TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 28, 2008

Mr. Scott Watson
Bulverde Area Rural Library District
20475 Hwy 46 West, Suite 340
Spring Branch, Texas 78070

Re: Edwards Aquifer, Comal County
NAME OF PROJECT: Bulverde Library; Located approximately 2,750 feet southeast of the Old Boerne Road and Bulverde Xing intersection; Bulverde, Texas
TYPE OF PLAN: Request for Modification of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program ID No. 2338.02; Investigation No. 616283; Regulated Entity No. RN105161939

Dear Mr. Watson:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the request for modification of the approved CZP for the above-referenced project submitted to the San Antonio Regional Office by MBC Engineers on behalf of Bulverde Area Rural Library District on January 17, 2008. Final review of the CZP was completed after additional material was received on February 21st and 26th, 2008. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

This facility was previously approved by letter dated August 16, 2005 for a Home Depot Store, parking, driveways, utilities, a public road, and 17.84 acres of unidentified future commercial development. As outlined in the original approval, the total commercial site encompasses 53 acres divided into drainage areas A, B, C, D, E, F1, F2, F3, F4, G, and I. Drainage areas A, B, C, D, E, and F1 are treated by the North treatment basin. Drainage area F3 (roadway) bypasses treatment (see Table II for impervious cover compensation). Areas contributing to the south treatment basin include F2, G, and I. Drainage area F4 (roadway) bypasses treatment by the South treatment basin (see Table II for impervious cover compensation).

A modification to the original plan, approved by letter dated September 14, 2006 (File No. 2338.01), included development of drainage area D, lot 5, into a commercial/retail development. A modification to the original plan, approved by letter dated March 1, 2007 (File No. 2338.02), included development of drainage area E, lot 6, into a public library development. A modification to the original plan, approved by letter dated February 13, 2008 (File No. 2338.03), included development of drainage area G (South Basin), lot 2, into a commercial bank development.

This letter represents the fourth modification to the 53 acres site coinciding with Special Condition IV in the approval letter dated August 16, 2005, and the third modification to the North basin's drainage area.

PROJECT DESCRIPTION

The proposed modification is to drainage area E, Lot 6. Lot 6 has a total site area of 6.98 acres, and will have a developed drainage area of 2.99 acres with 1.56 acres of impervious cover. The modification application proposes a change in the amount of impervious cover treated by the North basin, within drainage area E, Lot 6, and increasing the overall impervious cover (from previous modification approved by letter dated February 12, 2008, File No. 2338.03) for the 53 acre site by 0.02 acres. The Modification Summary Table below summarizes the proposed modification.

Modification Summary Table		
Drainage Area E, Lot 6	Previously Approved	Proposed This Submittal
Lot 6, Total	6.98	6.98
Developed Drainage Area	2.98	2.99
Impervious Cover	1.54	1.56
Treatment in North Basin	1.54	1.01
Uncaptured, Compensation Provided in North Basin	0.0	0.55
Total Site	53.0	53.0
Total Site Impervious	25.32	25.34

* all numeric data is presented in acres

The modification application proposes that the commercial development for lot 6 will consist of the following:

1. An 18,344 square foot (sq. ft.) library (unchanged),
2. 70 parking spaces, sidewalks and associated paved drives (unchanged),
3. An aerobic septic system with spray distribution (unchanged), and
4. A 1,056.60 square foot (0.02 acre) rainwater harvesting system tank.

The commercial development will consist of a public library, with associated parking and driveways, an aerobic septic system with spray distribution, and a rainwater harvesting system. The rainwater harvesting system will capture sub-drainage areas E, F, and G, totaling 0.55 acres of impervious cover within Lot 6.

Stormwater runoff from the site will be treated by the existing partial sedimentation/filtration basin "North". The proposed modification will not involve any physical modification to the existing North treatment basin.

According to a letter dated April 14, 2005, signed by Mr. Thomas H. Hornseth, P.E., with Comal County, a portion of the site in the development is acceptable for the use on on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two partial sedimentation/filtration basins were designed and constructed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (June 1999). Table I summarizes the existing permanent treatment for the site.

Table I

Treatment basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft^3)	Actual Capture Volume (ft^3)	Calc. Min. Filter Area (ft^2)	Actual Filter Area (ft^2)	Target TSS Removal (lb/yr)	Design TSS Removal (lb/yr)
North	20.04	16.57	82.70	2.2	106,024	184,951	12,723	26,963	15,717	16,894
South	9.86	7.45	75.60	2.0	48,673	67,548	4,867	7,027	7,017.44	8,642.15
North Untreated	14.77	0.93***	6.3	-	-	-	-	-	(844)***	0
South Untreated	8.33	0.37**	4.4	-	-	-	-	-	(330.32)**	0
Total	53.00	25.32	47.8	-	-	-	-	-	22,734.44	25,536.15

* data calculated utilizing TCEQ technical guidance document RG-348 (June 2005). Changes are shown in bold print.
** drainage area F4 (0.46 acres), impervious cover compensated for treatment of 330.32 lbs. TSS by oversizing South basin
*** drainage area F3, impervious cover compensated for treatment of 844 lbs. TSS by oversizing North basin
( ) lbs. TSS included in North and South basins' Target TSS Removal (lb/yr)

Table II summarizes the permanent treatment as proposed in the modification application.

Table II

Treatment basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft^3)	Actual Capture Volume (ft^3)	Calc. Min. Filter Area (ft^2)	Actual Filter Area (ft^2)	Target TSS Removal (lb/yr)	Design TSS Removal (lb/yr)
North	20.04	**16.04**	**82.30**	**2.8**	**156,047**	184,951	**15,605**	26,963	**15,726**	16,894
South	9.86	7.45	75.60	2.0	48,673	67,548	4,867	7,027	7,017.44	8,642.15

North Untreated	14.77	**1.48*** **	**9.7**	-	-	-	-	-	**(1,328.45)** ***	0
South Untreated	8.33	0.37**	4.4	-	-	-	-	-	(330.32)**	0
Total	53.00	**25.34**	**47.8**	-	-	-	-	-	**23,743.44**	25,536.15

* data calculated utilizing TCEQ technical guidance document RG-348 (June 2005). Changes are shown in bold print.

** drainage area F4 (0.46 acres), impervious cover compensated for treatment of 330.32 lbs. TSS by oversizing South basin

*** drainage area F3, impervious cover compensated for treatment of 1,328.45 lbs. TSS by oversizing North basin, also includes 0.55 acres of impervious cover captured by rainwater harvesting system

( ) lbs. TSS included in North and South basins' Target TSS Removal (lb/yr)

The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. The holder of the approved Edwards Aquifer CZP must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the application.

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

III. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated August 16, 2005, and March 1, 2007.

IV. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

V. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

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

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

VIII. Since the future development is conceptual and lay out and grading plans are not available for development activities in Drainage Areas B and G, modifications to the CZ plan will be required

for future regulated activities within these drainage areas. Future modifications must utilize the technical guidance manual and calculations in accordance with the most current guidance at the time of the modification to ensure the proposed measures meet the required 80 percent removal of the increased load in total suspended solids caused by the entire site. Target TSS removal and design TSS removal for each treatment basin shown in the tables above must be calculated in accordance with the most current guidance at the time of the modification.

IX. For any future modifications to any of the permanent BMPs on this site, the summary tables in this letter must be updated and included in the application. It is the responsibility of the applicant to maintain this information and keep it current.

X. Within 60 days from the date of this letter, submit to the San Antonio Regional Office a site plan illustrating all approved projects, including this proposed project, for the 53 acre site approved by letter dated August 16, 2005. The site plan shall be clearly labeled to demonstrate each lot with respective impervious cover, and all drainage areas for the north and south treatment basins.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

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

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

4. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

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

During Construction:

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

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

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

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

After Completion of Construction:

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

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

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

13. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial

approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

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

If you have any questions or require additional information, please contact Jason Jupe of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4023.

Sincerely,

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/JJ/eg

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

cc: Mr. Greg Smith, P.E., MBC Engineers
Ms. Sarah Stevick, City of Bulverde
Mr. Tom Hornseth, P.E., Comal County
Ms. Velma Danielson, Edwards Aquifer Authority
TCEQ Central Records, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 17, 2008

Mr. Thomas H. Hornseth, P.E.
Comal County Engineer
195 David Jonas Drive
New Braunfels TX 78132-3710

Re: Edwards Aquifer, Comal County
PROJECT NAME: Bulverde Library, located near the intersection of State Highway 46 and US Highway 281, Bulverde, Texas
PLAN TYPE: Application for Approval of a Contributing Zone Water Pollution Abatement Plan (CZP) request, 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
San Antonio Region File Number: 2338.03

Dear Mr. Hornseth:

The enclosed Contributing Zone Water Pollution Abatement Plan application is being forwarded to you pursuant to the Edwards Aquifer Rules. The Texas Commission on Environmental Quality (TCEQ) is required by 30 TAC Chapter 213 to provide copies of all applications to affected incorporated cities and underground water conservation districts for their comments prior to TCEQ approval.

Please forward your comments to this office by February 16, 2007.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact the San Antonio Region Office at (210) 490-3096.

Sincerely

Lynn M. Bumguardner
Water Section Work Leader
San Antonio Regional Office

LMB/eg

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

FOR

BULVERDE LIBRARY

SH 46 and US Highway 281

Bulverde, Texas

January 2, 2008

M.B.C Job No. 29436-Comal

Prepared by:

MACINA · BOSE · COPELAND & ASSOCIATES, INC.

1035 Central Parkway North

San Antonio, Texas 78232

(210) 545-1122/(210) 545-9302 Fax

www.mbcengineers.com

January 2, 2008

Ms. Lynn Bumguardner
Texas Commission of Environmental Quality
Region #13
14250 Judson Road
San Antonio, Texas, 78233

Re: Bulverde Library – Bulverde Texas
Modification of a Previously Contributing Zone Plan

Dear Ms. Bumguardner:

Please find attached four (4) copies (one original and three copies) of the Bulverde Library Modification of a Previously Approved Contributing Zone Plan. This plan had been prepared to be consistent with the Texas Commission of Environmental Quality (30TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

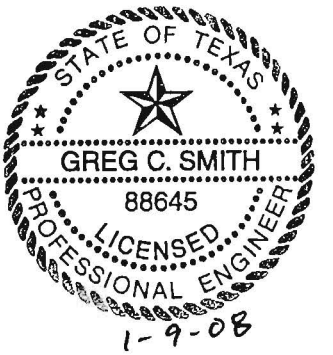
This Modification of a Previously Contributing Zone Plan (Edwards Aquifer Protection Program File No. 2338.00) applies to a 0.53 acre portion of a previously approved 53 acre site. Please review the plan information for the items it is intended to address, and if acceptable provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate Review fees ($250) and fee application are being submitted with this letter. If you have any questions regarding this information, please call our office at (210) 545-1122.

Sincerely,

Greg C. Smith, P.E.

Greg Smith, P.E.
Project Manager



EXECUTIVE SUMMARY

This submittal is a modification to a Contributing Zone Plan previously approved and filed as Edwards Aquifer Protection Program File No. 2338.00. The modification includes the portion of property designated as Lot 6 (6.98 acres) of the Bulverde Crossing Subdivision, as recorded in Volume 15, pages 317-318 of the Comal County Plat Records.

The owner is planning to incorporate a rainwater harvesting system to capture roof runoff to use for irrigation and as a form of water conservation. The estimated roof area will be 21,872 ft^2 (0.50 acres) and be made of sheet metal. Once the tank reaches its storage capacity the excess water will be released via an eight inch overflow pipe and bypass the water quality pond.

Runoff from a small portion of concrete patio, 1,394 ft^2 (0.032 acres), and the rainwater harvesting system roof will also bypass the water quality pond. The water quality ponds are oversized and will remove more than the required TSS from the site.

PROJECT DESCRIPTION

The proposed 6.98 acre library development will consist of one building and parking lot. The building is located on Lot 6 of the Bulverde Crossing Subdivision. The library will have an aerobic septic system with spray distribution.

The site will sheet flow to various inlets and be conveyed via underground storm sewer to an existing water quality pond located on Lot 3 of the Bulverde Crossing Subdivision west of Bulverde Xing Road. The water quality pond consists of a sedimentation and filtration basin. Overflow will be directed to the adjacent detention pond. Discharge of the water quality pond is released into the old Boerne right-of-way. All developed portions of the site are captured and conveyed to the water quality pond with the exception of the roof area and the 1,394 ft^2 concrete patio. Rainwater will be conveyed to the storage tank via roof gutters and underground piping. The remainder of the tract will be left undisturbed and remain in its natural condition. Reference Impervious Cover Worksheet and Grading Plan for more information.

This modification to the CZP will not require any modifications to the existing water quality ponds.

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN APPLICATION

Modification of a Previously Approved Contributing Zone Plan
for Regulated Activities
on the Edwards Aquifer Contributing Zone
and Relating to 30 TAC §213.23(i), Effective June 1, 1999

Regulated Entity Name: Bulverde Area Rural Library District

Original Regulated Entity Name:

County: Comal Stream Basin:

1. Customer (Applicant):

Contact Person: Scott Watson, President
Entity: Bulverde Area Rural Library District
Mailing Address: 20475 Hwy 46 West, Suite 340
City, State: Spring Branch, Texas Zip: 78070
Telephone: 210-260-0010 FAX: 830-885-7411

Agent/Representative (If any):

Contact Person: Greg Smith, P.E.
Entity: MBC Engineers
Mailing Address: 1035 Central Parkway North
City, State: San Antonio, Texas Zip: 78063
Telephone: 210-545-1122 FAX: 210-545-9302

2. X This project is inside the city limits of Bulverde.
NA This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
NA This project is not located within any city limits or ETJ.

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

Approximately 2750 feet southeast of the Old Boerne Road and Bulverde Xing intersection.

4. X **ATTACHMENT A - Road Map**. A road map showing directions to the project site is found as at the end of this form.

5. X **ATTACHMENT B - Quadrangle Map**. A copy of the a USGS Quadrangle Map (Scale: 1" = 2000') is found as at the end of this form. The map(s) should clearly show:
X Project site boundaries.
X USGS Quadrangle Name(s).

6. X **ATTACHMENT C - Project Description.** A detailed narrative description of the proposed project is provided at the end of this form.

7. X **ATTACHMENT D - Original Approval Letter.** A copy of the original approval letter and copies of any letters approving modifications are found at the end of this form.

8. 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)
X Other: Some site work and excavation has occurred

9. A modification of a previously approved plan is requested for: (INDICATE ALL THAT APPLY)

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

10. X **ATTACHMENT E - Description of Modification.** A narrative description of the nature of each proposed modification is found at the end of this form. All items proposed for modification have been identified in the description.

11. Original Project:

Size:	53	acres
Hydrocarbon Storage:	NA	# of tanks (if applicable)
Impervious Cover:	26.61 acres	50.2 %

12. Proposed Modification:

Size:	53	acres
Hydrocarbon Storage:		# of tanks (if applicable)
Impervious Cover:	25.85 acres	48.8 %

13. X **ATTACHMENT F - Site Plan.** A Site Plan showing the existing conditions of the site, the location of proposed modification(s), and, as applicable, temporary BMPs for erosion and sedimentation control, and permanent BMPs is provided at the end of this form.

14. X One (1) original and three (3) copies of a complete application has been provided.

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent

Greg Smith, P.E.

Greg C. Smith, P.E.

Signature of Customer/Agent

Date 1-17-08

STATE OF TEXAS
GREG C. SMITH
88645
LICENSED
PROFESSIONAL ENGINEER

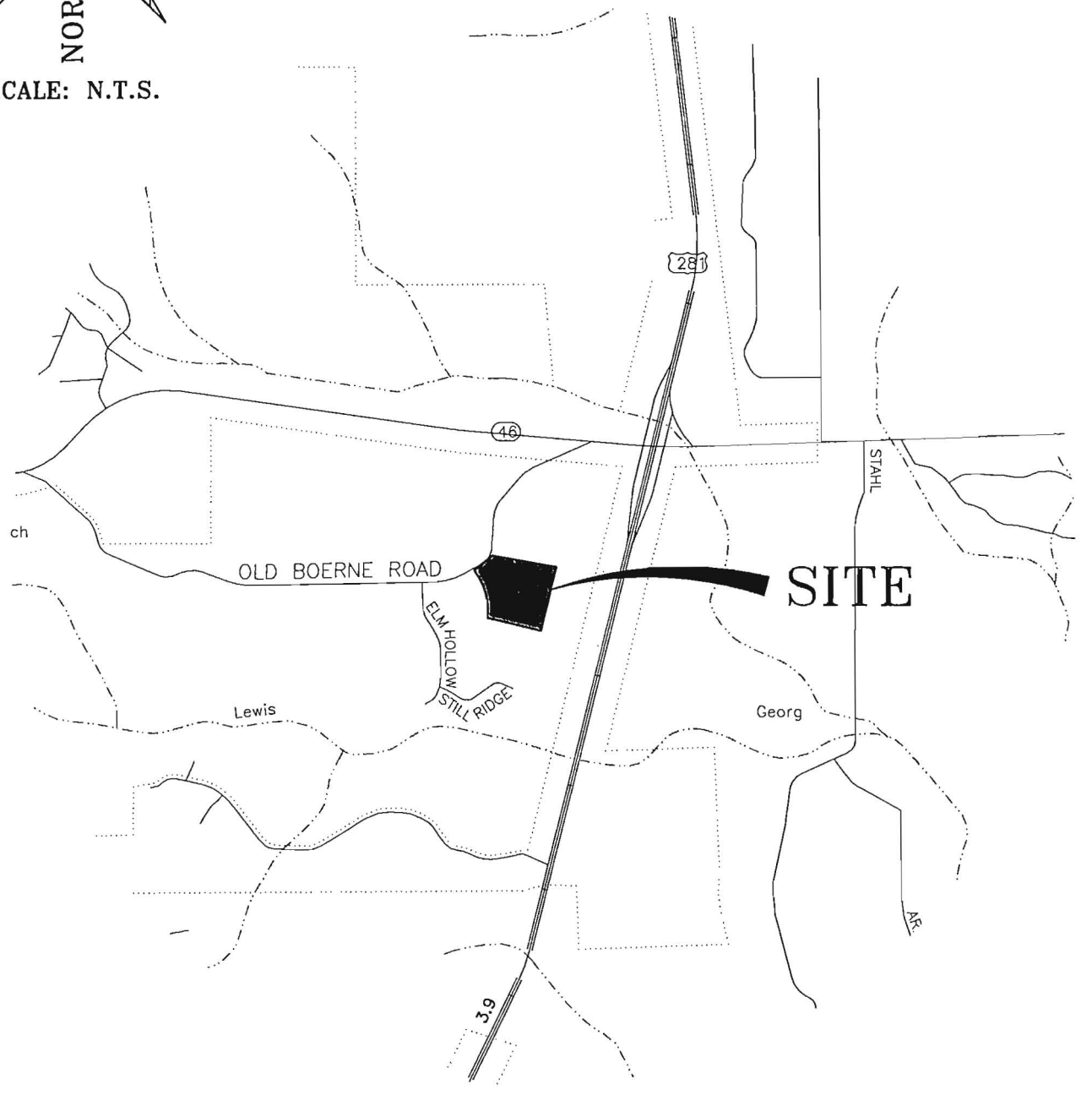
If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

ATTACHMENT A
ROAD MAP

NORTH

SCALE: N.T.S.



mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

VICINITY MAP
BULVERDE LIBRARY
BULVERDE, TEXAS

DESIGN
DRAWN
CHECKED
DATE Nov 30, 2006
JOB NO. Comal-29436
PAGE 1 of 1

Date: Nov 30, 2006, 1:24pm User ID: tganzalez Layout: AREA LAND USE MAP
File: P:\Comal\29436-Bulv Library\Design\9436VMAP.dwg Layout name: AREA LAND USE MAP

ATTACHMENT B

USGS/EDWARDS AQUIFER RECHARGE ZONE MAP

Home Depot - Bulverde, TX

USGS Quad Map - 1:24,000

ATTACHMENT C
PROJECT NARRATIVE

PROJECT NARRATIVE

The proposed 6.98 acre library development will consist of a single building, located on the southwest portion of the lot. The library will have an aerobic septic system with spray distribution. The site will sheet flow to various inlets and be conveyed via underground storm sewer to an existing water quality pond located on Lot 3 of Bulverde Crossing Subdivision, west of Bulverde Xing Road. A rainwater harvesting system will be incorporated to capture runoff from the roof of the building to later be used for onsite irrigation. Excess runoff from the roof will be released from the storage tank via an eight inch overflow pipe. Runoff from 0.0320 acre of concrete slab will bypass the water quality pond and sheet flow away from the building. The water quality pond consists of a sedimentation and a sand filtration basin. Overflow will be directed to the adjacent detention pond.

All developed runoff from the site excluding the roof area and the runoff from the 0.0320 acre concrete patio will be conveyed to the existing water quality pond. Roof runoff will be captured by the rainwater harvesting system storage tank. Impervious cover from this site is significantly less than anticipated in the original design. Revised calculations are included in this report. No modifications to the existing water quality ponds will be required with this CZP modification.

Discharge of the water quality pond is released into the Old Boerne Road right-of-way.

ATTACHMENT D
ORIGINAL APPROVAL LETTER

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 1, 2007

Mr. Scott Watson
Bulverde Area Rural Library District
20475 Highway 46 West, Suite 340
Spring Branch, Texas, 78070

Re: Edwards Aquifer, Comal County
NAME OF PROJECT: Bulverde Library (aka Bulverde Home Depot); Located near the south west corner of the intersection of SH 46 and US Hwy 281; Bulverde, Texas
TYPE OF PLAN: Request for Approval of a Modification to a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program File No. 2338.02
Regulated Entity No.: RN105161939
Investigation No.: 536208

Dear Mr. Watson:

The modification to a Contributing Zone Plan application for the referenced project was submitted to the San Antonio Regional Office by Greg Smith, P.E. of Macina, Bose, Copeland and Associates, Inc. on behalf of Bulverde/46 Partners, Ltd. on January 3, 2007. Final review of the CZP modification was completed after additional material was received on February 2, 2007, February 26, 2007 and February 28, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this modification to a Contributing Zone Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

This facility was previously approved by letter dated August 16, 2005. As outlined in the original approval, the total commercial site encompasses 53 acres divided into drainage areas A, B, C, D, E, F1, F2, F3, F4, G, and I. Drainage areas A, B, C, D, E, and F1 are treated by the North treatment basin. Drainage area F3 bypasses treatment. Areas contributing to the South treatment basin include F2, G, and I. Drainage area F4 bypasses treatment by the South treatment basin.

A modification to the original plan, approved by letter dated September 14, 2006, included development of drainage area D, lot 5, into a commercial/retail development.

PROJECT DESCRIPTION

The proposed modification is to drainage area E, lot 6. This lot represents a portion of the area listed in the initial approval Home Depot Bulverde master plan as "unidentified future commercial development." Lot 6 has a total site area of 6.98 acres, and will have a developed drainage area of 2.98 acre with 1.54 acres of impervious cover.

The modification application proposes that the commercial development for lot 6 will consist of the following:

1. An 18,344 square foot (sq. ft.) library,
2. 70 parking spaces, sidewalks and associated paved drives, and
3. An aerobic septic system with spray distribution.

Stormwater runoff from the site will be treated by the existing partial sedimentation/filtration basin "North". The proposed modification will not involve any physical modification to the existing North treatment basin.

According to a letter dated, April 14, 2005, signed by Thomas H. Hornseth, P.E., with Comal County, a portion of the site in the development is acceptable for the use of on-site sewage facilities.

On February 9, 2007 the investigator conducted a reconnaissance site investigation to confirm the existing project site conditions stated in the CZP modification application. The investigation revealed that construction was underway and was ongoing during the investigation.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site and potentially flowing across and off the site after construction, two partial sedimentation filtration basins were designed and constructed according to the TCEQ technical guidance document, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* (June 1999). Table I summarizes the permanent treatment for the site as approved in the original approval letter dated August 16, 2005.

Table I

Treatment basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft^3)	Actual Capture Volume (ft^3)	Calc. Min. Filter Area (ft^2)	Actual Filter Area (ft^2)	Target TSS Removal (lb/yr)	Design TSS Removal (lb/yr)
North	21.89	17.51	80	1.18	116,382	184,951	10,269	26,963	13,977.98	19,798.66
South	9.86	7.89	80	1.18	53,020	67,548	4,678	7,027	6,161.79	8,642.15

North Untreated	12.92	0.75	5.8	-	-	-	-	-	481.50	-
South Untreated	8.33	0.46	5.5	-	-	-	-	-	300.57	-
Total	53.00	26.61	50.2	-	-	-	-	-	20,921.84	28,440.81

Table II summarizes the permanent treatment as proposed in the modification application.

Table II

Treatment basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft^3)	Actual Capture Volume (ft^3)	Calc. Min. Filter Area (ft^2)	Actual Filter Area (ft^2)	Target TSS Removal (lb/yr)	Design TSS Removal (lb/yr)
North*	**20.04**	**16.57**	**82.70**	**2.2**	**106,024**	**184,951**	**12,723**	**26,963**	**15,717**	**16,894**
South	9.86	7.89	80	1.18	53,020	67,548	4,678	7,027	6,161.79	8,642.15
North* Untreated	**14.77**	**0.93**	**6.3**	-	-	-	-	-	**844**	-
South Untreated	8.33	0.46	5.5	-	-	-	-	-	300.57	-
Total	53.00	**25.85**	**48.8**	-	-	-	-	-	**23,023.36**	**25,536.15**

*data calculated utilizing TCEQ technical guidance document RG-348 (2005). Changes are shown in bold print.

The approved measures have been presented to meet the required 80 percent removal of the increased load in total suspended solids caused by the project. The remaining storage capacity of the North Basin is 78,927 cubic feet.

SPECIAL CONDITIONS

1. The construction activity (as observed by the reconnaissance investigation) in areas previously identified as undeveloped (undisturbed/uncleared) may constitute construction without the prior approval of the water pollution abatement plan as required by Commission rules (30 TAC Chapter 213). Therefore, the applicant is hereby advised that the after-the-fact approval of the development, as provided by this letter, shall not absolve the applicant of any prior violations of Commission rules related to this project, and shall not necessarily preclude the Commission from pursuing appropriate enforcement actions and administrative penalties associated with such violations, as provided in 30 TAC §213.10 of Commission rules.

II. This modification is subject to all Special and Standard Conditions listed in the Contributing Zone Plan approval letter dated August 16, 2005.

III. All sedimentation/filtration basins shall be operational and certified in accordance with Standard Condition 10 of the Contributing Zone Plan approval letter sates August 16, 2005 prior to occupancy or use of any of the facilities within their respective drainage areas.

IV. All sediment and/or media removed from the sedimentation/filtration basins during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335 as applicable.

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

VI. Since the future development is conceptual and lay out and grading plans are not available for development activities in Drainage Areas B and G, modifications to the CZ plan will be required for future construction activities within these drainage areas. Future modifications must utilize the technical guidance manual and calculations in accordance with the most current guidance at the time of the modification to ensure the proposed measures meet the required 80 percent removal of the increased load in total suspended solids caused by the entire site. Target TSS removal and design TSS removal for each treatment basin shown the tables above must be calculated in accordance with the most current guidance at the time of the modification.

VII. A copy of the on site sewage facility permit for each on site sewage facility system that will be installed on the site must be provided within 30 days of the permit being issued.

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

IX. For any future modifications to any of the permanent BMPs on this site, the summary tables in this letter must be updated and included in the application. It is the responsibility of the applicant to maintain this information and keep it current.

X. The applicant shall provide all contractors with a copy of pages 1-35 through 1-60 of TCEQ TGM RG-348 (2005) as a guide for soil stabilization practices and assure that any soil stabilization is performed is in accordance with these practices and the approved plan.

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

XII. Since the runoff from this project will be treated by an existing offsite water quality basin, Standard Condition 10 of this letter applies only to the certification of the on-site impervious cover and area directed to the water quality basin.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

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

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

4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

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

During Construction:

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

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface

streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

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

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

After Completion of Construction:

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

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

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

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

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

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

Sincerely,

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/ZCL/eg

Enclosure(s): Change in Responsibility for Maintenance on Permanent BMPs-Form TCEQ-10263
Deed Recordation Affidavit, Form TCEQ-0625

fc/cc: Mr. Greg Smith. P.E, Macina, Bose, Copeland and Associates
Mayor Sarah Stevick, City of Bulverde
Mr. Tom Hornseth, Comal County
Mr. Robert J. Potts, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 16, 2005

Mr. Jacob R. Pritcher, Jr.
Home Depot U.S.A., Inc.
2800 Forest Lane
Dallas, TX 75234

Re: Edwards Aquifer, Comal County
NAME OF PROJECT: Bulverde Home Depot; Located near the south west corner of the interseotion of SH 46 and US Hwy 281; Bulverde, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subohapter B Edwards Aquifer
Edwards Aquifer Protection Program File No. 2338.00
Regulated Entity No.: RN104608955
Investigation No.: 400265

Dear Mr. Pritcher:

The Contributing Zone Plan application for the referenced project was submitted to the San Antonio Regional Office by Coy D. Armstrong, P.E. of Bury & Partners - SA, Inc. on behalf of Home Depot U.S.A., Inc. on April 25, 2005. Final review of the CZP was completed after additional material was received on July 7, 2005, August 8, 2005, August 11, 2005, and August 16, 2005. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Contributing Zone Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will be located on 53 acres and will consist of the construction of a Home Depot store, parking, driveways, utilities, a public road, and 17.84 acres of unidentified future commercial development. The proposed impervious cover for the development is approximately 26.61 acres (50.2 % of the total area of the site). According to a letter dated, April 14, 2005, signed by Thomas H. Homseth, P.E., with Comal County, a portion of the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site and potentially flowing across and off the site after construction, two partial sedimentation filtration basins designed using the TNRCC technical guidance document, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* (June 1999) will be constructed. The following table summarizes the permanent treatment for the site.

Treatment basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft^3)	Actual Capture Volume (ft^3)	Calc. Min. Filter Area (ft^2)	Actual Filter Area (ft^2)	Target TSS Removal (lb/yr)	Actual Estimated TSS Removal (lb/yr)
North	21.89	17.51	80	1.18	116,382	184,951	10,269	26,963	13,977.98	19,798.66
South	9.86	7.89	80	1.18	53,020	67,548	4,678	7,027	6,161.79	8,642.15
North Untreated	12.92	0.75	5.8	-	-	-	-	-	481.50	-
South Untreated	8.33	0.46	5.5	-	-	-	-	-	300.57	-
Total	53.00	26.61	50.2	-	-	-	-	-	20,921.84	28,440.81*

*Treatment of more than 80% of the total load generated will be treated.

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

SPECIAL CONDITIONS

I. All sedimentation/filtration basins shall be operational prior to occupancy or use of any of the facilities within their respective drainage areas.

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

III. Intentional discharges of sediment laden stormwater are not allowed. If dewatering becomes necessary, a plan for removing at least 80% of the sediment load from the discharge must be submitted to the San Antonio Regional Office prior to initiating any discharges. The plan must propose how the discharge will be filtered through appropriately selected best management practices. These include vegetative filter strips, sediment traps, rock berms, silt fence rings, filters, etc.

IV. Since the future development is conceptual and lay out and grading plans are not available for development activities in Drainage Areas B, D, E, and G, modifications to the CZ plan will be required for future construction activities within these drainage areas.

V. A copy of the on site sewage facility permit for each on site sewage facility system that will be installed on the 53 acre site must be provided within 30 days of the permit being issued.

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

VII. Treated and discharged stormwater from the north water quality treatment basin and the north detention pond must not be directed to the off-site H.E.B. water quality basin.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

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

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

4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

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

During Construction:

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

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

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

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

After Completion of Construction:

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

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

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

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

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

If you have any questions or require additional information, please contact Lynn M. Bumguardner of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4023.

Sincerely,

Bobby D. Caldwell

for

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/LMB/eg

Enclosure(s): Change in Responsibility for Maintenance on Permanent BMPs-Form TCEQ-10263

fc: Mr. Coy D. Armstrong, P.E., Bury + Partners -SA, Inc.
Mayor Pro Tem Sarah Stevick, City of Bulverde
Mr. Tom Hornseth, Comal County
cc: Mr. Robert J. Potts, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

ATTACHMENT E
DESCRIPTION OF MODIFICATION

Description of Modification

The owner is planning to develop a public library with associated parking on Lot 6, indicated as Drainage Area "E" on the Proposed Overall Drainage Area Map submitted with the original Contributing Zone Plan. The current site layout has changed from what was assumed in the original contributing zone plan. Only 3.10 acres of the 6.98 acre lot will be developed. The remaining land will remain undisturbed and undeveloped, and will be allowed to flow in its natural drainage pattern.

The original contributing zone plan assumed a developed drainage area of 4.8 acres for this site, while the actual area will only be 3.10 acres. Additionally, the impervious cover will be 1.56 acres, which is significantly less than the assumed 4.368 acres used for the original design.

The following spreadsheet was constructed in order to ensure that all of the developed areas for each lot were taken into account in this modification. The spreadsheet gives a breakdown of each lot draining to the north pond, as shown on the drainage area map. All impervious areas shown in this table were taken into account during the modification calculations. Impervious cover calculations were based on previously submitted plans by others. Area "B" is still undeveloped and the impervious cover is an assumed value.

Drainage Area	Lot Description	Impervious Cover (IC)	Developed Area	Area Captured	IC in Captured Area
A	Home Depot	10.50	11.70	11.70	10.50
B	Undeveloped	1.26	1.38	1.38	1.26
C	WQ Pond		3.53		
D	Retail Center	2.63	3.25	3.00	2.38
E	Library	1.56	3.10	2.44	1.00
F1	Street	0.89	0.98	0.98	0.89
F3	Street	0.68	0.68		
	Total	17.52	21.09	19.50	16.03

* All areas above are in Acres

The original design and proposed drainage areas and impervious cover calculations are summarized in the table below:

	Original Submittal	Previous Modification	Current Modification
Drainage Area "E"			
Contributing Drainage Area (acres)	4.80	2.98	3.10
Contributing Impervious Cover (acres)	4.37	1.54	1.56
Percent Impervious Cover	91%	52%	50%

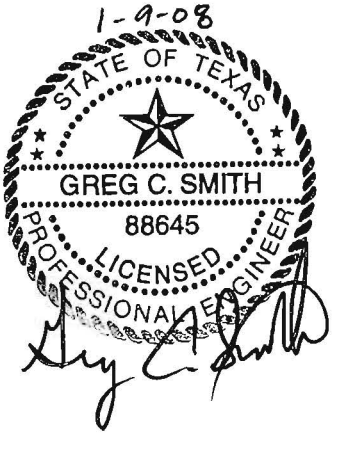
	Original Submittal	Previous Modification	Current Modification
Overall Drainage Area-North Basin			
Contributing Drainage Area (acres)	21.89	20.98	21.09
Contributing Impervious Cover (acres)	17.51	17.51	17.52
Percent Impervious Cover	80%	83%	83%

*The Following Table is an update to the summary of the permanent treatment for the site as included in the Approved Contributing Zone Plan Letter.

Treatment Basin	Total Area (acres)	Imp. Cover (acres)	% IC	Runoff Depth (inches)	Calc. Min. Capture Volume (ft3)	Actual Capture Volume (ft3)	Calc. Min. Filter Area (ft2)	Actual Filter Area (ft2)	Target TSS Removal (lb/yr)	Actual Estimated TSS Removal (lb/yr)
North	**19.50**	**16.03**	**82.2%**	**2.80**	**156,973**	**184,951**	**15,697**	**26,963**	**14,388.53**	**16,345**
South	9.86	7.89	80.0%	1.18	53,020	67,548	4,678	7,027	6,161.79	8,642.15
North Untreated	**15.31**	**1.47**	**9.6%**	---	---	---	---	---	**1319.47**	---
South Untreated	8.33	0.46	5.5%	---	---	---	---	---	300.57	---
Total	**53.00**	**25.85**	**48.8%**	---	---	---	---	---	22,170.36	24,987.15

**The most current TCEQ spreadsheet (dated May 9, 2006) was used to perform these updated calculations and can be found with the Construction Exhibits.

The Target TSS removed (22,170.36 lb/yr) is less than the Actual TSS removed (24,987.15 lb/yr), therefore, no physical modification to the constructed water quality pond will be required.



Texas Commission on Environmental Quality

TSS Removal Calculations 05-09-2006

Project Name: Bulverde Library
Date Prepared: 1/2/2008

Text shown in magenta provide instructions for the use of this spreadsheet.
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 are calculated fields. Changes to these fields will remove equations used in the spreadsheet.

1. The Required Load Reduction from 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:

Lm = Required TSS removal
A_N = Net increase in impervious area for site
P = Average annual precipitation, inches

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

County =	**COMAL**	
Total project area included in plan * =	**34.81**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**17.50**	acres
Total post-development impervious cover fraction * =	**0.50**	
P =	**33**	inches

Total L_M required for this plan = **15708** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

Separate calculations should be prepared for each drainage basin / outfall area.
The calculations must include Sections 2 through 6 and the Section for the appropriate BMP proposed, e.g Section 9 for Sand Filters.
A summation of the load removal calculations must be provided.
It should include justifcations indicating that the project meets the requirements of the Edwards Aquifer Rules.
The permanent BMP calculations and summary must be signed, sealed, and dated by the P.E. making the submittal.

2. Calculations for the Required Load Reduction:

Drainage Basin / Outfall Area No. = **1**

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

where:

Lm = Required TSS removal
A_N = Net increase in impervious area for site
P = Average annual precipitation, inches

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

Total drainage basin / outfall area * =	**19.50**	acres	
Predevelopment impervious area within drainage basin / outfall area * =	**0.00**	acres	
Post-development impervious area within drainage basin / outfall area * =	**16.03**	acres	
Post-development impervious fraction within drainage basin / outfall area * =	**0.82**		
P =	**33**	inches	

L_M = **14389** lbs.

*** The values entered in these fields should be for the drainage basin / outfall area.**

3. Indicate the Drainage Basin and Select the desired BMP Code for this Section.

Proposed BMP =	**SF**	abbreviation
Removal efficiency =	**89**	percent

BMP Code:	BMP Type:
AC	Aqualogic Cartridge Filter
BR	Bioretention
CW	Constructed Wetland
ED	Extended Detention
GS	Grassy Swale
RI	Retention / Irrigation
SF	Sand Filter
WB	Wet Basin
WV	Wet Vault

4. Calculate TSS Load Removed (L_R) from this Drainage Basin by the Proposed BMP Type.

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

where:

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

A_C =	**19.50**	acres
A_I =	**16.03**	acres
A_P =	**3.47**	acres
L_R =	**16345**	lbs

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

F = **0.88**

If F>1, then a more efficient BMP or a larger treatment area is required.

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	**1.50**	inches
Post Development Runoff Coefficient =	**0.66**	
On-site Water Quality Volume =	**69583**	cubic feet

IC = Drainage Area to BMP / drainage Area to BMP

Offsite drainage should be conveyed around or through the drainage basin / outfall area without entering the BMP.
If no offsite drainage flows across the drainage basin / outfall area or is bypassed through the site, enter 0 in cells C109 & C110.
If the offsite drainage is directed to the drainage basin, enter offsite area draining to BMP & offsite impervious cover draining to BMP in cells C109 & C110.

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

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.02**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**13917**	
Total Capture Volume =	**83500**	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for the water quality volume of a BMP Type not selected in cell C64 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = **NA** cubic feet

Irrigation Area Calculations:

Soil Infiltration/permeability rate =	**0.1**	in/hr	**Enter determined permeability rate or assumed value of 0.1**
Irrigation area =	**NA**	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **NA** cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**83500**	cubic feet	
Minimum filter basin area =	**4639**	square feet	
Maximum sedimentation basin area =	**41750**	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**10437**	square feet	**For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	**83500**	cubic feet	
Minimum filter basin area =	**8350**	square feet	
Maximum sedimentation basin area =	**33400**	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**2087**	square feet	**For maximum water depth of 8 feet**

10. Bioretention System — Designed as Required in RG-348 — Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = **NA** cubic feet

11. Wet Basins — Designed as Required in RG-348 — Pages 3-66 to 3-71

Required capacity of Permanent Pool = **NA** cubic feet **Permanent Pool Capacity is the WQV + 0.20 WQV**
Required capacity at WQV Elevation = **NA** cubic feet **Total Capacity should be the Permanent Pool Capacity + WQV (Two WQV + 0.20 WQV%).**

12. Constructed Wetlands — Designed as Required in RG-348 — Pages 3-71 to 3-73

Required Water Quality Volume for Constructed Wetlands = **NA** cubic feet

13. AquaLogic™ Cartridge System — Designed as Required in RG-348 — Pages 3-74 to 3-78

13A. AquaLogic™ Cartridge System with maintenance contract **

Required Sedimentation chamber capacity = **NA** cubic feet
Filter basin area (RIA_F) = **NA** square feet
Filter canisters (FCs) to treat WQV = **NA** cartridges

**** 2005 Technical Guidance Manual (RG-348) does not exempt the required 20% increase if proof of maintenance contract is provided.**

13B. AquaLogic™ Cartridge System without maintenance contract

Required Sedimentation chamber capacity = **NA** cubic feet
Filter basin area (RIA_F) = **NA** square feet
Filter canisters (FCs) to treat WQV = **NA** cartridges

THE SIZING OF THE FOLLOWING BMPs AND THEIR LOAD REMOVALS ARE BASED UPON FLOW RATES - NOT CALCULATED WATER QUALITY VOLUMES

14. Grassy Swales — Designed as Required in RG-348 — Pages 3-51 to 3-54

Design parameters for the swale:

Insert the design parameters for the drainage area and swale:

Drainage Area to be Treated by the Swale = A = 0.00 acres
Impervious Cover in Drainage Area = 0.00 acres
Rainfall intensity = i = 1.1 in/hr
Swale Slope = 0 ft/ft **The channel slope must be between 0.005 and 0.025**
Side Slope (z) = 0 **z = the side slope of the swale in the form of z(H):1(V)**
Design Water Depth = y = 0.00 ft
Weighted Runoff Coefficient = C = #DIV/0!

The value for C in cell C209 is calculated from the values entered for the drainage area to the swale.
C = (Impervious Cover within Drainage Basin/Drainage Basin Area)*0.74 + (Pervious Cover within Drainage Basin/Drainage Basin Area)*0.33

A_{cs} = cross-sectional area of flow in Swale = #DIV/0! sf

P_w = Wetted Perimeter = #DIV/0! feet

R_H = hydraulic radius of flow cross-section = A_{cs}/P_w = #DIV/0! feet

n = Manning's roughness coefficient = 0.2

14A. Using the Method Described in the RG-348

Trapezoidal is the most common shape used for swale design. However, rectangular and triangluar shapes may be used.
The calculations included below assume that a trapezoidal shape is selected.

Use Manning's Equation to estimate the swale bottom width (b).

Mannings Equation: $Q = \frac{1.49}{n} A_{cs} R_H^{2/3} S^{0.5}$

Manning's Equation cannot be used directly to solve for the bottom width of a trapezoidal swale.
For shallow flows (4 inches or less) the equation can be altered to:

$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ = #DIV/0! feet

Maximum bottom width = 10 feet

If b is greater than 10 feet, change design parameters and recalculate
If b is a negative value, set b = 2

The values for y, z, and S are taken from the information provided above.

To solve for "Q" in the altered Manning's Equation above.
Use the Rational Method Equation discussed in the TGM on Page 3-34, Equation 3.4:

Q = CiA = #DIV/0! cfs

To calculate the flow velocity in the swale:

V (Velocity of Flow in the swale) = Q/A_{cs} = #DIV/0! ft/sec

If V is less than or equal to 1 ft/sec, the swale will function correctly.
If V is greater than 1 ft/sec, the swale will not function correctly and the design assumptions must be revised.

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = #DIV/0! feet

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters must be modified and the solver rerun.

14B. Alternative Method using Excel Solver

This method uses Excel to calculate the swale bottom width (b) for a Trapezoidal Channel.
Excel performs numerous iterations to derive the value for b by solving Manning's Equation and the Rational Method Equation simultaneously.
The design parameters entered above are used for these calculations.

Design Q = CiA = #DIV/0! cfs

Manning's Equation Q = 0.00 cfs Error 1 = #DIV/0!

Swale Width= 45.24 ft

Instructions are provided in Cells J260 through J271 to the right.

The following are the resulting values for "flow Velocity" and "Minimum Swale Length"

Flow Velocity	#DIV/0!	ft/s
Minimum Length =	#DIV/0!	ft

To widen the bottom width calculated above, enter the desired width below.
Excel will calculate the resulting values for "Design Depth" of flow, "Flow Velocity", and "Minimum Length" of swale.
Instructions are provided in Cells J277 through J289 to the right.

Design Width =	0	ft		
Design Discharge =	0.00	cfs	Error 2 =	#DIV/0!
Design Depth =	0.33	ft		
Flow Velocity =	#DIV/0!	sfs		
Minimum Length =	#DIV/0!	ft		

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters may be modified and the solver rerun.
If any of the resulting values still do not meet the design requirement set forth in RG-348, widening the swale bottom value may not be possible.

15. Vegetated Filter Strips Designed as Required in RG-348 Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.
The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%

16. Wet Vaults Designed as Required in RG-348 Pages 3-30 to 3-32 & 3-79

Required Load Removal Based upon Equation 3.3 = **NA** lbs

First calculate the load removal at 1.1 in/hour

RG 348 Page 3-30 Equation 3.4: Q = CiA

C (impervious areas) = 0.90 & C (pervious areas) = 0.03

C = runoff coefficient for the drainage area =	0.67		**C = Runoff Coefficient = 0.546 (IC)2 + 0.328 (IC) + 0.03**
i = design rainfall intensity =	1.1	in/hour	
A = drainage area in acres =	0	acres	
Q = flow rate in cubic feet per second =	0.00	cubic feet/sec	

RG 348 Page 3-31 Equation 3.5: V_{OR} = Q/A

Q = Runoff rate calculated above =	0.00	cubic feet/sec
A = Water surface area in the wet vault =	0	square feet
V_{OR} = Overflow Rate =	#DIV/0!	feet/sec
Percent TSS Removal from Figure 3-1 (RG-348 Page 3-31) =	0	percent
Load removed by Wet Vault =	#VALUE!	lbs

IF BYPASS OCCURS AT A RAINFALL INTENSITY OF LESS THAN 1.1 in/hours
CALCULATE THE EFFICIENCY REDUCTION FOR THE ACTUAL RATE

Actual Rainfall Intensity at which Wet Vault bypass Occurs = 0 in/hour

Fraction of rainfall treated from Figure 3-2 RG-348 Page 3-32 = 0 percent
Efficiency Reduction for Actual Rainfall Intensity = 0.00 percent

Resultant TSS Load removed by Wet Vault = #VALUE! lbs

17. Permeable Concrete Designed as Required in RG-348 Pages 3-79 to 3-83

PERMEABLE CONCRETE MAY ONLY BE USED ON THE CONTRIBUTING ZONE

18. BMPs Installed in a Series Designed as Required in RG-348 Pages 3-32

Revision recommended by Michael E. Barrett, Ph.D., P.E. on May 3, 2006

$E_{TOT} = [1 - ((1 - E_1) X (1 - 0.65E_2) x (1 - 0.25E_3))] X 100 =$ 0.00 percent NET EFFICIENCY OF THE BMPs IN THE SERIES

EFFICIENCY OF FIRST BMP IN THE SERIES = $E_1 =$ 0.00 percent

EFFICIENCY OF THE SECOND BMP IN THE SERIES = $E_2 =$ 0.00 percent

EFFICIENCY OF THE THIRD BMP IN THE SERIES = $E_3 =$ 0.00 percent

THEREFORE, THE NET LOAD REMOVAL WOULD BE:
(A_I AND A_P VALUES ARE FROM SECTION 3 ABOVE)

$L_R = E_{TOT} X P X (A_I X 34.6 X A_P X0.54) =$ 0.00 lbs

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1035 Central Parkway North, San Antonio, Texas 78232
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SUBJECT		DATE
BMP CALCULATIONS		01/02/2008
		SHEET 1 OF 2

RUNOFF TO BE TREATED EQ 3.9 TGM PG 3-33

$$F = \frac{L_M}{\Sigma L_R}$$

$$= \frac{14,388.53 + 1,319.47}{14,345}$$

$$= 0.96 < 1.0 \quad (OK)$$

RAINFALL DEPTH

= 2.80 in FROM TABLE 3-5 TGM PG 3-35

CAPTURE VOLUME

WQV = (RAINFALL DEPTH)(RUNOFF COEFFICIENT)(AREA)

$$= \left[\frac{(2.8\text{ in})}{\left[\frac{12\text{ in}}{1\text{ FT}}\right]}\right](0.66)(19.50\text{ ACRES})(43,560\text{ FT}^2/\text{ACRE})$$

$$= 130,810.68\text{ FT}^3$$

WQV +20% = 156,972.82 FT^3

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SUBJECT		DATE
BMP CALCULATIONS		01/02/2008
		SHEET 2 OF 2

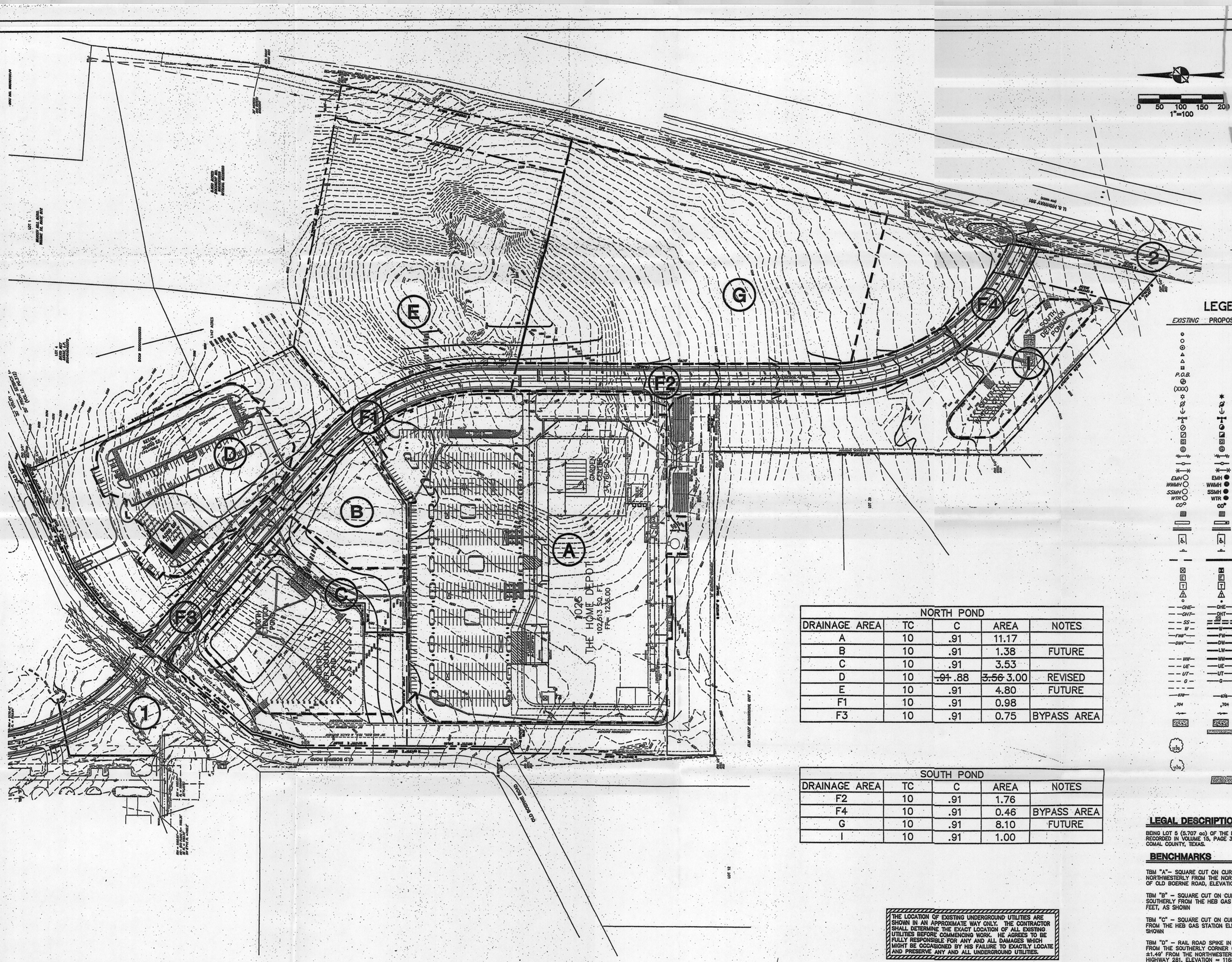
FILTER AREA

$A_f = \frac{WQV}{10}$ TGM PG 3-59

$= \frac{156,972.82\ FT^3}{10\ FT}$

$= 15,697.28\ FT^2$

ATTACHMENT F
CONSTRUCTION EXHIBITS



NORTH POND				
DRAINAGE AREA	TC	C	AREA	NOTES
A	10	.91	11.17	
B	10	.91	1.38	FUTURE
C	10	.91	3.53	
D	10	~~.91~~ .88	~~3.56~~ 3.00	REVISED
E	10	.91	4.80	FUTURE
F1	10	.91	0.98	
F3	10	.91	0.75	BYPASS AREA

SOUTH POND				
DRAINAGE AREA	TC	C	AREA	NOTES
F2	10	.91	1.76	
F4	10	.91	0.46	BYPASS AREA
G	10	.91	8.10	FUTURE
I	10	.91	1.00	

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

EXISTING	PROPOSED	
○	●	1/2" IRON ROD FOUND
○	●	1/2" IRON ROD SET
⊙	⊙	IRON PIPE FOUND
▲	▲	NAIL FOUND
△	△	COMPUTED POINT
■	■	MONUMENT FOUND
P.O.B.	P.O.B.	POINT OF BEGINNING
BM	BM	BENCHMARK
(XXX)	(XXX)	RECORD INFORMATION
☼	☼	LIGHT POLE
⊕	⊕	POWER POLE
⊕	⊕	DOWN GUY
⊠	⊠	FIRE HYDRANT
⊠	⊠	WATER VALVE
⊠	⊠	WATER METER
⊠	⊠	GAS METER
⊠	⊠	GAS VALVE
⊢⊣	⊢⊣	WOOD FENCE
⊢⊣	⊢⊣	CHAIN LINK FENCE
⊢⊣	⊢⊣	WIRE FENCE
EMH ○	EMH ●	ELECTRICAL MANHOLE
WWMH ○	WWMH ●	WASTEWATER MANHOLE
SSMH ○	SSMH ●	STORMSEWER MANHOLE
WTR ○	WTR ●	WATER MANHOLE
CO ○	CO ●	CLEAN OUT
■	■	DRAINAGE INLET
▭	▭	CURB INLET
▭	▭	CURB & GUTTER
♿	♿	HANDICAPPED PARKING SPACE
⊢	⊢	SIGN
— —	▬▬	VARIABLE HEIGHT CONCRETE RETAINING WALL
⊠	⊠	ELECTRIC PULL BOX
E	E	ELECTRIC METER
T	T	ELECTRIC TRANSFORMER
△	△	TELEPHONE SERVICE BOX
○	●	BOLLARD
—OHE—	—OHE—	OVER HEAD ELEC. LINE
—OHT—	—OHT—	OVER HEAD TELEPHONE
—SS—	—SS—	STORM SEWER LINE
—W—	—W—	WATER LINE
—FW—	—FW—	FIRE WATER LINE
—DW—	—DW—	DOMESTIC WATER LINE
	—LW—	LANDSCAPE WATER LINE
—WW—	—WW—	WASTEWATER LINE
—UE—	—UE—	UNDERGROUND ELECTRIC
—UT—	—UT—	UNDERGROUND TELEPHONE
—G—	—G—	GAS LINE
		PROPERTY LINE
—578—	—578—	CONTOUR
704	704	SPOT ELEVATION
		FLOW DIRECTION
		CONCRETE SURFACE
		LIMITS OF CONSTRUCTION
(1178)		ON SITE TREE TO REMAIN
(1178)		TREE TO BE REMOVED
		FIRE LANE

LEGAL DESCRIPTION

BEING LOT 5 (5.707 ac) OF THE BULVERDE CROSSING SUBDIVISION. RECORDED IN VOLUME 15, PAGE 317 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.

BENCHMARKS

TBM "A"– SQUARE CUT ON CURB, LOCATED ±28.79' NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD BOERNE ROAD, ELEVATION = 1189.83 FEET, AS SHOWN

TBM "B" – SQUARE CUT ON CURB, LOCATED ±165.97' SOUTHERLY FROM THE HEB GAS STATION ELEVATION = 1179.81 FEET, AS SHOWN

TBM "C" – SQUARE CUT ON CURB, LOCATED ±57.48' EASTERLY FROM THE HEB GAS STATION ELEVATION = 1178.44 FEET, AS SHOWN

TBM "D" – RAIL ROAD SPIKE IN POWER POLE, LOCATED ±300' FROM THE SOUTHERLY CORNER OF THE 52.646 ACRE TRACT, AND ±1.49' FROM THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281, ELEVATION = 1188.80 FEET, AS SHOWN

NO.	DATE	REVISION	APPROVAL

Bury+Partners
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RETAIL DEVELOPMENT
BULVERDE CROSSING
BULVERDE, TEXAS

OVERALL DRAINAGE AREA MAP

PLOTTING SCALE: 1" = 1'
DATE REVISED: 06/02/06
FILE: G:\428\04\EXHIBITS\428040AM-EX.dwg
DRAWN BY: CJG
DESIGNED BY: CDA
REVIEWED BY: CDA
PROJECT NO.: 50428-04.00

SHEET
DAM

Date: Jun 28, 2006, 8:22am User ID: sgilbert
File: G:\428\04\EXHIBITS\428040AM-EX.dwg

Project No. 05012

SITE PLAN

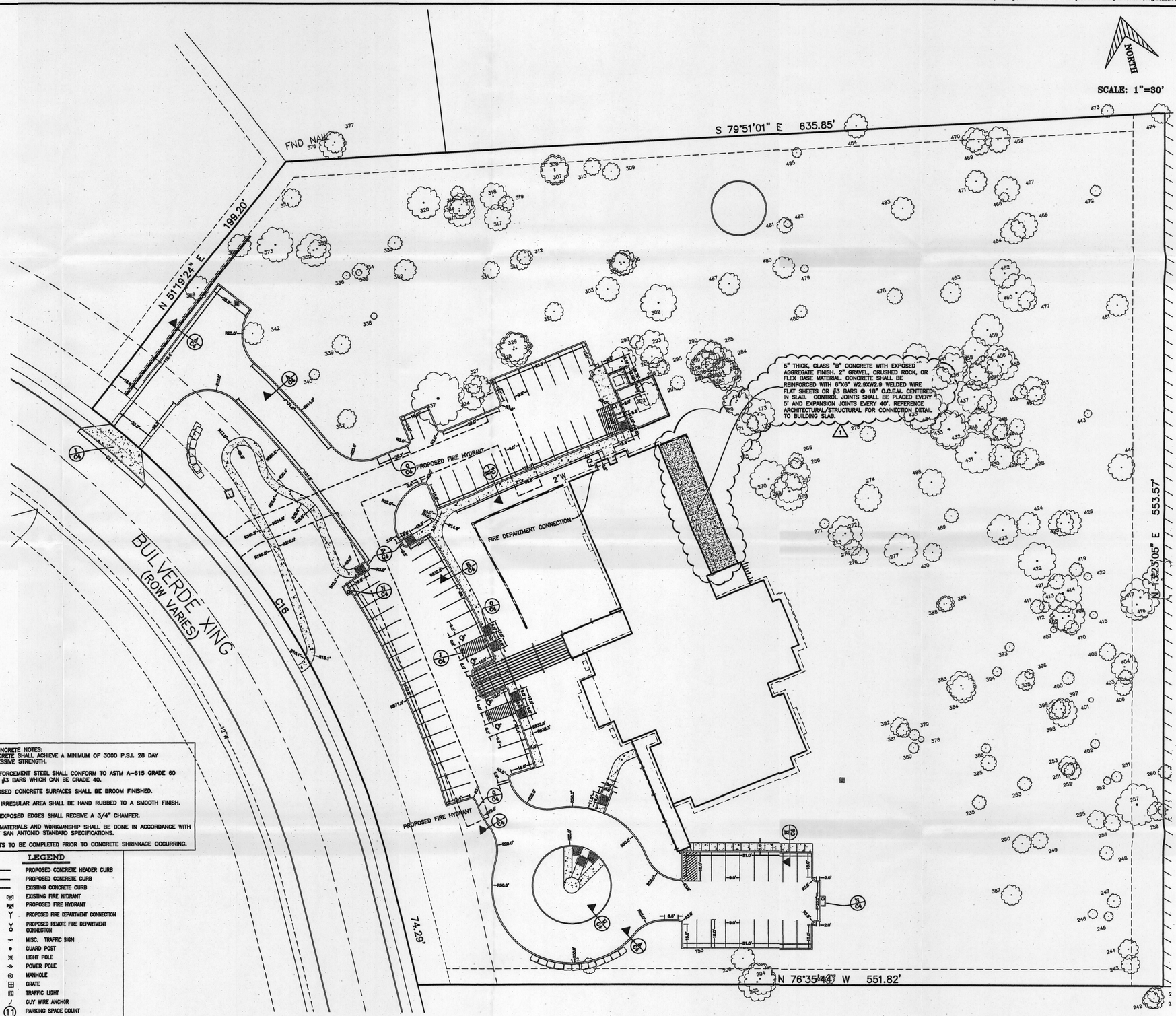
Date 10/11/2006

1-4-08

STATE OF TEXAS
GREG C. SMITH
88645
LICENSED
PROFESSIONAL ENGINEER

NORTH

SCALE: 1"=30'



GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF BULVERDE BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO", AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.

2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

3. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION.
CALL 1-800-DIG-TESS PRIOR TO CONSTRUCTION FOR UTILITY LOCATORS.

4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.

5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.

6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.

7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.

8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.

10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT. STD. SPECS. '93 ED.), TYPE A GRADE 2. COMPACT TO 95% MAXIMUM DRY DENSITY @ +2% OPTIMUM MOISTURE CONTENT.

11. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT. STD. SPECS. '95 ED.) (0.2 GAL/S.Y.).

12. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "D" (TxDOT. STD. SPECS. '93 ED.).

13. WHEEL STOPS SHALL BE DOWELLED PRECAST CONCRETE, 6' IN LENGTH, AND A MINIMUM OF 12" INTO BASE AND ASPHALT.

14. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.

15. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.

16. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GLIDDEN TRAFFIC PAINT #63228 OR SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (SERIES B29.W.2). COLOR IS WHITE. APPLY TWO COATS.

17. INSTALL "NO PARKING -- FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.

18. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.

19. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.

20. MAXIMUM SIDEWALK CONTROL JOINT SPACING IS 5 FEET.

21. MAXIMUM SIDEWALK EXPANSION JOINT SPACING IS 40 FEET.

22. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.

23. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.

25. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.

26. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.

27. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.

28. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.

29. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.

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

31. REFERENCE DETAILS FOR HANDICAP SIGNAGE.

32. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

33. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.

34. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED. SEE DETAILS.

35. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

36. IN CASES WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.

37. ALL WOUNDS TO OAK TREES SHALL BE PAINTED OVER WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.

38. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE VARIOUS REQUIREMENTS INVOLVING CONSTRUCTION WITHIN THE RECHARGE ZONE. A CONTRIBUTING ZONE PLAN IS IN EXISTENCE FOR THE PROJECT AND MUST BE CONSIDERED DURING ALL PHASES OF THE SITE WORK. THE PROJECT WILL BE UNDER THE REVIEW OF THE TCEQ AND THE CONTRACTOR SHALL TAKE MINUTES OF MEETING BETWEEN HIMSELF AND THE TCEQ. THESE MINUTES SHOULD BE TRANSMITTED TO THE ENGINEER AND THE OWNER AS SOON AS POSSIBLE.

SITE CONCRETE NOTES:
1. CONCRETE SHALL ACHIEVE A MINIMUM OF 3000 P.S.I. 28 DAY COMPRESSIVE STRENGTH.
2. REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 EXCEPT #3 BARS WHICH CAN BE GRADE 40.
3. EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED.
4. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
5. ALL EXPOSED EDGES SHALL RECEIVE A 3/4" CHAMFER.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
7. JOINTS TO BE COMPLETED PRIOR TO CONCRETE SHRINKAGE OCCURRING.

LEGEND

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- LIGHT POLE
- POWER POLE
- MANHOLE
- GRATE
- TRAFFIC LIGHT
- GUY WIRE ANCHOR
- PARKING SPACE COUNT
- ACCESSIBLE PARKING
- CONCRETE AREAS
- LIGHT DUTY ASPHALT AREAS
- HEAVY DUTY ASPHALT AREAS
- ARC LENGTH

ISSUED FOR CONSTRUCTION
10-09-07

BULVERDE AREA RURAL LIBRARY DISTRICT
BULVERDE SPRING BRANCH LIBRARY
BULVERDE XING
BULVERDE, TEXAS

Revisions
1 08/07/07 - ADDED CONCRETE WALK

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

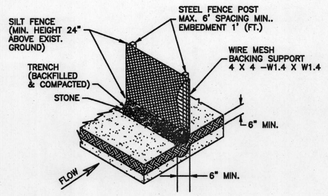
C1

MBC JOB NO. 29436-COMAL

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY

NORTH

SCALE: 1"=40'



A C2.1 N.T.S SILT FENCE DETAIL

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT). WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.

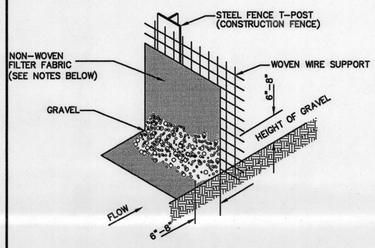
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 6" DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



B C2.1 N.T.S ALTERNATE SILT FENCE ANCHORING

ALTERNATE SILT FENCE NOTES

1. THIS ALTERNATIVE MAY BE USED WHEN SILT FENCE TRENCH ANCHORING IS NOT FEASIBLE. SITUATIONS WHICH MAY CONSTITUTE THIS ALTERNATIVE INCLUDE IMPENETRABLE OR RIGID SURFACES WHICH MAKE TRENCHING FOR SILT FENCE ANCHORING UNREASONABLE.

2.ALL OTHER SILT FENCE MATERIALS AND ERECTION PROCEDURES WILL BE THE SAME AS DESCRIBED IN THE STANDARD SILT FENCE REQUIREMENTS.

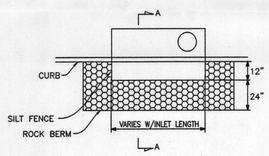
3. DESIGNATED SILT FENCES CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 8 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.

2. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.

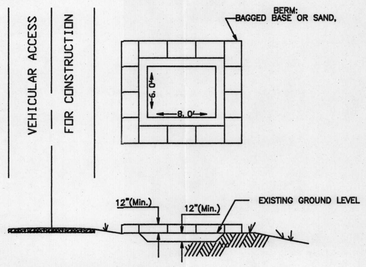
3. ALL OFF-SITE CONSTRUCTION RELATED TO THIS PROJECT, BUT NOT SHOWN ON THIS PLAN, SHALL FOLLOW BEST MANAGEMENT PRACTICES DESCRIBED HEREIN.

4. UTILITY TRENCHES CUT PARALLEL TO THE EXISTING SLOPE, CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL TO ONE SIDE OF THE TRENCH. SILT FENCING SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE OUTSIDE STOCKPILED MATERIAL AT AN INTERVAL NOT TO EXCEED 50 FEET. CONTRACTOR SHALL ALSO PLACE SILT FENCING IMMEDIATELY DOWNSTREAM OF EXCAVATION TO A WIDTH THAT WILL SUFFICIENTLY INTERSECT RUNOFF FROM ALL DISTURBED SOIL.

5. UTILITY TRENCHES CUT PERPENDICULAR TO THE EXISTING SLOPE, CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL ON THE DOWN GRADIENT SIDE OF THE TRENCH. SILT FENCING SHALL BE PLACED DOWNGRADIENT TO THE STOCKPILE MATERIAL.



C C2.1 N.T.S CURB INLET PROTECTION



D C2.1 N.T.S CONCRETE TRUCK WASHOUT PIT

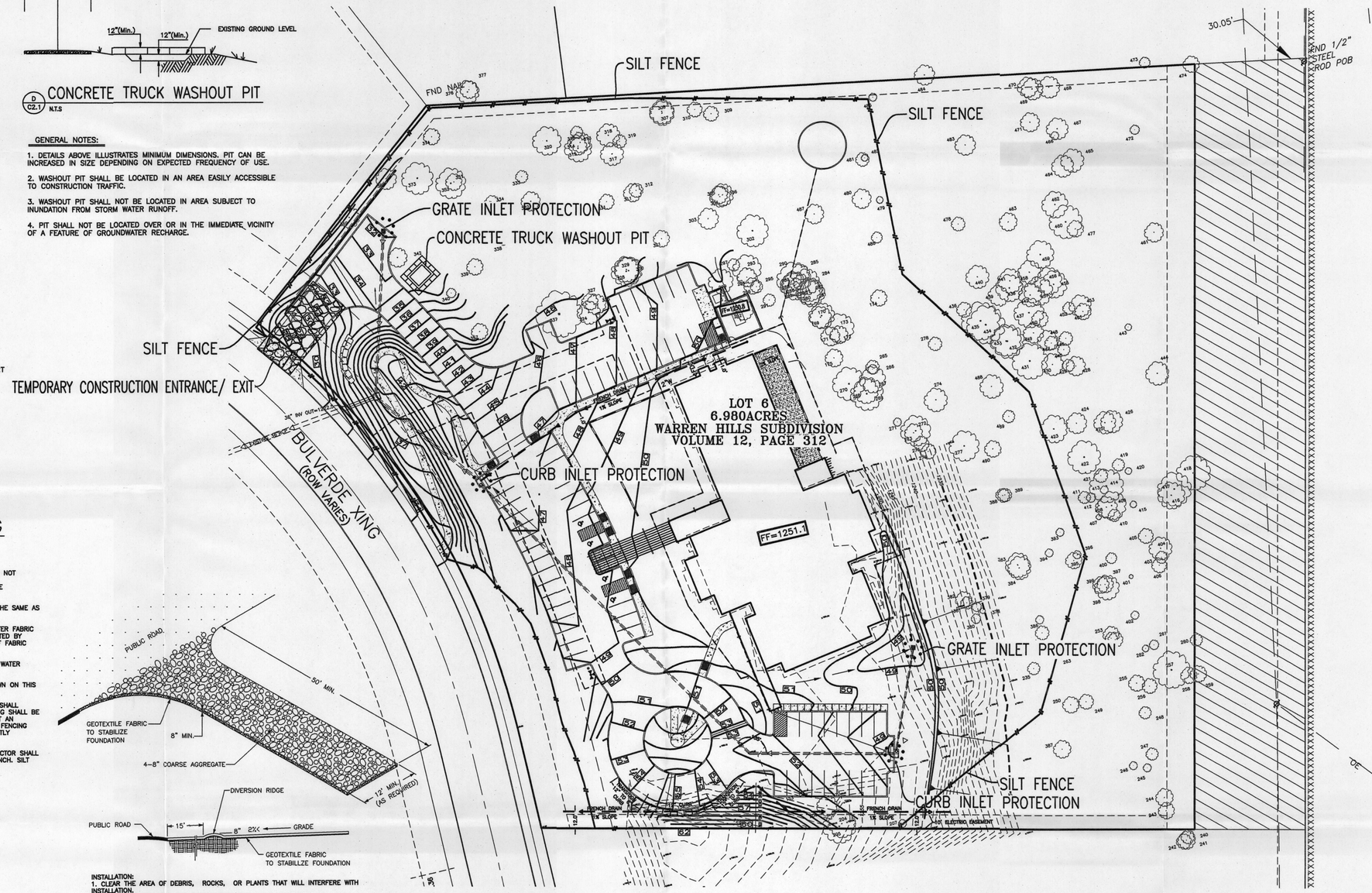
GENERAL NOTES:

1. DETAILS ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.

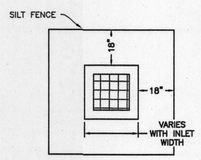


INSTALLATION:
1. CLEAR THE AREA OF DEBRIS, ROCKS, OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
2. GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.
3. PLACE ROCK AS REQUIRED. (3" – 5" OPEN GRADED CLEAN CRUSHED STONE)
4. SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED AT ALL TIMES.

NOTES:
1. DESIGNATED SILT FENCES CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 8 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.
2. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.

GENERAL NOTES:
1. REFERENCE POLLUTION PREVENTION PLAN AND WATER POLLUTION ABATEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. LOCATION OF SILT FENCE IS APPROXIMATE. CONTRACTOR TO DETERMINE EXACT LOCATION BASED ON WORK TO BE PERFORMED UNDER THIS CONTRACT AND WORK TO BE PERFORMED BY VARIOUS AGENCIES AND COMPANIES INVOLVED WITH THIS PROJECT. 3. THIS SHEET IS TO BE USED FOR EROSION CONTROL PURPOSES ONLY.
4. LOCATION OF STABILIZED CONSTRUCTION ENTRANCE IS TO BE AS SHOWN ON THIS PLAN UNLESS CONTRACTOR RECEIVES PRIOR WRITTEN APPROVAL FROM THE ENGINEER. 5. CONTRACTOR TO INSTALL ROCK GABION IN LOCATIONS WHERE SIGNIFICANT CONCENTRATED STORM WATER DISCHARGE OCCURS TOWARDS AN ERODABLE AREA.

E C2.1 N.T.S TEMPORARY CONSTRUCTION ENTRANCE/ EXIT



F C2.1 N.T.S GRATE INLET PROTECTION

INLET PROTECTION INSPECTION AND MAINTENACE GUILDLINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROMTLY STABILIZED.

Acknowledged by:
OWNER
CONTRACTOR
ENGINEER

ISSUED FOR CONSTRUCTION
10-09-07

ORIGINAL IN RED

Project No. 05012

EROSION CONTROL PLAN

Date 10/11/2006

STATE OF TEXAS
GREG C. SMITH
88645
LICENSED PROFESSIONAL ENGINEER
L-10-08

BULVERDE AREA RURAL LIBRARY DISTRICT
BULVERDE SPRING BRANCH LIBRARY
BULVERDE XING
BULVERDE, TEXAS

Revisions

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

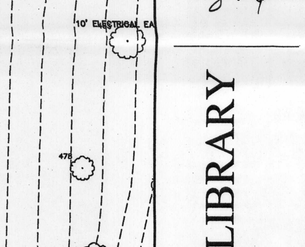
C2.1

MBC JOB NO. 29436-COMAL

Project No. 05012

CONTRIBUTING ZONE DRAINAGE AREA PLAN

Date 10/11/2006



NORTH

SCALE: 1"=30'

DRAINAGE AREAS	
A1	0.31ac
A2	0.27ac
A3	0.70ac
B	0.45ac
C	0.05ac
D	0.66ac
E	0.50ac
F	0.02ac
G	0.03ac

BULVERDE AREA RURAL LIBRARY DISTRICT

BULVERDE SPRING BRANCH LIBRARY

BULVERDE XING
BULVERDE, TEXAS

Revisions

ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

ISSUED FOR CONSTRUCTION
10-09-07

C2.2

MBC JOB NO. 29436-COMAL

ATTACHMENT G
SUBMITTED NOI

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

TCEQ Office Use Only
Permit No.:
RN:
CN:

Sign up now for on line NOI at http://www.tceq.state.tx.us/permitting/steers/steers.html Get Instant Approval

Did you know you can pay on line? **Go to** https://www6.tceq.state.tx.us/epay/

Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION

Application Fee: You must pay the $100 Application Fee to TCEQ for the application to be considered complete.

How did you pay this fee?

☑ Mailed:	Check/Money Order No.: 086622	Name Printed on Check: F.A. Nunnelly Co.
☐ EPAY:	Voucher No.:	Is the Payment Voucher copy attached? ☐ Yes

IMPORTANT:
- Use the attached **INSTRUCTIONS** when completing this form.
- After completing this form, use the attached **CUSTOMER CHECKLIST** to make certain all items are complete and accurate.
- Missing, illegible, or inaccurate items may delay final acknowledgment or coverage under the general permit.

A. OPERATOR (applicant)

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

2. What is the full Legal Name of the applicant?

F.A. NUNNELLY COMPANY

(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

3. What is the applicant's mailing address as recognized by the **US Postal Service**?

Address: 2922 N. PAN AM EXPRESSWAY	Suite No./Bldg. No./Mail Code: N/A	
City: SAN ANTONIO	State: TEXAS	ZIP Code: 78208
Country Mailing Information (if outside USA).	Country Code:	Postal Code:

4. Phone No.: (210) 2277070	Extension:
5. Fax No.: (210) 227-7072	E-mail Address:

6. Indicate the type of Customer:

☐ Individual ☐ Sole Proprietorship-D.B.A. ☐ Limited Partnership
☑ Corporation ☐ Federal Government ☐ General Partnership
☐ State Government ☐ County Government ☐ City Government
☐ Other:

7. Independent Operator: ☐ Yes ☐ No (If governmental entity, subsidiary, or part of a larger corporation, check "No".)

8. Number of Employees: ☐ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

9. Customer Business Tax and Filing Numbers *(This item is not applicable to Individuals, Government, GP or Sole Proprietor.)*
REQUIRED for Corporations and Limited Partnerships

State Franchise Tax ID Number: 17415602055	Federal Tax ID: 74-1560205
TX SOS Charter (filing) Number: 23236400	DUNS Number (if known):

B. BILLING ADDRESS

The Operator is responsible for paying the annual fee. The annual fee will be assessed to permits **active on September 1 of each year.** TCEQ will send a bill to the address provided in this section. The Operator is responsible for terminating the permit when it is no longer needed.

Is the billing address same as the Operator Address? ☑ Yes, go to **Section C.** ☐ No, fill out **Section B**

1. Billing Mailing Address:		Suite No./Bldg. No./Mail Code:
City:	State:	ZIP Code:
2. Country Mailing Information (if outside USA).	Territory:	Country Code: Postal Code:
3. Billing Contact (Attn or C/O):		
4. Phone No.: ( )		Extension:
5. Fax No.: ( )		E-mail Address:

C. APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

1. Name: MISTI SHAFER | Title: SWP3 MANAGER | Company: COMPLIANCE RESOURCES, INC.
2. Phone No.: (512) 9307733 | Extension: 231
3. Fax No.: 512 8647629 | E-mail Address: MISTI@COMPLIANCERESOURCESINC.COM

D. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

1. TCEQ Issued RE Reference Number (RN) (if available):
2. Name of Project or Site (the name as known by the community where this facility/project is located):
   BULVERDE SPRING BRANCH LIBRARY
   (example: phase and name of subdivision or name of project that's unique to the site)
3. Physical Address of Project or Site: (enter in spaces below)

Street Number: 131 | Street Name: BULVERDE XING

City: BULVERDE | ZIP Code: 78163 | County (Counties if >1): COMAL

4. If no physical address (Street Number & Street Name), provide a written location access description to the site:
   (Ex.: phase 1 of Woodland subdivision located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)
   SOUTHWEST OF THE INTERSECTION OF U.S. HIGHWAY 281 AND SH 46
5. Latitude: 29°47'31" N | Longitude: 098°25'24" W
6. What is the primary business of this entity? In your own words, briefly describe the primary business of the Regulated Entity:
   (Do not repeat the SIC and NAICS code) GENERAL CONTRACTOR
7. What is the mailing address and contact information for the regulated entity?

Is the RE mailing address the same as the Operator? [✓] Yes, address is the same as Operator [ ] No, provide the address

Street Number: | Street Name:

City: | State: | ZIP Code:

E. GENERAL CHARACTERISTICS

1. I certify that the project/site is **not** located on Indian Country Lands? [✓] Yes [ ] No
   If No, you must obtain authorization through EPA, Region VI.
2. Is this NOI being submitted due to a change in Operator? [ ] Yes [✓] No
3. What is the Standard Industrial Classification (SIC) code (see instructions for common codes):
   Primary: 1542 Secondary:
4. What is the total number of acres disturbed?
   Is the project site part of a larger common plan of development or sale? [✓] Yes [ ] No
   If **Yes**, the total number of acres disturbed can be less than 5 acres. 3 ACRES
   If **No**, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.
5. Discharge Information

a. What is the name of the first water body to receive the storm water runoff or potential runoff from the site? LEWIS CREEK

b. What is the segment number(s) of the classified water body(s) that the discharge or potential discharge will eventually reach? N/A

c. Is the discharge into an MS4? [ ] Yes [✓] No
   If **Yes**, what is the name of the MS4 Operator?
   Note: The general permit requires you to send a copy of the NOI to the MS4 Operator.

6. Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer? [✓] Yes [ ] No
   If the answer is Yes, please note that a copy of the agency approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) must be included in the Storm Water Pollution Prevention Plan.

F. CERTIFICATION

Check "Yes" to the certifications below. **Failure to indicate "Yes" to ALL items** may result in denial of coverage under the general permit.

I certify that I have obtained a copy and understand the terms and conditions of the general permit TX150000.	☑ Yes
I certify that the activities at this site qualify for coverage under the general permit TX150000.	☑ Yes
I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	☑ Yes
I understand that permits active on September 1st of each year will be assessed an Annual Water Quality Fee.	☑ Yes
I certify that a Storm Water Pollution Prevention Plan (SWP3) has been prepared and implemented as required by the general permit.	☑ Yes

Operator Certification:

I, DOUGLAS F. NUNNELLY (Typed or printed name *(Required)*) SECRETARY/TREASURER (Title *(Required)*)

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

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

Signature: Doug Nunnelly (Use blue ink) Date: 3-1-07

COMPLIANCE RESOURCES
INCORPORATED

2338 JACKSON KELLER
SAN ANTONIO, TEXAS 78230

TCEQ
Storm Water / General Permit
MC - 228
P.O. Box 13087
Austin, TX 78711-3088

7004 2510 0004 3944 0829

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
TCEQ
Storm Water / General Permit
MC - 228
P.O. Box 13087
Austin, TX 78711-3088

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TCEQ
Storm Water / General Permit
MC - 228
P.O. Box 13087
Austin, TX 78711-3088

NEI-Bulverde Spring Branch Library - Dunnelly

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7004 2510 0004 3944 0829

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

AGENT AUTHORIZATION FORM

BULVERDE / SPRING BRANCH PUBLIC LIBRARY

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

I Scott Watson, President

Print Name

Title - Owner/President/Other

of Bulverde Area Rural Library District

Corporation/Partnership/Entity Name

have authorized Greg Smith, P.E.

Print Name of Agent/Engineer

of MBC Engineers

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 applicants 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.

BULVERDE / SPRING BRANCH PUBLIC LIBRARY

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.

Scott R. Watson — Applicant's Signature

1-7-08 — Date

THE STATE OF Texas §

County of Comal §

BEFORE ME, the undersigned authority, on this day personally appeared Scott R Watson 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 7 day of January 2008

Christina Martinez
NOTARY PUBLIC

Christina Martinez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 01-12-2010

CHRISTINA A. MARTINEZ
Notary Public
State of Texas
Comm. Exp. 01-12-2010

CONTRIBUTING ZONE FEE APPLICATION FORM

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Contributing Zone Fee Application Form

NAME OF PROPOSED REGULATED ENTITY: Bulverde Area Rural Library District
REGULATED ENTITY LOCATION: SWQ-HWY 46 & HWY 281
NAME OF CUSTOMER: Bulverde Area Rural Library District
CONTACT PERSON: Scott Watson PHONE: (210) 260-0010

Customer Reference Number (if issued): CN 603312364 (nine digits)
Regulated Entity Reference Number (if issued): RN 105161939 (nine digits)

AUSTIN REGIONAL OFFICE (3373) **SAN ANTONIO REGIONAL OFFICE (3362)**

☐ Hays	☐ Bexar	☐ Medina
☐ Travis	■ Comal	☐ Uvalde
☐ Williamson	☐ 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 (CHECK ONE):**

■ **SAN ANTONIO REGIONAL OFFICE**

☐ **Mailed to TCEQ:**
TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ **AUSTIN REGIONAL OFFICE**

☐ **Overnight Delivery to TCEQ:**
TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
512/239-0347

Check one:

☐ **Contributing Zone Plan - Fee Due $250**

■ **Modification of a Previously Approved Contributing Zone Plan - Fee Due $250**

☐ **Extension of Time Request - Fee Due $100**

Signature C. Swed, P.E. Date 1-17-08

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

TCEQ CORE DATA FORM

TCEQ Core Data Form

TCEQ Use Only

If you have questions on how to fill out this form or about our Central Registry, please contact us at 512-239-5175.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

SECTION I: General Information

1. Reason for Submission *Example: new wastewater permit; IHW registration; change in customer information; etc.*

Modification of a Previously Approved Contributing Zone Plan

2. Attachments				Describe Any Attachments: *(ex: Title V Application, Waste Transporter Application, etc.)*
	YES	X	NO	

3. Customer Reference Number-*if issued*				4. Regulated Entity Reference Number-*if issued*		
CN	603312364	*(9 digits)*		RN	105161939	*(9 digits)*

SECTION II: Customer Information

5. Customer Role *(Proposed or Actual)* **-- As It Relates to the Regulated Entity Listed on This Form**

Please check one of the following:		X	Owner		Operator		Owner and Operator
	Occupational Licensee		Volunteer Cleanup Applicant				Other
TCEQ Use Only			**Superfund**		**PST**		**Respondent**

6. General Customer Information

	New Customer		Change to Customer Information
X	Change in Regulated Entity Ownership		No Change *

***If "No Change" and Section I is complete, skip to Section III - Regulated Entity Information.**

7. Type of Customer:					
	Individual		Sole Proprietorship - D.B.A.		
	Partnership		Corporation		Federal Government
	State Government		County Government		City Government
X	Other Government	Library District	Other:		

8. Customer Name *(If an individual, please print last name first)*	*If new name, enter previous name:*
Bulverde Area Rural Library District	

9. Mailing Address:				
	20475 HWY 46 West, Suite 340			
	City	State	ZIP	ZIP + 4
	Spring Branch	**TX**	**78070**	

10. Country Mailing Information *if outside USA*	11. E-Mail Address *if applicable*
	scott@mycld.com

12. Telephone Number	13. Extension or Code	14. Fax Number *if applicable*
(210) 260-0010		**(830) 885-7411**

15. Federal Tax ID *(9 digits)*	16. State Franchise Tax ID Number *if applicable*	17. DUNS Number *if applicable* *(9 digits)*
74-2951603		

18. Number of Employees										19. Independently Owned and Operated?			
X	0-20		21-100		101-250		251-500		501 and higher		Yes		No

SECTION III: Regulated Entity Information

20. General Regulated Entity Information

	New Regulated Entity	X	Change to Regulated Entity Information		No Change*

*If "No Change" and Section I is complete, skip to Section IV - Preparer Information.

21. Regulated Entity Name *(If an individual, please print last name first)*				
Bulverde Area Rural Library District				
22. Street Address (No PO Boxes)	**131 Bulverde Xing**			
	City Bulverde	State	ZIP	ZIP + 4
		TX	**78163**	
23. Mailing Address	**20475 HWY 46 West, Suite 340**			
	City	State	ZIP	ZIP + 4
	Spring Branch	**TX**	**78070**	
24. E-Mail Address:	**scott@mycld.com**			

25. Telephone Number	26. Extension or Code	27. Fax Number *if applicable*
(210) 260-0010		(830) 885-7411

28. Primary SIC Code (4 digits)	29. Secondary SIC Code (4 digits)	30. Primary NAICS Code (5 or 6 digits)	31. Secondary NAICS Code (5 or 6 digits)
8231		236220	

32. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description)

Public Library

Questions 33 - 37 address geographic location. Please refer to the instructions for applicability.

33. County	Comal

34. Description of Physical Location

SWQ-SH 46 and HWY 281

35. Nearest City	State	Nearest Zip
Bulverde	**TX**	

36. Latitude (N)			*37. Longitude (W)*		
Degrees	*Minutes*	*Seconds*	*Degrees*	*Minutes*	*Seconds*
29	47	36.63	-98	25	28.76

38. TCEQ Programs In Which This Regulated Entity Participates *Not all programs have been listed. Please add to this list as needed. If you don't know or are unsure, please mark "Unknown".* If you know a permit or registration # for this entity, please write it below the program."

	Animal Feeding Operation		Petroleum Storage Tank		Water Rights
	Title V - Air		Wastewater Permit	X	Edwards Aquifer Protection Program
	Industrial & Hazardous Waste		Water Districts		
	Municipal Solid Waste		Water Utilities		Unknown
	New Source Review - Air		Licensing - TYPE(s)		

Section IV: Preparer Information

39. Name	40. Title
MBC Engineers c/o Greg Smith, P.E.	Project Manager

41. Telephone Number	42. Extension or Code	43. Fax Number *if applicable*
(210) 545-1122		(210) 545-9302

44. E-mail Address:	gsmith@mbcengineers.com