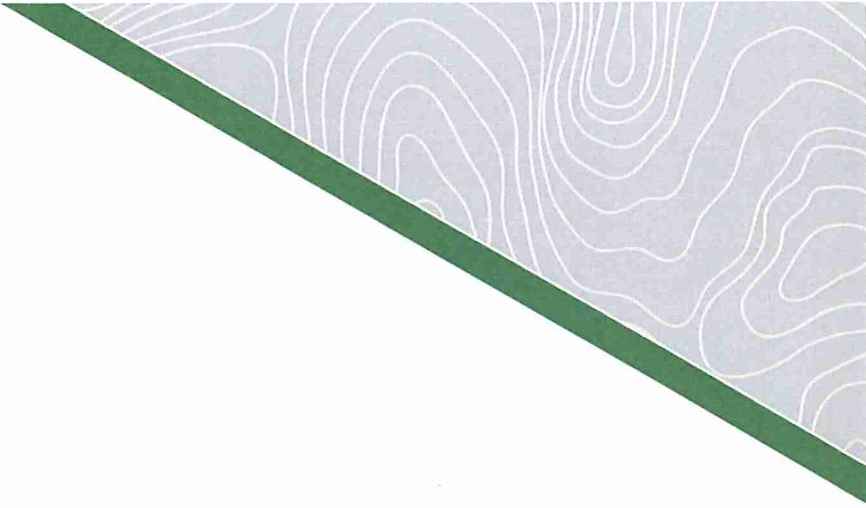




TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification Application



Transportation | Water Resources | Land Development | Surveying | Environmental

TMI EPISCOPAL- EAGLE PLAZA

**Contributing Zone Plan Modification
Application**

June 12, 2025

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

Re: TMI Episcopal- Eagle Plaza
Contributing Zone Plan Modification Application #5

Dear Ms. Reyes:

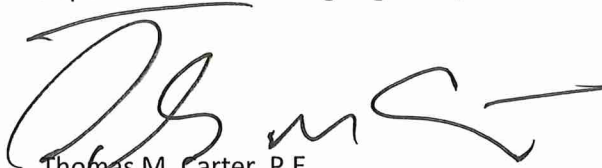
Please find included herein the TMI Episcopal- Eagle Plaza Contributing Zone Plan Modification (V). This Contributing Zone Plan Modification has been prepared to be consistent with the regulations of the Texas Commission on Environmental Quality (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This Contributing Zone Plan Modification applies to an approximate 69.396-acre site identified as the limits of the project. Please review the plan information for the items it is intended to address, and, if acceptable, provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees (\$8,000) and fee application are included. If you have questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

6/12/2025


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



Attachments

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**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: TMI Episcopal- Eagle Plaza					2. Regulated Entity No.: 104347257				
3. Customer Name: Texas Military Institute of San Antonio. TX					4. Customer No.: 602671265				
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):			6.396	
9. Application Fee:	\$8,000	10. Permanent BMP(s):				Artificial Turf & Vegetative Filter Strips			
11. SCS (Linear Ft.):		12. AST/UST (No. Tanks):							
13. County:	Bexar	14. Watershed:							

Application Distribution

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

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

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

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

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

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

THOMAS M. CARTER, PE

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

Date

6/12/2025

****FOR TCEQ INTERNAL USE ONLY****

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

**MODIFICATION OF A
PREVIOUSLY APPROVED
CONTRIBUTING ZONE
PLAN (TCEQ-10259)**

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

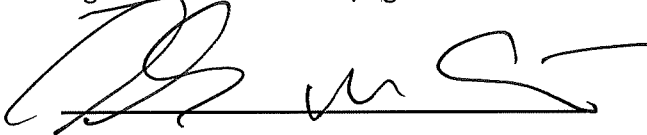
Signature

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

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

Date: 6/12/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: TMI Episcopal- Eagle Plaza
Original Regulated Entity Name: Texas Military Institute
Assigned Regulated Entity Number(s) (RN): 104347257
Edwards Aquifer Protection Program ID Number(s): 13001078
☒ The applicant has not changed and the Customer Number (CN) is: 602671265
☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
3. A modification of a previously approved plan is requested for (check all that apply):

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

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

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	<u>69.396</u>	<u>69.396</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential	<u>N/A</u>	<u>N/A</u>
Lots		
Impervious Cover (acres)	<u>17.50</u>	<u>18.32</u>
Impervious Cover (%)	<u>25.8</u>	<u>26.4</u>
Permanent BMPs	<u>VFS</u>	<u>Artificial Turf (Added)</u>
Other	<u> </u>	<u>VFS (Existing)</u>
<i>AST Modification</i>		
<i>Summary</i>		
Number of ASTs	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>
<i>UST Modification</i>		
<i>Summary</i>		
Number of USTs	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- ☒ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. ☒ Acreage has not been added to or removed from the approved plan.
- ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

ATTACHMENT A

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 14, 2024

Mr. Scott Brown
Texas Military Institute of San Antonio, Texas
20955 West Tejas Trail
San Antonio, Texas 78257

Re: Modification of an approved Contributing Zone Plan (CZPMOD)
TMI Episcopal 2024 Campus Master Plan; Located at 20955 west Tejas Trail; San
Antonio, Bexar County, Texas
Edwards Aquifer Protection Program ID: 13001913, Regulated Entity No. RN104347257

Dear Mr. Brown:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pape-Dawson Consulting Engineers, LLC on behalf of the applicant, Texas Military Institute of San Antonio, Texas on March 29, 2024.

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

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

Texas Military Institute (TMI) began construction at its present date in 1987 and was operational in 1989. The original CZP was approved by letter dated August 30, 2004, and modified by letters dated December 3, 2007, September 16, 2008, April 28, 2016, April 2, 2020, and November 21, 2021. This last letter approved the 69.40-acre site to consist of 17.9 acres of impervious cover.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 69.396 acres. The modification will include the addition of four (4) portable buildings, expansion of two (2) existing buildings with associated hardscapes, and construction of two (2) parking lots totaling 1.6 acres of impervious cover. The new overall impervious cover will be 19.535 acres (28.2 percent) of which 6.785 acres requires treatment. The remaining 12.75 acres of impervious cover was constructed prior to the implementation of the Contributing Zone rules. Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) proposed engineered vegetative filter strip and twenty-three (23) existing vegetative filter strips (13001078), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed and implemented to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,537 pounds of TSS generated from the 6.785 acres of impervious cover that requires treatment. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

SPECIAL CONDITIONS

- I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated August 30, 2004, and subsequent approvals dated December 3, 2007, September 16, 2008, April 28, 2016, April 2, 2020, and November 21, 2021.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to

the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.
7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

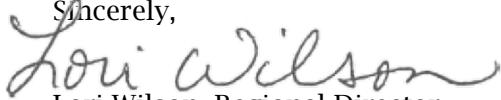
11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.
12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

Mr. Scott Brown
Page 4
June 14, 2024

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

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Neri B. Valdez of the Edwards Aquifer Protection Program at 210-403-0487 or the regional office at 512-339-2929.

Sincerely,

A handwritten signature in cursive script that reads "Lori Wilson".

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

LW/nbv

cc: Mr. Thomas M. Carter, P.E., Pape-Dawson Consulting Engineers, LLC

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 12, 2021

Mr. Scott Brown
Texas Military Institute
20955 W Tejas Trl.
San Antonio, Texas 78257

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: TMI Episcopal 2021 Campus Master Plan; Located at 20955 W Tejas Trl; San Antonio, Texas

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

Regulated Entity No. RN104347257; Additional ID No. 13001408

Dear Mr. Brown:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Texas Military Institute on September 23, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

Texas Military Institute (TMI) began construction at its present site in 1987 and was operational in 1989. Regulation of the Contributing Zone commenced on June 1, 1999. The main part of campus was on a 55.13-acre platted lot. The existing impervious cover on this tract was approximately 8.69 acres and consisted of class, dormitory, and administration buildings with associated roads, parking, and sidewalks. An additional 24.14 acres, on several contiguous tracts, is owned by TMI. The total property owned by TMI is 79.3 acres.

A CZP was approved by letter dated August 30, 2004 for the replacement of five existing 3,500 square-foot dormitory buildings with 5,000 square-foot dormitory buildings, relocating two day rooms, paving a gravel road, and installing an underground storm drain system. The new total impervious cover on site was approved to be 9.59 acres. A waiver was granted from the

requirement of providing permanent best management practices since the site would have less than 20 percent impervious cover.

Two CZP modifications were approved by letters dated December 3, 2007 and September 16, 2008 for various additions to the site. Total impervious cover as a result of the two modifications was 10.18 acres.

A third CZP modification was approved by letter dated April 28, 2016 that increased the site to 69.40 acres, but construction did not achieve 10 percent completion within 2 years from the date of approval and, therefore, the application expired.

An Exception Request was approved by letter dated April 2, 2020 and had a project area of approximately 1.48 acres within an overall 69.40-acre site. The project included construction of 0.66 acres of impervious cover. The new overall impervious cover was approved to be 18.16 acres, of which 5.41 acres required treatment. Twenty-six vegetative filter strips were approved to treat stormwater generated by the project.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 69.40 acres. It will include demolition of 0.43 acres of existing impervious cover consisting of 5 buildings and some sidewalk, additional grading, and construction of 0.17 acres of impervious cover consisting of sport court areas with additional sidewalk and hardscapes. The new overall impervious cover will be 17.9 acres (25.8 percent), of which 5.15 acres requires treatment. The remaining 12.75 acres of impervious cover was constructed prior to the implementation of the Contributing Zone rules. Three of the previously approved vegetative filter strips will be removed as a result of the project. Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, twenty-three previously approved engineered vegetative filter strips (13001078), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 4,202 pounds of TSS generated from the 5.15 acres of impervious cover that requires treatment. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITION

- I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated August 30, 2004, and subsequent approvals dated December 3, 2007, September 16, 2008, and April 2, 2020.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

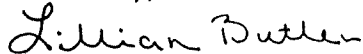
8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally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

After Completion of Construction:

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

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

Sincerely,



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

LIB/jv

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

cc: Mr. Thomas M. Carter, P.E., Pape-Dawson Engineers, Inc.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 2, 2020

Mr. Matt Duke
Texas Military Institute
20955 W Tejas Trl
San Antonio, Texas 78257-1603

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Texas Military Institute; Located at 20955 W Tejas Trl; San Antonio, Texas

TYPE OF PLAN: Request for an Exception to the Requirements of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN104347257; Additional ID No. 13001078

Dear Mr. Duke:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the Exception Request application for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Texas Military Institute on January 30, 2020. Final review of the Exception Request was completed after additional material was received on March 26, 2020. As presented to the TCEQ, the Exception Request proposed in the submittal is in general compliance with the requirements of 30 TAC Chapter 213. Therefore, the request for exception is hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

Texas Military Institute (TMI) began construction at its present site, on the Edwards Aquifer Contributing Zone, in 1987, and was operational in 1989. Regulation of the Contributing Zone commenced on June 1, 1999. The main part of the campus is on a 55.13-acre platted lot. The existing impervious cover on this tract was approximately 8.69 acres and consisted of class, dormitory, and administration buildings with associated roads, parking, and sidewalks. An additional 24.14 acres, on several contiguous tracts, is owned by TMI. The total property owned by TMI is 79.3 acres.

A CZP was approved by letter dated August 30, 2004 for the replacement of five existing 3,500 square-foot dormitory buildings with six 5,000 square-foot dormitory buildings, relocating two day rooms, paving a gravel road, and installing an underground storm drain system. The new impervious cover on site was approved to be 9.59 acres, a 0.90-acre net increase. A waiver was granted for the requirement of providing permanent best management practices (BMPs) since the site would have less than 20 percent impervious cover.

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Two CZP modifications were approved by letters dated December 3, 2007 and September 16, 2008. Various additions approved by the CZPs include a basketball court and chapel with associated brick-paved walkways, military and fitness area, concession stand, storage building, and a soccer field. The total impervious cover, as a result of the modifications, was approved to be 10.18 acres, a 0.59-acre net increase. The site remained under 20 percent impervious cover and permanent BMPs were not required.

A third modification was approved by letter dated April 28, 2016 that increased the overall site area from 55.13 acres to 69.40 acres. The project included the construction of nine additional buildings, parking, and road improvements. The new impervious cover was approved to be 22.49 acres, a 12.31-acre net increase. The project increased the impervious cover over 20 percent and therefore permanent BMPs were required. One partial sand filter basin and nine engineered vegetative filter strips were approved to treat stormwater generated by the project. Construction for the modification did not achieve 10 percent completion within 2 years from the date of approval and, therefore, the application expired.

At the time of submittal, the overall 69.40-acre site had 17.50 acres of impervious cover, of which 12.75 acres was constructed prior to the effective date of the Contributing Zone rules.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 1.48-acre within the overall 69.40 acres. It will include the construction of 0.66 acres of impervious cover consisting of a science building, snack shack, parking, restrooms, ADA upgrades for the football field, and hardscape walkway. The new impervious cover for the overall campus will be 18.16 acres (26.2 percent), of which 5.41 acres requires treatment. Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, 26 engineered vegetative filter strips, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 4,415 pounds of TSS generated from 5.41 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

EQUIVALENT WATER QUALITY PROTECTION

The applicant requests an exception to submitting an Edwards Aquifer protection plan or modification required by 30 TAC 213.5 and proposes an exception under 30 TAC 213.9. The proposed development demonstrates equivalent water quality protection for the Edwards Aquifer.

SPECIAL CONDITION

All permanent pollution abatement measures shall be operational prior to occupancy of the new facilities.

STANDARD CONDITIONS

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

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

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

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
10. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
11. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th

day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

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

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

Sincerely,



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

RCS/jv

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

cc: Mr. Thomas M. Carter, P.E., Pape-Dawson Engineers, Inc.
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Scott Halty, San Antonio Water System
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. George Wissmann, Trinity Glen-Rose Groundwater Conservation District

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 28, 2016

Mr. Frank D. Goza
Texas Military Institute
20955 West Tejas Trail
San Antonio, Texas 78257

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Texas Military Institute; Located at 20955 Tejas Trail; San Antonio, Texas

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

Regulated Entity No. RN104347257; Additional ID No. 13000091

Dear Mr. Goza:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Texas Military Institute on February 3, 2016. Final review of the CZP was completed after additional material was received on April 4, 2016 and April 20, 2016. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

Texas Military Institute began construction at its present site, on the Edwards Aquifer Contributing Zone, in 1987, and was operational in 1989. Regulation of the Contributing

Zone commenced on June 1, 1999. The main part of the campus is on a 55.13 acre platted lot. The existing impervious cover on this tract was approximately 8.69 acres (15.8 percent), and it included class, dormitory and administration buildings, and associated roads, parking and sidewalks. An additional 24.14 acres, on several contiguous tracts, is owned by TMI. The total property owned by TMI is 79.3 acres.

A Contributing Zone Plan (CZP) application was approved by letter dated August 30, 2004 for the replacement of five existing 3,500 square foot dormitory buildings with six 5,000 square foot dormitory buildings, relocating two day rooms, paving a gravel road, and installing an underground storm drain system. This resulted in a net increase of 0.90 acres of impervious cover, which increased the overall impervious cover for the site to 9.59 acres (17.40 percent of 55.13 acres).

A modification to the CZP was approved by letter dated December 3, 2007 for the construction of a basketball court and a chapel with associated brick-paved walkways. This resulted in a net increase of 0.49 acres of impervious cover, which increased the overall impervious cover for the site to 10.08 acres (18.28 percent of 55.13 acres).

A second modification to the CZP was approved by letter dated September 16, 2008 for the construction of a military and fitness area, concession stand, storage building, and a soccer field. This resulted in a net increase of 0.10 acres of impervious cover, which increased the overall impervious cover for the site to 10.18 acres (18.47 percent of 55.13 acres).

PROJECT DESCRIPTION

The proposed commercial project will increase the total area of the approved CZP and subsequent modifications from 55.13 acres to 69.40 acres. This project will include the construction of nine additional buildings, parking, and road improvements. The total impervious cover will be 22.49 acres (32.41 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one partial sedimentation/filtration sand filter basin and nine engineered vegetative filter strips, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. Out of the total 22.49 acres of impervious cover, approximately 12.75 acres was constructed prior to the effective rule date of 30 TAC 213 Subchapter B. The remaining 9.74 acres of impervious cover was constructed after the Subchapter B effect rule date and currently requires treatment. The total suspended solids (TSS) treatment for this project is 8,960 pounds (7,948 pounds required) of TSS generated from 11.55 acres (9.74 acres required) of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The partial sedimentation/filtration basin has a drainage area of 14.89 acres and will treat 6,225 pounds of TSS generated from 8.20 acres of impervious cover. The basin has a designed capture volume of 32,839 cubic feet (28,449 cubic feet required) and a sand filter area of 2,805 square feet (2,344 square feet required).

The nine filter strips will treat 2,735 pounds of TSS generated from 3.35 acres of impervious cover, have a uniform slope of less than 20 percent, a vegetated cover of at least 80 percent or more, will be 15 feet wide (in the direction of flow), and extend along the entire length of the contributing area.

SPECIAL CONDITIONS

- I. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested format (Deed Recordation Affidavit, TCEQ-0625A) that you may use to deed record the approved CZP is enclosed.
- II. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated August 30, 2004, December 3, 2007, and September 16, 2008.
- III. All permanent pollution abatement measures shall be operational prior to first occupancy of the new facilities within their respective watersheds.
- IV. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of

the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.

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

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

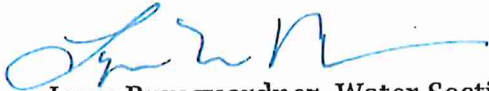
After Completion of Construction:

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

Mr. Frank D. Goza
April 28, 2016
Page 6

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

Sincerely,



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

LB/JV/eg

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

cc: Mr. Thomas M. Carter, P.E., Pape-Dawson Engineers, Inc.
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Scott Halty, San Antonio Water System
Mr. Roland Ruiz, General Manager, Edwards Aquifer Authority
Mr. George Wissmann, Trinity Glen Rose Groundwater Conservation District
TCEQ Central Records, Building F, MC212

Buddy Garcia, *Chairman*
Larry R. Soward, *Commissioner*
Bryan W. Shaw, Ph.D., *Commissioner*
Mark R. Vickery, P.C., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 16, 2008

Mr. Frank Goza
Texas Military Institute
20955 West Tejas Loop
San Antonio, Texas 78257

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Texas Military Institute; Located at 20955 Tejas Trail; San Antonio, Texas
TYPE OF PLAN: Request for Modification of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program ID No. 2203.02; Investigation No. 688600; Regulated Entity No. RN140347257

Dear Mr. Goza:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the request for modification of the approved CZP for the above-referenced project submitted to the San Antonio Regional Office by Pozneold-Camarillo, Inc. on behalf of Texas Military Institute on July 28, 2008. As presented to the TCEQ, the Temporary Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

Texas Military Institute (TMI) began construction at its present site, on the Edwards Aquifer Contributing Zone, in 1987, and was operational in 1989. Regulation of the Contributing Zone commenced on June 1, 1999. The main part of the campus is on a 55.13 acre platted lot. The existing impervious cover on this tract was approximately 8.69 acres (15.8%), and included class, dormitory and administration buildings, and associated roads, parking and side walks. An additional 24.14 acres, on several contiguous tracts, is owned by TMI. The total property owned by TMI is 79.3 acres.

A Contributing Zone Plan (CZP) application was approved by letter dated August 30, 2004 (EAPP No. 2203.00) for the replacement of five existing 3,500 square foot dormitory buildings with six 5,000 square foot dormitory buildings, relocating two day rooms, paving a gravel road, and installing an underground

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

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storm drain system. This resulted in a net increase of 0.90 acres of impervious cover, which increased the overall impervious cover for the site to 9.59 acres (17.40% of 55.13 acres).

A modification to EAPP No. 2203.01 was approved by letter dated December 3, 2007 (EAPP No. 2203.01) for the construction of a basketball court and a chapel with associated brick-pavers walkways. This resulted in a net increase of 0.49 acres of impervious cover, which increased the overall impervious cover for the site to 10.08 (18.28% of 55.13 acres).

PROJECT DESCRIPTION

The proposed commercial project will consist of four noncontiguous project areas equating to approximately 2.74 acres within the 55.13 acre site. It will include the construction of a military and fitness area, concession stand, storage building, and a soccer field. The proposed soccer field will require the abandonment of an existing gravel road and the realignment of an adjacent all-weather gravel road. The project will result in 0.10 acres of additional impervious cover. This will increase the site's overall impervious cover to 10.18 acres (18.47% of 55.13 acres). Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

Since this school/commercial project will not have more than 20 percent impervious cover, an exemption from permanent BMPs is approved.

SPECIAL CONDITIONS

- I. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested format (Deed Recordation Affidavit, TCEQ-0625A) that you may use to deed record the approved CZP is enclosed.
- II. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated August 30, 2004 and December 3, 2007.
- III. The applicant requested a waiver to the requirement for other permanent BMPs for this commercial project because the development will have less than 20 percent impervious cover. Based on the TCEQ's Review of the proposed activities and the site conditions, the required waiver is hereby granted. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the Contributing Zone Plan may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.
- IV. This approval letter is only for regulated activities described in the submitted Modification of a CZP application for the above-referenced project, specified on the site plan. Any additional activities on any other area not specified, may require a modification.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

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

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

After Completion of Construction:

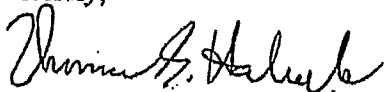
14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the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

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

If you have any questions or require additional information, please contact Javier Anguiano of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4019.

Sincerely,



Mark R. Vickery, P.G.
Executive Director
Texas Commission on Environmental Quality

MRV/JA/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625A

cc: Mr. Andrew W. Poznecki, Jr., P.E., Poznecki-Camarillo, Inc.
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, Bexar County Public Works
Ms. Velma Danielson, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC212

TMI EPISCOPAL- EAGLE PLAZA
Contributing Zone Plan Modification

Attachment A – CPZ Modification Summary

CZP Modification Summary	Approved Project (2004)	Approved Project (2007)-Mod I
Acres	55.13	55.13
Type of Development	Commercial	Commercial
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	9.59	2.74
Impervious Cover (%)	17.40	18.47
Permanent BMPs	N/A	N/A
Other		
CZP Modification Summary	Approved Project (2016)-Mod II	Approved Project (2020)-Mod III
Acres	69.40	69.40
Type of Development	Commercial	Commercial
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	17.50	18.16
Impervious Cover (%)	25.22	26.2
Permanent BMPs	One partial sand filter basin, Nine (9) vegetative filter strips (VFS)	Twenty-six (26) VFS
Other		
CZP Modification Summary	Approved Project (2021)-Mod IV	Approved Project (2025)-Mod V
Acres	69.40	69.40
Type of Development	Commercial	Commercial
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	17.90	18.32
Impervious Cover (%)	25.8	26.4
Permanent BMPs	Twenty-four (24) vegetative filter strips (VFS)	Twenty-three (23) vegetative filter strips (VFS) & (1) artificial turf
Other		

ATTACHMENT B

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment B – Narrative of Proposed Modification

The TMI Episcopal- Eagle Plaza Contributing Zone Plan (CZP) Modification proposes the construction of a plaza and a self-treating artificial turf field on an approximately 69.396-acre project site within the City of San Antonio, in Bexar County, Texas. The site is currently developed as a college preparatory school and lies within the Leon Creek watershed which does contain 100-year floodplain. Since the project is located entirely over the Edwards Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site. 30 TAC 213(f)(2) only applies to projects over the Edwards Recharge Zone.

This CZP Modification proposes demolition, additional clearing, grading, excavation, installation of utilities and drainage improvements, construction of a plaza and the conversion of the football field into a self-treating artificial turf field. The approximately 0.42 acres of impervious cover for the plaza, or 0.605% of the 69.396-acre project limits, are proposed for construction in this CZP Modification. The proposed PBMP for stormwater treatment for the football field is one (1) self-treating artificial turf field. The artificial turf area will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements.

Since 5.15 acres ($17.9 - 12.75 = 5.15$) was constructed post-rule (including the proposed), the remaining twenty-three (23) fifteen-foot (15') engineered VFS will treat 6.34 acres to provide water protection. Please see treatment summary table and impervious cover summary for additional details.

A SWPPP plan has been included with this application for the areas intended for site disturbance.

ATTACHMENT C

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment C – Project Narrative

The Texas Military Institute (TMI) site is an existing commercial development (a coeducational college preparatory school) located just northwest of Carrie Louise Street and West Tejas Trail intersection east of Interstate Highway I-10 West in the city of San Antonio, in Bexar County, Texas. The existing site is made up of four parcels of land that equal a total area of 69.396 acres (69.4 ac) and is located entirely over the Edwards Aquifer Contributing Zone. The original school facilities and associated parking, at its present site, were constructed prior to the 30 TAC 213, Sub-Chapter B effective rule date of June 1, 1999, and are therefore exempt from regulation under the aforementioned Texas Administrative Code (TAC).

Texas Military Institute began construction at its present site over the Edwards Aquifer Contributing Zone in 1987 and was operational in 1989. Regulation of the Contributing Zone commenced on June 1, 1999. The site consisted of 8.69 acres of impervious cover, or 15.8% of the 55.13-acre project site. Texas Military Institute was originally approved (EAPP 2203.00) by the Texas Commission on Environmental Quality (TCEQ) as a Contributing Zone Plan (CZP) on August 30, 2004, for the replacement of 5 existing dormitory buildings, in addition to road and storm drain improvements on campus. Approximately 0.90 acres of additional impervious cover were approved for construction, which increased the overall impervious cover for the site to 9.59 acres (17.4% of 55.13 acres). The TCEQ granted a waiver of the requirement for Permanent Best Management Practices (PBMPs) because the percent of impervious cover was less than 20% of the 55.13-acre site.

A modification (EAPP 2203.01) on December 3, 2007, for the construction of a basketball court and chapel with a net increase in impervious cover of 0.49 acres updated the overall impervious cover to 10.08 acres, or 18.28% of the 55.13-acre site. A second modification (EAPP 2203.02) on September 16, 2008 approved the construction of a military and fitness area, concession stand, storage building, and soccer field within an area of 55.13 acres with a net increase in impervious cover of 0.10 acres for a total impervious cover of 10.18 acres, or 18.47%. This CZP Modification had two extensions granted, one on September 10, 2010 (EAPP 2203.04) and another on May 6, 2011 (EAPP 2203.05). According to a letter dated March 9, 2009, the TCEQ approved an update to the file (EAPP 2203.03) for which the construction of a new sidewalk expansion area was offset by the proposition to forgo construction of a military and fitness area. This revision to the approved CZP resulted in a net decrease of impervious cover but still maintained an overall site impervious cover ratio of less than 20%. In all instances where the approved CZP was modified treatment of stormwater runoff by Permanent BMPs was not required by the TCEQ because the percent of regulated impervious cover was below 20% of the site area.

A third modification (EAPP 13000091) approved on April 28, 2016 increased the project limits from 55.13 to 69.4 acres and approved construction of nine buildings, parking and road improvements, for a total of 22.49 acres of impervious cover, or 32.41% of the 69.4-acre project site. After the exemption of the 12.75 acres of impervious covers that existed prior to June 1, 1999 from the 22.49 acres of impervious cover that were approved, 9.74 acres of impervious cover required treatment. The treated impervious cover consisted of existing impervious cover and proposed impervious cover totaling 11.55 acres, allowing for approximately 1.81 acres of future impervious cover. The approved Permanent Best Management Practices (PBMPs) for the site consisted of one (1) partial sedimentation/filtration sand filter basin and nine (9) fifteen-foot (15') engineered vegetative filter strips. All PBMPs had been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

(2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site (exclusive of the existing development that was constructed prior to the 30 TAC 213, Sub-Chapter B effective rule date of June 1, 1999 and is therefore exempt).

Due to the progression of the design process, site planning and economic factors, the previously approved plan (EAPP 13000091) was not constructed and therefore was considered expired; the site reverted to the previously-submitted "Existing Pollution Abatement Exhibit" submitted with the 2016 application. Along with the additional acreage to total 69.4 acres which consisted of 17.50 acres of impervious cover, 12.75 acres of which predates the 1999 regulations thus exempt from treatment, the site plan illustrated green space areas within the existing campus intended for treatment of approximately 7.26 acres of impervious cover. The illustrated VFS had been established on the campus for treatment during the phased construction.

TCEQ approved the Texas Military Institute Exception Request on April 2, 2020 (EAPP ID 13001078) to include limited clearing, grading and approximately 0.66 acres of impervious cover for construction of a science building, snack shack, parking, restrooms, ADA upgrades, and hardscape walkway on a limited project site. Equivalent water quality protection was accounted by the fifteen-foot (15') engineered vegetative filter strips designated on the site to account for the 5.41 acres of impervious cover which required treatment. This exception approved the twenty-six (26) fifteen-foot (15') engineered VFS to treat 6.74 acres of impervious cover (5.41 ac required). With the approved 0.66 acres of impervious cover added to the 17.5 acres (12.75 ac grandfathered) of existing, there is 18.16 ac total onsite or 26.17% of the 69.396 acres site limits

This TMI Episcopal – 2021 Campus Master Plan CZP MOD proposes to demolish 5 existing buildings and some sidewalk, additional grading, and construction of sport court areas with additional sidewalk and hardscapes. The demolition of the existing sites will reduce the overall impervious cover by 0.43 acres and the proposed improvements will add approximately 0.17 ac for a net reduction of impervious cover to be 17.90 ac for the overall site: or 25.8% of the 69.396-ac site. Two of the previously approved VFS (watersheds "J", "K" & "L") will be removed. The remaining twenty-three (23) VFS will provide treatment for approximately 6.48 acres of impervious cover.

Since 5.15 acres ($17.9 - 12.75 = 5.15$) was constructed post-rule (including the proposed), the remaining twenty-three (23) fifteen-foot (15') engineered VFS will treat 6.34 acres to provide water protection. Please see treatment summary table and impervious cover summary for additional details.

The next improvement to the campus is the Eagle Plaza Contributing Zone Plan (CZP) Modification. This CZP Modification proposes demolition, additional clearing, grading, excavation, installation of utilities and drainage improvements, construction of one (1) self-treating artificial turf system, and a plaza. Approximately 0.42 acres of impervious cover, or 0.605% of the 69.396-acre project limits, are proposed for construction in this CZP Modification producing an overall impervious cover percentage of 26.4%. The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are the twenty-three (23) fifteen-foot (15') engineered vegetative filter strips and one (1) artificial turf self-treating system. The artificial turf area will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements.

ATTACHMENT D

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment D – Factors Affecting Surface Water Quality

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

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

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

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

ATTACHMENT E

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment E – Volume and Character of Stormwater

Stormwater runoff will increase as a result of this development. For a 25-year storm event, the overall proposed project will generate approximately 4.56 cfs. The runoff coefficient for the site changes from approximately 0.70 before development to 0.97 after development. Values are based on the Rational Method using runoff coefficients per the City of San Antonio Unified Development Code.

ATTACHMENT I

TMI EPISCOPAL- EAGLE PLAZA
Contributing Zone Plan Modification

Attachment I – 20% or Less Impervious Cover Declaration

The site is currently being used for a school and contains an overall impervious cover of more than 20%. With the proposed addition of impervious cover for this CZP modification, the overall impervious cover percentage is 26.4%.

ATTACHMENT J

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment J – BMPs for Upgradient Stormwater

No offsite upgradient water will cross the site.

The proposed Permanent Best Management Practices (PMBPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') vegetative filter strips which are designed in accordance with TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

No portion of the existing or proposed plaza area will flow across the project limits.

The artificial turf area will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The proposed plaza will not directly be treated, as the overall site allows for overtreatment (reference Treatment Summary Table in Exhibits).

ATTACHMENT K

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment K – BMPs for Onsite Stormwater

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') engineered vegetative filter strips which are system designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) artificial turf area and will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The proposed plaza will not directly be treated, as the overall site allows for overtreatment (reference Treatment Summary Table in Exhibits).

ATTACHMENT L

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment L – BMPs for Surface Streams

No surface streams are located on or adjacent to the project site. The existing Permanent Best Management Practices (PBMPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') engineered vegetative filter strips which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is the addition of one (1) artificial turf area and will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The overall site is being treated with a mixture of vegetative filter strips and one self-treating artificial turf system. Refer to the Permanent Plan in the Exhibits section of this report for a breakdown of each area and treatment measure.

ATTACHMENT M

TMI EPISCOPAL- EAGLE PLAZA
Contributing Zone Plan Modification

Attachment M – Construction Plans

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

ATTACHMENT N

TMI EPISCOPAL- EAGLE PLAZA Contributing Zone Plan Modification

Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

PERMANENT POLLUTION ABATEMENT MEASURES MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

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

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions.

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

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

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

Signed by:

Father Scott Brown

20PFP185AC8814B4...

Father Scott Brown, Agent
TMI Episcopal

5/16/2025

Date

ATTACHMENT P

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment P – Measures for Minimizing Surface Stream Contamination

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

**CONTRIBUTING ZONE
PLAN APPLICATION (TCEQ-
10257)**

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

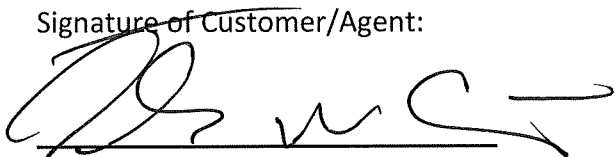
Signature

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

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

Date: 6/12/2025

Signature of Customer/Agent:



Regulated Entity Name: TMI Episcopal- Eagle Plaza

Project Information

1. County: Bexar
2. Stream Basin: Upper Leon Creek Watershed
3. Groundwater Conservation District (if applicable): Trinity Glen Rose
4. Customer (Applicant):

Contact Person: Scott Brown

Entity: Texas Military Institute

Mailing Address: 20995 W Tejas Trail

City, State: San Antonio, TX

Telephone: (210) 564-6140

Email Address: scott.brown@tmi-sa.org

Zip: 78257

Fax: (210) 698-0715

5. Agent/Representative (If any):

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

Entity: Pape-Dawson Consulting Engineers, LLC

Mailing Address: 2000 NW Loop 410

City, State: San Antonio, TX

Zip: 78213

Telephone: (210) 375-9000

Fax: (210) 375-9010

Email Address: tcarter@pape-dawson.com

6. Project Location:

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

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

From TCEQ's Regional Office, head northwest on Judson Road for approximately 2.5 miles. Turn left on N. Loop 1604 E and travel west approximately 12.7 miles. Next exit toward Interstate Highway 10 West and proceed along IH-10 for approximately 1.2 miles. Then take the Camp Bullis road exit (#554) and travel along the IH-10 frontage road for approximately 1.3 miles to the Camp Bullis Road. Turn right onto Camp Bullis road for approximately 0.5 miles and then turn onto West Tejas Trail. Turn left and your destination will be down on the left.

8. ☒ **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9. ☒ **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
- ☒ Project site boundaries.
 - ☒ USGS Quadrangle Name(s).
10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
- ☒ Area of the site
 - ☒ Offsite areas
 - ☒ Impervious cover
 - ☒ Permanent BMP(s)
 - ☒ Proposed site use
 - ☒ Site history
 - ☒ Previous development

☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

- ☒ Existing commercial site
☐ Existing industrial site
☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☐ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 69.396 Acres

Total disturbed area: _____ Acres

14. Estimated projected population: _____

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	180,774	÷ 43,560 =	4.15
Parking	440,392	÷ 43,560 =	10.11
Other paved surfaces	176,853	÷ 43,560 =	4.06
Total Impervious Cover	798,019	÷ 43,560 =	18.32

Total Impervious Cover $\frac{18.32}{69.396} \times 100 = 26.40\%$ Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
Pavement area _____ acres $\div$ R.O.W. area _____ acres $\times 100 = \text{_____}\%$ impervious cover.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

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

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

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

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

- ☐ Dispenser clearly labeled
33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.
- ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
- ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
- Site Plan Scale: 1" = 100'.
35. 100-year floodplain boundaries:
- ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☐ No part of the project site is located within the 100-year floodplain.
- The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 4800350115F.
36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).
- ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.
☐ There will be no discharges to surface water.
44. ☒ Temporary aboveground storage tank facilities.
☐ Temporary aboveground storage tank facilities will not be located on this site.
45. ☐ Permanent aboveground storage tank facilities.
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☐ N/A
48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
☐ N/A
49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
☐ N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
- ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
- ☒ The site will not be used for low density single-family residential development.

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

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

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

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

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

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

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

☐ N/A

55. ☒ **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☐ N/A

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

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

responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

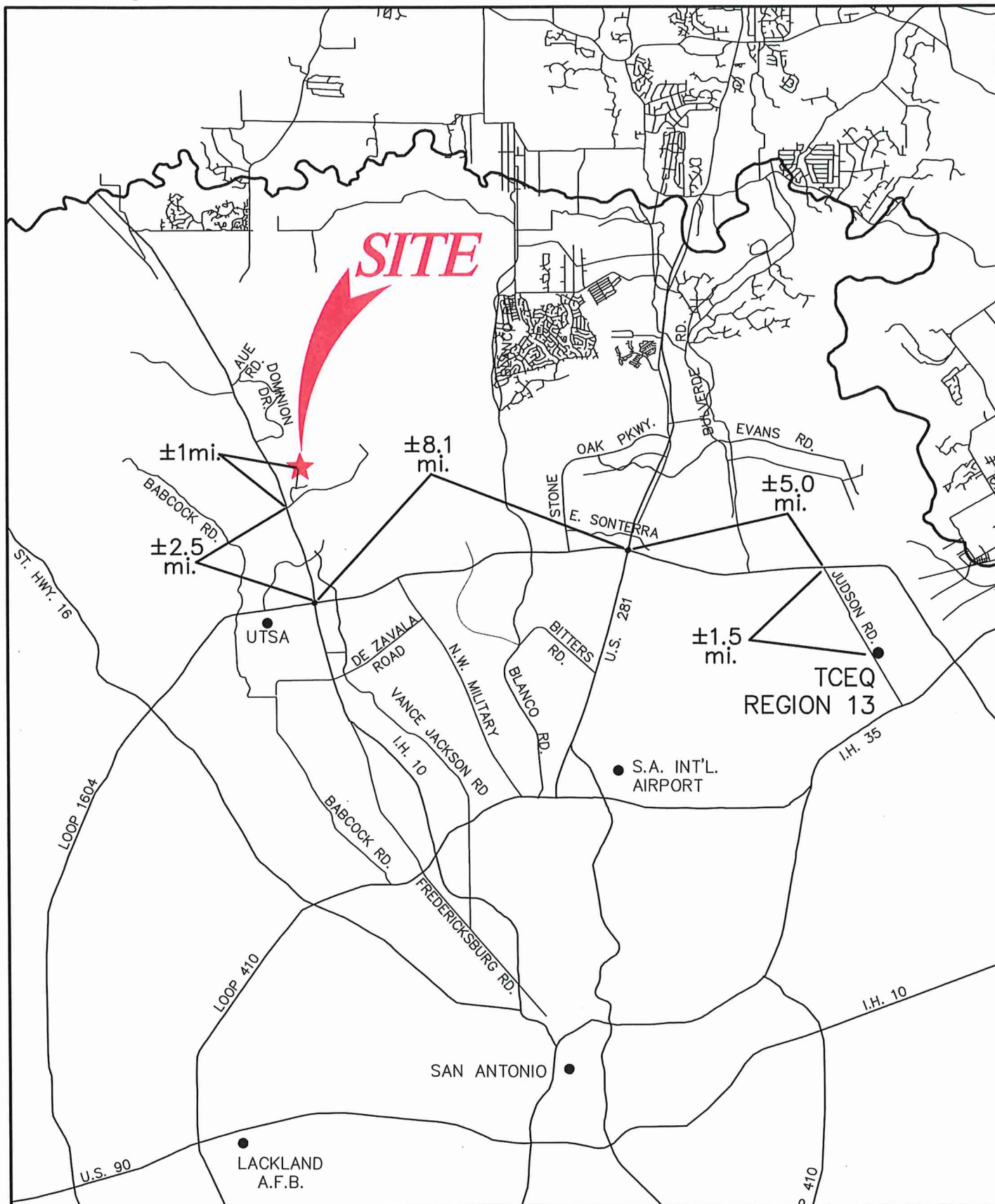
60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development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

Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- ☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A

TEXAS MILITARY INSTITUTE
Contributing Zone Plan Modification



Pape-Dawson Engineers, Inc.

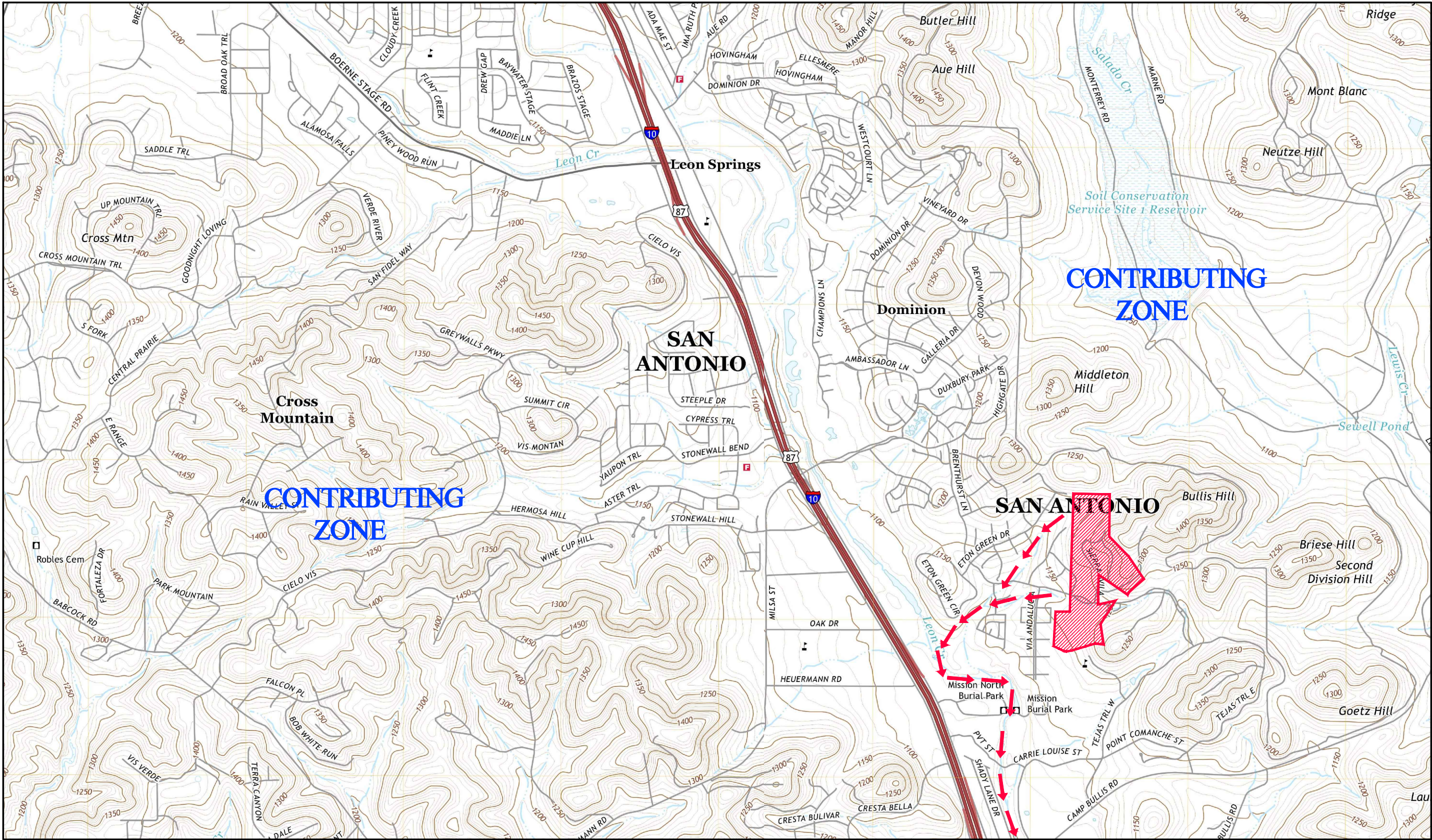
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ATTACHMENT A
Road Map

ATTACHMENT B

TEXAS MILITARY INSTITUTE
Contributing Zone Plan Modification


SCALE: 1" = 2000'



VAN RAUB, TX QUAD; CAMP BULLIS, TX QUAD;
HELOTES, TX QUAD; CASTLE HILLS, TX QUAD
DRAINAGE FLOW  
Pape-Dawson Engineers, Inc.

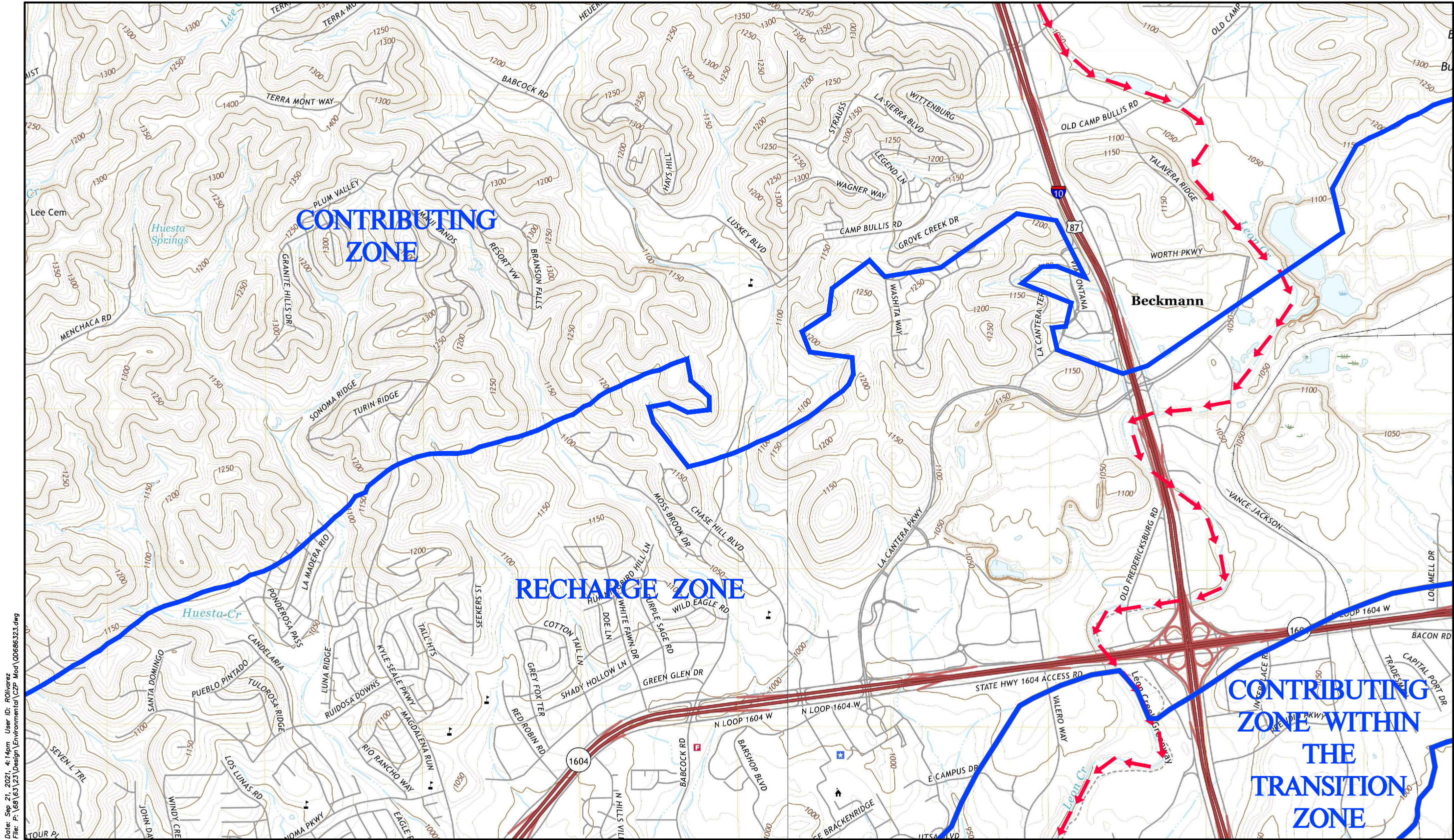
MATCHLINE See Sheet 2 of 3

USGS/EDWARDS RECHARGE ZONE MAP
Sheet 1 of 3
ATTACHMENT B

TEXAS MILITARY INSTITUTE
Contributing Zone Plan Modification



MATCHLINE See Sheet 1 of 3



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MATCHLINE See Sheet 3 of 3

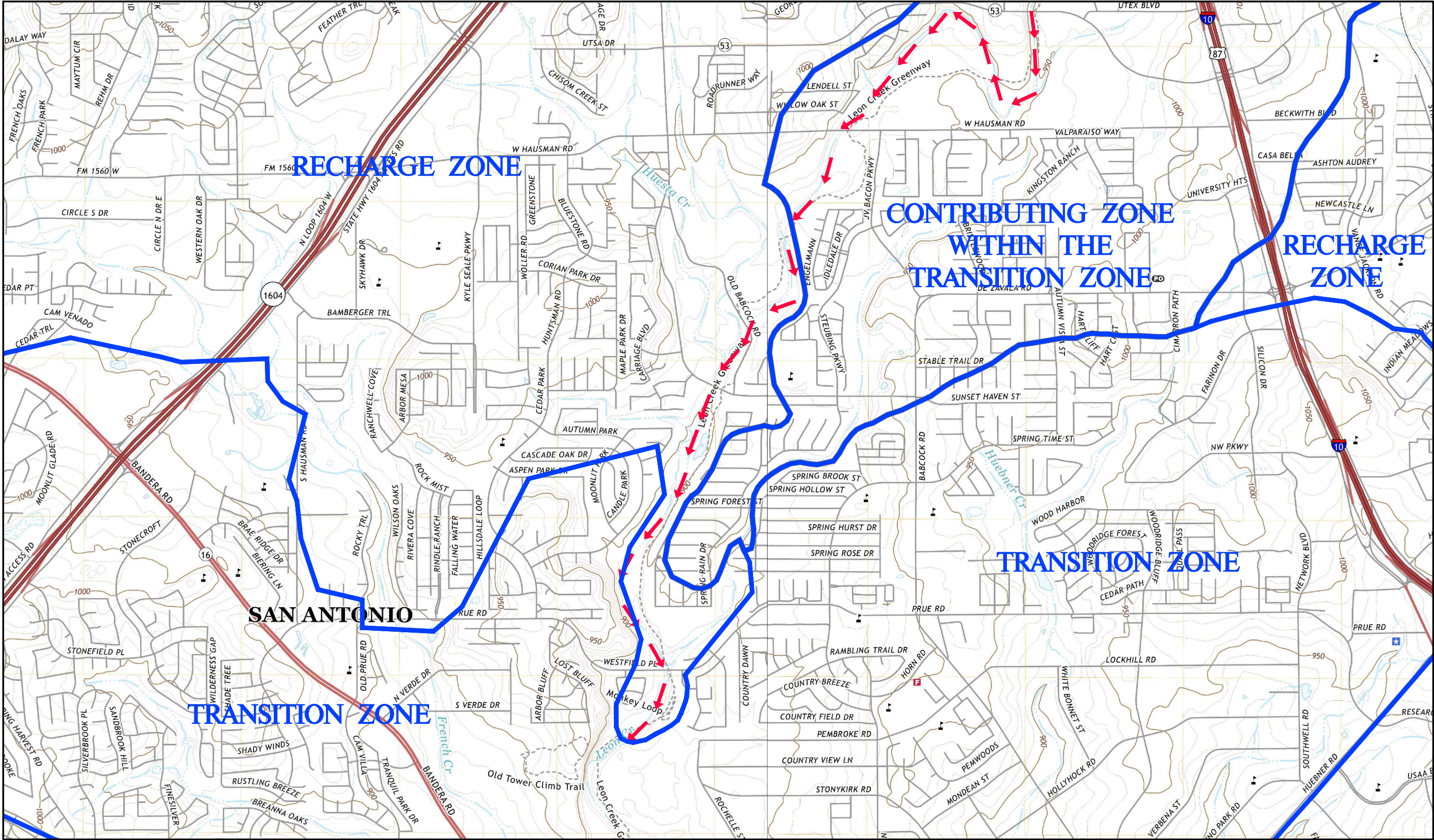
VAN RAUB, TX QUAD; CAMP BULLIS, TX QUAD;
HELOTES, TX QUAD; CASTLE HILLS, TX QUAD
DRAINAGE FLOW → →
Pape-Dawson Engineers, Inc.

USGS/EDWARDS RECHARGE ZONE MAP
Sheet 2 of 3
ATTACHMENT B

TEXAS MILITARY INSTITUTE
Contributing Zone Plan Modification

MATCHLINE See Sheet 2 of 3


SCALE: 1" = 2000'



VAN RAUB, TX QUAD; CAMP BULLIS, TX QUAD;
HELOTES, TX QUAD; CASTLE HILLS, TX QUAD
DRAINAGE FLOW  
Pape-Dawson Engineers, Inc.

ATTACHMENT C

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment C – Project Narrative

The Texas Military Institute (TMI) site is an existing commercial development (a coeducational college preparatory school) located just northwest of Carrie Louise Street and West Tejas Trail intersection east of Interstate Highway I-10 West in the city of San Antonio, in Bexar County, Texas. The existing site is made up of four parcels of land that equal a total area of 69.396 acres (69.4 ac) and is located entirely over the Edwards Aquifer Contributing Zone. The original school facilities and associated parking, at its present site, were constructed prior to the 30 TAC 213, Sub-Chapter B effective rule date of June 1, 1999, and are therefore exempt from regulation under the aforementioned Texas Administrative Code (TAC).

Texas Military Institute began construction at its present site over the Edwards Aquifer Contributing Zone in 1987 and was operational in 1989. Regulation of the Contributing Zone commenced on June 1, 1999. The site consisted of 8.69 acres of impervious cover, or 15.8% of the 55.13-acre project site. Texas Military Institute was originally approved (EAPP 2203.00) by the Texas Commission on Environmental Quality (TCEQ) as a Contributing Zone Plan (CZP) on August 30, 2004, for the replacement of 5 existing dormitory buildings, in addition to road and storm drain improvements on campus. Approximately 0.90 acres of additional impervious cover were approved for construction, which increased the overall impervious cover for the site to 9.59 acres (17.4% of 55.13 acres). The TCEQ granted a waiver of the requirement for Permanent Best Management Practices (PBMPs) because the percent of impervious cover was less than 20% of the 55.13-acre site.

A modification (EAPP 2203.01) on December 3, 2007, for the construction of a basketball court and chapel with a net increase in impervious cover of 0.49 acres updated the overall impervious cover to 10.08 acres, or 18.28% of the 55.13-acre site. A second modification (EAPP 2203.02) on September 16, 2008 approved the construction of a military and fitness area, concession stand, storage building, and soccer field within an area of 55.13 acres with a net increase in impervious cover of 0.10 acres for a total impervious cover of 10.18 acres, or 18.47%. This CZP Modification had two extensions granted, one on September 10, 2010 (EAPP 2203.04) and another on May 6, 2011 (EAPP 2203.05). According to a letter dated March 9, 2009, the TCEQ approved an update to the file (EAPP 2203.03) for which the construction of a new sidewalk expansion area was offset by the proposition to forgo construction of a military and fitness area. This revision to the approved CZP resulted in a net decrease of impervious cover but still maintained an overall site impervious cover ratio of less than 20%. In all instances where the approved CZP was modified treatment of stormwater runoff by Permanent BMPs was not required by the TCEQ because the percent of regulated impervious cover was below 20% of the site area.

A third modification (EAPP 13000091) approved on April 28, 2016 increased the project limits from 55.13 to 69.4 acres and approved construction of nine buildings, parking and road improvements, for a total of 22.49 acres of impervious cover, or 32.41% of the 69.4-acre project site. After the exemption of the 12.75 acres of impervious covers that existed prior to June 1, 1999 from the 22.49 acres of impervious cover that were approved, 9.74 acres of impervious cover required treatment. The treated impervious cover consisted of existing impervious cover and proposed impervious cover totaling 11.55 acres, allowing for approximately 1.81 acres of future impervious cover. The approved Permanent Best Management Practices (PBMPs) for the site consisted of one (1) partial sedimentation/filtration sand filter basin and nine (9) fifteen-foot (15') engineered vegetative filter strips. All PBMPs had been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

(2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site (exclusive of the existing development that was constructed prior to the 30 TAC 213, Sub-Chapter B effective rule date of June 1, 1999 and is therefore exempt).

Due to the progression of the design process, site planning and economic factors, the previously approved plan (EAPP 13000091) was not constructed and therefore was considered expired; the site reverted to the previously-submitted "Existing Pollution Abatement Exhibit" submitted with the 2016 application. Along with the additional acreage to total 69.4 acres which consisted of 17.50 acres of impervious cover, 12.75 acres of which predates the 1999 regulations thus exempt from treatment, the site plan illustrated green space areas within the existing campus intended for treatment of approximately 7.26 acres of impervious cover. The illustrated VFS had been established on the campus for treatment during the phased construction.

TCEQ approved the Texas Military Institute Exception Request on April 2, 2020 (EAPP ID 13001078) to include limited clearing, grading and approximately 0.66 acres of impervious cover for construction of a science building, snack shack, parking, restrooms, ADA upgrades, and hardscape walkway on a limited project site. Equivalent water quality protection was accounted by the fifteen-foot (15') engineered vegetative filter strips designated on the site to account for the 5.41 acres of impervious cover which required treatment. This exception approved the twenty-six (26) fifteen-foot (15') engineered VFS to treat 6.74 acres of impervious cover (5.41 ac required). With the approved 0.66 acres of impervious cover added to the 17.5 acres (12.75 ac grandfathered) of exiting, there is 18.16 ac total onsite or 26.17% of the 69.396 acres site limits

This TMI Episcopal – 2021 Campus Master Plan CZP MOD proposes to demolish 5 existing buildings and some sidewalk, additional grading, and construction of sport court areas with additional sidewalk and hardscapes. The demolition of the existing sites will reduce the overall impervious cover by 0.43 acres and the proposed improvements will add approximately 0.17 ac for a net reduction of impervious cover to be 17.90 ac for the overall site: or 25.8% of the 69.396-ac site. Two of the previously approved VFS (watersheds "J", "K" & "L") will be removed. The remaining twenty-three (23) VFS will provide treatment for approximately 6.48 acres of impervious cover.

Since 5.15 acres ($17.9 - 12.75 = 5.15$) was constructed post-rule (including the proposed), the remaining twenty-three (23) fifteen-foot (15') engineered VFS will treat 6.34 acres to provide water protection. Please see treatment summary table and impervious cover summary for additional details.

The next improvement to the campus is the Eagle Plaza Contributing Zone Plan (CZP) Modification. This CZP Modification proposes demolition, additional clearing, grading, excavation, installation of utilities and drainage improvements, construction of one (1) self-treating artificial turf system, and a plaza. Approximately 0.42 acres of impervious cover, or 0.605% of the 69.396-acre project limits, are proposed for construction in this CZP Modification producing an overall impervious cover percentage of 26.4%. The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are the twenty-three (23) fifteen-foot (15') engineered vegetative filter strips and one (1) artificial turf self-treating system. The artificial turf area will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements.

ATTACHMENT D

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment D – Factors Affecting Surface Water Quality

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

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

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

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

ATTACHMENT E

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment E – Volume and Character of Stormwater

Addition:

Stormwater runoff will increase as a result of this development. For 0.42 acres of the plaza for a 25-year storm event, the overall proposed project will generate approximately 4.56 cfs. The runoff coefficient for the site changes from approximately 0.70 before development to 0.97 after development. Values are based on the Rational Method using runoff coefficients per the City of San Antonio Unified Development Code.

Campus:

Stormwater runoff will not increase as a result of this development. The runoff coefficient for the site changes from approximately 0.70 before development and after development. Values are based on the Rational Method using runoff coefficients per the City of San Antonio Unified Development Code.

ATTACHMENT I

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment I – 20% or Less Impervious Cover Declaration

The site is currently being used for a school and contains an overall impervious cover of more than 20%, but the proposed modification is only for 0.42 acres of impervious cover, which is significantly less than 20%.

ATTACHMENT J

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment J – BMPs for Upgradient Stormwater

No offsite upgradient water will cross the site.

The proposed Permanent Best Management Practices (PMBPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') vegetative filter strips which are designed in accordance with TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

No portion of the existing or proposed plaza area will flow across the project limits.

The artificial turf area will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The proposed plaza will not directly be treated, as the overall site allows for overtreatment (reference Treatment Summary Table in Exhibits).

ATTACHMENT K

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment K – BMPs for Onsite Stormwater

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') engineered vegetative filter strips which are system designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) artificial turf area and will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The proposed plaza will not directly be treated, as the overall site allows for overtreatment (reference Treatment Summary Table in Exhibits).

ATTACHMENT L

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment L – BMPs for Surface Streams

No surface streams are located on or adjacent to the project site. The existing Permanent Best Management Practices (PBMPs) for stormwater treatment are twenty-three (23) existing fifteen-foot (15') engineered vegetative filter strips which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is the addition of one (1) artificial turf area and will be designed as self-treating artificial turf and will operate as an additional PBMP for the site. The proposed artificial turf field is designed per requirements set forth in the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) addendum sheet dated July 5, 2012, section 3.2.20, Permeable Pavers Maintenance Guidelines as the PBMPs for improvements. The overall site is being treated with a mixture of vegetative filter strips and one self-treating artificial turf system. Refer to the Permanent Plan in the Exhibits section of this report for a breakdown of each area and treatment measure.

ATTACHMENT M

TMI EPISCOPAL- EAGLE PLAZA
Contributing Zone Plan Modification

Attachment M – Construction Plans

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

ATTACHMENT N

TMI EPISCOPAL- EAGLE PLAZA Contributing Zone Plan Modification

Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

PERMANENT POLLUTION ABATEMENT MEASURES MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

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

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions.

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

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

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

Signed by:

Father Scott Brown

20FF183AC8814B4...

Father Scott Brown, Agent
TMI Episcopal

5/16/2025

Date

ATTACHMENT P

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment P – Measures for Minimizing Surface Stream Contamination

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

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

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

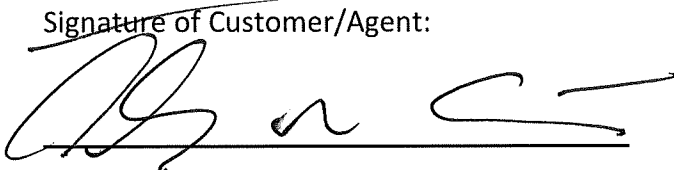
Signature

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

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

Date: 6/12/2025

Signature of Customer/Agent:



Regulated Entity Name: TMI Episcopal- Eagle Plaza

Project Information

Potential Sources of Contamination

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

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

☒ The following fuels and/or hazardous substances will be stored on the site: Construction Staging Area

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment A – Spill Response Actions

In the event of an accidental leak or spill:

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

In the event of an accidental significant or hazardous spill:

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

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

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

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

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

ATTACHMENT B

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment B – Potential Sources of Contamination

Other potential sources of contamination during construction include:

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

ATTACHMENT C

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment C – Sequence of Major Activities

The sequence of major activities which disturb soil during construction on this site will be divided into two stages. The first is site preparation for the construction of the plaza that will include clearing and grubbing of vegetation where applicable. This will disturb approximately 0.42 acres. The second is construction that will include construction of a self-treating artificial turf system and site cleanup. This will disturb approximately 2.29 acres.

ATTACHMENT D

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment D – Temporary Best Management Practices and Measures

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

No upgradient water will cross the site. Upgradient water will be intercepted through earthen channels around the site. All TBMPs are adequate for the drainage areas they serve.

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

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

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

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

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

As this site is entirely over the Edwards Aquifer Contributing Zone, a Geologic Assessment was not conducted and is not required; therefore, no sensitive features were identified. There are no surface streams on or immediately adjacent to the site.

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

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

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

Since the project is located entirely over the Edwards Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site. 30 TAC 213(f)(2) only applies to projects over the Edwards Recharge Zone.

ATTACHMENT F

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment F – Structural Practices

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

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

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

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

ATTACHMENT G

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment G – Drainage Area Map

No more than ten (10) acres will be disturbed within a common drainage area at one time as construction of civil infrastructure (utilities, roads, drainage, etc.) will precede home building construction. Refer to included exhibits for additional details. All TBMPs utilized are adequate for the drainage areas served.

ATTACHMENT I

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment I – INSPECTIONS

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

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

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

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

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

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

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

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

Inspector's Name

Inspector's Signature

Date

TMI EPISCOPAL- EAGLE PLAZA
Contributing Zone Plan Modification

PROJECT MILESTONE DATES

Date when major site grading activities begin:

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

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

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

Dates when stabilization measures are initiated:

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

ATTACHMENT J

TMI EPISCOPAL- EAGLE PLAZA

Contributing Zone Plan Modification

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

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

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

**NOTICE OF INTENT
(TCEQ-20022)**



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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 602671265

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

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

TMI Episcopal- Eagle Plaza

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

Prefix (Mr. Ms. Miss):

First and Last Name: Scott Brown Suffix:

Title: President Credentials:

Phone Number: (210)545-6140 Fax Number:

E-mail: scott.brown@tmi-sa.org

Mailing Address: 20955 W. Tejas Trail

City, State, and Zip Code: San Antonio, TX 78257

Mailing Information if outside USA:

Territory:

Country Code:

Postal Code:

d) Indicate the type of customer:

☐ Individual

☐ Limited Partnership

☐ General Partnership

☐ Trust

☐ Sole Proprietorship (D.B.A.)

☐ Corporation

☐ Estate

☐ Federal Government

☐ County Government

☐ State Government

☐ City Government

☐ Other Government

☐ Other:

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

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

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

☐ 0-20

☐ 251-500

☐ 21-100

☐ 501 or higher

☐ 101-250

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

State Franchise Tax ID Number: [REDACTED]

Federal Tax ID: [REDACTED]

Texas Secretary of State Charter (filing) Number: [REDACTED]

DUNS Number (if known): [REDACTED]

SECTION 2. APPLICATION CONTACT

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

☒ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss): [REDACTED]

First and Last Name: [REDACTED] Suffix: [REDACTED]

Title: [REDACTED] Credential: [REDACTED]

Organization Name: [REDACTED]

Phone Number: [REDACTED] Fax Number: [REDACTED]

E-mail: [REDACTED]

Mailing Address: [REDACTED]

Internal Routing (Mail Code, Etc.): [REDACTED]

City, State, and Zip Code: [REDACTED]

Mailing information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN 104347257

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

- b) Name of project or site (the name known by the community where it's located): TMI Episcopal- Eagle Plaza
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Non-profit private College Preparatory School
- d) County or Counties (if located in more than one): Bexar
- e) Latitude: 29.638282 N Longitude: -98.605340 W
- f) Site Address/Location

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

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

Section A:

Street Number and Name: 20955 W. Tejas Trail

City, State, and Zip Code: San Antonio, TX 78257

Section B:

Location Description:

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

Zip Code where the site is located:

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
- ☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.
- ☒ No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
- ☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
- ☒ No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1542
- d) What is the Secondary SIC Code(s), if applicable? 1623
- e) What is the total number of acres to be disturbed?
- f) Is the project part of a larger common plan of development or sale?

☒ Yes

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

g) What is the estimated start date of the project? August 2025

h) What is the estimated end date of the project? August 2026

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

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

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

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

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: Bexar

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: THOMAS M. CARTER, PE

Operator Signatory Title: Sr VP

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

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

Signature (use blue ink):



Date:

6/12/2025

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

- ☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- ☐ Check number and name on check is provided in this application.

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

- ☐ Customer Number (CN) issued by TCEQ Central Registry
- ☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- ☐ Name and title of responsible authority signing the application.
- ☐ Phone number and e-mail address
- ☐ Mailing address is complete & verifiable with USPS. www.usps.com
- ☐ Type of operator (entity type). Is applicant an independent operator?
- ☐ Number of employees.
- ☐ For corporations or limited partnerships - Tax ID and SOS filing numbers.
- ☐ Application contact and address is complete & verifiable with USPS. <http://www.usps.com>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- ☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- ☐ Site/project name and construction activity description
- ☐ County

☐ Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

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

GENERAL CHARACTERISTICS

☐ Indian Country Lands -the facility is not on Indian Country Lands.

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

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

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

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

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

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

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

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

Notice of Intent Process:

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

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

mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility.

Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmaview.html>.

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

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

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser:

<http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser:

<http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser:

www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

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

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser:

www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or

on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality General Permit Payment Submittal Form

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

Instructions:

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

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

By Regular U.S. Mail

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

By Overnight or Express Mail

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

Fee Code: GPA General Permit: TXR150000

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

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

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

Project/Site (RE) Name:

Project/Site (RE) Physical Address:

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

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 **Father Scott Brown**,
Print Name

Agent,
Title - Owner/President/Other

of **Texas Military Institute of San Antonio, TX**,
Corporation/Partnership/Entity Name

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

of **Pape-Dawson Consulting Engineers, LLC**
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:


Applicant's Signature

5/19/25
Date

THE STATE OF TEXAS §

County of BEXAR §

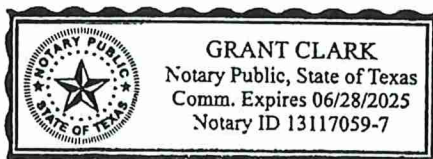
BEFORE ME, the undersigned authority, on this day personally appeared SCOTT BROWN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 19TH day of MAY, 2025.


NOTARY PUBLIC

GRANT CLARK
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6-28-2025



APPLICATION FEE FORM
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: TMI Episcopal- Eagle Plaza

Regulated Entity Location: 20955 W Tejas Trail

Name of Customer: Texas Military Institute of San Antonio, TX

Contact Person: Scott Brown

Phone: (210) 545-6140

Customer Reference Number (if issued): CN 602671265

Regulated Entity Reference Number (if issued): RN 104347257

Austin Regional Office (3373)

☐ Hays

☐ Travis

☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☐ Austin Regional Office

☒ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

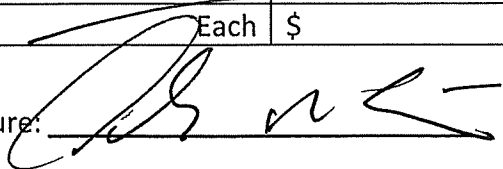
Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	69.4 Acres	\$ 8,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 6/12/2025

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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 602671265		RN 104347257

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 Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		☐ Change in Regulated Entity Ownership				
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:				
Texas Military Institute						
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				
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other		Partnership: ☐ General ☐ Limited				
☐ Sole Proprietorship		☐ Other:				
12. Number of Employees		13. Independently Owned and Operated?				
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher		☒ Yes ☐ No				
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following						
☐ Owner ☐ Operator ☒ Owner & Operator						
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:						
15. Mailing Address:	20955 W Tejas Trail					
	City	San Antonio	State	TX	ZIP	78257
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)				
		scott.brown@tmi-sa.org				
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)		
(210) 545-6140				(210) 698-0715		

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
☐ New Regulated Entity ☐ Update to Regulated Entity Name ☒ Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
TMI Episcopal- Eagle Plaza	

23. Street Address of the Regulated Entity: (No PO Boxes)	20955 W Tejas Trail							
	City	San Antonio	State	TX	ZIP	78257	ZIP + 4	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:								
26. Nearest City	State				Nearest ZIP Code			
San Antonio	TX				78257			
27. Latitude (N) In Decimal:	29.638282			28. Longitude (W) In Decimal:	-98.605340			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	38	17.8	-98	36	19.2			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
1542	1611		236220		237310			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
College Preparatory School								
34. Mailing Address:	20955 W Tejas Trail							
	City	San Antonio	State	TX	ZIP	78257	ZIP + 4	
35. E-Mail Address:								
36. Telephone Number		37. Extension or Code			38. Fax Number (if applicable)			
(210) 545-6140					() -			

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

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

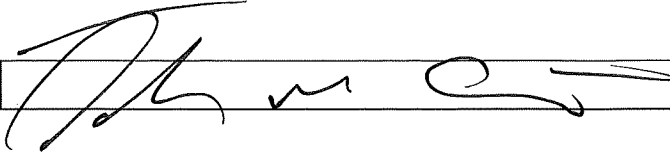
SECTION IV: Preparer Information

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

SECTION V: Authorized Signature

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

Company:	Pape-Dawson	Job Title:	Senior Vice President
Name (In Print):	Thomas M. Carter, P.E.	Phone:	(210) 375- 9000

Signature:		Date:	6/12/2025
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POLLUTANT LOAD AND REMOVAL CALCULATIONS

TMI CZP: Proposed Treatment Summary
Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Impervious Cover (ac.)	PBMP	Total TSS Generated Annually (lbs)	Total TSS Removed Annually (85%) (lbs)
A	0.43	0.43	15' VFS	351	373
B	0.04	0.04	15' VFS	33	35
C	0.12	0.12	15' VFS	98	104
D	0.07	0.07	15' VFS	57	61
E	0.02	0.02	15' VFS	16	17
F	0.05	0.05	15' VFS	41	43
G	0.10	0.10	15' VFS	82	87
H1	0.30	0.30	15' VFS	245	260
H2	0.24	0.24	15' VFS	196	208
I	0.52	0.52	15' VFS	424	451
M-1	0.20	0.20	15' VFS	163	173
M-2	0.55	0.55	15' VFS	449	477
N	0.22	0.22	15' VFS	180	191
P	2.29	0.72	Artificial Turf	588	624
Q	0.05	0.05	15' VFS	41	43
R	0.22	0.22	15' VFS	180	191
S	0.06	0.06	15' VFS	49	52
T	0.24	0.24	15' VFS	196	208
U	0.40	0.40	15' VFS	326	347
V	0.08	0.08	15' VFS	65	69
W	0.20	0.20	15' VFS	163	173
X	0.18	0.18	15' VFS	147	156
Y	0.56	0.56	15' VFS	457	486
Z	0.90	0.90	15' VFS	734	780
AA	0.17	0.17	15' VFS	139	147
BB	0.42	0.42	15' VFS	343	364
TOTAL	8.63	7.06	--	5,761	6,121

IMPERVIOUS COVER SUMMARY

Type of Impervious Cover	Area (ac.)	Revised for CMP CZP 2021	Revised for Portable 2023	Area (ac.)	Revised for Impervious Cover 2024	Type of Impervious Cover 2025	Area (ac.)
Pavement	10.04	10.11	10.11	10.71	10.71	Pavement	10.71
Buildings	4.50	4.15	4.185	5.095	5.095	Buildings	4.72
Sidewalk	1.46	1.44	1.44	1.53	1.53	Sidewalk	1.53
Ex. Hardscape	2.16	2.2	2.20	2.20	2.20	Hardscape	2.20
Additional Plaza							0.42
Total IC	17.90	17.900	17.935	19.535	19.535		19.583
Exempt (Pre-1999)	12.7500	12.75	12.75	12.75	12.75		12.75
Area Requiring Treatment	5.1500	5.15	5.185	6.785	6.785		6.833
Total Area Treated by VFS	6.4800	6.48	6.48	7.01	7.01		5.92
Total Area Treated by Artificial Turf	2.2900						2.29
SUMMARY							
added improvements	0.1700		0.035	1.6	1.6		2.71
2021 Existing IC removed	0.4300						
2025 Existing IC removed	0.3719						

* Removed 2 portable buildings, shown on Temporary & Permanent Plans

6/12/2025

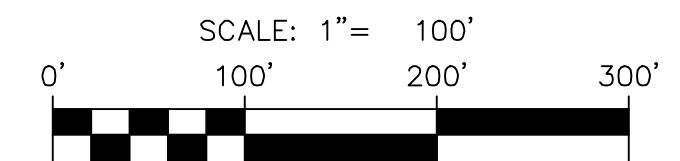


EXHIBITS



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE+ UNLESS OTHERWISE NOTED. imagery © 2015 CAPCO Digital Globe, Leica Orthomosaic Program, USDA Farm Service Agency

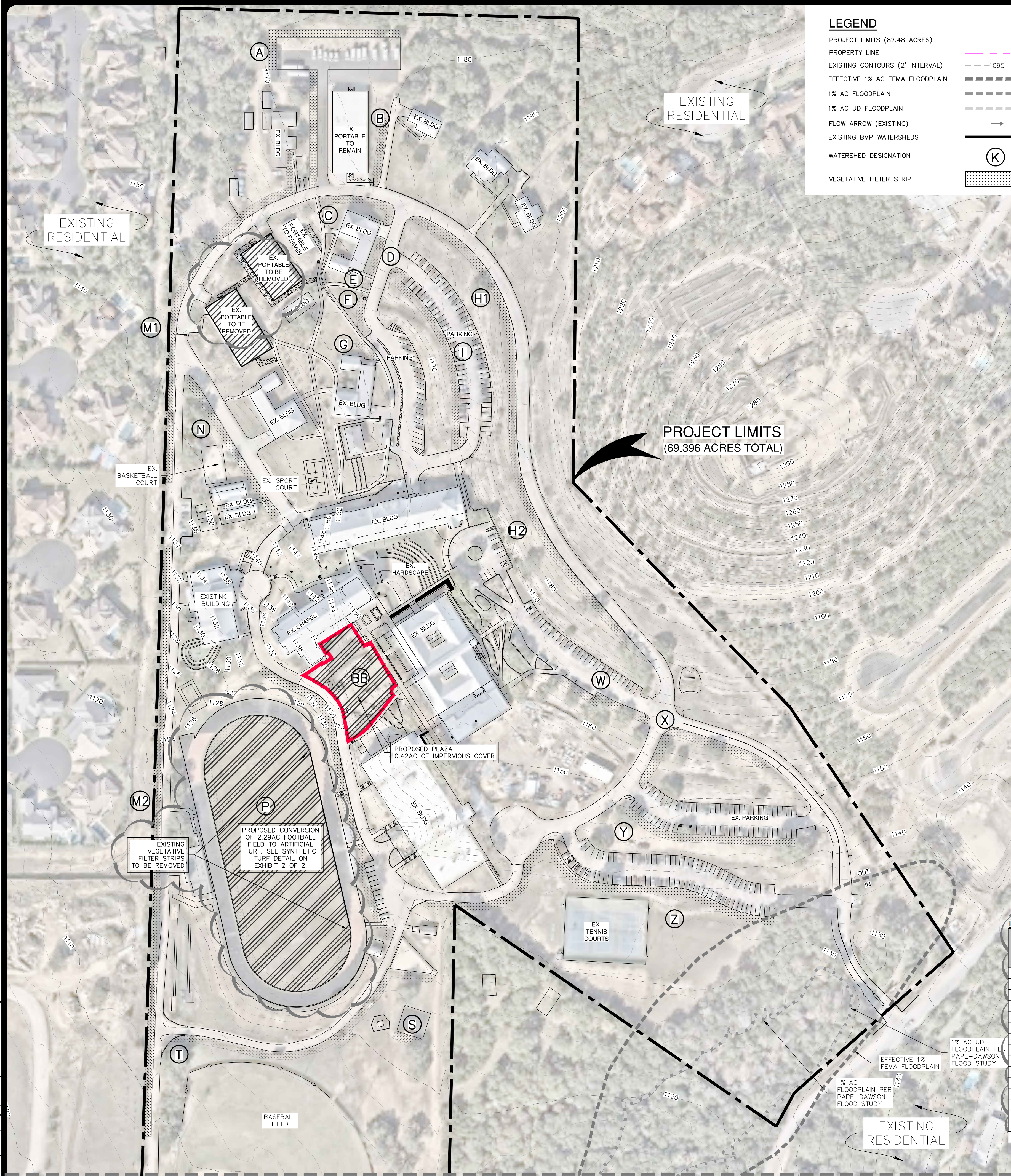
The diagram shows a cross-section of a system with several layers. From top to bottom, there are: a thin grey layer, a dashed grey layer, a solid grey layer, and a thick black layer. Below the thick black layer is a layer with a dotted pattern. A horizontal arrow points to the right, indicating a direction of flow or process. The number 1095 is written above the dashed grey layer.



THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.	EXHIBIT 1 of 2
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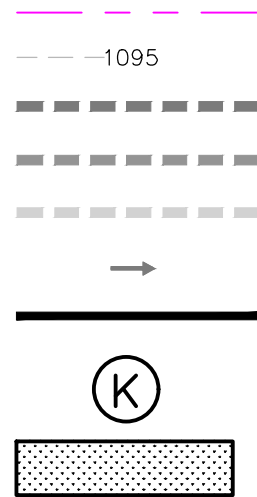
LAT NO. 870210
 JOB NO. 6863-23
 DATE MAY 2023
 DESIGNER RH
 CHECKED EK DRAWN RH
 SHEET 1 OF 2

Notes: Apr. 10, 2025, 2:23pm User: JB_ahommon
File: P:\03\163130\Design\Exhibits\163130_415_Plan.dwg



LEGEND

PROJECT LIMITS (82.48 ACRES)
PROPERTY LINE
EXISTING CONTOURS (2' INTERVAL)
EFFECTIVE 1% AC FEMA FLOODPLAIN
1% AC FLOODPLAIN
1% AC UD FLOODPLAIN
FLOW ARROW (EXISTING)
EXISTING BMP WATERSHEDS
WATERSHED DESIGNATION
VEGETATIVE FILTER STRIP



TREATMENT SUMMARY TABLE

TMI CZP: Proposed Treatment Summary Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Impervious Cover (ac.)	PBMP	Total TSS Generated Annually (lbs)	Total TSS Removed Annually (85%) (lbs)
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C	0.12	0.12	15' VFS	98	104
D	0.07	0.07	15' VFS	57	61
E	0.02	0.02	15' VFS	16	17
F	0.05	0.05	15' VFS	41	43
G	0.10	0.10	15' VFS	82	87
H1	0.30	0.30	15' VFS	245	260
H2	0.24	0.24	15' VFS	196	208
I	0.52	0.52	15' VFS	424	451
M-1	0.20	0.20	15' VFS	163	173
M-2	0.55	0.55	15' VFS	448	477
N	0.22	0.22	15' VFS	180	191
P	2.29	0.72	Artificial Turf	588	624
Q	0.05	0.05	15' VFS	41	43
R	0.22	0.22	15' VFS	180	191
S	0.06	0.06	15' VFS	49	52
T	0.24	0.24	15' VFS	196	208
U	0.40	0.40	15' VFS	326	347
V	0.08	0.08	15' VFS	65	69
W	0.20	0.20	15' VFS	163	173
X	0.18	0.18	15' VFS	147	156
Y	0.56	0.56	15' VFS	457	486
Z	0.90	0.90	15' VFS	734	780
AA	0.17	0.17	15' VFS	139	147
BB	0.42	0.42	15' VFS	343	364
TOTAL	8.63	7.06	-	5,761	6,121

PERMANENT POLLUTION ABATEMENT MEASURES:

- SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.
- ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.
- THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.
- DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM 1.5% TO 15% WITH 3:1 SLOPES (MAX.) IN LANDSCAPED AREAS.

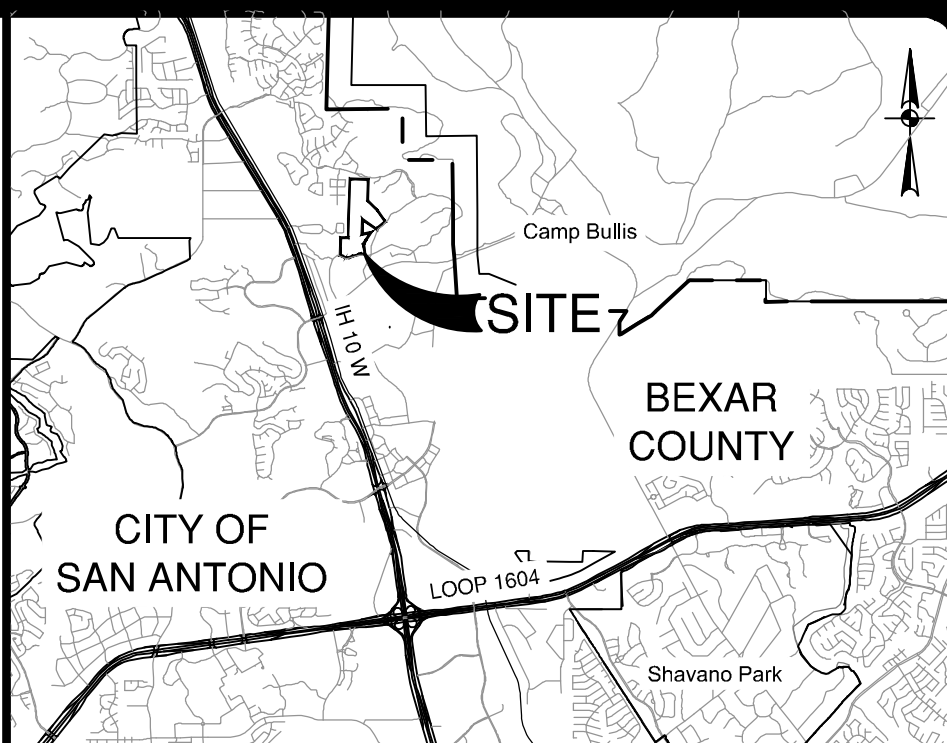
SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES

- TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.
- DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TxDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.
- FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO VEGETATION.
- EXISTING PERMANENT BMP'S FOR THIS SITE INCLUDE TWENTY-FOUR (24) VEGETATIVE FILTER STRIPS. A PROPOSED PERMANENT BMP IS (1) ARTIFICIAL TURF FIELD. ALL PERMANENT BMP'S HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE SITE IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (JUNE, 1999). SEE NOTE 6 BELOW.
- TYPICAL PROPOSED SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.5% TO 15%.
- THIS EXHIBIT REPRESENTS SITE IMPROVEMENTS AND BMP'S AS GRANDFATHERED OR APPROVED UNDER THE EXISTING CONTRIBUTING ZONE PLAN AND MODIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT SUFFICIENT VEGETATION EXISTS IN AREAS LABELED AS VEGETATIVE BUFFER. IF NOT, THESE AREAS MUST BE RE-VEGETATED TO STABILIZE THE SOIL USING BLOCK SOD IN A CHECKBOARD PATTERN AND PLACED AT AN ELEVATION THAT ALLOWS ADJACENT IMPERVIOUS COVER TO DRAIN ACROSS THE VEGETATIVE BUFFER. THE CONTRACTOR MAY SUBSTITUTE SEED-IMPREGNATED EROSION CONTROL MATS OR HYDROMULCH FOR SOD. CONTRACTOR MUST WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER.

IMPERVIOUS COVER SUMMARY

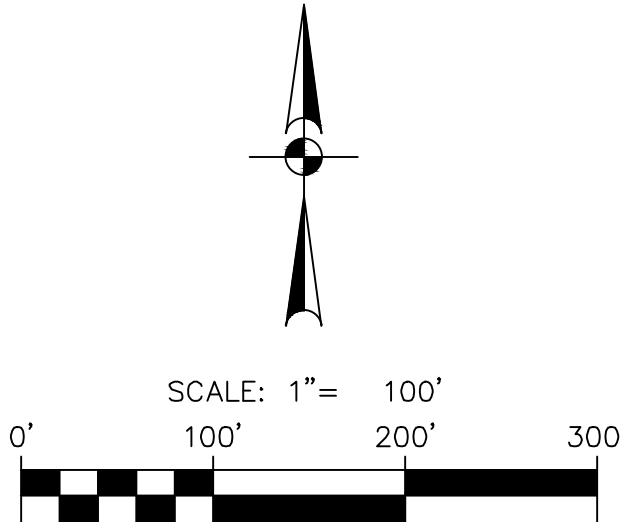
Type of Impervious Cover	Area (ac.)	Revised for CMP CZP 2021	Revised for Portable 2023	Area (ac.)	Revised for Impervious Cover 2024	Type of Impervious Cover 2025	Area (ac.)
Pavement	10.04	10.11	10.11	10.71	10.71	Pavement	10.71
Buildings	4.50	4.15	4.185	5.095	5.095	Buildings	4.72
Sidewalk	1.48	1.44	1.44	1.53	1.53	Sidewalk	1.53
Ex. Hardscape	2.16	2.2	2.20	2.20	2.20	Hardscape	2.20
Additional Plaza							0.42
Total IC	17.90	17.900	17.935	19.535	19.535		19.583
Exempt (Pre-1999)	12.7500	12.75	12.75	12.75	12.75		12.75
Area Requiring Treatment	5.1500	5.15	5.185	6.785	6.785		6.833
Total Area Treated by VFS	6.4800	6.48	6.48	7.01	7.01		5.92
Total Area Treated by Artificial Turf	2.2900						2.29
SUMMARY							
added improvements	0.1700		0.035	1.6	1.6		2.71
2021 Existing IC removed	0.4300						
2025 Existing IC removed	0.3719						

* Removed 2 portable buildings, shown on Temporary & Permanent Plans



LOCATION MAP

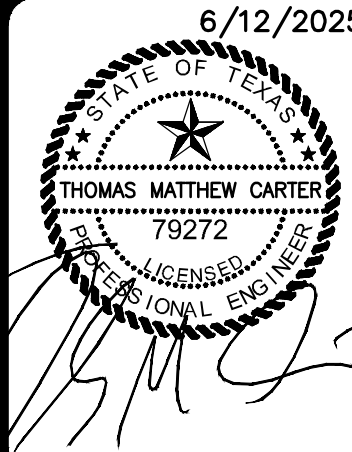
NOT-TO-SCALE



DATE

NO. REVISION

6/12/2025



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 10228600
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10228600

TEXAS MILITARY INSTITUTE
SAN ANTONIO, TX

CONTRIBUTING ZONE PLAN MODIFICATION

PERMANENT WATER POLLUTION ABATEMENT PLAN

PLAT NO. 870210

JOB NO. 6863-23

DATE MAY 2023

DESIGNER RH

CHECKED EX DRAWN RH

SHEET 1 OF 2

EXHIBIT
1 of 2

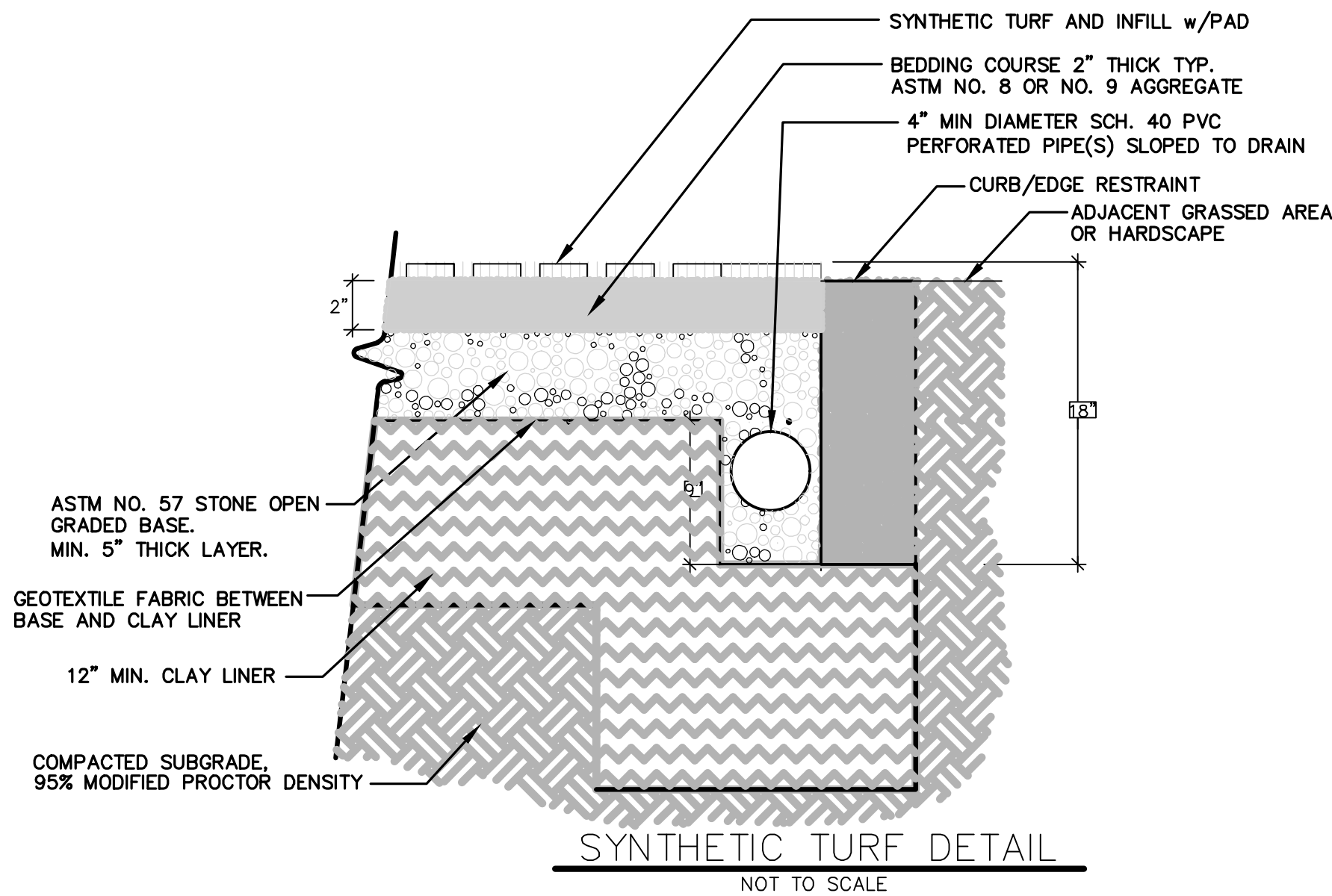
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

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

MATCHLINE SEE SHEET 2 OF 2

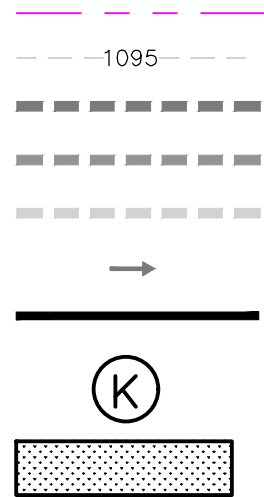
Dates: Jan 10, 2025 2:23pm User: JB_aharmon
File: P:\GIS\330\Design\Exhibits\330415_Plan.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2015,CAPCO/Digital Globe, Texas Orthomosaic Program, USDA Farm Service Agency.



LEGEND

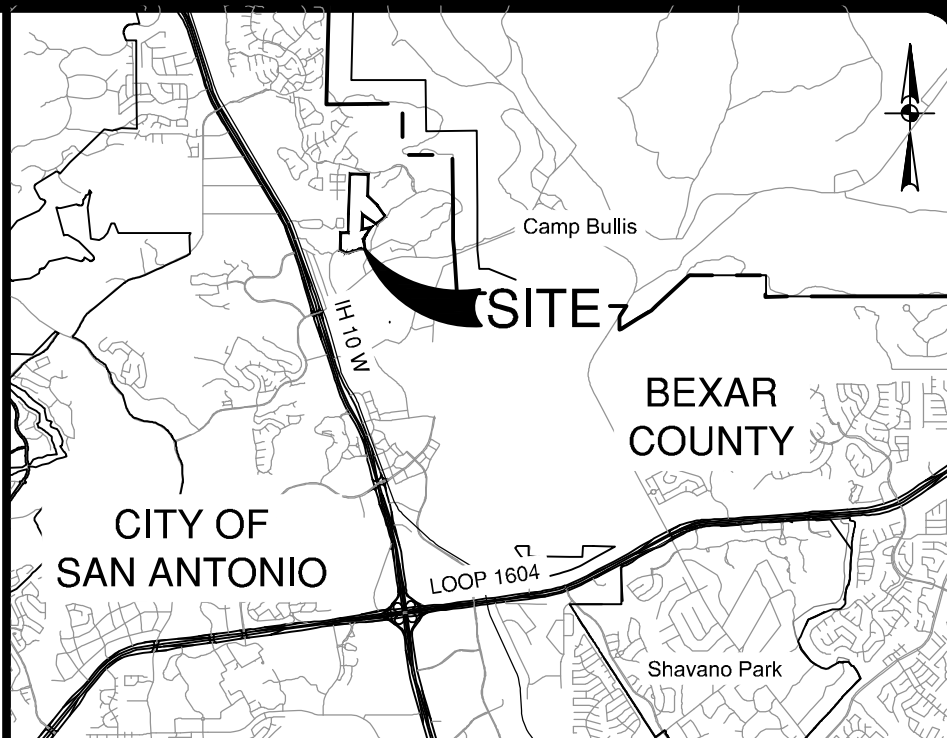
PROJECT LIMITS (82.48 ACRES)
PROPERTY LINE
EXISTING CONTOURS (2' INTERVAL)
EFFECTIVE 1% AC FEMA FLOODPLAIN
1% AC FLOODPLAIN
1% AC UD FLOODPLAIN
FLOW ARROW (EXISTING)
EXISTING BMP WATERSHEDS
WATERSHED DESIGNATION
VEGETATIVE FILTER STRIP



TREATMENT SUMMARY TABLE

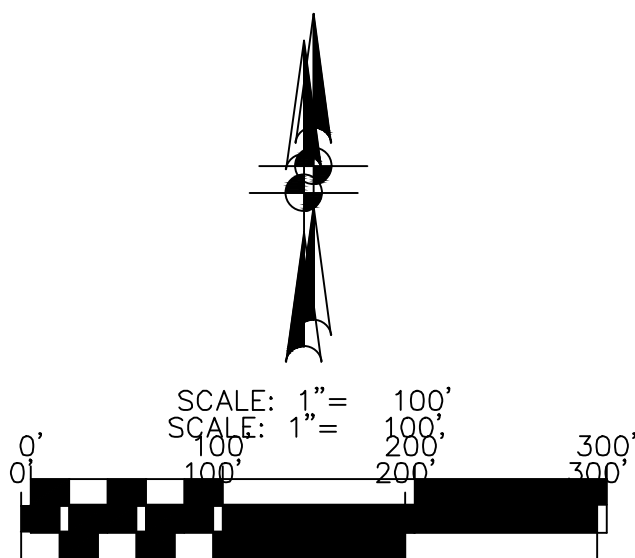
TMI CZP: Proposed Treatment Summary Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Impervious Cover (ac.)	PBMP	Total TSS Generated Annually (lbs)	Total TSS Removed Annually (85%) (lbs)
A	0.43	0.43	15' VFS	351	373
B	0.04	0.04	15' VFS	33	35
C	0.12	0.12	15' VFS	98	104
D	0.07	0.07	15' VFS	57	61
E	0.02	0.02	15' VFS	16	17
F	0.05	0.05	15' VFS	41	43
G	0.10	0.10	15' VFS	82	87
H1	0.30	0.30	15' VFS	245	260
H2	0.24	0.24	15' VFS	196	208
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TOTAL	8.63	7.06	--	5,761	6,121

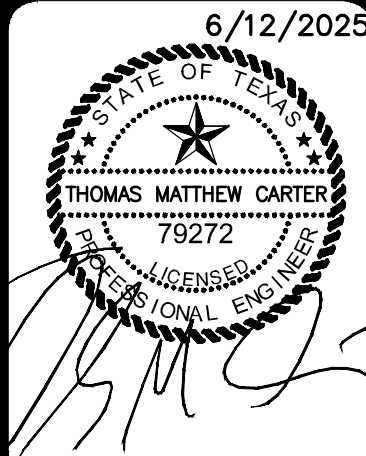


LOCATION MAP

NOT-TO-SCALE



DATE	
NO.	
REVISION	



**PAPE-DAWSON
ENGINEERS**

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TEXAS MILITARY INSTITUTE
SAN ANTONIO, TX

CONTRIBUTING ZONE PLAN MODIFICATION

PERMANENT WATER POLLUTION ABATEMENT PLAN

PLAT NO.	870210
JOB NO.	6863-23
DATE	MAY 2023
DESIGNER	RH
CHECKED	EX DRAWN RH
SHEET	2 OF 2

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

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

EXHIBIT
2 of 2

PERMANENT POLLUTION ABATEMENT MEASURES:

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IMPERVIOUS COVER SUMMARY

IMPERVIOUS COVER SUMMARY

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Sidewalk	1.46	1.44	1.44	1.53	1.53	Sidewalk	1.53
Ex. Hardscape	2.16	2.2	2.20	2.20	2.20	Hardscape	2.20
Additional Plaza							0.42
Total IC	17.90	17.900	17.935	19.535	19.535		19.583
Exempt (Pre-1999)	12.7500	12.75	12.75	12.75	12.75		12.75
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Total Area Treated by VFS	6.4800	6.48	6.48	7.01	7.01		5.92
Total Area Treated by Artificial Turf	2.2900						2.29
SUMMARY							
added improvements	0.1700		0.035	1.6	1.6		2.71
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2025 Existing IC removed	0.3719						

* Removed 2 portable buildings, shown on Temporary & Permanent Plans