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TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

July 24, 2000

Mr. James Ritchie McCulloch III
V.P. RMMV Properties
Amrose Development Partners, Ltd.
6800 Park Ten Blvd., Suite 266 South
San Antonio, TX 78209

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Comal Trace Subdivision Unit-4; Located 0.2 miles south of the intersection of Indigo Run and Shady Grove; Comal County, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer, Edwards Aquifer Protection Program File No. 1506.00

Dear Mr. McCulloch:

The Texas Natural Resource Conservation Commission (TNRCC) received the CZP application for the referenced project submitted to the San Antonio Regional Office by Paul A. Schroeder, P.E., on behalf of Amrose Development Partners, Ltd. on June 21, 2000. As presented to the Texas Natural Resource Conservation Commission (TNRCC), the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Final review of the application was not completed within fifteen days; therefore, as required by 30 TAC §213.23(e)(3), approval of this Contributing Zone Plan application was granted. This approval is subject to applicable state rules and the conditions in this letter. 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 Contributing Zone Plan. A motion for reconsideration must be filed no later than 20 days after the approval date. *This approval expires in two (2) years unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will be located on 87.35 acres and will consist of the construction of approximately 50 single-family residential lots, with an average lot size of approximately 1.0 acre

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or larger. The project will include an entry boulevard to provide access to the proposed subdivision. The proposed impervious cover for the development is approximately 14.43 acres (16.52% of the total area of the site).

SPECIAL CONDITIONS

- I. Since this project will have less than 20% impervious cover, this exemption from permanent BMPs is approved and must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or the land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g), may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.
- II. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit, to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries which is covered by the Edwards Aquifer protection plan shall be included in the deed recordation in the county deed records. A suggested form (TNRCC-0625 Deed Recordation Affidavit-Edwards Aquifer Protection Program) that you may use to deed record the approved CZP is enclosed.
- III. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, the name of the prime contractor and the name and telephone number of the contact person. The executive director will use the notification to determine if the applicant is eligible for an extension of an approved plan. The executive director will use the notification to determine if the applicant is eligible for an extension of an approved plan.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code and the Texas Health and Safety Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved

Contributing Zone Plan and this notice of approval shall be maintained at the project until all regulated activities are completed.

3. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
5. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved SWPPP must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TNRCC may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
7. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).

8. The following records shall be maintained and made available to the executive director 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.
9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

10. Owners of permanent BMPs and measures must insure that the 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 San Antonio Regional Office within 30 days of site completion.
11. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed.
12. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
13. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San

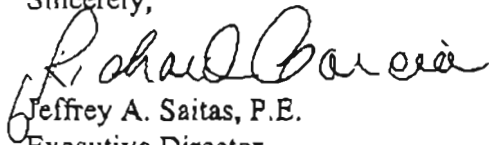
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Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

14. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Tom Gutierrez of the Edwards Aquifer Protection Program of the San Antonio Regional Office 210-403-4025.

Sincerely,



Jeffrey A. Saitas, P.E.
Executive Director
Texas Natural Resource Conservation Commission

JAS/TG/eg

Enclosure: Change in Responsibility for Maintenance on Permanent BMPs-Form TNRCC-10263

cc: Paul A. Schroeder, P.E., Alamo Consulting Engineering & Surveying, Inc.
Tom Hornseth, Comal County
Greg Ellis, Edwards Aquifer Authority
John Bohuslav, TXDOT San Antonio District
TNRCC Field Operations, Austin, Texas

