

TEXAS WATER COMMISSION

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Paul Hopkins, Commissioner
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Karen A. Phillips, Chief Clerk

Allen Beinke, Executive Director
October 12, 1988

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Mr. Danny Zunker and Mrs. Carolyn Zunker
292 Oelkers
New Braunfels, Texas 78130

Re: Sonny's Woods subdivision - Request for Water Pollution Abatement Plan Approval; 31 Texas Administrative Code (TAC) Section 313.3

Dear Mr. and Mrs. Zunker:

We have completed our review of the water pollution abatement plan that was submitted by S. Craig Hollmig, Inc. on your behalf to the District 8 Office on July 29, 1988, and received by our Water Quality Division office in Austin on August 17, 1988. Sonny's Woods subdivision is located approximately 0.5 mile from the intersection of F.M. 2722 (Bear Creek Road) and Buffalo Springs Road off of Buffalo Springs Road in Comal County, Texas. The subdivision is not located within any City or its extraterritorial jurisdiction. The proposed development is a 21.109-acre site to be used exclusively for single-family residential development. The character of storm water run-off from the proposed development will be typical of a low-density, single-family housing residential area. Assuming 2500 square feet per lot of impervious cover, total impervious cover for the nine lots will equal approximately 22,500 square feet. Impervious cover will result from roof tops, driveways, sidewalks, and other man-made construction features that allow no water to filter through to the natural terrain. Typically, in this area, the homeowner leaves the majority of the tract of land in a natural condition.

The drainage system for this development is overland flow without any underground piping. It will consist of surface conveyance of water down the bar ditches of the proposed street all the way down to the existing road at the southeast end of the property. Because no significant recharge features have been identified, no measures will be taken to prevent pollutants from entering the aquifer. The construction for this development consists only of the construction of a County Road which will consist of 22 feet of seal coat and 28 feet of base material. There will be no construction of any ditches or water or sewer mains, so that the construction requirements for the development of this property are relatively small.

No operating or abandoned wells have been identified on this property.

Wastewater will be of domestic nature and will be treated by private septic systems on the individual tracts. Each septic system shall be properly designed for each site and shall be licensed and inspected by the Comal County Sanitarian. A July 26, 1988 letter signed by Mr. David L. Litke, R.S., Comal County Sanitarian, states:

"The placement of individual water wells will have a direct bearing on the location of the sewage facilities for each specific lot and adjoining lots.

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At the time of permitting, a full site evaluation will be required for soil suitability and the type of facility needed for the site conditions found.

With the comments stated above, approval is granted for the use of private sewage facilities in the subject subdivision.

Where an approved recommendation has been made and the subdivision is recorded, a copy of the written recommendation with any conditions stated shall be filed as a deed record for the subdivision lots."

Domestic water supply for these tracts will be new private wells installed on each tract. No waste-disposal wells, new confined animal feeding operations, land disposal of Class I Wastes, or use of sewage holding tanks as parts of organized collection systems shall be allowed on the recharge zone of this regulated development. No existing or abandoned wells have been found on this tract.

According to the field investigation done by the commission's District 8 Office inspector on August 10, 1988, no significant recharge features were noted. The property does not drain into any major creek or tributary. The Kainer Formation is the dominant outcropping stratigraphic unit. There is a good soil cover.

The plan for this development has been reviewed for compliance with 31 TAC Section 313.3 which sets forth the required pollution abatement activities for development activities located on the recharge zone of the Edwards Aquifer. The proposed pollution abatement activities are in general agreement with 31 TAC Section 313.3 and approval for the project is hereby granted with the following condition:

If any solution openings (such as caves or pipes) or sinkholes are discovered on the site during land clearing, excavation or blasting, the developer or his agent shall immediately notify the District 8 Office located at 140 Heimer Road, Suite 360, San Antonio, Texas, 78732-5028, telephone (512) 490-3096. Construction in the vicinity of such a feature shall cease pending approval by the District 8 manager of the proposed method to prevent pollutants from entering the area(s).

During the course of development of this property, Mr. Danny Zunker and Mrs. Carolyn Zunker shall comply with all applicable provisions of 31 TAC Section 313.3. Additionally, Mr. and Mrs. Zunker shall remain responsible for the aforementioned provisions and special conditions until such responsibility is legally transferred to another person or entity.

Please be reminded that 31 TAC Section 313(e) requires the owner to: (1) record in the county deed records that this property is subject to the approved water pollution abatement plan; (2) submit to the Executive Director proof of this recordation of notice no less than ten days prior to commencing construction; and (3) prior to beginning construction, notify the District 8 Office in San Antonio when the construction will commence. Any substantial

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modification, as outlined in 31 TAC Section 313.3(f), to this approved water pollution abatement plan must be reported to the District 8 Office and approved by the Executive Director.

Also, 31 TAC Section 313.3(g) requires that during construction, you submit quarterly progress reports on the status of construction to the District 8 Office. Please note that 31 TAC Section 313.3(h) states that this approval expires two years from this date unless, prior to the expiration date, construction has commenced on the subdivision. Enclosed is a suggested format you may wish to use to deed record your approved water pollution abatement plan.

If you have any questions or require additional information, please contact either Ms. Jeffie Barbee at (512) 490-3096 in San Antonio or Mr. Rob Conti at (512) 463-8497 in Austin.

Sincerely,

Rev. A. McDonnell, Jr., P.E.
for Allen Beinke
Executive Director

Enclosure

ccs: Mr. S. Craig Hollmig, S. Craig Hollmig, Inc.
City of New Braunfels
County of Comal
Edwards Underground Water District
Texas Water Commission, District 8 Office