

Bexar County Post-Construction Storm Water Control Measures Program



(PCSWCM)



WHEN IS PCSWCM PERMIT REQUIRED



- One or more acres of disturbance, OR
- Part of a Common Plan of Development that is one acre or more.

- Disturbance includes clearing, grading, filling, equipment staging, etc.

GRANDFATHERING



Residential OR Commercial

- Plat application submitted before April 1, 2016
- Must obtain a Storm Water Quality Permit or Building Permit Authorization (BPA), when permit is not required, within **5 years** of Commissioner Court Approval

Application Validity Before Storm Water Quality Permit Issuance

- Become Commissioner Court approved within 2 years of application submittal
- Record the plat within 3 years of Commissioner Court Approval
- Obtain a Storm Water Quality Permit

Grandfather List Updated Monthly



Commercial Plats without a Building Permit Authorization or Storm Water Quality Permit



Below is a list of plat applications that did not submit a building permit authorization or Storm Water Quality Permit before April 1, 2016 and are eligible to have future construction activity exempted from the Post Construction Best Management Practices requirement of the Bexar County Small Municipal Separate Storm Sewer System Permit if construction is started before the valid until date listed below. The valid until date is based on the plat activity with Bexar County and will be determined using following criteria: 1) If the plat has not been approved by Commissioners Court or Public Works Director/County Engineer, the valid until date will be two years from the date the plat application was submitted; 2) If the plat has been approved by the Commissioners Court or Public Works Director/County Engineer, the applicant will have up to three years to record the plat; 3) If the plat is recorded within three years of Commissioners Court or Public Works Director/County Engineer approval, the valid until date will be extended to five years from the date the Commissioners Court or Public Works Director approved the plat. Rows highlighted in red did not start construction before the valid until date. Rows highlighted in yellow have less than six months to start construction before the valid until date. The application for a Bexar County Fire Marshal Permit Authorization or Bexar County Public Works Storm Water Quality Site Development Permit will identify the start of a construction project.

ID	Subdivision Name	Type	NSF Acres	NSF Lots	SF Lots	Plat Fee Paid	Status	Last Correspondence	Commissioners Court	Site Plan (Y/N)	Valid Until
990247	West Pointe Gardens Unit 2	Amenity Center	2.90	1.00	112.00	6/10/2009	CC Approved	4/9/2011	4/9/2011	No	4/8/2014
130429	Dove River Commercial C	Office/Retail/Warehouse	31.58	3.00	0.00	3/29/2013	PC Approved	3/27/2015		No	3/29/2015
140248	Gadsby Family Partnership	Office/Retail/Warehouse	12.38	12.00	-39.00	3/19/2014	PC Approved	3/9/2016		Existing Structures	3/18/2016
110166	A-C North Central Campus	College Campus	145.57	1.00	0.00	3/30/2011	CC Approved	3/28/2013	3/28/2013	Yes	3/27/2016
140275	Barrera Shopping Center	Office/Retail/Warehouse	0.92	1.00	0.00	4/11/2014	Plat Expired				4/10/2016
140304	Woodlake Trails MHC Unit Phase III	Manufactured Home Park	16.47	1.00	0.00	8/2/2014	Plat Expired	10/24/2014		Yes	5/1/2016
140447	Caldwell	Office/Retail/Warehouse	0.84	1.00	0.00	7/21/2014	New				7/20/2016
140502	Cortez-Martinez	Office/Retail/Warehouse	4.00	1.00	0.00	8/27/2014	Under Review	4/18/2016		No	8/25/2016
140524	Country Air Mobile Home Park	RV Park	0.00	0.00	3.00	9/10/2014	Under Review	10/2/2015		Existing Structures	5/8/2016
CP201501	Ruiz One	Office/Retail/Warehouse	4.35	2.00	0.00	10/1/2014	Under Review	10/9/2014		No	9/30/2016
CP201502	Shaanfield Road Church	Religious Institution	4.83	1.00	0.00	10/2/2014	Under Review	6/4/2015		No	10/1/2016
CP201515	Mayrwick of Texas	Industrial	2.27	1.00	0.00	11/6/2014	New				11/5/2016
150077	Concept Therapy Institute Enclave	Amenity Center	0.00	0.00	54.00	11/12/2014	Under Review	2/16/2016		Existing Structures	11/11/2016
150226	Del Carmo II	Office/Retail/Warehouse	2.61	1	0	2/24/2015	New				2/23/2017
150311	C L Thomas	Office/Retail/Warehouse	0	1	0	4/13/2015	Under Review	4/21/2016		No	4/12/2017
100246	M2G Canyon Springs	Office/Retail/Warehouse	16.48	1	0	5/28/2010	Recorded	8/14/2015	4/25/2012	No	4/25/2017
150351	Zumwalt-Medina River Development	Office/Retail/Warehouse	2.5	2	0	5/6/2015	New				5/5/2017
150361	Ranchland Commercial	Office/Retail/Warehouse	-0.48	2	0	5/13/2015	Under Review	8/28/2015		No	5/12/2017
140053	East Village Commercial	Office/Retail/Warehouse	5.33	2	0	10/29/2013	CC Approved	5/29/2014	5/29/2014	No	5/28/2017
150400	Cuatro Hermanas	Apartments/Multi-family	18.17	1	0	6/9/2015	Under Review	7/21/2015		Yes	6/8/2017
150441	Jasmine's Place Unit 01	Office/Retail/Warehouse	10.07	4	0	6/29/2015	Under Review	3/28/2016		No	6/28/2017
150482	Palo Alto Villas Unit 01 PUD	Apartments/Multi-family	7.97	6	0	7/24/2015	Under Review	12/4/2015		Yes	7/23/2017
120182	Westpoints North Unit 03-A	Office/Retail/Warehouse	7.54	1	0	2/27/2012	Recorded	9/28/2012	7/27/2012	No	7/27/2017
150566	S Foster Ind Park Unit 05	Industrial	12.08	1	0	9/11/2015	New				9/10/2017
120018	District 8 Fire and Rescue	Fire Station	1.74	1	0	10/18/2011	Recorded	10/12/2012	9/11/2012	Yes	9/11/2017
150577	Stuart Corner	Office/Retail/Warehouse	11.11	3	0	9/18/2015	Under Review	2/18/2016		No	9/17/2017
150579	Saint Elizabeth Ann Seton Catholic Church	Religious Institution	15.39	1	0	9/21/2015	Under Review	5/4/2016		Existing Structures	9/20/2017
160003	Amorosa Unit Phase 04-B Enclave	Apartments/Multi-family	0	1	0	10/1/2015	LOC Issued	2/4/2016		Yes	9/30/2017
160004	M2G Canyon Springs	Office/Retail/Warehouse	0	2	0	10/1/2015	Under Review	4/6/2016		No	9/30/2017
160028	Alamo Ranch Tract 10 Commercial	Office/Retail/Warehouse	18.37	1	0	10/14/2015	Under Review	4/6/2016		Yes	10/13/2017
160032	Woodlake Bluffs Enclave	Apartments/Multi-family	8	0	31	10/15/2015	Under Review	4/15/2016		Yes	10/14/2017
160053	Garda Two	Commercial - Auto Related	1	1	0	10/26/2015	LOC Issued	2/24/2016		No	10/25/2017
160054	Westcreek Recreational Center Phase II	Amenity Center	18.9	0	0	10/27/2015	Under Review	3/30/2016		Existing Structures	10/26/2017
160071	Star-Tex	Office/Retail/Warehouse	0.32	0	0	11/3/2015	Under Review	1/8/2016		Existing Structures	11/2/2017
160076	Escondido North Unit 05	Primary/Elementary School	16.47	1	85	11/4/2015	LOC Issued	5/3/2016		No	11/3/2017
160099	R & J	Restaurant/Bar	4.92	1	-1	11/17/2015	Under Review	4/14/2016		Existing Structures	11/16/2017
160117	Lone Star Crossing	Office/Retail/Warehouse	4.19	3	0	11/24/2015	Under Review	2/5/2016			11/23/2017
160118	Roecker 4 R Trucking	Office/Retail/Warehouse	4	1	0	11/24/2015	New				11/23/2017
160122	Traugott Commercial	Office/Retail/Warehouse	6.32	1	0	11/30/2015	LOC Issued	4/6/2016		No	11/29/2017
160142	O'Reilly Auto Parts - Bulverde 533 Amending	Commercial - Auto Related	0.98	1	0	12/9/2015	Under Review	4/27/2016		Yes	12/8/2017
130493	District 2 Fire and Rescue	Fire Station	5	1	0	12/11/2014	CC Approved	12/11/2014	12/11/2014	No	12/10/2017
120135	Amorosa Unit Phase 04-A Enclave	Townhomes	16.32	1	0	1/27/2012	Recorded	2/20/2013	12/18/2012	Yes	12/18/2017
160160	Libos Trucking	Commercial - Auto Related	3	1	0	12/23/2015	Under Review	3/31/2016		No	12/22/2017
120183	Westpoints West Unit 02-A	Office/Retail/Warehouse	3.77	1	0	2/27/2012	Recorded	4/5/2013	1/16/2013	No	1/16/2018
160185	Ramos 78	Office/Retail/Warehouse	1.54	1	0	1/19/2016	Under Review	5/4/2016		No	1/18/2018
160192	4.5 Acre Babcock Rd Commercial	Office/Retail/Warehouse	4.51	2	0	1/22/2016	Under Review	2/9/2016		No	1/21/2018
160206	Corner Store #1847	Commercial - Auto Related	2.87	1	0	2/2/2016	Under Review	4/27/2016		Yes	2/1/2018
160218	Borgfeld Storage	Storage Facility	3.9	1	0	2/9/2016	Under Review	3/8/2016		Yes	2/8/2018

WHAT & WHEN TO SUBMIT



Plat Review Materials

- Mitigation worksheet
- Optional: PCSWCM Application (signed by owner) when the worksheet designates a “No Pay Permit” is required

Before Construction/ BPA

- Mitigation worksheet
- Application (signed)
- Fee
- Other required supporting documentation
- Bexar County Storm Water Quality Permit



Bexar County
 Public Works
 Environmental Services
 233 N. Pecos - La Trinidad, Suite 420
 San Antonio, Texas 78207
 Voice: (210) 335-6700 Fax: (210) 335-6713

**POST-CONSTRUCTION
 STORM WATER CONTROL MEASURE PERMIT**

Owner Information	Contact Information
Name: _____	Engineer: _____
Agent: _____	Phone: _____
Address: _____	Email: _____
Phone: _____	Contact Name: _____
Email: _____	Phone: _____
	Email: _____

Site Information	
Name: _____	Project Type: _____
Location: _____	Total Pervious Cover (SQFT): _____
	Total Impervious Cover (SQFT): _____
Number of Units: _____	Total Site (SQFT): _____
MDP #: _____	% of Impervious Cover: _____
PLAT #: _____	Tree Permit Completed (Y/N): _____
BC SWQ #: _____	100 YR FEMA Floodplain (Y/N): _____

Submittals	
Pre-Construction	Post-Construction
_____ Mitigation Scoring Sheet	_____ As Built Design
_____ BMP Calculations	_____ Engineer Certification
_____ BMP Design	_____ Maintenance Affidavit
_____ BMP Location Map	_____ (Recorded in real property records)
_____ WPAP/CZP Approval Letter	_____ Certified Maintenance Provider
_____ Approved CoSA Tree Permit	
_____ Storm Water Mitigation Fund \$ _____	Name: _____
FEE	Phone: _____
_____ \$250 New Permit (Application + Review)	Email: _____
_____ \$50 Application	
_____ \$0 No Pay Permit	

↓ ADMINISTRATIVE USE ONLY ↓	
Pre-Construction	Post-Construction Storm Water Control Measure Permit Number: _____
Reviewed By: _____ Date: _____	
Approval: _____ Accepted _____ Denied	
Post-Construction	To remit Post-Construction Storm Water Control Measure Permit fee, please make checks payable to:
Reviewed By: _____ Date: _____	Bexar County Clerk
Approval: _____ Accepted _____ Denied	233 N. Pecos-La Trinidad, Ste. 420
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APPLICATION



Two Phase Approval

- **Pre-Construction**

- Mitigation Sheet
- BMP location map, calculations, design
- WPAP/CZP approval letter
- CoSA Tree Canopy Survey
- CoSA FILO Determination form

- **Post-Construction**

- Maintenance affidavit (same as with TCEQ for WPAP/CZP)
- Certified maintenance provider information
- As Built Drawings if changes to design during construction

- **Both phases must be approved to have a COMPLETE permit**

PERMIT FEE



\$0 No Pay Permit

- Does not require mitigation
- Site is less than 1 acre and NOT part of a common plan of development

\$50 Application Fee

- “Target I.C. is Achieved” as verified on worksheet by County Staff
- WPAP or CZP site

\$250 Application and Review Fee

- Mitigation Required value is greater than ZERO

DRAFT MANUAL



Base information

Project Name

Use a unique identifier name for the Project.

MDP/Plat #/Permit

Enter the appropriate identifier.

Are you required to submit a WPAP or CZP to TCEQ?

Answer "Y" for yes if the Project is located over the Edwards Aquifer Recharge Zone or over the Edwards Aquifer Contributing Zone. An answer of "yes" indicates that the Project is already providing water quality measures to meet the more rules set forth by the TCEQ. By answering "yes", the Applicant can skip the remainder of the calculation sheet.

All other Projects must answer "N" for no and continue filling out the calculation sheet.

Existing Project Information

Enter the total gross area of the Project in *acres*. The area should be defined as the legal boundary of the property the Project is situated.

Enter the gross area of existing impervious cover on the property in *square feet*. Impervious cover is defined as: roads, parking areas, buildings, pools, patios, sheds, driveways, sidewalks, and other impermeable construction covering the natural land surface

Proposed Project Information

The target impervious cover percentages are set equal to the limitations of Category 2 properties as outlined the City of San Antonio Ordinance 81491 concerning development over the Edwards Recharge Zone. The targets represent a level of impervious cover that is acknowledged in the region for minimizing degradation to storm water quality. These levels of impervious cover are not limits for the purpose of this calculation sheet and are only established as targets to establish a need for potential mitigation.

Applicant shall enter the gross acreage of land use of the Project under the appropriate categories of single-family residential, multi-family residential, and commercial/industrial. If the Project has multiple land uses, then enter the appropriate acreages into the appropriate categories. The entire acreage of the Project must be accounted and equal to the existing Project acreage entered in Section II.

Storm Water Quality Measures Provided – Non-Structural BMP's

Non Structural BMPs

Reduce Impervious Cover

Applicant shall attempt to minimize impervious cover on the Project. Some techniques the Applicant may consider include: narrower travel lanes, shared parking, curb extensions/bulb outs, clustering of buildings, multi-story buildings, and permeable pavement.

Applicant will not receive mitigation points for reducing impervious cover but will benefit by reducing the impervious cover percentage entered under Section III and the subsequent mitigation points.

Public Outreach

Applicant shall receive mitigation points for distributing or posting the Bexar County standardized public outreach flyer. When applicable, the flyer shall be included in closing or leasing documents. When applicable, the flyer shall be posted in common areas such as mail box kiosks, break rooms, etc.

Applicant shall receive 5 mitigation points for this BMP. There is no proration of mitigation points for partial compliance.

Inlet markers

Applicant shall receive mitigation points for storm drain marking. Storm drain marking involves labeling storm drain inlets with plaques, tiles, painted or pre-cast messages warning citizens not to dump pollutants into the drain. Common messages include "No Dumping" and "Drains to Waterways."

Applicant shall receive 5 mitigation points for implementing this BMP on all storm sewer inlets. There is no proration of mitigation points for partial compliance. Applicant may also receive the mitigation points for adding markers on an inlet immediately adjacent to and receives storm water from the Project.

Disconnecting Impervious Cover

Disconnected Downspouts

Applicant shall receive mitigation points for ensuring that all runoff from rooftops is disconnected from impervious surfaces and/or storm sewers. For disconnection to be effective, downspouts must discharge into a suitable receiving area. Typical receiving areas for disconnected roof runoff include lawns, gardens, and other existing landscaping. Site constraints such as small or non-existent lawns may dictate that runoff is directed into a rain garden or an infiltration practice.

EXISTING AND PROPOSED SITE INFORMATION

	Project Name:		Date Prepared:	
	MDP/Plat/Permit ID#:		(if applicable)	
Will Project disturb one (1) acre or more of land?			http://www.tceq.texas.gov/permitting/stormwater/TXR15_less_than_1_steps.html	
Is Project part of a Common Plan of Development?			http://www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html	
Does plat have both residential and non-residential development?	No			
Does the plat contain a Multi-Family, Commercial, or Industrial Use?	No		Please provide a response to the: Will Project disturb one (1) acre or more of land? question.	
Is there a proposed site plan for Commercial development?	N/A			
Master Stormwater Quality Permit #:			(if applicable)	
Are you required to submit a WPAP or CZP to TCEQ?	No		WPAP or CZP TCEQ Permit Number:	

○ YES/ NO Questions to help guide on permit requirements

* NOTE: This spreadsheet is to be used for projects in the unincorporated areas of Bexar County, as well as ETJ areas.		Required Points Remaining	0
STORM WATER MITIGATION FUND CALCULATION		Summary of Stormwater Permit Management Program Permits for this Project:	
Impervious Cover over Target (sqft)	85649.13	This project requires a Storm Water Quality Permit and a Storm Water Quality Control Measures Permit Application to be obtained before any land disturbance activity begins on the site. The Storm Water Quality Permit Application will require planning materials and \$500 application fee to be submitted. Review materials detailing the storm water quality control measures identified on this worksheet will need to be submitted with the Storm Water Quality Control Measures Permit Application. The total Storm Water Quality Control Measure Permit Application fee will be \$250.	
Storm Water Mitigation Fund Mitigation Points Available	11.4		
Total Calculated Fee:	\$ 12,847.37		
Storm Water Mitigation Fund to be Paid:	\$ -		
* NOTE: Mitigation Fund to be Paid amount may be slightly higher due to rounding errors.			

EXISTING AND PROPOSED SITE INFORMATION



Does plat have both residential and non-residential development?	No				
Does the plat contain a Multi-Family, Commercial, or Industrial Use?	No	Please provide a response to the: Will Project disturb one (1) acre or more of land? question.			
Is there a proposed site plan for Commercial development?	N/A				
Master Stormwater Quality Permit #:		(if applicable)			
Are you required to submit a WPAP or CZP to TCEQ?	No	WPAP or CZP TCEQ Permit Number:			
EXISTING PROJECT INFORMATION					
Land Use	Project Area (Ac.)	Existing I.C. (s.f.)		Existing I.C. (%)	
Existing Conditions	0.00			0.0	
PROPOSED PROJECT INFORMATION					
Land Use	Target I.C. %	Project Area (Ac.)	Proposed I.C. (s.f.)	Proposed I.C. (%)	Mitigation Required (Increase of I.C. % as compared to the greater of Target I.C. % or Existing I.C.)
Single-Family Residential	30%			0.0%	
Multi-Family Residential	50%			0.0%	
Commercial/Industrial	65%			0.0%	
Transportation	85%			0.0%	
Overall Project	0.0	0.00	0	0.0	

- WPAP/ CZP Approval
 - ✦ If yes, additional PBMPs not required. Standards met.
 - ✦ Mitigation worksheet, application, and supporting documentation still required
- Land Use (Impervious Coverage Increase)
 - ✦ 1 pt. = +1% increase to impervious cover area

NON-STRUCTURAL BMPS AND NATURAL FEATURE PRESERVATION

NON-STRUCTURAL BMPS				
Non-Structural BMPs - See manual for options (Provide supporting documentation)				Points Achieved
				0
				0
				0
				0
				0
				0
				0
Naturally Occurring Sensitive Features (Provide site plan)	% of Project Area Containing Sensitive Features	% of Features Preserved	Points Available	Points Achieved
Preservation of naturally occurring sensitive features (1 pt per 2.5% preserved area)	0.0%	0.0%	0-40	0.0
Landscaping & Tree Preservation (Provide plans & calculations)		% Post Construction Canopy	Points Available	Points Achieved
Post Construction Canopy Existing Preserved % (1 pt per 2% post construction canopy coverage)		0.0%	0-50	0.0
Post Construction Canopy Planted % (1 pt per 4% post construction canopy coverage)		0.0%	0-25	0.0

- Non-structural PBMPs (i.e. education, LID, etc.)
 - ✦ Points Vary (see manual)
- Preservation of sensitive features (floodplain, riparian buffer, etc.)
 - ✦ 1 pt. = 2.5% preserved area
- Preservation of trees
 - ✦ 1 pt. = 2% existing canopy
 - ✦ 1 pt. = 4% canopy planted

STRUCTURAL BMPS AND FILO

Stormwater Quantity Reduction (Provide fee calculation)	% of Project Area Paying into Stormwater Program	Points Available	Points Achieved
Payment or participation in a regional stormwater management program	0.0%	5	0.0
STRUCTURAL BMPS			
Structural BMPs (Provide plans & calculations)	% TSS Removed	Points Available	Points Achieved
Removal of TSS through structural BMPs (1 pt per 2% overall TSS treated)	0.0%	0-50	0.0
Stormwater Quantity Reduction (Provide plans & calculations)	% of Project Area Mitigating Runoff Quantity	Points Available	Points Achieved
Mitigate onsite stormwater increase to pre-development conditions	0.0%	15	0.0
STORM WATER MITIGATION FUND PARTICIPATION			
Payment of BMP Storm Water Mitigation Fund (50% of mitigation points)		Points Available	Points Achieved
Payment of storm water quality mitigation fund to substitute for permanent BMPs due to site restrictions		0.0	
TOTAL MITIGATION POINTS PROVIDED POST PROJECT			0.0
* NOTE: This spreadsheet is to be used for projects in the unincorporated areas of Bexar County, as well as ETJ areas.		Required Points Remaining	0.0
STORM WATER MITIGATION FUND CALCULATION		Summary of Stormwater Permit Management Program Permits for this Project:	
Impervious Cover over Target (sqft)	0.00	FALSE	
Storm Water Mitigation Fund Mitigation Points Available	0.0		
Total Calculated Fee:	\$ -		
Storm Water Mitigation Fund to be Paid:	\$ -		
* NOTE: Mitigation Fund to be Paid amount may be slightly higher due to rounding errors.			

- Structural BMPs
 - ✦ 1 pt. = 2% TSS treated
- Storm Water Quantity Reduction
 - ✦ 15 pts. = SARA approved LID feature
- FILO (Fee In Lieu Of)
 - ✦ Maximum 5 pts. Available (CoSA)
- Storm Water Mitigation Fund
 - ✦ Maximum of 1/2 of total points required (County)

WEBSITE



http://inf.bexar.org/infraStorm_postconst.asp

The screenshot shows the Bexar County Stormwater Quality website. The header includes the Bexar County logo, the text "Bexar County Stormwater Quality", and "Welcome to the Public Works Department". A navigation menu contains "Home", "Citizens", "Business", "About Us", and "FAQs". The main content area is titled "Post-Construction Storm Water Control Measure Permits" and features sections for "Important Documents" (with links to Permit Application, Post-Construction Manual, and Mitigation Scoring Sheet), "When is the Post-Construction Storm Water Control Measure Permit Required?", "Disturbance", "Grandfathering", and "Target Impervious Cover". A table titled "Target Impervious Cover Triggering Mitigation" is located at the bottom of the page.

Land Use Type	Target Impervious Cover Percentage
Single Family Residential	30%
Multi-Family Residential	50%
Commercial/ Industrial	65%
Transportation	85%

CONTACTS/ QUESTIONS



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