



CIVIL ENGINEERING & CONSULTING SERVICES

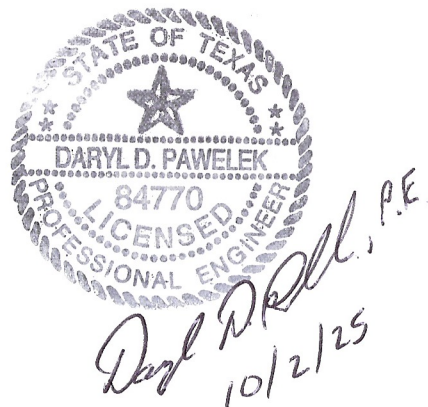
- RESIDENTIAL DEVELOPMENT
- SITE DEVELOPMENT
- PUBLIC WORKS
- UTILITIES

Water Pollution Abatement Plan

The Corner Place

Lot 1, Blk 1 Church of Christ Subdivision (Doc. #201006009956)
Lots 1 and 2, Blk 1 Alyssa Way Subdivision (Doc. #202006021316)

New Braunfels, Texas



by
Pawelek & Moy, Inc.
Job No. 2408.01

October 2025

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: The Corner Place					2. Regulated Entity No.:				
3. Customer Name: NB Alyssa Way, LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	New ☒		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP ☒	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential ☒			8. Site (acres):		4.105 acres	
9. Application Fee:	\$4000.00		10. Permanent BMP(s):				Yes, Contech Jellyfish		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):				N/A		
13. County:	Comal		14. Watershed:				Blieber's Creek		

Application Distribution

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

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

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	--	X	--	--	--
Region (1 req.)	--	X	--	--	--
County(ies)	--	X	--	--	--
Groundwater Conservation District(s)	-- Edwards Aquifer Authority -- Trinity-Glen Rose	X 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 X 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.

Daryl D. Pawelek

Print Name of Customer/Authorized Agent

Daryl D. Pawelek, P.E.

10-2-25

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Daryl D. Pawelek (Agent)

Date: 10/2/25

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: The Corner Place
2. County: Comal
3. Stream Basin: Blieber's Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authority
5. Edwards Aquifer Zone:
☒ Recharge Zone
☐ Transition Zone
6. Plan Type:
☒ WPAP
☐ SCS
☐ Modification
☐ AST
☐ UST
☐ Exception Request

7. Customer (Applicant):

Contact Person: Larry R. Baumgardner

Entity: NB Alyssa Way, LLC

Mailing Address: 270 N. Loop 1604 East, Suite 150

City, State: San Antonio, Texas

Zip: 78232-1458

Telephone: (210)308-6288, X103

FAX: _____

Email Address: lbaumgardner@askdag.com

8. Agent/Representative (If any):

Contact Person: Daryl D. Pawelek, P.E.

Entity: Pawelek & Moy, Inc.

Mailing Address: 130 W. Jahn St.

City, State: New Braunfels, Texas

Zip: 78130-7640

Telephone: (830) 629-2563

FAX: _____

Email Address: dpawelek@pm-engineers.com

9. Project Location:

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

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

 The site is located on the northeast corner of the intersection of Oak Run Point and SH 46.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.

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

☒ Survey staking will be completed by this date: 10/15/2025

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

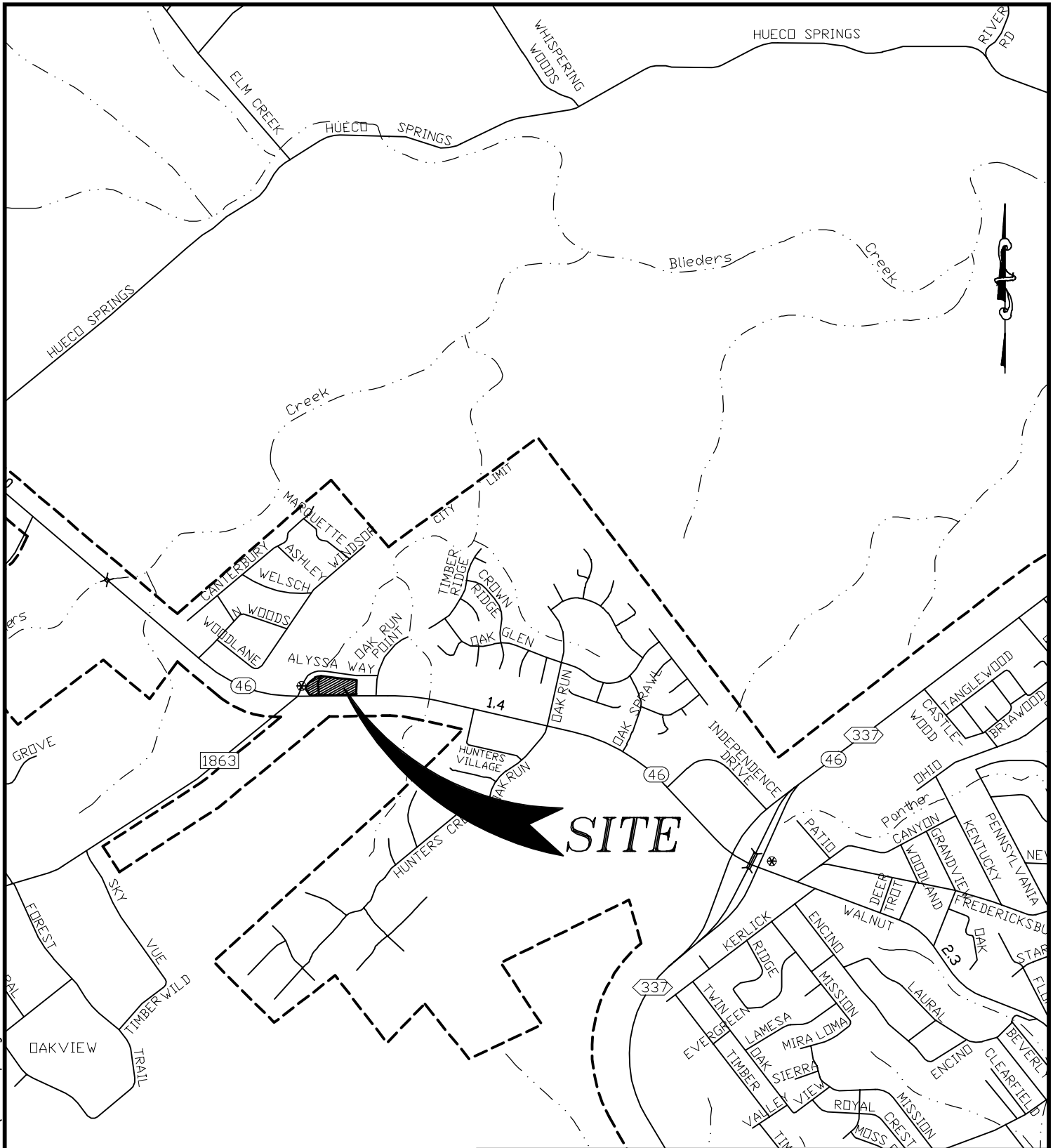
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

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



LOCATION MAP

SCALE: 1" = 2000'

ATTACHMENT A ROAD MAP



PAWELEK & MOY, INC.

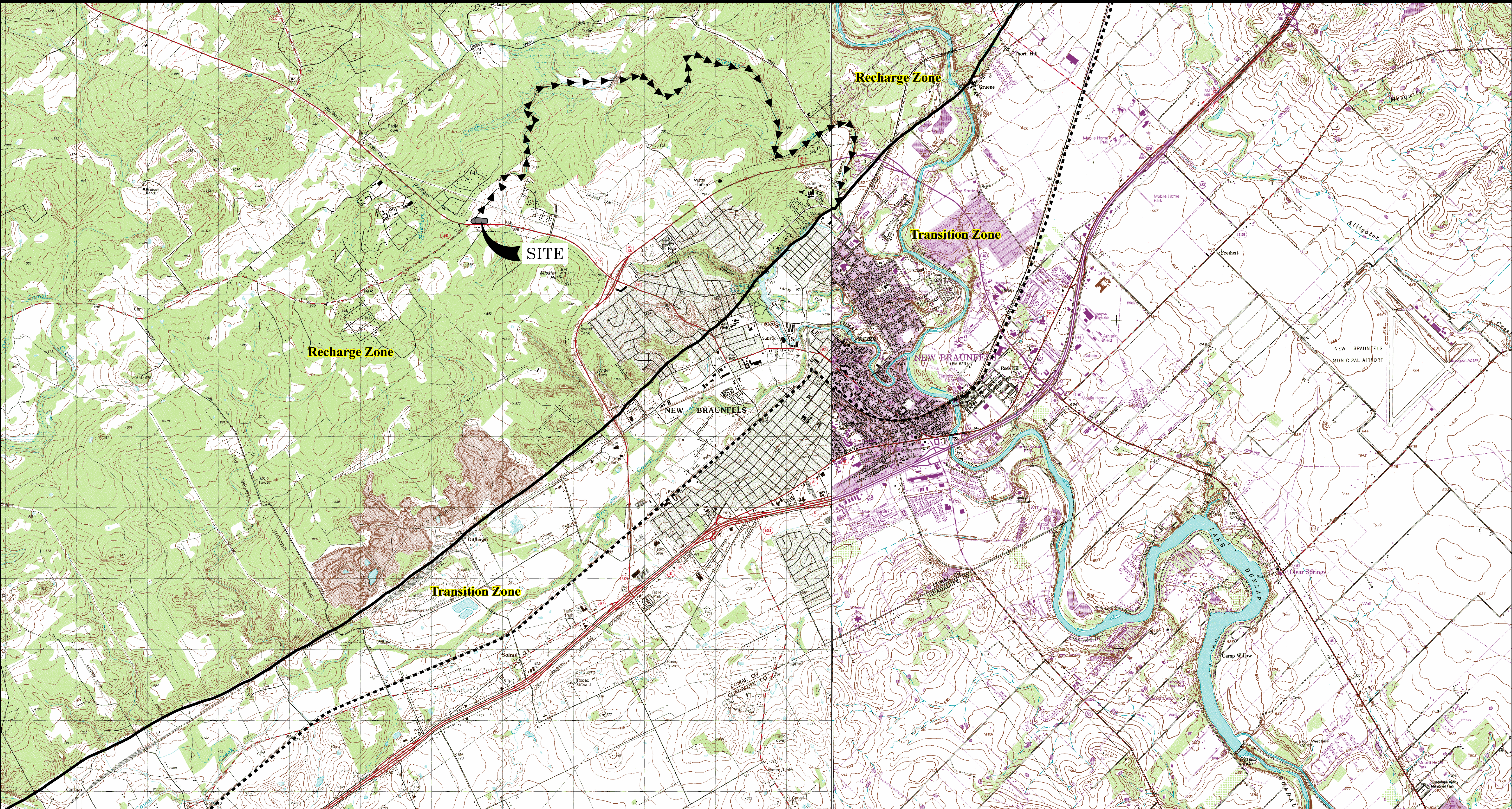
CIVIL ENGINEERING & CONSULTING SERVICES

130 W. Jahn Street tel: (830) 629-2563
New Braunfels, Texas 78130 fax: (830) 629-2564

TECHNICIAN:	D.G.III	DATE:	09/16/2025
JOB NO.	2408.01	SHEET:	R1

ATTACHMENT B
USGS/EDWARDS RECHARGE ZONE MAP

ATTACHMENT B
USGS/EDWARDS RECHARGE ZONE MAP



Produced by the United States Geological Survey
Revised in cooperation with the Texas Water Development Board
Control by USGS, NOS/NOAA, and USCE

Compiled by the Army Map Service by photogrammetric methods
from aerial photographs taken 1956. Field checked 1958
Revised from aerial photographs taken 1986. Field checked 1987
Map edited 1988

Projection and 10,000-foot grid ticks: Texas coordinate
system, south central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 20 meters south and
28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines
generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF MAP
DIAGRAM IS APPROXIMATE

124 MILES
7 MILES

SCALE 1:24 000

1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000
FEET
1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000
METERS

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

2998-413

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEW BRAUNFELS WEST, TEX.
29098-F2-TF-024
1988
DMA 6343 II NW-SERIES V822

ROAD CLASSIFICATION

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

UTM GRID AND 1984 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

116 MILES
6 MILES

SCALE 1:24 000

1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000
FEET
1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000
METERS

CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVALS 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

2998-414

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEW BRAUNFELS EAST, TEX.
29098-F1-TF-024
1988
REVISED 1994
DMA 6343 II NE-SERIES V822

ROAD CLASSIFICATION

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

Last revision date of the Recharge Zone Boundary for this Quadrangle Map: March 1974

Last revision date of the Recharge Zone Boundary for this Quadrangle Map: March 1974

ATTACHMENT "C"
PROJECT DESCRIPTION

This 4.105 acre project site consists of Lot 1, Block 1 of the Church of Christ Subdivision plat and also Lots 1 and 2, Block 1 of the Alyssa Way Subdivision plat. The site is located on the east side of the Alyssa Way and State Highway 46 intersection in New Braunfels, Texas. The existing site is a vacant commercial tract that generally drains from the south to the north. The project site is located in the Blieder's Creek drainage basin but is not located in a FEMA 100 yr. flood plain according to FEMA FIRM Map 48091C0435G (effective 5/8/2024).

The proposed site will consist of three retail buildings and associated parking/sidewalk areas. The runoff from the roofs, associated parking areas and sidewalks will be treated by an underground filtration system per Contech's Jellyfish System generally located on the northwest portion of the site. The on-site storm water will be collected by grate inlets and conveyed by a storm drain system to the Jellyfish System where a weir inside the Jellyfish allows the excess flow to bypass the filter system to the underground detention pond. The detention pond outfall structure will discharge to an existing road culvert pipe. The following table summarizes the impervious cover areas and the corresponding BMP for a total Impervious Cover of 86.89% for the overall site:

IMPERVIOUS COVER DESCRIPTION	PERMANENT BEST MANAGEMENT PRACTICE
Structures/Rooftops - 43,291 sf Pavement/Concrete/Sidewalks/ Drainage/Drive Items - 106,895 sf Driveway Aprons (Offsite/In Alyssa Way and SH 46 ROW/Uncaptured - Overtreatment Provided with Jellyfish System - 5,175 sf Impervious Cover = 155,361 sf	Proposed – Jellyfish System
Total Impervious Cover Included in this 4.105 ac. plan = 3.567 Acres) (86.89 %)	

GEOLOGIC SITE ASSESSMENT

PREPARED BY

PSI

FOR

THE CORNER PLACE

GEOLOGIC ASSESSMENT

For

**OAK RUN PHASE III
NEC ALYSSA WAY & HIGHWAY 46
NEW BRAUNFELS, COMAL COUNTY, TEXAS**

Prepared for

**DOMINION ADVISORY GROUP, INC.
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TEXAS 78232**

Prepared by

**Professional Service Industries, Inc.
3 Burwood Lane
San Antonio, Texas 78216
Telephone (210) 342-9377**

PSI PROJECT NO.: 0435- 3189

May 11, 2017



May 11, 2017

Dominion Advisory Group, Inc.

150 N. Loop 1604 E, Suite 202

San Antonio, Texas 78232

Via email: mmassey@askdaq.com

Attn. Ms. McKynna Massey, Property Manager

Re: Geologic Assessment
Oak Run Phase III Approximate 4.1-Acre Tract
NEC Alyssa Way & Highway 46
New Braunfels, Comal County, Texas
PSI Project No.: 435-3189

Dear Ms. Massey:

Professional Service Industries, Inc. (PSI) has completed a geologic recharge assessment for the above referenced project in compliance with the Texas Commission on Environmental Quality (TCEQ) requirements for regulated developments located on the Edwards Aquifer Recharge Zone (EARZ). The purpose of this report is to describe surficial geologic units and identify the locations and extent of significant recharge features present in the development area.

AUTHORIZATION

Authorization to perform this assessment was given by a signed copy of PSI Proposal No. 209476 between Dominion Advisory Group and PSI dated May 1, 2017.

PROJECT DESCRIPTION

The subject site is an irregular shaped tract of land, approximately 4.1-acres in size, located on the northeast corner of Alyssa Way and Highway 46 in New Braunfels, Comal County, Texas. The site is covered with grassy vegetation, and varying thicknesses of soil, with limited rock outcrops. The online Edwards Aquifer Map provided by the TCEQ was reviewed for this assessment. According to the contour lines on the maps, the elevation of the property ranges from approximately 856 feet above mean sea level (MSL) in the western portion of the tract, to approximately 846 feet MSL on the northeast corner of the tract. The contour lines in the area of the property indicate a slope to the northeast towards a tributary to the Bleider's Creek drainage.

REGIONAL GEOLOGY

Physiography

Comal County lies within two physiographic provinces, the Edwards Plateau and the

Blackland Prairie. Most of Comal County lies within the Edwards Plateau, which is characterized by rugged and hilly terrain, with elevations in excess of 1,400' feet above sea level in the northwestern portion of the county. This area is underlain by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Comal County and is composed of fault blocks of limestone, chalk, shale and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 650 feet to 1100 feet above sea level. The regional dip of the lower Cretaceous rocks in Comal County is approximately 15 feet per mile towards the southeast. The faults are predominantly normal, down-to-the southeast with near vertical throws. Elevations at the Oak Run Phase III tract are approximately 850 feet above mean sea level.

Stratigraphy and Structure

Rocks underlying the site consist of the Lower Cretaceous Edwards Person Formation. The site is overlain with a thin veneer of grass covered soil. Rock outcrops are not exposed at the site although limestone and chert fragments are present. According to "The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County Texas" written by the USGS, the Person Formation ranges in thickness from 180 to 224 feet and forms the upper formation of the Edwards Group. The Person Formation and the underlying Kainer Formation comprises the Edwards Aquifer, a federally-designated sole source aquifer for the region.

The rocks at the site are mapped as the cyclic and marine member of the Person Formation. The lithology ranges from chert-bearing mudstone to packstone to miliolid grainstone. Underlying the cyclic and marine member is the leached and collapsed member of the Person Formation which consists of chert-bearing mudstone to grainstone with abundant collapse breccia.

No sensitive features scoring more than 40 points on the F-0585 form were observed on the subject tract. Three sewer manholes were noted on the northern boundary of the site, but not considered sensitive features. No other non-sensitive recharge features were found as well. Chert and limestone fragments were present but no significant rock outcrops were observed.

SITE INVESTIGATION

The site investigation was performed by systematically traversing the subject tract, and mapping fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration. The results of the site investigation are included in the attached TCEQ report format.

SUMMARY

SUMMARY

No natural sensitive recharge features were noted on the subject site. It is possible that clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.

We appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact our office.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.



John Langan, P.G.
Environmental Services



WARRANTY

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general geological recharge assessment of this site. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted geologic methods, only for the site described in this report. These methods have been developed to provide the client with information regarding apparent indications of existing or potential conditions relating to the subject site and are necessarily limited to the conditions observed at the time of the site visit and research. This report is also limited to the information available at the time it was prepared. In the event additional information is provided to PSI following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent during the site visit. PSI believes that the information obtained from others during the review of public information is reliable; however, PSI cannot warrant or guarantee that the information provided by others is complete or accurate.

This report has been prepared for the exclusive use of Dominion Advisory Group, Inc. for the site discussed herein. Reproductions of this report cannot be made without the expressed approval Dominion Advisory Group, Inc. The general terms and conditions under which this assessment was prepared apply solely to Dominion Advisory Group, Inc. No other warranties are implied or expressed.

STRATIGRAPHIC COLUMN

Oak Run Phase III Tract
NEC Alyssa Way & Highway 46
New Braunfels, Texas

FORMATION	THICKNESS	LITHOLOGIC DESCRIPTION
Del Rio Clay	40-70	Calcareous and gypsiferous, with pyrite common, with a blocky structure that weathers to light gray or yellowish gray. The characteristic marine mega fossil, <i>Ilmatogyra arietina</i> (formerly <i>exogyra arietina</i>) is widespread throughout the formation.
Georgetown Formation	2-20'	Light tan limestone identified by proximity to Del Rio clay and diagnostic marker fossil: <i>waconella wacoensis</i> brachiopod; low porosity and permeability development.
Person Formation	180-224'	Limestones and dolomites, extensive porosity development in "honeycomb" sections, interbedded with massive recrystallized limestones with more limited permeabilities (especially Regional Dense Member separating the Person and Kainer Formations.
Kainer Formation	260-310'	Hard, miliolid limestones, overlying calcified dolomites and dolomite. Leached evaporitic "Kirschberg" zone of very porous and permeable collapse breccia formed by the dissolution of gypsum. Overlies the basal nodular (Walnut) bed.

SOILS NARRATIVE

According to the Soil Survey of Comal County, published by the United States Department of Agriculture, Soil Conservation Service, in cooperation with the Texas Agricultural Extension Service, reissued in 1984, the soils beneath the subject property have been classified as Rumble-Comfort association, undulating (RUD).

Rumble-Comfort association soils are shallow to moderately deep soils on uplands in the Edwards Plateau. The surface layer is a dark reddish brown cherty clay loam about 10 inches thick, and overlies a subsoil of reddish brown cherty clay with abundant limestone fragments to a depth of 28 inches. The underlying parent material is an indurated limestone. The soil is well drained, with medium surface runoff, moderately slow permeability, and very low available water capacity. The soil is not suited for cropland, or cultivation, but is used as range land and habitat for wildlife.

SITE GEOLOGIC NARRATIVE

Physiography

Comal County lies within two physiographic provinces, the Edwards Plateau and the Blackland Prairie. Most of Comal County lies within the Edwards Plateau, which is characterized by rugged and hilly terrain, with elevations in excess of 1,400' feet above sea level in the northwestern portion of the county. This area is underlain by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Comal County and is composed of fault blocks of limestone, chalk, shale and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 650 feet to 1100 feet above sea level. The regional dip of the lower Cretaceous rocks in Comal County is approximately 15 feet per mile towards the southeast. The faults are predominantly normal, down-to-the southeast with near vertical throws. Elevations at the Oak Run Phase III tract are approximately 850 feet above mean sea level.

Stratigraphy and Structure

Rocks underlying the site consist of the Lower Cretaceous Edwards Person Formation. The site is overlain with a thin veneer of grass covered soil. Rock outcrops are not exposed at the site although limestone and chert fragments are present. According to "The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County Texas" written by the USGS, the Person Formation ranges in thickness from 180 to 224 feet and forms the upper formation of the Edwards Group. The Person Formation and the underlying Kainer Formation comprises the Edwards Aquifer, a federally-designated sole source aquifer for the region.

The rocks at the site are mapped as the cyclic and marine member of the Person Formation. The lithology ranges from chert-bearing mudstone to packstone to miliolid grainstone. Underlying the cyclic and marine member is the leached and collapsed member of the Person Formation which consists of chert-bearing mudstone to grainstone with abundant collapse breccia.

No sensitive features scoring more than 40 points on the F-0585 form were observed on the subject tract. Three sewer manholes were noted on the northern boundary of the site, but not considered sensitive features. No other non-sensitive recharge features were found as well. Chert and limestone fragments were present but no significant rock outcrops were observed.

SITE INVESTIGATION

The site investigation was performed by systematically traversing the subject tract, and mapping fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration. The results of the site investigation are included in the attached TCEQ report format.

SUMMARY

No natural sensitive recharge features were noted on the subject site. It is possible that clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: John Langan

Telephone: 210/342-9377

Date: 05/11/17

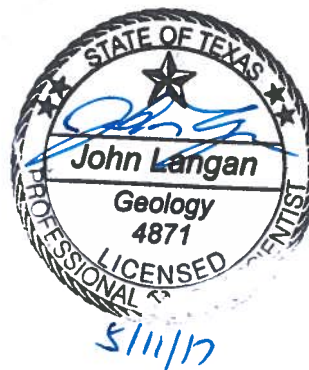
Fax: 210/342-9401

Representing: PSI TBPG No. 50128 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Oak Run Phase III



Project Information

1. Date(s) Geologic Assessment was performed: 5/5/17

2. Type of Project:

- ☒ WPAP
☐ SCS

- ☐ AST
☐ UST

3. Location of Project:

- ☒ Recharge Zone
☐ Transition Zone
☐ Contributing Zone within the Transition Zone

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Rumple-Comfort Ass'n Undulating (RUD)	B	1-3

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

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

6. ☒ **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. ☒ **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
- Applicant's Site Plan Scale: 1" = 30'
- Site Geologic Map Scale: 1" = 30'
- Site Soils Map Scale (if more than 1 soil type): 1" = _____'

9. Method of collecting positional data:

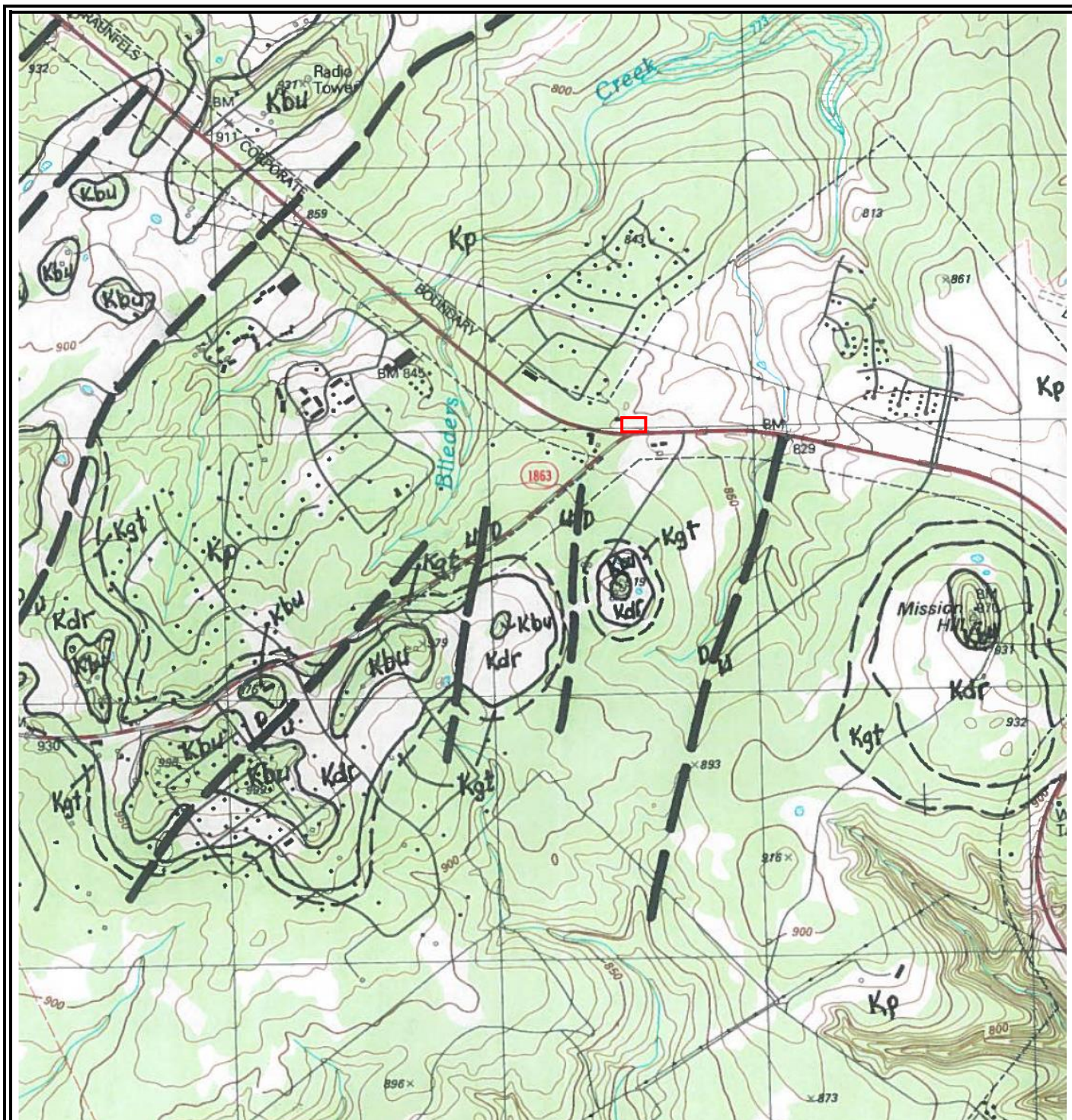
- ☒ Global Positioning System (GPS) technology.
- ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

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

Administrative Information

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



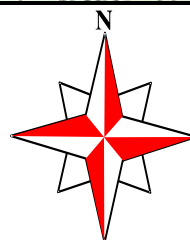
psi Information
To Build On
Engineering • Consulting • Testing

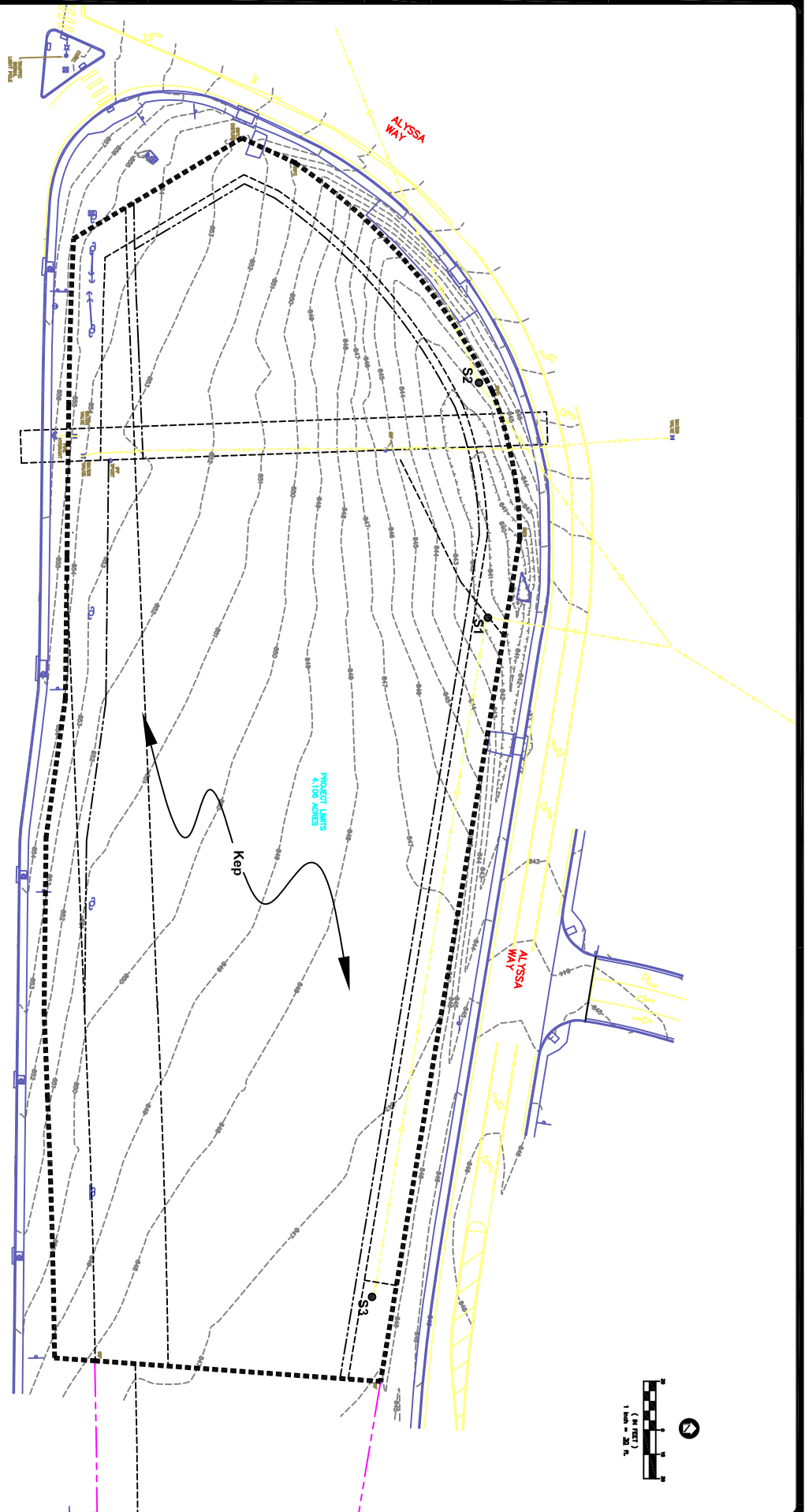
PSI, Inc.
3 Burwood Lane
San Antonio, Texas 78216

PROJECT NAME:
Oak Run Phase III Tract
Alyssa Way & Highway 46
New Braunfels, Texas

PROJECT NO.:435-3189

**Geologic Map of The
New Braunfels West,
Texas Topographic
Quadrangle** (Bureau of
Economic Geology, UT-
Austin1993)





Kep - LOWER CRETACEOUS EDWARDS
 PERSON FORMATION
 S1 - SITE FEATURES

JOB NO. 20220108
 FILE 20220108
 DATE 07/17/22
 DRAWN JLS
 CHECKED
 SHEET 1 OF 1

REVISIONS:

psi Information To Build On
 Engineering • Consulting • Testing
 7400 BLANCO ROAD, SUITE 257
 SAN ANTONIO, TEXAS 78216



GEOLOGIC ASSESSMENT
 for
 OAK RUN PHASE III
 NEC ALYSSA WAY & HWY 46 NEW BRAUNFELS, TX

[illegible]

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

TCEQ-0585-Table (Rev. 10-01-04)

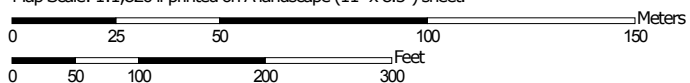


Soil Map—Comal and Hays Counties, Texas



Soil Map may not be valid at this scale.

Map Scale: 1:1,820 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/9/2017
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Comal and Hays Counties, Texas

Survey Area Data: Version 12, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2011—Feb 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Comal and Hays Counties, Texas (TX604)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RUD	Rumple-Comfort association, 1 to 8 percent slopes	6.3	100.0%
Totals for Area of Interest		6.3	100.0%



1. View north from near the middle of the Oak Run III tract located at the northeast corner of Alyssa Way and Highway 46 in New Braunfels, Comal County, Texas.



2. View east from near the middle of the Oak Run III tract.



3. View south from near the middle of the tract.



4. View west from near the middle of the tract.



5. View of manhole feature S-1 on the northern portion of the site (29-43-20; 98-10-37.9).



6. View east along the south property line from the southwest corner of the site. Highway 46 is on the right.



7. View northeast of the site interior from the southwest corner.



8. View southwest along Alyssa Way from the northwest corner of the site.



9. View south of the site interior from the northwest corner.



10. View of manhole feature S-2 located at 29-43-20; 98-20-34.8, near the northwest corner.



11. View southwest of the site interior from the northeast corner.



12. View south along the east property line from the northeast corner.



13. View west along the south property line from the southeast corner. Highway 46 is on the left.



14. View northwest of the site interior from the southeast corner.

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: Daryl D. Pawelek (Agent)

Date: 10/2/25

Signature of Customer/Agent:



Regulated Entity Name: The Corner Place

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

Sequence of Construction

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

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. ☐ N/A 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.

TEMPORARY STORMWATER SECTION

2. Attachment A – Spill Response Actions

Regarding spill prevention and control of a spill that may occur on this 4.105 acre site, found directly behind this sheet is copy of Section 1.4.16 of the Texas Commission on Environmental Quality (TCEQ) "Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices, pages 1-118 through 1-121, Spill Prevention and Control which covers necessary procedures for spill prevention and control. In the event of a significant or hazardous spill (per the attached TCEQ criteria and guidelines) the contractor or construction personnel shall 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.

(See Spill Prevention and Control information on the following sheets)



RG-348
Revised July 2005

Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices

Field Operations Division

printed on
recycled paper

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

1.4.16 Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

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

General Measures

- (1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- (2) Store hazardous materials and wastes in covered containers and protect from vandalism.
- (3) Place a stockpile of spill cleanup materials where it will be readily accessible.
- (4) Train employees in spill prevention and cleanup.
- (5) Designate responsible individuals to oversee and enforce control measures.
- (6) Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise clean up activities.
- (7) Do not bury or wash spills with water.

- (8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- (9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- (10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- (11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- (12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

- (1) Clean up leaks and spills immediately.
- (2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- (3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- (1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- (2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- (3) Notification should first be made by telephone and followed up with a written report.
- (4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- (5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

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

Vehicle and Equipment Fueling

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

4. Attachment B – Potential Sources of Contamination

Potential Sources of contamination may include items such as: asphaltic products being used for paving operations, construction vehicles tracking sediment onto public roads and litter/debris that is produced from the general construction site. It will be the contractor's responsibility to maintain erosion/sedimentation controls to limit/prevent contaminants from escaping the site and also to pick up general litter/debris across the site.

5. **Attachment C – Sequence of Major Activities**

The following is a sequence of major activities which will involve soil disturbance along with an estimate of the area of the site to be disturbed by each activity:

Sequence No.	Description of Soil Disturbing Activity	Estimated Area to be Disturbed by each Activity (Acres ~ Total)	Temporary Control Measure
1	Prior to Construction	-	1. Temporary Construction Entrance/Exit Installation 2. Installation of Concrete Washout area. 3. Perimeter Silt Fence Installations along Alyssa Way right of way (1' inside the property). 4. Rock Berm Installation upstream of culvert below Alyssa Way.
2	Clearing/Grubbing/Construction Staging (For Proposed Buildings, Parking Area, Detention Pond, storm drains and Jellyfish System)	4.105 ac	1. Maintain Perimeter Silt Fence 2. Maintain Rock Berm 3. Maintain Temporary Construction Entrance/Exit
3	Excavation and Grading (Proposed Building, Storm Drains/Inlets, Detention Pond, Jellyfish System, Sidewalks, Parking, Drives)	4.105 ac	1. Maintain Rock Berms 2. Maintain Silt Fence. 3. Install/maintain storm drains/inlets. 4. Maintain Construction Entrance/Exit
4	Final Paving and Sidewalks. Final Stabilization.	4.105 ac	1. Maintain all rock berms. 2. Maintain all silt fence. 3. Final stabilization of disturbed areas. 4. Removal of temporary controls upon final stabilization.

7. Attachment D – Temporary Best Management Practices and Measures

The Temporary Best Management Practices (TBMPs) that will be used for this development are rock berms, silt fences, a concrete washout area, inlet protection and a temporary construction entrance/exit in accordance with the Site Plan. The temporary controls (i.e. rock berms, silt fences, temporary construction entrance/exit and the concrete washout area) shall be in place prior to construction activities and will be maintained by the contractor during construction. The controls shall be removed by the contractor when vegetation is established on all exposed or disturbed areas.

- a. The area upgradient of the site is the grass ditch in TxDOT right of way which will be allowed to enter the site. This area will then be conveyed around the perimeter of the site via an interceptor swale/channel just inside the property line along SH 46. This stormwater will be controlled and filtered by a rock berm on the down gradient side of the disturbed area.
- b. The stormwater that originates on-site will be controlled and filtered by rock berms, grate inlet protection and silt fences on the down gradient side of the areas of disturbance. The rock berms, grate inlet protection and silt fences will reduce the velocity of the water and allow the sediment to settle out and be trapped by the control device. After a significant rainfall event, it will be the contractor's responsibility to remove the sediment and debris that is captured.
- c. The BMPs will prevent pollutants from entering surface streams, sensitive features (no sensitive features present on this site), or the aquifer by capturing the silts and sediments through the utilization of the previously mentioned control devices such as silt fence and rock berms. These devices are located such that they capture the silts and sediment prior to entering the surface streams, etc. where they would otherwise be carried downstream. The settlement of the silts and sediment is due to the reduction of the velocity of the water.
- d. There were no sensitive features located on the site. However, previously described temporary measures will be maintained and incorporated where necessary to prevent contamination of stormwater runoff. In the event a sensitive feature is discovered during construction, the contractor or construction personnel shall 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. At that point an assessment will be made with the TCEQ as to how to best protect what was discovered.

9. Attachment F – Structural Practices

The structural practices that will be used for temporary erosion/sediment control for this development are rock berms, grate inlet protection, silt fences, a temporary construction entrance/exits and a concrete washout area. The rock berms, grate inlet protection and silt fence will allow the silts and sediment to settle out prior to discharging into surface streams or sensitive features (no sensitive features present on this site).

10. Attachment G – Drainage Area Map

The drainage area map can be found at the end of this section.

12. Attachment I – Inspection and Maintenance for BMP's

A. Rock Berm Inspection and Maintenance Guidelines:

- 1) Inspection shall be made weekly and after each rainfall by the contractor.
- 2) All debris and sediment shall be removed when buildup reaches 6 inches and this accumulated debris/sediment shall be disposed in an approved site and in a manner as to not introduce additional siltation.
- 3) Any loose wire sheathing shall be repaired.
- 4) During the inspection, the berm shall be reshaped as needed.
- 5) The berm shall be replaced when the structure does not function as intended due to silt accumulation, construction traffic, etc.
- 6) The rock berm shall be left in place until all upstream disturbed areas are stabilized and the accumulated silt has been removed.

B. Silt Fence Inspection and Maintenance Guidelines:

- 1) Inspection shall be made weekly and after each rainfall by the contractor.
- 2) All sediment shall be removed when buildup reaches 6 inches.
- 3) Any torn fabric shall be replaced or a new line of fencing shall be installed parallel to the torn section.
- 4) Replace or repair areas of silt fence that have been damaged due to construction activity, vehicular access, etc. and if the silt fence is located in an area of high construction traffic, relocate to an area that will provide equal protection but will not obstruct vehicular movements.

C. Temporary Construction Entrance/Exit:

- 1) The entrance shall be maintained in a way that will prevent tracking of sediment onto the public right-of-way.
- 2) Any sediment dropped, spilled, washed or tracked on to the public right of way shall be immediately removed by the contractor.
- 3) When applicable, wheels shall be washed to remove sediment prior to exiting the construction site.
- 4) When washing is required it shall be performed in an area that is stabilized/protected to prevent sediment from entering any public right of ways, streams or sensitive areas.

D. Concrete Washout Area Inspection and Maintenance Guidelines:

- 1) Inspection shall be made weekly and after each rainfall by the contractor.
- 2) When concrete accumulates 6 inches in depth, the concrete shall be broken up, removed and disposed of properly.
- 3) All controls around the perimeter of the washout area shall be checked, maintained and repaired as needed.
- 4) Upon completion of construction, the concrete washout area shall be cleaned and all concrete shall be removed and disposed of properly. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facility shall be backfilled and repaired.

E. Inlet Protection Inspection and Maintenance Guidelines:

- 1) Inspection shall be made weekly and after each rainfall by the contractor. Repair or replacement shall be made promptly as needed by the contractor.
- 2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- 3) Check placement of device to prevent gaps between the bags.
- 4) Inspect filter fabric and patch or replace if torn or missing.
- 5) Structures shall be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

F. Documentation and Recordkeeping:

All scheduled inspection and maintenance measures made to the temporary BMPs must be documented clearly on the Inspection Forms included for the respective BMP, showing inspection/maintenance measure performed, date and person responsible for inspection and maintenance. Any changes made to the location of type of controls shown on the accepted plans, due to onsite conditions, shall be documented on the site plan that is part of this Water Pollution Abatement Plan(WPAP). No other changes shall be made unless approved by TCEQ and the Design Engineer. Documentation shall clearly show changes made, date, person responsible for the change, and the reason for the change. All documentation and recordkeeping shall be retained onsite with the WPAP.

***Person or Firm Responsible for Erosion/Sedimentation Control Maintenance:**

Company: _____

Contact: _____

Phone: _____

Address: _____

Signature of Responsible Party: _____

(*This information shall be filled out and signed by the responsible party prior to construction)

**TEMPORARY CONSTRUCTION ENTRANCE/EXIT
INSPECTION FORM**

Inspection Date: _____

Signature: _____

General Notes

- 1) Stone Size – 4 to 8 inches crushed rock
- 2) Length – as effective, but not less than 50 feet.
- 3) Thickness – not less than 8 inches.
- 4) Width – not less than 12 feet.
- 5) Washing – when necessary, wheels shall be cleaned to remove sediment prior to access onto the public roadway. When washing is required, it shall be done so that no sediment leaves the site/development. All unfiltered sediment shall be prevented from entering any storm drain, ditch or watercourse.
- 6) Maintenance – the entrance shall be maintained in a condition which will prevent tracking of sediment onto the public roadways. This may require periodic addition of stones as necessary, repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto the public roadway must be removed immediately.
- 7) Drainage – the entrance must be properly graded to prevent runoff from leaving the construction site.

	Yes	No	Comment
Is sediment present on the roadway?			
Is the gravel clean and working properly (relatively free of mud/sediment)?			
Does all traffic use the stabilized entrance to leave the site?			

Maintenance Required for Temporary Construction Entrance/Exit:

To Be Performed by: _____ On or Before: _____

**SILT FENCE
INSPECTION FORM**

Inspection Date: _____

Signature: _____

General Notes:

- 1) The steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of one foot deep and spaced not more than 6 feet on center.
- 2) The toe of the silt fence shall be trenched in with a spade or mechanical trencher.
- 3) The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled and compacted.
- 4) Silt fence should be securely fastened to each steel support post and to woven wire, which in turn is attached to the steel fence post. There shall be a 3 foot double overlap, securely fastened where ends of fabric meet.
- 5) Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
- 6) Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner as to not contribute additional silt.

	Yes	No	Comment
Is the bottom of the fabric still buried/secured?			
Is the fabric torn, missing or sagging?			
Are the post tipped over?			
How deep is the sediment?			

Maintenance Required for Silt Fence:

To Be Performed by: _____ On or Before: _____

**ROCK BERMS
INSPECTION FORM**

Inspection Date: _____

Signature: _____

General Notes:

- 1) The woven wire sheathing shall be perpendicular to the flow line and the sheathing shall be 20 gauge woven wire mesh with 1 inch openings.
- 2) The berm shall have a top width of 24 inches with side slopes being 2:1 (H:V) or flatter.
- 3) Placement of the rock along the sheathing shall not be less than 18 inches.
- 4) The wire sheathing shall be wrapped around the rock and secured with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- 5) The berm shall be built along the contour at zero percent grade or as near as possible.
- 6) The ends of the berm shall be tied into the existing upslope grade and the berm shall be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

	Yes	No	Comment
Is the berm a minimum of 18 inches high?			
Does the berm have a top width of 24 inches?			
Is the level of sediment/silt greater than 6 inches?			
Does the rock berm need repair?			

Maintenance Required for Rock Berms:

To Be Performed by: _____ On or Before: _____

**CONCRETE WASHOUT AREA
INSPECTION FORM**

Inspection Date: _____

Signature: _____

General Notes:

- 1) The concrete washout shall be located at least 50 feet from sensitive features, storm drains, open ditches or water bodies.
- 2) The containment area shall be maintained such that there is no concrete or sediment escaping the containment area and shall be lined with 10 mil plastic.
- 3) Concrete wash out wastes shall be allowed to set, be broken up, and then disposed of properly.

	Yes	No	Comment
Is the concrete washout located near any sensitive features, storm drains, open ditches or water bodies?			
Is the containment area secured and working properly?			
Is there a plastic lining?			
Does the washout area need to be cleaned from too much old concrete?			

Maintenance Required for Concrete Washout Area:

To Be Performed by: _____ On or Before: _____

**INLET PROTECTION
INSPECTION FORM**

Inspection Date: _____

Signature: _____

General Notes:

- 1) Accumulated sediment shall be removed when it reaches a depth of 3 inches.
- 2) Check placement of the bags of sand around perimeter of inlet.
- 3) Inspect filter fabric and patch or replace if torn or missing.

	Yes	No	Comment
Are the bags still arranged correctly around the perimeter of the inlet?			
Is the fabric torn or missing?			
Is there debris in the inlet?			
Is the sediment 3 inches deep?			

Maintenance Required for Silt Fence:

To Be Performed by: _____ On or Before: _____

17. Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

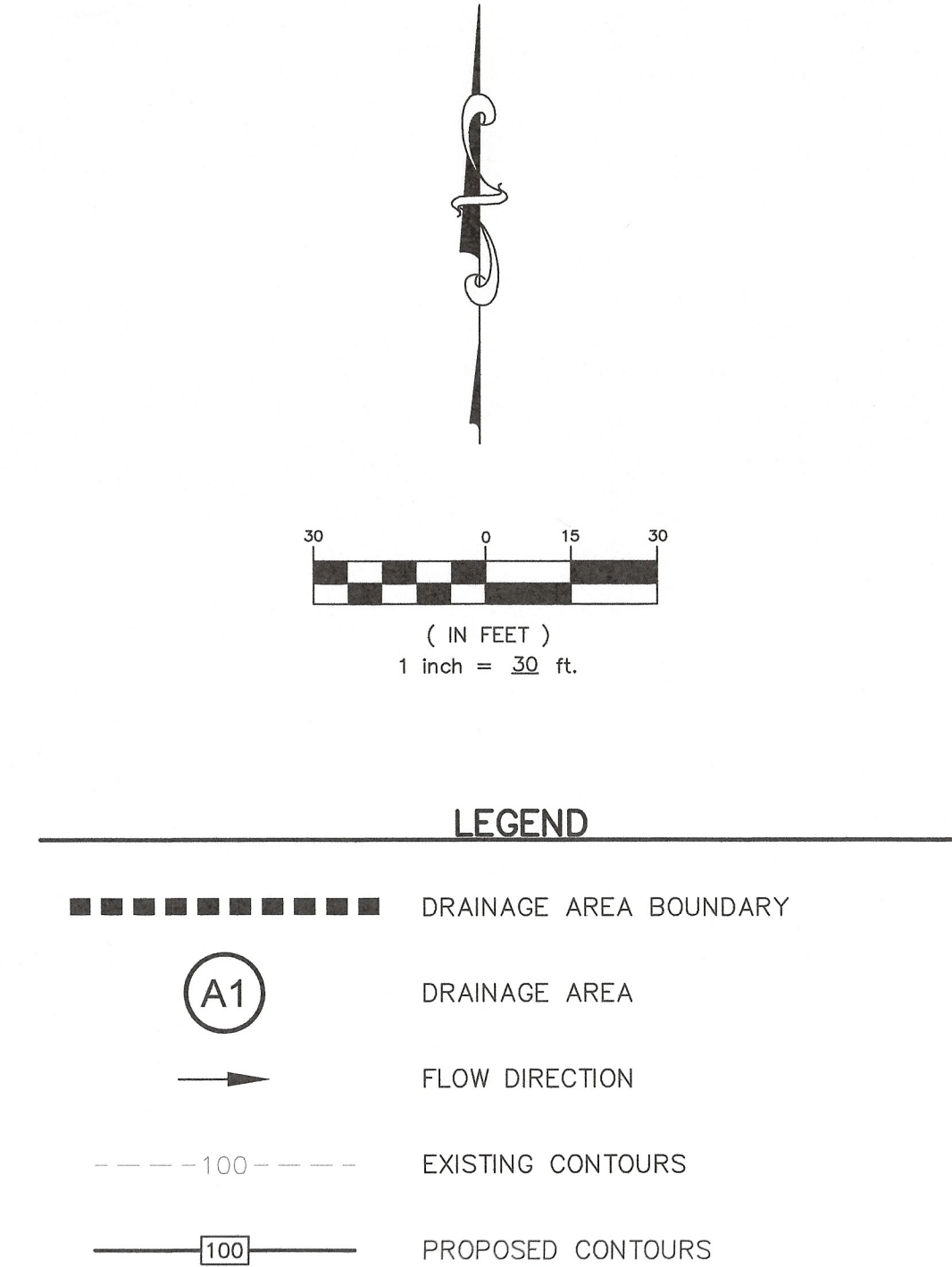
A. Temporary Stabilization

No bare ground exposed during construction will be left to stabilize naturally. Any disturbed area where construction activities have ceased, permanently or temporarily, the contractor shall initiate temporary stabilization of the area by the use of seeding and mulching within 14 days, except in areas where construction activities are scheduled to resume within 21 days. The temporary seeding will consist of Buffalograss, Green Sprangletop and Bermuda Grass with straw or cedar mulch applied on final layer in accordance with TxDOT Item 164 – Seeding for Erosion Control. Based on the growing season at the time of construction, mixture and application rates may be modified by the engineer.

B. Permanent Stabilization

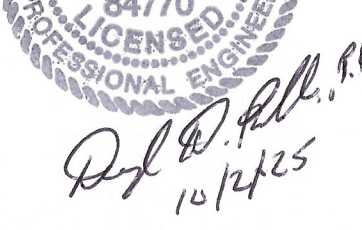
All disturbed portions of the site where construction activity permanently ceases shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed mix shall consist of Bermuda Grass, Green Sprangletop and Buffalo Grass with straw or cedar mulch applied on the final layer in accordance with TxDOT Item 164 – Seeding for Erosion Control. Depending on the growing season at the time of construction, the mixture and application rates may be modified. It shall be the contractor's responsibility to sufficiently water the areas to be vegetated to achieve 70% stabilization.

ATTACHMENT G
DRAINAGE AREA MAP



* RUNOFF COEFFICIENTS ARE TAKEN FROM TABLE 4.1 RUNOFF COEFFICIENTS PER CONB DECM.
Tc's ARE CALCULATED USING NRCS METHOD PER CONB DECM.
INTENSITIES ARE TAKEN FROM TABLE 3.2 PER CONB ENGINEERING BULLETIN DATED 12/21/2020 PER NOAA'S ATLAS 14 RAINFALL DATA UPDATE

D



Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Daryl D. Pawelek (Agent)

Date: 10/2/25

Signature of Customer/Agent:



Regulated Entity Name: The Corner Place

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 4.105 acres

3. Estimated projected population: 0 - No Permanent Population

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	43,291	÷ 43,560 =	0.994
Parking	96,192	÷ 43,560 =	2.208
Other paved surfaces	15,878	÷ 43,560 =	0.365
Total Impervious Cover	155,361	÷ 43,560 =	3.567

Total Impervious Cover 3.567 ÷ Total Acreage 4.105 X 100 = 86.89 % Impervious Cover

5. ☒ **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____ % impervious cover.

11. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	<u>4,410</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>4,410</u>	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

☐ The SCS was previously submitted on _____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

- ☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM MAP PANEL NO. 48091C0435G, Effective date 05/08/2024

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

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

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

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

☐ The wells are not in use and have been properly abandoned.

☐ The wells are not in use and will be properly abandoned.

☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.

☐ **Attachment D - Exception to the Required Geologic Assessment.** A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☒ Surface waters (including wetlands).
☐ N/A
27. ☒ Locations where stormwater discharges to surface water or sensitive features are to occur.
☐ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WATER POLLUTION ABATEMENT PLAN APPLICATION

5. Attachment A – Factors Affecting Water Quality

The potential sources of contamination on the proposed project include, but are not limited to, hydrocarbons, such as oil and grease, vehicle/machinery fluid leaks, trash or debris, and fertilizers and soil runoff.

All construction equipment will be fueled off-site, and no hazardous materials shall be utilized for the construction of the proposed improvements. Portable toilets will be placed on site for use by construction workers during construction activities. All waste will be hauled off site daily, as generated.

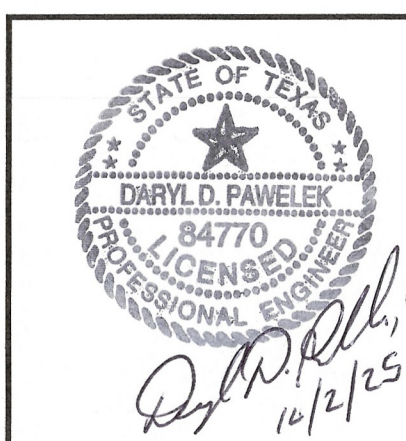
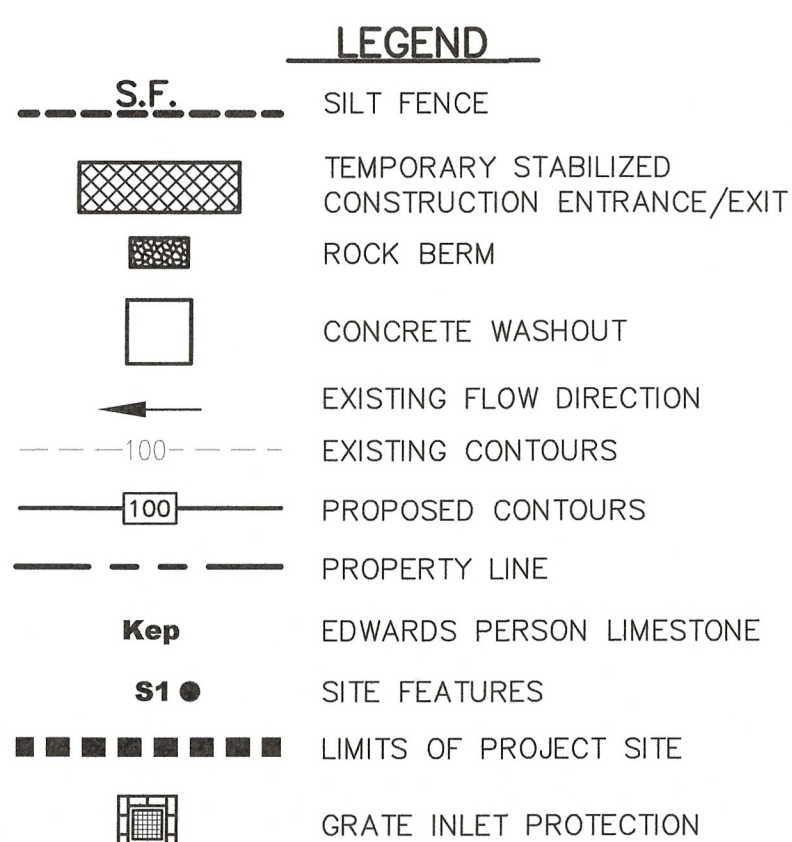
Prior to and during any construction activity, stormwater pollution prevention controls shall be installed to reduce sediment removal from the site and these controls will include silt fence, rock berms, stabilized construction entrance/exit, and grate inlet protection. In Alyssa Way right of way, a rock berm just upstream of the existing culvert below Alyssa Way and a stabilized construction entrance/exit also located on Alyssa Way. During construction, after the storm drains/inlets have been installed, inlet protection shall be installed around all storm drain inlets. The construction contractor will be responsible for the installation, repair and upkeep of all control measures.

After construction is complete and the site has been built, the factors affecting water quality will include runoff from the roofs, paved areas, sidewalks and greenbelt areas. Chemicals that may be present include pesticides and fertilizers for the greenbelt areas as well as miscellaneous oils or fuels from vehicles utilizing the drives. However, the stormwater runoff from these areas will be treated by the proposed Jellyfish System as shown on the Site Plan, Sheet S1.

13. Attachment B – Volume and Character of Stormwater

The stormwater runoff generated from this site will consist of runoff from the roofs, paved areas, sidewalks and greenbelt areas. The runoff may contain small amounts of suspended solids, fertilizers/pesticides for the greenbelt areas or oils/fuel that would be associated with vehicles entering/exiting and/or being stored on the site. The average runoff coefficient for the site is $C_{10pre} = 0.38$ and the average Post-Construction runoff coefficient is $C_{10post} = 0.79$. Based on the BMP calculations provided in this submittal; a Jellyfish Filter System has been designed in accordance with the TCEQ Technical Guidance Manual to treat the required volume of stormwater runoff to be treated. Prior to exiting the site, the high flow bypass storm water runoff will be conveyed to a detention pond which will aid in the sedimentation of solids and improve the overall water quality.

SITE PLAN



Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

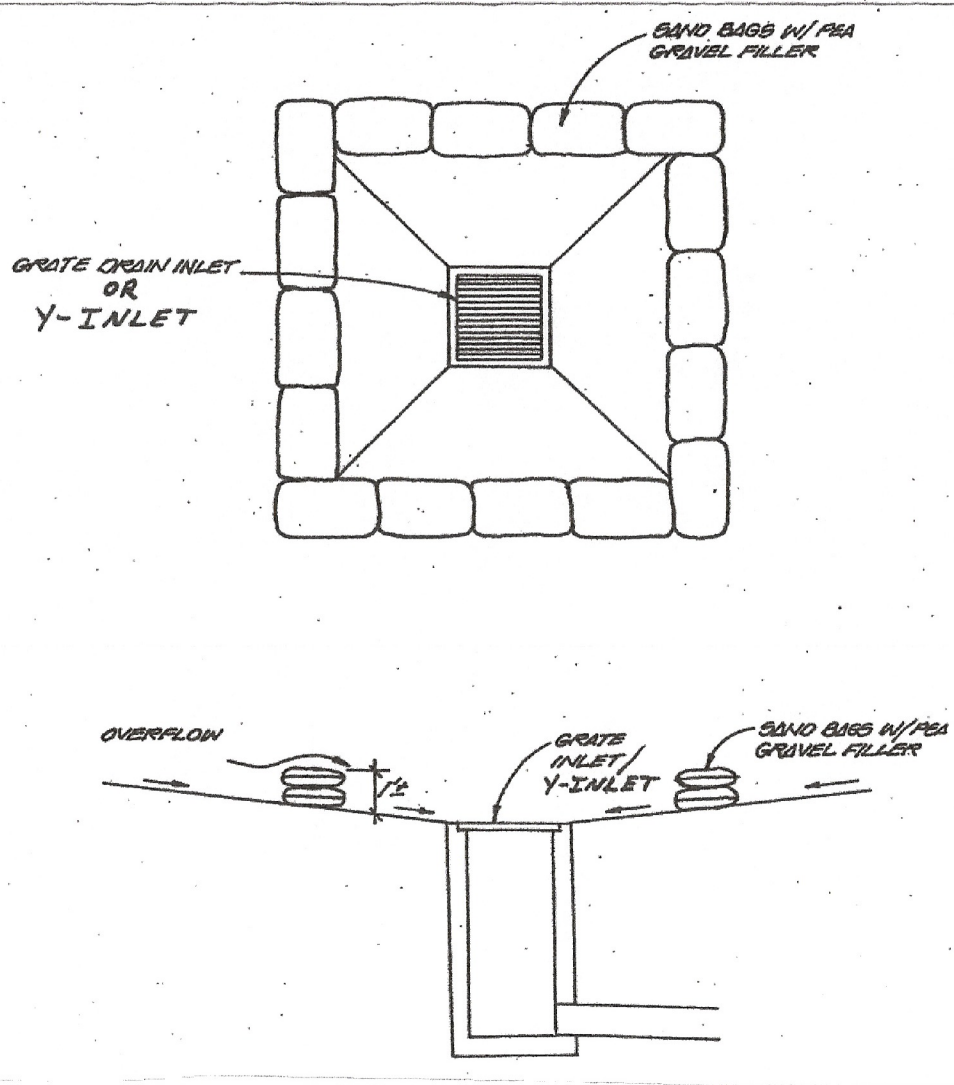
Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

- A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
- No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
- Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
- Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
- If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
- The following records shall be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
- The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - any development of land previously identified as undeveloped in the original water pollution abatement plan.

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

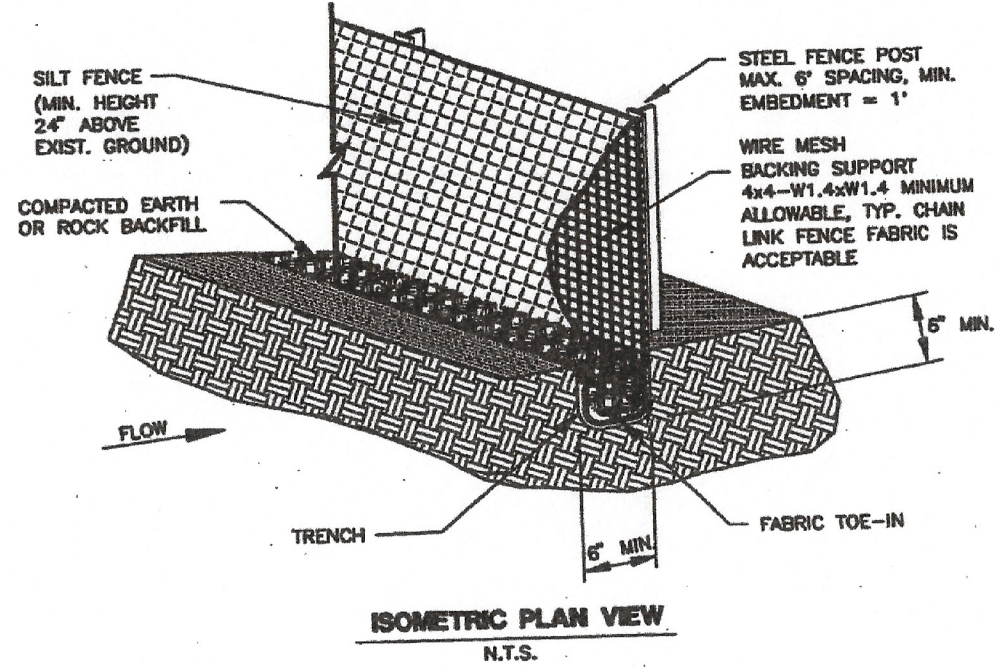
San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329



Inspection and Maintenance Guidelines:

- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing.
- Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

INLET PROTECTION DETAIL
N.T.S.



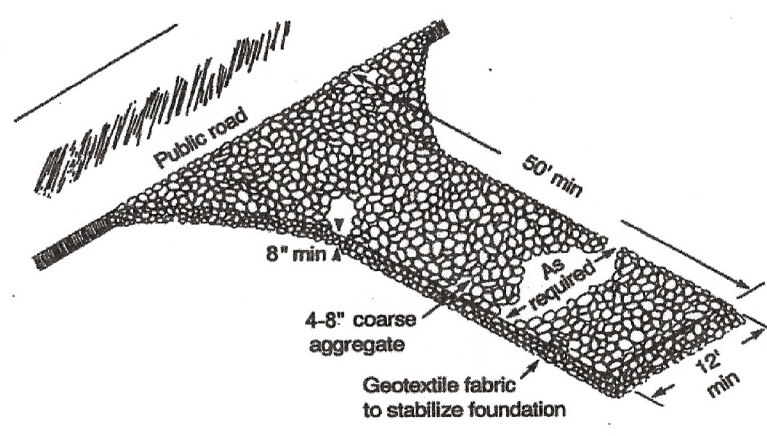
Materials:

- The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoot rings.
- Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

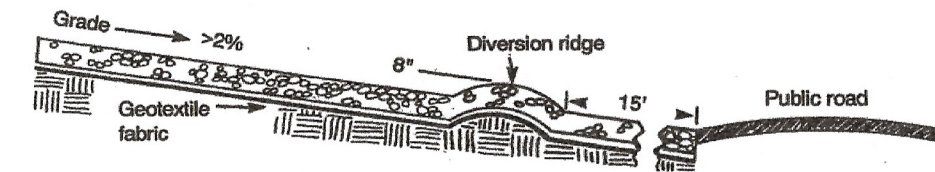
Installation:

- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.
- Berm should have a top width of 2 feet minimum with side slopes being 2:1 (H:V) or flatter.
- Place the rock along the sheathing as shown in the diagram (Figure 1-1), to a height not less than 18".
- Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- Berm should be built along the contour at zero percent grade or as near as possible.
- The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

SILT FENCE DETAIL
N.T.S.



Schematic of Temporary Construction Entrance/Exit



Cross-section of a Construction Entrance/Exit

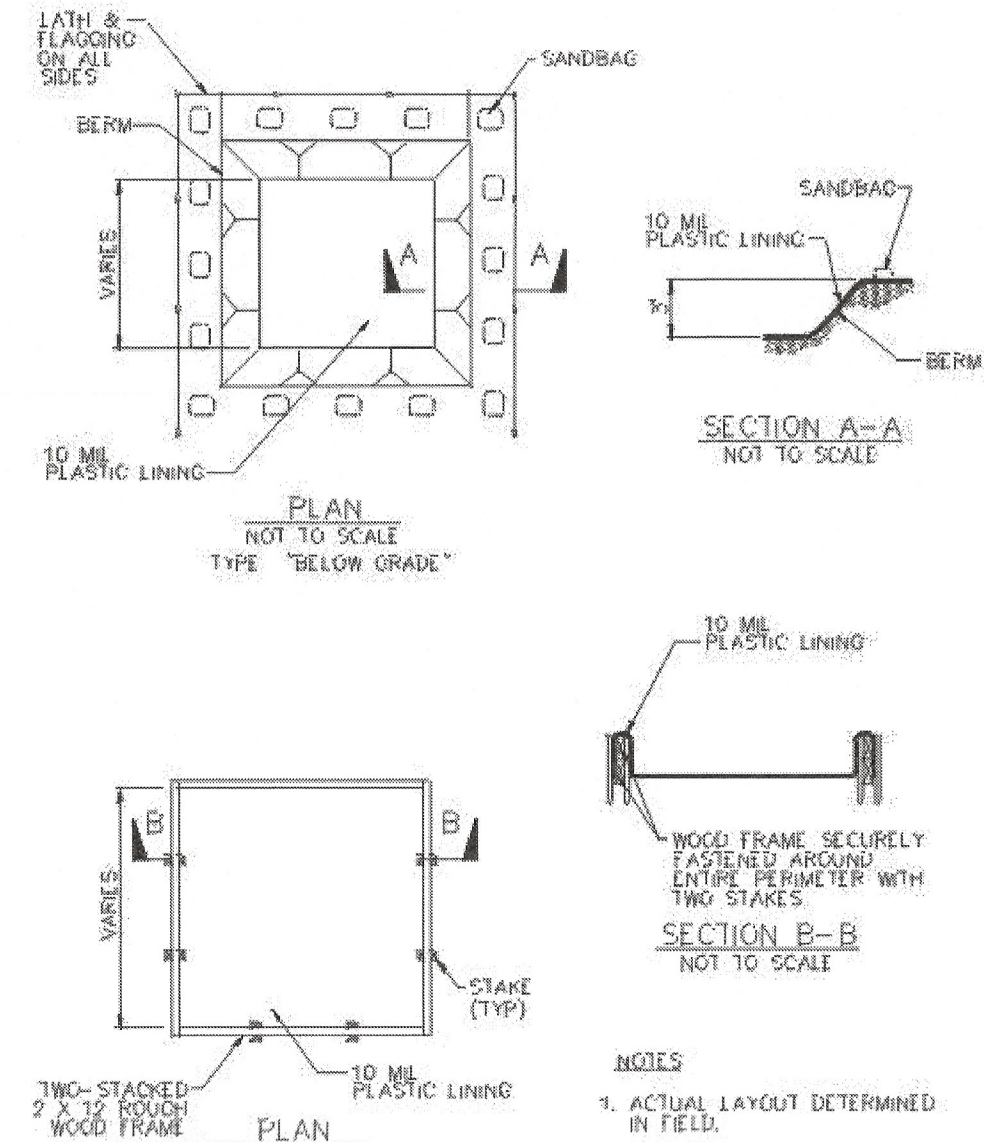
Materials:

- The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
- The aggregate should be placed with a minimum thickness of 8 inches.
- The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd², a mullen burst rating of 140 lb/in², and an equivalent opening size greater than a number 30 sieve.
- If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

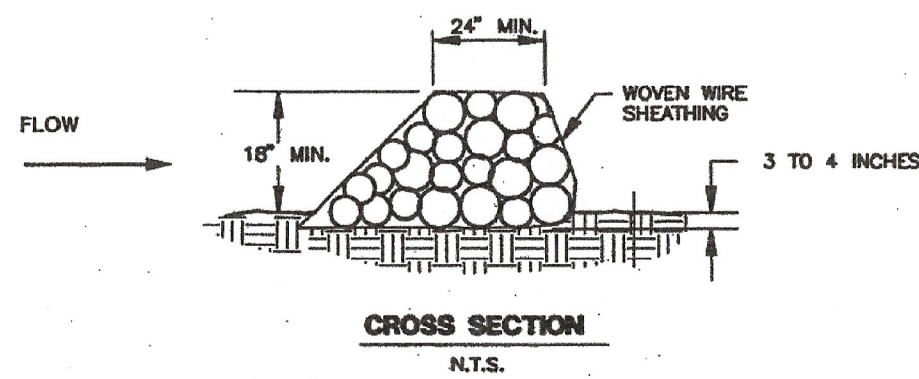
Installation:

- Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.
- The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
- The construction entrance should be at least 50 feet long.
- If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 (H:V) side slopes, across the foundation approximately 15 feet from the entrance to divert runoff away from the public road.
- Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
- Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
- Install pipe under pad as needed to maintain proper public road drainage.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL
N.T.S.

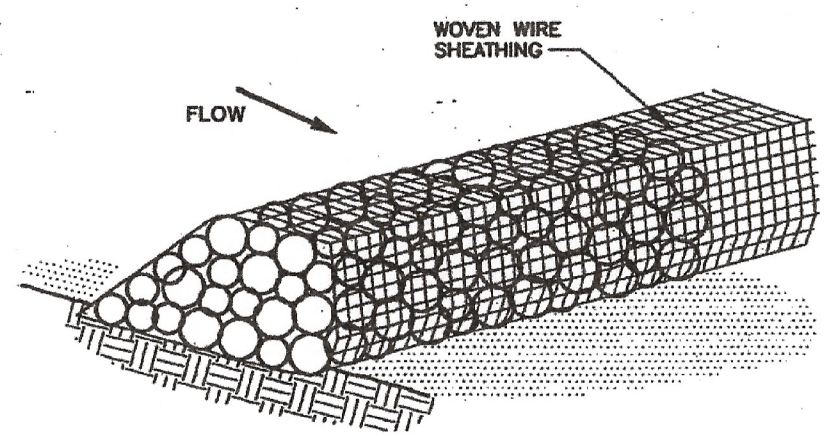


CONCRETE WASHOUT DETAIL
N.T.S.



CROSS SECTION

N.T.S.



ISOMETRIC PLAN VIEW
N.T.S.

Materials:

- The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoot rings.
- Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Installation:

- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.
- Berm should have a top width of 2 feet minimum with side slopes being 2:1 (H:V) or flatter.
- Place the rock along the sheathing as shown in the diagram (Figure 1-1), to a height not less than 18".
- Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- Berm should be built along the contour at zero percent grade or as near as possible.
- The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

ROCK BERM DETAIL
N.T.S.

**WATER POLLUTION ABATEMENT PLAN
GENERAL NOTES AND DETAILS
FOR**

THE CORNER PLACE - NEC SH 46 AND ALYSSA WAY
NEW BRAUNFELS, TEXAS



CIVIL ENGINEERING &
CONSULTING SERVICES
139 W. JAHN STREET
NEW BRAUNFELS, TX 78130
TEL: (830) 623-2563
FIRM No. F-9862

REVISIONS

DATE DESCRIPTION

DRAWN BY:

D.G. III

DATE:

OCTOBER 2025

CHECKED BY:

D.D.P.

JOB NO.:

2408.01

S2

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

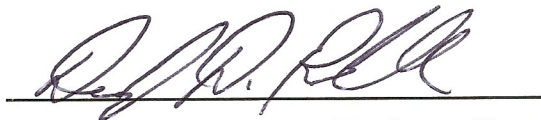
Signature

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

Print Name of Customer/Agent: Daryl D. Pawelek (Agent)

Date: 10/2/25

Signature of Customer/Agent



Regulated Entity Name: The Corner Place

Permanent Best Management Practices (BMPs)

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

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☐ N/A
2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. ☒ **Attachment C - BMPs for On-site Stormwater.**
- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. ☒ **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- ☐ N/A
9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- ☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
- ☐ **Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. ☒ **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- ☒ Design calculations (TSS removal calculations)
- ☒ TCEQ construction notes (See S2)
- ☒ All geologic features (None Present)
- ☒ All proposed structural BMP(s) plans and specifications
- ☐ N/A

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

PERMANENT STORMWATER SECTION

5. Attachment A- 20% or Less Impervious Cover Waiver

Not Applicable.

6. Attachment B- BMP's for Upgradient Stormwater

An area upgradient of the site, drainage area B is the existing grass ditch within SH 46 right of way. This area will be allowed to drain into this site and then be conveyed around the perimeter of the site via an interceptor swale/channel just inside the property line along SH 46 and will ultimately discharge to the existing ditch along Alyssa Way where it currently drains today.

7. Attachment C- BMP's for On-Site Stormwater

The proposed BMP for this site consists of a proposed underground filtration system known as the Contech Jellyfish System. The proposed Jellyfish System is a stormwater quality treatment technology featuring high flow pretreatment and membrane filtration in a compact stand-alone system. By incorporating pretreatment with lightweight membrane filtration, the Jellyfish Filter removes floatables, trash, oil, debris, TSS, fine silt-sized particles, and a high percentage of particulate-bound pollutants; including phosphorus, nitrogen, metals and hydrocarbons.

8. Attachment D- BMP's for Surface Streams

The proposed BMP for this site consists of a proposed underground filtration system known as the Contech Jellyfish System. The proposed Jellyfish System will treat the storm water via the Jellyfish filter cartridges and prevent these pollutants from entering the surface streams, sensitive features (no sensitive features on this site), or the aquifer. Additionally, after the stormwater passes through the Jellyfish system, it will then discharge into a detention pond which will also allow for additional solids/pollutants time to settle. This additional time for settlement will aid in the improvement of the overall water quality and further reduce the impact of the pollutants on surface streams, sensitive features (no sensitive features on this site), or the aquifer.

10. Attachment F- Construction Plans

Construction Plans for the proposed Jellyfish System permanent BMP are enclosed in this submittal. See Site Plan for the Jellyfish System location.

11. Attachment G- Inspection, Maintenance, Repair and Retrofit Plan

The Maintenance Plan and Scheduled Inspection Plans are located at the end of this section for the Jellyfish System.

12. Attachment H- Pilot-Scale Field Testing Plan

Not Applicable.

The proposed BMP's for this site were designed accordance with the TCEQ Technical Guidance Manual.

13. Attachment I – Measures for Minimizing Surface Stream Contamination

As mentioned previously, the proposed BMP for this site is the Contech Jellyfish System. The proposed Jellyfish System is a stormwater quality treatment technology featuring high flow pretreatment and membrane filtration in a compact stand-alone system. By incorporating pretreatment with lightweight membrane filtration, the Jellyfish Filter removes floatables, trash, oil, debris, TSS, fine silt-sized particles, and a high percentage of particulate-bound pollutants; including phosphorus, nitrogen, metals and hydrocarbons. Additionally, once the stormwater passes through the Jellyfish System, the storm water discharges into a detention pond which also allows for additional solids/pollutants time to settle. This additional time for settlement will aid in the improvement of the overall water quality and further reduce the impact of the pollutants on surface streams, sensitive features (no sensitive features on this site), or the aquifer. Located at the outfall of the detention pond is a proposed velocity control measure which utilizes heavy rock riprap to dissipate the higher flow velocities that may be present prior to exiting the site.

Attachment "G"
Inspection, Maintenance, Repair and Retrofit Plan
for the Jellyfish System

PROJECT NAME: The Corner Place

SITE LOCATION: Lot 1, Blk 1 Church of Christ Subdivision
Lots 1 and 2, Blk 1 Alyssa Way Subdivision
East side of Alyssa Way and SH 46 intersection.

CITY, STATE, Zip: New Braunfels, Texas 78132

JELLYFISH SYSTEM

Proper Operation and Maintenance for the Jellyfish System shall be in accordance with the attached "Jellyfish Maintenance Guide" provided by Contech Engineered Solutions.

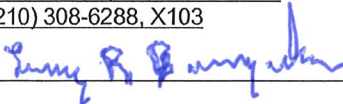
Documentation and Recordkeeping:

All scheduled inspection and maintenance measures made to the permanent BMPs must be documented clearly on the Maintenance and Inspection Form included with this attachment for the respective BMP, showing inspection/maintenance/repair/and retrofit (if necessary) measures performed, date and person responsible for inspection and maintenance. Documentation of the maintenance shall clearly show the maintenance procedure(s) made, date and person responsible for the maintenance procedure. No changes to the permanent BMP's shall be made unless approved by TCEQ and the Design Engineer. All documentation and recordkeeping shall be retained onsite with the WPAP.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party for Maintenance	NB Alyssa Way, LLC
Address	<u>270 N. Loop 1604 East, Suite 150</u>
City, State Zip	<u>San Antonio, TX 78232-1458</u>
Telephone Number	<u>(210) 308-6288, X103</u>

Signature of Responsible Party



10/2/25
Date

Print Name of Responsible Party

Larry R. Baumgardner

I have reviewed the attached Maintenance Plan and Schedule for the Jellyfish System and to the best of my knowledge certify that, if the Plan and Schedule are adhered to, the Jellyfish System will perform as designed.



Jellyfish System
MAINTENANCE AND INSPECTION FORM

Note:

This information shall be filled out and signed by the responsible party performing the maintenance and inspection of the Permanent Best Management Practice. (Make additional copies of this form as needed)

Inspection Date: _____

Signature of Responsible Party: _____

Print Name of Responsible Party: _____

Address of Responsible Party: _____

Phone Number of Responsible Party: _____

Maintenance Performed for Permanent Best Management Practice:

Inspection Date: _____

Signature of Responsible Party: _____

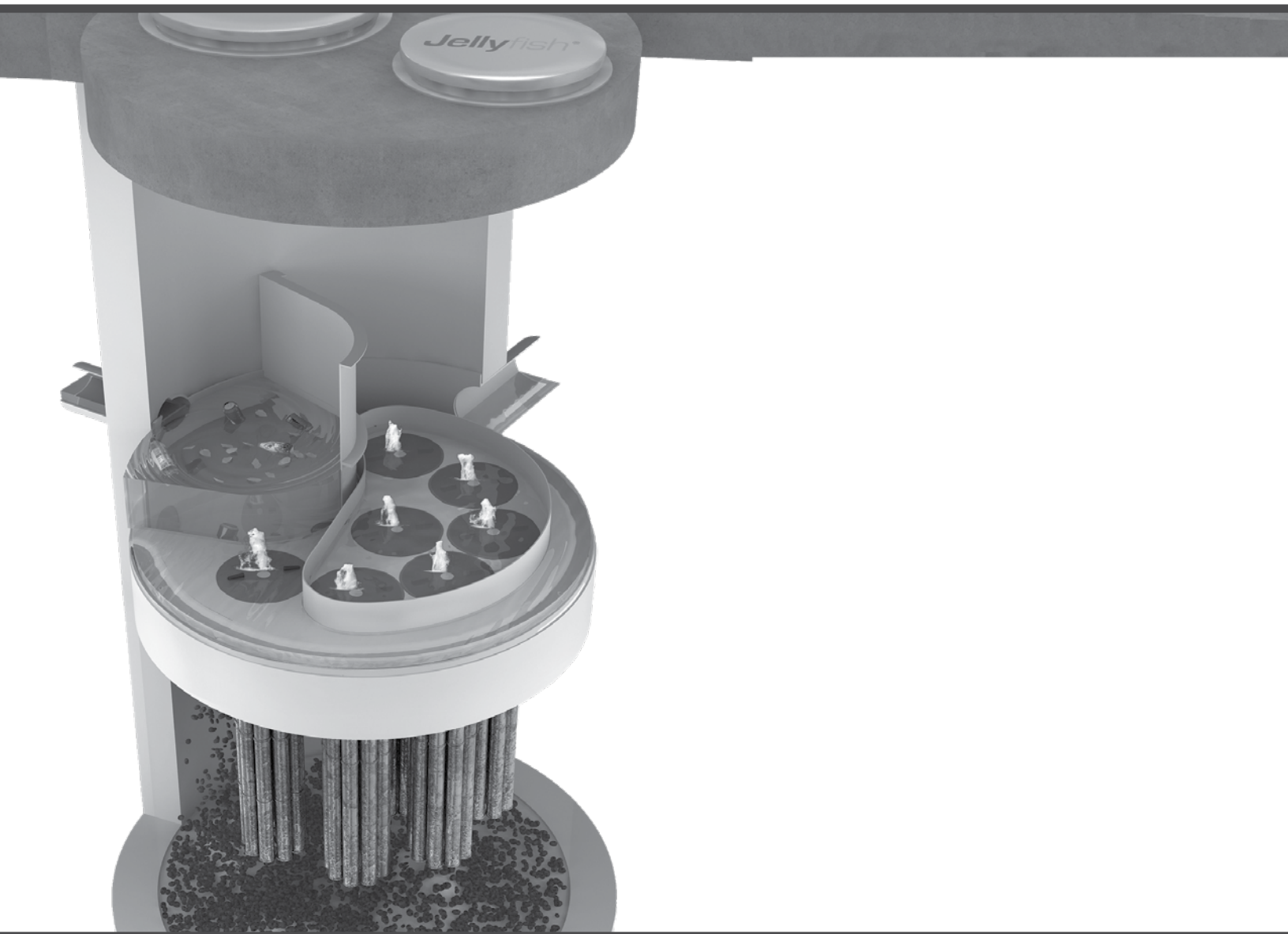
Print Name of Responsible Party: _____

Address of Responsible Party: _____

Phone Number of Responsible Party: _____

Maintenance Performed for Permanent Best Management Practice:

Jellyfish[®] Filter Maintenance Guide





JELLYFISH® FILTER INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

TABLE OF CONTENTS

Inspection and Maintenance Overview	3
Inspection Procedure.....	3
Maintenance Procedure.....	4
Cartridge Assembly & Cleaning.....	5
Inspection Process	7

1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

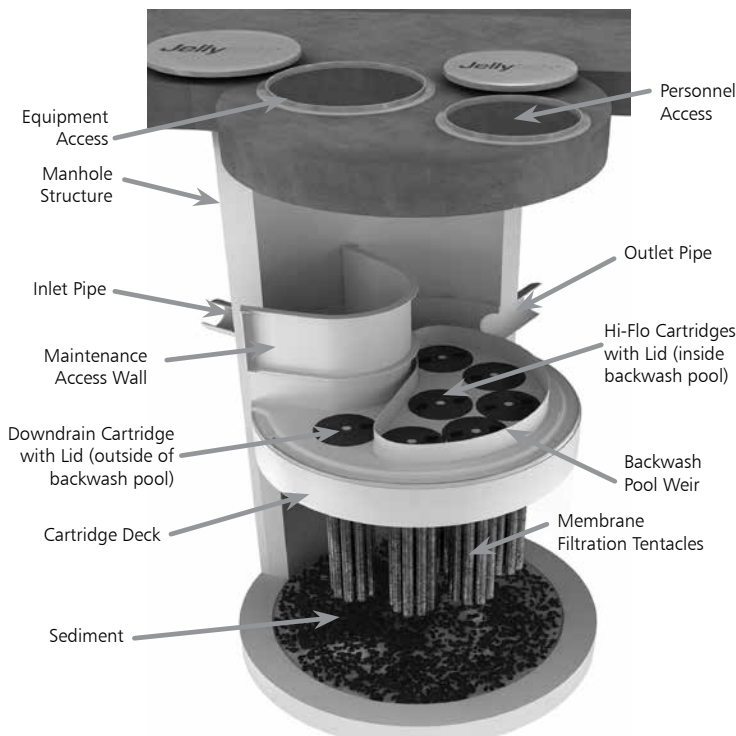
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

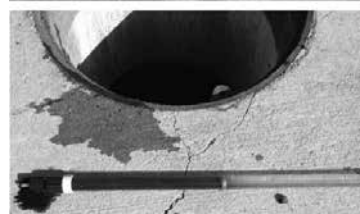
3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment ($\geq 1/16''$) accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures.
Caution: Dropping objects onto the cartridge deck may cause damage.

3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. **Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.**
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



Cartridge Removal & Lifting Device



2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. **Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.**

4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Floatables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥ 8 -ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. **Caution: Do not force the cartridge downward; damage may occur.**
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

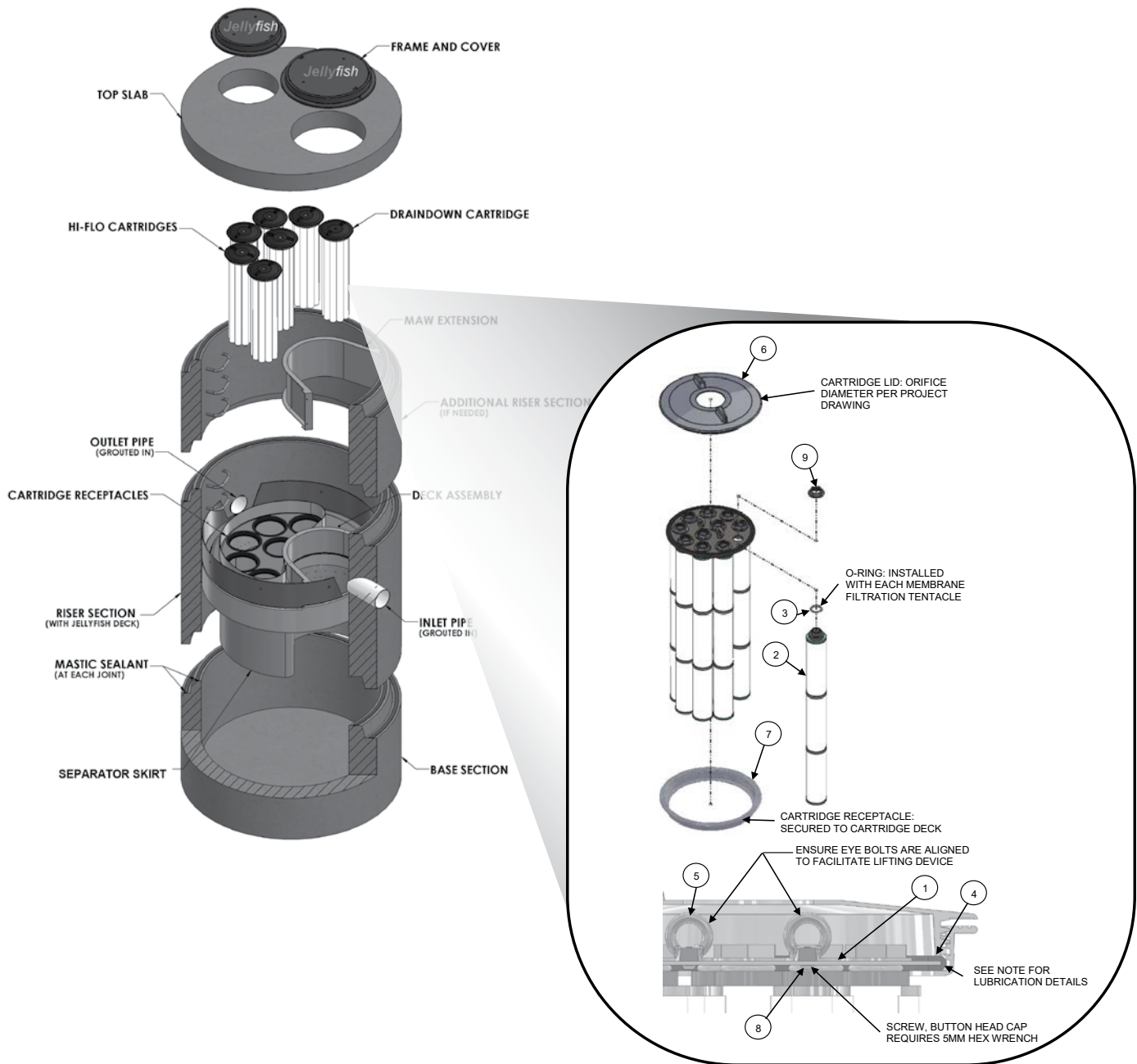


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:

Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:

Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner:		Jellyfish Model No:	
Location:		GPS Coordinates:	
Land Use:	Commercial:	Industrial:	Service Station:
	Roadway/Highway:	Airport:	Residential:

Date/Time:						
Inspector:						
Maintenance Contractor:						
Visible Oil Present: (Y/N)						
Oil Quantity Removed:						
Floatable Debris Present: (Y/N)						
Floatable Debris Removed: (Y/N)						
Water Depth in Backwash Pool						
Draindown Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Draindown Cartridges: (Y/N)						
Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Hi-Flo Cartridges: (Y/N)						
Sediment Depth Measured: (Y/N)						
Sediment Depth (inches or mm):						
Sediment Removed: (Y/N)						
Cartridge Lids intact: (Y/N)						
Observed Damage:						
Comments:						



Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

Jellyfish®

CONTECH®
ENGINEERED SOLUTIONS

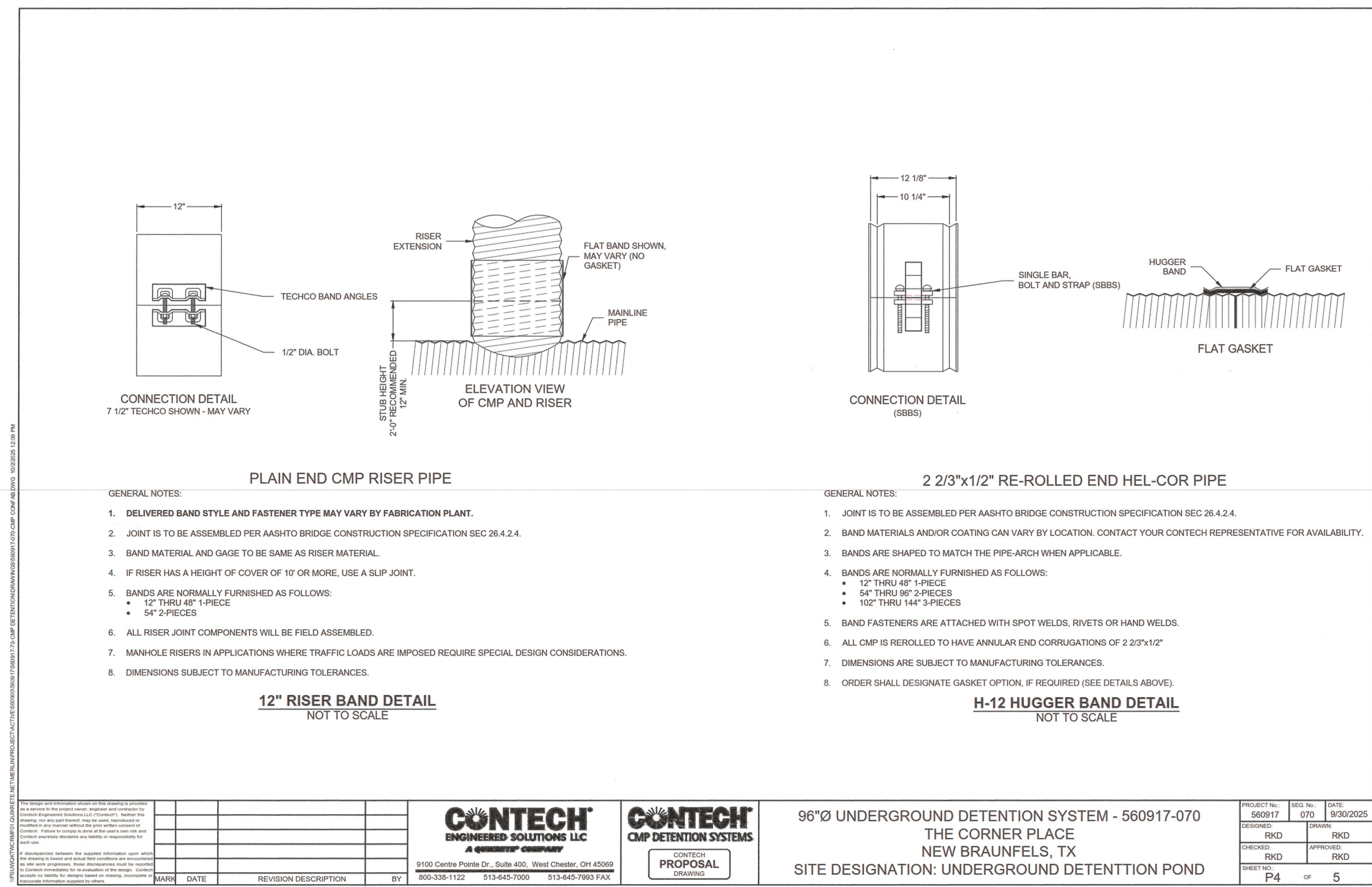
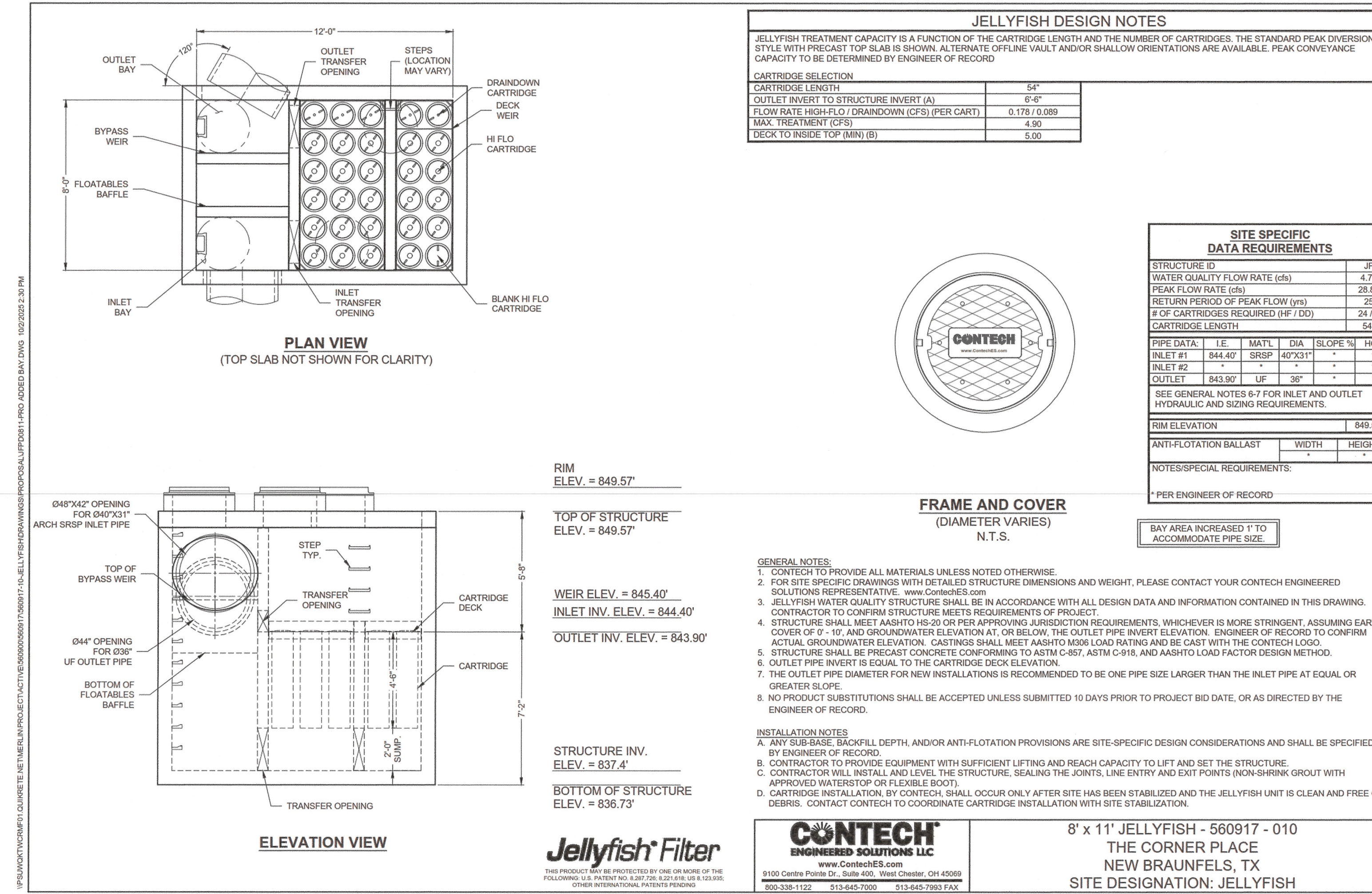
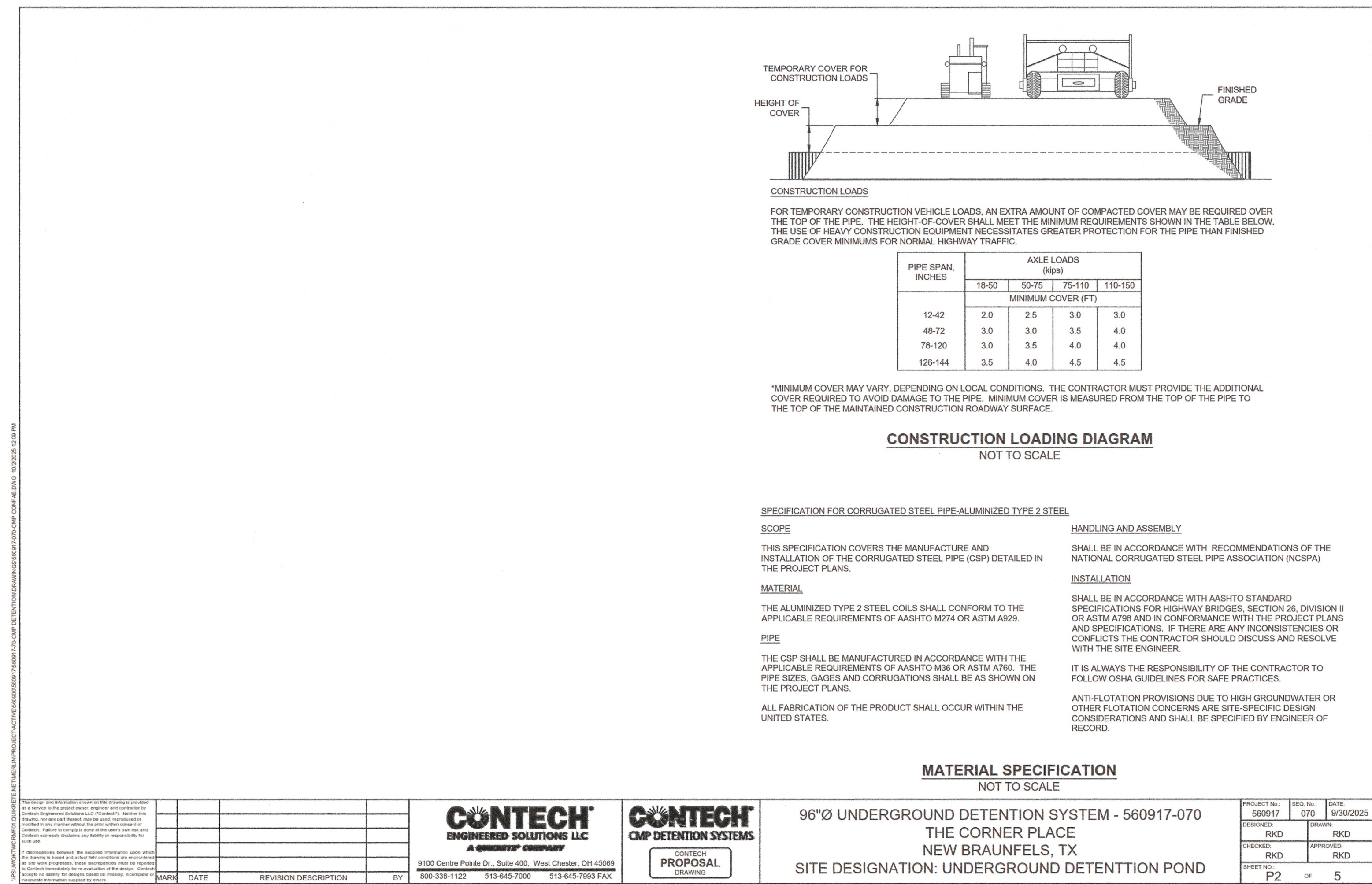
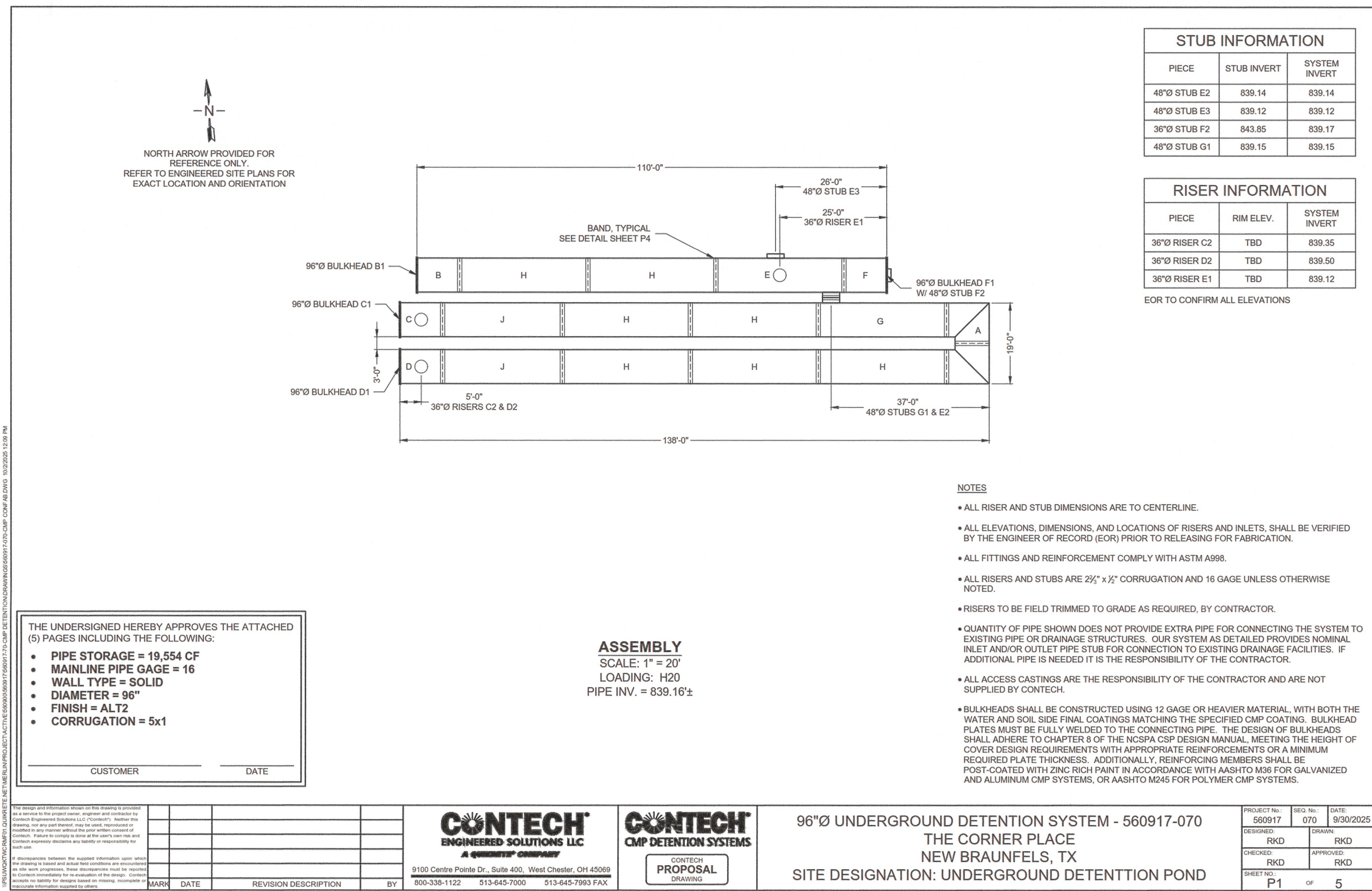
800.338.1122
www.ContechES.com

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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, wastewater treatment and earth stabilization products. For information on other Contech segment offerings, visit ContechES.com or call 800.338.1122

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**CONSTRUCTION PLANS
FOR
PERMANENT BMP'S**



PERMANENT POLLUTION ABATEMENT PLAN (2 OF 3) FOR

THE CORNER PLACE - NEC SH 46 AND ALYSSA WAY
NEW BRAUNFELS, TEXAS



CIVIL ENGINEERING &
CONSULTING SERVICES
139 W. JAHN STREET
NEW BRAUNFELS, TX 78130
TEL: (830) 629-2563
FIRM No. F-9862

REVISIONS

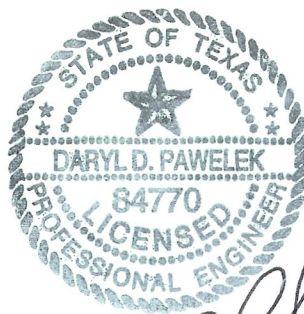
DATE	DESCRIPTION

DRAWN BY: D.G. III DATE: OCTOBER 2025
CHECKED BY: D.D.P. JOB NO.: 2408.01

P2

TSS REMOVAL CALCULATIONS

**PREPARED BY
PAWELEK & MOY, INC.
FOR
THE CORNER PLACE**



THE CORNER PLACE**4.105 ACRE SITE**

(INCLUDES: LOT 1, BLK 1, CHURCH OF CHRIST SUBDIVISION, UNIT 1 (0.932 AC) (DOC #201006009956) &
 LOT 1 AND 2, BLK 1, ALYSSA WAY SUBDIVISION, UNIT 1 (1.855 AC AND 1.318 AC, RESPECTIVELY) (DOC #202006021316)

3.567 ACRES OF IMPERVIOUS COVER**Basin A1 Summary - JELLYFISH(JFPD0811-24-5)**

Watershed Area	Permanent BMP JELLYFISH	Drainage Area (Acres)	Imp. Cover (Acres)	Target TSS Removal (lb/yr)	TSS Removal Provided (lb/yr)
A1	Basin A1	3.760	3.448	3,095	3,391
*Uncaptured Areas within Drainage Areas 'A2+A3+A4' (Portion of 3 - Driveway Aprons Draining towards Alyssa Way)	Overtreatment in Basin A1	0.070	0.070	63	0
*Uncaptured Area within Drainage Area 'B' (Portion of Driveway Apron Draining towards Alyssa Way)	Overtreatment in Basin A1	0.019	0.019	17	0
*Uncaptured Area 'C1+C2' (Portion of 2 - Driveway Aprons Draining towards SH 46)	Overtreatment in Basin A1	0.030	0.030	27	0
Total - Basin A1	-----	----	3.567	3,202	3,391

Notes:

* Portions of Drainage Areas 'A2+A3+A4', 'B', and 'C1+C2' are Off-Site Areas (Portion of Proposed Driveway Aprons that drain to Alyssa Way and SH 46) (Uncaptured), but have been provided Overtreatment with the Water Quality provided in Basin A1.

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Corner Place
Date Prepared: 9/26/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348
Pages 3-27 to 3-30

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

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

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

County = Comal
Total project area included in plan * = 4.11 acres
Predevelopment impervious area within the limits of the plan * = 0.00 acres
Total post-development impervious area within the limits of the plan* = 3.57 acres
Total post-development impervious cover fraction * = 0.87
 P = 33 inches
 $L_{M \text{ TOTAL PROJECT}}$ = 3202 lbs.

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = 1
Total drainage basin/outfall area = 3.76 acres
Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
Post-development impervious area within drainage basin/outfall area = 3.45 acres
Post-development impervious fraction within drainage basin/outfall area = 0.92
 $L_{M \text{ THIS BASIN}}$ = 3095 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF abbreviation
Removal efficiency = 86 percent

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

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

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

A_C = 3.76 acres
 A_I = 3.45 acres
 A_P = 0.31 acres
 L_R = 3391 lbs.

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

Desired $L_{M \text{ THIS BASIN}}$ = 3202 lbs.
 F = 0.94

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = 0.00 acres
Offsite impervious cover draining to BMP = 0.00 acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity = 1.50 inches per hour
Effective Area = 3.11 acres
Cartridge Length = 54 inches

Peak Treatment Flow Required = 4.71 cubic feet per second

7. Jellyfish

Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0811-24-5
Jellyfish Treatment Flow Rate =	4.72 cfs

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **The Corner Place**

Date Prepared: **9/4/2025**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Comal	
Total project area included in plan *	4.105	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	3.567	acres
Total post-development impervious cover fraction *	0.87	
P =	33	inches

$L_{M \text{ TOTAL PROJECT}}$ = **3202** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **4**

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

Drainage Basin/Outfall Area No. = **A2+A3+A4**

Basin A2+A3+A4(for overtreatment to Basin A1)

Total drainage basin/outfall area =	0.070	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.070	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M \text{ THIS BASIN}}$ =	63	lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **The Corner Place**

Date Prepared: **9/4/2025**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

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where:

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A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Comal	
Total project area included in plan *	4.105	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	3.567	acres
Total post-development impervious cover fraction *	0.87	
P =	33	inches

$L_{M \text{ TOTAL PROJECT}}$ = **3202** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **4**

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

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

Basin B(for overtreatment to Basin A1)

Total drainage basin/outfall area =	0.019	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.019	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M \text{ THIS BASIN}}$ =	17	lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **The Corner Place**

Date Prepared: **9/4/2025**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Comal	
Total project area included in plan *	4.105	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	3.567	acres
Total post-development impervious cover fraction *	0.87	
P =	33	inches

$L_{M \text{ TOTAL PROJECT}}$ = **3202** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **4**

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

Drainage Basin/Outfall Area No. = **C1+C2**

Basin C1+C2(for overtreatment to Basin A1)

Total drainage basin/outfall area =	0.030	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.030	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M \text{ THIS BASIN}}$ =	27	lbs.

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

I _____ Larry R. Baumgardner _____
Print Name
President

Title - Owner/President/Other
of _____ NB Alyssa Way, LLC _____
Corporation/Partnership/Entity Name
have authorized _____ Daryl D. Pawelek _____
Print Name of Agent/Engineer
of _____ Pawelek & Moy, Inc. _____
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Larry R Baumgartner
Applicant's Signature

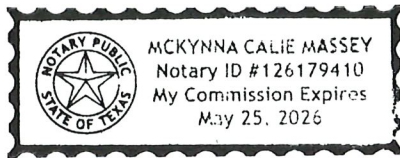
9/10/25
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Larry R Baumgartner 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 10 day of September 2025.



McKynna Calie Massey
NOTARY PUBLIC
McKynna Calie Massey
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: May 26, 2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Corner Place

Regulated Entity Location: East side of Alyssa Way and SH 46 intersection, NB TX.

Name of Customer: NB Alyssa Way, LLC

Contact Person: Larry R. Baumgardner

Phone: (210) 308-6288, X103

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☒ Comal

☐ Kinney

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

☐ Austin Regional Office
☐ Mailed to: TCEQ - Cashier

Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

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

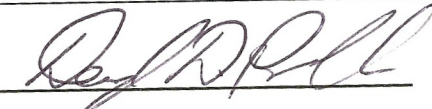
Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	4.105 Acres	\$ 4,000.00
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 10/2/25

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
☐ Renewal (Core Data Form should be submitted with the renewal form)		☐ Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership ☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>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).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
NB Alyssa Way, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0802753852		32064148508		82-1979975	
11. Type of Customer:		☒ Corporation		☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ 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 ☐ Other: ☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant					
15. Mailing Address:					
270 N Loop 1604 E, Suite 150					
City	San Antonio	State	TX	ZIP	78232
				ZIP + 4	1458
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				lbaumgardner@askdag.com	
				mmassey@askdag.com	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(210) 308-6288	X103	() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
The Corner Place								
23. Street Address of the Regulated Entity: (No PO Boxes)								
	City		State		ZIP		ZIP + 4	
24. County	Comal							

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

25. Description to Physical Location:	East side of Alyssa Way and SH 46 intersection, New Braunfels TX.							
26. Nearest City					State	Nearest ZIP Code		
New Braunfels					TX		78132	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		29.72191			28. Longitude (W) In Decimal:		98.17655	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	43	19	98	10	36			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
1542			236220					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Commercial Development - Retail Center								
34. Mailing Address:								
	270 N Loop 1604 E, Suite 150							
	City	San Antonio	State	TX	ZIP	78232	ZIP + 4	1458
35. E-Mail Address:	lbaumgardner@askdag.com							
36. Telephone Number	37. Extension or Code		38. Fax Number (if applicable)					
(210) 308-6288	X103		() -					

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

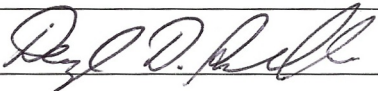
☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water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

SECTION IV: Preparer Information

40. Name:	Daryl D. Pawelek		41. Title:	Civil Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(830) 629-2563		() -	dpawelek@pm-engineers.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:	Pawelek & Moy, Inc.	Job Title:	Project Engineer	
Name (In Print):	Daryl D. Pawelek	Phone:	(830) 629- 2563	
Signature:			Date:	10/2/25