TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 29, 2015

RECEIVED

MAY 11 2015

COUNTY ENGINEER

Mr. Chuck Priess
The Casitas on the Guadalupe Condominium Association
1885 FM 2673 #E-11
Canyon Lake, Texas 78133

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: The Casitas on the Guadalupe; Located two miles west of the second crossing on River Road; New Braunfels, Texas

TYPE OF PLAN: Request for Exception (EXC); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Investigation No. 1240546; Regulated Entity No. RN107810129; Additional ID No. 13-15032402

Dear Mr. Priess:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the request for exception for the above referenced project submitted to the San Antonio Regional Office by Moeller & Associates on behalf of the Casitas on the Guadalupe Condominium Association on March 24, 2015. The request for exception proposed in the submittal is in general compliance with 30 TAC §213. Therefore, approval of the exception is hereby granted. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Casitas on the Guadalupe is a 1.627 acre property consisting of eleven condominiums built in 2008. Impervious cover totals 0.46 acres (28.27 percent). A Water Pollution Abatement Plan (WPAP) application was submitted on October 23, 2014 and withdrawn on March 17, 2015 to pursue a request for exception in lieu of a WPAP.

EXCEPTION REQUEST

In accordance with the provisions of 30 TAC 213.9, The Casitas on the Guadalupe Condominium Association requests an exception to being classified as a regulated activity under 30 TAC 213.3(28). Regulated activity is defined in 30 TAC 213.3(28) as any construction-related or post construction activity on the recharge zone of the Edwards Aquifer having the potential for polluting the Edwards Aquifer and hydrologically connected surface streams. The exception request proposes that the geologic conditions underlying the referenced site pose no potential for polluting the Edwards Aquifer or it's hydrologically connected surface streams, since the site is underlain by the Glen Rose Formation (Trinity Aquifer).

EXCEPTION JUSTIFICATION

According to field mapping by a Raba Kistner Environmental, Inc. geoscientist, the site is underlain by Quaternary river terrace deposits overlying the Glen Rose Formation, not the Edwards Group. This finding concurs with the geologic mapping done by Collins (2000).

Field observations on March 6, 2015, by a TCEQ geoscientist, revealed the site to be underlain by alluvium overlying the Glen Rose Formation. The Glen Rose Formation outcrops at the base of the steep cliff on the east side of the Guadalupe River and can be projected across the river westward to the site. The Kainer Formation of the Edwards Group is exposed higher in the cliff face above the Glen Rose Formation.

Equivalent water quality protection is demonstrated since onsite recharge to the Edwards Aquifer cannot occur due to the site being underlain by the Glen Rose Formation (Trinity Aquifer). In addition, all onsite runoff flows toward an extensive, well-established St. Augustine sod and into duel level, flow spreading, bio-retention areas before entering the Guadalupe River.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Dianne Pavlicek-Mesa, P.G., of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4074.

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region Office
Texas Commission on Environmental Quality

LB/DPM/eg

cc: Mr. Shane Klar, P.E., Moeller & Associates
Mr. Thomas H. Hornseth, P.E., Comal County Engineer
Mr. Charlie Thomas, P.E., City of New Braunfels
Mr. Roland Ruiz, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 17, 2015

Mr. Chuck Priess
The Casitas on the Guadalupe Condominium Association
8750 River Road
New Braunfels, Texas 78132-3106

Re: Edwards Aquifer, Comal County

Name of Plan: The Casitas on the Guadalupe; Located at 8750 River Road, New Braunfels, Texas

Type of Plan: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Investigation No. 1204792; Regulated Entity No. RN 107810129; Additional ID No. 13-14102302

Dear Mr. Priess:

The Texas Commission on Environmental Quality (TCEQ) received notice by mail from Mr. Shane Klar, P.E., with Moeller and Associates on March 12, 2015, to withdraw the above-referenced application from review on your behalf. As requested, $500 from the previous payment will be held by the San Antonio regional office for future submittal of the Exception Request.

If you have any questions or require additional information, please contact Mr. Ricardo A. Macias of the Edwards Aquifer Protection Program, San Antonio Regional Office at (210) 403-4065.

Sincerely,

Todd Jones, Water Section Work Leader
San Antonio Regional Office

TJ/RAM/eg

cc: Mr. Shane Klar, P.E., Moeller and Associates
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. James C. Klein, P.E., City of New Braunfels
Mr. Thomas H. Hornseth, P.E., Comal County
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 24, 2014

RECEIVED

NOV 05 2014

COUNTY ENGINEER

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

Re: Edwards Aquifer, Comal County
PROJECT NAME: The Casitas on the Guadalupe, located on the north side of river Road approximately 2 miles west of the second crossing, New Braunfels, Texas

PLAN TYPE: Application for Approval of Water Pollution Abatement Plan (WPAP) 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAPP Additional ID: 13-14102302

Dear Mr. Hornseth:

The referenced application is being forwarded to you pursuant to the Edwards Aquifer Rules. The Texas Commission on Environmental Quality (TCEQ) is required by 30 TAC Chapter 213 to provide copies of all applications to affected incorporated cities and underground water conservation districts for their comments prior to TCEQ approval. More information regarding this project may be obtained from the TCEQ Central Registry website at http://www.tceq.state.tx.us/permitting/central_registry/.

Please forward your comments to this office by November 24, 2014.

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

Sincerely

Todd Jones
Water Section Work Leader
San Antonio Regional Office

TJ/eg

WATER POLLUTION ABATEMENT PLAN

FOR

The Casitas on the Guadalupe

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

MOELLER & ASSOCIATES
Engineering Solutions

F-13351

Shane Klar, P.E.
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
October 23, 2014

General Information Form
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

REGULATED ENTITY NAME: The Casitas on the Guadalupe

COUNTY: Comal STREAM BASIN: Guadalupe River

EDWARDS AQUIFER: _X_ RECHARGE ZONE
___ TRANSITION ZONE

PLAN TYPE: _X_ WPAP ___ AST ___ EXCEPTION
___ SCS ___ UST ___ MODIFICATION

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Chuck Priess
Entity: The Casitas on The Guadalupe Condominium Association
Mailing Address: 8750 River Road
City, State: New Braunfels Zip: 78132-3106

Telephone: (512) 921-0892 FAX: (830) 609-5783

Agent/Representative (If any):

Contact Person: Shane Klar
Entity: Moeller & Associates
Mailing Address: 1040 N. Walnut Ave.
City, State: New Braunfels Zip: 78130-7874
Telephone: (830) 358-7127 FAX: (830) 515-5611

2. ___ This project is inside the city limits of _____.
_X_ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of City of New Braunfels.
___ This project is not located within any city's limits or ETJ.

3. 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 site is located on north side of River Road approximately 2 miles west of the second crossing.

4. _X_ **ATTACHMENT A - ROAD MAP**. A road map showing directions to and the location of the project site is attached at the end of this form.

5. _X_ **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 behind this sheet. The map(s) should clearly show:

X Project site.
X USGS Quadrangle Name(s).
X Boundaries of the Recharge Zone (and Transition Zone, if applicable).
X Drainage path from the project to the boundary of the Recharge Zone.

6. X 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. **The TCEQ must be able to inspect the project site or the application will be returned.**

7. X **ATTACHMENT C - PROJECT DESCRIPTION.** Attached at the end of this form is a detailed narrative description of the proposed project.

8. Existing project site conditions are noted below:
   ___ Existing commercial site
   ___ Existing industrial site
   X Existing residential site
   ___ Existing paved and/or unpaved roads
   ___ Undeveloped (Cleared)
   ___ Undeveloped (Undisturbed/Uncleared)
   ___ Other:_____

PROHIBITED ACTIVITIES

9. X 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).

10. N/A 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

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

   X For a Water Pollution Abatement Plan and Modifications, the total acreage of the site

where regulated activities will occur.

___ For an Organized Sewage Collection System Plans and Modifications, the total linear footage of all collection system lines.

___ For a UST Facility Plan or an AST Facility Plan, 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.

12. 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)

_X_ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

13. _X_ 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.

14. _X_ 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.

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:

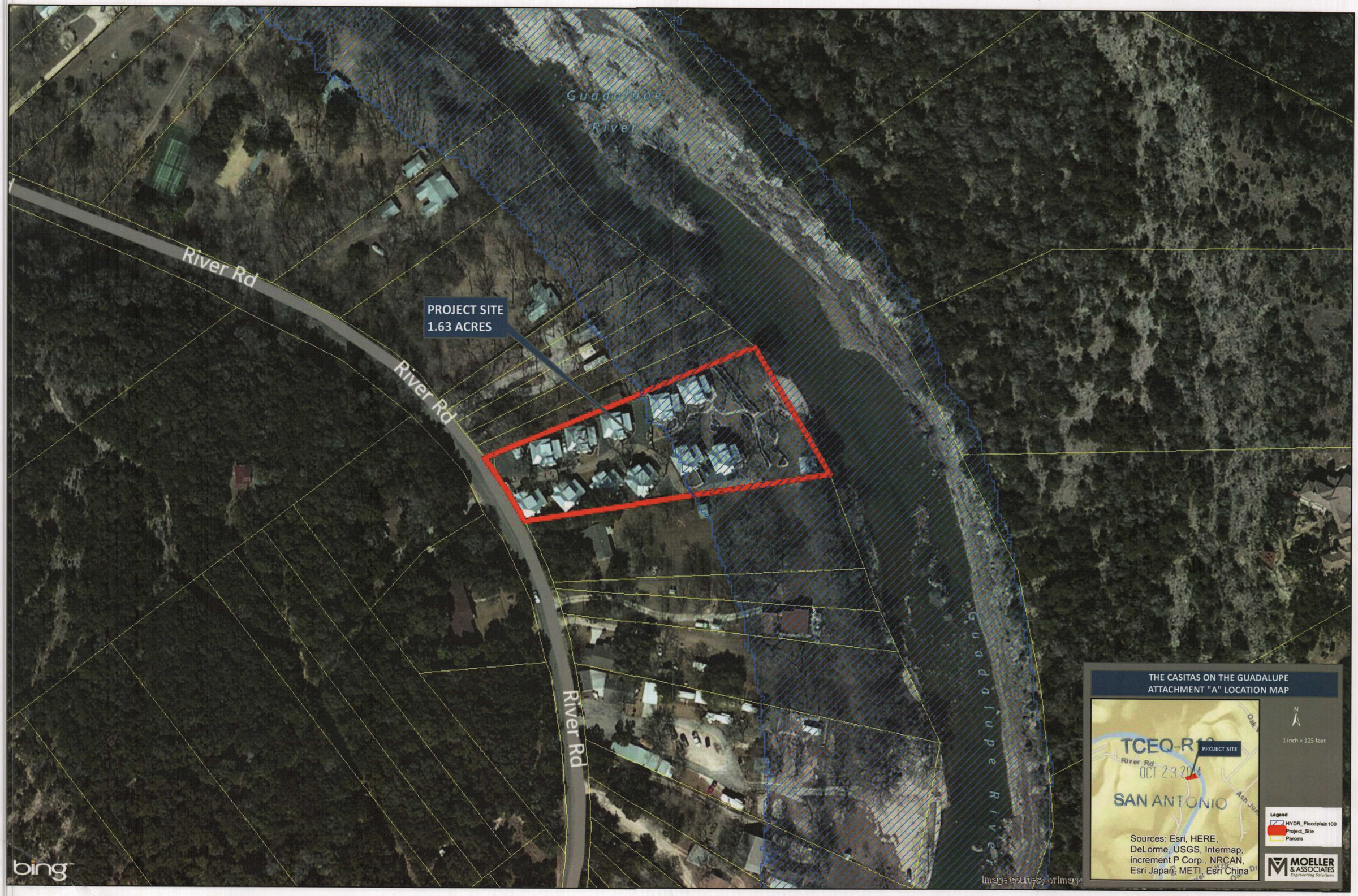
Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

10/23/14
Date

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

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


Guadalupe River
River Rd
River Rd
River Rd
PROJECT SITE
1.63 ACRES
Guadalupe River
bing
Image courtesy of Image
THE CASITAS ON THE GUADALUPE
ATTACHMENT "A" LOCATION MAP
TCEQ-R1
River Rd
PROJECT SITE
OCT 23 2014
SAN ANTONIO
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China
N
1 inch = 125 feet
Legend
HYDR_Floodplain100
Project_Site
Parcels
MOELLER & ASSOCIATES
Engineering Solutions

RECHARGE ZONE

TRANSITION ZONE

NEW BRAUNFELS EAST QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

NEW BRAUNFELS, TEX.
29098-F1-TF-024
1958
REVISED 1994
DMA 6343 II NE-SERIES V882

Produced by the United States Geological Survey in cooperation with the Defense Mapping Agency

Control by USGS and NOS/NOAA and USCE

Compiled from aerial photographs taken 1956. Revisions in purple and woodland compiled from aerial photographs taken 1986 and other sources and has been field checked. Map edited 1994. Conflicts may exist between some updated features and previously mapped contours

North American Datum of 1927 (NAD 27). Projection and 10000-foot ticks: Texas Coordinate System, south central zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

UTM GRID AND 1994 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

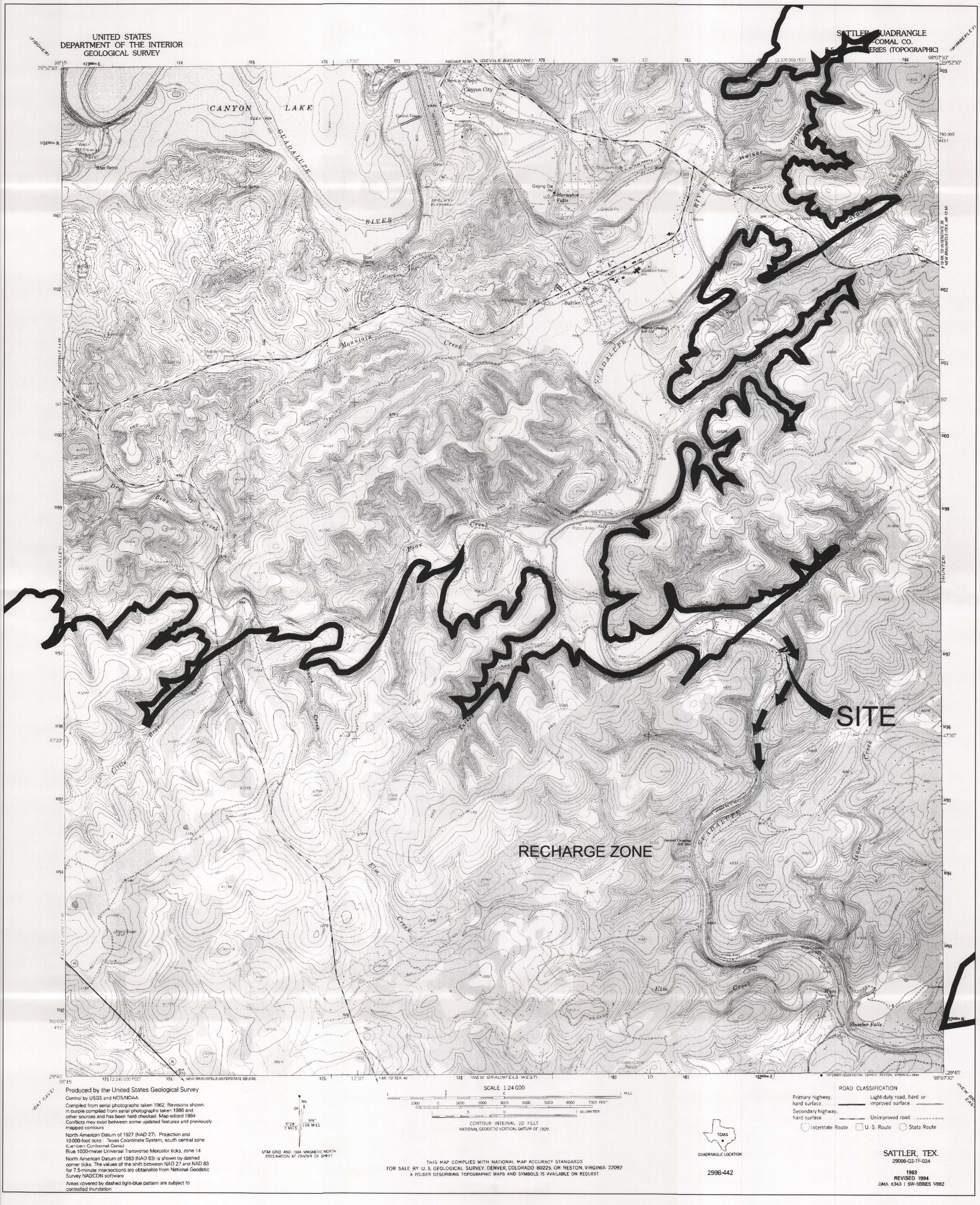
QUADRANGLE LOCATION

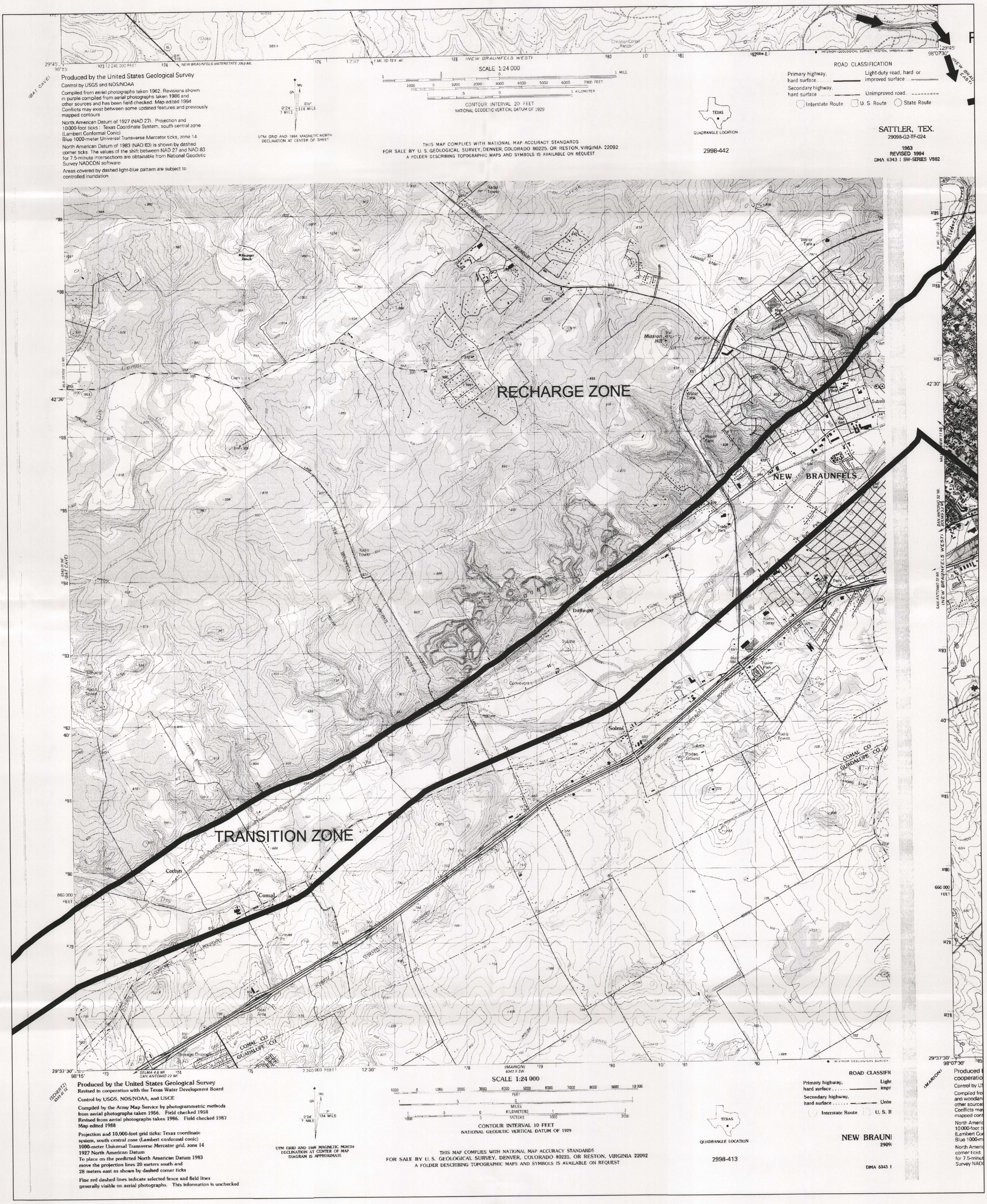
2998-414

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA—1994





Produced by the United States Geological Survey

Control by USGS and NOS/NOAA

Compiled from aerial photographs taken 1962. Revisions shown in purple compiled from aerial photographs taken 1986 and other sources and has been field checked. Map edited 1994
Conflicts may exist between some updated features and previously mapped contours

North American Datum of 1927 (NAD 27). Projection and 10000-foot ticks : Texas Coordinate System, south central zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Areas covered by dashed light-blue pattern are subject to controlled inundation

UTM GRID AND 1994 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

2998-442

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

SATTLER, TEX.
29098-G2-TF-024

1963
REVISED 1994
DMA 6343 I SW-SERIES V882

Produced by the United States Geological Survey
Revised in cooperation with the Texas Water Development Board

Control by USGS, NOS/NOAA, and USCE

Compiled by the Army Map Service by photogrammetric methods from aerial photographs taken 1956. Field checked 1958
Revised from aerial photographs taken 1986. Field checked 1987
Map edited 1988

Projection and 10,000-foot grid ticks: Texas coordinate system, south central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 20 meters south and 28 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1988 MAGNETIC NORTH DECLINATION AT CENTER OF MAP DIAGRAM IS APPROXIMATE

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

2998-413

ROAD CLASSIFI

Primary highway, hard surface
Secondary highway, hard surface
Interstate Route
U. S. R

NEW BRAUNI
2909

DMA 6343 I

ATTACHMENT "C"
Project Description

The Casitas on The Guadalupe is located at 8750 River Road in New Braunfels, Texas. The 1.63 acre property is located approximately 2 miles west of the second crossing on River Road(See Attachment "A"-Location Map). The existing improvements of the site consist of 11 condominiums, concrete entry drive water well pad, landscaping and impervious gravel parking. The water supply for the site is served by a private well (See Geologic Assessment for location) and the sanitary sewer is treated by a private onsite septic system. The existing topography consists of gentle slopes (slopes 1% to 3%) with cedar, pecan and cypress trees scattered throughout. Soils are approximate 5 feet deep sandy loams with gentle slopes and are generally well drained. Terrain is gently rolling river terrace typically associated with low side stream banks.

The site currently drains in a sheet flow condition from west to east toward the Guadalupe River. No well-defined channels or drainage features exist on the site. According to the Geologic Assessment, while the site is within the published boundary of the Edwards Aquifer recharge zone the site is not underlain by the Edwards Formation. As a result, potential recharge features identified are not considered to pose a concern with respect to water quality for the Edwards Aquifer.

Permanent treatment for the site will continue to function as it currently is. The site south of the main drive drains over 120 linear feet of an established vegetative filter strip before reaching a large planter that stretches the entire width of the site and acts as a horizontal velocity dissipater and flow spreader. Stormwater from north of the drive drains to the same large planter and continues from there to drain over 45 linear feet of additional vegetative filter strip. The only proposed improvement is a small berm along a short section of the northern boundary of the site to ensure all stormwater generated onsite is directed to the existing planter.

The current owners of the condominiums are not the original developers of the site. The site was originally built as a rental community in 2006-2007. The original owner/developer created a Condominium Association and sold the units to individual owners as recent as 2013. The current owners were unaware of the need for a WPAP until recent septic improvements were needed.

The Casitas on The Guadalupe currently consists of the following improvements:

Structures/Rooftops – 16.650 sf (0.38 ac)

Pavement – 5,025 sf (0.12 ac)

Vegetative Filter Strip – Over 17,500 sf (approx. 25% of the total land area, this does not include the well-established yards on the western half of the site.)

Geologic Assessment

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

REGULATED ENTITY NAME: ***Casitas on the Guadalupe, 8750 River Road, New Braunfels, Comal County, Texas***

TYPE OF PROJECT: ✓ **WPAP** __ AST __ SCS __ UST

LOCATION OF PROJECT: ✓ **Recharge Zone** __ Transition Zone __ Contributing Zone within the Transition Zone

PROJECT INFORMATION

1. ✓ Geologic or manmade features are described and evaluated using the attached **GEOLOGIC ASSESSMENT TABLE**.

2. 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.

Soil Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
Boerne sandy loam, 1-3% slopes (BoB)	***B***	***~5+ feet***

*** 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.

***Note: Group classification in the preceding table is reported per the standard Natural Resources Conservation Service (1986) reference. The BoB soil unit is designated herein as Group B based on site observations and information presented in the Soil Survey of Comal and Hays Counties, Texas prepared by the U.S. Department of Agriculture (June 1984).*

3. ✓ A **STRATIGRAPHIC COLUMN** is attached at the end of this form that shows formations, members, and thicknesses. The outcropping unit should be at the top of the stratigraphic column.

4. ✓ A **NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY** is attached at the end of this form. The description must include a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure, and karst characteristics of the site.

5. ✓ Appropriate **SITE GEOLOGIC MAP(S)** are attached:

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" = **20'**
Site Geologic Map Scale	1" = **20'**
Site Soils Map Scale (if more than 1 soil type)	1" = **50'**

6. Method of collecting positional data:
   - ✓ Global Positioning System (GPS) technology.
   - ___ Other method(s).

7. ✓ The project site is shown and labeled on the Site Geologic Map.

8. ✓ Surface geologic units are shown and labeled on the Site Geologic Map.

9. ✓ 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.

10. ✓ The Recharge Zone boundary is shown and labeled, if appropriate.

11. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, 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 Chapter 76.

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

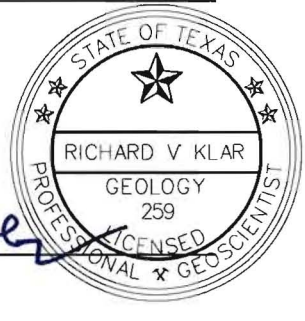
ADMINISTRATIVE INFORMATION

12. ✓ 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.

Date(s) Geologic Assessment was performed: ***September 23, 2014***
Date(s)

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.

Richard V. Klar, P.G.
Print Name of Geologist



Signature of Geologist

(210) 699-9090
Telephone

(210) 699-6426
Fax

October 22, 2014
Date

Representing: ***Raba Kistner Environmental, Inc. for Moeller & Associates***
(Name of Company)

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

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

ATTACHMENTS

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE (TCEQ-0585-TABLE)

COMMENTS TO GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: ***Casitas on the Guadalupe, 2750 River Road, New Braunfels, Comal County, Texas***
(RKEI Project No. ASF14-143-00)

LOCATION			FEATURE CHARACTERISTICS													EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B		9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE		TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10							<40	>40	<1.6	>1.6	
S-1	N29 48 09.4	W98 08 53.0	MB (WW)	30	Qt / Kgr	0.66	0.66	~200		0			N	35		65		✓	✓		Hilltop
S-2	N29 48 10.1	W98 08 50.8	MB (ST)	30	Qt	38.0	14.0	~5.0		0			F/X	8		38	✓			✓	Floodplain
S-3	N29 48 09.9	W98 08 49.6	MB (PT)	30	Qt	7.0	3.0	~5.0		0			F	6		36	✓		✓		Floodplain

*** DATUM:** ***NAD 83***

Qt = Fluviatile Terrace Deposits
WW = Water Supply Well; ST = Septic Tank System; PT = Propane Tank

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials: ***Granular bedding materials for septic system.***

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC 213

STATE OF TEXAS
RICHARD V KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

Date: ***10-22-14***

Sheet 1 of 1

TCEQ-0585-Table (Rev. 10-01-04)

COMMENTS TO GEOLOGIC ASSESSMENT TABLE
Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas

Feature S-1 (MB):

Feature S-1 is an active water-supply well, with an 8 inch surface casing, apparently installed in the uppermost portion of the Trinity Aquifer (i.e., Upper Glen Rose Formation). The wellhead is located in the northwest portion of the property approximately 23 feet west of Cottage #1. Review of information available through the Texas Water Development Board (TWDB) Well Registration Database confirms that the well is properly registered as State Well No. 6815601. The well was reportedly installed in 1979 to a total depth of approximately 200 feet.

Based on field observations and review of water well driller's records available from the TWDB, this well is installed in the upper Glen Rose Formation, which represents the uppermost portion of the Trinity Aquifer. As the well is not installed in the Edwards Limestone and therefore, is not considered to pose a concern with respect to water quality in the Edwards Aquifer, this manmade feature is classified as sensitive from a general water quality/groundwater protection perspective as it has a high potential of transmitting fluids to the Trinity Aquifer in the event that the existing surface completion was to become breached or compromised. This classification is based upon its stratigraphic position, point assignment criteria presented in the ***Geologic Assessment Table (TCEQ-0585)***, and professional judgment.

Feature S-2 (MB):

Feature S-2 comprises the existing community septic tank system for the Casitas on the Guadalupe development. The system is comprised of a series of buried tanks apparently installed within a common excavation area measuring approximately 38 x 14 ft in plan view. This manmade feature is located in the eastern portion of the property, between Cottages #5 and #6. The photograph depicts the aerobic sprinkler head system for the septic system. Based on our observations, it appears that septic tanks are installed to depths of at least 5 feet through surface soil cover and into Quaternary Terrace (Qt) deposits associated with the adjacent Guadalupe River. The

septic tank excavation is not believed to extend to the underlying Glen Rose Limestone formation. The top of the buried tanks is inferred to be located within 2 feet of the existing surface grade.

Given the fact that this system is entirely installed within alluvial soils that do not overly the Edwards Limestone, this manmade feature is classified as not sensitive, having a low potential of transmitting fluids into the Edwards Aquifer. This classification is based upon its stratigraphic position, point assignment criteria presented in the Geologic Assessment Table (TCEQ-0585), and professional judgment.

Feature S-3 (MB):

Feature S-3 is apparently an underground propane tank measuring approximately 7 x 3 ft in plan view. This manmade feature is located approximately 12.5 ft west of Cottage #4. The tank appears to have been buried at this location due to spatial constraints. Based on our observations, it appears that the tank is installed to a depth of less than 5 feet through surface soil cover and into the Qt. The tank excavation is not believed to extend to the underlying Glen Rose Limestone formation.

Given the fact that this system is entirely installed within alluvial soils that do not overly the Edwards Limestone, this manmade feature is classified as not sensitive, having a low potential of transmitting fluids into the Edwards Aquifer. This classification is based upon its stratigraphic position, point assignment criteria presented in the Geologic Assessment Table (TCEQ-0585), and professional judgment.

ATTACHMENT B

SOIL PROFILE AND NARRATIVE OF SOIL UNITS

SITE SOILS MAP

SOIL PROFILE
Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas

SOIL SERIES	THICKNESS ON SITE	DESCRIPTION
Boerne sandy loam, 1-3% slopes	**~5+ feet**	***Boerne sandy loam, 1-3% slopes (BoB):*** This soil is generally deep and gently sloping, extending outward towards low stream terraces near rivers and large creeks. The surface layer is approximately 17 inches thick consisting of grayish brown, moderately alkaline fine sandy loam. The subsoil is pale brown and very pale brown, moderately alkaline fine sandy loam extending to 41 inches in depth and is approximately 50% calcium carbonate. The underlying soil is a very pale brown, moderately alkaline fine sandy loam to a depth of 65 inches.

The preceding table was prepared on the basis of information provided in the *Soils Survey of Comal and Hays Counties, Texas (June 1984)* in addition to field observations. As presented on the attached ***Site Soils Map***, native soils mapped through the full extent of the SITE is classified as Boerne sandy loam, 1-3% slopes (BoB). Field observations confirm the presence of BoB soils, consisting primarily of brownish loamy clay to sandy clay surface soils. As further described in the referenced soil survey, the BoB (alluvial) soils are generally well-drained with moderately rapid permeability. As this soil unit reportedly exhibits permeability values of 2-6 inches/hour, it is tentatively classified herein as "B", with respect to the SCS Hydrologic Soil Groups classification system. This soil is further reported as having a low shrink-swell potential.

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TBPE Firm Number 3257

SITE SOILS MAP

CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION	

10-22-14

STATE OF TEXAS
RICHARD V. KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

PROJECT No.:	ASF14-143-00
ISSUE DATE:	10-22-14
DRAWN BY:	LAW
CHECKED BY:	RAS
REVIEWED BY:	RVK

N W E S
0 12.5 25 50 FEET
1 INCH = 50 FEET

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

ATTACHMENT C

STRATIGRAPHIC COLUMN

STRATIGRAPHIC COLUMN
Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas

STRATIGRAPHIC FORMATION	THICKNESS	DESCRIPTION
Alluvium (Qal)	Variable, ~2 - 4 ft	Unit consists of clay, sand, silt, and gravel. **Alluvial deposits were observed at the eastern SITE boundary along the Guadalupe River channel.**
Fluviatile Terrace Deposits (Qt)	Variable, ~5-10 ft	Unit consists of gravel, sand, silt, and clay of various proportions. **Ancient river terrace deposits completely underlie the SITE and were observed along the upper limits of the Guadalupe River floodplain throughout the SITE vicinity.**
Edwards Limestone (Ked)		
Georgetown Formation (Kgt)	<10	Unit consists of gray to light tan marly limestone. Identified in the field by the presence of *Waconella wacoensis.* **Does not underlie the SITE.**
Person Formation (Kep)	180 - 224 ft	Massive mudstone to packstone underlain by bioturbated iron-stained beds of mudstone and grainstone containing chert. The base of the formation is comprised of about 20-24 feet of dense, argillaceous mudstone. **Does not underlie the SITE.**
Kainer Formation (Kep)	260 - 310 ft	Massive grainstone to mudstone and wackestone containing chert underlain by highly altered crystalline limestone, mudstone, and dolomitic limestone. The base of the formation is comprised of about 50-60 feet of shaley nodular limestone. **Does not underlie the SITE.**
Glen Rose (Kgr) *Upper Member*	350 - 500 ft	The Upper Member of the Glen Rose Formation includes alternating resistant and recessive beds of limestone, dolomite, and marl; limestone is light gray to yellowish-gray, aphanitic to fine-grained, hard to soft, marly; dolomite is fine-grained, porous, yellowish-brown. Upper Glen Rose Formation is relatively thinly-bedded and more dolomitic as compared to the Lower Glen Rose Formation. **Not exposed at SITE, but observed in adjacent hillside features.**

Note: Stratigraphic Column adapted from Small and Hanson (1994).

ATTACHMENT D

NARRATIVE OF SITE SPECIFIC GEOLOGY

SITE GEOLOGIC MAP

FEATURE POSITION TABLE
(GPS COORDINATES)

SITE GEOLOGY NARRATIVE
Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas

Introduction

The following discussion is a site-specific assessment of existing geological conditions and potential recharge features within the referenced project site. This assessment was performed by **Raba Kistner Environmental, Inc. (RKEI)** for Moeller & Associates on behalf of property ownership, pursuant to applicable Edwards Aquifer Protection Program Rules as specified in *Title 30 of the Texas Administrative Code, Section 213 (30 TAC §213, effective September 1,* 2005*).* This assessment report is in the format required by the Texas Commission on Environmental Quality (TCEQ) for the Geologic Assessment portion of a Water Pollution Abatement Plan (WPAP) and was prepared in accordance with the revised *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585),* which are applicable to submittals received by the TCEQ after October 1, 2004.

This geologic assessment report documents conditions observed by **RKEI** within the project boundaries on September 23, 2014.

Site Description

Site Location. The SITE consists of approximately 15 acres of land located at 8750 River Road in New Braunfels, Comal County, Texas. The SITE is currently fully developed and improved circa 2007 with 11 cottages (condominiums) and associated shallowly-buried utility systems (i.e., electric, natural gas, sewer, etc.), in addition to a water-supply well and aerobic septic system. Reconnaissance mapping activities conducted indicate commercial and residential land use along the Guadalupe River throughout the surrounding SITE vicinity.

Topography and Drainage. The SITE generally consists of a gently sloping river terrace (hilltop) topography, as shown on the 7.5-Minute Series topographic map (i.e., Sattler Quadrangle) prepared by the U.S. Geological Survey (USGS, 1994). As indicated by topographic contours presented on the ***Site Geologic Map***, which were obtained from the referenced topographic map, the surface drainage pattern for the SITE is primarily from west to east and occurs as sheet flow discharging to the Guadalupe River. No well-defined channels or drainage features exist on the SITE.

A review of Flood Insurance Rate Map (FIRM 48091C0270F, FEMA, September 2, 2009) indicates that approximately the eastern one-half of the SITE is located within the 100-yr floodplain area as depicted on official map.

Historical Property Use. Although research pertaining to past SITE operations and historical land use activities was beyond the scope of this Geologic Assessment, historical aerial imagery was reviewed to evaluate historical land use and the presence of any lineations (i.e., evidence of a fault). No indications of

normal faulting were identified in the aerial photos within SITE boundaries. The property was largely undeveloped prior to construction of the Casitas on the Guadalupe circa 2007 with consistent surrounding land use.

Classification of Recharge Features: *As discussed herein, the SITE is not underlain by the Edwards Formation. As a result, potential recharge features identified as part of this assessment are not considered to pose a concern with respect to water quality for the Edwards Aquifer*. As the SITE is fully located within published boundaries for the Edwards Aquifer Recharge Zone (EARZ), however, the potential sensitivity of manmade features was evaluated from a general water quality/groundwater protection perspective using definitions and guidance provided in *Instructions to Geologists (TCEQ-0585-Instructions, revised October 1, 2004)*. All features within the SITE that met the criteria presented in this reference were mapped.

As further described herein, potential recharge features identified and discussed herein include 3 manmade features: (i) 200-ft deep water supply well; (ii) aerobic septic system excavation; and (iii) an underground propane tank excavation. The characteristics of all mapped features and the assessments of these features, as defined by the TCEQ, are presented in the attached ***Geologic Assessment Table (TCEQ-0585-Table)***.

Stratigraphy

As presented in the attached ***Stratigraphic Column***, information pertaining to the lithologies and thickness of geologic units underlying the SITE was primarily taken from Small and Hanson (1994). In order to evaluate geologic conditions for the SITE and surrounding vicinity, published geologic mapping information presented by Collins (2000) was also reviewed and considered. Collective published geologic references indicate that the SITE is underlain by at least 5 to 10 feet of alluvial deposits associated with the adjacent Guadalupe River. The Small and Hanson (1994) reference indicates that the SITE is underlain by recent Quaternary floodplain deposits designated as Qal on their geologic map. The more recent interpretation provided by Collins (2000) indicates that the SITE is underlain by relatively older Quaternary river terrace deposits designated as Qt. Both published references indicate that argillaceous limestone units of the Cretaceous Upper Glen Rose formation underlie the SITE at depth and comprise the majority of the surrounding upland (hillside) terrain. Field mapping observations generally confirm the published interpretations of SITE geologic conditions presented by Collins (2000).

Published maps clearly indicate that although the Edwards Formation is present in the SITE vicinity capping the upper portions of large hilltops, this formation does not underlie the SITE. From a stratigraphic standpoint, massive (younger) limestone strata of the Lower Edwards (Kainer) Formation normally overlie the more thinly-bedded and argillaceous limestone units of the (older) Upper Glen Rose Formation.

Structure

This SITE is located along the southern edge of the Balcones Fault Zone and, as such, is expected to exhibit a similar dominant structural trend. The Balcones Fault Zone generally consists of a northeast-southwest

trending, *en echelon* normal fault system, which juxtaposes Upper Cretaceous lithologies in the southeast with Lower Cretaceous lithologies in the northwest. As a result of this large-scale regional faulting, minor internal fault sequences and fractures exist within this zone which generally follow the same structural trend and accommodate localized displacement. Based on review of published geological maps, a large normal fault is identified (by Collins) approximately 0.4 miles northwest of the SITE, which generally serves to juxtapose older rocks on the northwest side of the fault (i.e., Upper Glen Rose Formation) with younger rocks southeast of the fault (i.e., Edwards Formation).

Based on review of historical aerial photographs, published maps, and in conjunction with field mapping efforts, no indications of lineations that could be associated with normal faulting were identified within the boundaries of the SITE.

Karst Features

The results of field mapping activities did not reveal the presence of any features within SITE boundaries that could be attributed to karstification of the underlying limestone terrain. Owing to thick soil cover, no exposures of the underlying limestone bedrock (i.e., Upper Glen Rose Formation) were identified within the assessment area or surrounding vicinity.

Manmade Features

As presented on the ***Site Geologic Map***, a total of 3 manmade features were identified within SITE boundaries that may serve to enhance the transmission of surface runoff to the subsurface. As the SITE is not underlain by the Edwards Formation, the manmade features are not considered to pose a concern with respect to water quality for the Edwards Aquifer. As the SITE is fully located within published boundaries for the EARZ, however, the potential sensitivity of manmade features was evaluated from a general water quality/groundwater protection perspective in accordance with point assignment criteria presented in the ***Geologic Assessment Table (TCEQ-0585),*** in addition to professional judgment. A brief description of these features is provided in the following paragraphs. Please see ***Comments to Geologic Assessment Table*** provided in ***Attachment A*** for complete descriptions of these features.

- ***Feature S-1*** is an active water-supply well with an 8 inch surface casing, apparently installed in the uppermost portion of the Trinity Aquifer (i.e., Upper Glen Rose Formation). The wellhead is located in the northwest portion of the property approximately 23 feet west of Cottage #1. Review of information available through the Texas Water Development Board (TWDB) Well Registration Database confirms that the well is properly registered as State Well No. 6815601. The well was reportedly installed in 1979 to a total depth of approximately 200 feet. The well completion was observed to be in good condition at the time of our assessment.

- ***Feature S-2*** comprises the existing community septic tank system for the Casitas on the Guadalupe development. The system is comprised of a series of buried tanks apparently installed within a common excavation area measuring approximately 38 x 14 ft in plan view. This manmade feature is located in the eastern portion of the property, between Cottages #5

and #6. Based on our observations, it appears that septic tanks are installed to depths of at least 5 feet through surface soil cover and into Quaternary Terrace (Qt) deposits associated with the adjacent Guadalupe River. The septic tank excavation is not believed to extend to the underlying Upper Glen Rose Formation.

- ***Feature S-3*** is apparently an underground propane tank measuring approximately 7 x 3 ft in plan view. This manmade feature is located approximately 12.5 ft west of Cottage #4. Based on our observations, it appears that the tank is installed to a depth of less than 5 feet through surface soil cover and into the Qt. The tank excavation is not believed to extend to the underlying Upper Glen Rose Formation.

None of the manmade features were observed in conjunction with any naturally-occurring recharge features. The septic system and propane tank excavations are classified as not sensitive, each having a low potential of enhancing the transmission of surface-derived fluids to the shallow subsurface. As the well is not installed in the Edwards Limestone and therefore, is not considered to pose a concern with respect to water quality in the Edwards Aquifer, this feature is classified as sensitive only from a general water quality/groundwater protection perspective as it has a high potential of transmitting fluids to the Trinity Aquifer in the event that the existing surface completion was to become breached or compromised.

Potential for Fluid Migration to the Edwards Aquifer

As discussed herein, the SITE is not underlain by the Edwards Formation. As a result, potential recharge features identified as part of this assessment are not considered to pose a concern with respect to fluid migration or water quality for the Edwards Aquifer. As the SITE is fully located within published boundaries for the EARZ, however, the potential sensitivity of manmade features was evaluated from a general water quality/groundwater protection perspective. Based on our review of SITE geology, topography and drainage conditions, in addition to the results of our detailed mapping efforts, the overall potential for fluid movement (i.e. surface-derived flow) to the shallow subsurface via infiltration is considered to be low. The following assessment findings support this conclusion.

- The SITE is directly underlain to depths estimated on the order of 5-10 feet by thick alluvial soils (BoB), floodplain deposits (Qal), and river terrace deposits (Qt) associated with the adjacent Guadalupe River channel. Based on field mapping observations, surface soils are predominantly clay and silty clay loam, which typically do not facilitate rapid percolation of water. With the exception of the onsite water-supply well ***(Feature S-1)***, remaining manmade features are installed to relatively shallow depths within alluvial soils and excavations do not extend to underlying limestone bedrock of the Upper Glen Rose Formation.

- No structural features or well-defined drainage channels exist on SITE that would serve to concentrate or focus recharge into the subsurface. Based on our observations, surface drainage is primarily from west to east and occurs as sheet flow discharging to the Guadalupe River.

- No naturally-occurring features were identified throughout SITE boundaries attributed to karstification of the underlying limestone terrain.

- As the onsite water supply well is not completed within the Edwards Aquifer, this feature is classified as sensitive only from a general water quality/groundwater protection perspective. The well has a high potential of transmitting fluids to the Trinity Aquifer only in the event that the existing surface completion becomes breached or compromised.

References

Barnes, V. L., 1983, Geologic Atlas of Texas San Antonio Sheet; Bureau of Economic Geology, The University of Texas at Austin, Austin, Texas.

Collins, Edward W., 2000, Geologic Map of the New Braunfels, Texas, 30 X 60 Minute Quadrangle: Geologic Framework of an Urban-Growth Corridor along the Edwards Aquifer, South-Central Texas: Bureau of Economic Geology, The University of Texas at Austin, Austin, Texas.

Maclay, R. W., 1995, Geology and hydrogeology of the Edwards aquifer in the San Antonio area, Texas: U.S. Geological Survey Water Resources Investigations Report 95-4186, 64 p.

National Flood Insurance Program, 2010, Flood Insurance Rate Map, Comal County, Texas and Incorporated Areas; Federal Emergency Management Agency, Map 48029C0210G.

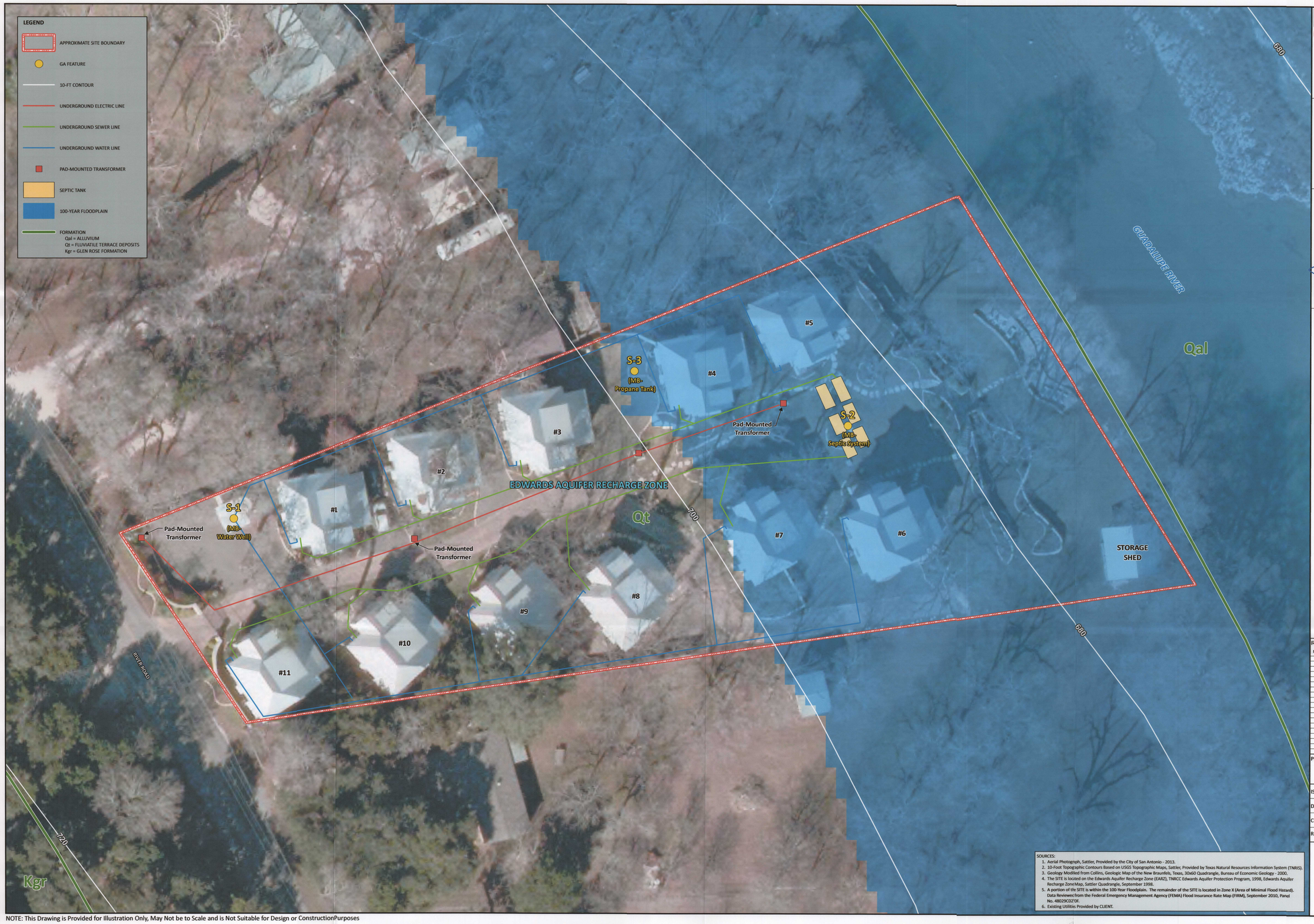
Small, Ted A., and John A. Hanson, 1994, Geologic framework and hydrogeologic characteristics of the Edwards Aquifer outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94-4117.

TCEQ Edwards Aquifer Protection Program, 1998, Edwards Aquifer Recharge Zone Map, Sattler Quadrangle; TNRCC, September 1998.

United States Geological Survey (USGS), 1994, Sattler Quadrangle; USGS, Denver, Colorado.

United States Department of Agriculture (USDA), 1984, Soil Survey of Comal and Hays Counties, Texas; USDA / Soil Conservation Service / Texas Agricultural Experiment Station.

United States Department of Agriculture (USDA), 1986, Urban Hydrology for Small Watersheds; USDA / Natural Resource Conservation Service, Technical Release (TR-) 55, June 1986.



NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or ConstructionPurposes

SOURCES:
1. Aerial Photograph, Sattler, Provided by the City of San Antonio - 2013.
2. 10-Foot Topographic Contours Based on USGS Topographic Maps, Sattler, Provided by Texas Natural Resources Information System (TNRIS).
3. Geology Modified from Collins, Geologic Map of the New Braunfels, Texas, 30x60 Quadrangle, Bureau of Economic Geology - 2000.
4. The SITE is located on the Edwards Aquifer Recharge Zone (EARZ), TNRCC Edwards Aquifer Protection Program, 1998, Edwards Aquifer Recharge Zone Map, Sattler Quadrangle, September 1998.
5. A portion of the SITE is within the 100-Year Floodplain. The remainder of the SITE is located in Zone X (Area of Minimal Flood Hazard). Data Reviewed from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), September 2010, Panel No. 48029C0270F.
6. Existing Utilities Provided by CLIENT.

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10-22-14
STATE OF TEXAS
RICHARD V. KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

SITE GEOLOGIC MAP

CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.: ASF14-143-00

ISSUE DATE:	10-22-14
DRAWN BY:	LAW
CHECKED BY:	RAS
REVIEWED BY:	RVK

N W E S
0 5 10 20 FEET
1 INCH = 20 FEET

TCEQ-R13
OCT 23 2014
SAN ANTONIO

FEATURE POSITION TABLE

Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas
RKEI Project No. ASF14-143-00

Feature Designation	Feature Type	Date Collected	North Latitude	West Longitude	UTM Northing (meters)	UTM Easting (meters)
S-1	Manmade Feature in Bedrock (Water Supply Well)	9/23/2014	N29 44 04.0	W98 06 49.9	3289689	585695
S-2	Manmade Feature in Bedrock (Septic Tank System)	9/23/2014	N29 44 03.6	W98 06 48.7	3289678	585727
S-3	Manmade Feature in Bedrock (Propane Tank)	9/23/2014	N29 44 04.0	W98 06 49.9	3289689	585695

NOTES:

1) Geographic coordinates are presented Degrees, Minutes, Decimal Seconds
2) Reference Datum is NAD 83
3) Data were collected utilizing a ***Garmin GPS 60cx Global Positioning System***
4) Horizontal Accuracy: RMS Value < 3 meter ground resolution
5) GPS data were collected by Rick Sample (**RKEI** Project Professional)

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

REGULATED ENTITY NAME: The Casitas on the Guadalupe

REGULATED ENTITY INFORMATION

1. The type of project is:
   ___ Residential: # of Lots: ____
   _X_ Residential: # of Living Unit Equivalents: 11
   ___ Commercial
   ___ Industrial
   ___ Other: _____

2. Total site acreage (size of property): 1.63

3. Projected population: 39

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

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	16,650	÷ 43,560 =	0.38
Parking		÷ 43,560 =	
Other paved surfaces	5,025	÷ 43,560 =	.12
Total Proposed Impervious Cover	20,110	÷ 43,560 =	0.46
Total Proposed Impervious Cover ÷ Total Acreage x 100 =			28%

5. _X_ **ATTACHMENT A - Factors Affecting Water Quality.** A description of any factors that could affect surface water and groundwater quality is provided at the end of this form.

6. _X_ 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. _X_ **ATTACHMENT B - Volume and Character of Stormwater.** A description of the volume and character (quality) of the stormwater runoff which is expected to occur from the proposed project is provided at the end of this form. The estimates of stormwater runoff quality and quantity should be based on 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:

100 % Domestic	3,850 gallons/day
_____% Industrial	_____ gallons/day
_____% Commingled	_____ gallons/day

TOTAL 3,850 gallons/day

15. Wastewater will be disposed of by:
X **On-Site** Sewage Facility (OSSF/Septic Tank):
X **ATTACHMENT C - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater. The appropriate licensing authority's (authorized agent) written approval is provided at the end of this form. It states that the land is suitable for the use of an on-site sewage facility or identifies areas that are not suitable.
___ 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. _X_ All private service laterals will be inspected as required in 30 TAC §213.5.

SITE PLAN REQUIREMENTS

Items 17 through 27 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
_X_ 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):

_____
_____

19. _X_ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Show lots, recreation centers, buildings, roads, etc.
___ The layout of the development is shown with existing contours. Finished topographic contours will not differ from the existing topographic configuration and are not shown.

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):
_X_ 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.
_X_ The wells are in use and comply with 30 TAC §238.
___ 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:
_X_ 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.
_N/A_ **ATTACHMENT D - Exception to the Required Geologic Assessment.** An exception to the Geologic Assessment requirement is requested and explained at the end of this form.

22. _X_ The drainage patterns and approximate slopes anticipated after major grading activities.

23. _X_ Areas of soil disturbance and areas which will not be disturbed.

24. _X_ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. _X_ Locations where soil stabilization practices are expected to occur.

26. _X_ Surface waters (including wetlands).

27. ___ Locations where stormwater discharges to surface water or sensitive features.
_X_ There will be no discharges to surface water or sensitive features.

ADMINISTRATIVE INFORMATION

28. _X_ 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.

29. _X_ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

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:

Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

10/23/14
Date

ATTACHMENT "A"
Factors Affecting Water Quality

The development consists of 11 Single Family Condominiums. Therefore, there will be minimal pollution from the proposed development. Pollution may originate from the asphalt streets and drives, automobile wastes, and household cleaning chemicals.

ATTACHMENT "B"
Volume and Character of Stormwater

The existing drainage for the 11 Single Family Condominiums will remain unchanged as a result of this application.

ATTACHMENT "C"
Suitability Letter from Authorized Agent

The site is operating under and approved License to Operate attached to the end of this section. A new permit is currently under review but its approval is contingent upon WPAP approval.

ATTACHMENT "D"
Exception to the Required Geologic Assessment

No exception will be requested.

RECEIVED

NOV 05 2014

COUNTY ENGINEER

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 10/28/2008 **Permit Number: 89440**

Location Description:	8750 River Road - 1.629 acres, New Braunfels, TX 78133 G Carrasco Survey #212 Subdivision
Type of System:	Aerobic Treatment with Drip Emitters Discharge
License issued to:	Kona Coast Venture, Ltd.

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

OS8497
ENVIRONMENTAL HEALTH INSPECTOR

OS7722
ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 10/28/2008 by: Comal County Environmental Health, , operator, using CASST Ver.2.1

HYDRAULIC MULCH

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.

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.

Inspection and Maintenance Guidelines:

(1) Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.
(2) Areas damaged by storms or normal construction activities should be regraded and hydraulic mulch reapplied as soon as practical.

SILT FENCE

Materials:

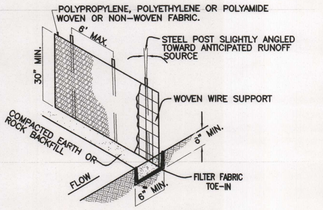
(1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in2, ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
(2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft2, and Brindell hardness exceeding 140.
(3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

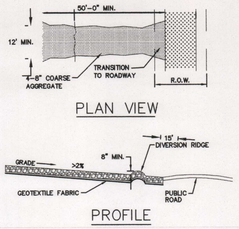
Installation:

(1) Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of 1– foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.
(2) Lay out fencing down-slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the maximum drainage area is ¼ acre/100 feet of fence.
(3) The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping under fence.
(4) The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
(5) Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3–foot overlap, securely fastened where ends of fabric meet.
(6) Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Inspection and Maintenance Guidelines:

(1) Inspect all fencing weekly, and after any rainfall.
(2) Remove sediment when buildup reaches 6 inches.
(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
(4) Replace or repair any sections crushed or collapsed in the course of 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.
(5) 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.





STABILIZED CONSTRUCTION ENTRANCE / EXIT

Materials:

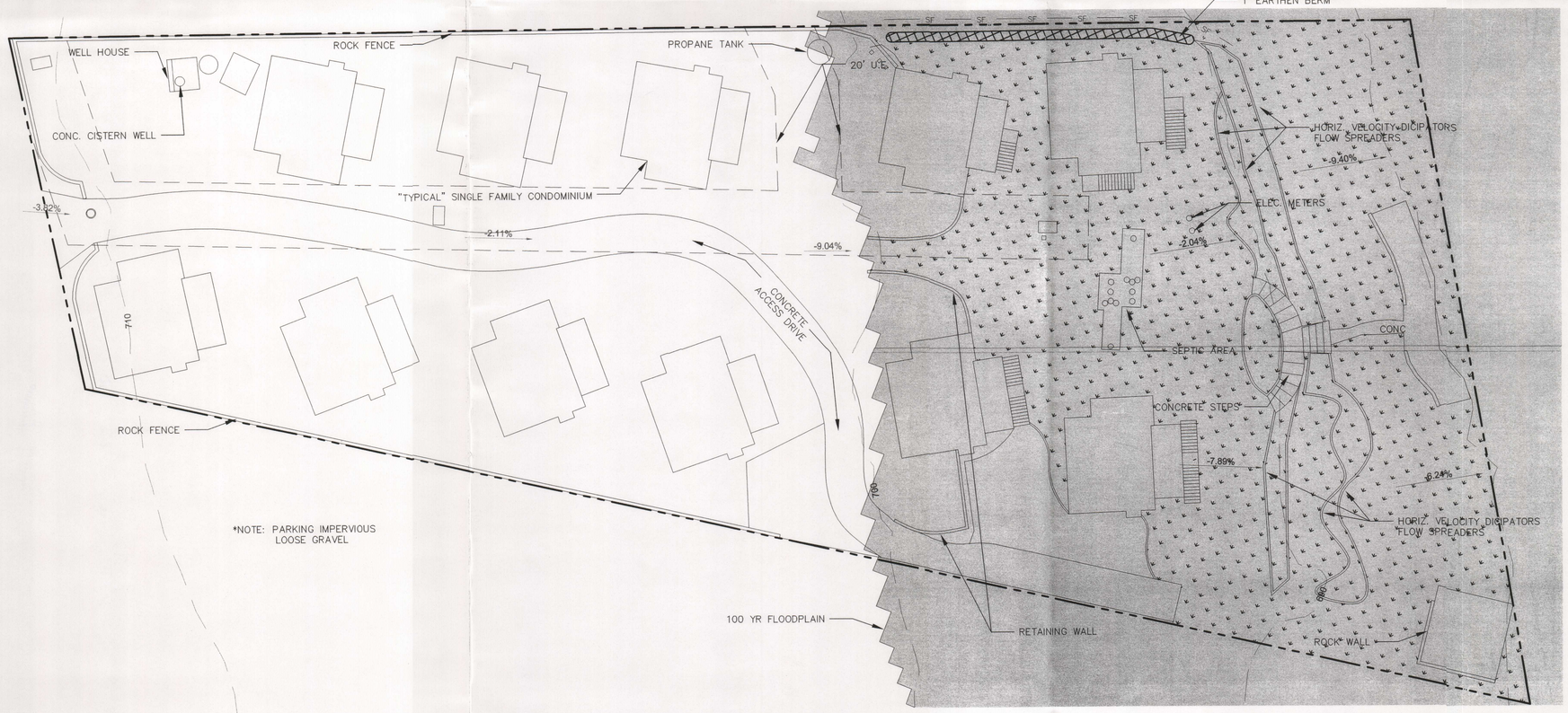
(1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
(2) The aggregate should be placed with a minimum thickness of 8 inches.
(3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd2, a mullen burst rating of 140 lb/in2, and an equivalent opening size greater than a number 50 sieve.
(4) If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

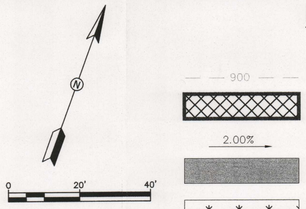
Installation:

(1) Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.
(2) The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
(3) The construction entrance should be at least 50 feet long.
(4) If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 (H:V) side slopes, across the foundation approximately 15 feet from the entrance to divert runoff away from the public road.
(5) Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
(6) Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.
(7) Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
(8) Install pipe under pad as needed to maintain proper public road drainage.

Inspection and Maintenance Guidelines:

(1) The entrance should be maintained in a condition, which will prevent tracking or lowing 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.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
(4) 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.
(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.





LEGEND

900	EXISTING CONTOUR
	LIMITS OF DISTURBED AREA
2.00%	SLOPE/FLOW ARROW
	100 YEAR FLOODPLAIN
	EXISTING VEGETATIVE FILTER STRIP
SF SF	SILT FENCING

RECEIVED
NOV 05 2014
COUNTY ENGINEER

TCEQ-R13
OCT 23 2014
SAN ANTONIO

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

1. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor and the name and telephone number of the contact person.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan 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 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. The regulated activities near the sensitive feature may not proceed until the TCEQ has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality.
4. No temporary aboveground hydrocarbon and hazardous substance storage tank system is installed within 150 feet of a domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
5. Prior to commencement of construction, all temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturers specifications and good engineering practices. Controls specified in the temporary storm water section of the approved Edwards Aquifer Protection Plan are required during construction. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized.
6. 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).
7. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake must be provided that can indicate when the sediment occupies 50% of the basin volume.
8. 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).
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. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.
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 Edward 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.

Austin Regional Office
2800 S. IH 35, Suite 100
Austin, Texas 78704-5712
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

TOTAL LAND AREA	=	1.63 AC
MAXIMUM DISTURBED AREA	=	0.55 AC
TOTAL IMPERVIOUS AREA	=	0.50 AC
% IMPERVIOUS	=	30.67%

SOIL STABILIZATION NOTE

ALL DISTURBED SOILS SHOULD BE SEEDED OR OTHERWISE STABILIZED WITH 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS.

811 Know what's below. Call before you dig.

STATE OF TEXAS
SHANE KLAR
115810
LICENSED PROFESSIONAL ENGINEER
10/23/14

NO	DATE	ISSUES AND REVISIONS

MOELLER & ASSOCIATES Engineering Solutions
1040 N. WALNUT AVE. STE B, NEW BRAUNFELS, TX. 78130
PH: 830-358-7127 www.ma-tx.com
TBPE FIRM #13351

WPAP SITE PLAN

WPAP SET

THE CASITAS ON THE GUADALUPE

NEW BRAUNFELS, TX 78132

SHEET 1 OF 1

Drawing Name: N:\Projects\CAS001.101 - Casitas 8750 River Road\Engineering Reports\WPAP\Casitas Site Plan.dwg User: nashnoel Oct 23, 2014 - 12:20pm

Temporary Stormwater Section
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

REGULATED ENTITY NAME: The Casitas on the Guadalupe

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:

   ___ Aboveground storage tanks with a cumulative storage capacity of less that 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.
   _X_ Fuels and hazardous substances will not be stored on-site.

2. _X_ **ATTACHMENT A - Spill Response Actions**. A description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is provided at the end of this form.

3. N/A 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. _X_ **ATTACHMENT B - Potential Sources of Contamination.** Describe in an attachment at the end of this form any other activities or processes which may be a potential source of contamination.
   ___ There are no other potential sources of contamination.

SEQUENCE OF CONSTRUCTION

5. _X_ **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 provided at the end of this form. For each activity described, an estimate of the total area of the site to be disturbed by each activity is given.

6. _X_ 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: Guadalupe River

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. _X_ **ATTACHMENT D - Temporary Best Management Practices and Measures.** A description of the TBMPs and measures that will be used during and after construction are provided at the end of this form. For each activity listed in the sequence of construction, include appropriate control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

   _X_ 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 has been provided in the attachment at the end of this form

   a. 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.

   b. 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.

   c. A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

   d. 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 provided at the end of this form. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   _X_ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. _X_ **ATTACHMENT F - Structural Practices.** Describe 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. Placement of structural practices in floodplains has been avoided.

10. _X_ **ATTACHMENT G - Drainage Area Map**. A drainage area map is provided at the end of this form to support the following requirements.

   ___ 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.

_X_ 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.

11. N/A **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 has 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 provided as at the end of this form.

12. _X_ **ATTACHMENT I - Inspection and Maintenance for BMPs.** A plan for the inspection of temporary BMPs and measures and for their timely maintenance, repairs, and, if necessary, retrofit is provided at the end of this form. A description of documentation procedures and recordkeeping practices is included in the plan.

13. _X_ 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. _X_ 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. N/A 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. _X_ 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. _X_ **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 at the end of this form.

18. _X_ 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. _X_ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

ADMINISTRATIVE INFORMATION

20. _X_ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. _X_ 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. _X_ 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.

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:

Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

10/23/14
Date

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 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:
Due to the unique nature of the project, the construction activities would be considered minor. The maximum area of disturbed area will be less than 1% of the project site. The following construction sequence will occur for the proposed cabin sites and the residential dwelling:

1. Temporary BMPs: Installation of silt fence.
2. Construction of small berm along short section of the north boundary. (600 sf)

ATTACHMENT "D"
Temporary BMP's and Measures

The following sequence will be followed for installing temporary BMP's: As stated in ATTACHMENT "C" above, the disturbance is minimal:

1. Silt fence will be constructed on the downgradient side of proposed earthen berm prior to construction of the berm.
2. Due to the existing concrete drive already being in place it will not be necessary to install a stabilized construction entrance/exit.

A. With the upgradient perimeter of the casitas will remain in its natural vegetative state. This natural vegetation will filter pollutants originating upgradient of the site, preventing pollution of onsite runoff.

B. Silt fence will be placed on the downgradient side of each proposed earthen berm to contain pollutants generated from onsite runoff. Soil disturbance will be limited to a minimum. 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 to prevent pollution of water originating onsite and/or flowing offsite.

C. The majority of the property's natural vegetation will not be disturbed. This existing natural vegetation, in addition to the silt fence will prevent pollutants from entering sensitive features as well as the aquifer.

ATTACHMENT "E"
Request to Temporarily Seal a Feature

There will be no request to temporarily seal a feature.

ATTACHMENT "F"
Structural Practices

Since disturbed areas are small, silt fence will be used to protect disturbed soils and to prevent contamination from leaving the project site. The majority of the site will remain in a natural state, with adequate vegetation, with minimal disturbance of existing drainage patterns.

ATTACHMENT "G"
Drainage Area Map

See Drainage Area Map at the end of this section.

ATTACHMENT "H"
Temporary Sediment Pond Plans and Calculations

There will not be more than 10 acres of disturbed soil in one common drainage area that will occur at one time. Silt fence will be used for small drainage areas. No sediment ponds will be constructed due to the minimal amount of soil disturbance.

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 insure 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.

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 in the course of 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:	The Casitas on The Guadalupe Condominium Association
Contact:	Chuck Priess
Phone:	(512) 921-0892
Address:	8750 River Road
	New Braunfels, Texas 78132

Design Engineer:

Company:	Moeller & Associates
Contact:	Shane Klar, P.E.
Phone:	(830) 358-7127
Address:	1040 N. Walnut Ave., Ste. B
	New Braunfels, Texas 78130

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

There will be minimal disturbed soil due to construction operations that are not covered by pavement or the single family dwellings. 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. 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.

Permanent Stormwater Section
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

REGULATED ENTITY NAME: The Casitas on the Guadalupe

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

1. _X_ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

2. _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.

   _X_ 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 provided below:

   _____

   _____

3. _X_ 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.

4. _X_ 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.

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

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

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

5. _N/A_ 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.

N/A **ATTACHMENT A - 20% or Less Impervious Cover Waiver.** This 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 found at the end of this form.

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

___ This 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 identified as **ATTACHMENT B** at the end of this form.

___ If no surface water, groundwater or stormwater originates upgradient from the site and flows across the site, an explanation is provided as **ATTACHMENT B** at the end of this form.

X If 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, an explanation is provided as **ATTACHMENT B** at the end of this form.

7. **ATTACHMENT C - BMPs for On-site Stormwater.**

X 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 identified as **ATTACHMENT C** at the end of this form.

___ If 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, an explanation is provided as **ATTACHMENT C** at the end of this form.

8. X **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 provided at the end of this form. Each feature identified in the Geologic Assessment as "sensitive" has been addressed.

9. X 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.

X The permanent sealing of or diversion of flow from a naturally-occurring "sensitive" or "possibly sensitive" feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any naturally-occurring "sensitive" or "possibly sensitive" features on this site.

N/A **ATTACHMENT E - Request to Seal Features.** A request to seal a naturally-occurring "sensitive" or "possibly sensitive" feature, that includes a justification as to why no reasonable and practicable alternative exists, is found at the end of this form. A request and justification has been provided for each feature.

10. N/A **ATTACHMENT F - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information have been signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed permanent BMPs and measures are provided at the end of this form. Design Calculations, TCEQ

Construction Notes, all man-made or naturally occurring geologic features, all proposed structural measures, and appropriate details must be shown on the construction plans.

11. _N/A_ **ATTACHMENT G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is provided at the end of this form. The plan has been prepared and certified by the engineer designing the permanent BMPs and measures. The plan has been signed by the owner or responsible party. The plan includes procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofits as well as a discussion of record keeping procedures.

12. _X_ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

___ Pilot-scale field testing (including water quality monitoring) may be required for BMPs that are not contained in technical guidance recognized by or prepared by the executive director.

__ **ATTACHMENT H - Pilot-Scale Field Testing Plan.** A plan for pilot-scale field testing is provided at the end of this form.

13. _X_ **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 provided at the end of this form. 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.

Responsibility for maintenance of permanent BMPs and measures after construction is complete.

14. _X_ 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.

15. _X_ 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.

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:

Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

10/23/14
Date

ATTACHMENT "A"
20% or Less Impervious Cover Waiver

A Waiver is not being requested at this time.

ATTACHMENT "B"
BMP's for Upgradient Stormwater

The upgradient stormwater sheet flows through the property over existing vegetation. Please refer to the Drainage Area Map in the Temporary Stormwater Section. Stormwater pollution should remain unchanged and natural filtration properties of the existing vegetation will remain.

ATTACHMENT "C"
BMP's for On-Site Stormwater

Permanent treatment for the site will continue to function as it currently is. The site south of the main drive drains over 120 linear feet of an established vegetative filter strip before reaching a large planter that stretches the entire width of the site and acts as a horizontal velocity dissipater and flow spreader. Stormwater from north of the drive drains to the same large planter on continues from there to drain over 45 linear feet of additional vegetative filter strip. The only proposed improvement is a small berm along a short section of the northern boundary of the site to ensure all stormwater generated onsite is directed to the existing planter.

According to the Geologic Assessment, while the site is within the published boundary of the Edwards Aquifer recharge zone the site is not underlain by the Edwards Formation. As a result, potential recharge features identified are not considered to pose a concern with respect to water quality for the Edwards Aquifer.

ATTACHMENT "D"
BMP's for Surface Streams

The man-made sensitive features (water well & septic system) described in the Geologic Assessment will remain in use. There are no naturally occurring sensitive features within the proposed property. The natural vegetation located down gradient of the proposed improvements will filter the pollutants.

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 proposed earthen berm will direct water to an existing planter that will act as a horizontal velocity dissipater and flow spreader.

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

I Chuck Priess,
Print Name

Association Secretary,
Title - Owner/President/Other

of The Casitas On The Guadalupe Condominium Association,
Corporation/Partnership/Entity Name

have authorized Shane Klar, P.E.
Print Name of Agent/Engineer

of Moeller and Associates
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:

Chuck Priess
Applicant's Signature

10/3/14
Date

THE STATE OF TX §

County of COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared CHUCK PRIESS 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 3 day of OCTOBER, 2014.

CLAIRE CUNNINGHAM
Notary Public, State of Texas
My Commission Expires
June 14, 2016

Claire Cunningham
NOTARY PUBLIC

CLAIRE CUNNINGHAM
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/14/2016

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

NAME OF PROPOSED REGULATED ENTITY: The Casitas on the Guadalupe
REGULATED ENTITY LOCATION: 2 miles west of the 2nd crossing on River Road
NAME OF CUSTOMER: The Casitas on The Guadalupe Condominium Association
CONTACT PERSON: Chuck Priess PHONE: (512) 921-0892
(Please Print)

Customer Reference Number (if issued): CN _____ (nine digits)

Regulated Entity Reference Number (if issued): RN _____ (nine digits)

Austin Regional Office (3373) ☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362) ☐ Bexar ☑ Comal ☐ Medina ☐ Kinney ☐ Uvalde

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

☐ **Austin Regional Office**

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

☑ **San Antonio Regional Office**

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

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	$1,500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
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

10/23/14
Date

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

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

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Application Fee Schedule
30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications
Contributing Zone Plans and Modifications

PROJECT	PROJECT AREA IN ACRES	FEE
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

PROJECT	COST PER LINEAR FOOT	MINIMUM FEE MAXIMUM FEE
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

PROJECT	COST PER TANK OR PIPING SYSTEM	MINIMUM FEE MAXIMUM FEE
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

PROJECT	FEE
Exception Request	$500

Extension of Time Requests

PROJECT	FEE
Extension of Time Request	$150

Basis2 Receipt Report by Endorsement Number

OCT-01-14 10:35 AM

Acct. #: EAS Account Name: WQ EDWARDS AQUIFER/SAN ANTONIO

Paid For	Endors. #	Ref #2	Paid In By	PayTyp	Chk #	Card#	Bank Slip	Tran.Date	Receipt Amnt.
WPAP/CASITAS ON THE GUADALUPE CONDOMINIU	M501287		CASITAS ON THE GUADALUPE CONDOMINIUM ASSOC	CK	1321		BS00037255	17-SEP-14	$1500.00

Report_ID:

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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)*

☒ New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Attachments **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)*

☒ Yes ☐ No — WPAP Application

3. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	4. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy) 10/7/2014

6. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check only one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other: _____

7. General Customer Information

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State) ☐ No Change**

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

8. Type of Customer:	☐ Corporation	☐ Individual	☐ Sole Proprietorship- D.B.A
☐ City Government	☐ County Government	☐ Federal Government	☐ State Government
☐ Other Government	☐ General Partnership	☐ Limited Partnership	☒ Other: Condominium Association

9. Customer Legal Name *(If an individual, print last name first: ex: Doe, John)*	*If new Customer, enter previous Customer below*	*End Date:*
Priess, Chuck		

10. Mailing Address:	8750 River Road						
	City	New Braunfels	State	TX	ZIP	78132	ZIP + 4	2813

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(512) 921-0892		(830) 515-5611

16. Federal Tax ID *(9 digits)*	17. TX State Franchise Tax ID *(11 digits)*	18. DUNS Number *(if applicable)*	19. TX SOS Filing Number *(if applicable)*
801025671	12059999925		0800710708

20. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

21. Independently Owned and Operated?

☒ Yes ☐ No

SECTION III: Regulated Entity Information

22. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information ☐ No Change** *(See below)*

If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.

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

The Casitas on The Guadalupe Condominium Association

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	8750 River Road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	2813
25. Mailing Address:	8750 River Road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	2813

26. E-Mail Address:		
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*
(512) 921-0892		(830) 515-5611

30. Primary SIC Code (4 digits)	**31. Secondary SIC Code** (4 digits)	**32. Primary NAICS Code** (5 or 6 digits)	**33. Secondary NAICS Code** (5 or 6 digits)
1521	8811	236115	531311

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

single family condominiums

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	2 miles west of the second crossing on River Road

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
New Braunfels	Comal	TX	78130

37. Latitude (N) In Decimal:	29.802606		**38. Longitude (W) In Decimal:**	98.147586	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	48	09.38	98	08	51.31

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Industrial Hazardous Waste	☐ Municipal Solid Waste
☐ New Source Review – Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS	☐ Sludge
☐ Stormwater	☐ Title V – Air	☐ Tires	☐ Used Oil	☐ Utilities
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Shane Klar, P.E.	**41. Title:**	Authorized Agent

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(830) 358-7127		(830) 515-5611	shaneklar@ma-tx.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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Moeller & Associates	**Job Title:**	Engineer
Name *(In Print)* :	Shane Klar, P.E.	**Phone:**	(830) 358-7127
Signature:	Shane Klar	**Date:**	10/23/14

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 24, 2015

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

Re: PROJECT NAME: The Casitas on the Guadalupe, located at 8750 River Road, New Braunfels, Texas

PLAN TYPE: Application for an Exception Request, 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAPP Additional ID: 13-15032402

Dear Mr. Hornseth:

The referenced application is being forwarded to you pursuant to the Edwards Aquifer Rules. The Texas Commission on Environmental Quality (TCEQ) is required by 30 TAC Chapter 213 to provide copies of all applications to affected incorporated cities and underground water conservation districts for their comments prior to TCEQ approval. More information regarding this project may be obtained from the TCEQ Central Registry website at http://www.tceq.state.tx.us/permitting/central_registry/.

Please forward your comments to this office by April 24, 2015.

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

Sincerely

Todd Jones
Water Section Work Leader
San Antonio Regional Office

TJ/eg

EXCEPTION REQUEST

FOR

The Casitas on the Guadalupe

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

MOELLER & ASSOCIATES
Engineering Solutions

F-13351

Shane Klar, P.E.
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
March 23, 2015

RECEIVED
MAR 27 2015
COUNTY ENGINEER

General Information Form
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

REGULATED ENTITY NAME: The Casitas on the Guadalupe

COUNTY: Comal STREAM BASIN: Guadalupe River

EDWARDS AQUIFER: X RECHARGE ZONE
___ TRANSITION ZONE

PLAN TYPE: ___ WPAP ___ AST X EXCEPTION
___ SCS ___ UST ___ MODIFICATION

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Chuck Priess
Entity: The Casitas on The Guadalupe Condominium Association
Mailing Address: 8750 River Road
City, State: New Braunfels Zip: 78132-3106
Telephone: (512) 921-0892 FAX: (830) 609-5783

Agent/Representative (If any):

Contact Person: Shane Klar
Entity: Moeller & Associates
Mailing Address: 1040 N. Walnut Ave.
City, State: New Braunfels Zip: 78130-7874
Telephone: (830) 358-7127 FAX: (830) 515-5611

2. ___ This project is inside the city limits of _____.
X This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of City of New Braunfels.
___ This project is not located within any city's limits or ETJ.

3. 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 site is located on north side of River Road approximately 2 miles west of the second crossing.

4. X **ATTACHMENT A - ROAD MAP**. A road map showing directions to and the location of the project site is attached at the end of this form.

5. X **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 behind this sheet. The map(s) should clearly show:

X Project site.
X USGS Quadrangle Name(s).
X Boundaries of the Recharge Zone (and Transition Zone, if applicable).
X Drainage path from the project to the boundary of the Recharge Zone.

6. X 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. **The TCEQ must be able to inspect the project site or the application will be returned.**

7. X **ATTACHMENT C - PROJECT DESCRIPTION**. Attached at the end of this form is a detailed narrative description of the proposed project.

8. Existing project site conditions are noted below:
   - ___ Existing commercial site
   - ___ Existing industrial site
   - X Existing residential site
   - ___ Existing paved and/or unpaved roads
   - ___ Undeveloped (Cleared)
   - ___ Undeveloped (Undisturbed/Uncleared)
   - ___ Other:_____

PROHIBITED ACTIVITIES

9. X 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).

10. N/A 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

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

   ___ For a Water Pollution Abatement Plan and Modifications, the total acreage of the site where regulated activities will occur.

___ For an Organized Sewage Collection System Plans and Modifications, the total linear footage of all collection system lines.

___ For a UST Facility Plan or an AST Facility Plan, the total number of tanks or piping systems.

_X_ 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.

12. 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)

_X_ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

13. _X_ 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.

14. _X_ 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.

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:

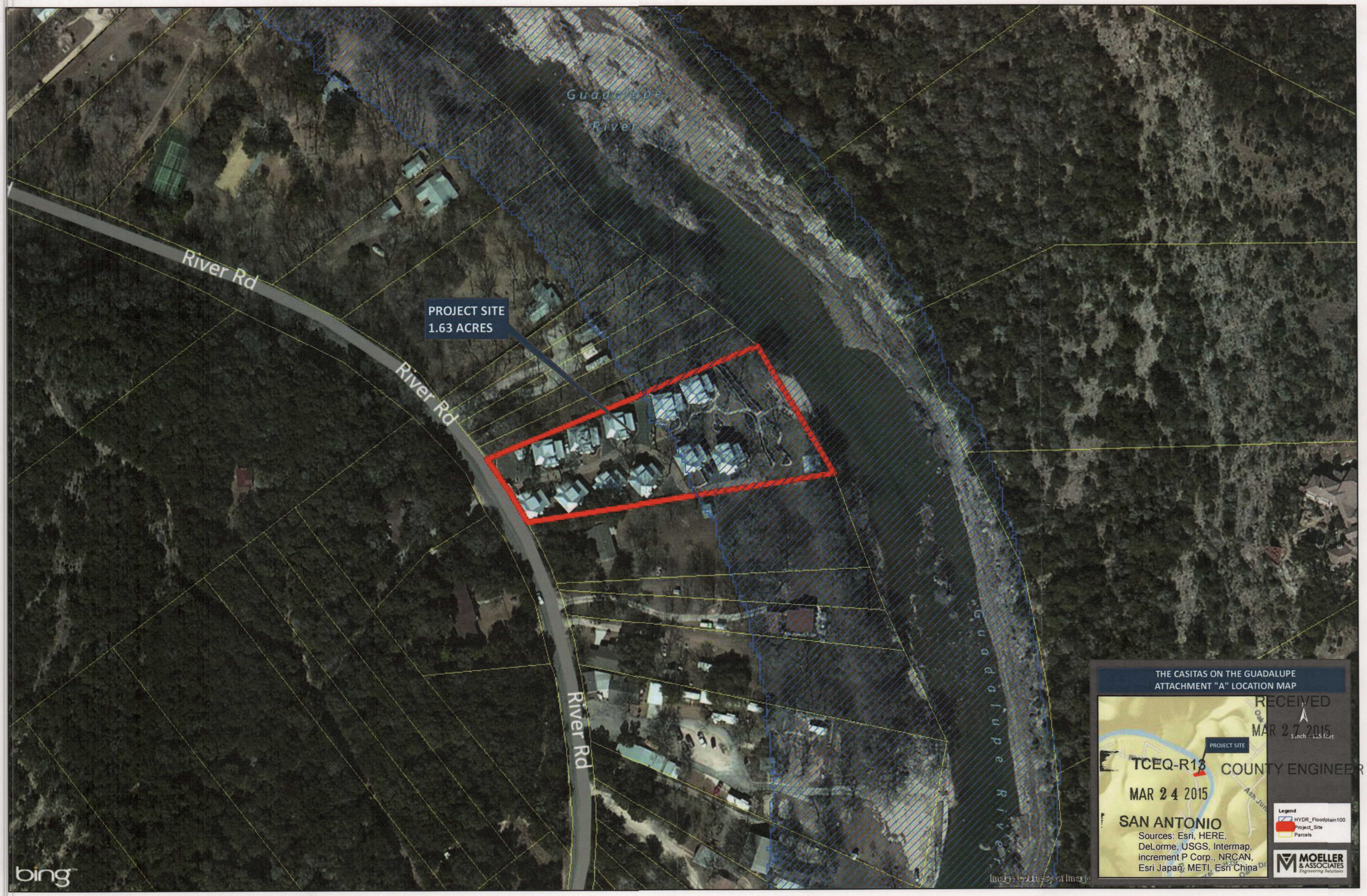
Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

3/23/15
Date

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

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



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SAN ANTONIO

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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SATTLER QUADRANGLE
COMAL CO.
SERIES (TOPOGRAPHIC)

SITE

RECHARGE ZONE

Produced by the United States Geological Survey

Control by USGS and NOS/NOAA

Compiled from aerial photographs taken 1962. Revisions shown in purple compiled from aerial photographs taken 1986 and other sources and has been field checked. Map edited 1994
Conflicts may exist between some updated features and previously mapped contours

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks : Texas Coordinate System, south central zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Areas covered by dashed light-blue pattern are subject to controlled inundation

UTM GRID AND 1994 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

2998-442

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

SATTLER, TEX.
29098-G2-TF-024

1963
REVISED 1994
DMA 6343 I SW-SERIES V882

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MAR 24 2015
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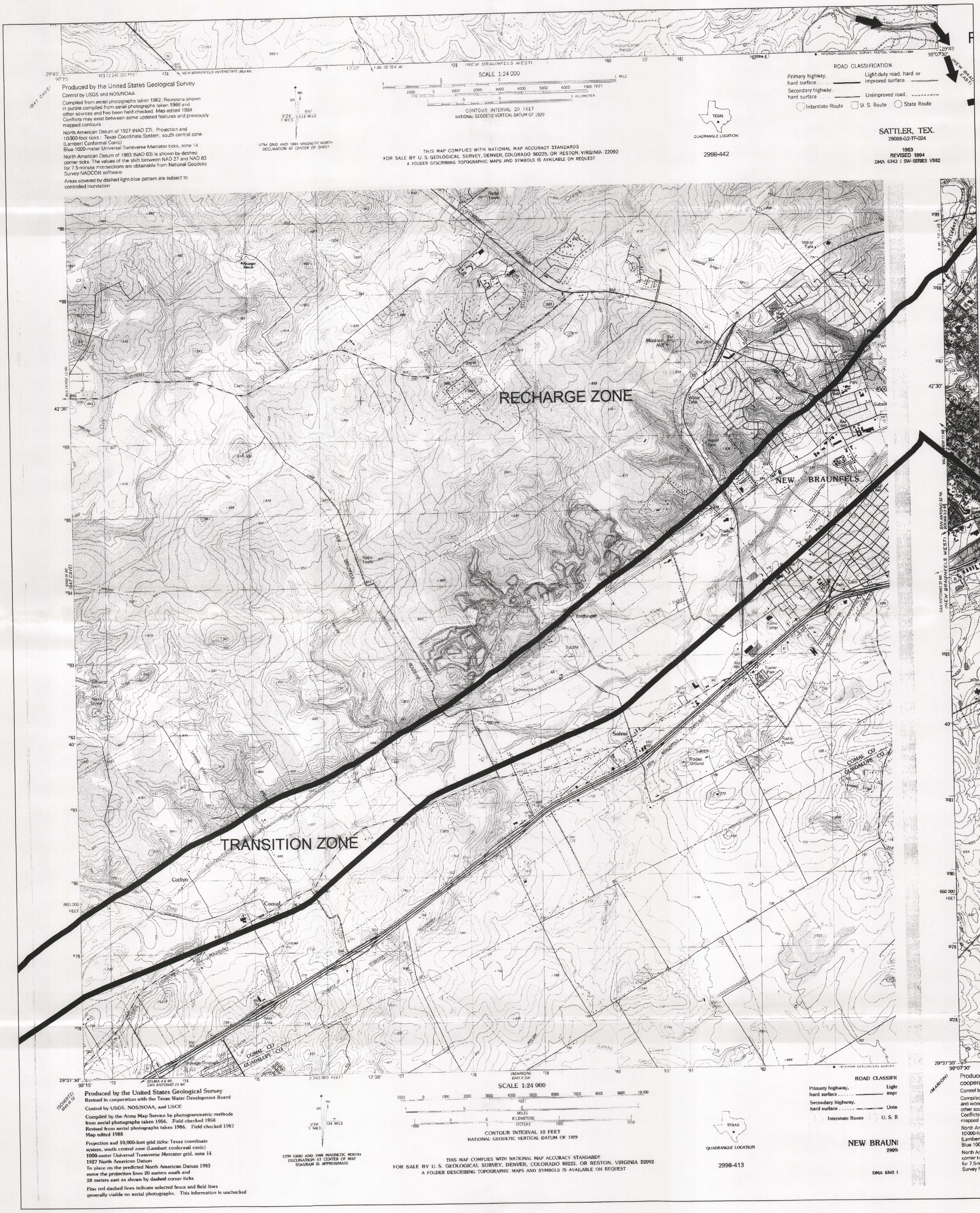

TCEQ-R13
MAR 24 2015
SAN ANTONIO

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COUNTY ENGINEER

ATTACHMENT "C"
Project Description

The Casitas on The Guadalupe is located at 8750 River Road in New Braunfels, Texas. The 1.63 acre property is located approximately 2 miles west of the second crossing on River Road(See Attachment "A"-Location Map). The existing improvements of the site consist of 11 condominiums, concrete entry drive water well pad, landscaping and impervious gravel parking. The water supply for the site is served by a private well and the sanitary sewer is treated by a private onsite septic system. The existing topography consists of gentle slopes (slopes 1% to 3%) with cedar, pecan and cypress trees scattered throughout. Soils are approximate 5 feet deep sandy loams with gentle slopes and are generally well drained. Terrain is gently rolling river terrace typically associated with low side stream banks.

The site currently drains in a sheet flow condition from west to east toward the Guadalupe River. No well-defined channels or drainage features exist on the site. According to the project geologist, while the site is within the published boundary of the Edwards Aquifer recharge zone the site is not underlain by the Edwards Formation. The site is in fact underlain by the Glen Rose Formation. The potential for fluid movement to the Edwards Aquifer does not exist on the site.

This project was originally submitted to TCEQ as a WPAP Application to correct an issue that was created by the original developer. The current owners of the condominiums are not the original developers of the site. The site was originally built as a rental community in 2006-2007. The original owner/developer created a Condominium Association and sold the units to individual owners as recent as 2013. The current owners were unaware of unresolved issues related to the recharge zone until recent septic improvements were needed.

Upon further investigation and discussion with TCEQ it was determined and recommended by TCEQ that an exception request be filed due to the site's unique geology. On March 6th, 2015 the owner, engineer, geologist and TCEQ met at the site and all concurred that the site did not have potential for fluid movement to the Edwards Aquifer due to its position over the Glen Rose Formation.

Recharge And Transition Zone
Exception Request Form
30 TAC §213.9 Effective June 1, 1999

Regulated Entity Name: The Casitas on the Guadalupe

1. X **ATTACHMENT A - Nature of Exception.** A narrative description of the nature of each exception requested is provided as **ATTACHMENT A** at the end of this form. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.

2. X **ATTACHMENT B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is provided as **ATTACHMENT B** at the end of this form.

ADMINISTRATIVE INFORMATION

3. X 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.

4. X The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.

5. X The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

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 **RECHARGE AND TRANSITION ZONE EXCEPTION REQUEST FORM** application is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Shane Klar, P.E.
Print Name of Customer/Agent

Signature of Customer/Agent

3/23/15
Date

RECEIVED
MAR 27 2015
COUNTY ENGINEER

ATTACHMENT "A"
Nature of Exception

According to the project geologist and confirmed with TCEQ staff, while the site is within the published boundary of the Edwards Aquifer recharge zone the site is not underlain by the Edwards Formation. The site is in fact underlain by the Glen Rose Formation. The potential for downward fluid movement to the Edwards Aquifer does not exist on the site. Field observations, mapping, and well data support the findings the site is outside the Edwards Formation. Furthermore, at a March 6th, 2015 site visit with the owner, engineer, geologist and TCEQ all parties concurred with the above referenced data.

Attached to this section are the detailed findings of the project geologist.

Based on the data presented in the attached geologic findings and in concurrence with what has been observed in the field, it is our opinion that current improvements and any future improvements do not and will not have the potential to impact the water quality of the Edwards Aquifer.

SITE GEOLOGY NARRATIVE

For

8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

Prepared for

MOELLER & ASSOCIATES
New Braunfels, Texas

Prepared by

RABA KISTNER ENVIRONMENTAL, INC.
San Antonio, Texas

3/23/15

Richard V. Klar

STATE OF TEXAS
RICHARD V KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

PROJECT NO. ASF14-143-00

March 2015

SITE GEOLOGY NARRATIVE
Casitas on the Guadalupe
8750 River Road
New Braunfels, Comal County, Texas

INTRODUCTION

The following discussion is a site-specific assessment of existing geological conditions within the referenced project site (hereinafter referred to as SITE). A geologic assessment was performed by **Raba Kistner Environmental, Inc. (RKEI)** for Moeller & Associates on behalf of property ownership, pursuant to applicable Edwards Aquifer Protection Program Rules as specified in *Title 30 of the Texas Administrative Code, Section 213 (30 TAC §213, effective September 1, 2005).* Please refer to the attached ***Figure 1 – Published Geologic Data Themes*** for the location of the property with respect to publically-available geologic data themes including: surface topography available from the U.S. Geological Survey (1988); recent aerial imagery available from the City of San Antonio (2013); soils data available from the Natural Resources Conservation Service (2004); in addition to published geologic maps prepared by Collins (2000), Geologic Atlas of Texas (1983), and United States Geological Survey (2005).

This geologic report documents conditions observed by **RKEI** within the project boundaries during SITE visits conducted on September 23, 2014 and March 6, 2015.

SITE DESCRIPTION

Site Location. As presented on ***Figure 1***, the SITE consists of approximately 1.6 acres of land located at 8750 River Road in New Braunfels, Comal County, Texas. The SITE is currently fully developed and improved circa 2007 with 11 cottages (condominiums) and associated shallowly-buried utility systems (i.e., electric, natural gas, sewer, etc.), in addition to a water-supply well and aerobic septic system. Reconnaissance mapping activities conducted indicate commercial and residential land use along the Guadalupe River throughout the surrounding SITE vicinity.

Topography and Drainage. The SITE generally consists of a gently sloping river terrace (hilltop) topography, as shown on the 7.5-Minute Series topographic map (i.e., Sattler Quadrangle) prepared by the U.S. Geological Survey (USGS, 1988). As indicated by topographic contours presented on ***Figure 1***, which were obtained from the referenced topographic map, the surface drainage pattern for the SITE is primarily from west to east and occurs as sheet flow discharging to the Guadalupe River. No well-defined channels or drainage features exist on the SITE.

A review of Flood Insurance Rate Map (FIRM 48091C0270F, FEMA, September 2, 2009) indicates that approximately the eastern one-half of the SITE is located within the 100-yr floodplain area as depicted on official map.

Soils. On the basis of information provided in the *Soils Survey of Comal and Hays Counties, Texas (June 1984)* in addition to online Natural Resources Conservation Service (2004) data and field observations, native soils mapped through the SITE is classified as Boerne sandy loam, 1-3% slopes (BoB). As presented on ***Figure 2 – SITE Soils Map***, the full extent of the subject property is underlain to depths greater than 5 feet by the BoB soils series. The following table provides a summary of information obtained from published references.

SOIL SERIES	THICKNESS ON SITE	DESCRIPTION
Boerne sandy loam, 1-3% slopes	**~5+ feet**	***Boerne sandy loam, 1-3% slopes (BoB):*** This soil is generally deep and gently sloping, extending outward towards low stream terraces near rivers and large creeks. The surface layer is approximately 17 inches thick consisting of grayish brown, moderately alkaline fine sandy loam. The subsoil is pale brown and very pale brown, moderately alkaline fine sandy loam extending to 41 inches in depth and is approximately 50% calcium carbonate. The underlying soil is a very pale brown, moderately alkaline fine sandy loam to a depth of 65 inches.

Field observations confirm the presence of BoB soils, consisting primarily of brownish loamy clay to sandy clay surface soils. As further described in the referenced soil survey, the BoB (alluvial) soils are generally well-drained with moderately rapid permeability. As this soil unit reportedly exhibits permeability values of 2-6 inches/hour, it is tentatively classified herein as "B", with respect to the SCS Hydrologic Soil Groups classification system. This soil is further reported as having a low shrink-swell potential.

Historical Property Use. Although research pertaining to past SITE operations and historical land use activities was beyond the scope of this Geologic Assessment, historical aerial imagery was reviewed to evaluate historical land use and the presence of any lineations (i.e., evidence of a fault). No indications of normal faulting were identified in the aerial photos within SITE boundaries. The property was largely undeveloped prior to construction of the Casitas on the Guadalupe circa 2007 with consistent surrounding land use.

Classification of Recharge Features: *As discussed herein, the SITE is not underlain by the Edwards Formation. As a result, recharge features cannot exist on the site.*

GEOLOGY

Stratigraphy. In order to evaluate geologic conditions for the SITE and surrounding vicinity, published geologic mapping information presented by Collins (2000) was primarily reviewed and considered. Collective published geologic references depicted on ***Figure 1*** indicate that the SITE is underlain by at least 5 to 10 feet of alluvial deposits associated with the adjacent Guadalupe River. Small and Hanson (1994) and the subsequent compilation map that incorporates this study prepared by the USGS (2005) indicates that the SITE is underlain by recent Quaternary floodplain deposits designated as Qal on their geologic map. The more recent interpretation provided by Collins (2000) indicates that the SITE is underlain by relatively older Quaternary river terrace deposits designated as Qt, and that argillaceous limestone units of the Cretaceous Upper Glen Rose formation underlie the SITE at depth and comprise the majority of the surrounding upland (hillside) terrain. As presented on ***Figure 3 – Site Geologic Map***, field mapping observations generally confirm the published interpretation of SITE geologic conditions presented by Collins (2000).

Published maps from the Geologic Atlas of Texas (1983) and Collins (2000) clearly indicate that although the Edwards Formation is present in the SITE vicinity capping the upper portions of large hilltops, this formation does not underlie the SITE. From a stratigraphic standpoint, massive (younger) limestone strata of the Lower Edwards (Kainer) Formation normally overlie the more thinly-bedded and argillaceous limestone units of the (older) Upper Glen Rose Formation.

As presented on ***Figure 4 – Stratigraphic Column***, information pertaining to the lithologies and thickness of geologic units underlying the SITE was primarily taken from Small and Hanson (1994).

Structure. This SITE is located along the southern edge of the Balcones Fault Zone and, as such, is expected to exhibit a similar dominant structural trend. The Balcones Fault Zone generally consists of a northeast-southwest trending, *en echelon* normal fault system, which juxtaposes Upper Cretaceous lithologies in the southeast with Lower Cretaceous lithologies in the northwest. As a result of this large-scale regional faulting, minor internal fault sequences and fractures exist within this zone which generally follow the same structural trend and accommodate localized displacement. Based on review of published geological maps, a large normal fault is identified (by Collins, 2000) approximately 0.4 miles northwest of the SITE, which generally serves to juxtapose older rocks on the northwest side of the fault (i.e., Upper Glen Rose Formation) with younger rocks southeast of the fault (i.e., Edwards Formation).

Based on review of historical aerial photographs, published maps, and in conjunction with field mapping efforts, no indications of lineations that could be associated with normal faulting were identified within the boundaries of the SITE.

POTENTIAL FOR FLUID MIGRATION TO THE EDWARDS AQUIFER

As discussed herein, the SITE is not underlain by the Edwards Formation. As a result, there is no concern with respect to fluid migration or water quality for the Edwards Aquifer. Based on our review of SITE geology, topography and drainage conditions, in addition to the results of our detailed mapping efforts, the overall potential for fluid movement (i.e. surface-derived flow) to the shallow subsurface via infiltration is considered to be low. The following assessment findings support this conclusion.

- The SITE is directly underlain to depths estimated on the order of 5-10 feet by thick alluvial soils (BoB), floodplain deposits (Qal), and river terrace deposits (Qt) associated with the adjacent Guadalupe River channel. Based on field mapping observations, surface soils are predominantly clay and silty clay loam, which typically do not facilitate rapid percolation of water.

- No structural features or well-defined drainage channels exist on SITE that would serve to concentrate or focus recharge into the subsurface. Based on our observations, surface drainage is primarily from west to east and occurs as sheet flow discharging to the Guadalupe River.

- As the onsite water supply well is not completed within the Edwards Aquifer, the potential to impact the water quality of the Edward Aquifer does not exist. The well has a high potential of transmitting fluids to the Trinity Aquifer only in the event that the existing surface completion becomes breached or compromised.

Based on the historic data referenced above along with the support of field observations there is no concern with respect to fluid migration or water quality for the Edwards Aquifer. Onsite activities do not currently nor will they in the future have the potential to impact the Edwards Aquifer.

REFERENCES

Barnes, V. L., 1983, Geologic Atlas of Texas San Antonio Sheet; Bureau of Economic Geology, The University of Texas at Austin, Austin, Texas.

Collins, Edward W., 2000, Geologic Map of the New Braunfels, Texas, 30 X 60 Minute Quadrangle: Geologic Framework of an Urban-Growth Corridor along the Edwards Aquifer, South-Central Texas: Bureau of Economic Geology, The University of Texas at Austin, Austin, Texas.

Maclay, R. W., 1995, Geology and hydrogeology of the Edwards aquifer in the San Antonio area, Texas: U.S. Geological Survey Water Resources Investigations Report 95-4186, 64 p.

National Flood Insurance Program, 2009, Flood Insurance Rate Map, Comal County, Texas and Incorporated Areas; Federal Emergency Management Agency, Map 48091C0270F.

Small, Ted A., and John A. Hanson, 1994, Geologic framework and hydrogeologic characteristics of the Edwards Aquifer outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94-4117.

TCEQ Edwards Aquifer Protection Program, 1998, Edwards Aquifer Recharge Zone Map, Sattler Quadrangle; TNRCC, September 1998.

United States Geological Survey (USGS), 1988, Sattler Quadrangle; USGS, Denver, Colorado.

United States Geological Survey, 2005, Geologic Map of the Edwards Aquifer Recharge Zone, South-Central Texas, Compiled By Charles D. Blome, Jason R. Faith, Diana E. Pedraza, George B. Ozuna, James C. Cole, Allan K. Clark, Ted A. Small, and Robert R. Morris.

United States Department of Agriculture (USDA), 1984, Soil Survey of Comal and Hays Counties, Texas; USDA / Soil Conservation Service / Texas Agricultural Experiment Station.

United States Department of Agriculture (USDA), 1986, Urban Hydrology for Small Watersheds; USDA / Natural Resource Conservation Service, Technical Release (TR-) 55, June 1986.

FIGURES

LEGEND

- APPROXIMATE SITE BOUNDARY
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- PAD-MOUNTED TRANSFORMER
- SOIL TYPE
  - BoB = BOERNE FINE SANDY LOAM, 1-3% SLOPES
  - ErG = ECKRANT-ROCK OUTCROP COMPLEX, STEEP
  - W = WATER

SOURCES:
1. Aerial Photograph, Sattler, Provided by the City of San Antonio (COSA) - 2013.
2. Soil data from Natural Resources Conservation Service (NRCS), 2004. Data is Based from Soil Survey of Comal and Hays Counties, Texas, United States Department of Agriculture, June 1984.
3. Existing Utilites Provided by CLIENT.

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

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TBPE Firm Number 3257

SITE SOILS MAP

CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

3-23-15

STATE OF TEXAS
RICHARD V. KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

PROJECT No.:	ASF14-143-00
ISSUE DATE:	3-23-15
DRAWN BY:	LAW
CHECKED BY:	RAS
REVIEWED BY:	RVK

FIGURE 2
TCEQ-R13

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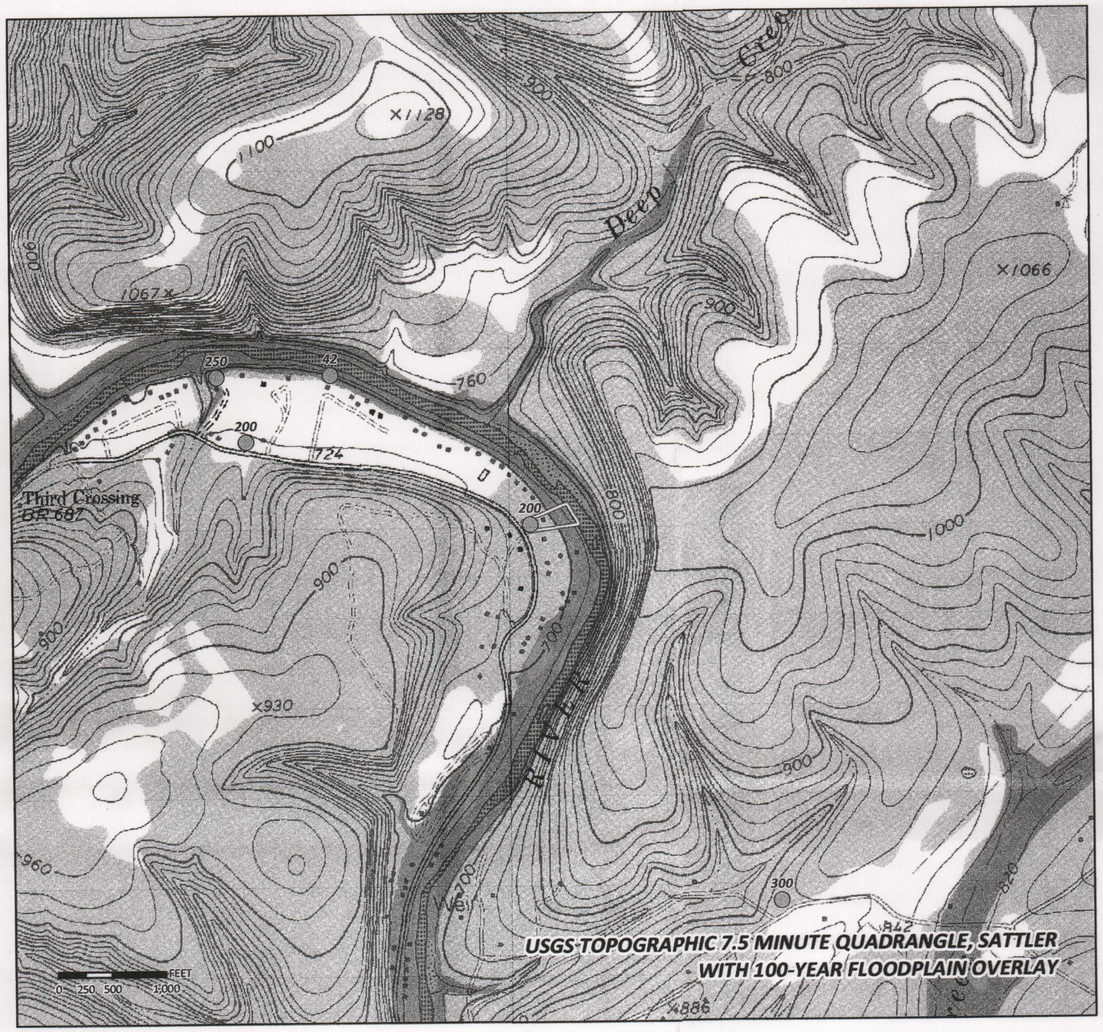

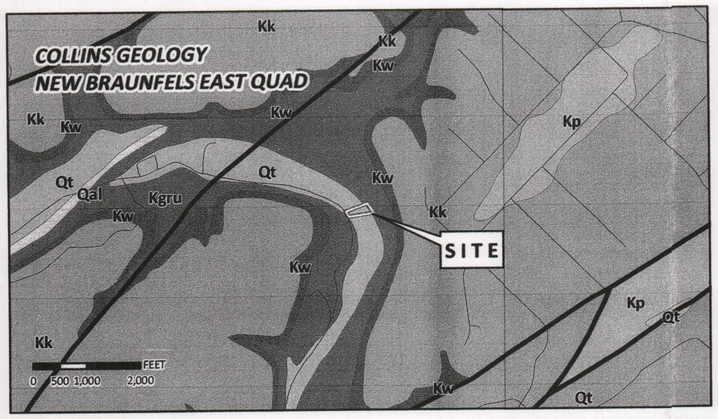

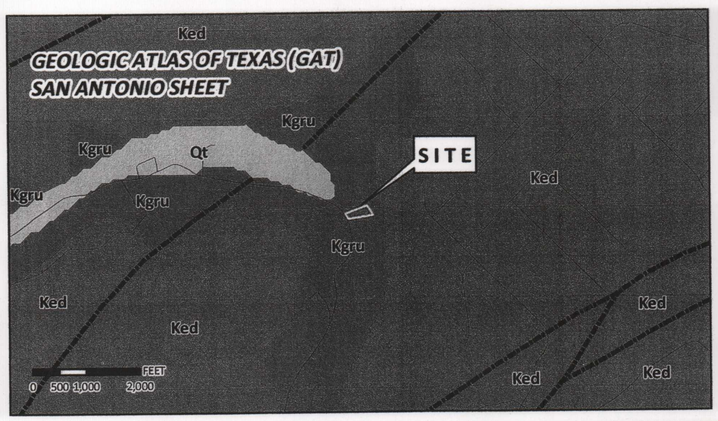

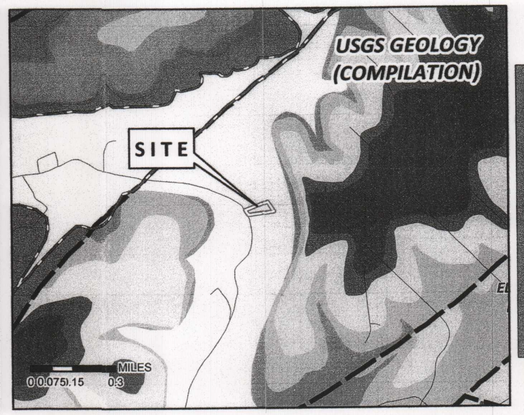

LEGEND
- WATER WELL
- APPROXIMATE SITE BOUNDARY
- 100-YEAR FLOODPLAIN
- GEOLOGIC FAULT (GAT)
- GEOLOGIC FAULT (COLLINS)
- GEOLOGIC FAULT (STEIN & OZUNA)
- EDWARDS AQUIFER BOUNDARY
- SOIL TYPE
- UPPER GLEN ROSE (Kgru)
- KAINER FORMATION (Kk)
- PERSON FORMATION (Kp)
- WALNUT FORMATION (Kw)
- ALLUVIUM (Qal)
- TERRACE ALLUVIUM (Qt)

RABA KISTNER ENVIRONMENTAL

PUBLISHED GEOLOGIC DATA THEMES

CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

Project Number:	ASF14-143-00
Drawn By:	CCL
Checked by:	RVK
Date:	March 23, 2015

FIGURE 1

SOURCE: 1) USGS 7.5 Minute Topographic Quadrangle Sattler Provided by Texas Natural Resources Information System (TNRIS) - 1988
2) 2013 Aerial Photograph, Sattler, Provided by the City of San Antonio (COSA)
3) Collins Geology Provided by Bureau of Economic Geology (BEG), New Braunfels East Quadrangle - 2000
4) USGS Geology Provided by U.S. Geological Survey, Geologic Map of the Edwards Aquifer Recharge Zone, South-Central Texas, Compiled By Charles D. Blome, Jason R. Faith, Diana E. Pedraza, George B. Ozuna, James C. Cole, Allan K. Clark, Ted A. Small, and Robert R. Morris - 2005.
5) GAT Geology Provided by Geologic Atlas of Texas, San Antonio Sheet - 1983
6) Basemaps Provided by Environmental Systems Research Institute (ESRI) - 2010
7) Comal County Soil Data Provided by Natural Resources Conservation Service (NRCS) - 2004
8) Comal County Floodplain Data Provided by FEMA, 48091C0270F - 2009.
9) Edwards Aquifer Data Provided by TCEQ - 2005

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

SOURCES:
1. Aerial Photograph, Sattler, Provided by the City of San Antonio - 2013.
2. 10-Foot Topographic Contours Based on USGS Topographic Maps, Sattler, Provided by Texas Natural Resources Information System (TNRIS).
3. Geology Modified from Collins, Geologic Map of the New Braunfels, Texas, 30x60 Quadrangle, Bureau of Economic Geology - 2000.
4. The SITE is located on the Edwards Aquifer Recharge Zone (EAR2), TNRCC Edwards Aquifer Protection Program, 1998, Edwards Aquifer Recharge Zone Map, Sattler Quadrangle, September 1998.
5. A portion of the SITE is within the 100-Year Floodplain. The remainder of the SITE is located in Zone X (Area of Minimal Flood Hazard). Data Reviewed from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), September 2010, Panel No. 48029C0270F.
6. Existing Utilities Provided by CLIENT.

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3-23-15
STATE OF TEXAS
RICHARD V. KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

N W E S
0 5 10 20
FEET
1 INCH = 20 FEET

SITE GEOLOGIC MAP
CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.: ASF14-143-00

ISSUE DATE:	3-23-15
DRAWN BY:	LAW
CHECKED BY:	RAS
REVIEWED BY:	RVK

FIGURE

3

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STRATIGRAPHIC FORMATION	THICKNESS	DESCRIPTION
Alluvium (Qal)	Variable, ~2 - 4 ft	Unit consists of clay, sand, silt, and gravel. **Alluvial deposits were observed at the eastern SITE boundary along the Guadalupe River channel.**
Fluviatile Terrace Deposits (Qt)	Variable, ~5-10 ft	Unit consists of gravel, sand, silt, and clay of various proportions. **Ancient river terrace deposits completely underlie the SITE and were observed along the upper limits of the Guadalupe River floodplain throughout the SITE vicinity.**
Edwards Limestone (Ked)		
Georgetown Formation (Kgt)	<10	Unit consists of gray to light tan marly limestone. Identified in the field by the presence of *Waconella wacoensis.* **Does not underlie the SITE.**
Person Formation (Kep)	180 - 224 ft	Massive mudstone to packstone underlain by bioturbated iron-stained beds of mudstone and grainstone containing chert. The base of the formation is comprised of about 20-24 feet of dense, argillaceous mudstone. **Does not underlie the SITE.**
Kainer Formation (Kek)	260 - 310 ft	Massive grainstone to mudstone and wackestone containing chert underlain by highly altered crystalline limestone, mudstone, and dolomitic limestone. The base of the formation is comprised of about 50-60 feet of shaley nodular limestone. **Does not underlie the SITE.**
Glen Rose (Kgr) *Upper Member*	350 - 500 ft	The Upper Member of the Glen Rose Formation includes alternating resistant and recessive beds of limestone, dolomite, and marl; limestone is light gray to yellowish-gray, aphanitic to fine-grained, hard to soft, marly; dolomite is fine-grained, porous, yellowish-brown. Upper Glen Rose Formation is relatively thinly-bedded and more dolomitic as compared to the Lower Glen Rose Formation. **Not exposed at SITE, but observed in adjacent hillside features.**

NOTE: Stratigraphic Column adapted from Small and Hanson (1994).

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STRATIGRAPHIC COLUMN
CASITAS ON THE GUADALUPE
8750 RIVER ROAD
NEW BRAUNFELS, COMAL COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.:	ASF14-143-00
ISSUE DATE:	03-23-15
DRAWN BY:	LAW
CHECKED BY:	RAS
REVIEWED BY:	RVK

FIGURE 4

ATTACHMENT "B"
Documentation of Equivalent Water Quality

The Edwards Aquifer water quality will not be affected by the site. Because of the site's geology, onsite recharge of the Edwards Aquifer cannot occur. There is no potential for downward fluid movement to the Edwards Aquifer.

Even though there is no potential for recharge to the Edwards Aquifer all onsite runoff flows toward well-established sod and into duel level flow spreading bio retention areas before entering the Guadalupe River. The site drains from west to east and flows over a minimum of 120 linear feet of established sod that makes up more than 25% of the entire site before entering a series of split level bio retention areas. The sod is primarily St Augustine that is exclusively irrigated via a low pressure underground system that serves the onsite sewage collection system. The bio retention areas are made of dry stacked limestone rock and stretch almost the entire width of the site. All runoff from the sod area enters the upper level bio retention area and passes through the hardwood mulch topping and into the soil where it permeates through the dry stack blocks and into the lower bed where the process repeats before flowing over the final 75 feet of sod before entering the Guadalupe River. The bio retention areas cover an area of more than 2,100 square feet and range in depth from 3' to 7'.

Considering the above referenced existing mechanisms that are currently in place combined with the facts provided for the site geology, the equivalent water quality of the Edwards Aquifer is maintained.

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

I Chuck Priess,
Print Name

Association Secretary,
Title - Owner/President/Other

of The Casitas On The Guadalupe Condominium Association,
Corporation/Partnership/Entity Name

have authorized Shane Klar, P.E.
Print Name of Agent/Engineer

of Moeller and Associates
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:

Chuck Priess
Applicant's Signature

10/3/14
Date

THE STATE OF TX §

County of COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared CHUCK PRIESS 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 3 day of OCTOBER, 2014.

CLAIRE CUNNINGHAM
Notary Public, State of Texas
My Commission Expires
June 14, 2016

Claire Cunningham
NOTARY PUBLIC

CLAIRE CUNNINGHAM
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/14/2016

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

NAME OF PROPOSED REGULATED ENTITY: The Casitas on the Guadalupe
REGULATED ENTITY LOCATION: 2 miles west of the 2nd crossing on River Road
NAME OF CUSTOMER: The Casitas on the Guadalupe Condominium Association
CONTACT PERSON: Chuck Priess PHONE: (512) 921-0892
(Please Print)

Customer Reference Number (if issued): CN _____ (nine digits)

Regulated Entity Reference Number (if issued): RN _____ (nine digits)

Austin Regional Office (3373) ☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362) ☐ Bexar ☑ Comal ☐ Medina ☐ Kinney ☐ Uvalde

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

☐ **Austin Regional Office**

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

☑ **San Antonio Regional Office**

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

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	Acres	$
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	$ 500
Extension of Time	Each	$

***Please note, it was requested that previous payment for a withdrawn WPAP application be applied to the above fee.**

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Signature

3/23/15
Date

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

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors

in their information corrected. To review such information, contact us at 512/239-3282.

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Application Fee Schedule
30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications
Contributing Zone Plans and Modifications

PROJECT	PROJECT AREA IN ACRES	FEE
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

PROJECT	COST PER LINEAR FOOT	MINIMUM FEE MAXIMUM FEE
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

PROJECT	COST PER TANK OR PIPING SYSTEM	MINIMUM FEE MAXIMUM FEE
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

PROJECT	FEE
Exception Request	$500

Extension of Time Requests

PROJECT	FEE
Extension of Time Request	$150

TCEQ

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of 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)*

☒ New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Attachments **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)*

☒ Yes ☐ No — Exception Request

3. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	4. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy) 10/7/2014

6. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check only one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other: _____

7. General Customer Information

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State) ☐ No Change**

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

8. Type of Customer:			
☐ Corporation	☐ Individual	☐ Sole Proprietorship- D.B.A	
☐ City Government	☐ County Government	☐ Federal Government	☐ State Government
☐ Other Government	☐ General Partnership	☐ Limited Partnership	☒ Other: Condominium Association

9. Customer Legal Name *(If an individual, print last name first: ex: Doe, John)*	*If new Customer, enter previous Customer below*	*End Date:*
Priess, Chuck		

10. Mailing Address: 8750 River Road

City	State	ZIP	ZIP + 4
New Braunfels	TX	78132	2813

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(512) 921-0892		(830) 515-5611

16. Federal Tax ID *(9 digits)*	17. TX State Franchise Tax ID *(11 digits)*	18. DUNS Number *(if applicable)*	19. TX SOS Filing Number *(if applicable)*
801025671	12059999925		0800710708

20. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

21. Independently Owned and Operated?

☒ Yes ☐ No

SECTION III: Regulated Entity Information

22. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information ☐ No Change** *(See below)*

If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.

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

The Casitas on The Guadalupe Condominium Association

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24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	8750 River Road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	2813
25. Mailing Address:	8750 River Road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	2813

26. E-Mail Address:		
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*
(512) 921-0892		(830) 515-5611

30. Primary SIC Code (4 digits)	**31. Secondary SIC Code** (4 digits)	**32. Primary NAICS Code** (5 or 6 digits)	**33. Secondary NAICS Code** (5 or 6 digits)
1521	8811	236115	531311

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

single family condominiums

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	2 miles west of the second crossing on River Road

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
New Braunfels	Comal	TX	78130

37. Latitude (N) In Decimal:	29.802606		**38. Longitude (W) In Decimal:**	98.147586		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
29	48	09.38	98	08	51.31	

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Industrial Hazardous Waste	☐ Municipal Solid Waste
☐ New Source Review – Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS	☐ Sludge
☐ Stormwater	☐ Title V – Air	☐ Tires	☐ Used Oil	☐ Utilities
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Shane Klar, P.E.	**41. Title:**	Authorized Agent

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(830) 358-7127		(830) 515-5611	shaneklar@ma-tx.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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Moeller & Associates	**Job Title:**	Engineer
Name *(In Print)* :	Shane Klar, P.E.	**Phone:**	(830) 358-7127
Signature:	Shane Klar	**Date:**	3/23/15

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