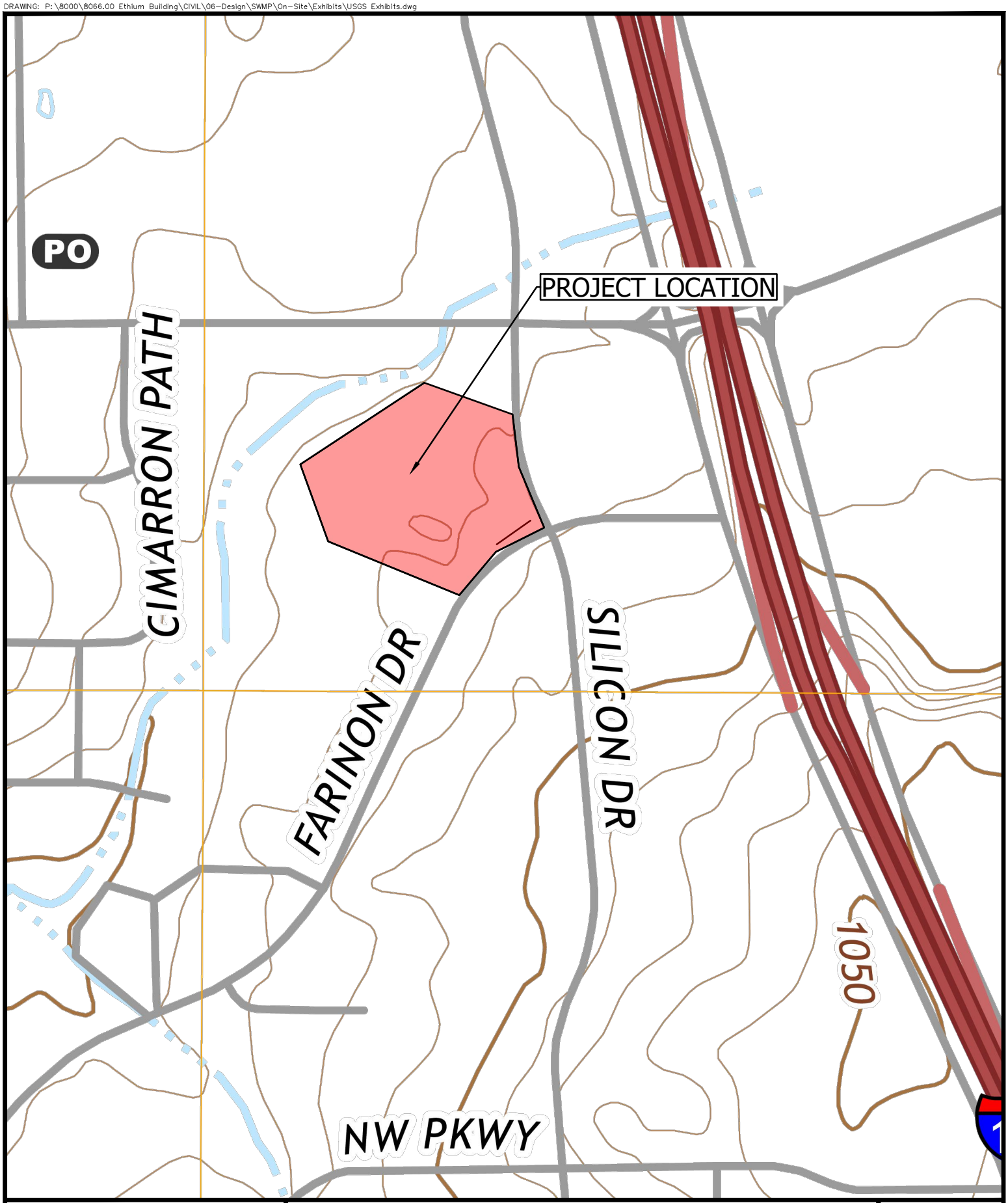
A

SECTION 2: General Information Form (TCEQ-0587)

ATTACHMENT B

USGS/EDWARDS RECHARGE ZONE MAP

DRAWING: P:\8000\8066.00 Ethium Building\CIVIL\06-Design\SWMP\On-Site\Exhibits\USGS Exhibits.dwg



210.860.9224
FIRM NO: F-15085
WGI.
WGInc.com
755 E. MULBERRY AVE, SUITE 501, SAN ANTONIO, TEXAS 78212

USGS MAP

ETHIUM BUILDING
5727 FARINON DRIVE, SAN ANTONIO, TEXAS 78249

B

SECTION 2: General Information Form (TCEQ-0587)

ATTACHMENT C

PROJECT DESCRIPTION

Ethium Building is an existing industrial development site on ±7.59 acres in Bexar County located at 5727 Farinon Drive, San Antonio, Bexar County, Texas 78249. The site is located at Silicon Drive and Farinon Drive intersection. The site is bound to the north by Farinon Subdivision Replat (Plat No. 050318), to the east Farinon Drive, to the south Ethium Building (Plat No. 22-11800284), and by Gold Tooth Development, LLC (Vol. 16787, Pg. 1153) to the west.

This development will consist of a paving expansion and jellyfish filter for permanent BMP to serve the existing development. The overall increase in impervious cover will be ±25,582 Square Feet (±0.59 Acres). The existing site is currently zoned as industrial and is located within the Upper Leon Creek Watershed.

Ultimately, runoff generated from the site in existing and proposed condition will continue to drain into Leon Creek, a San Antonio River Authority right-of-way (ROW). All runoff generated from the proposed development will ultimately outfall to the Upper Leon Creek (TCEQ Segment #1907). A jellyfish filter is proposed for the treatment of the storm water runoff from the development.

SECTION 3: GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE (TCEQ-0585-TABLE)

This attachment does not apply to this submittal. An exception to the required Geologic Assessment is not required based on Inv. # - 964415 as shown below. A Geological Assessment was not completed and included in this submittal.

Texas Commission on Environmental Quality
Investigation Report
EControls, LLC
CN603978057

ECONTROLLS LLC

RN102763380

Investigation # 964415 **Incident #**

Investigator: CHARLYNE FRITZ **Site Classification** COMMERCIAL

Conducted: 10/31/2011 -- 01/19/2012 **SIC Code:** 8711 **NAIC Code:** 334513

Program(s): EDWARDS AQUIFER

Investigation Type : Site Assessment File Review **Location :** .25 ML W OF IH 10 NEAR DE ZAVALA RD

Additional ID(s) : 13-11103101

Address: 5727 FARINON DR; SAN ANTONIO, TX 78249 **Activity Type :** REGION 13 - SAN ANTONIO EAPPGRAST - EAPP Grant AST Plan Review

Principal(s) :

Role	Name
RESPONDENT	ECONTROLS LLC

Contact(s) :

Role	Title	Name	Phone	
Regulated Entity Mail Contact	ENTERPRISE GROUP MANAGER	MR VINCE LAMOUREUX	Work	(210) 495-9772
			Fax	(210) 495-9791
Regulated Entity Contact	PE	MR CHARLES P FORSTER	Fax	(210) 698-5544
			Work	(210) 698-5544

Other Staff Member(s) :

Role	Name
Supervisor	LYNN BUMGUARDNER
Investigator	ELAINE GROSENHEIDER
Investigator	AGNIESZKA HOBSON
QA Reviewer	JAVIER ANGUIANO
Supervisor	TODD JONES

Associated Check List

Checklist Name **Unit Name**

Investigation Comments :

Name of Project: EControls Inc.; Located on the west side of Farinon Drive, southwest of Silicon Dr. at 5757 Farinon Dr., San Antonio, Texas
Type of Plan: Request for the Approval of a Aboveground Storage Tank Facility (AST); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program San Antonio File No. 520.00; Investigation No. 964415; Regulated Entity No. RN102763380

INTRODUCTION

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the AST application for the above-referenced project submitted to the San Antonio Regional Office by Forster Engineering on behalf of EControls, LLC on October 31, 2011. Final review of the AST was completed after additional material was received on January 3, 2012. As presented to the TCEQ, the AST Facility Plan proposed in the application was prepared to be in general compliance with the requirements of 30 TAC §213.5(e). Therefore, based on the applicant'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 the approval letter.

BACKGROUND

The ASTs are to be located on a 13.779 acre site. The larger site is located on the Edwards Aquifer recharge zone, contributing zone within the transition zone, and the transition zone. A water pollution abatement plan (WPAP) was approved by letter dated July 11, 1997 for a driveway entrance to De Zavala Rd., which was located on the recharge zone. No additional regulated development has occurred on the recharge zone or the transition zone within the contributing zone.

GENERAL FACILITY INFORMATION

Project Description

The project site is located on the Edwards Aquifer Transition Zone. The proposed AST Facility Plan includes the items listed in the table below.

AST	Gallons	Tank Material	Contents of Tank
1	1,000	Steel	Gasoline
2	1,000	Steel	Gasoline
3	1,000	Steel	Diesel Fuel
Total	3,000		

Equivalent Protection

The described ASTs are double walled tanks with an internal steel tank surrounded by an HDPE liner and an external concrete layer (UL 142, ConVault Protected AST). The tank consists of a primary tank within a sealed secondary tank. Each tank's outer dimensions will be 11 feet in width, 5.6667 feet in width, and 4.333 feet in height. The 30 mil HDPE liner is separated from the steel tank by ¼ inch Styrofoam insulation. The HDPE liner and concrete liner will contain any product leaks from the primary tank. The tanks will also be equipped with a leak detection system.

The double-walled piping will extend outside the tank area and slope towards the adjacent building. The piping will be aboveground and in an open trench that is covered by a steel plate. Spill and overfill control will be provided by quarterly visual inspections of the tank and piping system and by having personnel onsite and actively watching the unloading and refueling activities. The planned spill response that will take place at the facility is provided in Attachment "E" (enclosed) of the AST Facility Plan Application (Response Actions to Spills).

Geology

An exception to submitting a geologic assessment was requested with the application. According to the request, the new tanks will be placed on existing concrete flatwork within the transition zone of the Edwards Aquifer. No new soil disturbance is necessary to install the tanks or the piping structure. The exception to the requirement of submitting a geologic assessment is granted based upon the existing site conditions.

ADDITIONAL INFORMATION

NOD 1 Sent: 12/08/2011; Received: 01/03/2012; Attached

No Violations Associated to this Investigation

Signed _____ **Date** 1/18/12
Environmental Investigator

Signed _____ **Date** 1/18/12
Supervisor

Attachments: (in order of final report submittal)

___Enforcement Action Request (EAR)
X Letter to Facility (specify type) : Approval
Investigation Report
___Sample Analysis Results
___Manifests
___NOR

___Maps, Plans, Sketches
___Photographs
___Correspondence from the facility
X Other (specify) :
AST Application
-

SECTION 3: GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

ATTACHMENT B

STRATIGRAPHIC COLUMN

SECTION 3: GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

ATTACHMENT C

SITE GEOLOGY

SECTION 3: GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

ATTACHMENT D

SITE GEOLOGIC MAP(S)

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: Kennon Guglielmo

Date: 8-28-2023

Signature of Customer/Agent:

Regulated Entity Name: Ethium Building

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): ± 7.59

3. Estimated projected population:_____

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	9632.50	÷ 43,560 =	0.22
Parking	0	÷ 43,560 =	
Other paved surfaces	15949.50	÷ 43,560 =	0.37
Total Impervious Cover	25582	÷ 43,560 =	0.59

Total Impervious Cover 0.59 **÷ Total Acreage** 1.59 **X 100 =** 37.1 **% Impervious Cover**

5. ☒ **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. ☒ 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:

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

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

   N/A Concrete
   N/A Asphaltic concrete pavement
   N/A Other: _____

9. Length of Right of Way (R.O.W.): N/A feet.

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

10. Length of pavement area: N/A feet.

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

11. N/A A rest stop will be included in this project.

    N/A A rest stop will not be included in this project.

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

Wastewater to be generated by the Proposed Project

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

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

15. Wastewater will be disposed of by:

[N/A] On-Site Sewage Facility (OSSF/Septic Tank):

- [N/A] **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.
- [N/A] 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.

[N/A] Sewage Collection System (Sewer Lines):

- [N/A] Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- [N/A] Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- [N/A] The SCS was previously submitted on_____.
- [N/A] The SCS was submitted with this application.
- [N/A] 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.

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

- ☒ N/A Existing.
- ☒ N/A 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" = 80 '.

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.

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

- ☒ N/A The wells are not in use and have been properly abandoned.
- ☒ N/A The wells are not in use and will be properly abandoned.
- ☒ N/A 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.
- ☒ N/A **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. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

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

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

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

26. N/A Surface waters (including wetlands).

    ☒ N/A

27. N/A Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

SECTION 4: WATER POLLUTION ABATEMENT APPLICATION FORM (TCEQ-0584)

ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

Potential Sources of Pollutants During Construction:

1. Soil, erosion due to construction.
2. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
3. Hydrocarbons from asphalt paving operations.
4. Miscellaneous trash and debris from construction and material wrappings.
1. Proposed sewer connection.
2. Portable toilet spills.

Potential Sources of Pollutants After Construction:

1. Traffic related pollutants from cars, roads, and driveways.
2. Improper disposal of trash.
3. Pesticides, herbicides and fertilizers.

SECTION 4: WATER POLLUTION ABATEMENT APPLICATION FORM (TCEQ-0584)

ATTACHMENT B

VOLUME AND CHARACTER OF STORM WATER

In existing conditions, the 7.59-acre site is mostly underdeveloped except for approximately 32,303 SF of existing impervious cover within the Limits of Construction. Based on existing topography the site is divided into Existing and Proposed Drainage Areas. Existing having one and proposed having three drainage areas. Where it is ultimately discharged onto Upper Leon Creek.

In proposed conditions, the drainage areas will be similar to existing conditions. The weighted runoff coefficients, time of concentration, and storm water runoff generated from each drainage area in existing and proposed conditions are described below.

PRE-CONSTRUCTION CONDITIONS FOR 25-YEAR RAINFALL EVENT (EA-1)

Rational Method (Q=ciA)

- Area (A) = 2.19 Acres
- Runoff Coefficient (c) = 0.58
- Time of Concentration (tc) = 14.1
- Rainfall Intensity (i) = 7.57

Runoff Volume (Q) = (0.58)(7.57)(2.19) = 9.62 cfs

PRE-CONSTRUCTION CONDITIONS FOR 25-YEAR RAINFALL EVENT (EA-2)

Rational Method (Q=ciA)

- Area (A) = 1.26 Acres
- Runoff Coefficient (c) = 0.96
- Time of Concentration (tc) = 5.0
- Rainfall Intensity (i) = 11

Runoff Volume (Q) = (0.96)(11)(1.26) = 12.99 cfs

POST-CONSTRUCTION CONDITIONS FOR 25-YEAR RAINFALL EVENT (UA-1)

Rational Method (Q=ciA)

- Area (A) = 2.19 Acres
- Runoff Coefficient (c) = 0.74
- Time of Concentration (tc) = 14.1
- Rainfall Intensity (i) = 7.57

Runoff Volume (Q) = (0.74)(7.57)(2.19) = 12.26 cfs

POST-CONSTRUCTION CONDITIONS FOR 25-YEAR RAINFALL EVENT (UA-2)

Rational Method (Q=ciA)

- Area (A) = 1.23 Acres
- Runoff Coefficient (c) = 0.96
- Time of Concentration (tc) = 5
- Rainfall Intensity (i) = 11

Runoff Volume (Q) = (0.96)(11)(1.23) = 12.99 cfs

SECTION 4: WATER POLLUTION ABATEMENT APPLICATION FORM (TCEQ-0584)

ATTACHMENT C

SUITABILITY LETTER FROM AUTHORIZED AGENT

This attachment does not apply to this submittal. There will be no OSSF on this site.

SECTION 4: WATER POLLUTION ABATEMENT APPLICATION FORM (TCEQ-0584)

ATTACHMENT D

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

Texas Commission on Environmental Quality
Investigation Report
EControls, LLC
CN603978057

ECONTROLLS LLC

RN102763380

Investigation # 964415 **Incident #**

Investigator: CHARLYNE FRITZ **Site Classification** COMMERCIAL

Conducted: 10/31/2011 -- 01/19/2012 **SIC Code:** 8711 **NAIC Code:** 334513

Program(s): EDWARDS AQUIFER

Investigation Type : Site Assessment File Review **Location :** .25 ML W OF IH 10 NEAR DE ZAVALA RD

Additional ID(s) : 13-11103101

Address: 5727 FARINON DR; SAN ANTONIO, TX 78249 **Activity Type :** REGION 13 - SAN ANTONIO EAPPGRAST - EAPP Grant AST Plan Review

Principal(s) :

Role	Name
RESPONDENT	ECONTROLS LLC

Contact(s) :

Role	Title	Name	Phone	
Regulated Entity Mail Contact	ENTERPRISE GROUP MANAGER	MR VINCE LAMOUREUX	Work	(210) 495-9772
			Fax	(210) 495-9791
Regulated Entity Contact	PE	MR CHARLES P FORSTER	Fax	(210) 698-5544
			Work	(210) 698-5544

Other Staff Member(s) :

Role	Name
Supervisor	LYNN BUMGUARDNER
Investigator	ELAINE GROSENHEIDER
Investigator	AGNIESZKA HOBSON
QA Reviewer	JAVIER ANGUIANO
Supervisor	TODD JONES

Associated Check List

Checklist Name **Unit Name**

Investigation Comments :

Name of Project: EControls Inc.; Located on the west side of Farinon Drive, southwest of Silicon Dr. at 5757 Farinon Dr., San Antonio, Texas
Type of Plan: Request for the Approval of a Aboveground Storage Tank Facility (AST); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program San Antonio File No. 520.00; Investigation No. 964415; Regulated Entity No. RN102763380

INTRODUCTION

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the AST application for the above-referenced project submitted to the San Antonio Regional Office by Forster Engineering on behalf of EControls, LLC on October 31, 2011. Final review of the AST was completed after additional material was received on January 3, 2012. As presented to the TCEQ, the AST Facility Plan proposed in the application was prepared to be in general compliance with the requirements of 30 TAC §213.5(e). Therefore, based on the applicant'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 the approval letter.

BACKGROUND

The ASTs are to be located on a 13.779 acre site. The larger site is located on the Edwards Aquifer recharge zone, contributing zone within the transition zone, and the transition zone. A water pollution abatement plan (WPAP) was approved by letter dated July 11, 1997 for a driveway entrance to De Zavala Rd., which was located on the recharge zone. No additional regulated development has occurred on the recharge zone or the transition zone within the contributing zone.

GENERAL FACILITY INFORMATION

Project Description

The project site is located on the Edwards Aquifer Transition Zone. The proposed AST Facility Plan includes the items listed in the table below.

AST	Gallons	Tank Material	Contents of Tank
1	1,000	Steel	Gasoline
2	1,000	Steel	Gasoline
3	1,000	Steel	Diesel Fuel
Total	3,000		

Equivalent Protection

The described ASTs are double walled tanks with an internal steel tank surrounded by an HDPE liner and an external concrete layer (UL 142, ConVault Protected AST). The tank consists of a primary tank within a sealed secondary tank. Each tank's outer dimensions will be 11 feet in width, 5.6667 feet in width, and 4.333 feet in height. The 30 mil HDPE liner is separated from the steel tank by ¼ inch Styrofoam insulation. The HDPE liner and concrete liner will contain any product leaks from the primary tank. The tanks will also be equipped with a leak detection system.

The double-walled piping will extend outside the tank area and slope towards the adjacent building. The piping will be aboveground and in an open trench that is covered by a steel plate. Spill and overfill control will be provided by quarterly visual inspections of the tank and piping system and by having personnel onsite and actively watching the unloading and refueling activities. The planned spill response that will take place at the facility is provided in Attachment "E" (enclosed) of the AST Facility Plan Application (Response Actions to Spills).

Geology

An exception to submitting a geologic assessment was requested with the application. According to the request, the new tanks will be placed on existing concrete flatwork within the transition zone of the Edwards Aquifer. No new soil disturbance is necessary to install the tanks or the piping structure. The exception to the requirement of submitting a geologic assessment is granted based upon the existing site conditions.

ADDITIONAL INFORMATION

NOD 1 Sent: 12/08/2011; Received: 01/03/2012; Attached

No Violations Associated to this Investigation

Signed _____ **Date** 1/18/12
Environmental Investigator

Signed _____ **Date** 1/18/12
Supervisor

Attachments: (in order of final report submittal)

___Enforcement Action Request (EAR)
X Letter to Facility (specify type) : Approval
Investigation Report
___Sample Analysis Results
___Manifests
___NOR

___Maps, Plans, Sketches
___Photographs
___Correspondence from the facility
X Other (specify) :
AST Application
-

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Kennon Guglielmo

Date: 8-28-2023

Signature of Customer/Agent:

Regulated Entity Name: Ethium Building

Project Information

Potential Sources of Contamination

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

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

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

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

   ☒ N/A 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.

N/A 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.

N/A 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. N/A 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: Upper Leon Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

N/A 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.

N/A 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.

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

    ☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)
ATTACHMENT A
SPILL RESPONSE ACTIONS

In the event of accidental spills of hazardous materials or hydrocarbons, the contractor will be required to maintain a stockpile of sand material in the construction staging area. This sand material will be used to provide a dike to contain large spills and to provide an absorbent material that can be disposed of off the Edwards Aquifer Recharge, Contributing and Transition Zones during the cleanup process. The contractor will be required to contact the owner, who will notify the Texas Commission on Environmental Quality (TCEQ) in the event of a spill. It is required that all contaminated soils be removed from the project site and disposed of in accordance with applicable regulations off of the Edwards Aquifer Recharge, Contributing and Transition Zones. Below are measures outlined by TCEQ for spill prevention and response.

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spills must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and

absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

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

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
6. More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling

oil filters.

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

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2. Discourage “topping off” of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Potential Sources of Pollutants During Construction:

5. Soil, erosion due to construction.
6. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
7. Hydrocarbons from asphalt paving operations.
8. Miscellaneous trash and debris from construction and material wrappings.
3. Proposed sewer connection.
4. Portable toilet spills.

Potential Sources of Pollutants After Construction:

4. Traffic related pollutants from cars, roads, and driveways.
5. Improper disposal of trash.
6. Pesticides, herbicides and fertilizers.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Intended Schedule or Sequence of Major Activities:

1. Installation of temporary BMPs
2. Site clearing Activities (Approximately 13.33 Acres)
3. Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (Approximately 7.97 Acres)
4. Wet and Dry Utility Construction
5. Installation of Base Materials (Approximately 7.97 Acres)
6. Concrete (foundations, curbs, flatwork) (Approximately 0.274 Acres)
7. Building Construction
8. Topsoil, Irrigation and Landscaping (5.36 acres)
9. Site cleanup and Removal of temporary BMPs

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Silt fencing, construction staging area, concrete truck wash-out pit, and a temporary construction entrance/exit will be used in accordance with the latest edition TCEQ Technical Guidance Manual details and criteria, to prevent pollution of surface water and groundwater that originates both up-gradient and on-site.

Silt fence, construction entrance/exit, and a concrete truck wash-out pit shall be in place before the first phase of construction for the commercial site is to begin. The temporary construction entrance/exit, construction staging area and concrete washout-out pit will prevent sediments from flowing into public rights-of-way. The fencing will be installed downstream of cut/fill areas. The locations of the silt fence were based on the criteria to limit the drainage area of disturbed soil to ¼ acres per 100 linear feet of fencing.

No known wells were located during the Geologic Assessment Report. The Temporary and Permanent Pollution Abatement measures for construction are included in this section.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT E

REQUEST TO TEMPORARY SEAL A FEATURE

This attachment does not apply to our submittal. There were no sensitive geologic features on the site.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT F

STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. Inlet protection will be placed on all storm water inlets to prevent pollutants from entering the stormwater drainage system. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck wash-out pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's is shown on the site plan within the attachments.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT G

DRAINAGE AREA MAP

N

0 20' 40' 80'

LEGEND

- EA-# / X.XX ac — EXISTING DRAINAGE AREA # / DRAINAGE AREA (Ac.)
- 620 — EXISTING CONTOURS
- DRAINAGE AREA BOUNDARY
- PROJECT SITE BOUNDARY
- Tc — TIME OF CONCENTRATION
- 100 YEAR FLOODPLAIN
- X — ANALYSIS POINT

E Controls Atlas14 Existing Time of Concentration Table PA_3

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 100')					Shallow Concentrated Flow 1					Shallow Concentrated Flow 2					Channel Flow				Total
	n	L_t (ft)	P_2 (in)	S_t%	T_t (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	L (ft)	V (ft/sec)	T_{ch} (min)		T_c (min)
1	0.15	100	3.96	1.0	11.6	Unpaved	40	4.4	16.13	0.2	Paved	335	1.5	20.32	2.3	0	0	0.0		**14.1**
2	0.15	0	3.96	1.0	5.0	Unpaved	0	1.0	16.13	0.0	Paved	0	1.0	20.32	0.0			0.0		**5.0**
	$T_t = \frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5} S_t^{0.4}}$					$T_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$										$T_{ch} = \frac{L_{ch}}{3600 * V}$				$T_t + T_{sc} + T_{ch}$

E Controls Atlas14 Existing Q Flow Table PA_3

Drainage Area		Coefficient	Intensity				Q Row			
Area(s)	A (ac.)	C	I_1 (in/hr)	I_5 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_1 (ft^3/s)	Q_5 (ft^3/s)	Q_{25} (ft^3/s)	Q_{100} (ft^3/s)
EA1	2.19	0.58	3.72	5.45	7.57	9.44	**4.72**	**6.92**	**9.62**	**11.99**
EA2	1.23	0.96	5.34	7.88	11.00	13.79	**6.31**	**9.31**	**12.99**	**16.28**

Q = CIA

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EXISTING DRAINAGE AREA MAP

EXH

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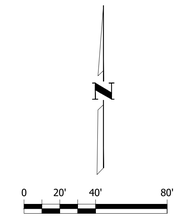
PLOTTED BY: JOSE CANTU
DRAWING: K:\SAN\PROJECTS\Econtrols North\CIVIL\04-Design\01-Drainage\Exhibits\09-53.00 Existing Drainage Area Map.dwg



LEGEND

PA-# / X.XX ac	PROPOSED DRAINAGE AREA # / DRAINAGE AREA (Ac.)
620	EXISTING CONTOURS
	DRAINAGE AREA BOUNDARY
	PROJECT SITE BOUNDARY
Tc	TIME OF CONCENTRATION
	100 YEAR FLOODPLAIN
X	ANALYSIS POINT

Existing vs. Proposed Conditions with Detention Flow Comparison

Study Point	Existing Drainage Area	Existing Q (cfs)	Frequency	Proposed Drainage Area	Proposed Q (cfs)	Frequency	Δ Q (cfs)
1	EA1	4.72	1-year	PA1	5.62	1-year	**0.90**
		6.92	5-year		8.24	5-year	**1.32**
		9.62	25-year		11.46	25-year	**1.84**
		11.99	100-year		14.29	100-year	**2.30**
2	EA2	6.31	1-year	PA2	6.31	1-year	**0.00**
		9.31	5-year		9.31	5-year	**0.00**
		12.99	25-year		12.99	25-year	**0.00**
		16.28	100-year		16.28	100-year	**0.00**

E Controls Atlas14 Proposed Time of Concentration Table PA_3

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 100')					Shallow Concentrated Flow 1					Shallow Concentrated Flow 2					Channel Flow				Total
	n	L_t (ft)	P_2 (in)	S_t%	T_t (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	L (ft)	V (ft/sec)	T_{ch} (min)	T_c (min)
1	0.15	100	3.96	1.0	11.6	Unpaved	40	4.4	16.13	0.2	Paved	335	1.5	20.32	2.2	0	0	0.0	**14.1**
2	0.15	0	3.96	1.0	5.0	Unpaved	0	1.0	16.13	0.0	Paved	0	1.0	20.32	0.0			0.0	**5.0**
	$T_t = \frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5} S_t^{0.4}}$					$T_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$										$T_{ch} = \frac{L_{ch}}{3600 * V}$				$T_t + T_{sc} + T_{ch}$

E Controls Atlas14 Proposed Q Flow Table PA_3

Drainage Area		Coefficient	Intensity				Q Row			
Area(s)	A (ac.)	C	I_1 (in/hr)	I_5 (in/hr)	I_{25} (In/hr)	I_{100} (in/hr)	Q_1 (ft^3/s)	Q_5 (ft^3/s)	Q_{25} (ft^3/s)	Q_{100} (ft^3/s)
PA1	2.19	0.69	3.72	5.46	7.58	9.46	**5.62**	**8.24**	**11.46**	**14.29**
PA2	1.23	0.96	5.34	7.88	11.00	13.79	**6.31**	**9.31**	**12.99**	**16.28**
Q = CIA										

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PROPOSED DRAINAGE AREA MAP

EXH

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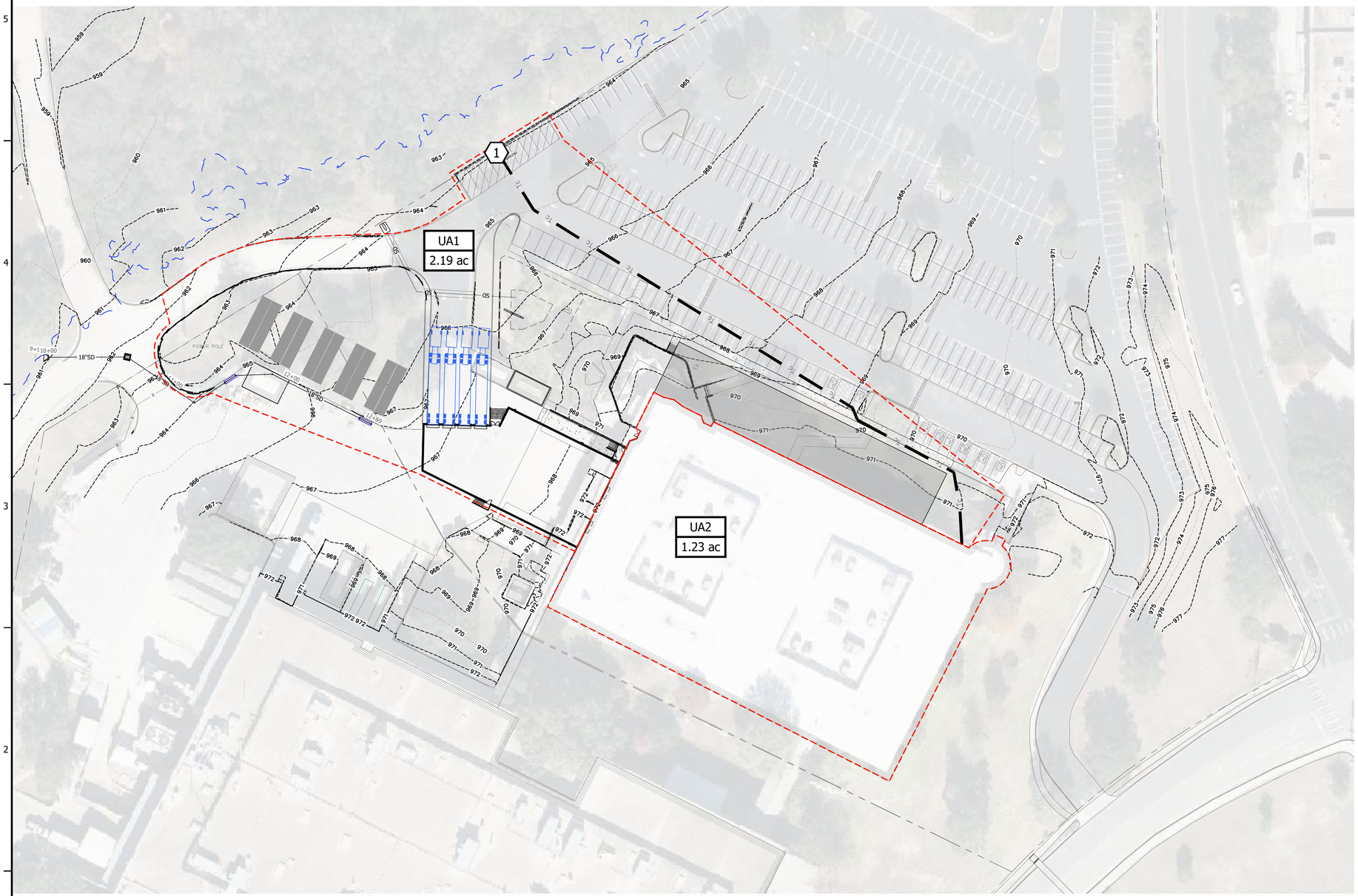
PLOTTED BY: JOSE CANTU
DRAWING: K:\SNA\WGI\010\Controls North\CIVIL\04-Design\01-Drainage\Exhibits\9633.00 Proposed Drainage Area Map.dwg



0 20' 40' 80'

LEGEND

UA-# / X.XX ac	ULTIMATE DRAINAGE AREA # / DRAINAGE AREA (Ac.)
620	EXISTING CONTOURS
	DRAINAGE AREA BOUNDARY
	PROJECT SITE BOUNDARY
Tc	TIME OF CONCENTRATION
	100 YEAR FLOODPLAIN
X	ANALYSIS POINT

E Controls Atlas14 Ultimate Time of Concentration Table PA_3

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 100')					Shallow Concentrated Flow 1					Shallow Concentrated Flow 2					Channel Flow				Total
	n	L_t (ft)	P_2 (in)	S_t%	T_t (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	Paved/ Unpaved	L_{sc} (ft)	S_{sc}%	k	T_{sc} (min)	L (ft)	V (ft/sec)	T_{ch} (min)		T_c (min)
1	0.15	100	3.96	1.0	11.6	Unpaved	37	4.4	16.13	0.2	Paved	346	1.5	20.32	2.3	0	0	0.0		**14.1**
2	0.15	0	3.96	1.0	5.0	Unpaved	0	1.0	16.13	0.0	Paved	0	1.0	20.32	0.0			0.0		**5.0**
	$T_t=\frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5}S_t^{0.4}}$					$T_{sc}=\frac{L_{sc}}{3600KS_{sc}^{0.5}}$										$T_{ch}=\frac{L_{ch}}{3600*V}$				$T_t+T_{sc}+T_{ch}$

E Controls Atlas14 Ultimate Q Flow Table PA_3

Drainage Area	Coefficient		Intensity				Q Flow			
Area(s)	A (ac.)	C	I_1 (in/hr)	I_5 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_1 (ft^3/s)	Q_5 (ft^3/s)	Q_{25} (ft^3/s)	Q_{100} (ft^3/s)
UA1	2.19	0.74	3.71	5.45	7.57	9.44	**6.02**	**8.82**	**12.26**	**15.29**
UA2	1.23	0.96	5.34	7.88	11.00	13.79	**6.31**	**9.31**	**12.99**	**16.28**

Q = CIA

Existing vs. Ultimate Conditions Flow Comparison

Study Point	Existing Drainage Area	Existing Q (cfs)	Frequency	Ultimate Drainage Area	Ultimate Q (cfs)	Frequency	Δ Q (cfs)
1	EA1+EA2	7.23	1-year	UA1+UA2	8.49	1-year	**1.26**
		10.63	5-year		12.46	5-year	**1.83**
		14.81	25-year		17.33	25-year	**2.52**
		18.53	100-year		21.65	100-year	**3.12**

Existing vs. Ultimate Conditions (With Pond) Flow Comparison

Study Point	Existing Drainage Area	Existing Q (cfs)	Frequency	Ultimate Drainage Area	Ultimate Q (cfs)	Frequency	Δ Q (cfs)
1	EA1+EA2	7.23	1-year	UA1+UA2 +POND	5.93	1-year	**-1.31**
		10.63	5-year		8.54	5-year	**-2.09**
		14.81	25-year		11.76	25-year	**-3.05**
		18.53	100-year		14.54	100-year	**-3.99**

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ULTIMATE DRAINAGE AREA MAP

EXH

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PLOTTED BY: JOSE CANTU
XREFS: X:\2024\024-0148\Econtrols North\CIVIL\04-Design\01-Drainage\Exhibits\9513.00 Ultimate Drainage Area Map.dwg

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT H

TEMPORARY SEDIMENTS POND(S) PLANS AND CALCULATIONS

This attachment does not apply to this submittal. There are no drainage areas with disturbed areas greater than 10 acres.

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT I

INSPECTION AND MAINTENANCE OF BMPS

Inspection

Designated and qualified person(s) should inspect the Pollution Control Measures every seven (7) days and after each rainfall event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations and actions that will be taken as a result of the inspection should be kept with the TPDES data for the project. The general contractor will be responsible to review and reference sections 1.3 and 1.4 of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ RG-348) for erosion and sedimentation control and maintenance as applicable.

Construction Entrance/Exit and Construction Staging Area Maintenance

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked on to public right-of-ways should be removed immediately be the contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-ways.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or watercourse by using approved methods.

Sediment Filter Structure Maintenance

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.

4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.

SAMPLE INSPECTION REPORT

Name & Qualification of Inspector: _____

Date of Inspection: _____

Inspectors shall observe the following items on each inspection:

- Disturbed areas that have not been fully stabilized
- Areas used for storage of materials that are exposed to precipitation
- Control measures outlined in the site plan
- Locations where vehicles enter/exit the site

Inspectors shall denote if any corrective actions are required and when the action was completed.

Major Observations:

Corrective Actions Required:

Corrective Actions Performed:

Signature Date

SECTION 5: TEMPORARY STORMWATER SECTION (TCEQ-0602)

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

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

Materials:

- *Hydraulic Mulches*: Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.
- *Hydraulic Matrices*: Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)
- *Bonded Fiber Matrix*: Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes

vegetation and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Installation:

1. Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall only be used where other methods are impractical.
2. To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.
3. Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Inspection and Maintenance Guidelines:

1. Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.
2. Areas damaged by storms or normal construction activities should be regarded and hydraulic mulch reapplied as soon as practical.

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: Kennon Guglielmo

Date: 8-28-2023

Signature of Customer/Agent

Regulated Entity Name: Ethium Building

Permanent Best Management Practices (BMPs)

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

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

   ☒ N/A

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

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

N/A 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 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 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.

   N/A The site will be used for low density single-family residential development and has 20% or less impervious cover.
   N/A 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.
   N/A The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   N/A The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

N/A 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.

N/A 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.

N/A 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. N/A **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.

N/A **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 N/A

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

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

    N/A N/A

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

    ☒ N/A

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

    N/A N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    N/A N/A

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

    N/A N/A

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

The proposed development does not generate less than 20% of impervious cover, therefore, this attachment does not apply.

SECTION 6: Permanent Stormwater Section (TCEQ-0600)

ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

The proposed site is a local highpoint and as such, no runoff is expected to discharge onto the site originating from upgradient of the development.

SECTION 6: Permanent Stormwater Section (TCEQ-0600)

ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

The stormwater runoff generated from the site will be treated by a Vegetative Strip quality system. This System was designed according to the TCEQ Technical Guidance on Best Management Practices Manual.

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT D

BMPS FOR SURFACE STREAMS

This attachment does not apply to our submittal. There are no surface streams existing on site.

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT E

REQUEST TO SEAL FEATURES

This attachment does not apply to our submittal. There were no sensitive geologic features on the site.

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT F

CONSTRUCTION PLANS

OWNER / DEVELOPER

ECONTROLS
5757 FARINON DRIVE
SAN ANTONIO, TEXAS 78249
(210) 302-7720
CONTACT: BUZ LAMOUREAUX

CIVIL ENGINEER:

WGI, INC.
755 E. MULBERRY AVENUE, SUITE 501
SAN ANTONIO, TEXAS 78212
(210) 860-9224
CONTACT: AMANDA SALDIVAR, P.E.

SURVEYOR:

D.A. MAWYER LAND SURVEYING
5151 W SH 46
NEW BRAUNFELS, TEXAS, 78132
CONTACT: DREW A. MAWYER, R.P.L.S

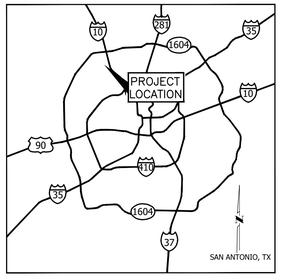
ARCHITECT:

STUDIO ELES
4926 SPICEWOOD SPRINGS RD SUITE 101
AUSTIN, TEXAS 78759
(512) 750-8988
CONTACT: JEFF LANGHAM, AIA

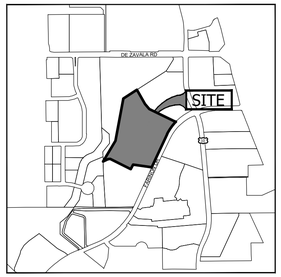
LANDSCAPE ARCHITECT:

WGI
4700 MUELLER BLVD, SUITE 300
AUSTIN, TX 78723
CONTACT: DARCY NUFFER, RLA

CONSTRUCTION DOCUMENTS
FOR
ECONTROLS - SITE WORK PERMIT
5711 FARINON DR.
SAN ANTONIO, TEXAS 78249



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CIVIL SHEET INDEX	
SHEET NO.	SHEET NAME
01	COVER SHEET
02	PLAT
03	GENERAL NOTES
04	EXISTING CONDITIONS
05	EROSION CONTROL PLAN
06	DEMOLITION PLAN
07	SITE & PAVING PLAN
08	STORM & GRADING PLAN
09	EROSION CONTROL DETAILS
10	SITE DETAILS
11	SITE DETAILS

SUBMITTAL DATE:
NOVEMBER 19, 2024

FLOODPLAIN INFORMATION:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. PANEL NO. 48029C0404H, THIS PROPERTY IS PARTIALLY LOCATED IN THE 100 YEAR FLOODPLAIN ACCORDING TO THE N.F.I.P. MAP NO. 480045 0261 F, EFFECTIVE DATE JANUARY 4, 2002, ZONE "A" AND "X"

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

WATERSHED:

THIS PROPERTY IS LOCATED WITHIN THE UPPER SAN ANTONIO WATERSHED.

SURVEY BASIS:

ALL BEARINGS ARE BASED THE TEXAS COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000166408109.

LEGAL DESCRIPTION:

LOT 8 BLOCK 1 N.C.B. 14876 OF THE FARINON SUBDIVISION, AS RECORDED IN BEXAR COUNTY PLAT BOOK 9567 PAGE 87.

UTILITY PROVIDERS:

GAS: CPS ENERGY
500 McCULLOUGH AVENUE
SAN ANTONIO, TX 78215
(210) 353-2376

WATER: SAN ANTONIO WATER SYSTEM (SAWS)
2800 US HWY 281 NORTH P.O. BOX 2449
SAN ANTONIO, TX 78298
(210) 704-7297

ELECTRIC: CPS ENERGY
500 McCULLOUGH AVENUE
SAN ANTONIO, TX 78215
(210) 353-2376

WASTEWATER: SAN ANTONIO WATER SYSTEM (SAWS)
2800 US HWY 281 NORTH P.O. BOX 2449
SAN ANTONIO, TX 78298
(210) 704-7297

LAND USE SUMMARY:

ZONING: I-1 WITH DETAIL UZROW AND OVERLAY ERZD
PROPOSED SITE USE: INDUSTRIAL
DEVELOPMENT AREA: 8.560 ACRES

NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS THEY INTEND TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF THEIR SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION AND/OR A FIELD SURVEY, AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONS SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, WASHINGTON SQUARE BLVD, SUITE 203, 800 DOLOROSA ST, SAN ANTONIO, TEXAS 78207-4559).
5. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.

SUBMITTED BY :

11/19/2024

AMANDA SALDIVAR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146190
WGI, INC.
755 E. MULBERRY AVENUE, SUITE 501
SAN ANTONIO, TEXAS 78212
210.860.9224

STATE OF TEXAS · AMANDA SALDIVAR · 146190 · LICENSED PROFESSIONAL ENGINEER

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
5710 WEST HAUSMAN ROAD, SUITE 115, SAN ANTONIO, TEXAS 78249
210.860.9224
FIRM NO. F-15085

ECONTROLS - SITE WORK PERMIT
5711 FARINON DR.
SAN ANTONIO, TEXAS 78249

COVER SHEET

SHEET
C001
01 OF 11

SAVED: 11/19/2024 3:41 PM
PLOTTED: 11/19/2024 3:42 PM
PLOTTED BY: XXX CARTO
PLOTTED: G:\WGI\SA\146190.01\Econtrols North\CIVIL\10-CAD\20-Sheets\903.00-C001-Cover_Sheet.dwg

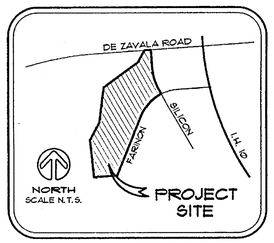
Doc. 9537
Pages 148
Date 09/30/2005 02:58:38
Filed & Recorded
In the Official Public Records
COUNTY CLERK
FEES
STATE OF TEXAS
COUNTY OF BEXAR

PLAT NO. 050318

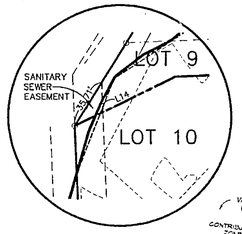
A REPLAT ESTABLISHING

FARINON SUBDIVISION

BEING 29.569 ACRES OF LAND, MORE OR LESS, OUT OF A 20.240 ACRE TRACT FURTHER DESCRIBED AS TECHNOLOGY PARK UNIT-1, RECORDED IN VOLUME 9000, PAGES 80-82 AND A 9.351 ACRE TRACT FURTHER DESCRIBED AS HARRIS SUBDIVISION, RECORDED IN VOLUME 9537, PAGE 148, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP



INSET "A"
SCALE: 1"=50'

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD ANGLE
C1	89°59'33"	15.00'	15.00'	23.56'	21.21'	S45°11'36"E
C2	24°45'20"	760.00'	166.79'	328.37'	325.82'	S12°34'01"E
C3	88°25'35"	15.00'	14.59'	23.15'	20.92'	S19°16'06"W
C4	21°22'45"	730.00'	137.80'	272.39'	270.81'	S55°03'01"W
C5	19°48'01"	730.00'	127.41'	252.27'	251.02'	S34°27'27"W
C6	00°26'17"	1915.00'	3.85'	7.76'	7.76'	S25°41'11"W

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S57°56'26"E	249.64'	L21	S59°50'05"E	47.71'
L2	S49°27'25"E	63.97'	L22	S74°40'14"E	222.63'
L3	S40°32'35"W	20.00'	L23	N74°40'14"W	260.53'
L4	N49°27'25"W	62.49'	L24	S05°41'02"W	7.76'
L5	N57°56'26"W	258.01'	L25	N21°04'21"E	71.71'
L6	S03°26'33"E	159.64'	L26	N56°40'07"E	79.81'
L7	S36°36'28"W	16.98'	L27	N21°10'50"E	105.48'
L8	N53°23'32"W	10.00'	L28	N57°54'02"E	67.34'
L9	N36°36'28"E	13.33'	L29	N33°40'10"E	148.48'
L10	N03°26'33"W	190.62'	L30	N20°09'19"E	63.06'
L11	N80°07'25"E	50.81'	L31	N11°32'12"W	126.38'
L12	S09°52'35"E	10.00'	L32	N04°32'19"E	88.90'
L13	S80°07'25"W	54.66'	L33	N30°53'03"E	99.08'
L14	S22°23'53"E	20.78'	L34	N03°15'55"E	84.88'
L15	N59°56'05"W	47.93'	L35	N40°27'10"E	252.84'
L16	N41°03'29"W	45.96'	L36	N69°57'19"E	173.18'
L17	N64°06'04"W	55.56'	L37	N88°38'39"E	76.27'
L18	N25°53'56"E	10.00'	L38	N59°17'23"E	125.57'
L19	S64°06'04"E	57.60'	L39	N31°42'05"E	201.30'
L20	S41°03'29"E	46.33'	L40	N89°30'22"E	188.00'

SURVEY NOTES:

COORDINATES ARE BASED ON 1983 NORTH AMERICAN DATUM FOR THE TEXAS SOUTH CENTRAL ZONE.

BEARINGS BASED ON PLAT OF TECHNOLOGY PARK UNIT 1, RECORDED IN VOLUME 9000, PAGES 80-82 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STREETSCAPE NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (E.D.U.s) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

EDWARDS AQUIFER NOTE:

APPROXIMATELY 1.36 ACRES OF THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

CPS NOTES:

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", "OVERHANG 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 SAID 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

NONE AFFECTED

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS TECHNOLOGY PARK UNIT-1 WHICH IS RECORDED IN VOLUME 9000, PAGES 80-82, AND AS HARRIS SUBDIVISION WHICH IS RECORDED IN VOLUME 9537, PAGE 148, BEXAR COUNTY DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAT TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER, FARINON ELECTRIC COMPANY,
DIVISION OF HARRIS CORPORATION
BY: CHARLIE ROBERTS, VICE PRESIDENT OF MANUFACTURING OPERATIONS, MICROWAVE COMMUNICATIONS DIVISION

SWORN AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF SEPTEMBER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11-14-2007

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF FARINON SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____, A.D., 20__.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Dickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF September A.D., 20 05 AT 2:00 A.M. AND DULY RECORDED THE 30th DAY OF September A.D., 20 05 AT 2:58 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9567 ON PAGE 87 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF September, A.D., 20 05

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

9-9-05

ROBERT D. LEONHARD
REGISTERED PROFESSIONAL ENGINEER NO. 74492

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

J.M. BUTZ, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2024

OWNER:
FARINON ELECTRIC COMPANY
DIVISION OF HARRIS CORPORATION
1025 WEST NASA BLVD. MS-16
MELBOURNE, FLORIDA 32919

SURVEYOR
BUTZ LAND SURVEYING
3630 KUSMIERZ ROAD
ST. HEDWIG, TEXAS 78152

SEPTEMBER 07, 2005

DRAWN DW/TW SHEET 03 OF 03

PREPARED BY
COYLE ENGINEERING, INC.
512 EAST BLANCO, SUITE 100 ~ BOERNE, TX 78006
PHONE (830) 249-5533 ~ FAX (830) 249-5534

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI. WGInc.com
5710 WEST HAUSMAN ROAD, SUITE 115, SAN ANTONIO, TEXAS 78249
210.860.9224
FIRM NO. F-15085

11/19/2024
STATE OF TEXAS
AMANDA SALDIVAR
146190
LICENSED PROFESSIONAL ENGINEER

ECONTROLS - SITE WORK PERMIT
5711 FARINON DR.
SAN ANTONIO, TEXAS 78249
PLAT

SHEET
C002
02 OF 11

Bexar County Plat Book 9567 Page 87

FILE NAME: TECH-PH3.dwg
SAVED: 10/1/2005 11:03 AM
PLOTTED BY: JOSE CANTU
PLOTTED: 10/1/2005 11:05 AM
DRAWING PATH: P:\PROJECTS\05\EControls Team\CIVIL\11X-CAD\20-Plats\9533.00-COQ-Plat.dwg

GENERAL CONTRUCTION NOTES:

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BEXAR COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR IN THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM.)
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES DO NOT CONFORM TO ESTABLISHED STANDARDS OR PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:
   - SAN ANTONIO WATER SYSTEM (SAWS) 233-2010
   - BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET) 210-354-6538, 210-357-5741
   - COSA DRAINAGE 210-207-8048
   - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-344-8377
     - -CITY PUBLIC SERVICE ENERGY
     - -TIME WARNER
     - -AT&T
     - -MCI
11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELLED ROUTES FREE FROM SPILLED AND/OR TRACKED CONSTRUCTION MATERIALS AND/OR DEBRIS.
15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.
   - IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.
   - IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, BEXAR COUNTY SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND/OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND/OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR BEXAR COUNTY APPROVAL.
   - THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE BEXAR COUNTY INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.
18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTRACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES, OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY THE VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO THE WORK AREA.

GENERAL GRADING & DRAINAGE NOTES:

1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS, CONTRACTOR SHALL SUBTRACT PAVEMENT, BASE, TOPSOIL, MULCH, ...ETC. TO OBTAIN PROPER SUBGRADE ELEVATIONS.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NO TO ALLOW ANY PONDING OF WATER. MINIMUM SLOPE 0.50%.
3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR.
4. ALL DISTURBED AREAS SHALL BE REVEGETATED, BY THE CONTRACTOR, IN ACCORDANCE WITH PROJECT SPECIFICATIONS, AND LANDSCAPE ARCHITECTURAL PLANS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLAN OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
6. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO SPECIFICATIONS FOR CONSTRUCTION, TXDOT STANDARD SPECIFICATIONS, AND/OR BEXAR COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
8. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ACCEPTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
11. ALL EXCAVATION IS UNCLASSIFIED.
12. ALL ON-SITE CURBS ARE 4" ROLL OVER CURBS UNLESS OTHERWISE SPECIFIED. (CURBS WITHIN R.O.W. SHALL BE INSTALLED PER CITY OF SAN ANTONIO SPECIFICATIONS)
13. SEE CIVIL COVER SHEET FOR PROJECT BENCHMARK.
14. CONTRACTOR TO RAISE/LOWER ALL UTILITY BOXES, COVERS, GRATES, VALVES BOXES, MANHOLES, CLEANOUTS, ETC., TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
15. ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED SHALL BE COVERED WITH 6" MIN. CLEAN TOPSOIL UNLESS OTHERWISE NOTED. CUT OR FILL SHALL BE ADJUSTED TO ALLOW FOR TOPSOIL IN ORDER TO MAINTAIN PROPOSED ELEVATIONS. AREAS FOR LANDSCAPING SHOULD BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS PLANS.
16. PROVIDE THE REQUIRED MINIMUM DENSITY AND MOISTURE CONTENT OF COMPACTED FILL IN ACCORDANCE WITH THE SOILS REPORT AND THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER (GEOTECH AND CIVIL).
17. FOR SOILS INFORMATION REFER TO GEOTECHNICAL REPORT PREPARED BY RABA KISTNER, INC. DATED APRIL 23, 2017, PROJECT #ASA-20-013-00.

ACCESSIBILITY REQUIREMENTS

ACCESSABILITY REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

GENERAL UTILITY NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY TO ALL APPLICABLE CITY OF SAN ANTONIO RULES AND REQUIREMENTS FOR STREETS, SIDEWALKS, ALLEYS AND ROADWAY DESIGN (LATEST EDITIONS), THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITIONS), THE SAN ANTONIO WATER SYSTEM (SAWS) SPECIFICATIONS FOR WATER WORKS CONSTRUCTION (LATEST EDITION).
2. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OF NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
5. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL AND ELECTRICAL PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL ANY BENDS, FITTINGS, ETC. IN THE WATER & SEWER MAIN AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. (NO SEPARATE PAY).
8. NO WATER JETTING TO BACKFILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
9. POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 26 PIPE. SOLVENT CEMENTS JOINTS SHALL NOT BE USED.
10. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
11. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, CITY PUBLIC SERVICE ENERGY (CPS) MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
12. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
13. ALL SERVICES ARE BROUGHT TO WITHIN 5 FEET OF THE BUILDING UNLESS OTHERWISE NOTED. REFERENCE MEP PLANS FOR UTILITY CONNECTIONS AT THE BUILDING.
14. WHETHER SHOWN ON THE PLANS OR NOT ALL CLEANOUT TOPS AND MANHOLES SHALL BE INSTALLED AT LEAST 3" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITHIN THE PAVEMENT AREAS. TOPS WITHIN PAVEMENT SHALL BE TRAFFIC RATED.
15. SANITARY SEWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AND THE SAN ANTONIO WATER SYSTEM PLUMBING SPECIFICATIONS, AND AS DIRECTED BY THE PLUMBING INSPECTOR.
16. THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM SPECIFICATIONS.
17. UTILITY CONTRACTOR SHALL COORDINATE WITH CPS ENERGY FOR THE GAS AND ELECTRICAL SERVICE.
18. FIRE LINE SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
19. DOMESTIC WATER SHALL BE PVC C900 FOR PIPES < 12" OR C905 FOR PIPES ≥ 12" OR COPPER TUBING AS SPECIFIED IN THE SAWS STANDARD SPECIFICATIONS - ITEM #824.
20. CLEANOUTS SHALL BE TWO-WAYS AND INSTALLED IN ACCORDANCE WITH COSA PLUMBING CODE (EVERY 100') & AS DIRECTED BY PLUMBING INSPECTOR.
21. FIRE LINE SHALL BE PVC C900, CLASS 200 AND SHALL COMPLY WITH AWWA STANDARDS AND SHALL WITHSTAND A WORKING PRESSURE OF NOT LESS THAN 200 P.S.I.
22. CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION & SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE BY OWNER.

SAWS GENERAL SEWER NOTES:

SAWS GENERAL CONSTRUCTION NOTES

GENERAL SECTION

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
   - A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
   - B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE."
   - C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION."
   - D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION."
   - E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
2. THE CONTRACTOR SHALL OBTAIN SAWS STANDARD DETAILS FROM SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN DESIGN PLANS.
3. THE CONTRACTOR IS TO NOTIFY AND MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT 233-3500, AND PROVIDE NOTIFICATION PROCEDURES THE CONTRACTOR WILL USE TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO EXCAVATION.
4. LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

   SAN ANTONIO WATER SYSTEM:
   SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES

   COSA DRAINAGE 207-8048
   COSA TRAFFIC SIGNAL OPERATIONS 207-7720
   TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION AS A RESULT OF DAMAGES DONE BY THE PROJECT'S CONSTRUCTION.
7. ALL WORK IN TEXAS HIGHWAY DEPARTMENT AND BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT.
8. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
9. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
10. ANY WORK COMPLETED WITHOUT PRIOR WRITTEN AUTHORIZATION WHICH IS NOT INCLUDED IN THESE PLANS AND SPECIFICATIONS WILL NOT BE COMPENSATED BY THE SAN ANTONIO WATER SYSTEM.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.

WATER SECTION:

12. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS INSPECTION AND/OR SAWS PRODUCTION GROUPS AT LEAST ONE WEEK OR MORE IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

    SAWS PRODUCTION CONTROL CENTER 233-2016
13. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAYBE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS, PAYMENT FOR SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
14. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)

SEWER SECTION:

15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
    - A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210)233-2015. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
    - B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
    - C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
    - D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
    - E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
    - F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.

    SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA.
16. THE CONTRACTOR SHALL PROVIDE BYPASS PUMPING OF SEWAGE AROUND EACH SEGMENT OF PIPE TO BE REPLACED, IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING". PAYMENT FOR SUCH WORK WILL BE MADE UNDER THE BID ITEM "SANITARY SEWER (BYPASS PUMPING)" (LUMP SUM) AS PER SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".
17. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT 233-3500 AND/OR SAWS PRODUCTION GROUPS AT LEAST ONE WEEK OR MORE IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

SAWS CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS

1. WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN 9 FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).
2. WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
3. WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL HAVE A SEGMENT OF SEWER PIPE CENTERED ON THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).
4. WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.
5. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.
6. CORROSION PROTECTED MECHANICAL COUPLING DEVICES SHALL BE OF A CAST IRON MATERIAL.
7. PLAN & PROFILE MUST SHOW TYPE OF CROSSING AND MATERIAL TO USE.

SUPPLEMENTARY & ADDITIONAL WATER NOTES:

1. NO EXTRA-PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
2. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION. (AS APPLICABLE)
3. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
4. WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR THE NOTICE TO PROCEED WITH THE SAN ATNONIO WATER SYSTEM CONSTRUCTION INSPECTION DIVISION WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
6. WATER SYSTEM TO BE COMPLETELY RESTRAINED. RESTRAINED LENGTH CALCULATIONS ARE FOR P.V.C. PIPE BEDDED IN COMPACTED GRANULAR MATERIAL EXTENDING TO THE TOP OF THE PIPE. THE NATIVE SOIL MATERIAL IS ASSUMED TO BE INORGANIC CLAY OF HIGH PLASTICITY. DEPTH OF BURY IS ASSUMED TO BE 4 FEET.

THESE CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTHS SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING THE INSTALLATION. SEE SAWS SPECIFICATION BOOK.

ADDITIONAL WATER NOTES:

1. ALL VALVES SHALL READ "OPEN RIGHT".
2. LEAD FREE FIRE HYDRANTS:
   "SAWS REQUIRES GCPS AND COUNTER PERMITS TO USE LEAD FREE (< 0.25% LEAD) FIRE HYDRANTS."
3. 98% COMPACTION NOTE:
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PRVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
4. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM #847):
   MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
5. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER:
   ATTENTION CONTRACTORS: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO YOUR COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE - REGARDLESS OF SIZE. YOUR COMPLIANCE WILL ENABLE SAWS TO FULFILL REGULATORY REPORTING REQUIREMENTS.

   IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL SEWER FLOWS SO THAT A SPILL OVERFLOW, OR DISCHARGE DOES NOT OCCUR. IN THE EVENT THAT A SPILL, OVERFLOW, OR DISCHARGE OCCURS, THE CONTRACTOR MAY LIABLE FOR:
6. ALL FINES, PENALTIES, OR OTHER COSTS ASSESSED TO OR AGAINST SAWS BY ANY STATE, FEDERAL, OR OTHER GOVERNMENTAL AGENCY.
7. SAWS STAFF AND MATERIAL COSTS TO RESPOND TO THE SPILL, OVERFLOW, OR DISCHARGE, OR TO MITIGATE THE EFFECTS OF THE SPILL, OVERFLOW, OR DISCHARGE, OR TO SUPPORT THE CLEANUP EFFORT.
8. ALL DAMAGES CAUSED TO SAWS, OR ANY OTHER PERSONS OR ENTITIES THAT RESULT FROM THE SPILL, OVERFLOW OR DISCHARGE.
9. BACK FLOW PREVENTION DEVICES FOR RESIDENTIAL SUBDIVISIONS:
   ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACK FLOW PREVENTION DEVICES.

TRENCH EXCAVATION SAFETY PROTECTION

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

TREE PROTECTION AND PRESERVATION GENERAL NOTES

TREE PROTECTION AND PRESERVATION GENERAL NOTES

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED, AND REPAIRED BY THE CONTRACTOR DURING THE SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COURSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM.)
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES, OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN A CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUND SHALL BE PAINTED OVER WITHIN 20 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS, OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS, OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES, AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND/OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING THE FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-8053)
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ABBREVIATIONS:

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.

AC	ACRE
APPROX	APPROXIMATELY
ASPH	ASPHALT
BFP	BACK FLOW PREVENTOR
BGN	BEGIN
BLDG	BUILDING
BOC	BACK OF CURB
BVCE	VERTICAL TANGENT CURVE INTERSECT ELEVATION
BVCS	VERTICAL TANGENT CURVE INTERSECT STATION
CO	CLEAN-OUT
CONC	CONCRETE
CWQZ	CRITICAL WATER QUALITY ZONE
DCDV	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DUCTILE IRON
DIA	DIAMETER
E	ELECTRIC
E:	EASTING
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EXST / EX	EXISTING
FD	FILTER DIKE
FDC	FIRE DEPARTMENT CONNECTION
FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FND	FOUND
FO	FIBER OPTIC
FOC	FACE OF CURB
FP	FLOOD PLAIN
G	GUTTER
GRND	GROUND
GV	GATE VALVE
GW	FINISHED GRADE AT WALL
HDPE	HIGH-DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INFO	INFORMATION
IP	STORM INLET PROTECTION
IR	IRON ROD
LAT	LATERAL
LF	LINEAR FEET
LOC	LIMITS OF CONSTRUCTION
LP	LOW POINT
LT	LEFT
LUP	LAND USE PLAN
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
N:	NORTHING
No	NUMBER
NTS / N.T.S.	NOT TO SCALE
OC	ON CENTER
O/S	OFFSET
OU	OVERHEAD UTILITY
P	PIPELINE
PC	TANGENT - CURB INTERSECTION
PCC	POINT OF CURB INTERSECT
PG	PAGE
PI	TANGENT - TANGENT INTERSECTION
POB	POINT OF BEGINNING
PROP	PROPOSED
PT	CURVE - TANGENT INTERSECTION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RB	ROCK BERM
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RIM	TOP OF MANHOLE LID ELEVATION
RPZ	REDUCED PRESSURE ZONE
ROW / R/W	R.O.W. - RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SD / STM	STORM DRAIN
SF	SILT FENCE
SHT	SHEET
SHTS	SHEETS
SQ. FT.	SQUARE FEET
STA	STATION
T	TELEPHONE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TM	TOP OF MEDIA
TP	TREE PROTECTION
TOB	TOP OF BANK
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
UT	UNDERGROUND TELEPHONE
VERT	VERTICAL
VOL	VOLUME
W	WATER
WL	WATER LINE
W/	WITH
WM	WATER METER
WQTZ	WATER QUALITY TRANSITION ZONE
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WW	WASTEWATER
YD	YARD DRAIN
YR	YEAR

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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GENERAL NOTES

SHEET
C003
03 OF 11

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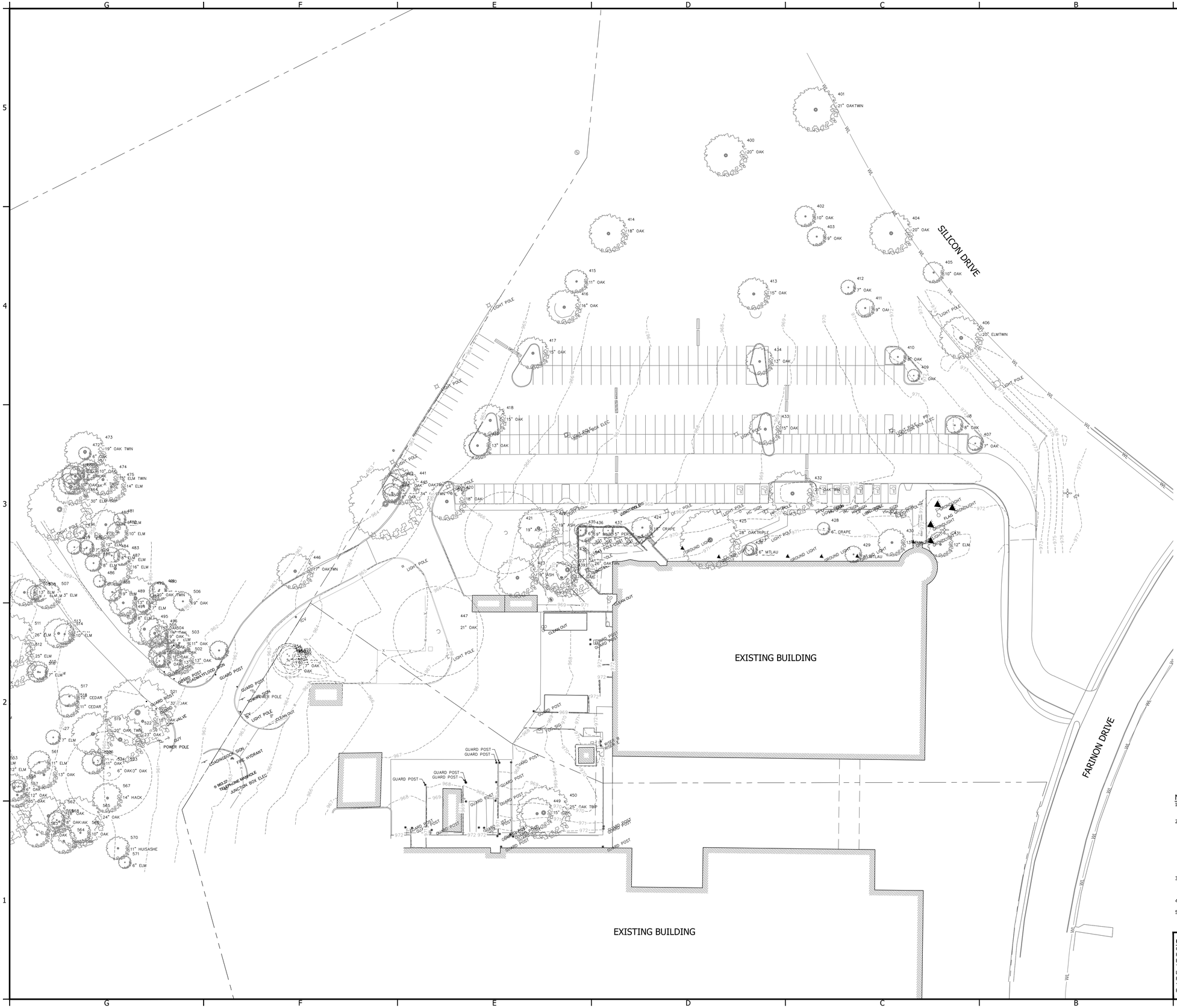

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EXISTING CONDITIONS

NOTES:

1. EXISTING CONDITIONS SURVEY PREPARED BY D.A.MAWYER SURVEYING, INC. WERE MADE IN AUGUST OF 2023.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
3. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
4. REFERENCE COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

SHEET
C100
04 OF 11

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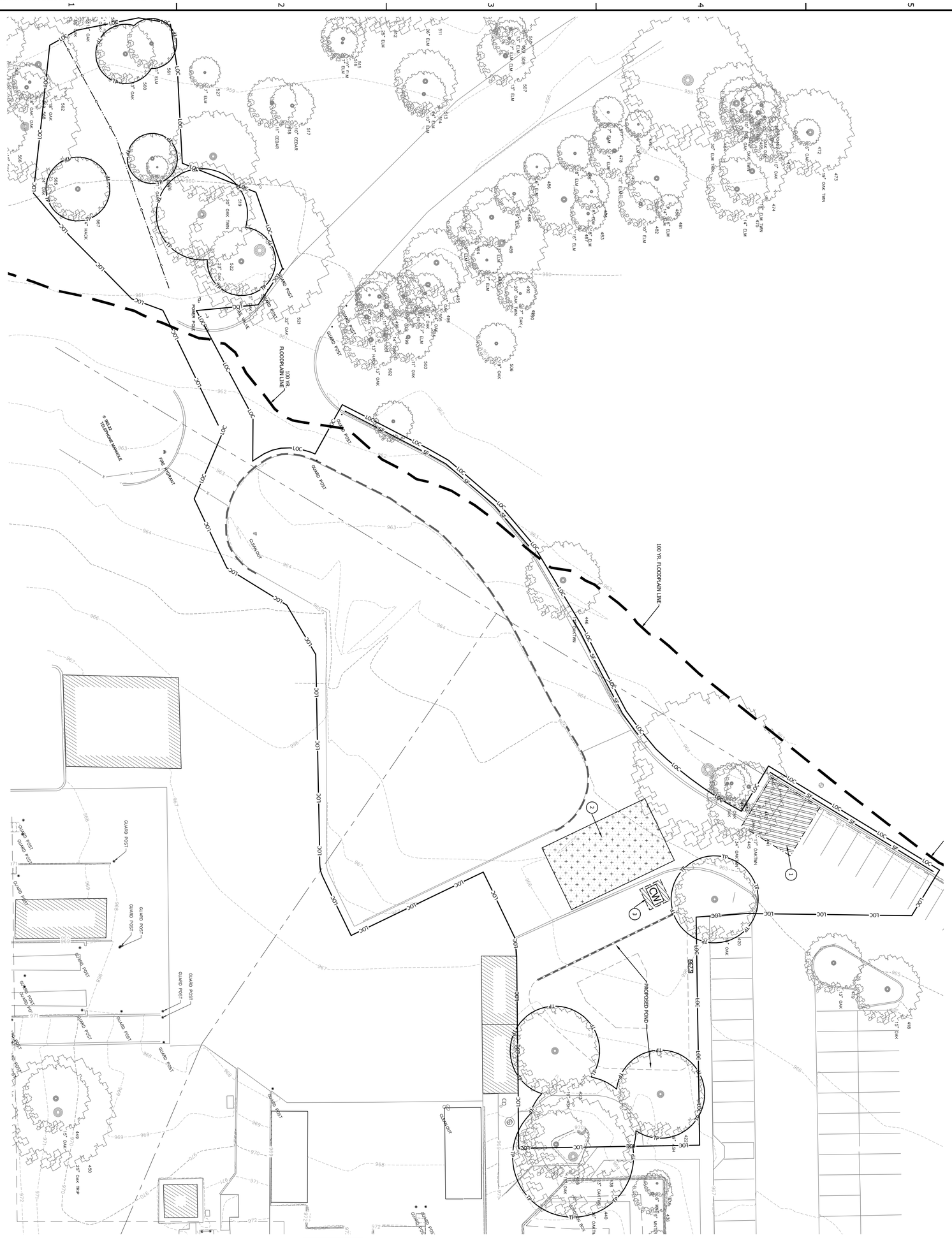

EROSION CONTROL KEY NOTES

1	PARKING, STORAGE, SPOILS AND STAGING AREA
2	STABILIZED CONSTRUCTION ENTRANCE
3	CONCRETE WASHOUT

CAUTION:
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER HAS ENDEAVORED TO SHOW THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 811 OR TEXAS811.ORG FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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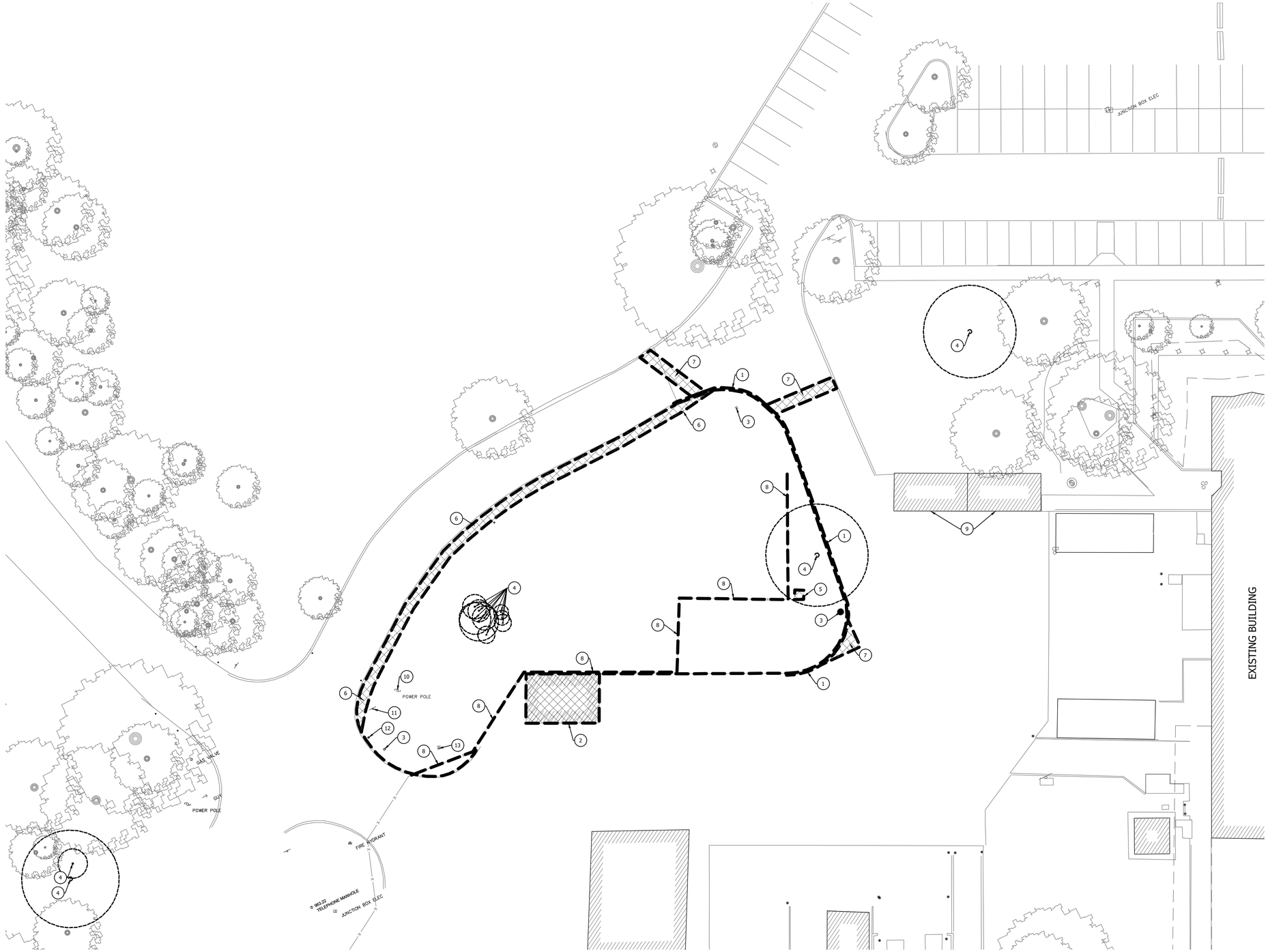

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LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- TP — TREE PROTECTION: REFERENCE EROSION & SEDIMENTATION CONTROL PLAN
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED
- TREE (TO REMAIN)
- TREE TO BE REMOVED

DEMOLITION KEY NOTES

1	EXISTING CONCRETE CURB TO BE REMOVED
2	EXISTING SHED TO BE REMOVED
3	EXISTING LIGHT POLE TO BE REMOVED
4	EXISTING TREE TO BE REMOVED
5	EXISTING SITE STRUCTURE TO BE REMOVED
6	EXISTING CONCRETE SIDEWALK TO BE REMOVED
7	EXISTING PAVEMENT TO BE REMOVED
8	EXISTING FENCE LINE TO BE REMOVED
9	EXISTING STRUCTURE TO BE REMOVED IN THE NEXT PHASE OF WORK
10	EXISTING POWER POLE TO BE REMOVED
11	EXISTING SIGN TO BE REMOVED
12	EXISTING IRRIGATION VALVE TO BE REMOVED
13	EXISTING CLEANOUT TO REMAIN. ADJUST CLEANOUT TO FINISHED GRADE.

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DEMOLITION PLAN

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06 OF 11

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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PLOTTED BY: JOEL CANTU
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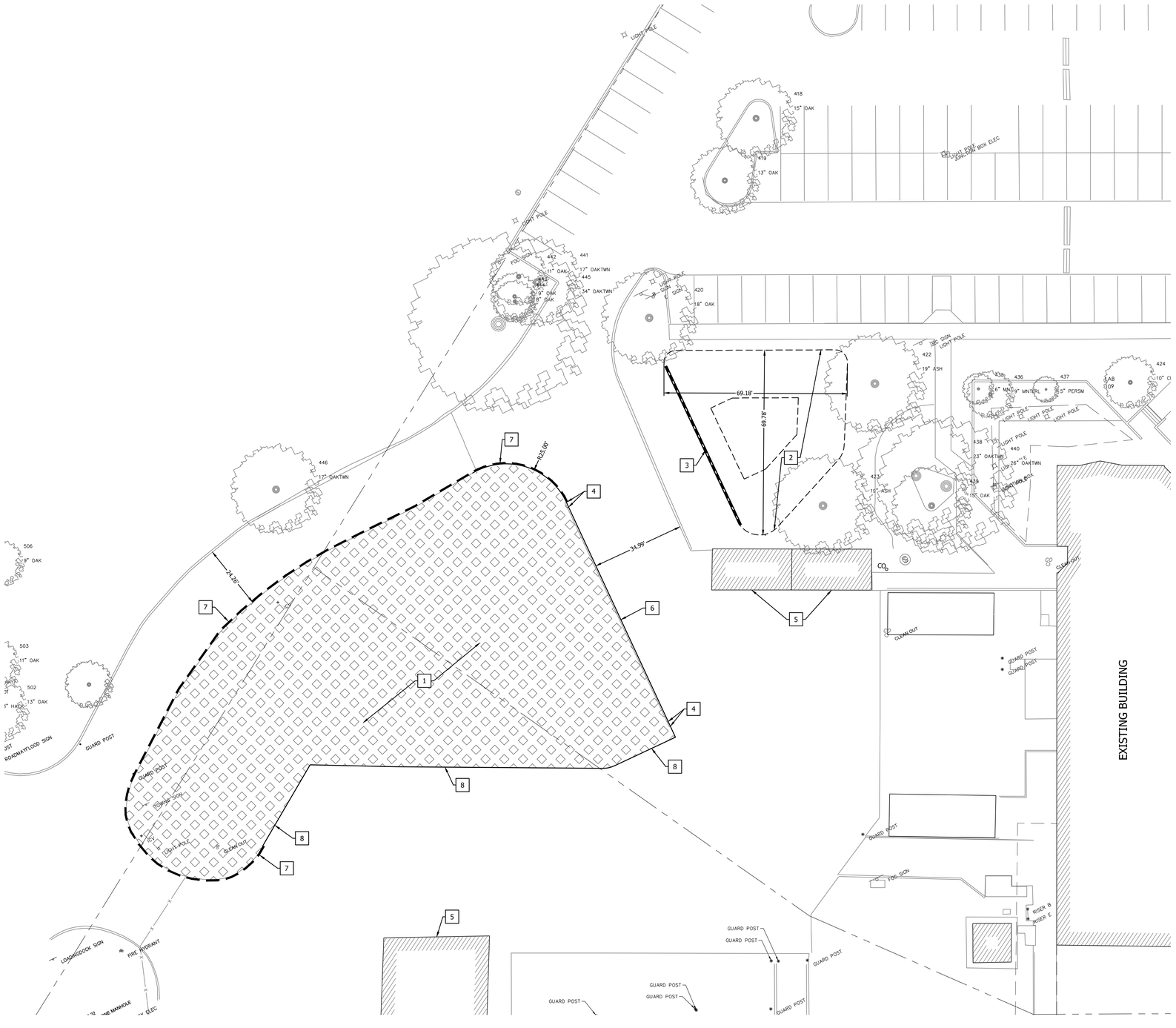

SITE PLAN KEY NOTES	
1	HEAVY DUTY REINFORCED CONCRETE
2	DETENTION POND. REFERENCE GRADING PLAN FOR MORE DETAIL
3	POND RETAINING WALL. REFERENCE GRADING PLAN FOR MORE DETAIL
4	0-6" CURB TRANSITION. REFERENCE GRADING PLAN FOR DETAIL
5	EXISTING STRUCTURE TO REMAIN
6	CONCRETE CURB. REFERENCE DETAIL SHEET C600
7	ENGINEERED RUBBER CURB (TERRABOUND SOLUTIONS OR COMPARABLE)
8	ASPHALT PAVEMENT JUNCTION. REFERENCE DETAIL SHEET C600

Heavy Duty Rigid Pavement (Truck Parking and Driveways)		
Pavement Constituent	**Option 1**	**Option 2**
Reinforced Concrete	7½"	7"
Crushed Limestone Base Material	---	6"
Compacted Subgrade	6"	6"

NOTES:
1. CONTRACTOR TO REFERENCE THE GEOTECHNICAL REPORT/STUDY PERFORMED BY: ROCK ENGINEERING & TESTING LABORATORY, LLC., PROJECT # G223213, DATED JUNE 08, 2023 FOR APPLICABLE PAVEMENT SECTION AND PAVEMENT SPECIFICATIONS FOR THIS PROJECT.
2. REFERENCE THIS SHEET FOR PAVEMENT SECTIONS.

FIRE LANE NOTES:
1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:
1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).

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

0 10' 20' 40'

LEGEND
- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
5710 WEST HAUSMAN ROAD, SUITE 115, SAN ANTONIO, TEXAS 78249
210.860.9224
FIRM NO: F-15085

11/19/2024
STATE OF TEXAS
AMANDA SALDIVAR
146190
LICENSED PROFESSIONAL ENGINEER

ECONTROLS - SITE WORK PERMIT

5711 FARINON DR.
SAN ANTONIO, TEXAS 78249

SITE & PAVING PLAN

SHEET
CS100
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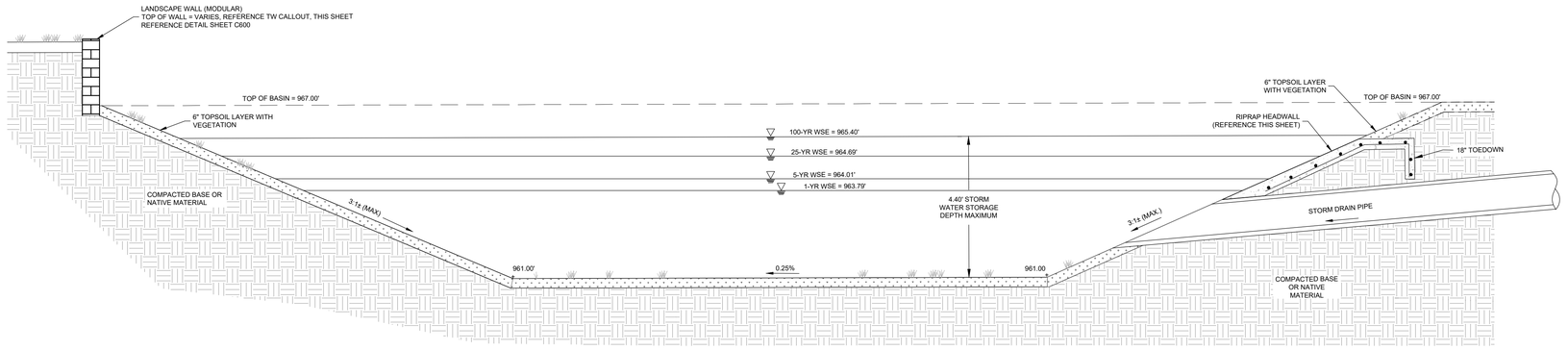

SECTION A-A
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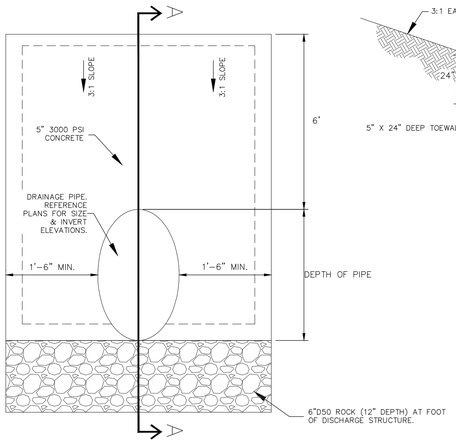

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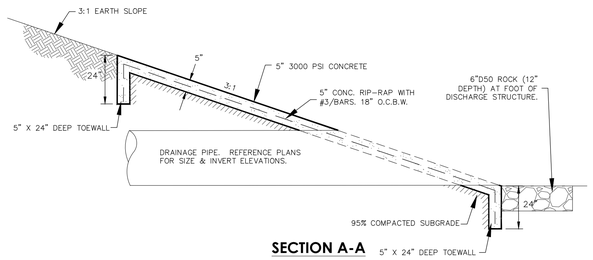

SECTION A-A

SLOPED END TREATMENT DETAIL
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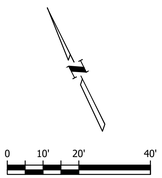

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
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- TREE W/ TAG (TO REMAIN)

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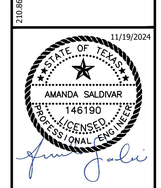
5710 WEST HAUSMAN ROAD, SUITE 115, SAN ANTONIO, TEXAS 78249
210.860.9224
FIRM NO: F-15085

11/19/2024



ECONTROLS - SITE WORK PERMIT

5711 FARINON DR.
SAN ANTONIO, TEXAS 78249

STORM & GRADING PLAN

CAUTION:
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SHEET
CG200
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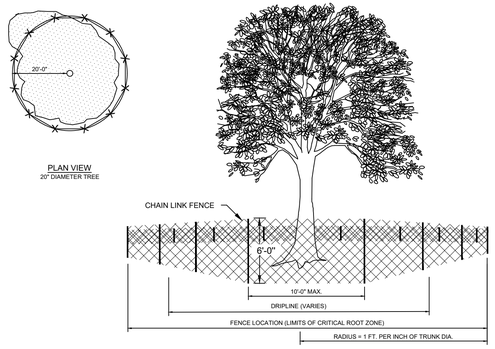

NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. PROTECTION FENCE SHALL BE CHAIN LINK WITH POSTS.
2. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
3. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO STANDARDS FOR TREE PROTECTION.
4. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
6. PROTECTIVE FENCES SHALL SURROUND THE TREE OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). 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 OR MATERIALS;
   (B) ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING
   (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.
7. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES 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, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   (B) WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGED);
   (C) WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   (D) WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS.

   SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE
8. 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 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
10. 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.
11. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
14. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES
15. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

9 TREE PROTECTION

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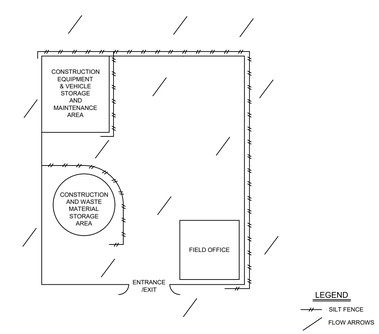

8 TYPICAL CONSTRUCTION STAGING AREA

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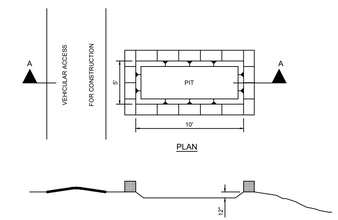


NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM WATER RUNOFF.

7 CONCRETE TRUCK WASHOUT PIT

SCALE: N.T.S.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

STORM WATER POLLUTION PREVENTION PLAN / TPDES:

FURNISH AND INSTALL TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHOWN IN THE PLANS. CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE INTENT OF SUCH POLLUTION CONTROL MEASURES, TPDES PERMITS, OR OTHER LOCAL WATERWAY DEVELOPMENT PERMITS.

1. CONTRACTOR IS RESPONSIBLE FOR ALL POLLUTION PREVENTION MEASURES SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. SUBMIT A STORM WATER TPDES GENERAL PERMIT NOTICE OF INTENT (NOI) AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION TO THE APPROPRIATE AGENCY SHOWN ON THE SWPPP.
3. POST SIGNED AND COMPLETED NOI POSTING NOTICE OR CONSTRUCTION SITE NOTICE (CSN) AT THE CONSTRUCTION ENTRANCE FOR PUBLIC VIEWING, AND KEEP A COPY OF THE SWPPP AT THE JOB SITE AT ALL TIMES.
4. INSTALL AND MAINTAIN POLLUTION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WITH PROJECT SPECIFICATIONS.
5. INSTALL EROSION CONTROL MEASURES AND CONSTRUCTION ENTRANCES AS SHOWN IN THE SWPPP PRIOR TO BEGINNING CONSTRUCTION. POLLUTION CONTROL MEASURES SHALL BE REPAIRED, REESTABLISHED, ADJUSTED OR REINSTALLED WITH EACH SUBSEQUENT PHASE OF CONSTRUCTION IN ACCORDANCE WITH THE SWPPP.
6. CONTRACTOR IS RESPONSIBLE FOR ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE, AND SHALL REMOVE THE ACCUMULATION OF OFF-SITE SEDIMENT PROMPTLY.
7. MAINTAIN SEDIMENT TRAPS OR SEDIMENTATION BASINS.
8. OFF-SITE MATERIAL STORAGE AREAS USED SOLELY BY THE PROJECT ARE CONSIDERED PART OF THE PROJECT.
9. MAINTAIN RECORDS OF PROJECT MILESTONE DATES AND FIELD CHANGES AS REQUIRED BY THE SWPPP.
10. INSPECT POLLUTION CONTROL MEASURES EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 0.5 INCHES OF RAINFALL. AN INSPECTION REPORT SHALL BE RECORDED AS REQUIRED BY THE SWPPP.
11. DEFICIENCIES NOTED DURING THE INSPECTION WILL BE CORRECTED AND DOCUMENTED WITHIN SEVEN CALENDAR DAYS OR BEFORE THE NEXT ANTICIPATED STORM EVENT.
12. PRIOR TO CONSTRUCTION, MAKE CERTAIN THE NOTICE OF INTENT (NOI) OR CONSTRUCTION SITE NOTICE (CSN) HAS BEEN FILED AND POSTED ONSITE FOR PUBLIC VIEWING AND THE TPDES REPORT AND SWPPP ARE AVAILABLE AT THE TRAILER.
13. INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, EXCAVATION).
14. THE PLACEMENT OF STORM WATER POLLUTION PREVENTION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION CONTROL PLAN.
15. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND ENGINEER AFTER INSTALLATION OF THE STORM WATER POLLUTION PREVENTION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK IF REQUIRED BY THE LOCAL REQUIREMENTS.
16. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE STORM WATER POLLUTION PREVENTION CONTROL PLAN MAY BE REQUIRED BY THE ENGINEER DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
17. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT INTERVALS OF AT LEAST ONCE EVERY TWO (2) WEEKS AND IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
18. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF PROPERLY.
19. WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE.
20. SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
21. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
22. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
23. TRAFFIC LEAVING THE CONSTRUCTION SITE WILL EXIT THROUGH A STABILIZED CONSTRUCTION EXIT AS LOCATED ON THE PLANS. WHEN SOILS HAVE COLLECTED ON THE STABILIZED VEHICULAR EXIT TO AN EXTENT WHICH REDUCES ITS INTENDED EFFECTIVENESS, THE SURFACE WILL BE CLEANED AND REESTABLISHED FOR THE INTENDED PURPOSE.
24. MUD/DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
25. PERMANENT EROSION CONTROL: REFER TO LANDSCAPE PLAN FOR PLATING REQUIREMENTS. IF NOT ADDRESSED BY LANDSCAPE PLAN, THE FOLLOWING SHALL APPLY:

    ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW. UNLESS OTHERWISE STATED IN THE LANDSCAPE PLANS.

    (A) A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL

    (B) THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED OTHERWISE BY THE PROJECT'S LANDSCAPE PLAN: DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.

    BROADCAST SEEDING:

    I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.

    II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.

    (A) FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15- 15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.

    (B) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE

    HYDRAULIC SEEDING:

    I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.

    II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.

    (A) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE 1.5 POUNDS PER 1000 SF.

    (B) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.

    (C) THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. (COORDINATE WITH IRRIGATION PLAN)

    (D) RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

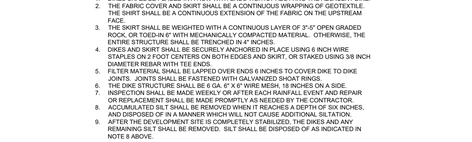
    (E) SEEDING SHALL APPLY TO ALL AREAS WITHIN DISTURBED PROJECT AREA NOT COVERED BY PAVEMENT, BUILDING PAD OR PROJECT LANDSCAPING PLANS.

    (F) TWO SEEDINGS SHOULD OCCUR DURING PROJECT. FIRST SHOULD OCCUR WITHIN 14 DAYS AFTER PONDS ARE GRADED AND SECOND BY FINAL PUNCH LIST.

26. THE EPA GENERAL PERMIT REQUIRES THAT A TEMPORARY OR PERMANENT SEDIMENT BASIN BE INSTALLED IN ANY DRAINAGE LOCATION WHERE MORE THAN 10 ACRES IN THE UPSTREAM DRAINAGE ARE DISTURBED AT ONE TIME. THE SEDIMENT BASIN MUST PROVIDE AT LEAST 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE IF LAND, WHICH IT DRAINS.
27. CONTRACTOR TO FOLLOW APPROVED TCEQ WPAP FOR EROSION CONTROL. CONTRACTOR TO REFER TO WPAP IF DISCREPANCY EXISTS BETWEEN PLANS.

10 EROSION CONTROL NOTES

SCALE: N.T.S.

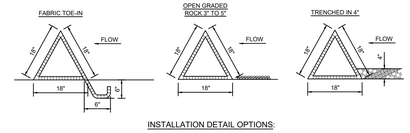


NOTES:

1. WHEN A SANDBAG IS FILLED WITH MATERIAL, THE OPEN END OF THE SANDBAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CHORD.
2. INLET PROTECTION SHALL BE PLACED OVER THE MOUTH OF THE INLET WITH A 2 FOOT OVERLAP ON EITHER SIDE.
3. THE FABRIC COVER AND SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE.
4. THE SKIRT SHALL BE WEIGHTED WITH ONE 18"X24"X6" SANDBAG EVERY 3 FEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF FOUR INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILT.
7. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 6 ABOVE.

6 CURB INLET PROTECTION DETAIL

SCALE: N.T.S.



NOTES:

1. SEE REINFORCED FILTER FABRIC BARRIER DETAIL.
2. MAXIMUM POST SPACING OF 4 FEET.

NOTES:

1. TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

5 INLET PROTECTION BARRIERS

SCALE: N.T.S.

NOTES:

1. USE ONLY OPEN GRADED ROCK 4-8 INCH DIAMETER FOR STREAMFLOW CONDITION; USE OPEN GRADED ROCK 3-5 INCHES DIAMETER FOR EITHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENINGS AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE - WOVEN WIRE SHEATHING, SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED. DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CREATE A SILTATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SEVERE SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 6 INCHES
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

4 ROCK FILTER BERM

SCALE: N.T.S.

NOTES:

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 3"-5" OPEN GRADED ROCK, OR TOEIN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 4" INCHES.
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6 INCH WIRE STAPLES ON 2 FOOT CENTERS ON BOTH EDGES AND SKIRT, OR STAKED USING 3/8 INCH DIAMETER REBAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18 INCHES ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 8 ABOVE.

3 TRIANGULAR FILTER DIKE

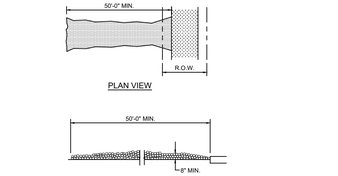
SCALE: N.T.S.

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED (e.g. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACK FILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

2 SILT FENCE

SCALE: N.T.S.



NOTES:

1. STONE SIZE - 4 TO 8 INCH OPEN GRADED ROCK.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

1 CONSTRUCTION ENTRANCE

SCALE: N.T.S.

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11/19/2024

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AMANDA SALDIVAR
146190
LICENSED
PROFESSIONAL ENGINEER

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EROSION CONTROL DETAILS

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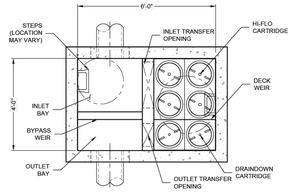
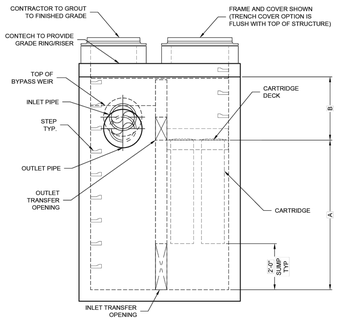


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



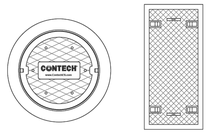
ELEVATION VIEW

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE (HIGH-FLO / DRAINDOWN) (CFS) (PER CART.)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

24" TRENCH COVER
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (WF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA	I.E.	MATL	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

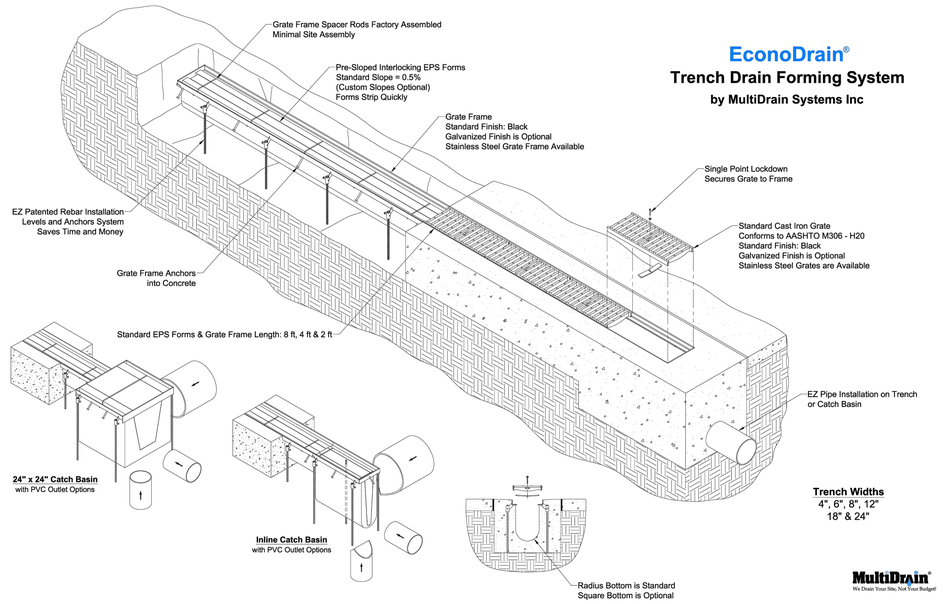
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,730; 8,220,636; OR 8,123,930; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0406
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

10 SCALE: N.T.S. CONTECH JELLYFISH FILTER DETAIL



9 SCALE: N.T.S. TRENCH DRAIN DETAIL

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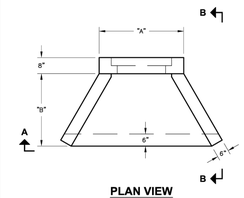
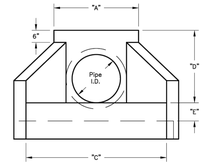
Oldcastle Precast — ***Water***

18", 24", 30" Headwall
Model: HEADWALL

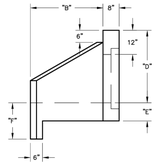


PLAN VIEW

Headwall Dimensions								
Pipe I.D.	"A"	"B"	"C"	"D"	"E"	"F"	Weight	Item#
18"	35"	24"	48"	30"	7"	18"	2170 Lbs.	1221020
24"	42"	36"	69"	36"	9"	18"	4000 Lbs.	1221040
30"	49"	60"	111	41"	7"	16"	4985 Lbs.	1221060



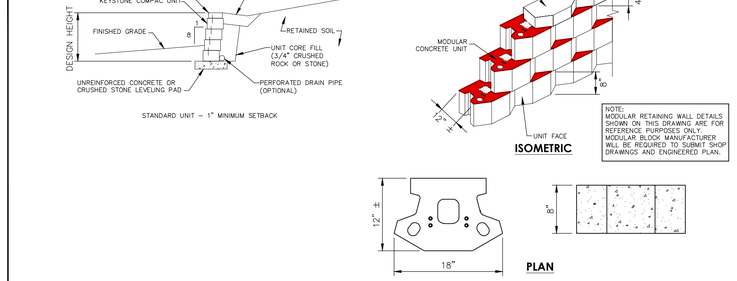
ELEVATION A-A



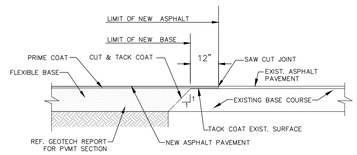
ELEVATION B-B

SPECIFICATIONS:
1. Concrete: Class "C" with design strength of 5000 PSI at 28 days.
2. Steel reinforcement: ASTM A-615 Grade 60 or ASTM A-497 Welded wire fabric.
3. Loading: Designed for H20 Loading.
4. C.I. Castings: ASTM A48, Class 30/35.
5. All exposed Corners shall be Chamfered 3/4".

7 SCALE: N.T.S. 18" WINGED HEADWALL DETAIL



6 SCALE: N.T.S. MODULAR BLOCK RETAINING WALL DETAIL



5 SCALE: N.T.S. ASPHALT PAVEMENT JUNCTION DETAIL

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SITE DETAILS

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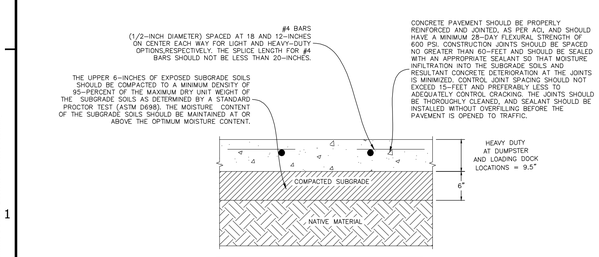
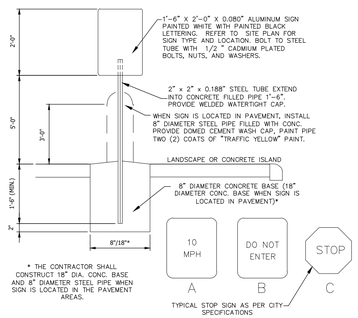


NOTE:
1. REFER GEOTECH ADDENDUM BY ROCK DATED SEPTEMBER 13, 2023 FOR FURTHER INFORMATION.

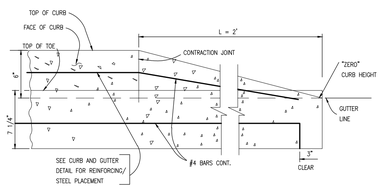
4 SCALE: N.T.S. HEAVY DUTY CONCRETE PAVEMENT DETAIL



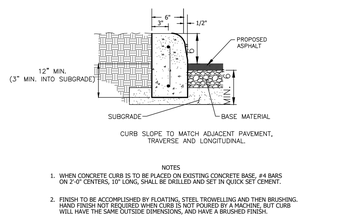
* THE CONTRACTOR SHALL CONSTRUCT 18" DIA. CONC. BASE AND 8" DIAMETER STEEL PIPE WHEN SIGN IS LOCATED IN THE PAVEMENT AREAS.

TYPICAL STOP SIGN AS PER CITY SPECIFICATIONS

3 SCALE: N.T.S. TYPICAL SIGNAGE DETAIL



2 SCALE: N.T.S. CURB TERMINATION DETAIL



CURB SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.

NOTES
1. WHEN CONCRETE CURB IS TO BE PLACED ON EXISTING CONCRETE BASE, #4 BARS ON 2'-0" CENTERS, 10" LONG, SHALL BE DRILLED AND SET IN QUICK SET CEMENT.
2. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.
3. CURB SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.

1 SCALE: N.T.S. STANDARD 6" CURB DETAIL

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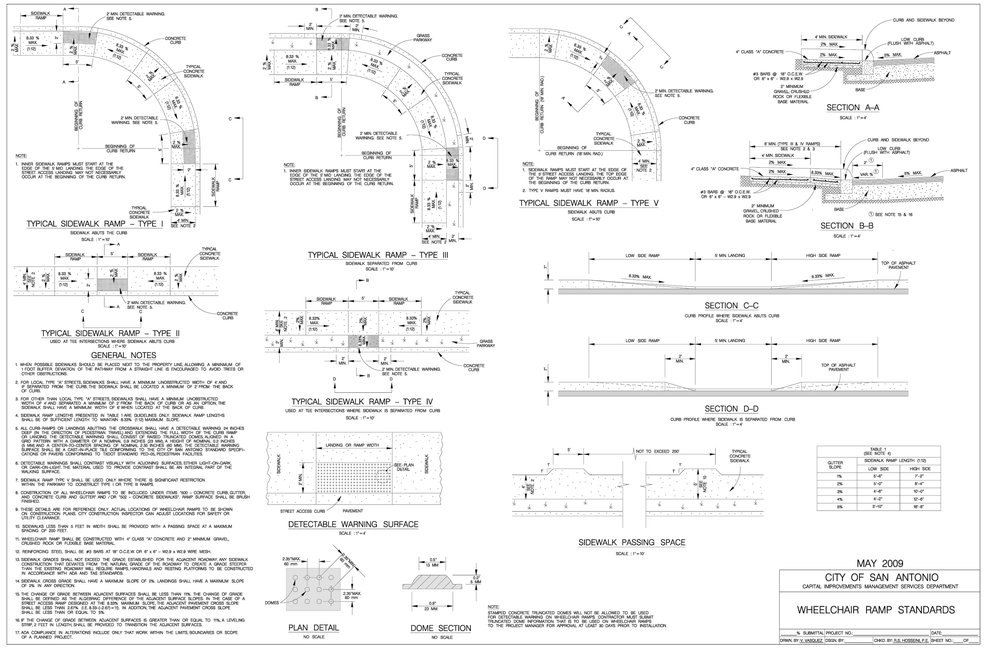

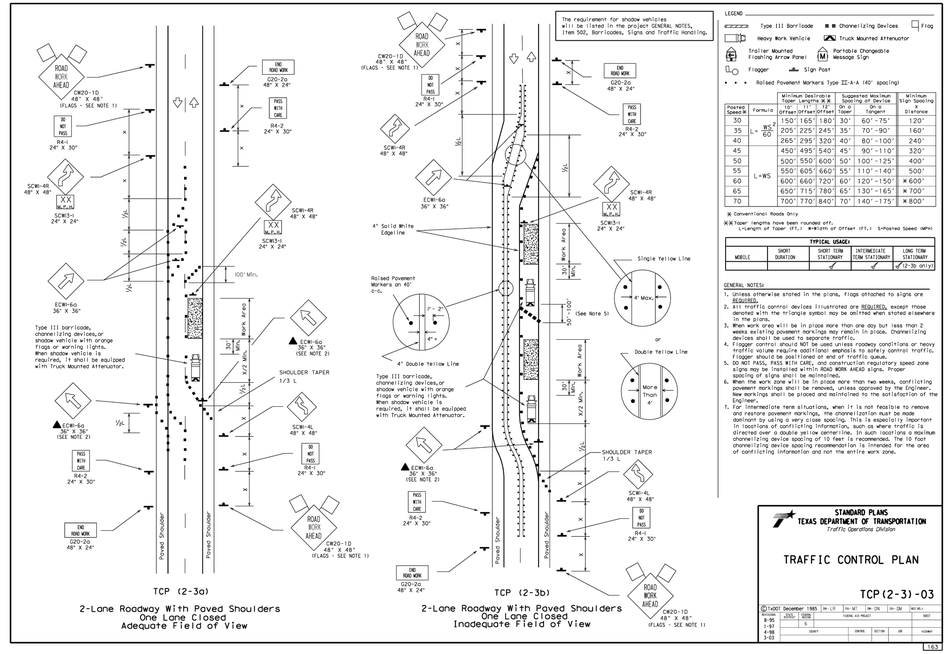

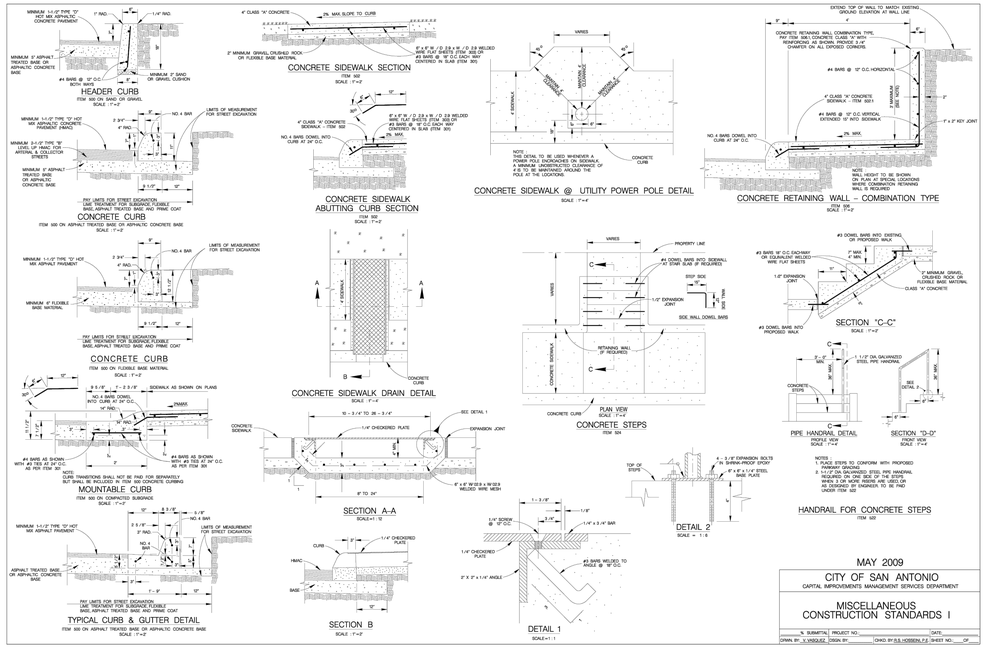

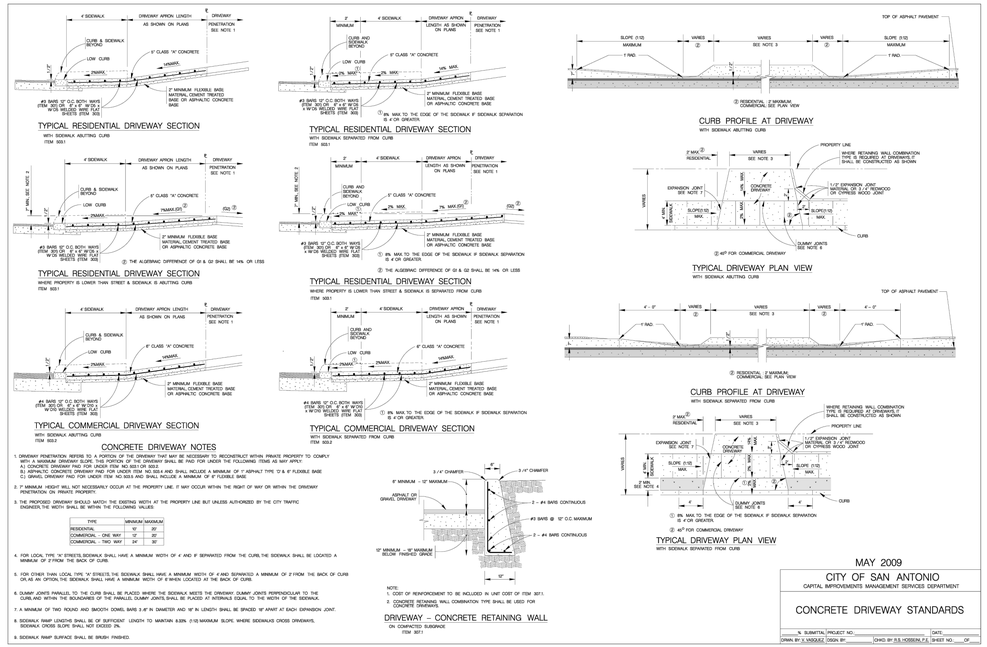

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SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT G

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT H

PILOT-SCALE FIELD TESTING PLAN

This attachment does not apply to this submittal. The TNRCC (TCEQ) Technical Guidance Manual (TGM) was used to design permanent BMPs and measures on site, and therefore a Pilot-Scale Field Testing Plan is not required.

SECTION 6: PERMANENT STORMWATER SECTION (TCEQ-0600)

ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

This attachment does not apply to this submittal. There are no surface streams existing on site.

SECTION 7: AGENT AUTHORIZATION FORM (TCEQ-0599)

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

I **Kennon Guglielmo**,
Print Name

Owner,
Title - Owner/President/Other

of **ECONTROLS, LLC**,
Corporation/Partnership/Entity Name

have authorized **Jose Luis Cantu**
Print Name of Agent/Engineer

of **WGI**
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

8-28-2023
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Kennon Guglielmo 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 28 day of August, 2023

Joann Conlee
NOTARY PUBLIC

Jo Ann Conlee
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 29, 2026

JOANN ADAMS CONLEE
My Notary ID # 7964544
Expires July 29, 2026

Owner Authorization Form

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

Land Owner Authorization

I, Kennon Guglielmo of GTD Development, LLC

Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

5727 Farinon Drive. San Antonio, Bexar County, 78249

Legal description of the property referenced in the application

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

I do hereby authorize ECONTROLS, LLC

Applicant Name (Legal Entity or Individual)

to conduct _____

Description of the proposed regulated activities

at 5727 Farinon Drive.

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that GTD Development, LLC

Land Owner Name (Legal Entity or Individual)

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

Land Owner Signature

Land Owner Signature

8-28-2023
Date

THE STATE OF § Texas

County of § Bexar

BEFORE ME, the undersigned authority, on this day personally appeared Kennon Guglielmo 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 28 day of August 2023

JoAnn Conlee
NOTARY PUBLIC

JoAnn Conlee
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 29, 2026

JOANN ADAMS CONLEE
My Notary ID # 7964544
Expires July 29, 2026

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Kennon Guglielmo of ECONTROLS, LLC

Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that GTD Development, LLC

Land Owner Name (Legal Entity or Individual)

has provided ECONTROLS, LLC

Applicant Name (Legal Entity or Individual)

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

I understand that ECONTROLS, LLC

Applicant Name (Legal Entity or Individual)

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

Applicant Signature

Applicant Signature — Date: 8-28-2023

THE STATE OF § Texas

County of § Bexar

BEFORE ME, the undersigned authority, on this day personally appeared Kennon Guglielmo 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 28th day of August 2023

JoAnn Conlee

NOTARY PUBLIC

JoAnn Conlee

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 29, 2026

JOANN ADAMS CONLEE
My Notary ID # 7964544
Expires July 29, 2026

SECTION 8: APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: **Ethium Building**
Regulated Entity Location: **5711 Farinon Drive**
Name of Customer: **Kennon Guglielmo**
Contact Person: **Erin Sandoval** Phone: (210)640-4467
Customer Reference Number (if issued):CN **NA**
Regulated Entity Reference Number (if issued):RN **NA**

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	± 7.59 Acres	$ 5,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 8-29-2023

TCEQ-0574 (Rev. 02-24-15)

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

SECTION 9: CHECK PAYABLE TO “TEXAS COMMISSION ON ENVIRONMENTAL QUALITY”

SECTION 10: CORE DATA FORM (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Guglielmo, kennon

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	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:	5757 Farinon Drive						
	City	San Antonio	State	TX	ZIP	78249	ZIP + 4

16. Country Mailing Information *(If outside USA)*	17. E-Mail Address *(if applicable)*
	Kgug@econtrols.com

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

(210)860-9224		( ) -

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.)*

Ethium Building

23. Street Address of the Regulated Entity: *(No PO Boxes)*	5711 Farinon Drive							
	City	San Antonio	**State**	TX	**ZIP**	78249	**ZIP + 4**	
24. County	Bexar							

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

25. Description to Physical Location:	Approximately 0.17 miles West of HWY I-10 and Farinon Drive intersection.				
26. Nearest City			**State**	**Nearest ZIP Code**	
San Antonio			TX	78249	

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

27. Latitude (N) In Decimal:	29.562079		**28. Longitude (W) In Decimal:**	-98.594051	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	33	35	-98	35	44

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)

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

34. Mailing Address:	5757 Farinon Drive							
	City	San Antonio	**State**	TX	**ZIP**	78249	**ZIP + 4**	
35. E-Mail Address:	Kgug@econtrols.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210)860-9224		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Erin Sandoval	41. Title:	Senior Graduate Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210)860-9224		( ) -	Erin.Sandoval@wginc.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:	ECONTROLS, LLC	Job Title:	CEO
Name *(In Print)*:	Kennon Guglielmo	Phone:	(210) 6022873
Signature:		Date:	8-28-2023

SECTION 11: Additional Information

5/8_00

John Mauser - Re: SWBC-Farinon

From: John Mauser
To: Villagomez, Jose
Date: 8/24/2006 3:15 PM
Subject: Re: SWBC-Farinon

Jose,

Only the storage of regulated quantities of hydrocarbons and hazardous substances (Aboveground: 500 or more gallons, Underground: all tanks) are reguated on the Transition Zone. A WPAP is not requried on the Transiton Zone.

J.

>>> "Jose Villagomez" <Jvillagomez@slayengineering.com> 8/24/2006 2:21 PM >>>
John:

I met with the our client today, to discuss the SWBC-Farinon parking lot expansion. We have decided to move all of the parking lot expansion out of the recharge zone, leaving all the expansion over the transition zone. If we are expanding on the piece of parking lot that is not over the recharge zone are we in the clear? Does the expansion which is not over the recharge zone trigger any requirements for the area of parking lot which exists over the recharge zone that was constructed prior to the WPAP process?

Thanks for your help.

Jose
Slay Engineering Co., Inc.


DE ZAVALA RD
SILICON DR
CASTLE HILLS
CIMARRON PATH
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