

WATER POLLUTION ABATEMENT PLAN
FOR
SUREPOINT SELF STORAGE

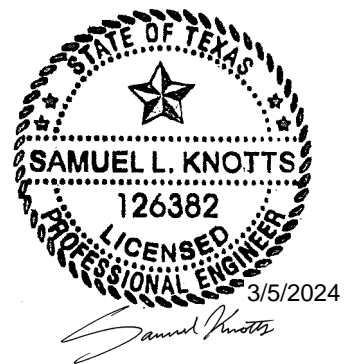
PREPARED FOR
Texas Commission on Environmental Quality
Region 13 – San Antonio
14250 Judson Road
San Antonio, Texas 78233
210-490-3096 (office)
210-545-4329 (fax)

PREPARED BY



F-13351

Sam Knotts, P.E.
2021 SH 46W, Ste. 105
New Braunfels, TX 78132



Prepared
05 MARCH 2024

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Surepoint Self Storage					2. Regulated Entity No.:				
3. Customer Name: Surepoint Self Storage					4. Customer No.:				
5. Project Type: (Please circle/check one)	<input checked="" type="checkbox"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="checkbox"/> WPAP	<input type="checkbox"/> CZP	<input type="checkbox"/> SCS	<input type="checkbox"/> UST	<input type="checkbox"/> AST	<input type="checkbox"/> EXP	<input type="checkbox"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="checkbox"/> Non-residential			8. Site (acres):		1.93	
9. Application Fee:	\$4,000		10. Permanent BMP(s):			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Comal		14. Watershed:			N/A			

Application Distribution

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

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

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

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

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

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

Sam Knotts, P.E.

Print Name of Customer/Authorized Agent

Samuel Knotts

03/05/2024

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Sam Knotts, P.E.

Date: 03/05/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Surepoint Self Storage
2. County: Comal
3. Stream Basin: N/A
4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

- Recharge Zone
 Transition Zone

6. Plan Type:

- WPAP
 SCS
 Modification
- AST
 UST
 Exception Request

7. Customer (Applicant):

Owner1: Laurie Bauman & Johnny Oberkamp
Contact Person: _____ Owner 2: Dischinger Michael A Et Al
Entity: Surepoint Self Storage
Mailing Address: 2257 & 2265 State Hwy 46 W
City, State: New Braunfels, TX Zip: 78132-4761
Telephone: See top of page FAX: _____
Email Address: See top of page

8. Agent/Representative (If any):

Contact Person: Sam Knotts, P.E.
Entity: INK Civil
Mailing Address: 2021 SH 46 W, Ste. 105
City, State: New Braunfels, TX Zip: 78132
Telephone: 830-358-7127 FAX: _____
Email Address: samknotts@ink-civil.com

9. Project Location:

- The project site is located inside the city limits of New Braunfels
 The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
 The project site is not located within any city's limits or ETJ.
10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
The project is located at the southeast intersection of FM 1863 and SH-46, within New Braunfels TX city limits
11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
 - Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - Drainage path from the project site to the boundary of the Recharge Zone.
13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

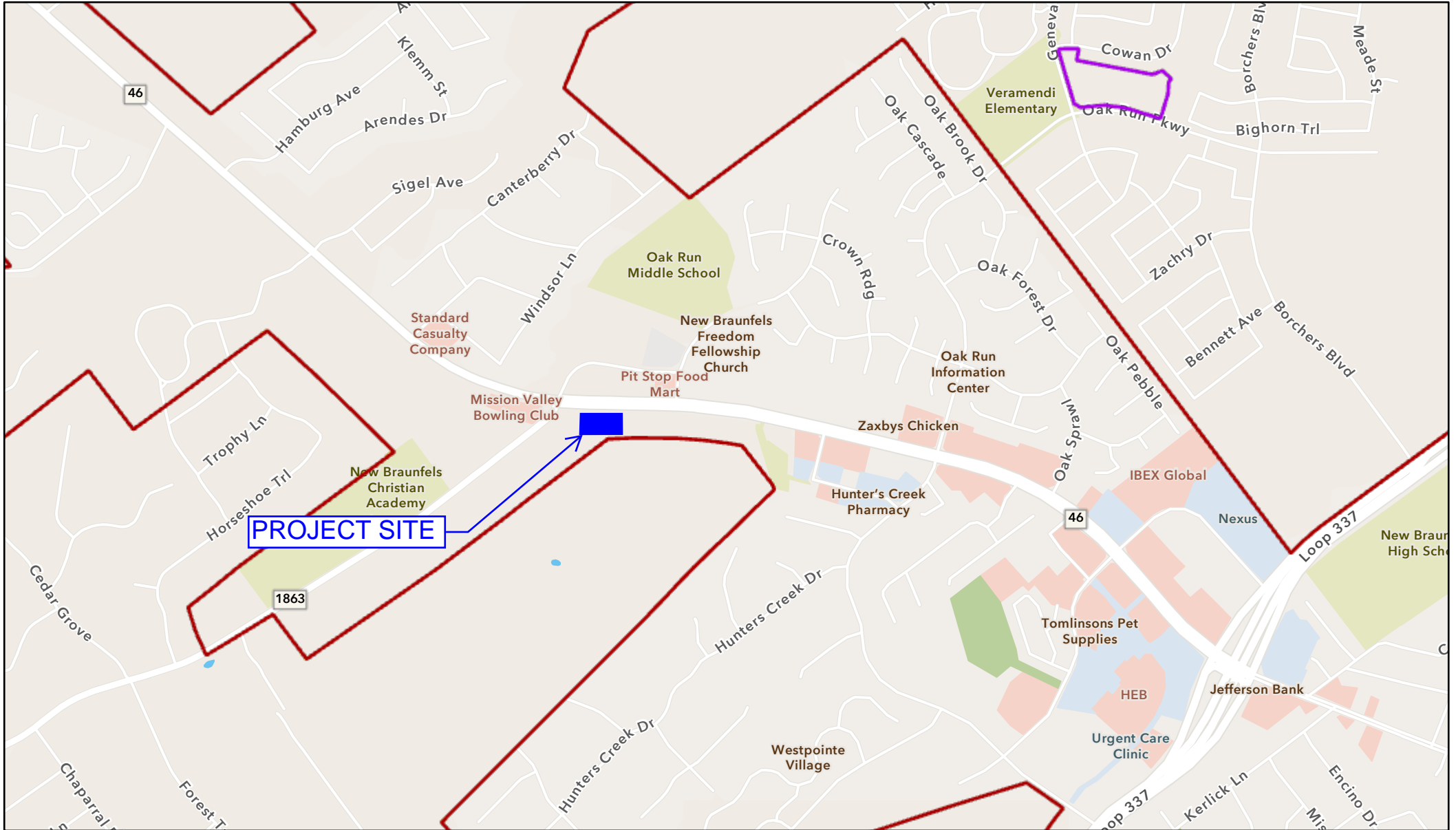
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

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

City Limits Map



7/10/2023, 4:13:36 PM

ETJ Limited Purpose

City Limits

City Limits

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri Community Maps Contributors, City of New Braunfels, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web AppBuilder

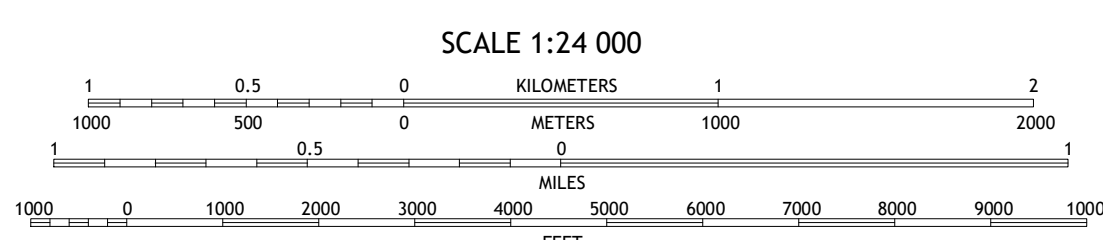
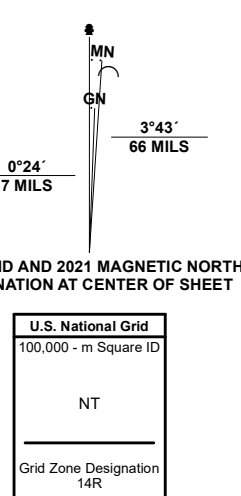
Esri Community Maps Contributors, City of New Braunfels, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |



Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 14R Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: <https://nationalmap.gov>

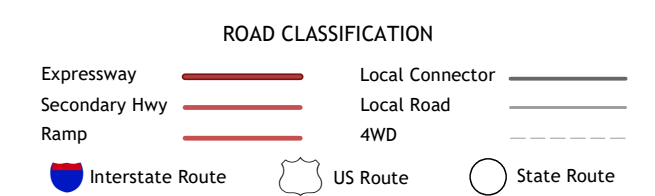


CONTOUR INTERVAL 20 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 CONTOUR SMOOTHNESS = Medium



QUADRANGLE LOCATION

Smithson Valley	Sattler
Bat Cave	New Braunfels West



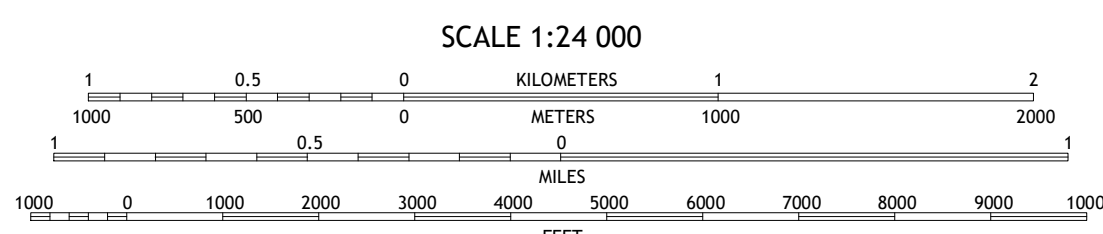
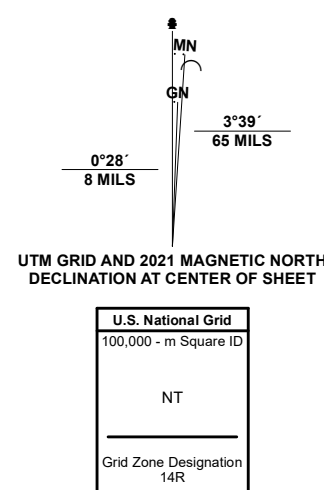
7.5-MINUTE TOPO, TX 2024



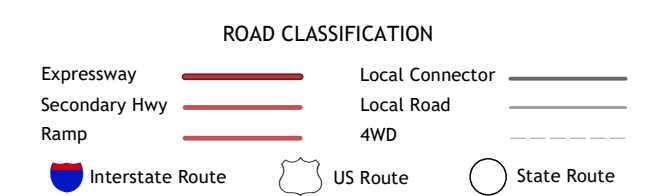
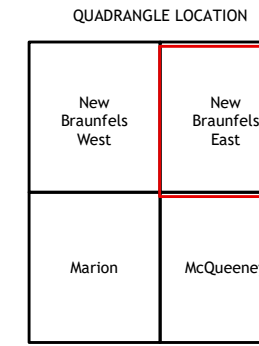
Produced by the United States Geological Survey
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World Geodetic System of 1984 (WGS84). Projection and
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were collected and some data may no longer represent actual surface conditions.

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CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium



7.5-MINUTE TOPO, TX
2024

ATTACHMENT “C”
Project Description

SH 46 Storage is a 1.93-acre site located at the southeast intersection of FM 1863 and SH 46, within the city limits of New Braunfels, Texas. The site was previously a single-family residential house which is currently vacant. Existing impervious cover amounts to 0.29 acres.

The proposed site will be disturbed with 1.30-acres of impervious cover (67.36%). The proposed development includes the construction of a multi-story climate control storage facility, parking, driveways, detention/water quality pond, septic tanks, and utilities.

According to the Flood Insurance Rate Map No. 48091C0435F, the site is located within FEMA Zone X which is denoted as areas located outside of special flood hazard areas. The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is a batch detention basin.



GEOLOGIC ASSESSMENT

For

**SURE POINT STORAGE TRACT
2257 & 2265 TX-46
NEW BRAUNFELS, COMAL COUNTY, TEXAS**

Prepared for
**INK CIVIL
2021 SH 46W
NEW BRAUNFELS, TX 78132**

Prepared by

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

PSI PROJECT NO.: 0435-6179

February 22, 2024





3 Burwood Lane
San Antonio, TX 78216
phone: (210) 342-9377

intertek.com/building
psiusa.com

February 22, 2024

Ink Civil
2021 SH 46W, Suite 105
New Braunfels, TX 78132

Attn: Mr. Rusty Staudt, E.I.T., Graduate Engineer
Email: rustystaudt@ink-civil.com

Re: Geologic Assessment
Sure Point Storage Tract
2257 & 2265 TX-46
New Braunfels, Comal County, Texas 78132
PSI Project No. 435-6179

Dear Mr. Staudt:

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

AUTHORIZATION

Authorization to perform this assessment was given via an e-mail authorization on February 15, 2024.

PROJECT DESCRIPTION

PSI understands the subject property consists of an approximate 1.847-acre tract of land located at 2257 and 2265 Highway 46 in New Braunfels, Comal County, Texas. The site is located on the Edwards Aquifer Recharge Zone (EARZ), and therefore subject to special rules promulgated by the Texas Commission on Environmental Quality (TCEQ) designed to protect environmentally sensitive areas. The site is developed with a residence and outbuildings, with vacant land on the western portion. The site vegetation is predominantly live oak and cedar elm trees with prickly pear and grasses.

REGIONAL GEOLOGY

Physiography

From northwest to southeast, the three physiographic provinces in Comal County are: the Edwards Plateau, the Blackland Prairie, and the West Gulf Coastal Plain. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 1,100 feet to 1,900 feet above sea level. This area is underlain by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Comal County and is composed of fault blocks of limestone, chalk, shale, and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 700 feet to 1,100 feet above sea level. The faults are predominantly normal, down-to-the Gulf Coast, with near vertical throws. The West Gulf Coastal Plain lies southeast of the Blackland Prairie and is composed of relatively flat-lying beds of marl, clay, and sandy clay. According to topographic maps, elevations at the subject site range from approximately 863 feet above sea level on the west side of the tract, to about 855 feet MSL on the east side of the site.

Stratigraphy and Structure

Rocks at the site are members of the Lower Cretaceous Edwards Person Formation. According to “The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County Texas” written by the USGS, the Person Formation ranges between 180 and 224 feet thick and forms the upper member of the Edwards Group, above the Kainer Formation which compromises the Edwards Aquifer, a federally designated sole source aquifer for the region. According to the “Geologic Map of the Edwards Aquifer Recharge Zone, South-Central Texas” published by the USGS in 2005, the rocks at the site are the Cyclic and Marine member of the Person Formation. This member is a chert-bearing mudstone to packstone, and miliolid (foraminifera fossil) grainstone, with scattered toucasia (fossil bivalve). It weathers to a massive light tan outcrop, and is hydrologically a more productive member due to large numbers of subsurface cavern development. The thickness ranges from 10 to 100 feet.

SITE INVESTIGATION

The site investigation was performed by systematically traversing the subject tract, and mapping fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration. The results of the site investigation are included in the attached TCEQ report format. Features S-1 and S-3 are septic system components, and Feature S-2 is an on-site water well. The septic systems associated with the on-site residence will be decommissioned/removed in accordance with state and local regulations.

SUMMARY

Three man-made features were note on-site, two septic systems and a water well. While the water well does not rate as a sensitive feature, due to the nature of the septic systems (allowing for the downward migration of fluids), they do rate as sensitive features, however, no setbacks or engineering responses are warranted since the systems will be decommissioned/removed in accordance with state and local regulations. It is possible that clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



John Langan, P.G.

Environmental Department Manager



WARRANTY

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

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



Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: John Langan

Telephone: 210/342-9377

Date: 02/22/24

Fax: 210/342-9401

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

Signature of Geologist:



Regulated Entity Name: Sure Point Storage Tract

Project Information

1. Date(s) Geologic Assessment was performed: 02/19/24

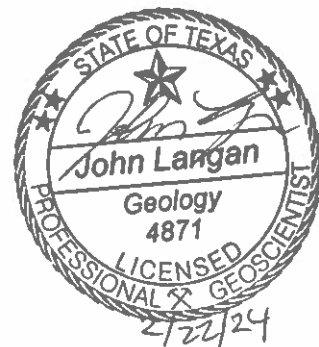
2. Type of Project:

- WPAP
 SCS

- AST
 UST

3. Location of Project:

- Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone



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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Rumple-Comfort Assn, undulating	B	2

* Soil Group Definitions (Abbreviated)

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

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 50'
 Site Geologic Map Scale: 1" = 50'
 Site Soils Map Scale (if more than 1 soil type): 1" = _____'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____
10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.

12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

STRATIGRAPHIC COLUMN

**Sure Point Storage Tract
2257 & 2265 TX-46
New Braunfels, Texas**

FORMATION	THICKNESS	LITHOLOGIC DESCRIPTION
Del Rio Clay	40-50	Calcareous and gypsiferous, with pyrite common, with a blocky structure that weathers to light gray or yellowish gray. The characteristic marine megafossil, <i>Ilmatogyra arietina</i> (formerly <i>exogyra arietina</i>) is widespread throughout the formation.
Georgetown Formation	<10	Light tan limestone identified by proximity to Del Rio clay and diagnostic marker fossil: <i>waconella wacoensis</i> brachiopod; low porosity and permeability development.
Person Formation	180-220'	Limestones and dolomites, extensive porosity development in "honeycomb sections, interbedded with massive, recrystallized limestones with more limited permeabilities (especially Regional Dense Member separating the Person and Kainer Formations.
Kainer Formation	260-310'	Hard, miliolid limestones, overlying calcified dolomites and dolomite. Leached evaporitic "Kirschberg" zone of very porous and permeable collapse breccia formed by the dissolution of gypsum. Overlies the basal nodular (Walnut) bed.



SOILS NARRATIVE

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

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



SITE GEOLOGIC NARRATIVE

Physiography

From northwest to southeast, the three physiographic provinces in Comal County are: the Edwards Plateau, the Blackland Prairie, and the West Gulf Coastal Plain. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 1,100 feet to 1,900 feet above sea level. This area is underlain by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Comal County and is composed of fault blocks of limestone, chalk, shale, and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 700 feet to 1,100 feet above sea level. The faults are predominantly normal, down-to-the Gulf Coast, with near vertical throws. The West Gulf Coastal Plain lies southeast of the Blackland Prairie and is composed of relatively flat-lying beds of marl, clay, and sandy clay. According to topographic maps, elevations at the subject site range from approximately 863 feet above sea level on the west side of the tract, to about 855 feet MSL on the east side of the site.

Stratigraphy and Structure

Rocks at the site are members of the Lower Cretaceous Edwards Person Formation. According to "The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County Texas" written by the USGS, the Person Formation ranges between 180 and 224 feet thick and forms the upper member of the Edwards Group, above the Kainer Formation which comprises the Edwards Aquifer, a federally designated sole source aquifer for the region. According to the "Geologic Map of the Edwards Aquifer Recharge Zone, South-Central Texas" published by the USGS in 2005, the rocks at the site are the Cyclic and Marine member of the Person Formation. This member is a chert-bearing mudstone to packstone, and miliolid (foraminifera fossil) grainstone, with scattered toucasia (fossil bivalve). It weathers to a massive light tan outcrop, and is hydrologically a more productive member due to large numbers of subsurface cavern development. The thickness ranges from 10 to 100 feet.

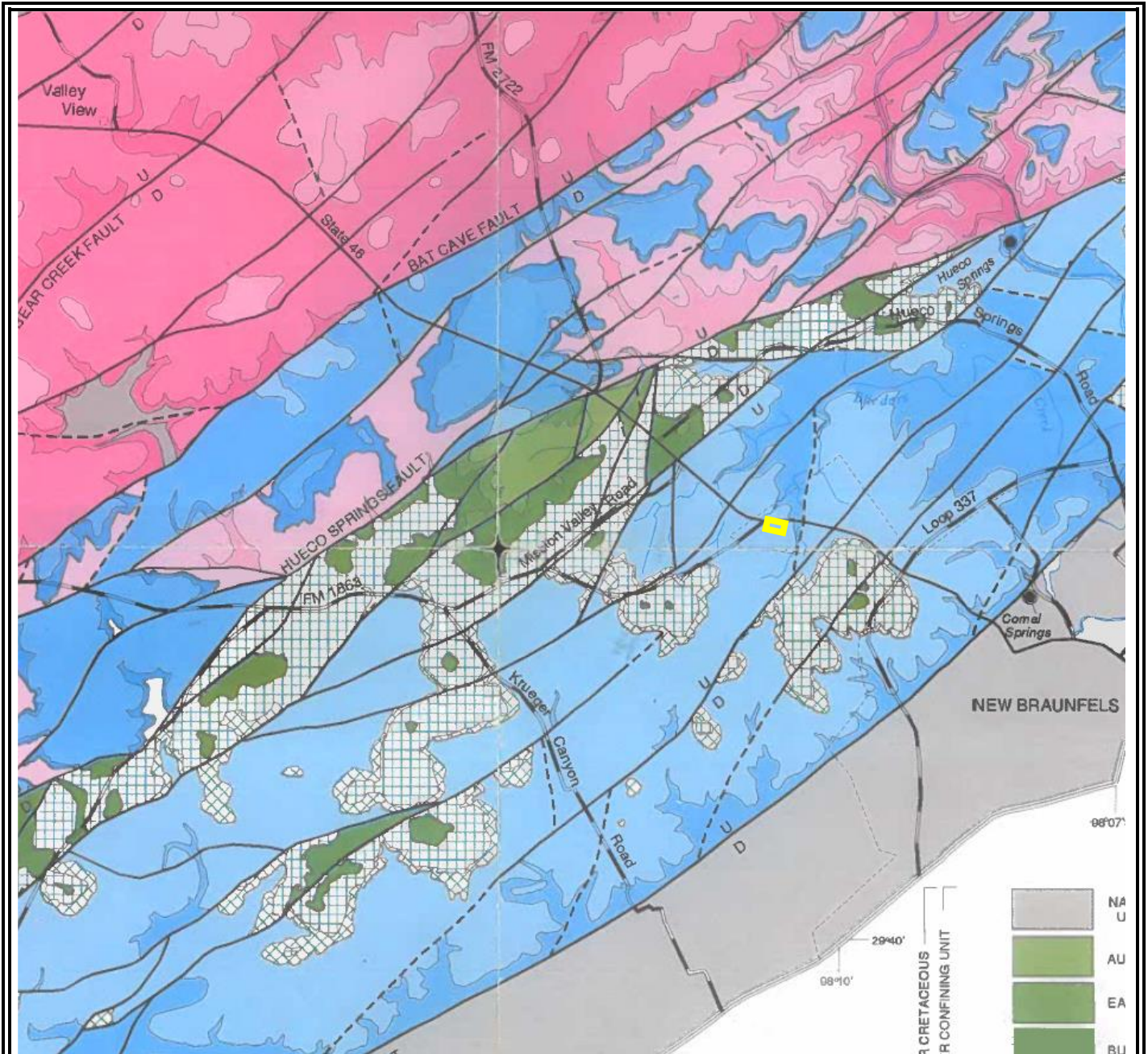
SITE INVESTIGATION

The site investigation was performed by systematically traversing the subject tract, and mapping fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration. The results of the site investigation are included in the attached TCEQ report format. Features S-1 and S-3 are septic system components, and Feature S-2 is an on-site water well. The septic systems associated with the on-site residence will be decommissioned/removed in accordance with state and local regulations.

SUMMARY

Three man-made features were noted on-site, two septic systems and a water well. While the water well does not rate as a sensitive feature, due to the nature of the septic systems (allowing for the downward migration of fluids), they do rate as sensitive features, however, no setbacks or engineering responses are warranted since the systems will be decommissioned/removed in accordance with state and local regulations. It is possible that clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.



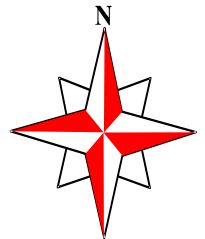


intertek
psi

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

PROJECT NAME:
Sure Point Storage Tract
2257 & 2265 TX-46
New Braunfels, Comal County,
Texas
PROJECT NO.:435-6179

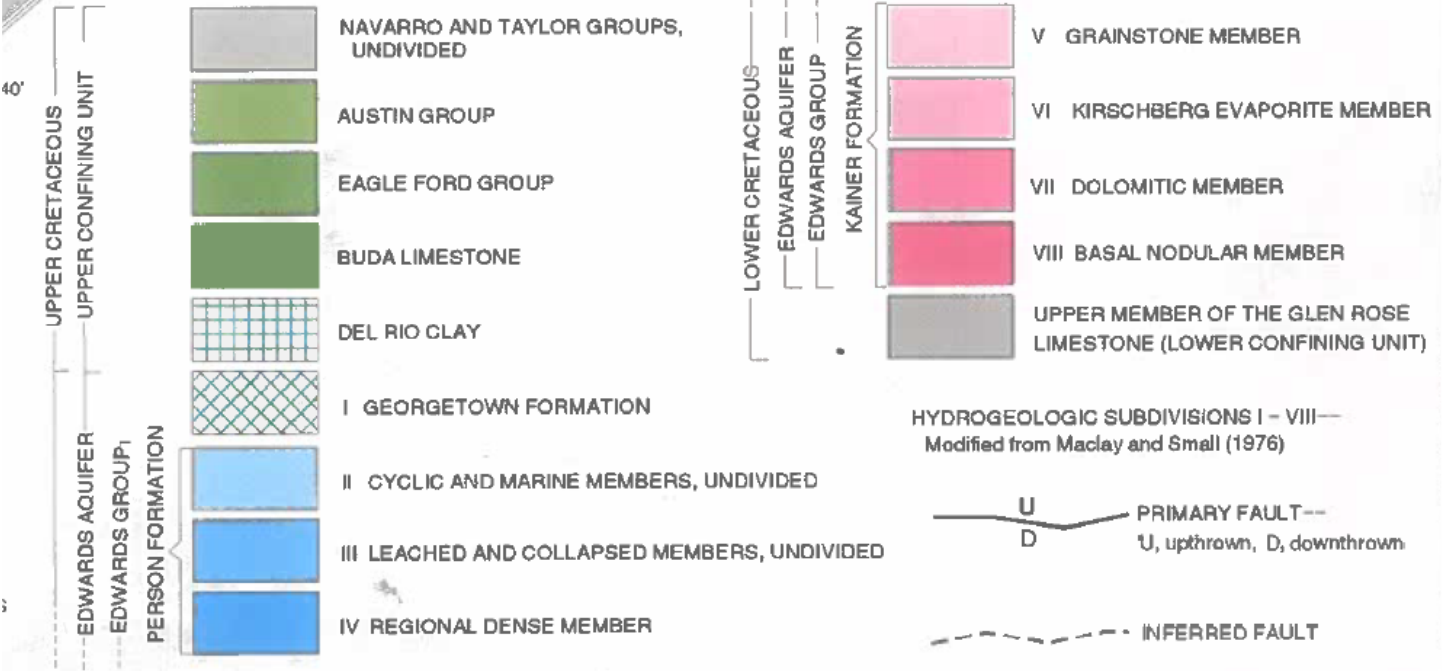
Geologic Map
From: Geologic Framework and
Hydrogeologic Characteristics of the
Edwards Aquifer Outcrop Comal
County Texas
USGS
C.D. Small, T.A. and Hanson, J.A
1994

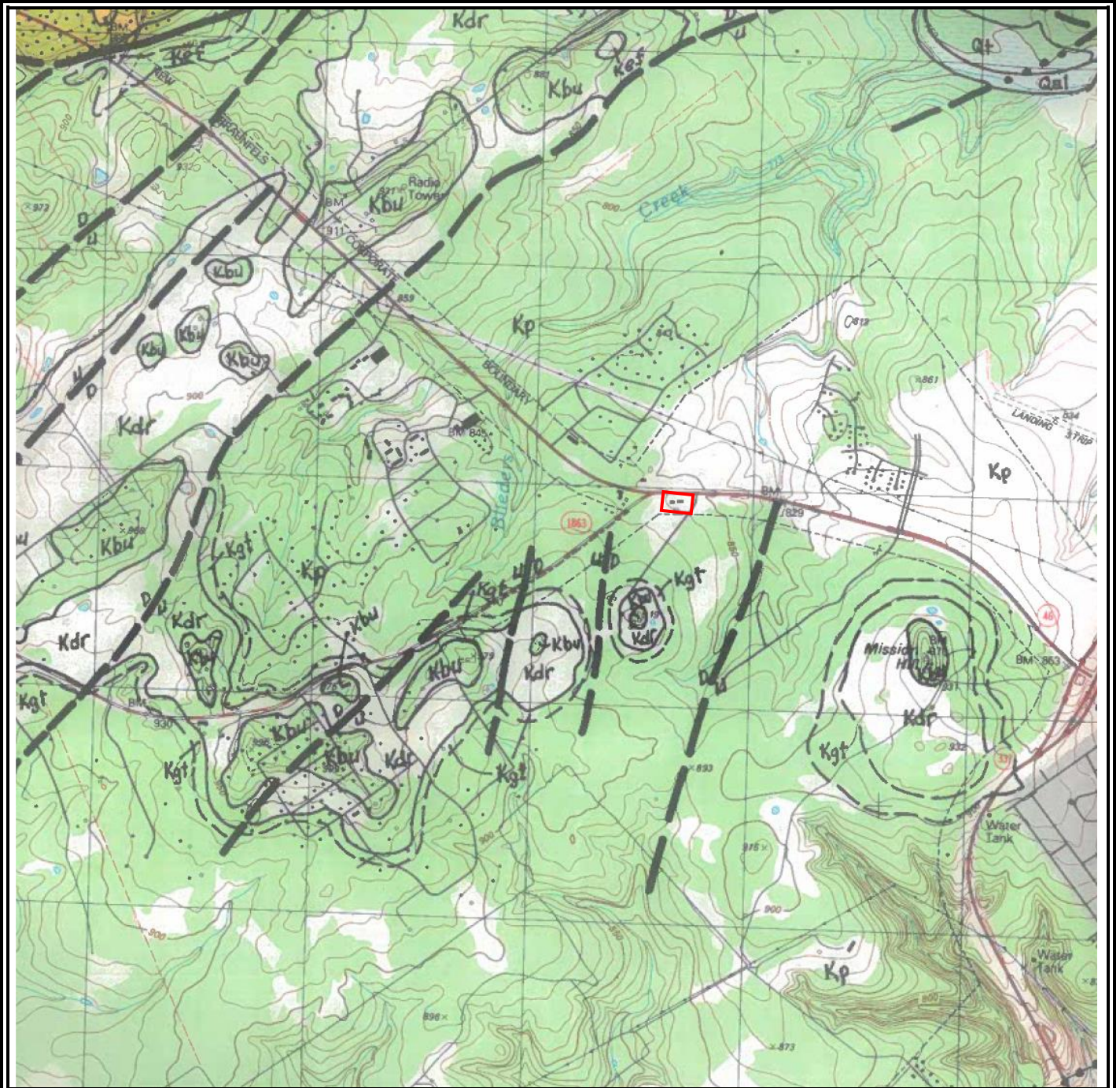




98°07'30"

EXPLANATION



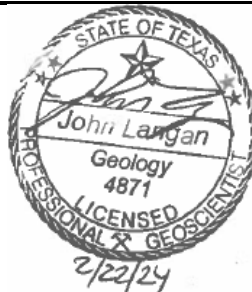
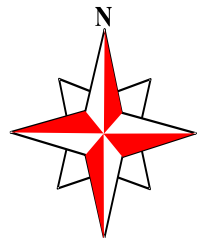


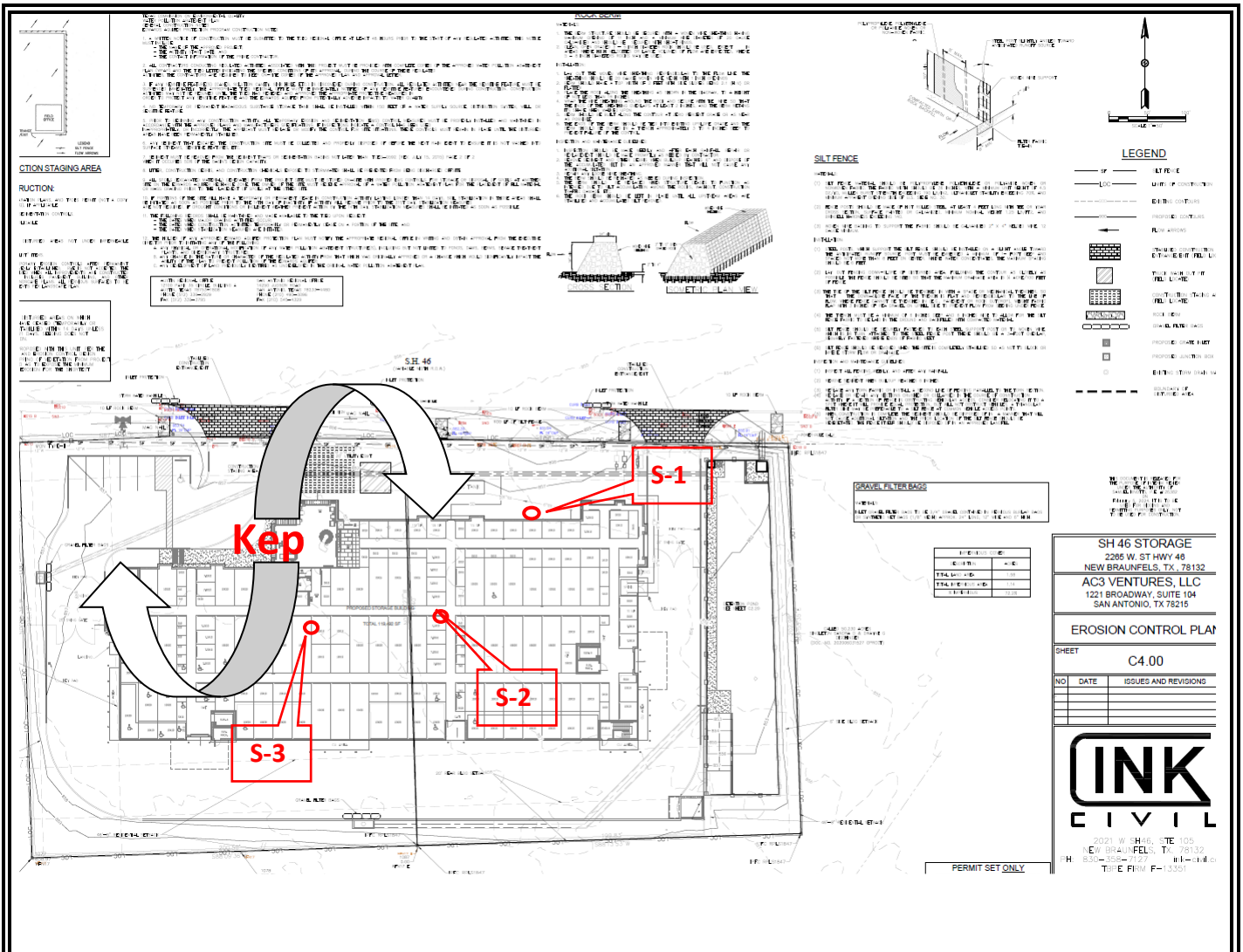
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PSI, Inc.
3 Burwood Lane
San Antonio, Texas 78216

PROJECT NAME:
Sure Point Storage Tract
2257 & 2265 TX-46
New Braunfels, Comal County,
Texas
PROJECT NO.:435-6179

Geologic Map
From: "New Braunfels West,
Texas" Geologic Map-USGS
Collins (1993) modified from
Abbot (1973) and King (1957)

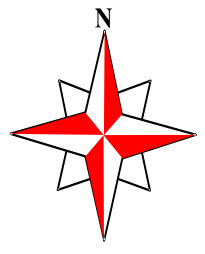




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 PSI, Inc.
 3 Burwood Lane
 San Antonio, Texas 78216

PROJECT NAME:
 Sure Point Storage Tract
 2257 & 2265 TX-46
 New Braunfels, Texas
 PROJECT NO.:435-6179

Geologic Feature Map
Key
 Kep- Lower Cretaceous
 Edwards Person Formation
 S-1 Feature Location
 Scale: 1" = 50'



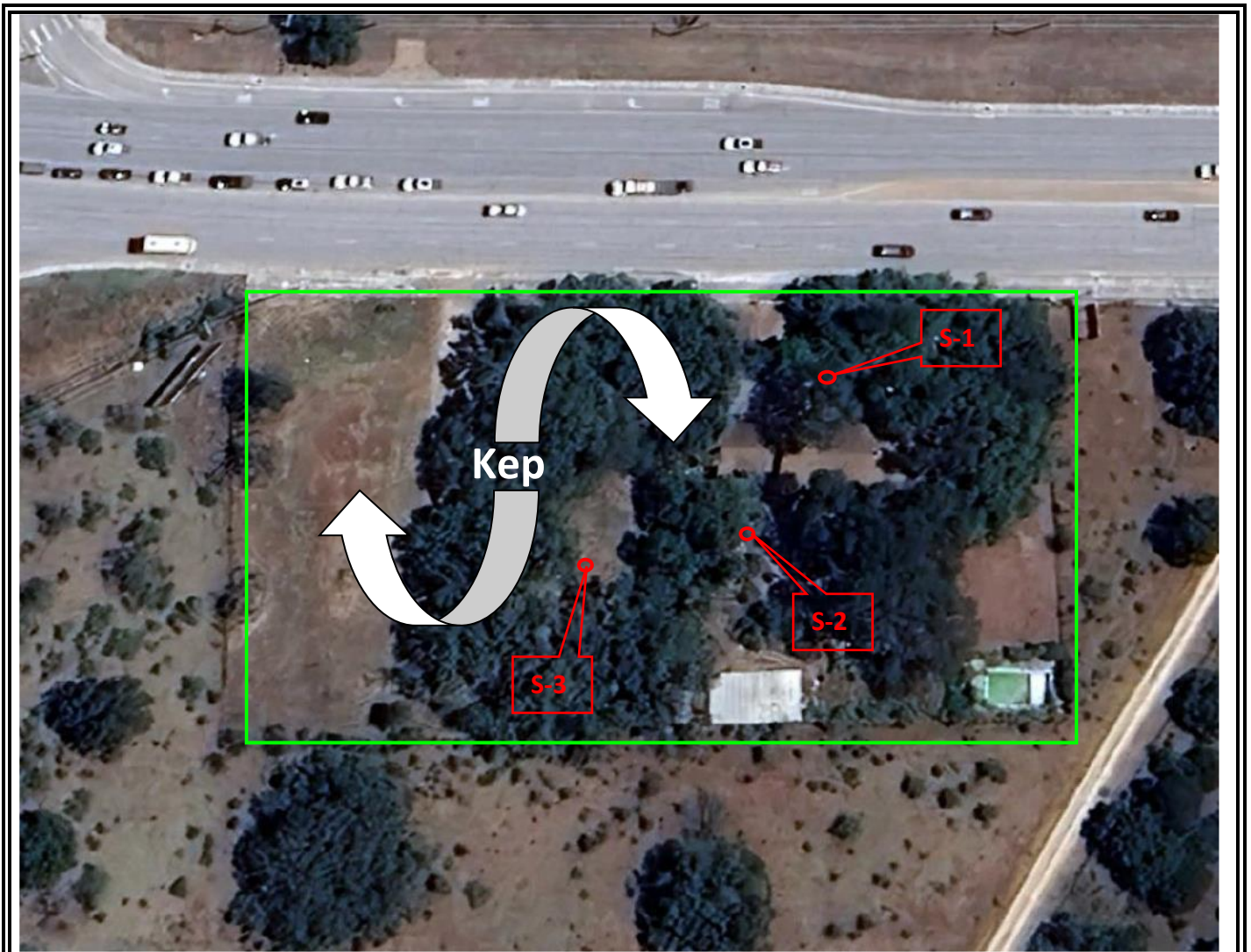
SH 46 STORAGE
 2265 W. ST HWY 46
 NEW BRAUNFELS, TX, 78132
 AC3 VENTURES, LLC
 1221 BROADWAY, SUITE 104
 SAN ANTONIO, TX 78215

EROSION CONTROL PLAN

SHEET C4.00

NO.	DATE	ISSUES AND REVISIONS

INK CIVIL
 2021 W. SH 46, STE 105
 NEW BRAUNFELS, TX, 78132
 5304 BROADWAY, SUITE 104
 THE FIRM # 1331



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

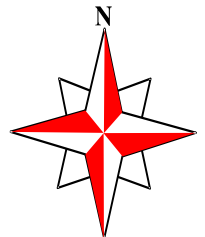
PROJECT NAME:

Sure Point Storage Tract
 2257 & 2265 TX-46
 New Braunfels, Texas
 PROJECT NO.:435-6179

Geologic Feature Map

Key

Kep- Lower Cretaceous
 Edwards Person Formation
 S-1 Feature Location
 Scale: 1" = 85'





1. View of septic cover on the north side of the residential structure at the Sure Point Storage Tract on Highway 46 in New Braunfels, Texas.



2. View of man made water well feature S-2, located south of the residence in the central portion of the tract.



3. View of septic tank Feature S-3, located at 29-43-15; -98-10-37.5 in the west-central portion of the tract.



4. View southwest of the residential structure from the northeast corner.



5. View west along the southern property line from the southeast corner. Swimming pool on the right foreground.



6. View of remnant building slab in the western portion of the site.



7. View east along the southern property line from the southwest corner of the tract.



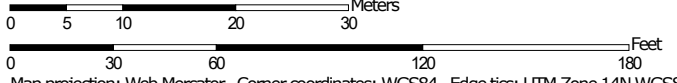
8. View southeast of the site interior from the northwest corner.

Soil Map—Comal and Hays Counties, Texas



Soil Map may not be valid at this scale.

Map Scale: 1:670 if printed on A landscape (11" x 8.5") sheet.



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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Comal and Hays Counties, Texas

Survey Area Data: Version 20, Sep 5, 2023

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

Date(s) aerial images were photographed: Dec 17, 2020—Jan 15, 2021

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RUD	Rumple-Comfort, rubbly association, 1 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Sam Knotts, P.E.

Date: 03/05/2024

Signature of Customer/Agent:



Regulated Entity Name: Surepoint Self Storage

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 1.93

3. Estimated projected population: 5

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	29,873	÷ 43,560 =	0.69
Parking	948.77	÷ 43,560 =	0.02
Other paved surfaces	25,968.35	÷ 43,560 =	0.60
Total Impervious Cover	56,790.12	÷ 43,560 =	1.30

Total Impervious Cover 1.30 ÷ Total Acreage 1.93 X 100 = 67.36 % Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	_____ Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

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

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firmette #48091C0435F effective 9/2/2009

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

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

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

There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

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

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

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

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

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

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

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

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

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

Administrative Information

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

ATTACHMENT “A”
Factors Affecting Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include: dirt and dusty, vehicle drippings, cleaning chemicals, and improperly disposed of waste or litter from people, which may affect surface water by sediments leaving the site after a rainfall event.

ATTACHMENT “B”
Volume and Character of Stormwater

The development of this site will not result in an increase of stormwater run-off. The character of the stormwater will also not be affected by the development. Stormwater from the buildings and parking will be collected in a batch detention pond.

ATTACHMENT “C”
Suitability Letter from Authorized Agent

See attached suitability letter.

ATTACHMENT “D”
Exception to the Required Geologic Assessment

No exception will be requested.



COMAL COUNTY

ENGINEER'S OFFICE

March 25, 2024

Mr. Rusty Staudt, E.I.T.
INK Civil
via e-mail: rustystaudt@ink-civil.com

Re: Sure Point Storage On-Site Sewage Facility Suitability Letter, within Comal County, Texas

Dear Mr. Staudt:

In accordance with TAC §213.5(b)(4)(F)(ii), Comal County has found that the entire referenced site is suitable for the use of private sewage facilities, with the exception of the areas identified below, and will meet the special requirements for on-site sewage facilities located on the Edwards Aquifer recharge zone as specified in TAC §285.40-42 based on the following information submitted to our office on March 25, 2024:

- The Geologic Assessment, prepared by Professional Service Industries, Inc.
- The Water Pollution Abatement Plan, prepared by INK Civil

Areas that are not Suitable

The Geologic Assessment identified 1 recharge feature as sensitive. Below is a list of said sensitive features:

Feature ID	Latitude	Longitude
SC-1	29°43'15.7"	98°10'35.67"
SC-3	29°43'15"	98°10'37.5"

In accordance with TAC §285.91, Table X, Minimum Required Separation Distances for soil absorption systems, unlined ET beds, surface application (edge of spray area), and drip irrigation disposal systems are not suitable within 150' of these sensitive features. Furthermore, tanks, lined ET beds and sewer pipe with watertight joints are not allowed within 50' of these sensitive features.

Finally, according to TAC §285.42(a), if any recharge feature, not listed above, is discovered during construction of an OSSF, all regulated activities near the feature shall be suspended immediately. The owner shall immediately notify the TCEQ San Antonio office of the discovery of the feature. All activities regulated under TAC §213 shall not proceed near the feature until Comal County, in conjunction with the TCEQ San Antonio office, has reviewed and approved a plan proposed to protect the feature, the structural integrity of the OSSF, and the water quality of the aquifer. The plan shall be sealed, signed, and dated by a professional engineer.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Boyd', with a long horizontal flourish extending to the right.

Robert Boyd, P.E.
Comal County Engineer

cc: Scott Haag, Comal County Commissioner Precinct No. 2

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

Signature

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

Print Name of Customer/Agent: Sam Knotts, P.E.

Date: 03/05/2024

Signature of Customer/Agent:



Regulated Entity Name: Surepoint Self Storage

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT “A”
Spill Response Actions

Spill Prevention and Control

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

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

Education

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

General Measures

- (1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- (2) Store hazardous materials and wastes in covered containers and protect from vandalism.
- (3) Place a stockpile of spill cleanup materials where it will be readily accessible.
- (4) Train employees in spill prevention and cleanup.
- (5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise clean up activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMP's.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage, and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

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

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

- (4) Follow the practice below for a minor spill:
- (5) Contain the spread of the spill.
- (6) Recover spilled materials.
- (7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- (1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- (2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- (3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

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

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately

(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.

(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

(5) Place drip pans or absorbent materials under paving equipment when not in use.

(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

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

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

ATTACHMENT “B”
Potential Sources of Contamination

The only potential sources of contamination are construction equipment leaks, re-fueling spills, port-o-lets, and the total suspended solids (TSS) due to the construction activities on-site. There are no other anticipated potential sources of contamination.

ATTACHMENT “C”
Sequence of Major Activities

Stages of Construction:

1. Installation of temporary BMP's.
2. Grading: Cutting and filling of the proposed site to prepare the site for parking and foundation construction. Approximate total disturbed area = 1.93 acres
3. Construction of church buildings with associated parking, utilities, detention basin, landscape.

ATTACHMENT “D”
Temporary BMP's and Measures

The following sequence will be followed for installing temporary BMP's:

A. Silt Fence will be installed on the most downgradient side of the site and will reduce potential pollution from any stormwater that originates onsite or offsite. A stabilized construction exit will be constructed at the entrance of the site; this will reduce the amount of contaminants leaving the site. Rock berms will be installed downgradient from areas of concentrated stormwater flow. Gravel bags and inlet protection will be installed at downgradient inlets and low points for sediment control.

B. Silt fence will be placed on the downgradient side of each proposed improvement to contain pollutants generated from onsite runoff. Disturbed areas will be seeded to replace destroyed vegetation. The existing vegetation located downgradient of each proposed improvement will work in conjunction with the silt fence and stabilized construction entrance to prevent pollution of water originating onsite and/or flowing offsite.

C. The proposed silt fences, and stabilized construction entrance constructed upgradient of the existing streams will prevent pollutants from entering them, as well as the aquifer.

ATTACHMENT “E”
Request to Temporarily Seal a Feature

There will be no request to temporarily seal a geologic feature.

ATTACHMENT “F”
Structural Practices

Stabilized Construction Entrance/Exit, rock gabions, concrete washout pit, gravel bags, and silt fence will be used to protect disturbed soils and to prevent contamination from leaving the project site as shown in the Temporary Abatement Plan.

ATTACHMENT "G"
Drainage Area Map

No more than 10 acres will be disturbed within a common drainage area. In the event of grading exceeding 10 acres, the excavated area of the proposed batch detention basin will be utilized as a sediment trap and water surface skimmed for storm water removal. All TBMPs utilized are adequate for the drainage areas served.

ATTACHMENT "I"
Inspection and Maintenance for BMP's

Inspection and Maintenance Plan: The contractor is required to inspect the control and fences at weekly intervals and after any rainfall events to ensure that they are functioning properly. The contractor is required to document any changes on the Site Plan, documentation must include person performing task, task performed, and date. The contractor must also document if proper inspection measures have been taken while making changes. The person(s) responsible for maintenance controls and fences shall immediately make any necessary repairs to damaged areas.

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

Concrete Washout Pit: Incorporate requirements for concrete waste management into material supplier and subcontractor agreements. Avoid mixing excess amounts of fresh concrete. Perform washout of concrete trucks in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated areas. Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Silt Fence: Remove sediment when buildup reaches 6 inches. Replace any torn fabric or install a second line of fencing parallel to the torn section. Replace or repair any sections crushed or collapsed during construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

TCEQ staff will be allowed full access to the property during construction of the project for inspecting controls and fences and to verify that the accepted plan is being utilized in the field. TCEQ staff has the right to speak with the contractor to verify plan changes and modifications.

Documentation: All scheduled inspection and maintenance measures made to the temporary BMPs must be documented clearly on the WPAP Site Plan showing inspection/maintenance

measures performed, date, and person responsible for inspection and maintenance. Any changes made to the location or type of controls shown on the accepted plans, due to onsite conditions, shall be documented on the site plan that is part of this Water Pollution Abatement Plan. No other changes shall be made unless approved by TCEQ and the Design Engineer.

Documentation shall clearly show changes made, date, person responsible for the change, and the reason for the change.

Owner's Information:

Owner: Laurie Bauman & Johnny Oberkamp
Contact: Laurie Bauman & Johnny Oberkamp
Mailing Address: 2257 St. Hwy 46 W New Braunfels, TX 78132

Design Engineer:

Company: INK Civil
Contact: Sam Knotts, P.E.
Phone: (830) 358-7127
Address: 2021 SH 46W, Ste. 105
New Braunfels, Texas 78132

Person or Firm Responsible for Erosion/Sedimentation Control Maintenance:

Company: _____
Contact: _____
Phone: _____
Address: _____

Signature of Responsible Party: _____

This portion of the form shall be filled out and signed by the responsible party prior to construction.

ATTACHMENT “J”
Schedule of Interim and Permanent Soil Stabilization Practices

Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Areas which are disturbed by construction staging and storage areas will be hydro mulched with the appropriate seed mixture. Areas between the edge of pavement and property line will also be hydro mulched. There will be no fill slopes exceeding a 3:1 slope, and all fill slopes will be hydro mulched. Installation and acceptable mixtures of hydro mulch are as follows:

Materials:

Hydraulic Mulches: Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices: Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix: Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer’s recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Seed Mixtures:

Dates	Climate	Species	(lb/ac.)
Sept. 1 to Nov. 30	Temporary Cool Season	Tall Fescue	4.0
		Oats	21.0
		Wheats	30.0
		Total	55.0
Sept. 1 to Nov. 30	Cool Season Legume	Hairy Vetch	8.0
May 1 to Aug. 31	Temporary Warm Season	Foxtail Millet	30.0

Fertilizer: Fertilizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorus per acre, which is equivalent to about 1.0 pounds of nitrogen and phosphorus per 1000 square feet.

Installation:

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

HYDROLOGY CALCULATIONS*								
Inlet/Study Point	Structure/Description	Contributing Areas	Area (acres)	Q2	Q10	Q25	Q50	Q100
				(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
Existing								
A1	TxDOT Channel	A1	6.01	9.04	20.00	28.64	36.40	45.30
Proposed								
-	Detention Pond (Flow Into Pond)	A1-Off + A1-Pond	5.62	9.34	19.75	27.84	35.08	43.36
A1	TxDOT Channel	A1-Off + A1-Pond + A1 Bypass	6.01	9.01	19.04	26.99	34.24	42.61
Pre vs. Post								
A1	TxDOT Channel	A1	6.01	-0.03	-0.96	-1.65	-2.16	-2.69

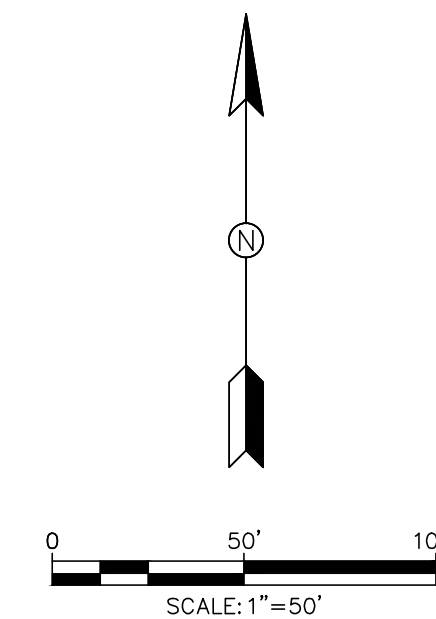
*Refer to Detention Pond Table & Hydroflow for flow results

HYDROLOGY CALCULATIONS																
Contributing Areas	Area (acres)	CN	Sheet Flow (Eq. 3-3 Urban Hydrology for Small Watersheds TR-55)						Shallow Concentrated Flow (Eq. 3-1, TR-55)			Channel Flow		Total Time of Conc. (min)		
			Surface Roughness	na	P2 (in.)	Length (ft)	Slope (ft/ft)	Tow. (min)	Surface Roughness	Length (ft)	Slope (ft/ft)	Tsc. (min)	Length (ft)		Velocity (ft/s)	Tch (min)
Existing																
A1-Off + A1-Site	6.01	78.6	Short Grass Prairie	0.15	4.11	100	0.029	7.5	Unpaved	1393	0.02	10.2	0	6.0	0.0	17.7
Proposed																
A1-Off + A1-Site	5.62	81.1	Short Grass Prairie	0.15	4.08	100	0.029	7.5	Unpaved	1189	0.02	8.7	364	6.0	1.0	17.2
A1-Bypass	0.39	83.1	Short Grass Prairie	0.15	4.08	100	0.020	8.7	Unpaved	0.00	0.00	0.0	0	6.0	0.0	10.0

Storm Event	Pond				
	2-yr	10-yr	25-yr	50-yr	100-yr
2H Weir @ 851.50	-	-	-	-	-
Pond Outlet Structure Description	9.04	20.00	28.64	36.40	45.30
Existing Study Point A1 (cfs)	9.01	1.60	26.99	34.24	42.61
Proposed Study Point A1 (cfs)	-0.03	-18.40	-1.65	-2.16	-2.69
Prop-ES Study Point A1	9.34	19.75	27.84	35.08	43.36
Q Pond In (cfs)	852.68	853.44	853.95	854.38	854.83
Pond WSEL (ft)	2741	6437	9234	11587	14118
Storage (cu-ft)	0.06	0.15	0.21	0.27	0.32

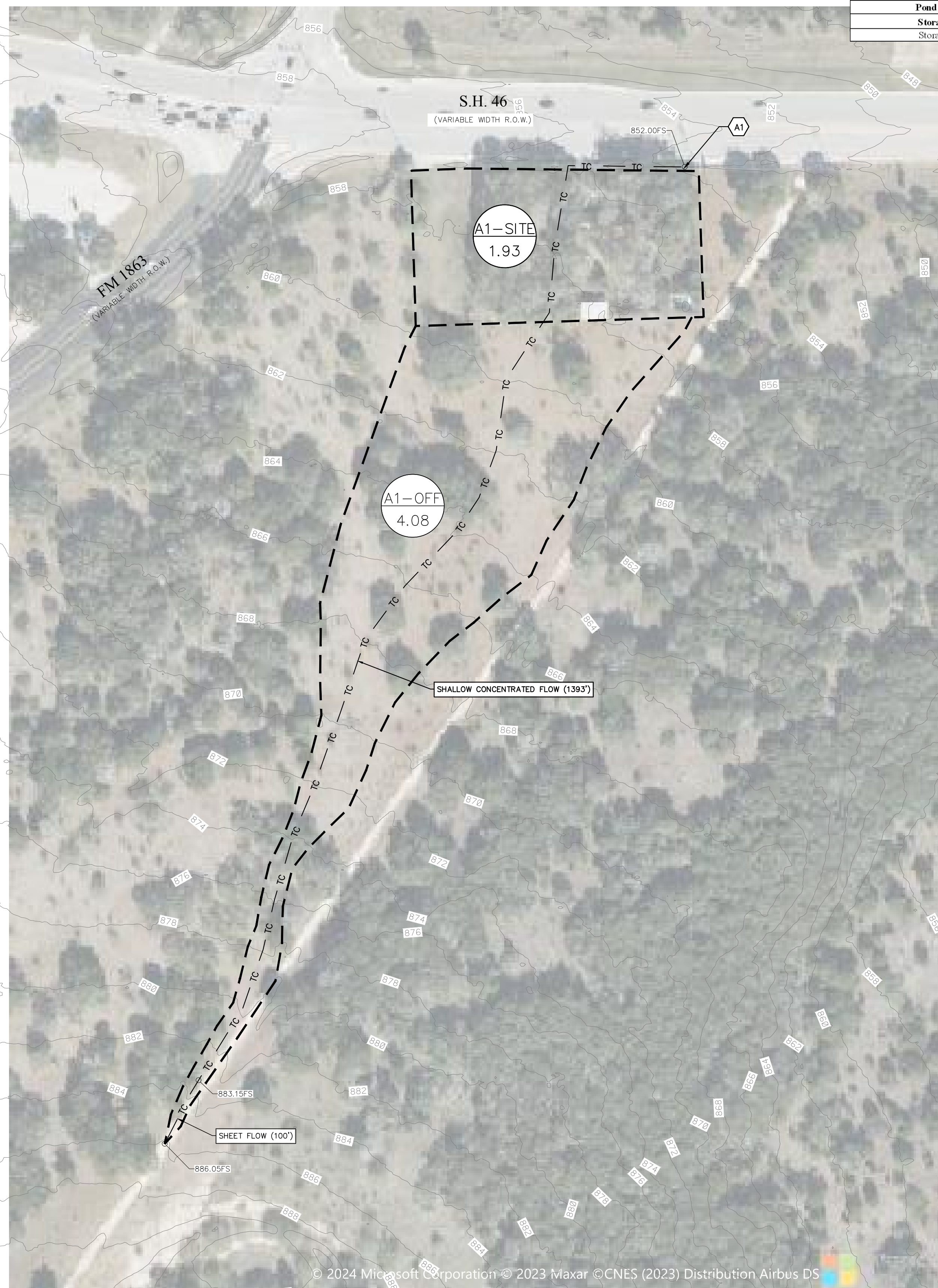
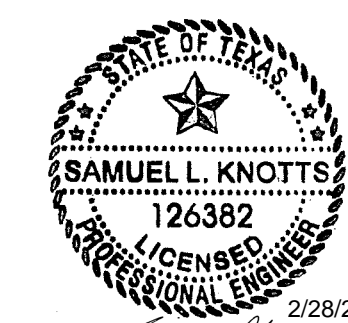
Drainage Area	Total Area	Land Description	Soil Rating	CN Values	Area	CN COMPOSITE
A1-Off + A1-Site	6.01	Woods: Good Condition	D	77	4.08	78.6
		Open Space (Lawn, parks, golf courses, cemeteries, etc.) Good Condition (grass cover 75%)	D	80	1.23	
		C3 Commercial	D	95	0.08	
		R-1/R-1A Single Family-2 Acre Lots	D	82	1.93	

Drainage Area	Total Area	Land Description	Soil Rating	CN Values	Area	CN COMPOSITE
A1-Off + A1-Pond	5.62	Woods: Good Condition	D	77	4.08	81.1
		Open Space (Lawn, parks, golf courses, cemeteries, etc.) Good Condition (grass cover 75%)	D	80	0.31	
		C3 Commercial	D	95	1.23	
		R-1/R-1A Single Family-2 Acre Lots	D	82	0.08	
A1 Bypass	0.39	Meadow-contiguous grass, protected from grazing and generally mowed for hay	D	78	0.31	83.1
		Open Space (Lawn, parks, golf courses, cemeteries, etc.) Good Condition (grass cover 75%)	D	80	0.08	
		C3 Commercial	D	95	0.08	
		R-1/R-1A Single Family-2 Acre Lots	D	82	0.08	

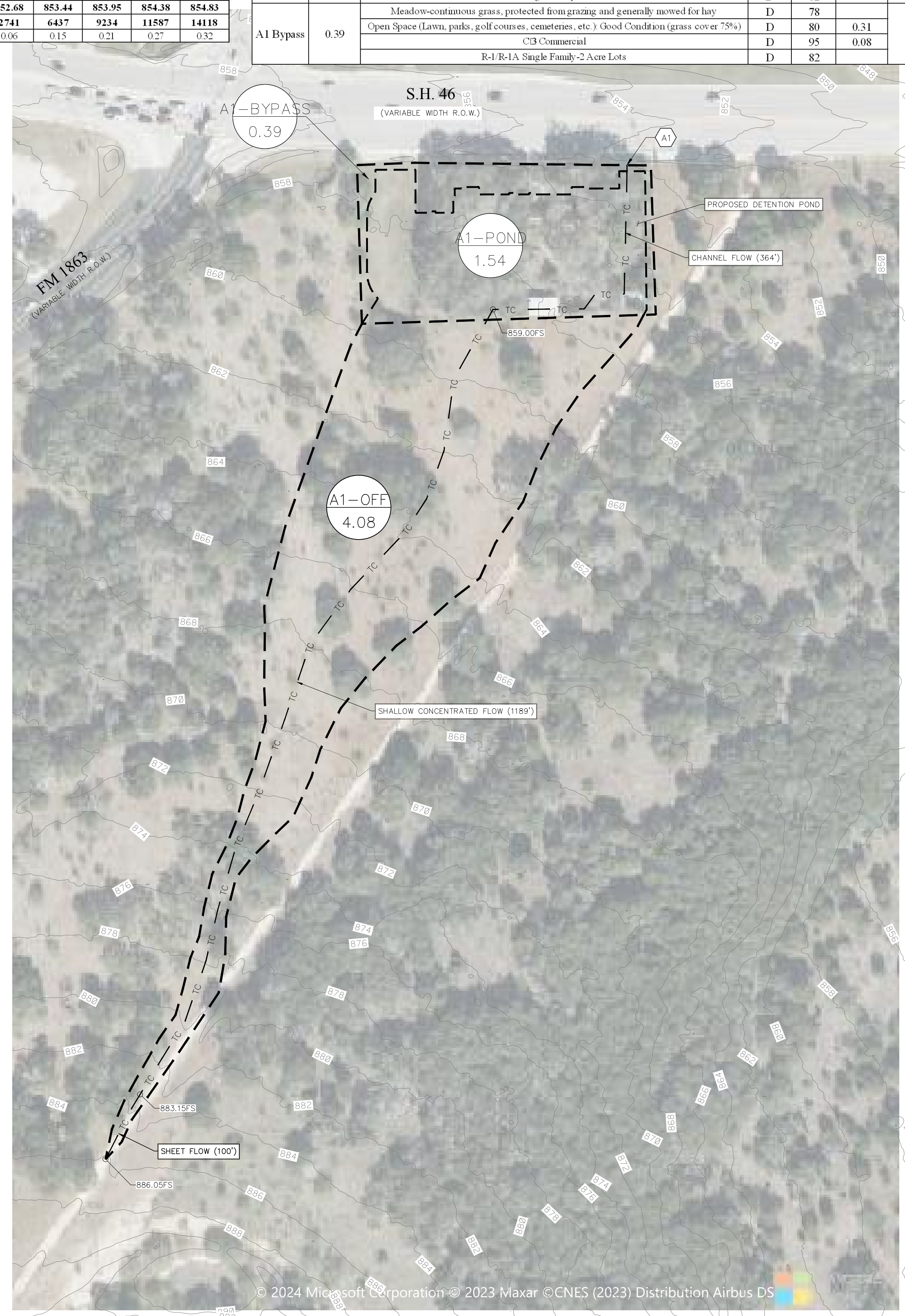


LEGEND

- LIMITS OF DRAINAGE AREA
- TIME OF CONCENTRATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROWS
- DRAINAGE BASIN LABEL
- BASIN AREA (AC)
- SUB-DRAINAGE AREA LABEL
- SUB-DRAINAGE AREA (AC)
- INLET LABEL
- ANALYSIS POINT LABEL



EXISTING CONDITIONS



PROPOSED CONDITIONS

SUREPOINT SELF STORAGE
2265 W. ST HWY 46
NEW BRAUNFELS, TX, 78132

AC3 VENTURES, LLC
1221 BROADWAY, SUITE 104
SAN ANTONIO, TX 78215

DRAINAGE AREA MAP

SHEET **C2.00**

NO	DATE	ISSUES AND REVISIONS



2021 W SH46, STE 105
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PH: 830-358-7127 ink-civil.com
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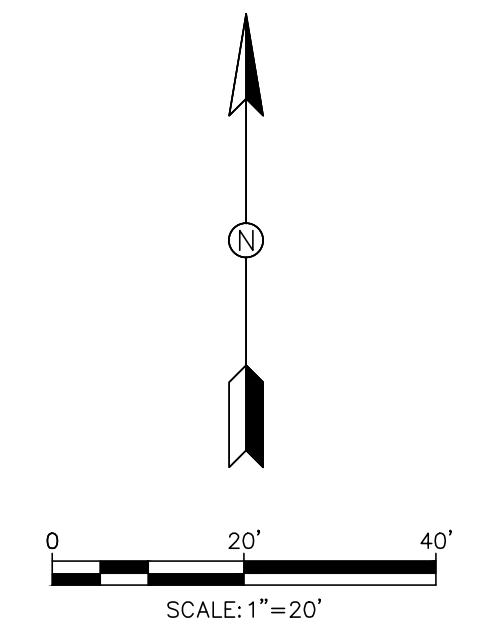
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Drawing Name: R:\Projects\SUREPOINT SH 46 Storage\Civil\Construction Drawings\C2.01 DRAINAGE AREA MAP (DRAFT).dwg User: chuckwren Feb 28, 2024 - 4:01pm

Contributing Areas	Area (acres)	CN	Structure/ Description	HYDROLOGY CALCULATIONS																				
				Sheet Flow (Eq. 3-3 Urban Hydrology for Small Watersheds TR-55)						Shallow Concentrated Flow (Eq. 3-1, TR-55)			Channel Flow			Total Time of Conc.		Q25 (cfs)	Q100 (cfs)					
				Surface Roughness	na	P2 (in.)	Length (ft)	Slope (ft/ft)	Tov. (min)	Surface Roughness	Length (ft)	Slope (ft/ft)	Tsc. (min)	Length (ft)	Velocity (ft/s)	Tch (min)	Tc (min)							
Proposed																								
A1	1.00	95.0	5' Curb Inlet	Short Grass Prairie	0.15	4.11	50	0.020	5.0	Unpaved	0.00	0.00	0.0	0	6.0	0.0	10.0	6.33	9.29					
A2	0.25	95.0	5' Curb Inlet	Short Grass Prairie	0.15	4.11	50	0.020	5.0	Unpaved	0.00	0.00	0.0	0	6.0	0.0	10.0	1.58	2.32					
A3 Offsite	4.08	78.0	4-Way Inlet	Short Grass Prairie	0.15	4.11	100	0.029	7.5	Unpaved	1189.00	0.02	8.7	364	6.0	1.0	17.2	26.26	41.81					

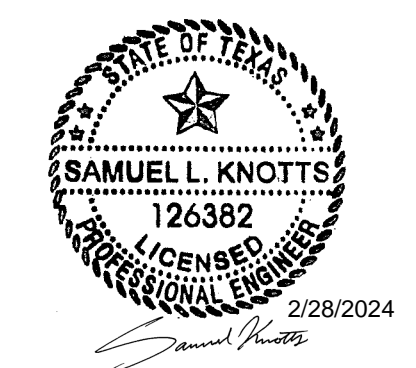
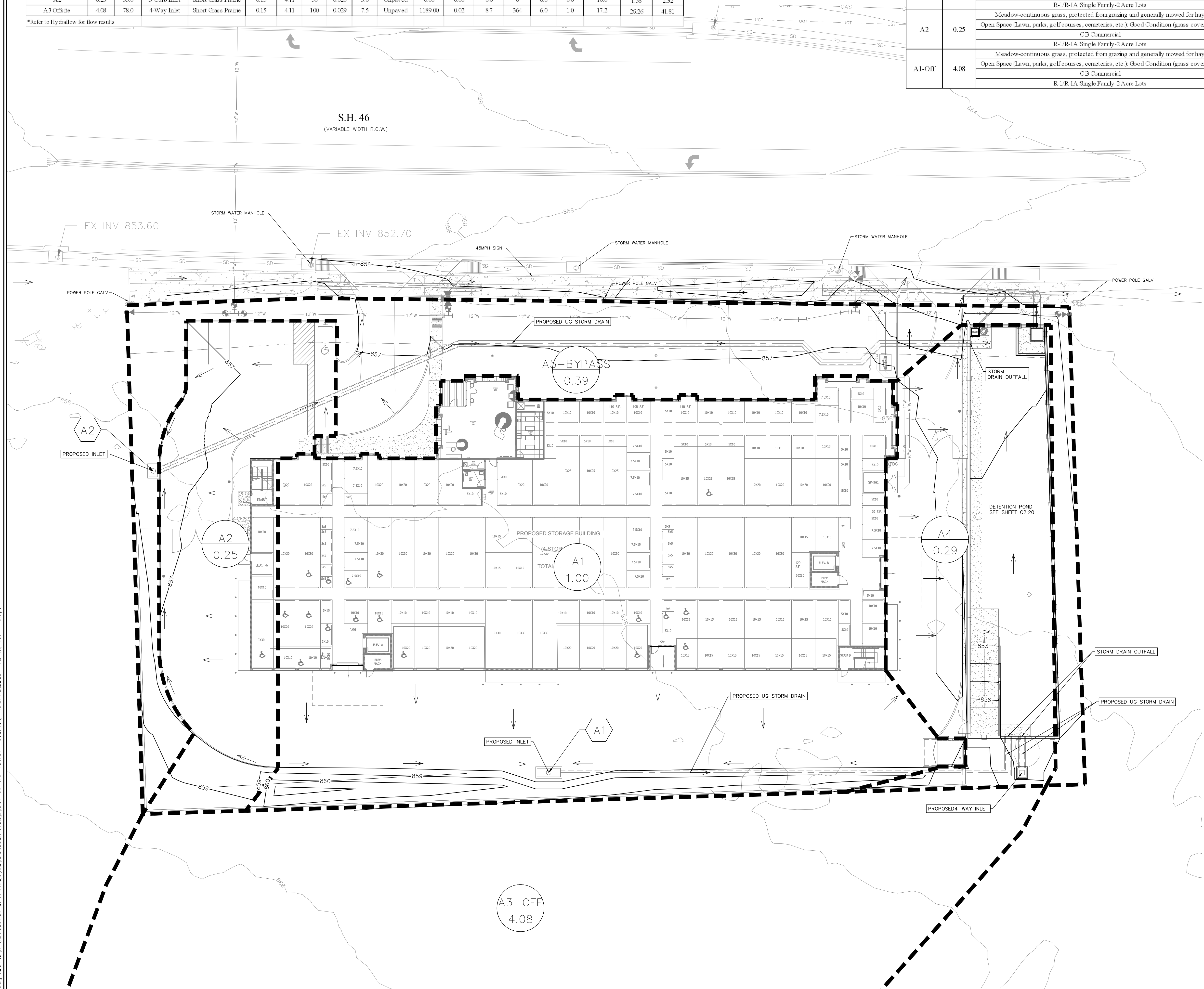
*Refer to Hydrology for flow results

Drainage Area	Total Area	Land Description Proposed Onsite Conditions	Soil Rating	CN Values	Area (acres)	CN COMPOSITE
A1-Pond	1.00	Woods: Good Condition Open Space (Lawn, parks, golf courses, cemeteries, etc.): Good Condition (grass cover 75%) C13 Commercial R-1/R-1A Single Family-2 Acre Lots	D	77		95.0
A2	0.25	Meadow-continuous grass, protected from grazing and generally mowed for hay Open Space (Lawn, parks, golf courses, cemeteries, etc.): Good Condition (grass cover 75%) C13 Commercial R-1/R-1A Single Family-2 Acre Lots	D	80	0.25	95.0
A1-Off	4.08	Meadow-continuous grass, protected from grazing and generally mowed for hay Open Space (Lawn, parks, golf courses, cemeteries, etc.): Good Condition (grass cover 75%) C13 Commercial R-1/R-1A Single Family-2 Acre Lots	D	78	4.08	78.0



LEGEND

- LIMITS OF DRAINAGE AREA
- TC TIME OF CONCENTRATION
- 900 EXISTING CONTOURS
- 900 PROPOSED CONTOURS
- FLOW ARROWS
- DRAINAGE BASIN LABEL
BASIN AREA (AC)
- SUB-DRAINAGE AREA LABEL
SUB-DRAINAGE AREA (AC)
- INLET LABEL
- ANALYSIS POINT LABEL



SUREPOINT SELF STORAGE
2265 W. ST HWY 46
NEW BRAUNFELS, TX, 78132

AC3 VENTURES, LLC
1221 BROADWAY, SUITE 104
SAN ANTONIO, TX 78215

DRAINAGE AREA MAP ONSITE

SHEET **C2.01**

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PERMIT SET

Drawing Name: R:\Projects\SUREPOINT SH 46 Storage\Civil\Construction Drawings\C2.01 DRAINAGE AREA MAP (ON SITE).DWG User: chuckwray Feb 28, 2024 - 4:01pm

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Sam Knotts, P.E.

Date: 03/05/2024

Signature of Customer/Agent



Regulated Entity Name: Surepoint Self Storage

Permanent Best Management Practices (BMPs)

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

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

A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

N/A

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

N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

The site will be used for low density single-family residential development and has 20% or less impervious cover.

The site will be used for low density single-family residential development but has more than 20% impervious cover.

The site will not be used for low density single-family residential development.

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

Attachment A - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

The site will not be used for multi-family residential developments, schools, or small business sites.

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

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. **Attachment C - BMPs for On-site Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9. The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
 - TCEQ construction notes
 - All geologic features
 - All proposed structural BMP(s) plans and specifications
- N/A

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

ATTACHMENT “B”
BMP’s for Upgradient Stormwater

Approximately 4.08-acres of upgradient flow is received onto the site. The flow will be captured by onsite drainage pipes and conveyed to the proposed batch detention pond. This area is accounted for in the TSS Calculations.

ATTACHMENT “C”
BMP’s for On-Site Stormwater

The proposed Permanent BMP’s used to treat on-site stormwater runoff is a batch detention pond designed according to TCEQs TGM RG-348.

ATTACHMENT “D”
BMP’s for Surface Streams

The proposed Permanent BMP’s used to treat on-site stormwater runoff is a batch detention pond designed according to TCEQs TGM RG-348.

ATTACHMENT “F”
Construction Plans

See the construction plans attached at the end of this section.

ATTACHMENT “G”

Inspection, Maintenance, Repair, and Retrofit Plan

MAINTENANCE GUIDELINES FOR BATCH DETENTION BASINS

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur

between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

BMP Locations: The batch detention basin will be located on the western corner of the site and the vegetative filter strip will be located on the north side of the entry drive connecting to FM 306.

Owner: BAUMAN LAURIE G & JOHNNY E OBERKAMPF
2257 State Highway 46 W
New Braunfels, TX 78132-4761

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

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions but may not be altered without TCEQ approval.

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

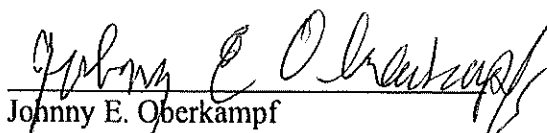
I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

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



Laurie G. Bauman
Property Owner

3/4/24
Date



Johnny E. Oberkamp
Property Owner

3/5/24
Date

ATTACHMENT "I"

Measures for Minimizing Surface Stream Contamination

All surface streams will be protected from erosion by not allowing runoff to exceed existing velocities. The storm water runoff patterns for the site will remain. The natural vegetation down-gradient of the site will continue to provide additional filtration to help prevent pollutants from entering streams, sensitive features, and the aquifer.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

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

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

County = **Comal**
 Total project area included in plan = **1.93** acres
 Predevelopment impervious area within the limits of the plan = **0.29** acres
 Total post-development impervious area within the limits of the plan = **1.30** acres
 Total post-development impervious cover fraction = **0.67**
 P = **33** inches

$L_{M \text{ TOTAL PROJECT}}$ = **907** lbs.

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

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

Drainage Basin/Outfall Area No. = **1**
 Total drainage basin/outfall area = **1.93** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.29** acres
 Post-development impervious area within drainage basin/outfall area = **1.30** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.67**
 $L_{M \text{ THIS BASIN}}$ = **907** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
 Removal efficiency = **91** percent

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

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

where: A_C = Total On-Site drainage area in the BMP catchment area
 A_i = Impervious area proposed in the BMP catchment area
 A_p = Pervious area remaining in the BMP catchment area
 L_R = TSS Load removed from this catchment area by the proposed BMP

A_C = **1.54** acres
 A_i = **1.23** acres
 A_p = **0.31** acres
 L_R = **1283** lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **916** lbs.
 F = **0.71**

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 = **0.80** inches
 Post Development Runoff Coefficient = **0.62**
 On-site Water Quality Volume = **2796** cubic feet

Calculations from RG-348

Pages 3-36 to 3-37

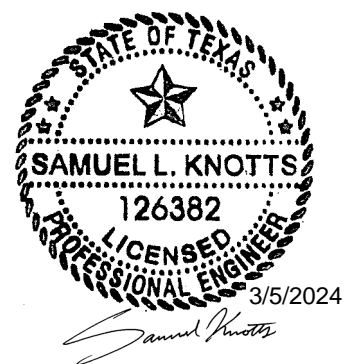
Off-site area draining to BMP = **4.08** acres
 Off-site Impervious cover draining to BMP = **0.00** acres
 Impervious fraction of off-site area = **0.00**
 Off-site Runoff Coefficient = **0.02**
 Off-site Water Quality Volume = **238** cubic feet

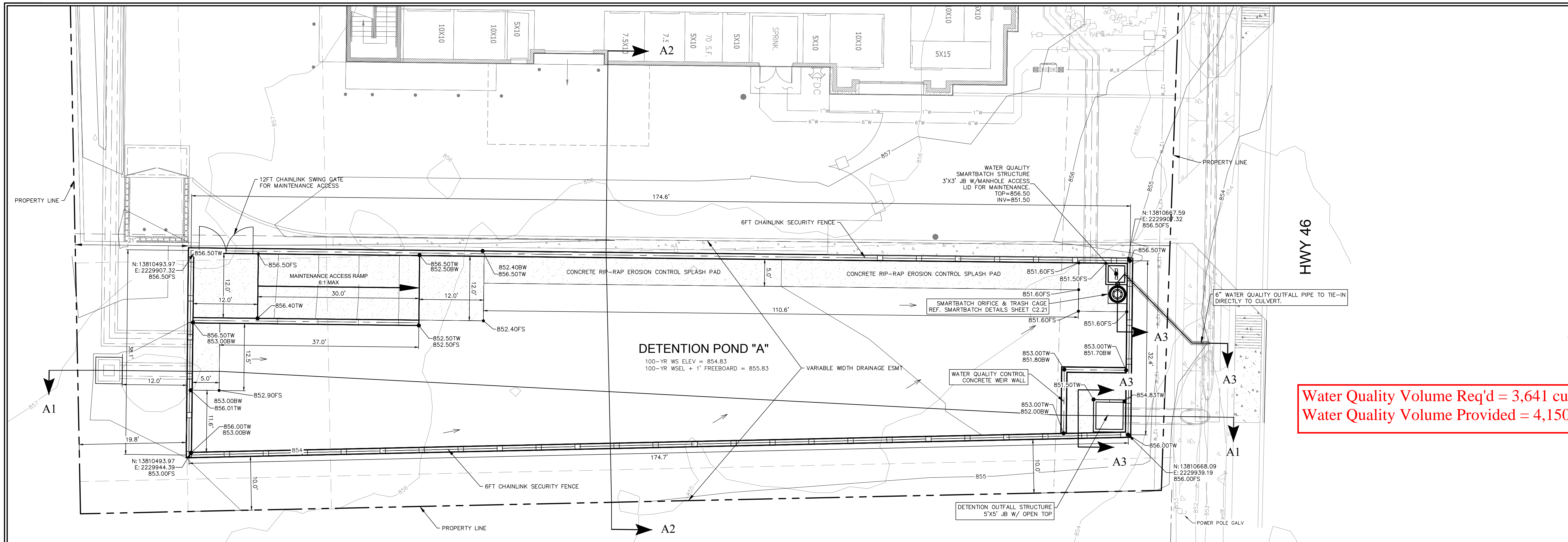
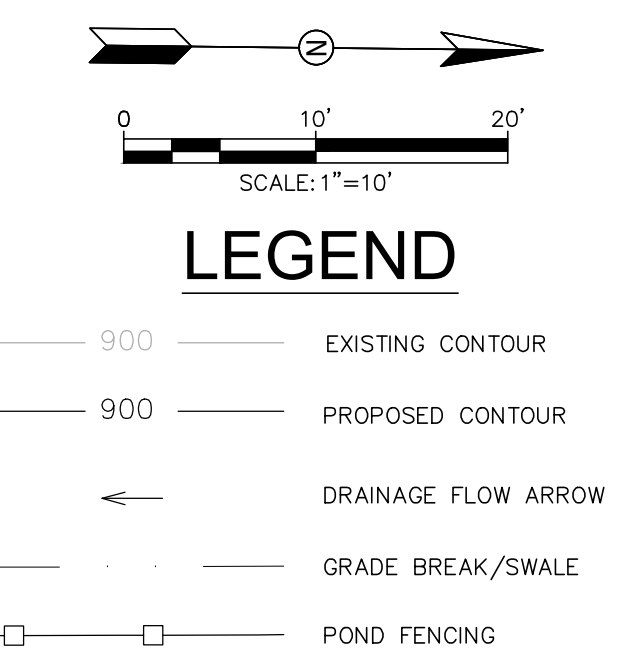
Storage for Sediment = **607**
 Total Capture Volume (required water quality volume(s) x 1.20) = **3641** cubic feet

8. Batch Detention Basin System

Designed as Required in RG-348 Addendum Sheet Section 3.4.18

Required Water Quality Volume for batch detention basin = **3641** cubic feet





Water Quality Volume Req'd = 3,641 cu.ft.
 Water Quality Volume Provided = 4,150 cu.ft.

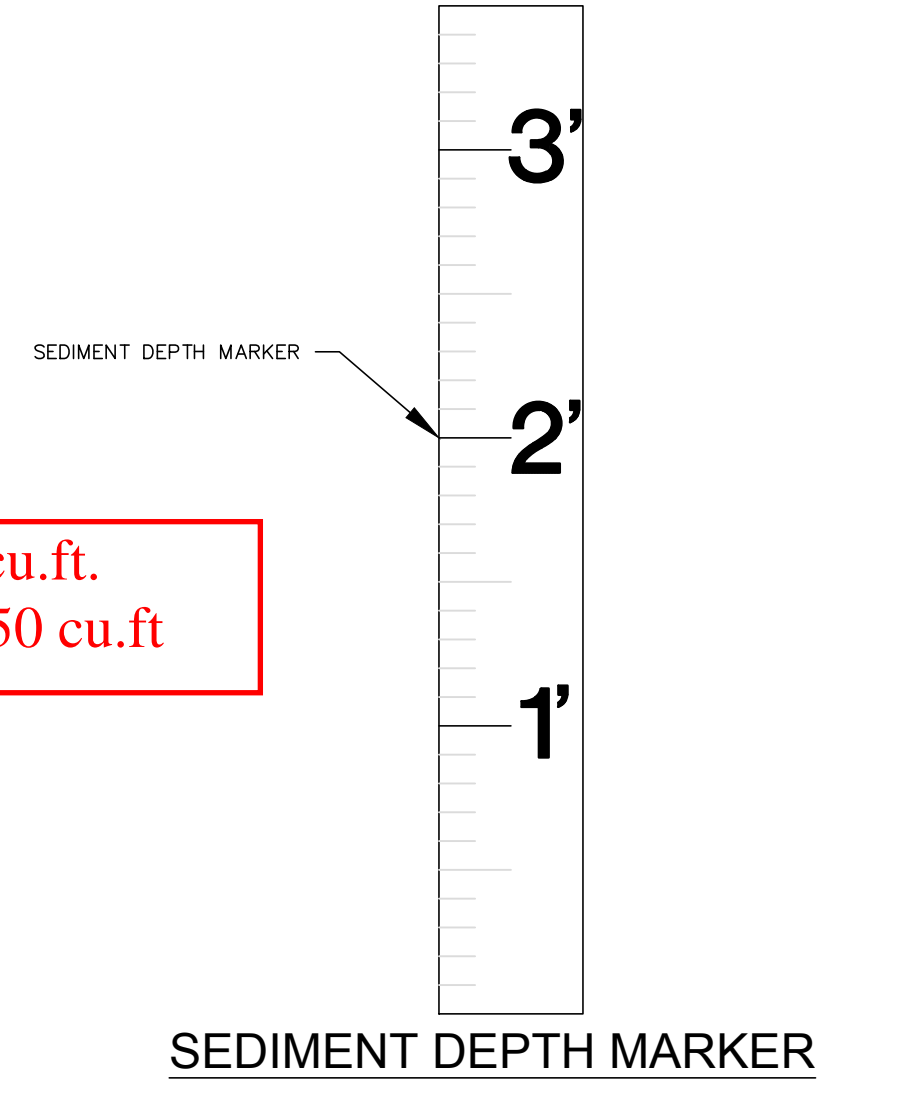
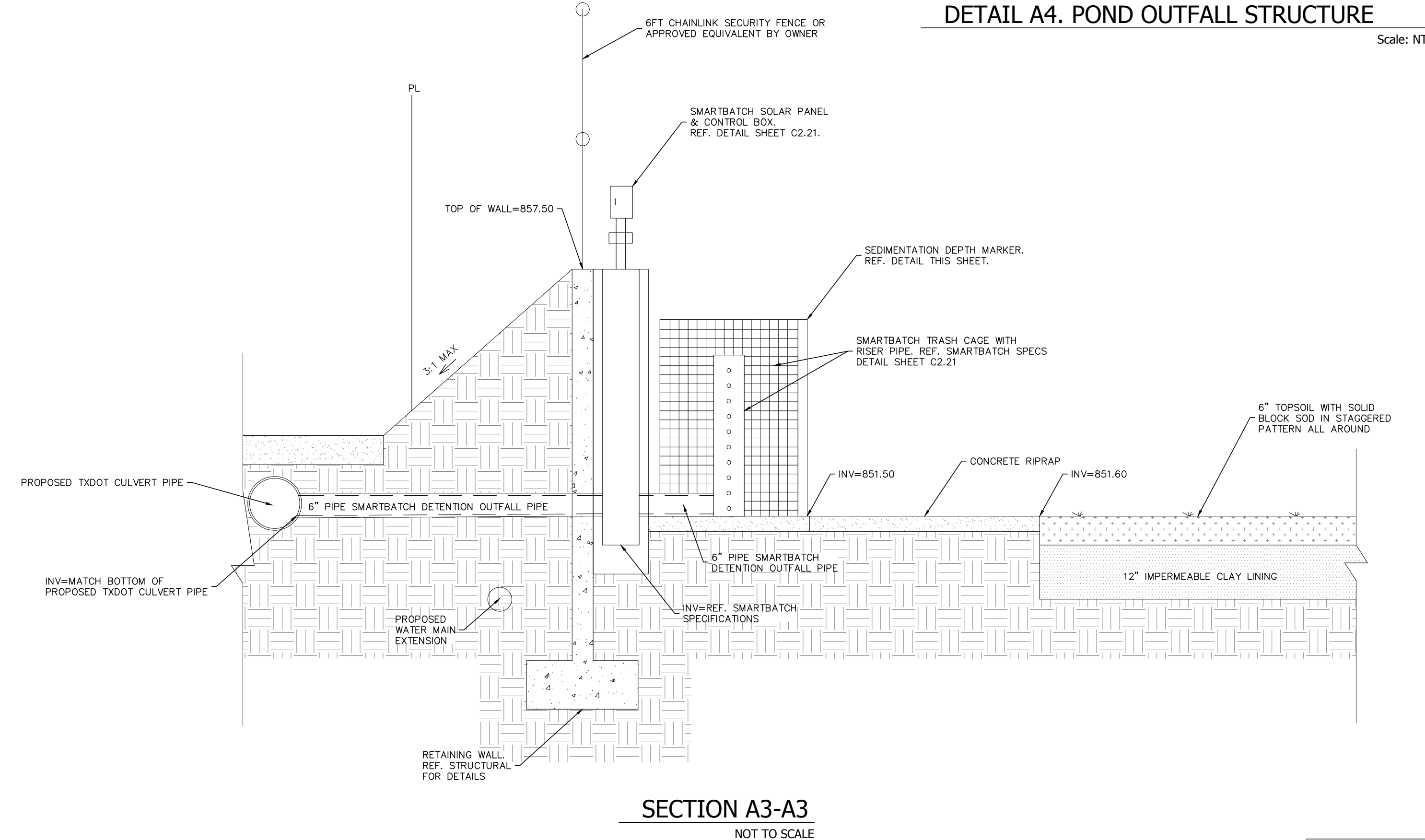
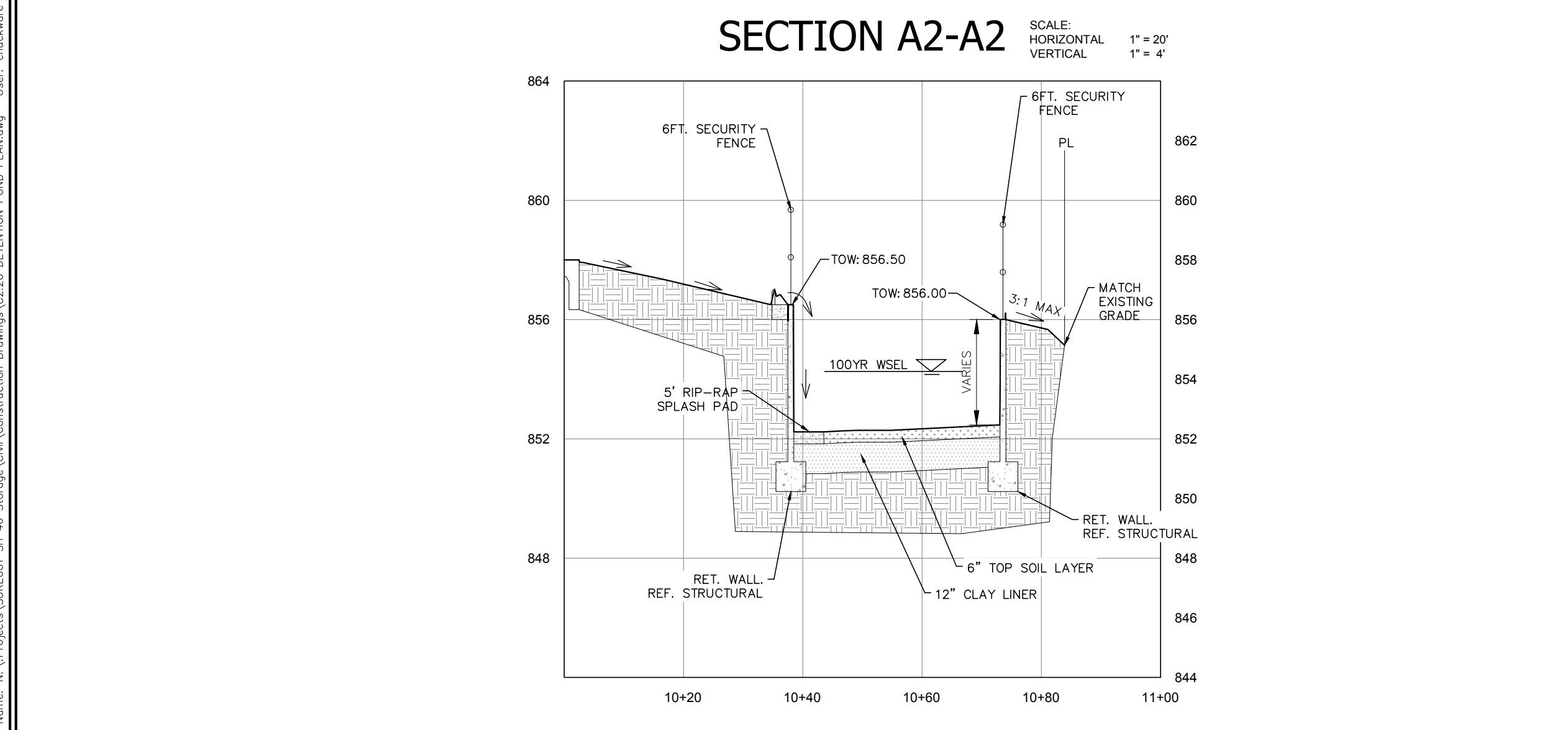
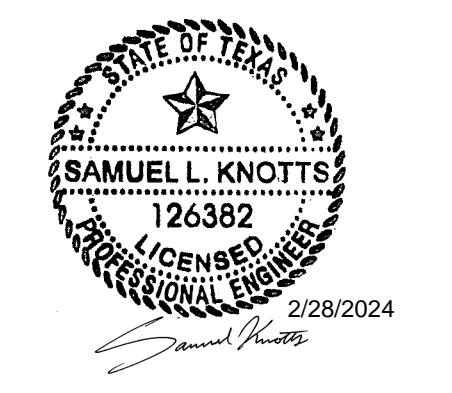
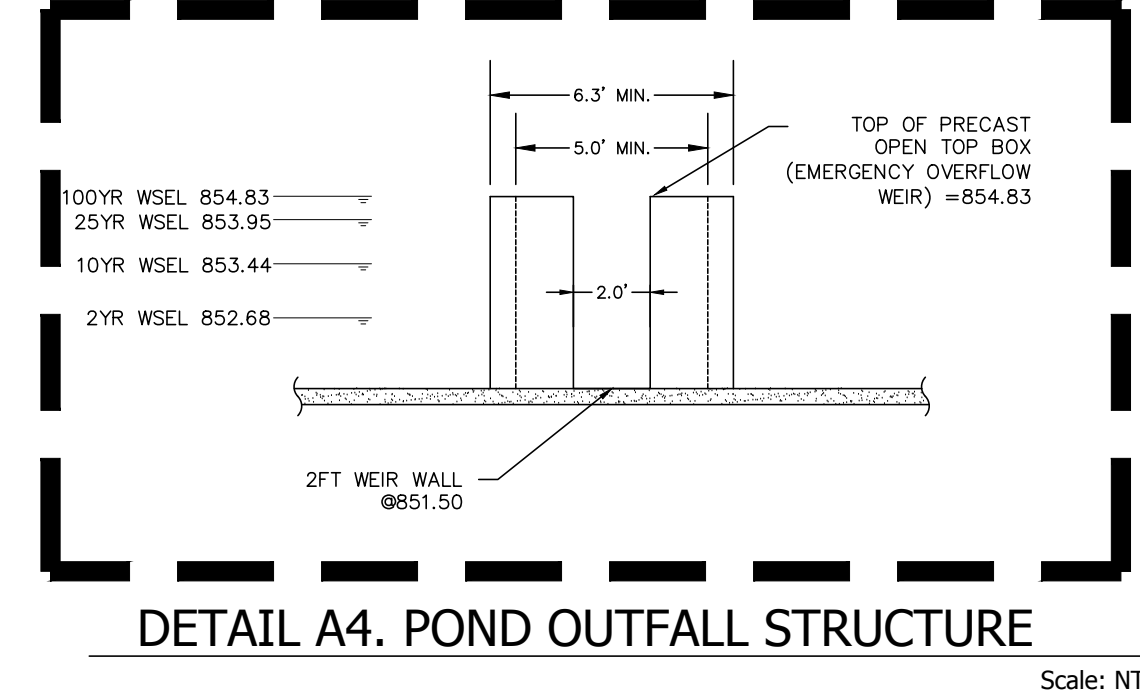
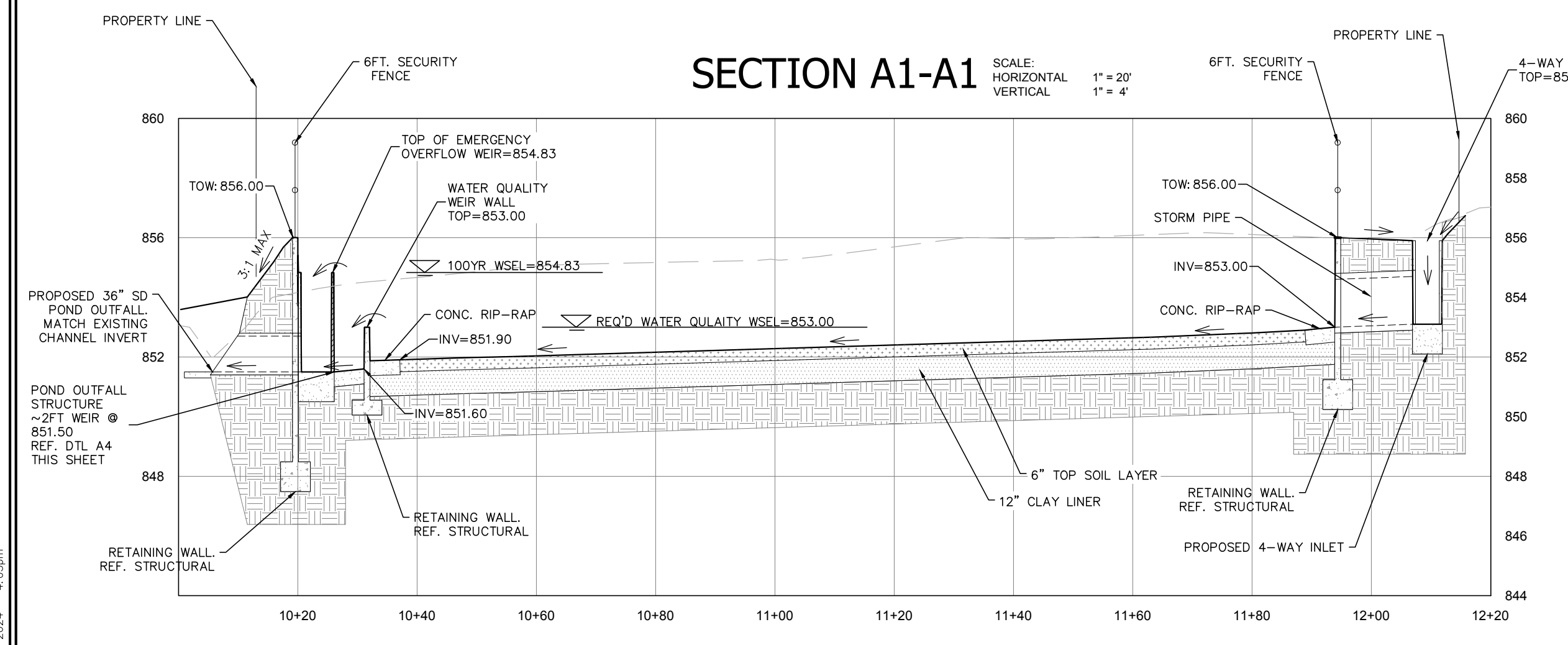


TABLE 3.6 (CLAY LINER SPECIFICATION)

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	CM/SEC	1 x 10 ⁻⁶
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY



SUREPOINT SELF STORAGE
 2265 W. ST HWY 46
 NEW BRAUNFELS, TX, 78132

AC3 VENTURES, LLC
 1221 BROADWAY, SUITE 104
 SAN ANTONIO, TX 78215

DETECTION POND PLAN

SHEET C2.20

NO	DATE	ISSUES AND REVISIONS



2021 W SH46, STE 105
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PERMIT SET

PROGRAMMABLE LOGIC FLOW CHART

TRASH CAGE WITH PERFORATED RISER PIPE

Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 1/2" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER

SECTION VIEW OF SMARTBATCH

FRONT VIEW OF SMARTBATCH

Automated Batch Detention Systems

FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

SMARTBATCH POND A

Label	PIPE DIA.	MATERIAL	ELEVATION
1	8"	STEEL	854.50
2	6"	PVC	851.50
3	30"	PVC	856.00
4	6"	PVC	851.50
5	6"	PVC	851.50
6	30"	PVC	850.50

Automated Batch Detention Systems

FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, and electronic actuators, and an internal based control interface, the smartPOND valve controls a suspended perforated riser inside the stormwater impoundment to which rainwater is directed for retention and detention automatically or in real time.

2. smartPOND Valve Applications to Stormwater Management
The smartPOND valve is a device for active stormwater management. As opposed to passive devices such as floating dams or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a retention or retention pond. When a passive stormwater retention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught stormwater and allow it to settle for a programmed period before automatically discharging the impoundment completely. For stormwater retention systems, it is possible to manage the retention volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Main functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets 1200 Total Suspended Solids removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the program will first wait for a water collection event. In the first 12-hour detention period, the unit will trigger a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 6", the valve will remain open for an additional 2 hours to facilitate final storage. Then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function uses site specific variables to determine a maximum storage rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate depending on the impoundment water temperature, or needs to maintain release based on predevelopment flow.

2.1.3 Human Function for Spill Containment
smartPOND when specified for human spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND can be configured with telemetry available on each unit and access the user interface available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Monitor specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outlet pipe in various configurations. The valve is actuated with an electric motor connected to an external drive shaft for underground applications.
For above ground applications, the entire system including all necessary components for operation assembles into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed in a vault, steel pad and be buried over the back of the outlet pipe with 10" depth and then surfaced to the "top" position.
For underground applications, the valve is installed in a vault or concrete enclosure as needed. An extended shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- Main board:** The main board of the smartPOND valve's electronics base serves as the main connection terminal for all sensors and additional control boards.
- Motor Controller Board:** The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives signals from the main board to control motor direction. It is also powered the main board.
- Motor:** The smartPOND valve's motor operates on 12 volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the main board with a 1/4" diameter shaft.
- Battery:** The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- Solar Panel:** The solar panel of the smartPOND valve is 12 volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
 - Pressure Transducer:** The water level sensor is a pressure transducer sensor capable of staying submerged in water indefinitely. It mounts on the side of the smartPOND motor control board.
 - Water Position Sensor:** A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
 - Flow sensor:** A solar data module will be required for real time control and alert options as well as predevelopment hydrograph functions.
 - Hydrocarbon Sensor:** This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon concentration.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Use and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing real time data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote control command to the smartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "CLOSE". Within 10 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an externally visible red LED light:

- Low battery
- Valve failure
- Valve malfunction
- Hydrocarbon concentration (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

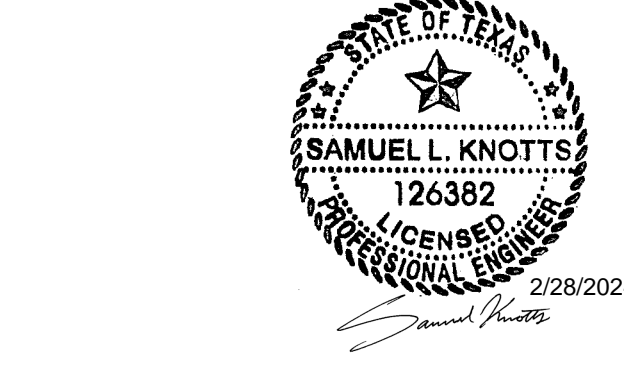
Automated Stormwater Control

CONSTRUCTION ECO SERVICES

smartPOND Valve Specifications

5/14/2019

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



SUREPOINT SELF STORAGE
2265 W. ST HWY 46
NEW BRAUNFELS, TX, 78132

AC3 VENTURES, LLC
1221 BROADWAY, SUITE 104
SAN ANTONIO, TX 78215

DETENTION POND DETAILS

SHEET
C2.21

NO	DATE	ISSUES AND REVISIONS
△		

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS' SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN TCEQ-0592 (REV. JULY 15, 2015) PAGE 2 OF 2 WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

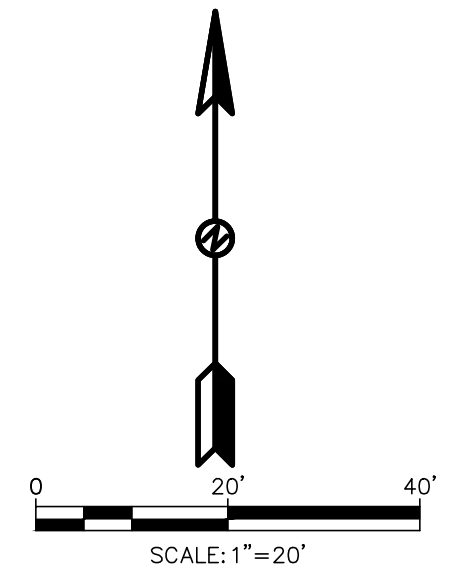
SOIL STABILIZATION NOTE

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SUBSTANTIAL GRADING IS PROPOSED WITH THIS UNIT. PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 13.2(N), STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE TIME.

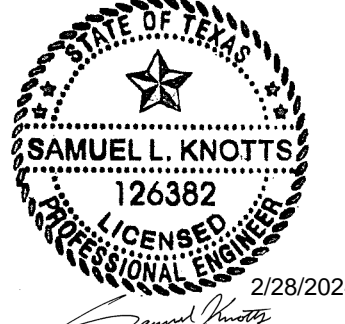
AUSTIN REGIONAL OFFICE
 12100 PARK 35 CIRCLE, BUILDING A
 AUSTIN, TEXAS 78753-1808
 PHONE (512) 339-2929
 FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
 14250 JUDSON ROAD
 SAN ANTONIO, TEXAS 78233-4480
 PHONE (210) 490-3096
 FAX (210) 545-4329



LEGEND

- SF SILT FENCE
- LOC LIMITS OF CONSTRUCTION
- 900- EXISTING CONTOURS
- 900- PROPOSED CONTOURS
- FLOW ARROWS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- TRUCK WASH OUT PIT (FIELD LOCATE)
- CONSTRUCTION STAGING AREA (FIELD LOCATE)
- ROCK BERM
- GRAVEL FILTER BAGS
- PROPOSED GRATE INLET
- PROPOSED JUNCTION BOX
- EXISTING STORM DRAIN MANHOLE
- PROTECTED TREES (SEE LANDSCAPE PLANS)
- S-3 EXISTING SENSITIVE FEATURE (REFER TO GEOLOGICAL ASSESSMENT)



SUREPOINT SELF STORAGE
 2265 W. ST HWY 46
 NEW BRAUNFELS, TX, 78132

AC3 VENTURES, LLC
 1221 BROADWAY, SUITE 104
 SAN ANTONIO, TX 78215

WPAP AND EROSION CONTROL PLAN

SHEET **C4.00**

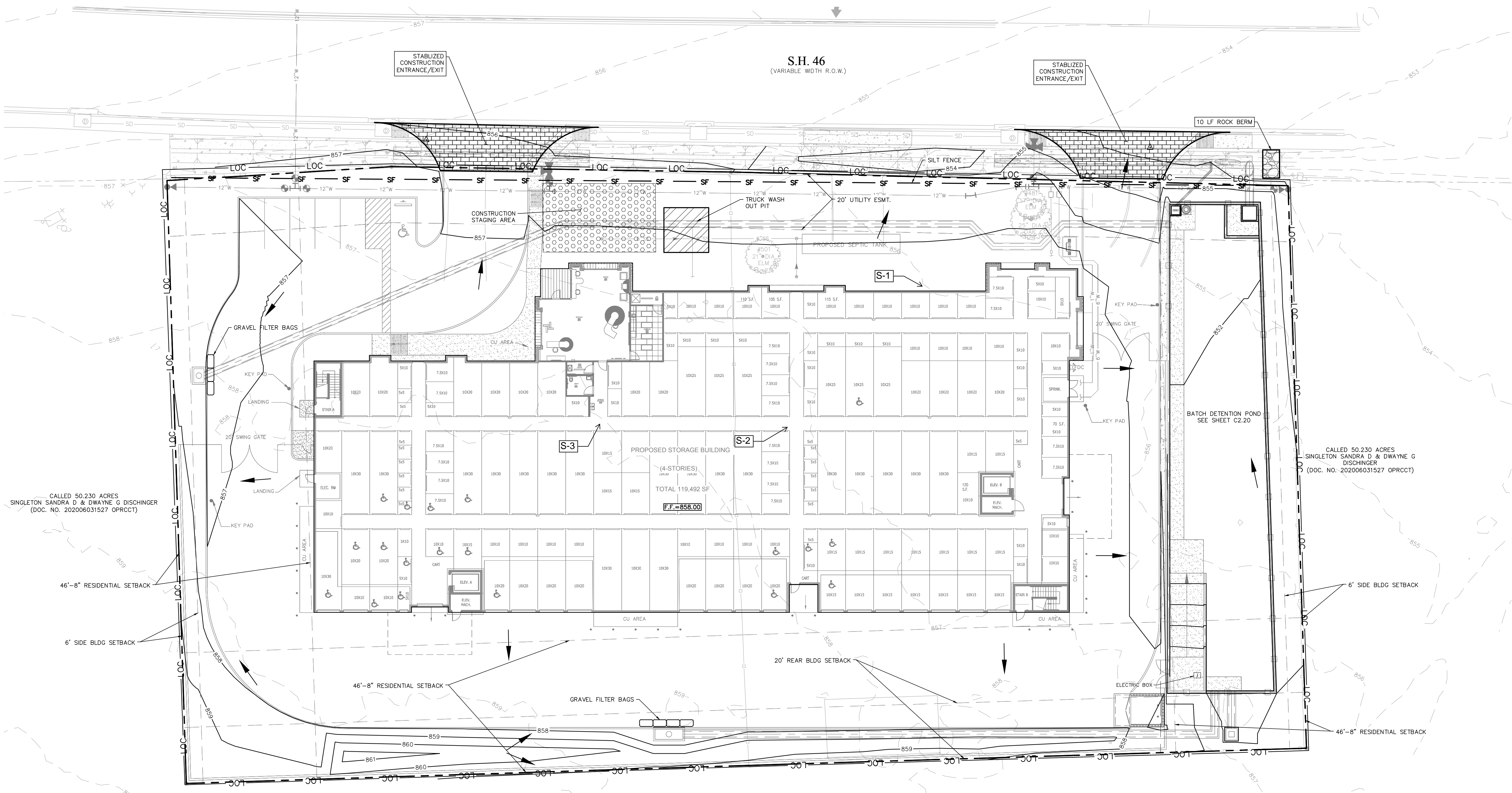
NO	DATE	ISSUES AND REVISIONS



2021 W SH46, STE 105
 NEW BRAUNFELS, TX, 78132
 PH: 830-358-7127 ink-civil.com
 TBPE FIRM F-13351

PERMIT SET

Drawing Name: R:\Projects\US\RED01_SH_46_Storage\Civil\Construction Drawings\C4.00_WPAP AND EROSION CONTROL PLAN.dwg User: chucharew Feb 28, 2024 - 4:00pm



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

I _____ BAUMAN LAURIE G _____
Print Name

_____ Other _____
Title - Owner/President/Other

of _____ N/A _____
Corporation/Partnership/Entity Name

have authorized _____ Sam Knotts _____
Print Name of Agent/Engineer

of _____ INK Civil _____
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

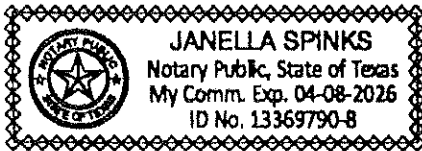
Laurie Bauman
Applicant's Signature

3/4/24
Date

THE STATE OF 5s Texas §
Bexar
County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Laurie Bauman 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 4th day of March, 2024.



Janella Spinks
NOTARY PUBLIC

Janella Spinks
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 04/08/2026

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

I DISCHINGER MICHAEL A ET AL
Print Name

Other
Title - Owner/President/Other

of N/A
Corporation/Partnership/Entity Name

have authorized Sam Knotts
Print Name of Agent/Engineer

of INK Civil
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:

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SIGNATURE PAGE:

Applicant's Signature

Michael Dischinger
3/5/24
Date

THE STATE OF Texas §

County of Comal §

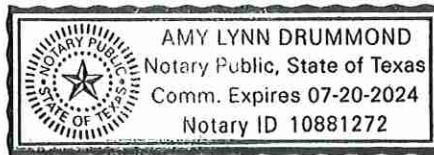
BEFORE ME, the undersigned authority, on this day personally appeared Michael Dischinger known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 5 day of March, 2024

Amy Drummond
NOTARY PUBLIC

Amy Drummond
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07-22-2024



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

I _____ JOHNNY E OBERKAMPF _____,
Print Name
_____ Other _____,
Title - Owner/President/Other
of _____ N/A _____,
Corporation/Partnership/Entity Name
have authorized _____ Sam Knotts _____
Print Name of Agent/Engineer
of _____ INK Civil _____
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.
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5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Johnny E. Oberkamp
Applicant's Signature

3/5/24
Date

THE STATE OF Texas §

County of Comal §

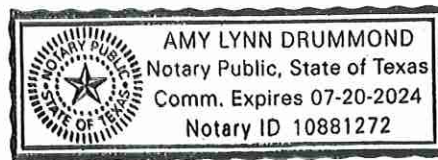
BEFORE ME, the undersigned authority, on this day personally appeared Johnny Oberkamp known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 5 day of March, 2024

Amy Drummond
NOTARY PUBLIC

Amy Drummond
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 7-22-2024



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Surepoint Self Storage

Regulated Entity Location: 2257 & 2265 State Hwy 46 W

Owner 1: Laurie Bauman & Johnny Oberkampf
 Owner 2: Dischinger Michael A Et Al

Name of Customer: _____

Contact Person: See top of page

Phone: See top of page

Customer Reference Number (if issued): CN N/A

Regulated Entity Reference Number (if issued): RN N/A

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.93 Acres	\$ 4,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: Samuel Kwetta

Date: 1/25/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		02/27/2024	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
BAUMAN LAURIE G & JOHNNY E OBERKAMPF					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
N/A		N/A		(9 digits) N/A	N/A
11. Type of Customer:		<input type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other				Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
				<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other: LLC	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input checked="" type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:	2257 STATE HIGHWAY 46 W				
	City	New Braunfels	State	TX	ZIP
				78132	ZIP + 4
					4761
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
N/A				N/A	
18. Telephone Number			19. Extension or Code		20. Fax Number (if applicable)

() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)

New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)

SurePoint Self Storage

23. Street Address of the Regulated Entity:
(No PO Boxes)

2265 & 2257 State Highway 46 W

City	New Braunfels	State	TX	ZIP	78132	ZIP + 4	4761
-------------	---------------	--------------	----	------------	-------	----------------	------

24. County

Comal

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

25. Description to Physical Location:

Project situs address 2265 & 2257 State Highway 46. Located Along FM 46 near the intersection of FM 1863

26. Nearest City	State	Nearest ZIP Code
New Braunfels	TX	78132

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

27. Latitude (N) In Decimal:	29.72087222	28. Longitude (W) In Decimal:	-98.1768611		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	43	15.14	98	10	36.70

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
N/A	N/A	N/A	N/A

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

N/A (Property Owner)

34. Mailing Address:

2257 State Highway 46 W

City	New Braunfels	State	TX	ZIP	78132	ZIP + 4	4761
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35. E-Mail Address:

N/A

36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)
() -		() -

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

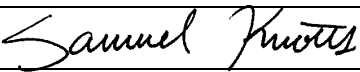
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Rusty Staudt, E.I.T.			41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(830) 358-7127	N/A	() -	rustystaudt@ink-civil.com		

SECTION V: Authorized Signature

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

Company:	INK Civil	Job Title:	Project Manager	
Name (In Print):	Sam Knotts, P.E.	Phone:	(830) 358- 7127	
Signature:			Date:	2024-03-05



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		02/27/2024	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
DISCHINGER MICHAEL A ET AL					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
N/A		N/A		(9 digits) N/A	N/A
11. Type of Customer:		<input type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other: LLC	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input checked="" type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:	2265 STATE HIGHWAY 46 W				
	City	New Braunfels		State	TX
	ZIP	78132		ZIP + 4	4761
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
N/A				N/A	
18. Telephone Number			19. Extension or Code		20. Fax Number (if applicable)

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SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)

New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)

SurePoint Self Storage

23. Street Address of the Regulated Entity:
(No PO Boxes)

2265 & 2257 State Highway 46 W

City	New Braunfels	State	TX	ZIP	78132	ZIP + 4	4761
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24. County

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

25. Description to Physical Location:

Project situs address 2265 & 2257 State Highway 46. Located Along FM 46 near the intersection of FM 1863

26. Nearest City	State	Nearest ZIP Code
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N/A	N/A	N/A	N/A

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

N/A (Property Owner)

34. Mailing Address:

2265 State Highway 46 W

City	New Braunfels	State	TX	ZIP	78132	ZIP + 4	4761
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35. E-Mail Address:

N/A

36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)
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39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.


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<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Rusty Staudt, E.I.T.			41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(830) 358-7127	N/A	() -	rustystaudt@ink-civil.com		

SECTION V: Authorized Signature

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

Company:	INK Civil	Job Title:	Project Manager	
Name (In Print):	Sam Knotts, P.E.	Phone:	(830) 358- 7127	
Signature:			Date:	2024-03-05