



**DEPARTMENT OF THE AIR FORCE**  
**502D AIR BASE WING**  
**JOINT BASE SAN ANTONIO**



9 July 2021

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CI  
JBSA Installation Encroachment Management  
2080 Wilson Way  
Fort Sam Houston, TX 78234

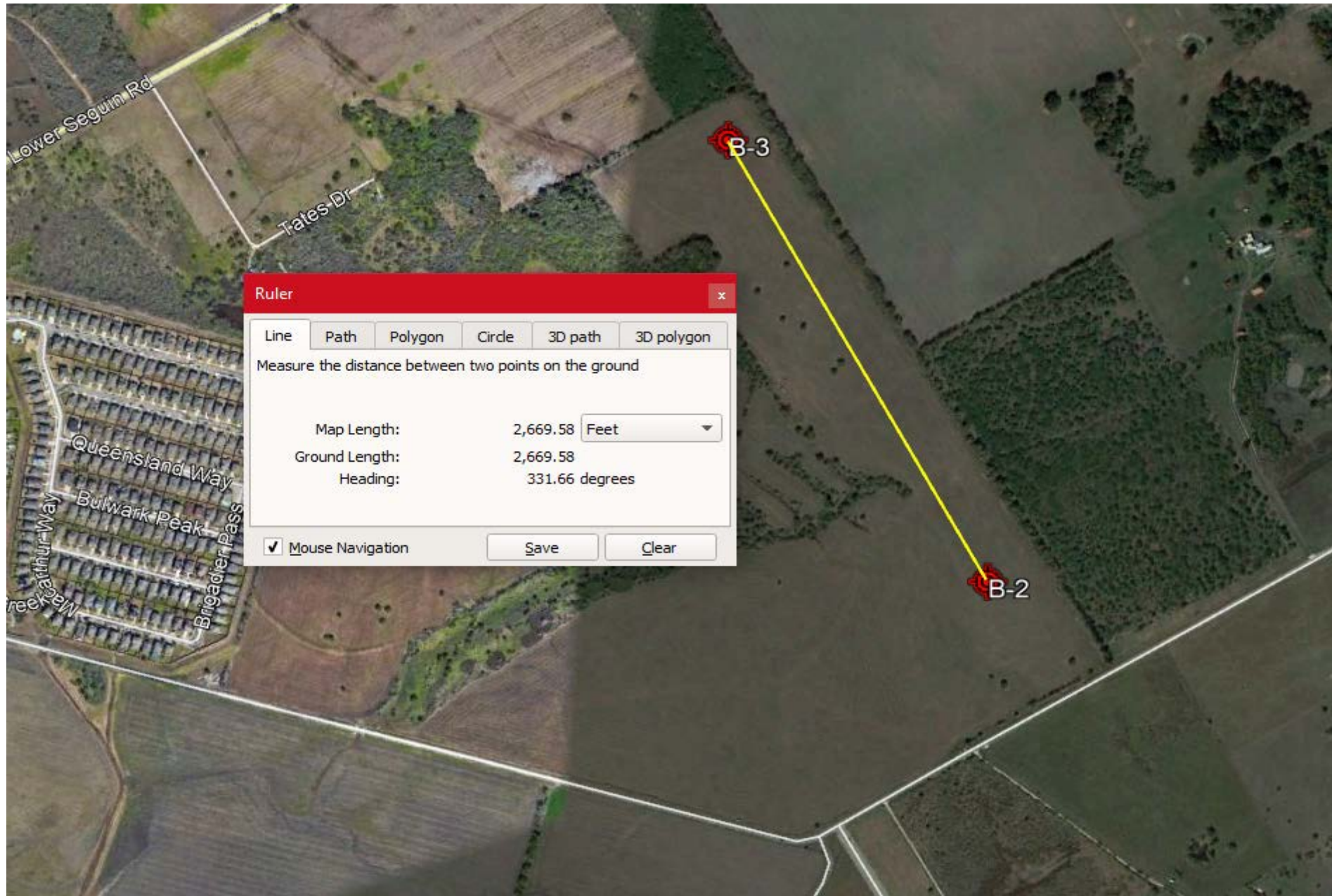
SUBJECT: Joint Base San Antonio review of Buchholtz Property 244 Acre Dirt Excavation Project, Schertz TX.

1. Buchholtz Property 244 Acre Dirt Excavation Project, Schertz TX, has been reviewed by JBSA-RND organizations. JBSA does not object, however, there are additional comments for consideration in planning and development.
  - a. In accordance with SLUCM No. 89, as long as no surface mining operations create retention ponds that may attract waterfowl and present a bird/wildlife aircraft strike hazard (BASH), or operations that produce dust or light emissions that could affect pilot vision are not compatible.
  - b. Additionally, the 5 foot berm does not encroach into any portion of the Clear Zone, and no structures or equipment penetrates the imaginary surfaces of the airfield.
  - c. Any equipment and structures for excavation will need to be evaluated.
  - d. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.
2. The items presented above are efforts to enhance the safety of the community and minimize impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

## **Buchholtz Property**

### **General Nature and Scope of Proposed Dirt Excavation Project**

- There will be a 5 ft. dirt berm built around the entire excavation site. “No Trespassing, Open Excavation” signs will be posted around the excavation site.
- There will be a 50 ft. buffer zone around the perimeter of the property. This zone will hold the 5 ft. dirt berm and contain native grasses to assist in handling storm water runoff.
- At any given time, there should be no more than 5-10 people onsite.
- Excavation would begin on the eastern side of the property roughly following the highlighted yellow line on the insert below.



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 2,669.58 Feet  
Ground Length: 2,669.58  
Heading: 331.66 degrees

Mouse Navigation Save Clear

## **Buchholtz Property**

### **General Nature and Scope of Proposed Dirt Excavation Project**

- The initial excavation pit would be roughly 2,500-3,000 feet long and 300 feet wide beginning at location B-3 and working toward location B-2 (B-2 and B-3 indicate test drilling sites to 50 feet). The depth of the material excavated from the pits would be roughly 12-25 feet deep depending on the makeup of the soil.
- After all suitable material has been excavated from the pit, then the pit area is “reclaimed” by filling the pit with good dump material (only dirt...no construction debris such as concrete, trees, steel rebar, etc. will be allowed). The pit is then compacted and graded. Native grasses will begin to grow on the reclaimed areas.
- There may be several excavation pits in different stages of excavating/filling. The plan is to start around the yellow line on the previous insert and work westward across the property.

## **Buchholtz Property**

### **General Nature and Scope of Proposed Dirt Excavation Project**

- Brush and old structures will be removed to enable additional excavation as well as providing additional safety in the event of an aircraft mishap. Brush removal should also minimize issues with birds in the area.
- Our intent is to also reduce the slope of the property as it slopes downward towards Ware-Seguin Road. This should increase pilot safety.
- Some stockpiles of material may exist onsite waiting to be loaded into dump trucks.
- Possible screening machines onsite to divide the material into different piles based upon composition.
- TCEQ large construction NOI will be posted onsite.
- We plan on utilizing our Lower Seguin Road easement for a majority of truck traffic.
- Normal working hours M-Sa



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