TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 3, 2011

Mr. Larry Kruzie
Boulder Springs, LLC
P.O. Box 936
Dripping Springs, TX 78620

Re: Edwards Aquifer Protection Program, Comal County

NAME OF PROJECT: Boulder Springs LLC; Located on the south side of Herbelin Road, 7.91 miles west of New Braunfels, Texas

Type of Plan: Request for the Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 2932.02; Investigation No. 934212; Regulated Entity No. RN105930119

Dear Mr. Kruzie:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP modification for the above-referenced project submitted to the San Antonio Regional Office by Stillwater Construction on behalf of Boulder Springs, LLC on June 16, 2011. As presented to the TCEQ, 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. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved 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 Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval 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 original WPAP was approved on April 11, 2011 for construction on 12.5 acres. Approximately 2.087 acres of impervious cover was approved for a 9,600 square foot event center, an office apartment, gazebo, water well with storage, parking lot and driveway. Since the site had less than 20 percent impervious cover, other permanent BMPs were not required.

Project Description

The proposed commercial project will have an area of approximately 28.987 acres and will expand the previously approved site. Construction will include an additional 9,600 square foot event building, gazebo and expansion of the parking lot. The impervious cover will be 4.257 acres (14.7 percent). According to a letter dated, June 15, 2011, signed by Robert Boyd, P.E., with Comal County, the site in the development is acceptable for the use of on-site sewage facilities.

Permanent Pollution Abatement Measures

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, this small business will have less than 20 percent impervious cover. Temporary BMPs designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be used during the construction phase.

Geology

According to the geologic assessment included with the application, the site is located on the dolomitic member of the Cretaceous Kainer Formation. No sensitive features were noted by the geologist. The San Antonio Regional Office did not conduct a site assessment.

Special Conditions

1. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated April 11, 2011.

2. The applicant requested a waiver to the requirement for other permanent BMPs for this project because the development will have less than 20 percent impervious cover. Based on the TCEQ's Review of the proposed activities and the site conditions, the required waiver is hereby granted. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the WPAP may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.

Standard Conditions

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. 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 shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

5. 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 WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

6. Modification to the activities described in the referenced WPAP 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.

7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation 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 program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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 TCEQ 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.

9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or 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.

11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and

approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.

12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. One well is located onsite. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. 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 reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

16. 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.

17. 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:

18. 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.

19. 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. The regulated 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 San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection 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.

21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. 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 Charly Fritz of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4065.

Sincerely,

Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/cef

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

cc: Mr. Matthew Kruzie, Stillwater Construction
Mr. Tom Hornseth, P.E., Comal County
Mr. Karl Dreher, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

File #253201
#1 approved
#2 file #2873.08 waiting

April 11, 2011

Mr. Matt Kruzie
Boulder Springs LLC
P.O. Box 936
Dripping Springs, Texas 78620

Re: Edwards Aquifer, Comal County

Name of Project: Boulder Springs LLC, located on the south side of Herbelin Road, 7.91 miles west of New Braunfels, Texas

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

Edwards Aquifer Protection Program San Antonio File No. 2932.01, Investigation No. 899363
Regulated Entity No. RN105930119

Dear Mr. Kruzie:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the above-referenced project submitted to the San Antonio Regional Office by you on behalf of Boulder Springs LLC on February 11, 2011. Final review of the WPAP was completed after additional material was received on April 8, 2011. As presented to the TCEQ, the planning materials were prepared to be in general compliance with the requirements of 30 TAC Chapter 213. The planning materials for the project and pollution abatement measures are hereby approved 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 Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval 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 WPAP application was submitted after construction began. Hays Environmental Consulting submitted a WPAP application on behalf of Boulder Springs LLC on May 14, 2010. The application was later withdrawn.

Project Description

The proposed commercial project will have an area of approximately 12.5 acres. A 9600 square foot event building, an office/apartment/storage building, a gazebo, a well with a water storage

tank, parking areas, a roadway, and an aerobic treatment system for generated wastewater have been constructed. The impervious cover is 2.087 acres (16.72 percent). According to a letter dated May 5, 2010, signed by Mr. Robert Boyd, P.E., with Comal County, the site in the development is acceptable for the use of on-site sewage facilities.

Permanent Pollution Abatement Measures

This small business will not have more than 20 percent impervious cover.

Geology

According to the geologic assessment included with the application, dark brown clay soils overly the dolomitic member of the Cretaceous Kainer Formation, Edwards Group. No sensitive features were noted by the geologist. A San Antonio Regional Office site assessment conducted on July 15, 2010, found conditions to be generally as described. A described zone of solution-enlarged fractures had been covered with aggregate over most of its indicated extent within the site boundaries. A second site assessment conducted on April 5, 2011, confirmed that steel slag aggregate used for drives and parking areas had been replaced with crushed limestone.

Special Conditions

1. The applicant requested a waiver to the requirement for other permanent BMPs for this event center project because the site will have less than 20 percent impervious cover. Based on the TCEQ's review of the proposed activities and the site conditions, the required waiver is hereby granted. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the plan may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.

2. Activities observed during site assessment investigations are alleged to constitute construction without prior approval of a water pollution abatement plan. Therefore, the applicant is hereby advised that the after-the-fact approval of the project, as provided by this letter, shall not absolve the applicant of any prior violations of Commission rules related to this project, and shall not necessarily preclude the Commission from pursuing appropriate enforcement actions and administrative penalties associated with such violations, as provided in 30 TAC §213.10 of Commission rules.

Standard Conditions

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. 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 shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

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During Construction:

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 11, 2011

Mr. Matt Kruzie
Boulder Springs LLC
P.O. Box 936
Dripping Springs, Texas 78620

Re: Edwards Aquifer, Comal County

Name of Project: Boulder Springs LLC, located on the south side of Herbelin Road, 7.91 miles west of New Braunfels, Texas

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

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Project Description

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tank, parking areas, a roadway, and an aerobic treatment system for generated wastewater have been constructed. The impervious cover is 2.087 acres (16.72 percent). According to a letter dated May 5, 2010, signed by Mr. Robert Boyd, P.E., with Comal County, the site in the development is acceptable for the use of on-site sewage facilities.

Permanent Pollution Abatement Measures

This small business will not have more than 20 percent impervious cover.

Geology

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Special Conditions

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During Construction:

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11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for

use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.

12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas licensed professional engineer.

13. One water well exists on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. 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 reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

16. 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.

17. 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:

18. 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.

19. 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. The regulated 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 San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection 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.

21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. 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 Alan G. Jones of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4074.

Sincerely,

Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/AGJ/eg

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625

Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Andy G. Grubbs, P.G., Hays Environmental Consulting
Mr. Tom Hornseth, P.E., Comal County
Mr. Karl J. Dreher, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 16, 2011

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: Boulder Springs LLC, located on the south side of Herbelin Road 1.2 miles west of State Highway 46, New Braunfels, Texas
PLAN TYPE: Application for Approval of a Water Pollution Abatement Plan, 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAPP File No.: 2932.01

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.

Please forward your comments to this office by March 15, 2011.

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

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: Boulder Springs LLC
COUNTY: Comal STREAM BASIN: Dry Comal Creek

EDWARDS AQUIFER: x RECHARGE ZONE
__ TRANSITION ZONE

PLAN TYPE: x WPAP __ AST __ EXCEPTION
__ SCS __ UST __ MODIFICATION

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Matt Kruzie
Entity: Boulder Springs LLC
Mailing Address: P.O. Box 936
City, State: Dripping Springs Tx Zip: 78620
Telephone: (512) 535 – 5515 FAX:

Agent/Representative (If any):

Contact Person: Andy G. Grubbs RS PG
Entity: Hays Environmental Consulting
Mailing Address: P.O. Box 208
City, State: San Marcos , Tx Zip: 78667
Telephone: (512) 392-3546 FAX:

2. __ This project is inside the city limits of _____.
__ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
X 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.

Site is on the south side of Herbelin road 1.2 miles west of its intersection with State highway 46. Drive located at –98.2683 N 29.77036 E Herbelin road is 6.7 miles west of the intersection of Hwy 46 and loop 337 in New Braunfels

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:

__ Project site.
__ USGS Quadrangle Name(s).
__ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
__ 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:
x Existing commercial site
__ Existing industrial site
__ 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. x 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:

Larry Kruzic
Print Name of Customer/Agent

Larry Kruzic
Signature of Customer/Agent

2-9-11
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.

P.1-3 REPLACED

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

RECEIVED
FEB 18 2011
COUNTY ENGINEER

REGULATED ENTITY NAME: Boulder Springs LLC COUNTY: Comal

STREAM BASIN: Dry Comal Creek

EDWARDS AQUIFER: X RECHARGE ZONE
__ TRANSITION ZONE

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

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Matt Kruzie
Entity: Boulder Springs LLC
Mailing Address: P.O. Box 936
City, State: Dripping Springs, Tx 78620
Telephone: (512) 535 - 5515 matt-kruzie@yahoo.com
toddsinks2@yahoo.com

Agent/Representative (If any):

Contact Person: Andy G. Grubbs RS PG
Entity: Hays Environmental Consulting
Mailing Address: P.O. Box 208
City, State: San Marcos, Texas Zip: 78667
Telephone: (512) 392 - 3546 FAX: _____

2. __ This project is inside the city limits of _____.
__ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
X 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.

Site is on the south side of Herbelin road 1.2 miles west of its eastern intersection with St Hwy 46. Drive located at - 98.2683 N 29.77036 E Herbelin rd is 6.7 miles west of 46 & loop 337

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.

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   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:
   X Existing commercial site
   ___ Existing industrial site
   ___ 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. x 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 Contributing Zone Plan.
- __ 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.

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- __ 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 three (3) copies of the completed application to the appropriate regional office for distribution by the TCEQ to the local municipality or county, groundwater conservation districts, and the TCEQ's Central 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.
- __ No person shall commence any regulated activity until the Contributing Zone Plan for the activity has been filed with 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:

Larry Kruzic
Print Name of Customer/Agent

Larry Kruzic
Signature of Customer/Agent

2/8/11
~~4/26/10~~
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.

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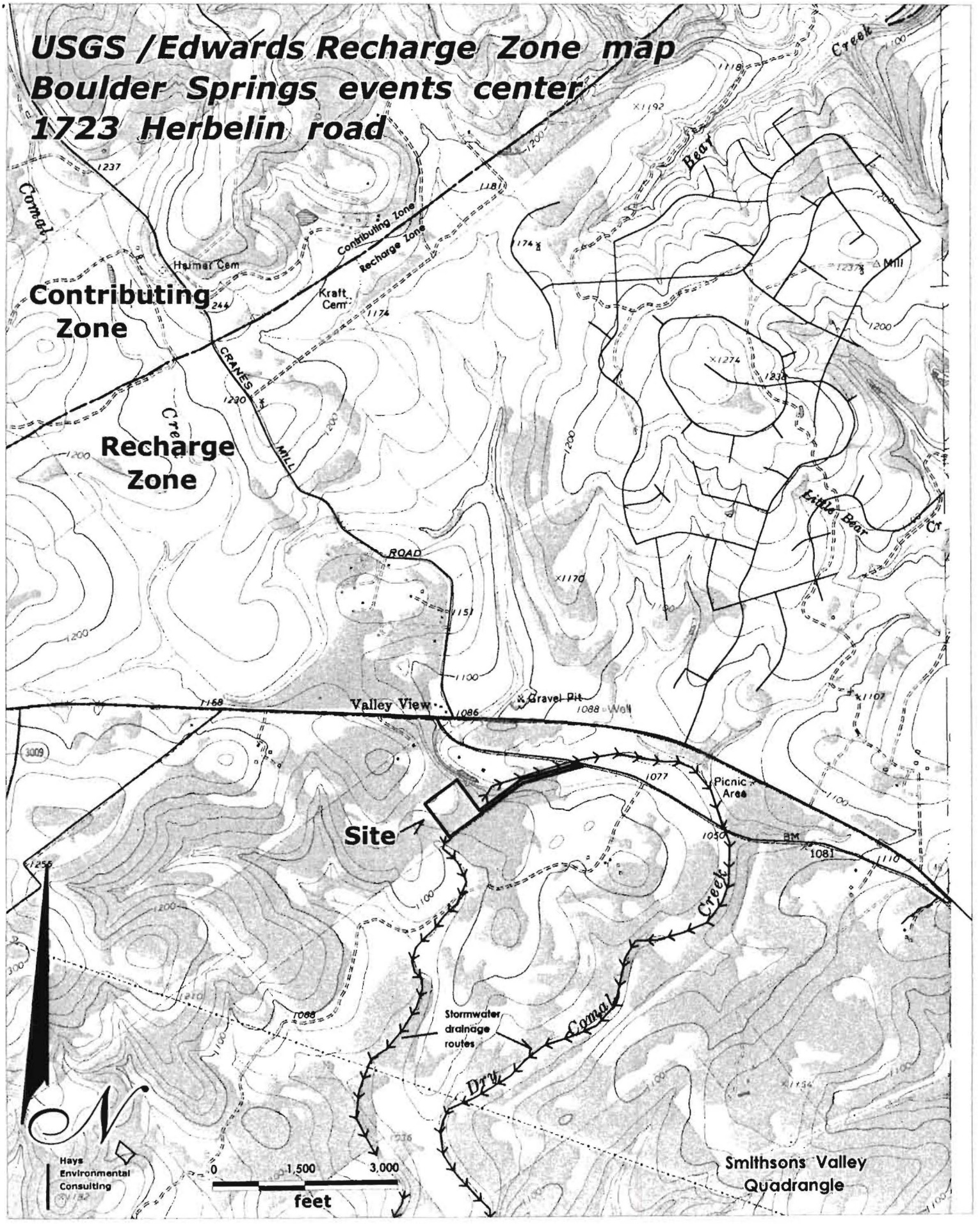
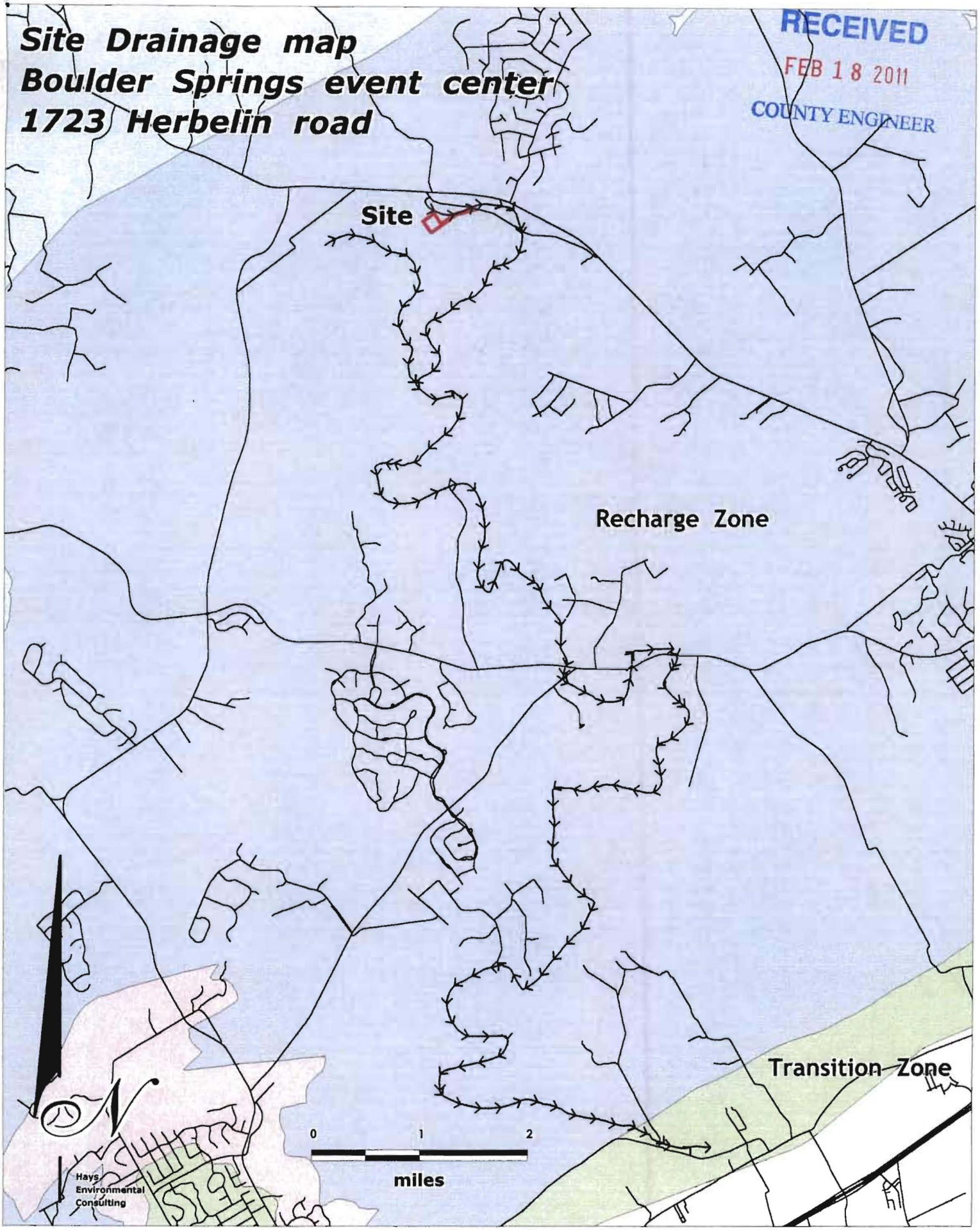
Cranes Mill road
Herbelin rod
Site
Hwy 46
FM 2722
New Braunfels
Hays
Environmental
Consulting
0
1
2
miles


USGS /Edwards Recharge Zone map
Boulder Springs events center
1723 Herbelin road
Contributing Zone
Recharge Zone
Site
Valley View
ROAD
CRANES MILL
Bear Creek
Little Bear Cr
Picnic Area
Gravel Pit
Well
Mill
Hamar Cem
Kraft Cem
Contributing Zone
Recharge Zone
Stormwater drainage routes
Dry Comal Creek
Comal
Hays Environmental Consulting
0
1,500
3,000
feet
Smithsons Valley Quadrangle


Site Drainage map
Boulder Springs event center
1723 Herbelin road
RECEIVED
FEB 18 2011
COUNTY ENGINEER
Site
Recharge Zone
Transition Zone
N
0
1
2
miles
Hays
Environmental
Consulting

Attachment C:

Description: The site of the Boulder Springs events center is on the south side of Herbelin road 1.24 miles west of the eastern intersection of Herbelin road and state highway 46 . The event center is located uphill approximately 0.4 miles from the start of the driveway. This tract is 12.487 acres out of the Jose M. Tejerino and G.W.T. & P RR Surveys, This is a proposed event center with a 9600 ft² event facility, a 1200 ft² office/ storage building/caretakers apartment, a 330 ft² gazebo and a water storage tank of 289 ft². The total building roof area is 11420 ft². = 0.26 acres. There is a water well on the site There will be approximately 79,056 ft² = 1.814 acres of impervious cover consisting of paved roadway and various parking areas on the site. . The driveway and parking areas **have been constructed with crushed limestone road base and industrial slag. All of the slag will be removed and replaced with crushed limestone road base**. Two adjacent easements that gives access to this site from Herbelin road have 3.381 and 0.808 acres and contain an additional 0.786 acres of paved road. Together all of the impervious cover totals 2.86 acres. Total site area is 12.487 + 4.189 = 16.676 acres This gives a overall of impervious cover to the project. 2.86 / 16.676 X100 = 17.15 % A waiver for less than 20% impervious cover is requested and no permanant bmps will be constructed.

The tract is located in central Comal county. Vegetation on the site is open Live Oak/juniper woodlands that have been cleared of brush and are open, with grass in the clear areas. Generally the slopes are gentle and most stormwater crosses the site as sheet flow. There is evidence that very small wet weather drainages gather stormwater on the site and convey it to Dry Comal Creek, which flows adjacent to and across the lower elevation portions of the tract.

The soils mapped on the site by the U.S. Soil Conservation Service are mainly the Comfort-Rock Series, thin high clay soils developed over very hard limestone. Down in the creek bottoms there is some Tarpley clay series present

FEMA map number 48091 C 0245 F, September 2, 2009 was examined and it was found that the100 year floodplain is present on the lower elevations of this tract. The 100 year floodplain of Dry Comal Creek runs adjacent to and across the northern portion of this tract.

This area is in the western portion of the Edwards Aquifer Recharge Zone in Comal County. The contributing zone is approximately 1.6 miles to the northwest. An aerobic treatment OSSF sized for 1280 gallons per day will provide wastewater service to the site. Water supply is provided by a well constructed to public supply standards. The well is completed into the lower Glen Rose formation of the Trinity aquifer.

Construction of the project commenced in 2009 and was essentially complete in May of 2010

There is a fuel storage tank of less than 499 gallons that will be removed when construction is complete and will be on site less than 1 year.

Attachment C:

Description: The site of the Boulder Springs events center is on the south side of Herbelin road 1.24 miles west of the eastern intersection of Herbelin road and state highway 46 . The event center is located uphill approximately 0.4 miles from the start of the driveway. This tract is 12.487 acres out of the Jose M. Tejerino and G.W.T. & P RR Surveys, This is a proposed event center with a 9600 ft² event facility, a 1200 ft² office/ storage building/caretakers apartment, a 330 ft² gazebo and a water storage tank of 289 ft². The total building roof area is 11420 ft². = 0.26 acres. There is a water well on the site There will be approximately 79,056 ft² = 1.814 acres, of paved impervious cover. There will be of 20' wide roadway and various parking areas . The driveway and parking areaas will be constructed with crushed limestone road base. Together all of the impervious cover totals 2.087 acres. This gives a overall of impervious cover to the project. 2.087 / 12.487 X100 = 16.72 % A waiver for less than 20% impervious cover is requested and no permanant bmps will be constructed.

The tract is located in central Comal county. Vegetation on the site is open Live Oak/juniper woodlands that have been cleared of brush and are open, with grass in the clear areas. Generally the slopes are gentle and most stormwater crosses the site as sheet flow. There is evidence that very small wet weather drainages gather stormwater on the site and convey it to Dry Comal Creek, which flows adjacent to and across the lower elevation portions of the tract.

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This area is in the western portion of the Edwards Aquifer Recharge Zone in Comal County. The contributing zone is approximately 1.6 miles to the northwest. An aerobic treatment OSSF sized for 1280 gallons per day will provide wastewater service to the site. Water supply is provided by a well constructed to public supply standards. The well is completed into the lower Glen Rose formation of the Trinity aquifer.

Geologic Assessment
For Regulated Activities
on The Edwards Aquifer Recharge/transition Zones
and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1998

REGULATED ENTITY NAME: Boulder Springs LLC

TYPE OF PROJECT: X WPAP __ AST __ SCS __ UST

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

PROJECT INFORMATION

1. X 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)
Comfort - rock	D	0.5 – 1.2'
Tarpley	C	2 – 4'

* 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.

3. X 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. X 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. X 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" = 200 '
Site Geologic Map Scale	1" = 200 '
Site Soils Map Scale (if more than 1 soil type)	1" = 750 '

6. Method of collecting positional data:

X Global Positioning System (GPS) technology. Trimble Pro–XR submeter DGPS
__ Other method(s).

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

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

9. X 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.
X Geologic or manmade features were not discovered on the project site during the field investigation.

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

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

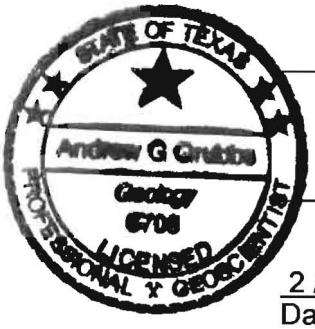
ADMINISTRATIVE INFORMATION

12. 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.

Date(s) Geologic Assessment was performed: 3/9/10, 3/18/10, 4/26/10
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.

Andy G. Grubbs RS PG (512) 392-3546
Print Name of Geologist Telephone



Fax

Signature of Geologist 2 /8 /2011
Date

Representing: Hays Environmental Consulting
(Name of Company)

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p. 1 & 2 REPLACED

RECEIVED

FEB 18 2011

COUNTY ENGINEER

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: Boulder Springs LLC

TYPE OF PROJECT: X WPAP __ AST __ SCS __ UST

LOCATION OF PROJECT: X Recharge Zone __ Transition Zone __ Contributing Zone within the Transition Zone

PROJECT INFORMATION

1. X 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.

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__ 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 16 TAC Chapter 76.
__ There are no wells or test holes of any kind known to exist on the project site.

ADMINISTRATIVE INFORMATION

12. X One (1) original and three (3) copies of the completed assessment has been provided.

Date(s) Geologic Assessment was performed: 3 / 9 / 2010, 3 / 18 / 2010, 4 / 26 /2010
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.

Andrew G. Grubbs RS PG
Print Name of Geologist

(512) 392 - 3546
Telephone

Fax

Signature of Geologist

4 / 26 / 2010 2-8-11
Date

Representing: Hays Environmental Consulting
(Name of Company)

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GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Boulder Springs L

LOCATION			FEATURE CHARACTERISTICS											
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELA INFILTR RA
						X	Y	Z		10				
F1	-98.27	29.76	SF	20	Kk VII	30'	530'	3'	90	0	1 / 4'		F	low
F2	-98.28	29.77	MB	30	Kk VII					0			na	

* DATUM:

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, d
F	Fines, compacted clay-rich sediment, soil profile, gr
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodp

I have read, I understood, and I have followed the Texas Commission on Environmental Qual
information presented here complies with that document and is a true representation of the c
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date

FRACTURED BEDROCK

There is an area where highly fractured bedrock has weathered into trends of bedrock pavements and large rough blocks aligned along linear trends. These fractures are expressed as small scarps a foot or two in height where bedrock pavement steps down the hillside into fields of large blocky boulders. This area was assessed as solution enlarged fractures. They are widely spaced and mainly consist of soil filled spaces between large protruding rocks. The trend is roughly 30' wide and 530' in length. Vertical relief is approximately 3'. The enlargement of these fractures does not appear to go to much depth and is mainly a result of surface weathering of one strata layer. Direction of trend is 90° . The dominant trend of major displacement faults in this area is 50 - 65°

F 1 Location - 98.2749 to -97. 2764
29.7682 29.7682

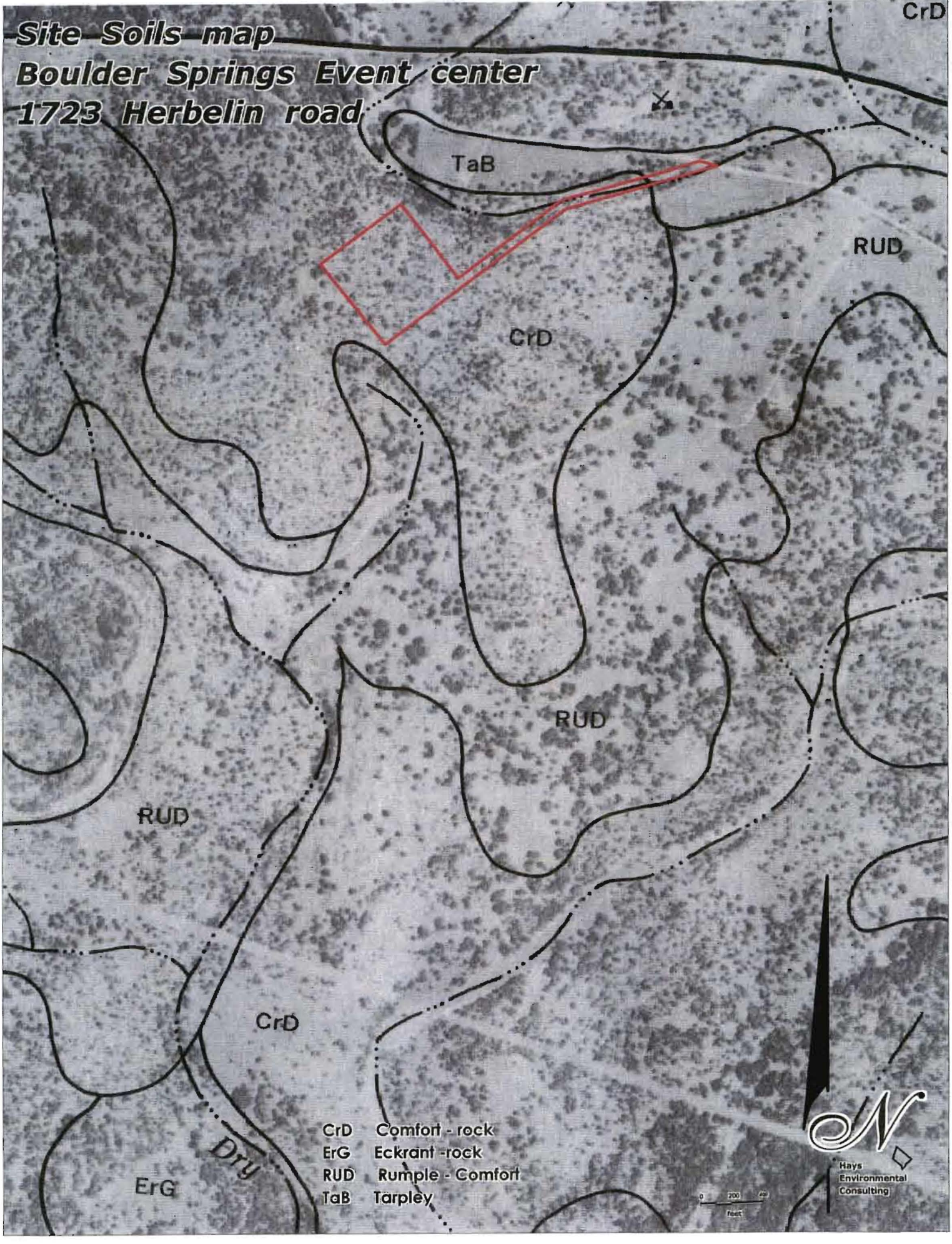
WELLS

Well 1 Location - 98.2760
29.7689

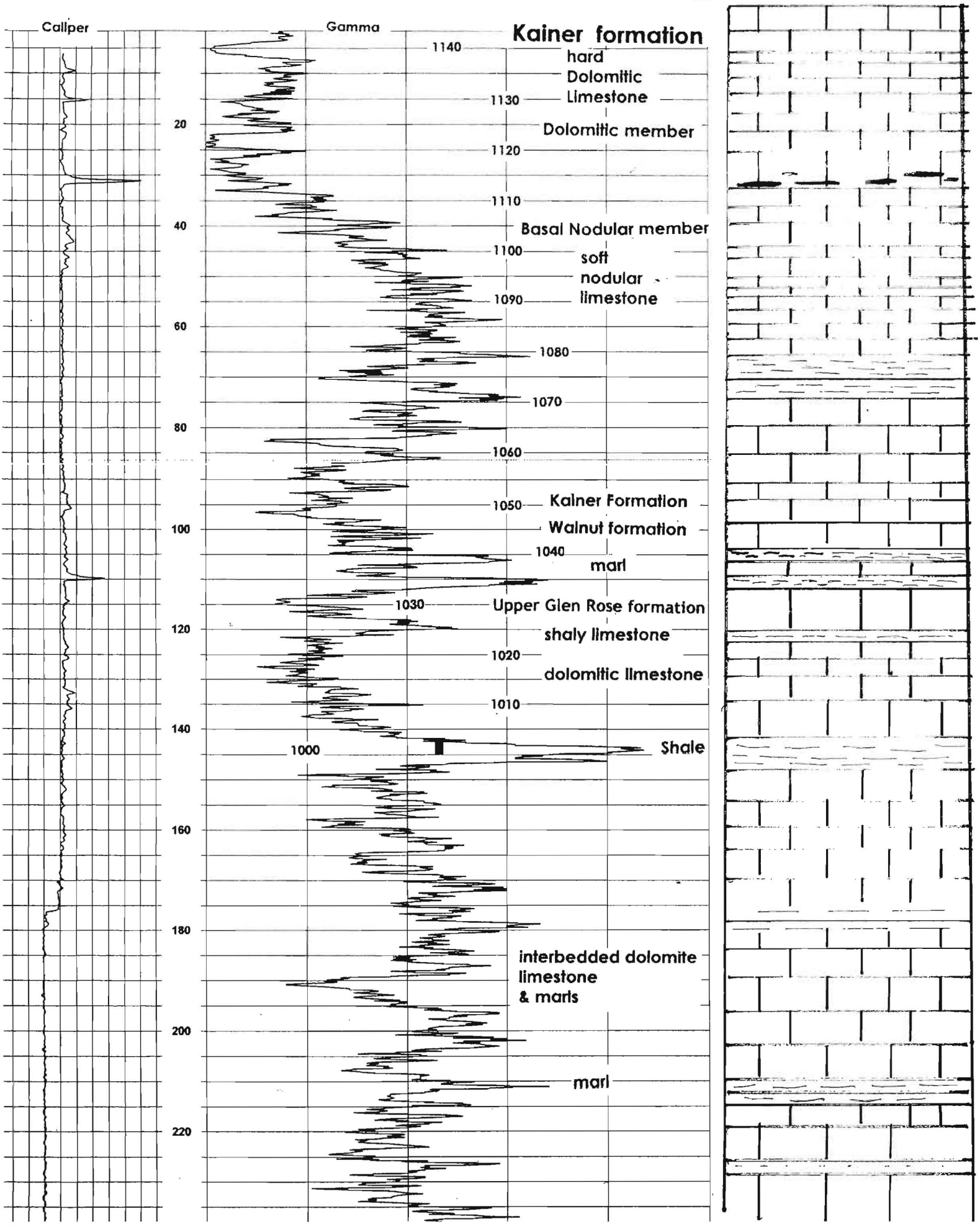
There is one water supply well presently operating on this tract. It was drilled for this development.

SITE SOILS

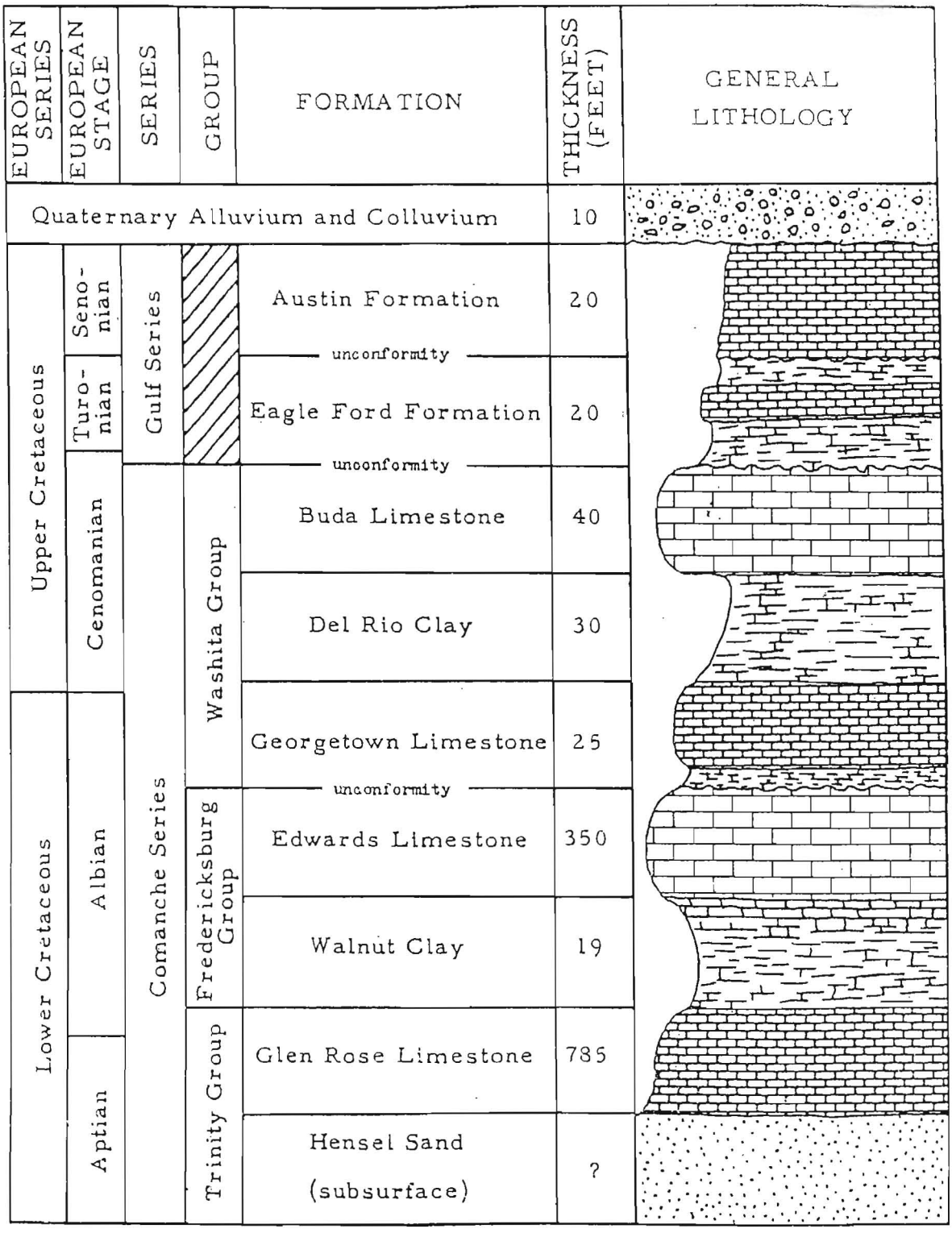
The soils mapped on the site by the U.S. Soil Conservation Service are the Comfort Rock and Tarpley clay Soil series. These are shallow stony clays developed on hard limestones. Vegetation on site indicates that soil is very thin. In general the soils are dark brown clays. Usually very thin or mixed with very high percentages of broken rock fragments. Soils ranged from 6" to 48" in thickness. These clay soils have very slow percolation rates. The permeability of Comfort and Tarpley series ranges from 0 .06 to 0.2 inches per hour. The lower elevations of the tract has a floodplain where the Tarpley clay is present and soil thickness is much greater than usual


Site Soils map
Boulder Springs Event center
1723 Herbelin road
CrD
TaB
RUD
CrD
RUD
RUD
CrD
Dry
ErG
CrD Comfort - rock
ErG Eckrant -rock
RUD Rumple - Comfort
TaB Tarpley
N
Hays
Environmental
Consulting
0 200
Feet

Attachment C Stratigraphic Column



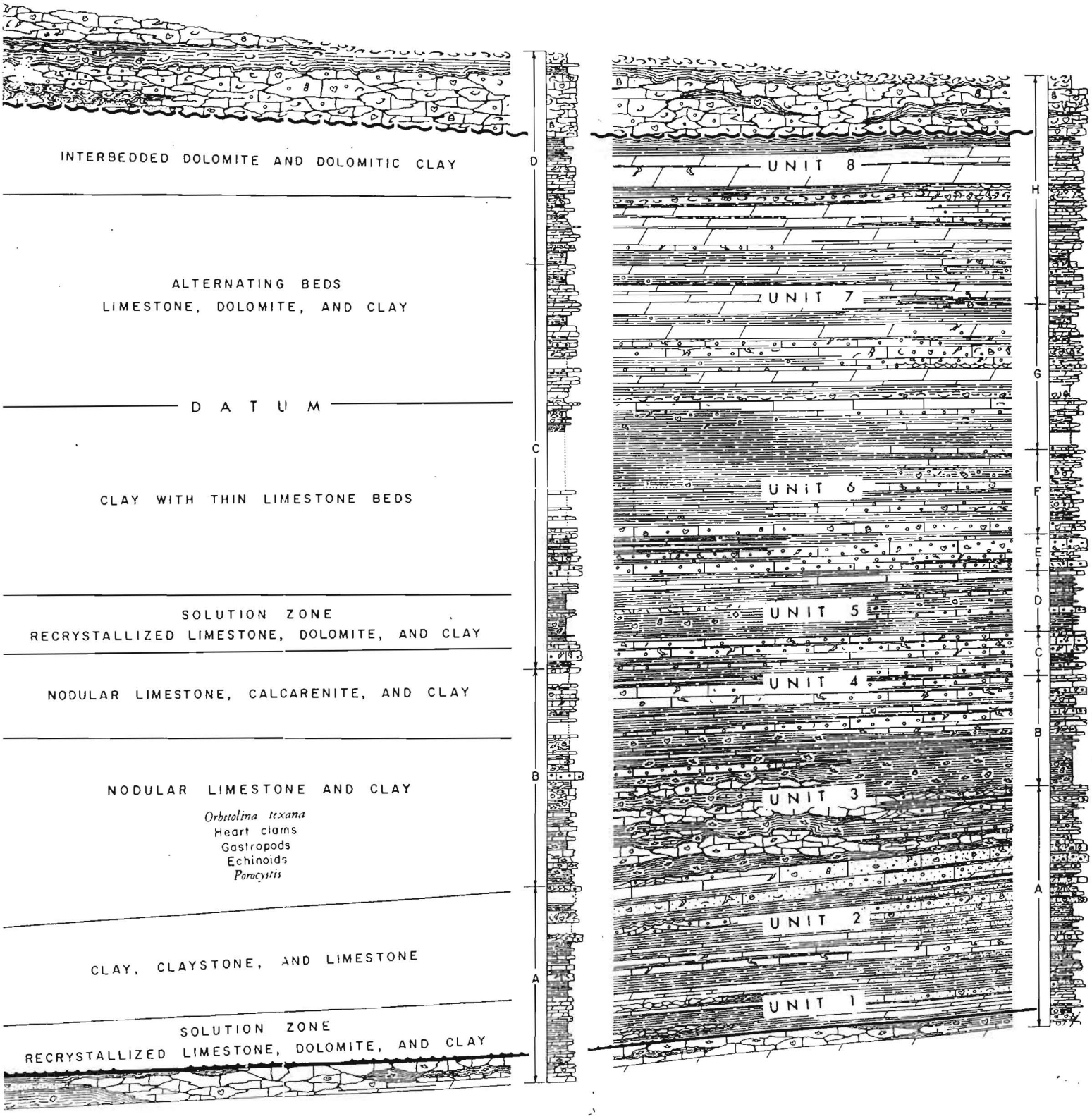
Attachment C Stratigraphic Column



Generalized geologic section

From
Noyes, A.P., Jr. and Young, K.P., 1960,
Geology of Purgatory Creek area, Hays and Comal Counties, Texas

Upper Glen Rose lithologic units



from Stricklin, Smith & Lozo 1971

SITE GEOLOGY:

Structure

This project area is out near the western edge of the Balcones Fault Zone where the Fredericksburg division rocks of the Edwards group begin to thin and earlier Trinity division rocks are found in the lower elevation creek bottoms. It lies in the area where the hill country levels into a rolling plateau topography. The tract lies between the Bear Creek and Hidden Valley Faults and does not appear to be crossed by major displacement faults or relay ramp cross faults. Beds on the site are fairly horizontal.

Stratigraphy

Several geologists have mapped this area and there is good agreement as to members and formations exposed on the surface. Based on the geophysical well log and topographic elevation of nearby exposures of the Basal Nodular member of the Kainer formation it is most likely that the rocks exposed on the surface at this location are the bottom 40' or so of the Dolomitic member of the Kainer Formation. Local topography and observed lithology are consistent with this interpretation which matches prior work done by Collins (91) and Hansen and Small (94). It is approximately 100' down to the bottom of the Edwards limestones with about 15' of marls including 2 major shale beds of the Walnut fm. lying on top of the upper Glen Rose Formation at this site. The top of the upper Glen Rose in this location has about 40' of hard limestones and dolomites before the first thick marl is encountered.. The contact with the Lower Glen Rose formation is about 540' below the surface. The water well encountered 25' of very clean reef limestone at a depth of 625' and the well is completed in that strata.

Lithology

The lithology of the rock exposed on the surface varies from pale grey and tan, fine grained slightly fossiliferous lime mudstone to pure white well sorted grainstones. Some peloid and micro-oolitic limestones were found. Very little shell fragment material was noted. The rock is thick bedded and outcrops are of large rugged boulders, rough surfaced slabs and pavements. Moderate to deeper subtidal depositional environments predominate. Most surface exposures are strongly solution etched . Honeycomb formed by preferential solution of burrowed beds was not seen here Original depositional porosity was altered by later diagenesis. The mudstones found on this site have been neomorphically altered into a dense matrix of tightly interlocking crystals with very low poro/perm values . The grainstones tend to be slightly leached and show some moderate development of small scale vugs. Most of the porosity/permeability in this rock is a result of late stage diagenetic leaching, development of vugs and recrystillization. Due to the tectonic history and setting between 2 major faults, fracture permeability is probably relatively high. The well log shows that at a depth of about 30' a zone of enhanced solution permeability occurs. This corresponds with the bottom of the Dolomitic member and is perched on the marly and impure limestones of the Basal Nodular member.

Water infiltrating in this area has the potential run along and across the nearby faults and flow to Hueco Springs 7.9 miles to the east southeast, or to Comal Springs located 9 miles to the southeast.

The entire tract was surveyed using walking transects no greater than 50' apart. No potential recharge features were found. There is one water supply well located on the property. It is a "drill thru" well that is completed into the Lower Glen Rose formation of the Trinity aquifer. A geophysical well log to the total depth of 700' is available from this well.

Geologic studies specific to this area which were used as background include, Hill (1901) George (1948) Bills (1957) Noyes and Young (1960) DeCook (1960) Rose, P.R.(1972) Maclay and Small (1976) Collins, Baumgardner, and Raney (1991) Hanson and Small (1995) and Ahr (2008)

Ahr, W.M., 2008, Geology of Carbonate Reservoirs: the identification, description, and characterization of hydrocarbon reservoirs in carbonate rocks; John Wiley & Sons New Jersey, pp 277

Bills, T.V.,Jr., 1957, Geology of Waco Springs Quadrangle, Comal County, Texas. University of Texas, Austin, Master's thesis 106 P.

Collins, E.W., Baumgardner. R.W.,Jr., and Raney, J. A., 1991 Geologic map of the Smithson's Valley quadrangle, Texas: the Univ of Texas, Austin, Bureau of Econ. Geo. Open-file map, scale 1:24,000

DeCook, K.J., 1960 Geology and ground-water Resources of Hays County, Texas. Texas Board of Water Engineers Bull 6004, 170p

George, W.O., 1948, Development of limestone reservoirs in Comal County, Texas: American Geophysical Union trans, v29, 503-510

Hanson, J.A., and Small, T.A., 1994, Geologic framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94 - 4117

HILL, R. T.1901. Geography and Geology of the Black and Grand Prairies. United States Geological Survey, 21st Annual Report, Part 7.

Lozo,E.F., Et Al., 1959. Symposium on the Edwards Limestone in central Texas: University of Texas, Bureau of Economic Geology Publication 5905, 235p.

Maclay, R.W., and Small, T.A., 1976 Progress report on geology of the Edwards Aquifer, San Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76-627, 65p.

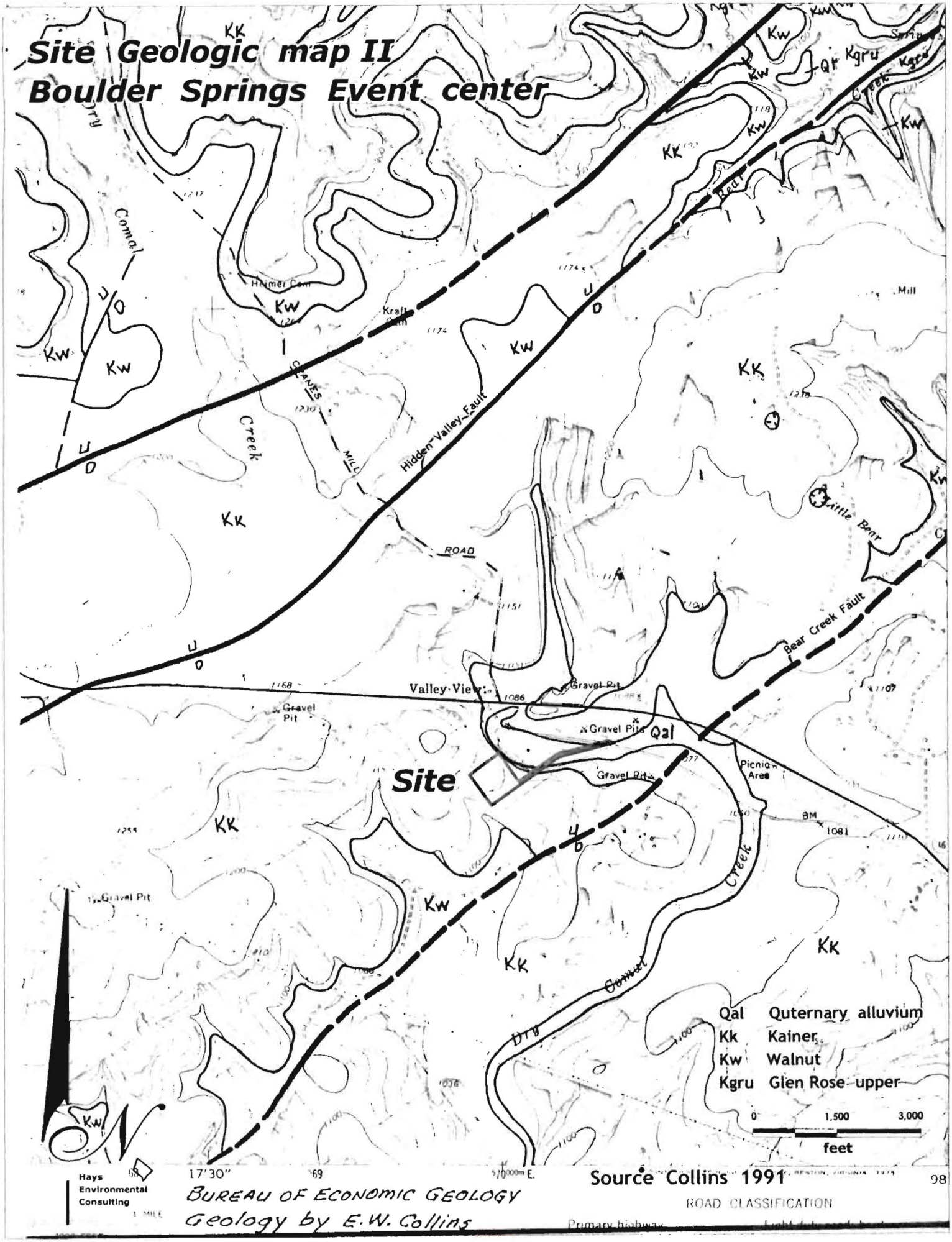
Noyes, A.P.,Jr. and Young, K.P., 1960, Geology of Purgatory Creek area, Hays and Comal Counties, Texas: Texas Jour. Sci., v.12 no1 & 2, p. 64-104

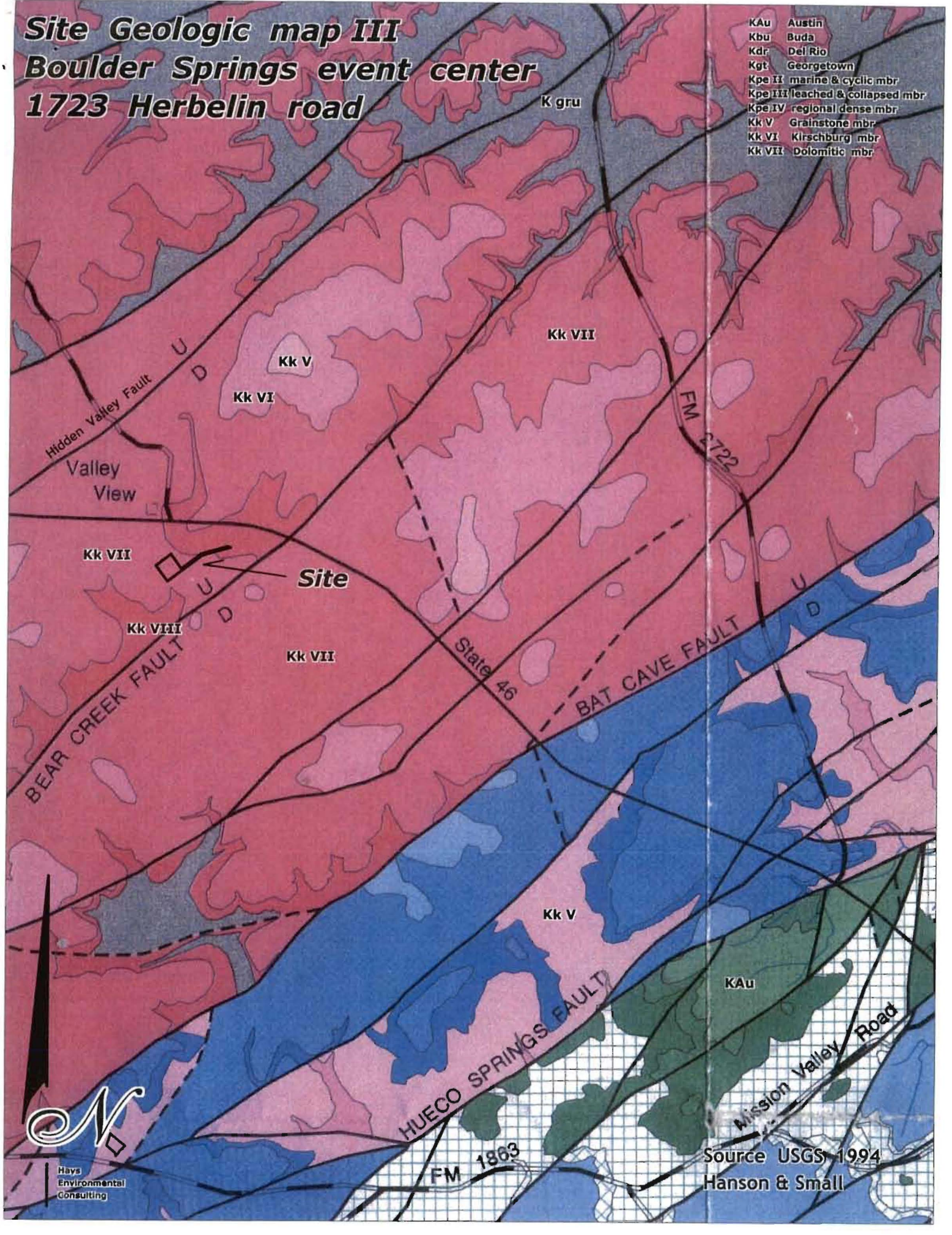
Rose, P.R. 1972, Edwards Group Surface and Subsurface, Central Texas University of Texas ,

Bureau of Economic Geology Report Inv. no 74. 198 p.

Stricklin, F.L.,Jr.,Smith,C.I., and Lozo,F.E., 1971, stratigraphy of Lower Cretaceous Trinity deposits of central Texas: Univ. Texas at Austin, Bur. Econ. Geology Rept. Inv. No. 71.

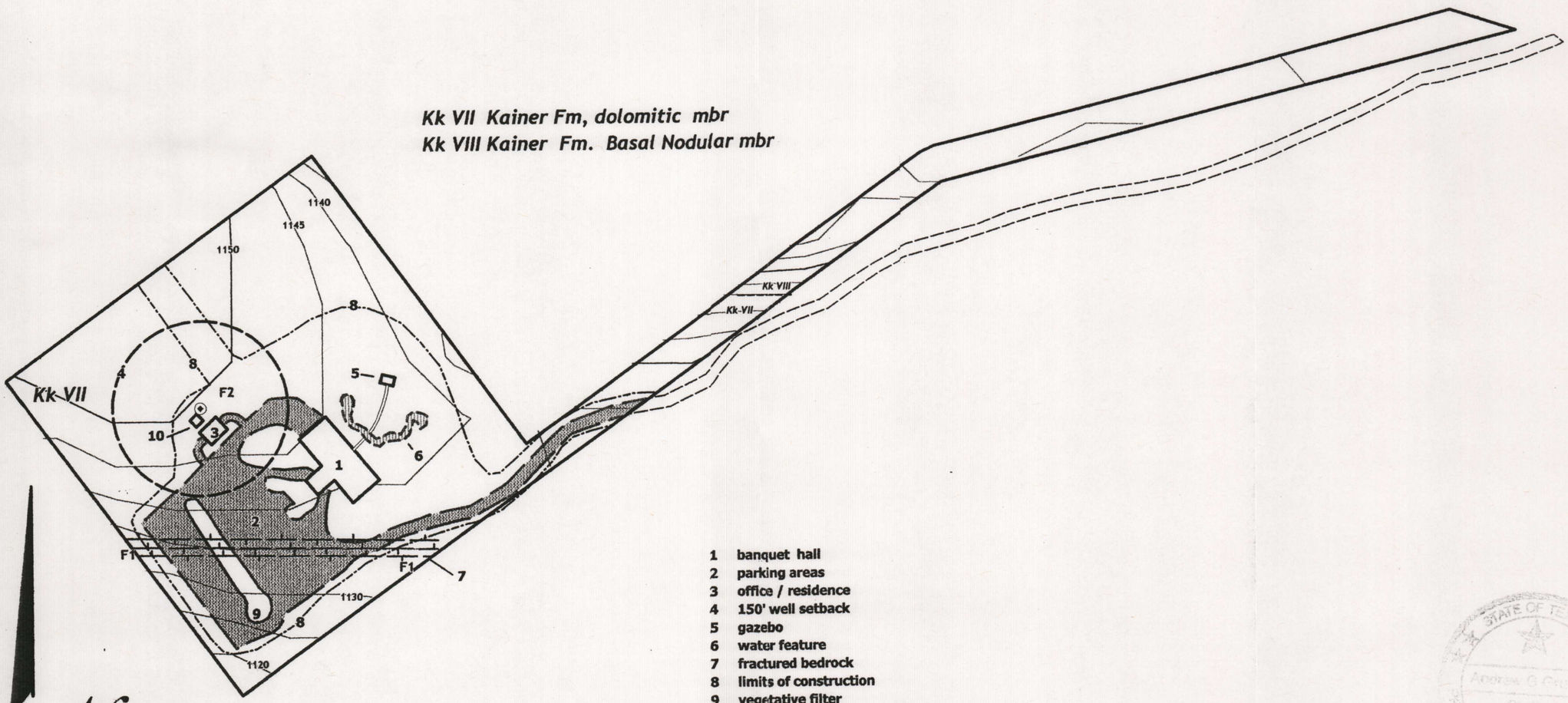
Senger, R.K., and Kreitler, C.W., 1984 Hydrogeology of the Edwards Aquifer, Austin area, central Texas: University of Texas , Bureau of Economic Geology Report Inv. no 141. 35p.


Site Geologic map II
Boulder Springs Event center
Hidden Valley Fault
Bear Creek Fault
Site
Valley View
ROAD
Gravel Pit
Picnic Area
Creek
Dry Corral
Kk
Kw
Kgru
Qal
Qal Quternary alluvium
Kk Kainer
Kw Walnut
Kgru Glen Rose upper
0 1,500 3,000
feet
Hays Environmental Consulting
1 MILE
17'30"
69
Source Collins 1991
ROAD CLASSIFICATION
Primary highway
BUREAU OF ECONOMIC GEOLOGY
Geology by E.W. Collins


Site Geologic map III
Boulder Springs event center
1723 Herbelin road
KAu Austin
Kbu Buda
Kdr Del Rio
Kgt Georgetown
Kpe II marine & cyclic mbr
Kpe III leached & collapsed mbr
Kpe IV regional dense mbr
Kk V Grainstone mbr
Kk VI Kirschburg mbr
Kk VII Dolomitic mbr
K gru
Kk VII
Kk V
Kk VI
Hidden Valley Fault
U
D
Valley View
FM 2722
Kk VII
Site
U
D
Kk VIII
Kk VII
BEAR CREEK FAULT
State 46
BAT CAVE FAULT
U
D
Kk V
KAu
HUECO SPRINGS FAULT
Mission Valley Road
FM 1863
N
Hays Environmental Consulting
Source USGS 1994
Hanson & Small

Site Geologic map
Boulder Springs LLC
1723 Herbelin road

Kk VII Kainer Fm, dolomitic mbr
Kk VIII Kainer Fm. Basal Nodular mbr



1 banquet hall
2 parking areas
3 office / residence
4 150' well setback
5 gazebo
6 water feature
7 fractured bedrock
8 limits of construction
9 vegetative filter
10 water storage tank

Hays Environmental Consulting

feet

STATE OF TEXAS
Andrew G Gross
Geology
5708
LICENSED
PROFESSIONAL GEOSCIENTIST

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 NAM Boulder Springs LLC

REGULATED ENTITY INFORMATION

1. The type of project is:
   - ___ Residential: # of Lots: _____
   - ___ Residential: # of Living Unit Equivalents: _____
   - X Commercial
   - ___ Industrial
   - ___ Other: _____

2. Total site acreage (size of property): 12.487

3. Projected population: 1

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	11,420	÷ 43,560 =	0.26
Parking	79,056	÷ 43,560 =	1.814
Other paved surfaces	578	÷ 43,560 =	0.013
Total Impervious Cover	91,054	÷ 43,560 =	2.087
2.087 / 12.487 Total Impervious Cover ÷ Total Acreage x 100 =			16.72 %

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 = _____ Ft^2 ÷ 43,560 Ft^2/Acre = ____ acres.

10. Length of pavement area: ____ feet.
Width of pavement area: ____ feet.
L x W = _____ Ft^2 ÷ 43,560 Ft^2/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	1280 gallons/day
__% Industrial	_____ gallons/day
__% Commingled	_____ gallons/day

TOTAL 1280 gallons/day

15. Wastewater will be disposed of by:
X **On-Site** Sewage Facility (OSSF/Septic Tank):
__ **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. __ 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" = __100__'.

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):
FEMA digital map file and FEMA map panel # 48091 C 0245 F September 2, 2009

19. __ 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.
_X_ 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 16 TAC §76.
__ 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:
__ All **sensitive** geologic or manmade features identified in the Geologic Assessment are shown and labeled.
_X_ No **sensitive** geologic or manmade features were identified in the Geologic Assessment.
__ **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:

Larry Kruzic
Print Name of Customer/Agent

Larry Kruzic
Signature of Customer/Agent

2-9-11
Date

1-4 REPLACED

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

RECEIVED
FEB 18 2011
COUNTY ENGINEER

REGULATED ENTITY NAME: Boulder Springs LLC

REGULATED ENTITY INFORMATION

1. The type of project is:
   __ Residential: # of Lots: ___
   __ Residential: # of Living Unit Equivalents: __
   X Commercial
   __ Industrial
   __ Other: _____

2. Total site acreage (size of property): 16.676

3. Projected population: 1

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	11,420	÷ 43,560 =	0.26
Parking	79056	÷ 43,560 =	1.814
Other paved surfaces	34804	÷ 43,560 =	0.79
Total Impervious Cover	91054	÷ 43,560 =	2.86
2.86 / 16.676 Total Impervious Cover ÷ Total Acreage x 100 = 17.15			17.15 %

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 = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____acres.

10. Length of pavement area: _____feet.
Width of pavement area: _____feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/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. **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 1280 gallons/day
__% Industrial _____gallons/day
__% Commingled _____gallons/day

TOTAL 1280 gallons/day

15. Wastewater will be disposed of by:
x **On-Site** Sewage Facility (OSSF/Septic Tank):

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" = 100 '.

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):
FEMA digital map file and FEMA map panel 48091 C 0245 F September 2, 2009

19. __ 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.
x 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:
__ All **sensitive and possibly sensitive** geologic or manmade features identified in the Geologic Assessment are shown and labeled.
x No **sensitive and possibly sensitive** geologic or manmade features were identified in the Geologic Assessment.
__ **ATTACHMENT D - Exception to the Required Geologic Assessment.** An exception to the Geologic Assessment requirement is requested and explained in ATTACHMENT D provided at the end of this form. Geologic or manmade features were found and are shown and labeled.
__ **ATTACHMENT D - Exception to the Required Geologic Assessment.** An exception to the Geologic Assessment requirement is requested and explained in ATTACHMENT D

provided at the end of this form. No geologic or manmade features were found.

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 One (1) original and three (3) copies of the completed application have been provided.

29. x Any modification of this WPAP will require TCEQ 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:

Matt Kruzie
Print Name of Customer/Agent

Signature of Customer/Agent Date 2/8/2011

Attachment A:

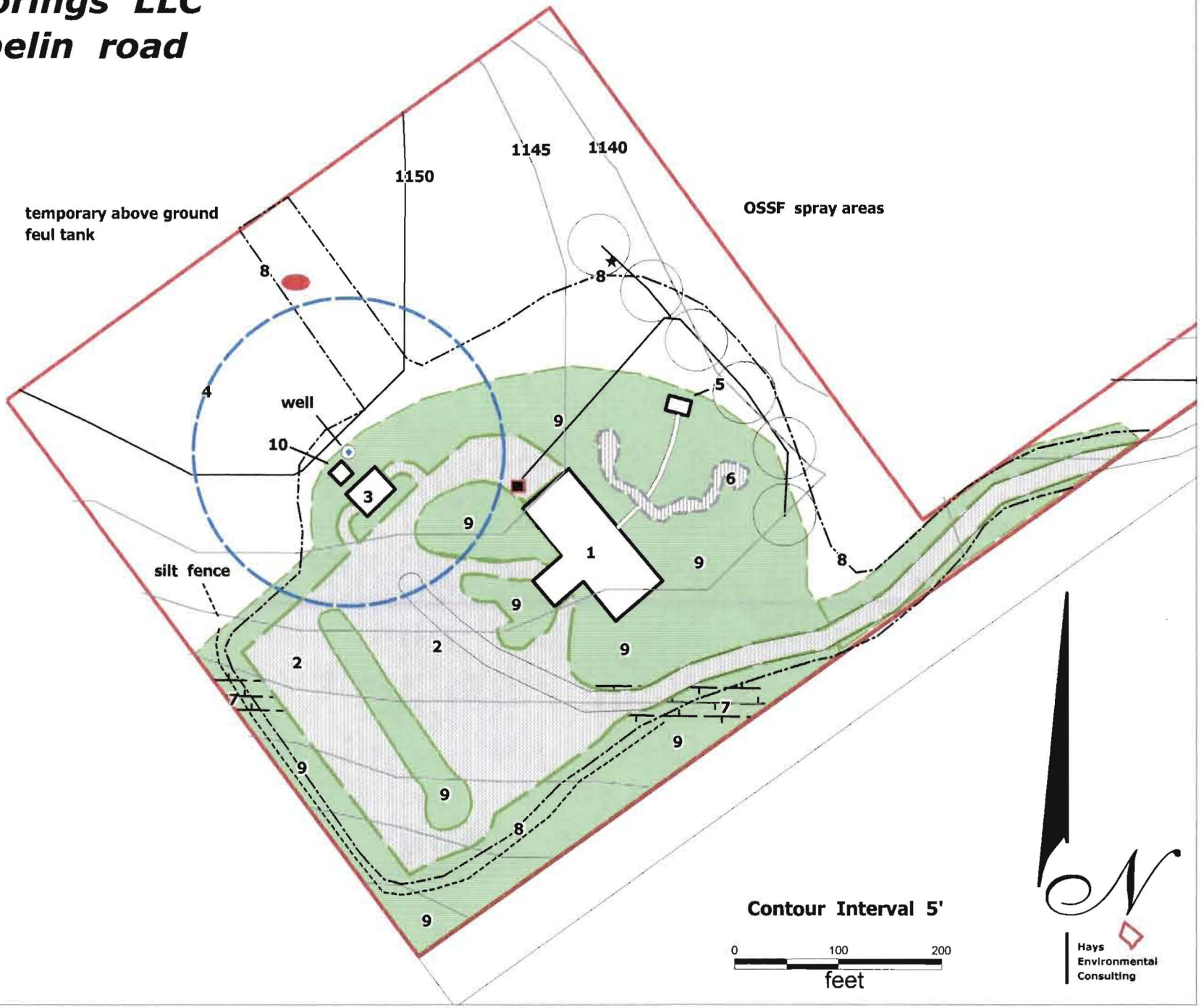
Factors affecting water quality

The factors affecting water quality on this site are slopes and the flow of water from areas uphill of the project site. Slope across the site is gentle and sheet flow does not gather sufficient velocity to cause major erosion. Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation will be preserved to the greatest extent possible. There will be no driving or parking of construction machinery outside of the area of construction limits. No construction materials or excavated rock or soil will be placed outside of the area of construction limits. No land clearing will be done in the areas where rain runoff drains. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area. The large parking areas and high volume of automotive use of this site brings the potential for fuel, lubricants and various automotive fluids to contaminate surface runoff from parking areas. The very high volume of wastewater usage also brings the potential for surge overflows of the system and for BOD overpowering the aerobic treatment capacity of the unit installed. Proper design with sufficient surge holding tanks with controlled dosing of the aerobic treatment unit is essential for proper performance of the system

Attachment B: Volume and Character of Stormwater

This site has 15.44 acres of gross area. There are 2.86 acres of impervious cover and 12.58 acres of native cover. Using a coefficient of 0.03 for native cover and 0.9 for impervious cover a volume of runoff for a 2" rain storm was calculated. From the impervious cover total of 18,867 cubic feet will runoff. If the duration of the storm is 2 hours, or 1 inch per hour the runoff rate is 2.59 CFS. For the unimproved area the same storm will produce 2739.9 cubic feet or 0.76 CFS of runoff

Site Plan
Boulder Springs LLC
1726 Herbelin road



1 banquet hall
2 parking areas
3 office / residence
4 150' well setback
5 gazebo
6 water feature
7 fractured bedrock
8 limits of construction
9 soil stabilization areas
10 water storage tank

Comal County

OFFICE OF COMAL COUNTY ENGINEER

May 5, 2010

Mr. Andy G. Grubbs, R.S., P.G.
Hays Environmental Consulting
P.O. Box 208
San Marcos, TX 78667

Re: Boulder Springs Event Center On-Site Sewage Facility Suitability Letter, within Comal County, Texas

Dear Mr. Grubbs:

In accordance with TAC §213.5(b)(4)(F)(ii), Comal County has found that the entire referenced site (except for areas listed below) is suitable for the use of private sewage facilities and will meet the special requirements for on-site sewage facilities located on the Edwards Aquifer recharge zone as specified in TAC §285.40-42 based on the following information submitted to our office on May 5, 2010:

- The Geologic Assessment, prepared by Hays Environmental Consulting
- The Water Pollution Abatement Plan, prepared by Hays Environmental Consulting

Areas that are not Suitable

A water well was drilled for this development. In accordance with TAC §285.91, Table X, sewer pipe with water tight joints and tanks must maintain a 50' separation distance from the well. Soil absorption systems, unlined ET beds, lined ET beds, surface application areas (edge of spray area), and drip irrigation must maintain a 150' separation distance from the well.

Moreover, according to TAC §285.41(b), Boulder Springs LLC, the owner of the referenced site, must inform, in writing, each prospective purchaser, lessee, or renter of the following:

- A Permit to Construct is required from Comal County before an OSSF can be constructed on the Boulder Springs Event Center land;
- A License to Operate is required from Comal County before an OSSF can be operated in on the Boulder Springs Event Center land;
- That an application for a water pollution abatement plan, as defined in TAC §213, has been made, whether it has been approved, and if any restrictions or conditions have been placed on that approval; and
- Minimum separation distances, as outlined in Table 10 of TAC §285.91

Furthermore, according to TAC §285.42(a), if any recharge feature, not listed above, is discovered during construction of an OSSF, all regulated activities near the feature shall be suspended immediately. The owner shall immediately notify the TCEQ San Antonio office of the discovery of the feature. All activities regulated under TAC §213 shall not proceed near the feature until Comal County, in conjunction with the TCEQ San Antonio office, has reviewed and approved a plan proposed to protect the feature, the structural integrity of the OSSF, and the water quality of the aquifer. The plan shall be sealed, signed, and dated by a professional engineer.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Jay Millikin, Comal County Commissioner, Precinct No. 2

Attachment A Spill Response

proper precautions will be taken with the temporary fuel storage site. Should an accidental spill occur soil berms will be constructed to contain the spill to as small of an area as possible. An absorbing material, such as bentonite pellet "cat litter" will be used to soak up as much of the material as possible. Any contaminated soil will be properly disposed of. Care will be taken so that activities that could lead to potential spills will not occur near any bare rock areas. In the event of a spill or other release of toxic /hazardous material the following entities will be contacted if necessary for containment or remediation actions.

Comal County emergency services	911
Comal County Sheriffs dept	(830) 620 - 3400
Comal County Engineer's Office	(830) 608 - 2090
TCEQ Region 13 office	(210) 490 - 3096

Attachment B Potential Sources of Contamination

The main potential source for contamination is erosion of bare soil areas by storm water originating on-site or up gradient from the construction areas. Construction refuse also has potential to cause problems, mortar from masonry , solvents, glues, paint and other finishes must not be disposed of anywhere on site. Fuel, hydraulic fluids in heavy machinery , various automotive fluids and lubricants are also potential contaminants and proper precautions regarding their spill and contamination potential will be observed.

Attachment C Sequence of Major Activities

Clearing. Soil disturbance will occur when the existing vegetation on the site is removed. All areas downslope will have slit fencing installed more or less perpendicular to the slope. Any areas of concentrated flow will have rock berms emplaced. All areas with flow velocity greater than 3' /second will be armored with 3" or greater riprap.

Leveling . Soil fill will be used to level building sites and for possible embankment for roadways. silt fencing downslope will be used to keep fill from eroding during rain. Rock berms may be constructed to control erosion on lower areas. Any stockpiles of soil will be prevented from eroding by silt fences and diversion berms

Foundations and roadways. Silt fences downslope will be maintained from earlier phases.

Framing and finishing. Silt fences will be maintained. Bare areas will be seeded with grass

Landscape/cleanup. Dirt stockpiles will be protected from erosion. Bare areas will be seeded with grass and watered sufficiently to establish a 80% cover.

Upon completion of construction activities and revegatation silt fence will be removed

Attachment D Temporary BMP's See Construction plans

A: Silt fences will be used to control storm runoff. They will be put up during the clearing and leveling of the site and will remain until final landscaping has established 80 % grass cover on all bare areas These measures will prevent soil from washing into the upgradient flow that crosses the site. It will also prevent the flow from inundating bare soil areas. These measures will also prevent soil from being eroded by flow that originates on the site. Silt fences and rock berms will prevent high TSS runoff from exiting the construction areas and keep the natural surface runoff clean

Attachment F Structural Controls

Silt fence is used to control runoff and prevent erosion and pollution.

Attachment G 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 the disturbed drainage area.

Attachment I inspection and Maintenance for BMP's

Maintenance for silt fence; inspect weekly to check for tears, accumulation of sediment, and damage caused by construction activity. Inspect fencing after every rainfall event. Replace or relocate any damaged fencing. Anytime that 6" of sediment accumulates along the silt fence, remove the accumulation or install a second line of fence parallel to the old line

Attachment J Schedule of Interim and Permanent Soil Stabilization Practices

At the end of construction activities grass will be seeded in all bare areas. It will then be watered sufficiently for a 80% cover to become well established. Once well established it should maintain itself in suitable condition. During dry weather it should be watered. Additional watering may be needed in high traffic areas. Any time the cover becomes less than 75% seeding should be redone. Periodic mowing will help to keep weeds and trees from invading and help to promote a short, thick cover. A mulching mower should be used. Grass should be mowed a minimum of 2 times annually and not be allowed to become greater than 18" in height

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: Boulder Springs LLC

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. _x_ 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.

   ___ The 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: _____

10. __ **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. __ **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, repair, 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 manufacturers specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicates 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. x 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:

Print Name of Customer/Agent

Lang Kyji

Signature of Customer/Agent

2/8/11

~~4-26-10~~

Date

Maintenance Plan for Vegetative Filter Strip areas:

In order to maintain the vegetative filter areas so that they provide a sufficient level of storm water remediation the following routine and non-routine maintenance activities will be undertaken. The general objective of maintenance will be to keep a grass cover of at least 80% established and healthy. The use of pesticides and herbicides on the filter areas is not allowed.

Routine maintenance.

Mowing; during growing season grass will mowed periodically to maintain a height of approximately 4". A mulching type of mower that evenly distributes cuttings back onto the grass will be used

weeding; mowing will help to prevent the growth of weed species. If weedy species do invade they will be controlled by mowing or use of a weedeater.

Watering during periods of drought the vegetative filter areas will be watered sufficiently to keep the grass in good condition.

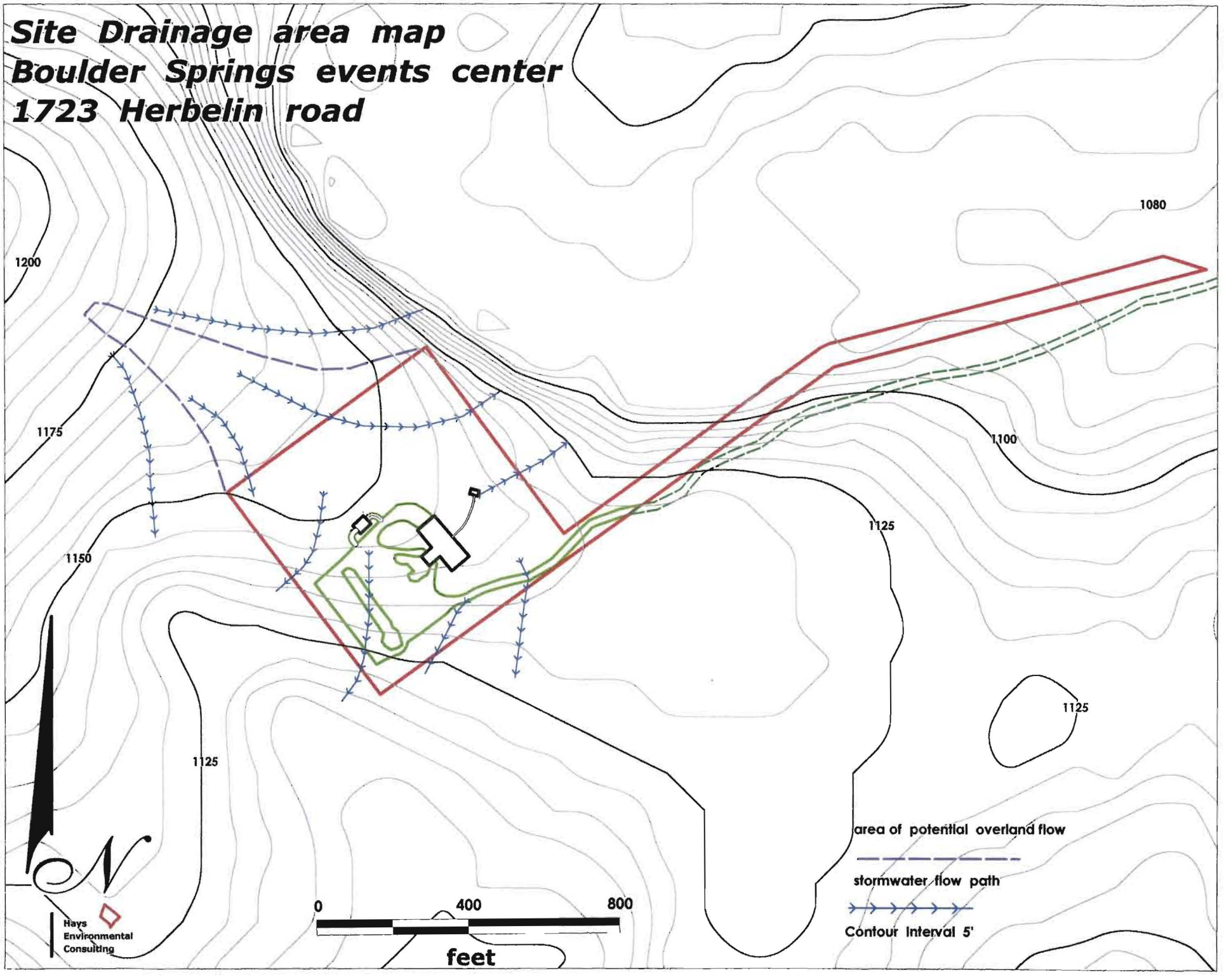
Inspection; at least twice a year the filter areas will be inspected to insure that no erosion or accumulation of sediment is taking place. At least 4 times a year the filter areas will be inspected to insure that no trash or debris has accumulated on them. Check to insure that water flow is evenly distributed over the filter areas and accumulated sediment or erosion has cause flow to be concentrated in some areas.

Non -routine maintenance;

after large rain events or periods of rainy weather the filter areas need to be inspected to check for accumulation of sediment, and debris. Anytime that 6" of sediment accumulates, remove the accumulation if it is harming the grass. Maintain a 80 % cover of grass and reseed or resod if the grass cover becomes less than 75%. Use a all season mix of grasses , such as rye/fescue to provide year round grass cover on filter areas.

since all the vegetative filter areas are easily accessible from the parking area TCEQ personnel will have easy access for inspection of their condition.

The responsible party in charge of the maintenance of the filter areas is the owner. He can be reached at (512) 535-5515


Site Drainage area map
Boulder Springs events center
1723 Herbelin road
1200
1175
1150
1125
1125
1080
1100
1125
N
Hays
Environmental
Consulting
0
400
800
feet
area of potential overland flow
stormwater flow path
Contour Interval 5'

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: Boulder Springs LLC

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. X 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. __ 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.

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

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

5. __ 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.

X **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" or "possibly 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.

___ **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. _x_ **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. _x_ **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:

Larry Kruzie
Print Name of Customer/Agent

Larry Kruzie
Signature of Customer/Agent

2/8/11
~~4-26-10~~
Date

Attachment B: BMP's for upgradient stormwater

This site is located on the local topographic high point and the area that has the potential to contribute upgradient stormwater is slightly less than 3 acres. The portion of the tract adjoining this area will remain undeveloped and will have a grass cover maintained so that treatment by vegetative filter strips will be accomplished. Water on this site moves as sheet flow and there are no areas of concentrated flow. All water moves across large expanses of grassy area that act as effective filters so that any stormwater has been remediated as it crosses or leaves the site. There are no areas where concentrated flow has the potential to cause erosion of soil.

Attachment C: BMP's for On-site stormwater

Stormwater in the structures and parking areas will move by sheet flow on to grassy filter areas. There are no areas of concentrated flow so overland flow has a fairly uniform distribution. Water from the buildings will not be allowed to concentrate and will be diverted away from the parking/driving area to the unimproved grassy areas and undisturbed natural areas along the lower elevations of the tract.

Attachment D: BMP's for Surface Streams.

The surface streams present on this tract are at the lower elevations. And the only development in the proximity will be the roadway. Grassy filter areas will be maintained in all areas between the driveway and the Dry Comal Creek.

Attachment F: Construction plans

See attached sheet for exact details

Attachment G: Maintenance, Repair and Retrofit plan

Maintenance for grassy filter areas ; inspect after every rainfall event to check for accumulation of sediment, and debris. Monitor for damage caused by construction activity, or continual usage. Keep grass well watered during drought. Anytime that 6" of sediment accumulates, remove the accumulation if it is harming the grass. Maintain a 80 % cover of grass and reseed or resod if the grass cover becomes less than 75%. Use a all season mix of grasses , such as rye/fescue to provide year round grass cover on filter areas. Keep grass mowed.

Attachment I: measures for minimizing surface stream contamination

Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation in areas outside the bounds of construction will be preserved. There will be no driving or parking of construction machinery in this area. No construction materials or excavated rock or soil will be placed outside the limits of construction. No land clearing will be done in those areas and no damage to the existing vegetation will be

permitted. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area.

Attachment A 20% impervious cover waiver

This site has less than 20% impervious cover and is a small business development . A waiver for permanent BMP's is requested Grass filter strips will be used to handle the pollutant load generated by this project. The grass areas will be maintained to have at least an 80% cover of vegetation at all times. Any areas of high flow will be armored with 3" of small riprap stones. Any time that sediment loads build up in these retention areas it will be removed.

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 ☒Yes ☐No — **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)* Edwards WPAP

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) 5/5/2010

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:

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

10. Mailing Address:

Boulder Spings LLC							
P.O. Box 936							
City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*
	toddsinks1@yahoo.com

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(512) 535-5515		(512) 692-6297

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)*
270663089	32039925030		~~32039925030~~ 80114781 2

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)*

Boulder Springs LLC

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	Boulder Springs LLC							
	1723 Herbelin road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	NO
25. Mailing Address:	Boulder Springs LLC							
	P.O. Box 936							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	0936

26. E-Mail Address:	toddsinks1@yahoo.com

27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*
(512) 535-5515		(512) 692-6279

30. Primary SIC Code (4 digits)	**31. Secondary SIC Code** (4 digits)	**32. Primary NAICS Code** (5 or 6 digits) MK	**33. Secondary NAICS Code** (5 or 6 digits)
6512		531120	

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

Special events facility, banquet hall

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

35. Description to Physical Location:	7.91 miles west of New Braunfels, on the south side of Herbelin lane

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
New Braunfels	Comal	Tx	78620

37. Latitude (N) In Decimal:	29.768671	**38. Longitude (W) In Decimal:**	-98.275733

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29°	46	08.047"	-98	16	33.79"

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:	Andy G. Grubbs RS PG	**41. Title:**	geologist

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 392-3546		( ) -	grubbsi@centurytel.net

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:	Boulder Springs LLC	**Job Title:**	Owner
Name *(In Print)* :	Larry Kruzie	**Phone:**	(512) 850 3258
Signature:	Larry Kruzie	**Date:**	5-10-10 2/8/11

Email : texasbiomass@yahoo.com MK

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

NAME OF PROPOSED REGULATED ENTITY: Boulder Springs LLC
REGULATED ENTITY LOCATION: Comal County
NAME OF CUSTOMER: Boulder Springs LLC
CONTACT PERSON _____ PHONE: _____
(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	12.487	Acres	$6500
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	$

Larry Kyle
Signature

2/8/11
~~4/26/2010~~
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	$1,500
	5 < 10	$3,000
	10 < 40	$4,000
	40 < 100	$6,500
	100 < 500	$8,000
	≥ 500	$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	$3,000
	1 < 5	$4,000
	5 < 10	$5,000
	10 < 40	$6,500
	40 < 100	$8,000
	≥ 100	$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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 18, 2010

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: Boulder Springs Event Center, located on the south side of Herbelin Lane 7.91 miles west of New Braunfels, Texas
PLAN TYPE: Application for Approval of a Water Pollution Abatement Plan (WPAP) 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAP File No.: 2932.00

Dear Mr. Hornseth:

The referenced application administratively complete on May 14, 2010, 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.

Please forward your comments to this office by June 13, 2010.

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

Lynn M. Bumguardner
Water Section Manager
San Antonio Regional Office

LMB/eg

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 18, 2010

Mr. Karl J. Dreher, General Manager
Edwards Aquifer Authority
1615 N St. Mary's
San Antonio TX 78215-1415

Edwards Aquifer, Comal County
PROJECT NAME: Boulder Springs Event Center, located on the south side of Herbelin Lane 7.91 miles west of New Braunfels, Texas
PLAN TYPE: Application for Approval of a Water Pollution Abatement Plan (WPAP) 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAP File No.: 2932.00

Dear Mr. Dreher:

The referenced application administratively complete on May 14, 2010, 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.

Please forward your comments to this office by June 13, 2010.

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

Lynn M. Bumguardner
Water Section Manager
San Antonio Regional Office

LMB/eg

№2932 00

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: Boulder Springs LLC COUNTY: Comal

STREAM BASIN: Dry Comal Creek

EDWARDS AQUIFER: X RECHARGE ZONE
__ TRANSITION ZONE

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

TCEQ-R13
MAY 14 2010
SAN ANTONIO

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Matt Kruzie
Entity: Boulder Springs LLC
Mailing Address: P.O. Box 936
City, State: Dripping Springs, Tx 78620
Telephone: (512) 535 - 5515 matt_kruzie@yahoo.com
toddsinks1@yahoo.com

Agent/Representative (If any):

Contact Person: Andy G. Grubbs RS PG
Entity: Hays Environmental Consulting
Mailing Address: P.O. Box 208
City, State: San Marcos, Texas Zip: 78667
Telephone: (512) 392 - 3546 FAX: GRUBBSI@CENTURYTEL.NET

2. __ This project is inside the city limits of _____.
__ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
X 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.

Site is on the south side of Herbelin road 1.2 miles west of its eastern intersection with St Hwy 46. Drive located at - 98.2683 N 29.77036 E Herbelin rd is 6.7 miles west of 46 & loop 337

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:
   X Existing commercial site
   ___ Existing industrial site
   ___ 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. x 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 Contributing Zone Plan.
- __ 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 three (3) copies of the completed application to the appropriate regional office for distribution by the TCEQ to the local municipality or county, groundwater conservation districts, and the TCEQ's Central 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.
- __ No person shall commence any regulated activity until the Contributing Zone Plan for the activity has been filed with 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:

Larry Kruzic
Print Name of Customer/Agent

Larry Kruzic
Signature of Customer/Agent

4 / 26 / 10
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.

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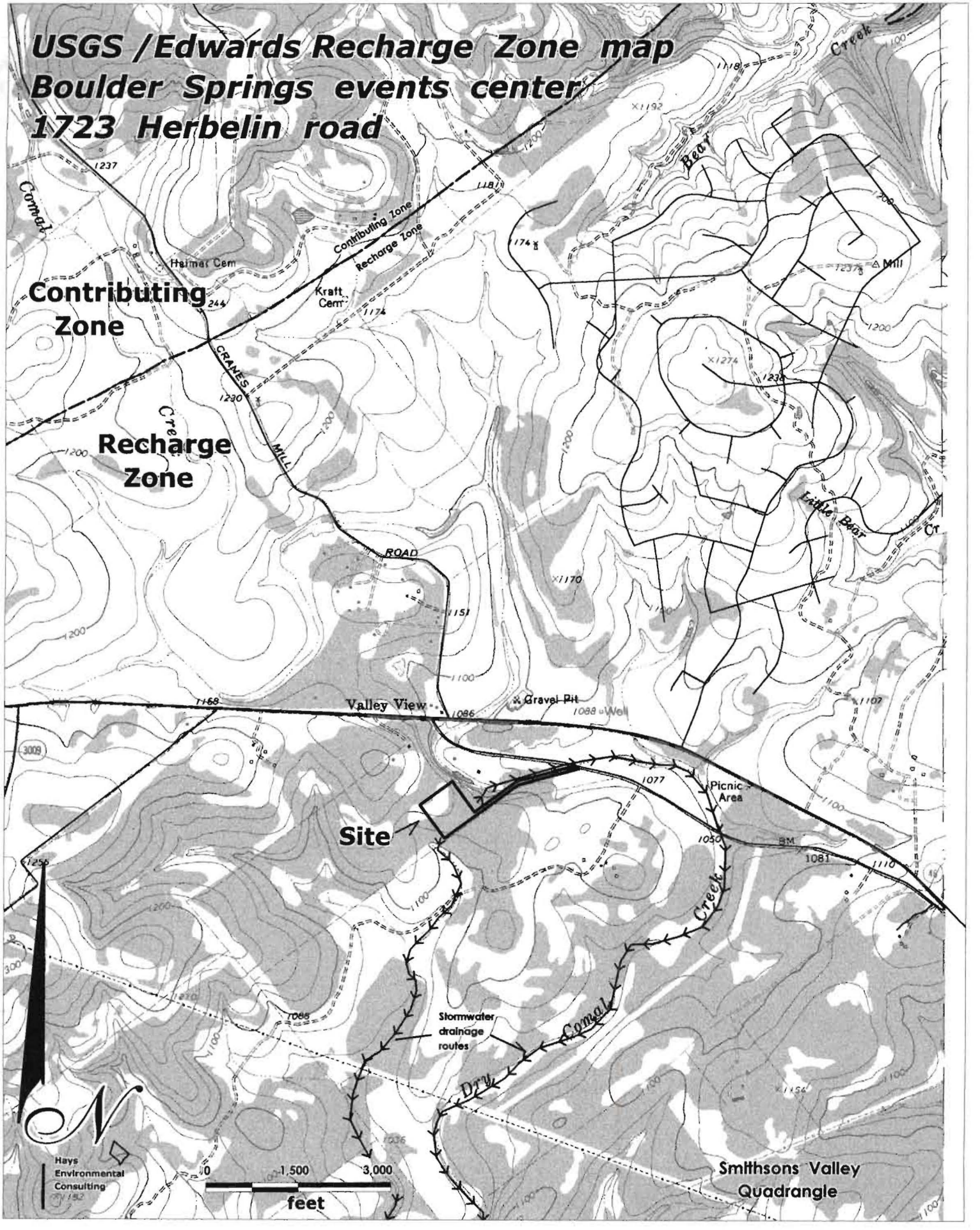
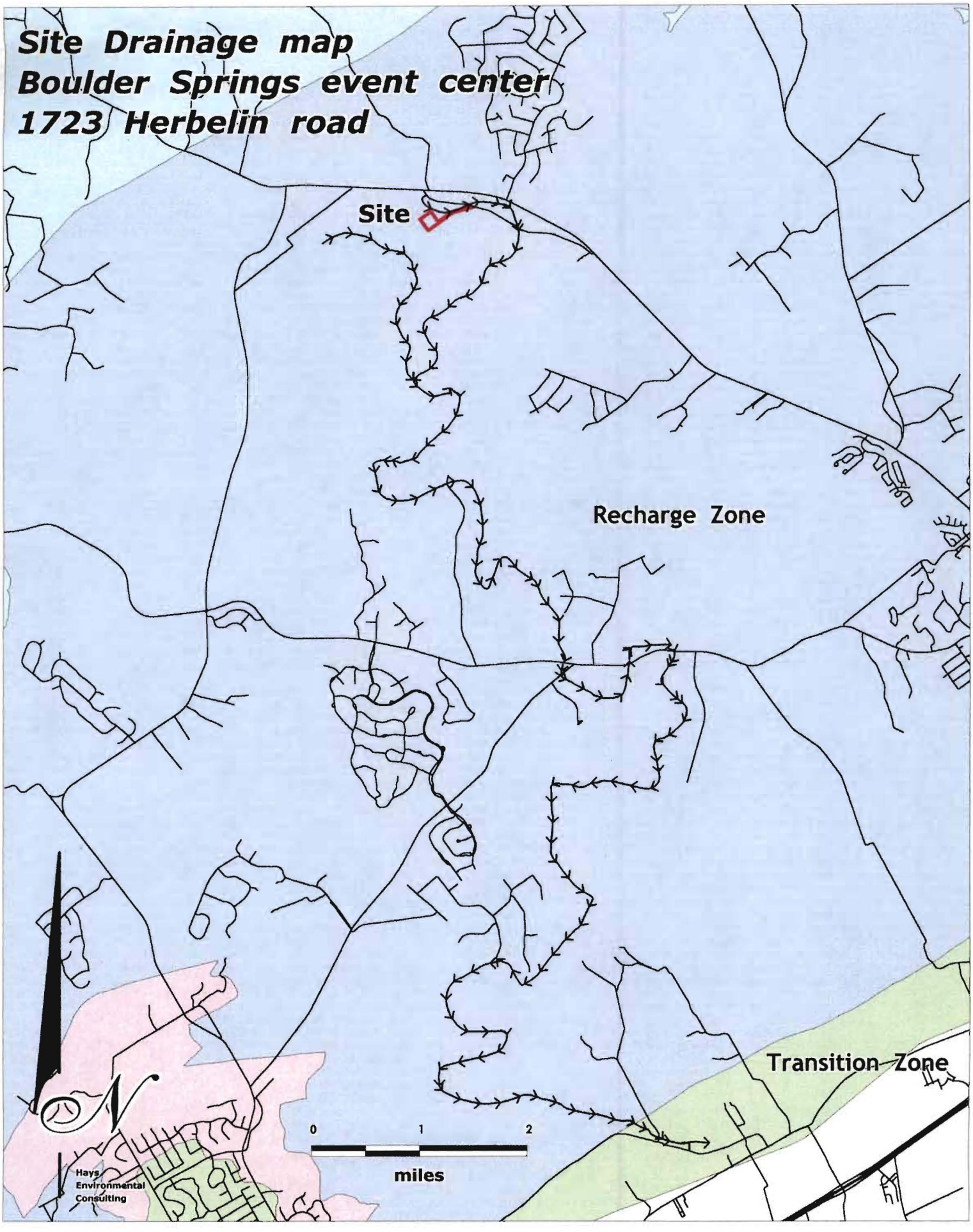
Cranes Mill road
Herbelin rod
Site
Hwy 46
FM 2722
New Braunfels
Hays
Environmental
Consulting
0
1
2
miles


USGS /Edwards Recharge Zone map
Boulder Springs events center
1723 Herbelin road
Contributing Zone
Recharge Zone
Site
Stormwater drainage routes
Hays Environmental Consulting
0
1,500
3,000
feet
Smithsons Valley Quadrangle
Valley View
Gravel Pit
Picnic Area
Bear Creek
Little Bear Cr
Dry Comal Creek
Comal
CRAVES MILL ROAD
Helmar Cem
Kraft Cem
Mill


Site Drainage map
Boulder Springs event center
1723 Herbelin road
Site
Recharge Zone
Transition Zone
N
0
1
2
miles
Hays
Environmental
Consulting

Attachment C:

Description: The site of the Boulder Springs events center is on the south side of Herbelin road 1.24 miles west of the eastern intersection of Herbelin road and state highway 46 . The event center is located uphill approximately 0.4 miles from the start of the driveway. This tract is 12.487 acres out of the Jose M. Tejerino and G.W.T. & P RR Surveys, This is a proposed event center with a 9600 ft² event facility, a 1200 ft² office/ storage building/caretakers apartment, a 330 ft² gazebo and a water storage tank of 289 ft². The total building roof area is 11420 ft². = 0.26 acres. There is a water well on the site There will be approximately 79,056 ft² = 1.814 acres, of paved impervious cover. There will be of 20' wide roadway and various parking areas . The driveway and parking areaas will be constructed with crushed limestone road base and industrial slag. Together all of the impervious cover totals 2.087 acres. This gives a overall of impervious cover to the project. 2.087 / 12.487 X100 = 16.72 %

The tract is located in central Comal county. Vegetation on the site is open Live Oak/juniper woodlands that have been cleared of brush and are open, with grass in the clear areas. Generally the slopes are gentle and most stormwater crosses the site as sheet flow. There is evidence that very small wet weather drainages gather stormwater on the site and convey it to Dry Comal Creek, which flows adjacent to and across the lower elevation portions of the tract.

The soils mapped on the site by the U.S. Soil Conservation Service are mainly the Comfort-Rock Series, thin high clay soils developed over very hard limestone. Down in the creek bottoms there is some Tarpley clay series present

FEMA map number 48091 C 0245 F, September 2, 2009 was examined and it was found that the100 year floodplain is present on the lower elevations of this tract. The 100 year floodplain of Dry Comal Creek runs adjacent to and across the northern portion of this tract.

This area is in the western portion of the Edwards Aquifer Recharge Zone in Comal County. The contributing zone is approximately 1.6 miles to the northwest. An aerobic treatment OSSF sized for 1280 gallons per day will provide wastewater service to the site. Water supply is provided by a well constructed to public supply standards. The well is completed into the lower Glen Rose formation of the Trinity aquifer.

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: Boulder Springs LLC

TYPE OF PROJECT: X WPAP __ AST __ SCS __ UST

LOCATION OF PROJECT: X Recharge Zone __ Transition Zone __ Contributing Zone within the Transition Zone

PROJECT INFORMATION

1. X 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)
Comfort - rock	D	0.5 - 1.2'
Tarpley	C	2 - 4'

* 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.

3. X 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. X 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. X 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" = 200 '
Site Geologic Map Scale 1" = 200 '
Site Soils Map Scale (if more than 1 soil type) 1" = 750' '

6. Method of collecting positional data:

X Global Positioning System (GPS) technology. Trimble Pro -XR submeter DGPS
__ Other method(s).

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

8. X 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.
X Geologic or manmade features were not discovered on the project site during the field investigation.

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

11. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, 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 16 TAC Chapter 76.
__ There are no wells or test holes of any kind known to exist on the project site.

ADMINISTRATIVE INFORMATION

12. X One (1) original and three (3) copies of the completed assessment has been provided.

Date(s) Geologic Assessment was performed: 3 / 9 / 2010, 3 / 18 / 2010, 4 / 26 /2010
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.

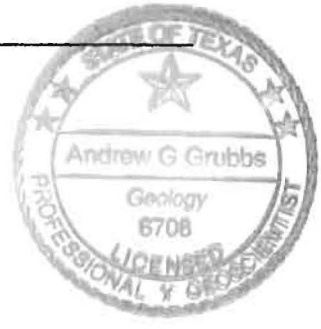
Andrew G. Grubbs RS PG
Print Name of Geologist

(512) 392 - 3546
Telephone

Fax

Andrew G. Grubbs RS PG 4 / 26 / 2010
Signature of Geologist Date

Representing: Hays Environmental Consulting
(Name of Company)



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GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Boulder Springs LL

LOCATION			FEATURE CHARACTERISTICS												
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	
						X	Y	Z		10					
F1	-98.27	29.76	SF	20	Kk VII	30'	530'	3'	90	0	1 / 4'		F	low	
F2	-98.28	29.77	MB	30	Kk VII					0			na		

* DATUM:_____

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, dar
F	Fines, compacted clay-rich sediment, soil profile, gray
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodpl

I have read, I understood, and I have followed the Texas Commission on Environmental Quality
information presented here complies with that document and is a true representation of the con
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

_____ Date

FRACTURED BEDROCK

There is an area where highly fractured bedrock has weathered into trends of bedrock pavements and large rough blocks aligned along linear trends. These fractures are expressed as small scarps a foot or two in height where bedrock pavement steps down the hillside into fields of large blocky boulders. This area was assessed as solution enlarged fractures. They are widely spaced and mainly consist of soil filled spaces between large protruding rocks. The trend is roughly 30' wide and 530' in length. Vertical relief is approximately 3'. The enlargement of these fractures does not appear to go to much depth and is mainly a result of surface weathering of one strata layer. Direction of trend is 90° . The dominant trend of major displacement faults in this area is 50 - 65°

F 1 Location - 98.2749 to -97. 2764
29.7682 29.7682

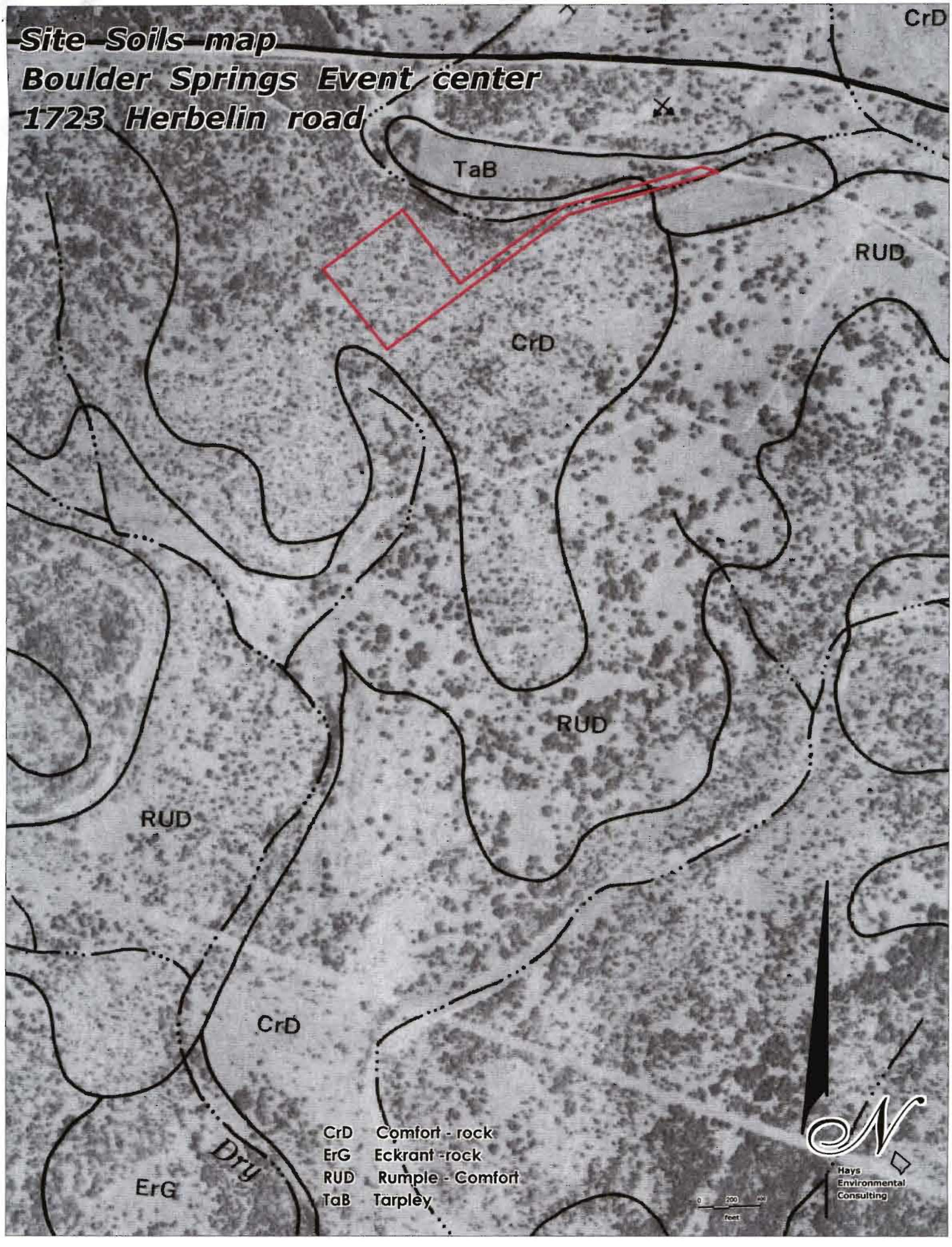
WELLS

Well 1 Location - 98.2760
29.7689

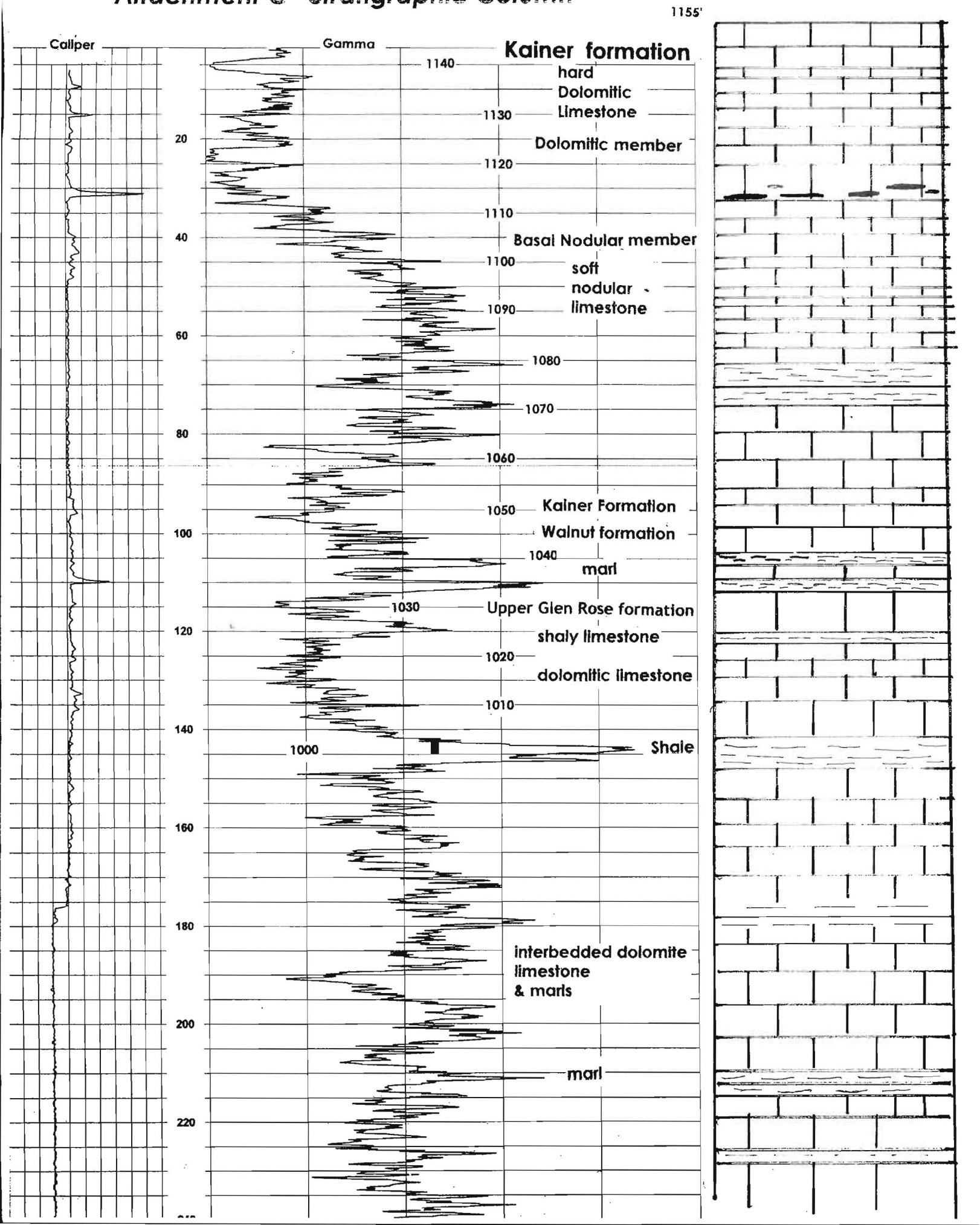
There is one water supply well presently operating on this tract. It was drilled for this development.

SITE SOILS

The soils mapped on the site by the U.S. Soil Conservation Service are the Comfort Rock and Tarpley clay Soil series. These are shallow stony clays developed on hard limestones. Vegetation on site indicates that soil is very thin. In general the soils are dark brown clays. Usually very thin or mixed with very high percentages of broken rock fragments. Soils ranged from 6" to 48" in thickness. These clay soils have very slow percolation rates. The permeability of Comfort and Tarpley series ranges from 0 .06 to 0.2 inches per hour. The lower elevations of the tract has a floodplain where the Tarpley clay is present and soil thickness is much greater than usual

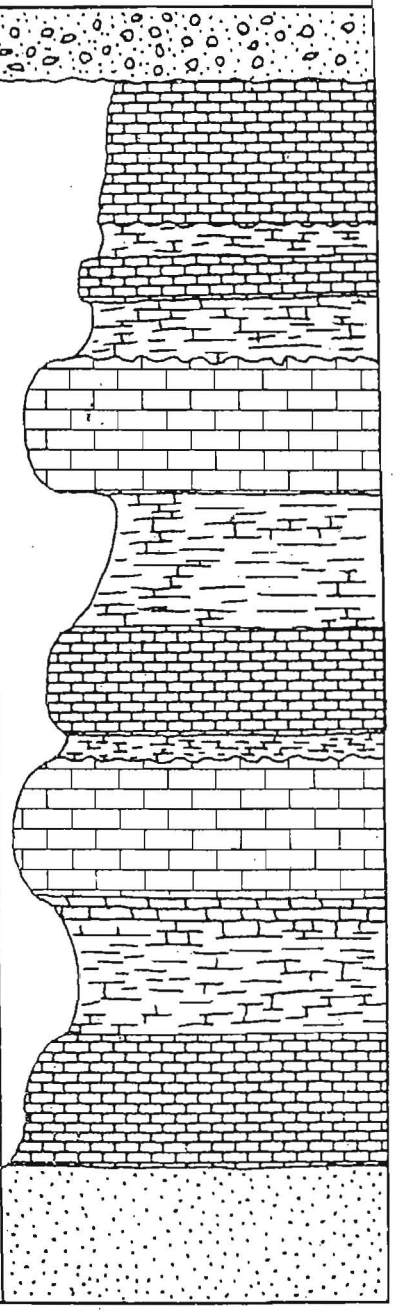

Site Soils map
Boulder Springs Event center
1723 Herbelin road
CrD
TaB
RUD
CrD
RUD
RUD
CrD
Dry
ErG
CrD Comfort - rock
ErG Eckrant -rock
RUD Rumple - Comfort
TaB Tarpley
N
Hays
Environmental
Consulting
0 200
feet

Attachment C Stratigraphic Column



Attachment C Stratigraphic Column

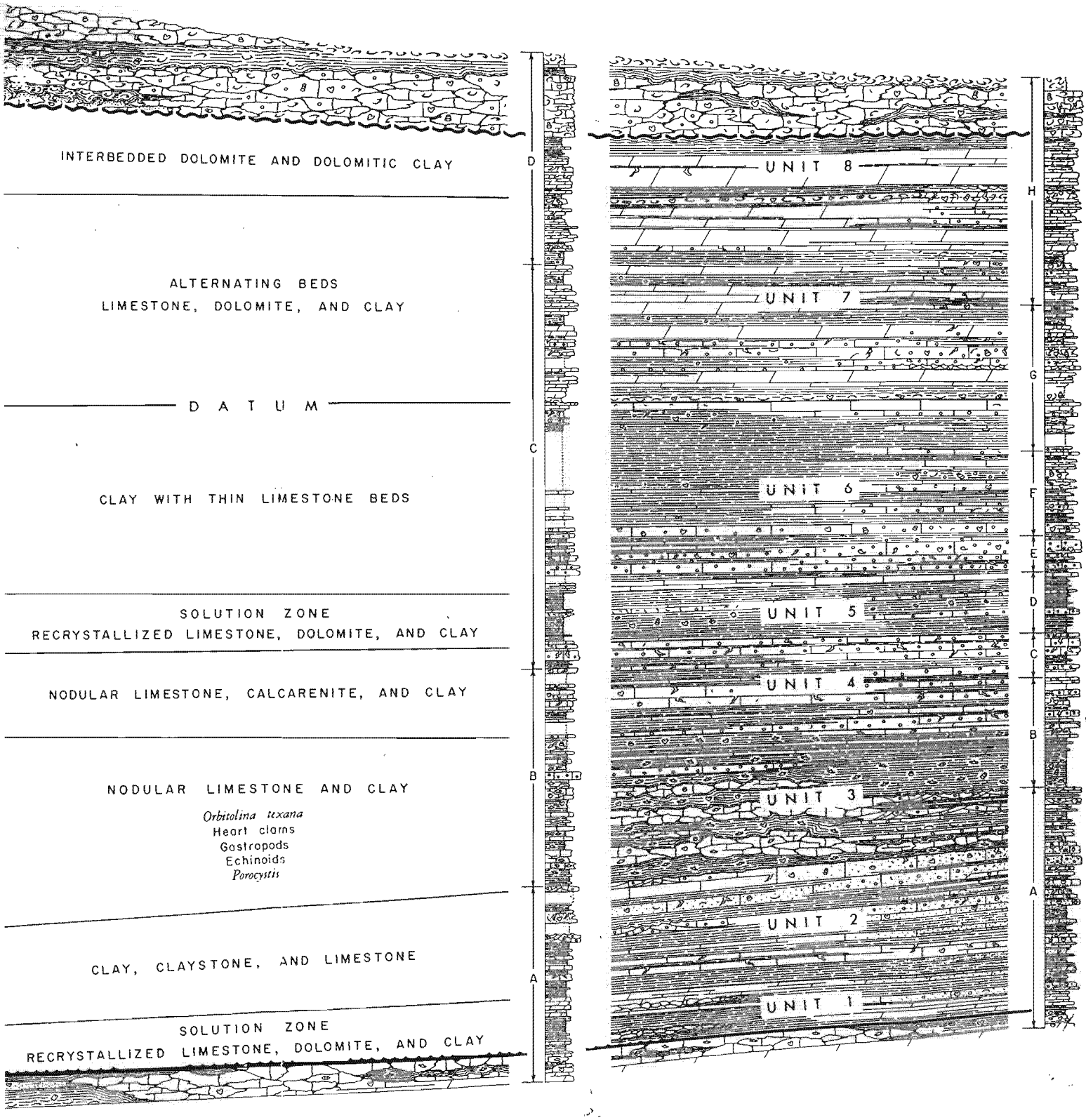
EUROPEAN SERIES	EUROPEAN STAGE	SERIES	GROUP	FORMATION	THICKNESS (FEET)	GENERAL LITHOLOGY
Quaternary Alluvium and Colluvium					10	
Upper Cretaceous	Senonian	Gulf Series		Austin Formation	20	
				unconformity		
	Turonian			Eagle Ford Formation	20	
				unconformity		
	Cenomanian	Comanche Series	Washita Group	Buda Limestone	40	
				Del Rio Clay	30	
				Georgetown Limestone	25	
				unconformity		
Lower Cretaceous	Albian		Fredericksburg Group	Edwards Limestone	350	
				Walnut Clay	19	
	Aptian		Trinity Group	Glen Rose Limestone	785	
				Hensel Sand (subsurface)	?	



Generalized geologic section

From
Noyes, A.P., Jr. and Young, K.P., 1960,
Geology of Purgatory Creek area, Hays and Comal Counties, Texas

Upper Glen Rose lithologic units



from Stricklin, Smith & Lozo 1971

SITE GEOLOGY:

Structure

This project area is out near the western edge of the Balcones Fault Zone where the Fredericksburg division rocks of the Edwards group begin to thin and earlier Trinity division rocks are found in the lower elevation creek bottoms. It lies in the area where the hill country levels into a rolling plateau topography. The tract lies between the Bear Creek and Hidden Valley Faults and does not appear to be crossed by major displacement faults or relay ramp cross faults. Beds on the site are fairly horizontal.

Stratigraphy

Several geologists have mapped this area and there is good agreement as to members and formations exposed on the surface. Based on the geophysical well log and topographic elevation of nearby exposures of the Basal Nodular member of the Kainer formation it is most likely that the rocks exposed on the surface at this location are the bottom 40' or so of the Dolomitic member of the Kainer Formation. Local topography and observed lithology are consistent with this interpretation which matches prior work done by Collins (91) and Hansen and Small (94). It is approximately 100' down to the bottom of the Edwards limestones with about 15' of marls including 2 major shale beds of the Walnut fm. lying on top of the upper Glen Rose Formation at this site. The top of the upper Glen Rose in this location has about 40' of hard limestones and dolomites before the first thick marl is encountered.. The contact with the Lower Glen Rose formation is about 540' below the surface. The water well encountered 25' of very clean reef limestone at a depth of 625' and the well is completed in that strata.

Lithology

The lithology of the rock exposed on the surface varies from pale grey and tan, fine grained slightly fossiliferous lime mudstone to pure white well sorted grainstones. Some peloid and micro-oolitic limestones were found. Very little shell fragment material was noted. The rock is thick bedded and outcrops are of large rugged boulders, rough surfaced slabs and pavements. Moderate to deeper subtidal depositional environments predominate. Most surface exposures are strongly solution etched . Honeycomb formed by preferential solution of burrowed beds was not seen here Original depositional porosity was altered by later diagenesis. The mudstones found on this site have been neomorphically altered into a dense matrix of tightly interlocking crystals with very low poro/perm values . The grainstones tend to be slightly leached and show some moderate development of small scale vugs. Most of the porosity/permeability in this rock is a result of late stage diagenetic leaching, development of vugs and recrystillization. Due to the tectonic history and setting between 2 major faults, fracture permeability is probably relatively high. The well log shows that at a depth of about 30' a zone of enhanced solution permeability occurs. This corresponds with the bottom of the Dolomitic member and is perched on the marly and impure limestones of the Basal Nodular member.

Water infiltrating in this area has the potential run along and across the nearby faults and flow to Hueco Springs 7.9 miles to the east southeast, or to Comal Springs located 9 miles to the southeast.

The entire tract was surveyed using walking transects no greater than 50' apart. No potential recharge features were found. There is one water supply well located on the property. It is a "drill thru" well that is completed into the Lower Glen Rose formation of the Trinity aquifer. A geophysical well log to the total depth of 700' is available from this well.

Geologic studies specific to this area which were used as background include, Hill (1901) George (1948) Bills (1957) Noyes and Young (1960) DeCook (1960) Rose, P.R.(1972) Maclay and Small (1976) Collins, Baumgardner, and Raney (1991) Hanson and Small (1995) and Ahr (2008)

Ahr, W.M., 2008, Geology of Carbonate Reservoirs: the identification, description, and characterization of hydrocarbon reservoirs in carbonate rocks; John Wiley & Sons New Jersey, pp 277

Bills, T.V.,Jr., 1957, Geology of Waco Springs Quadrangle, Comal County, Texas. University of Texas, Austin, Master's thesis 106 P.

Collins, E.W., Baumgardner. R.W.,Jr., and Raney, J. A., 1991 Geologic map of the Smithson's Valley quadrangle, Texas: the Univ of Texas, Austin, Bureau of Econ. Geo. Open-file map, scale 1:24,000

DeCook, K.J., 1960 Geology and ground-water Resources of Hays County, Texas. Texas Board of Water Engineers Bull 6004, 170p

George, W.O., 1948, Development of limestone reservoirs in Comal County, Texas: American Geophysical Union trans, v29, 503-510

Hanson, J.A., and Small, T.A., 1994, Geologic framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94 - 4117

HILL, R. T.1901. Geography and Geology of the Black and Grand Prairies. United States Geological Survey, 21st Annual Report, Part 7.

Lozo,E.F., Et Al., 1959. Symposium on the Edwards Limestone in central Texas: University of Texas, Bureau of Economic Geology Publication 5905, 235p.

Maclay, R.W., and Small, T.A., 1976 Progress report on geology of the Edwards Aquifer, San Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76-627, 65p.

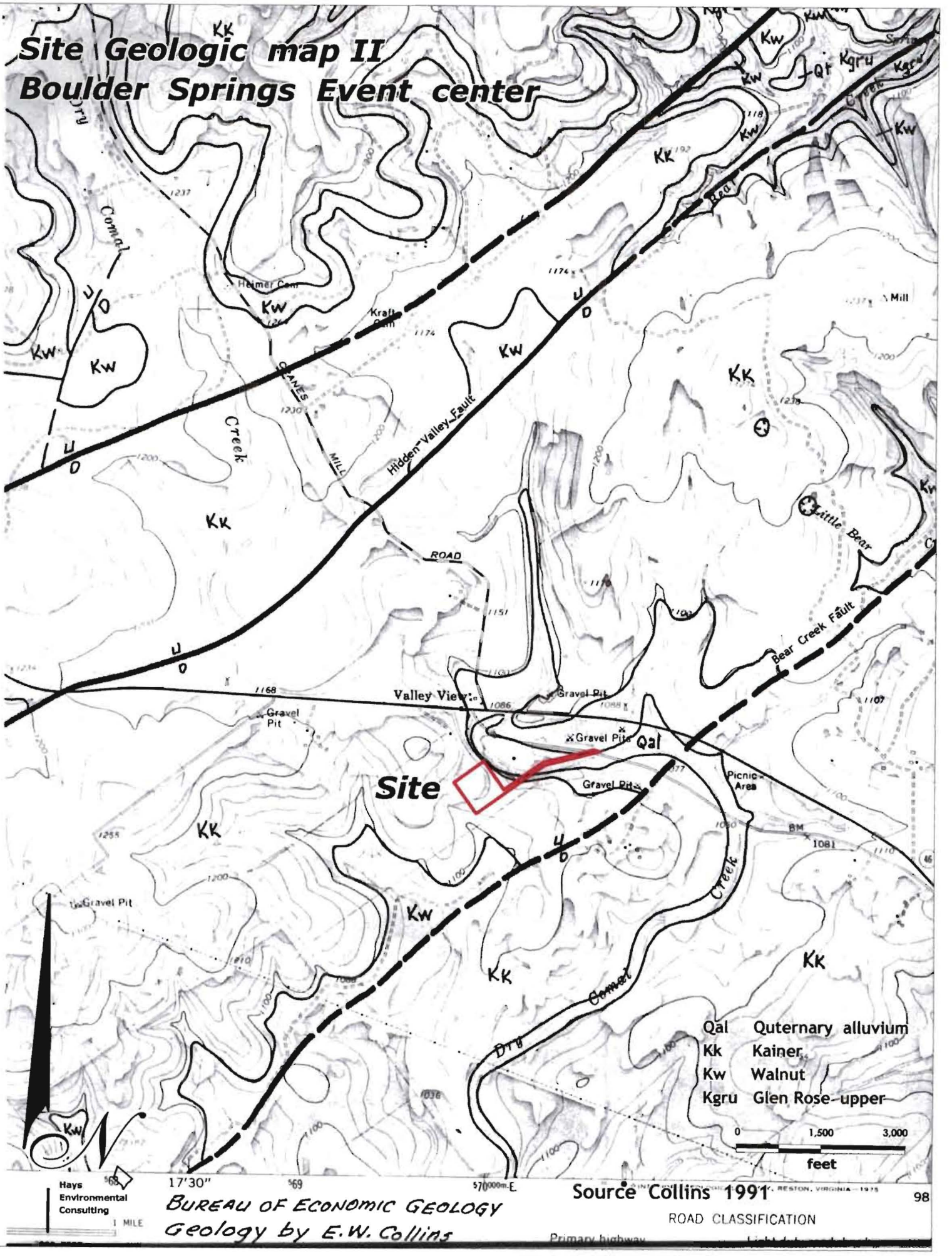
Noyes, A.P.,Jr. and Young, K.P., 1960, Geology of Purgatory Creek area, Hays and Comal Counties, Texas: Texas Jour. Sci., v.12 no1 & 2, p. 64-104

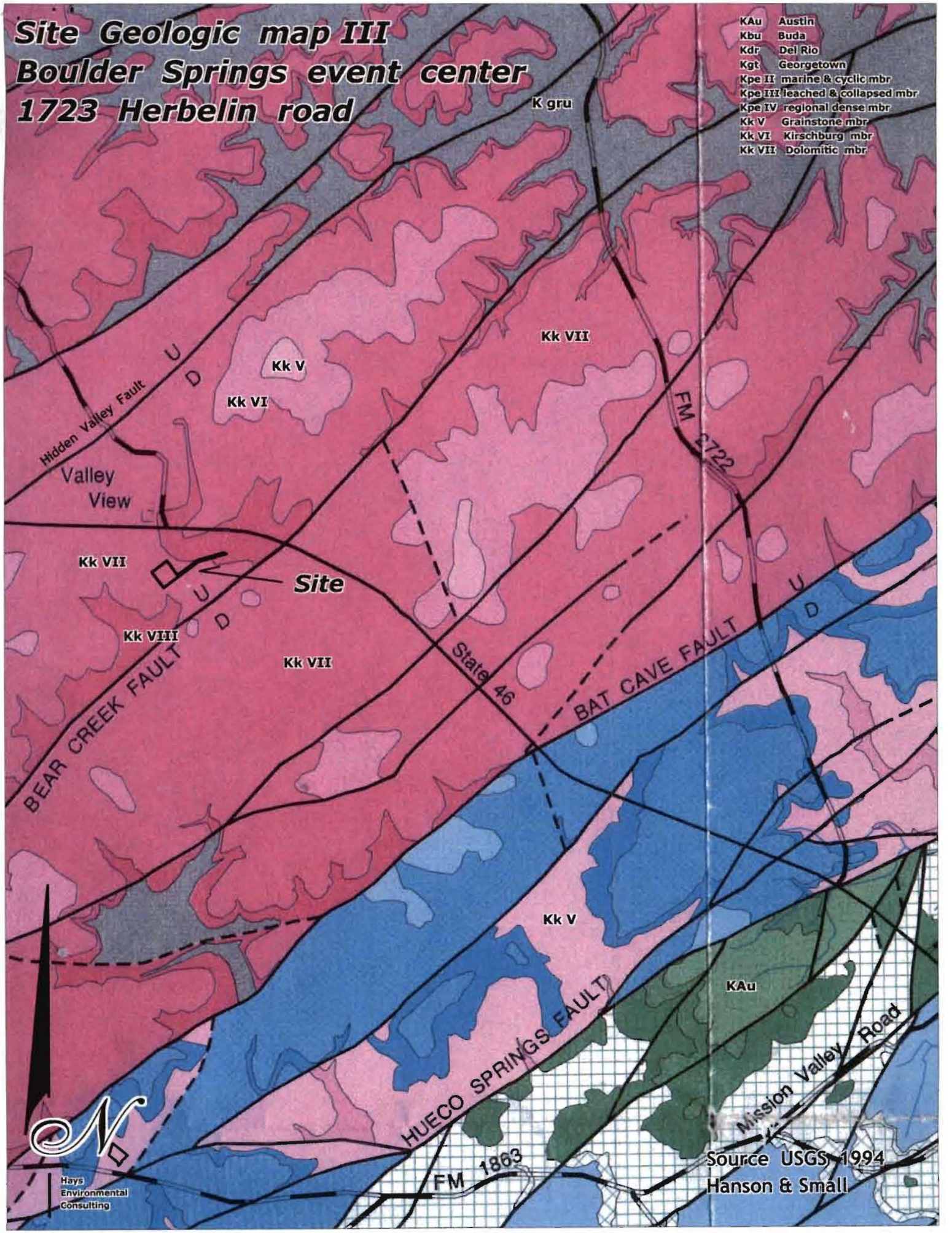
Rose, P.R. 1972, Edwards Group Surface and Subsurface, Central Texas University of Texas ,

Bureau of Economic Geology Report Inv. no 74. 198 p.

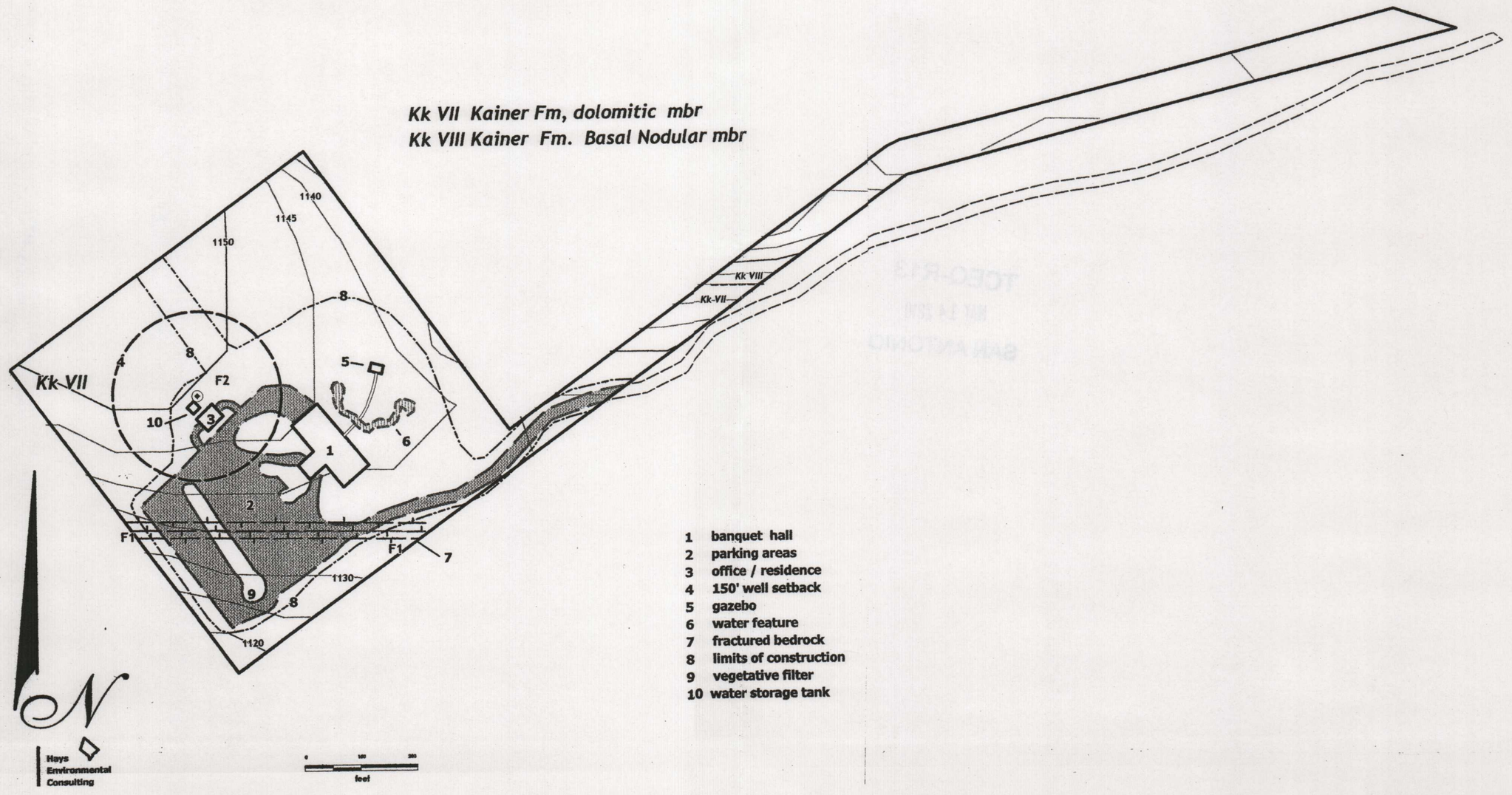
Stricklin, F.L.,Jr.,Smith,C.I., and Lozo,F.E., 1971, stratigraphy of Lower Cretaceous Trinity deposits of central Texas: Univ. Texas at Austin, Bur. Econ. Geology Rept. Inv. No. 71.

Senger, R.K., and Kreitler, C.W., 1984 Hydrogeology of the Edwards Aquifer, Austin area, central Texas: University of Texas , Bureau of Economic Geology Report Inv. no 141. 35p.


Site Geologic map II
Boulder Springs Event center
Hidden Valley Fault
Bear Creek Fault
Valley View
Gravel Pit
Site
Qal
Kk
Kw
Kgru
Qt
Qal Quternary alluvium
Kk Kainer
Kw Walnut
Kgru Glen Rose-upper
0 1,500 3,000
feet
Hays Environmental Consulting
1 MILE
17'30"
570000m.E
Source Collins 1991
ROAD CLASSIFICATION
Primary highway
Bureau of Economic Geology
Geology by E.W. Collins
98


Site Geologic map III
Boulder Springs event center
1723 Herbelin road
KAu Austin
Kbu Buda
Kdr Del Rio
Kgt Georgetown
Kpe II marine & cyclic mbr
Kpe III leached & collapsed mbr
Kpe IV regional dense mbr
Kk V Grainstone mbr
Kk VI Kirschburg mbr
Kk VII Dolomitic mbr
K gru
Kk VII
Kk V
Kk VI
Hidden Valley Fault
U
D
Valley View
FM 2722
Kk VII
Site
U
D
Kk VIII
Kk VII
BEAR CREEK FAULT
State 46
BAT CAVE FAULT
U
D
Kk V
KAu
HUECO SPRINGS FAULT
Mission Valley Road
FM 1863
N
Hays Environmental Consulting
Source USGS 1994
Hanson & Small

Site Geologic map
Boulder Springs LLC
1723 Herbelin road



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: Boulder Springs LLC

REGULATED ENTITY INFORMATION

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

2. Total site acreage (size of property): 12.487

3. Projected population: 1

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	11,420	÷ 43,560 =	0.26
Parking	79,056	÷ 43,560 =	1.814
Other paved surfaces	578	÷ 43,560 =	0.013
Total Impervious Cover	91054	÷ 43,560 =	2.087
2.087 / 12.487	Total Impervious Cover ÷ Total Acreage x 100 =		16.72 %

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 = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____ Ft^2 ÷ 43,560 Ft^2/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. **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	1280 gallons/day
__ % Industrial	_____ gallons/day
__ % Commingled	_____ gallons/day
TOTAL	1280 gallons/day

15. Wastewater will be disposed of by:
_x_ **On-Site** Sewage Facility (OSSF/Septic Tank):
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" = 100 '.

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):
FEMA digital map file and FEMA map panel 48091 C 0245 F September 2, 2009

19. __ 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.

x 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:

__ All **sensitive and possibly sensitive** geologic or manmade features identified in the Geologic Assessment are shown and labeled.

x No **sensitive and possibly sensitive** geologic or manmade features were identified in the Geologic Assessment.

__ **ATTACHMENT D - Exception to the Required Geologic Assessment.** An exception to the Geologic Assessment requirement is requested and explained in ATTACHMENT D provided at the end of this form. Geologic or manmade features were found and are shown and labeled.

__ **ATTACHMENT D - Exception to the Required Geologic Assessment.** An exception to the Geologic Assessment requirement is requested and explained in ATTACHMENT D provided at the end of this form. No geologic or manmade features were found.

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 One (1) original and three (3) copies of the completed application have been provided.

29. x Any modification of this WPAP will require TCEQ 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:

Larry Krucie
Print Name of Customer/Agent

Larry Krucie
Signature of Customer/Agent

4/26/10
Date

Attachment A:

Factors affecting water quality

The factors affecting water quality on this site are slopes and the flow of water from areas uphill of the project site. Slope across the site is gentle and sheet flow does not gather sufficient velocity to cause major erosion. Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation will be preserved to the greatest extent possible. There will be no driving or parking of construction machinery outside of the area of construction limits. No construction materials or excavated rock or soil will be placed outside of the area of construction limits. No land clearing will be done in the areas where rain runoff drains. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area.

Attachment B; Volume and Character of Stormwater

The annual pollution loading rate was calculated using formulas in section 3.3.2 of the TCEQ , manual **Complying with the Edwards Aquifer : Technical Guidance Manual** Based on a total impervious surface for the project there is 2.087 acres of impervious cover. There are 10.4 acres of undeveloped area Using the formula $L_m = 27.2 (A_N \times P)$ where L is the annual pollutant load in pounds, A_N is the contributing area in acres, P is the annual rainfall in inches. the annual pollution load was calculated

2.087 X 33" x 27.2 = 1873 pounds of TSS

To achieve a 80% reduction in TSS of stormwater BMP's capable of removing 1498 Lbs of TSS must be installed and maintained

1873 X 0.8 = 1498

The character of this stormwater runoff will be fairly clean.. Dust and air blown soil will be the main contributors with some oil and grease residues from automobiles. Driveway or parking lot is 87 % of the impervious surface area so most constituents will be generated there. The somewhat permeable nature of the material used to surface the parking lot will help to filter TSS from the runoff.

Any areas where flow is concentrated rock rubble berms will be used to slow velocity to less than 3 ft/sec and to promote overland sheet flow. No bare dirt areas will be allowed on the site, all areas disturbed during construction will be promptly seeded with grass and the cover continuously maintained.

Construction Plans
Boulder Springs LLC
1726 Herbelin road

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.

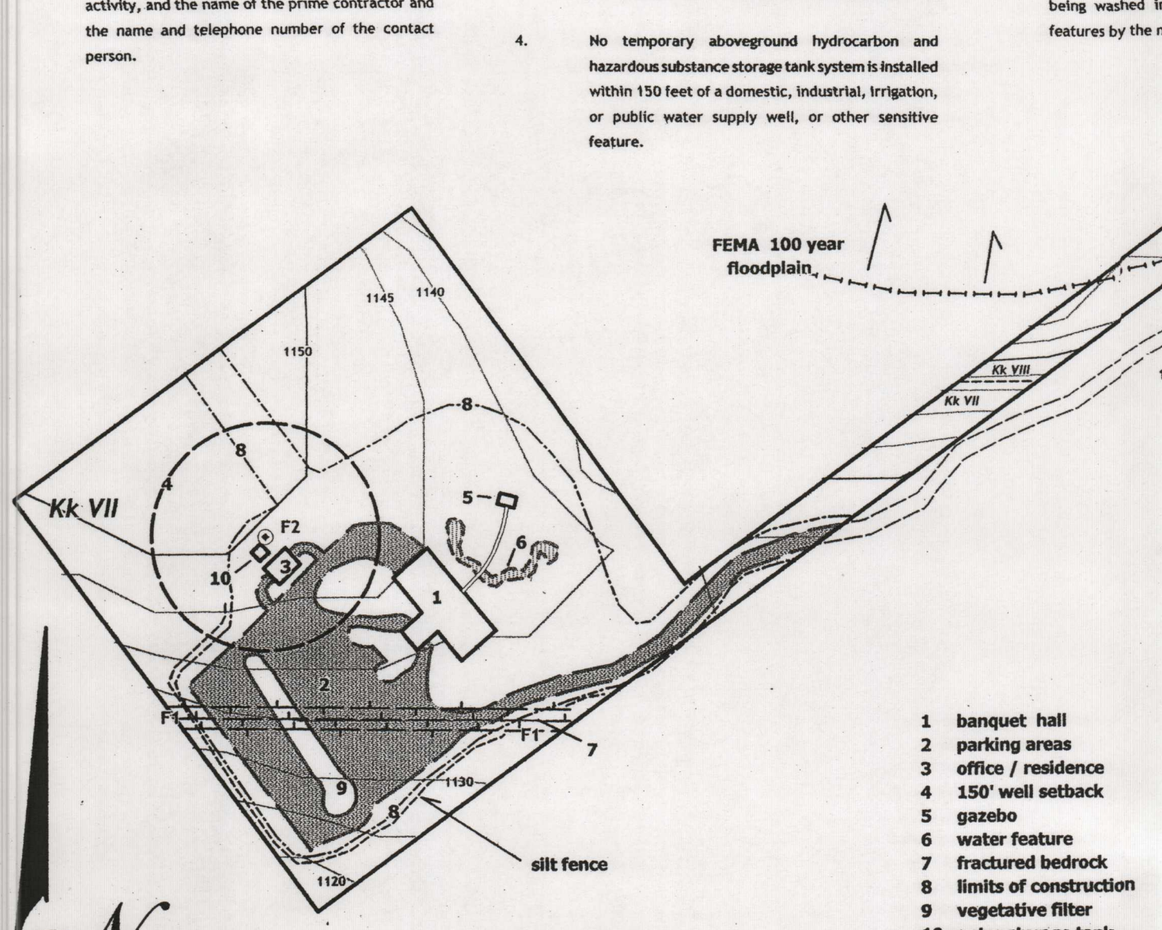
6. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

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.



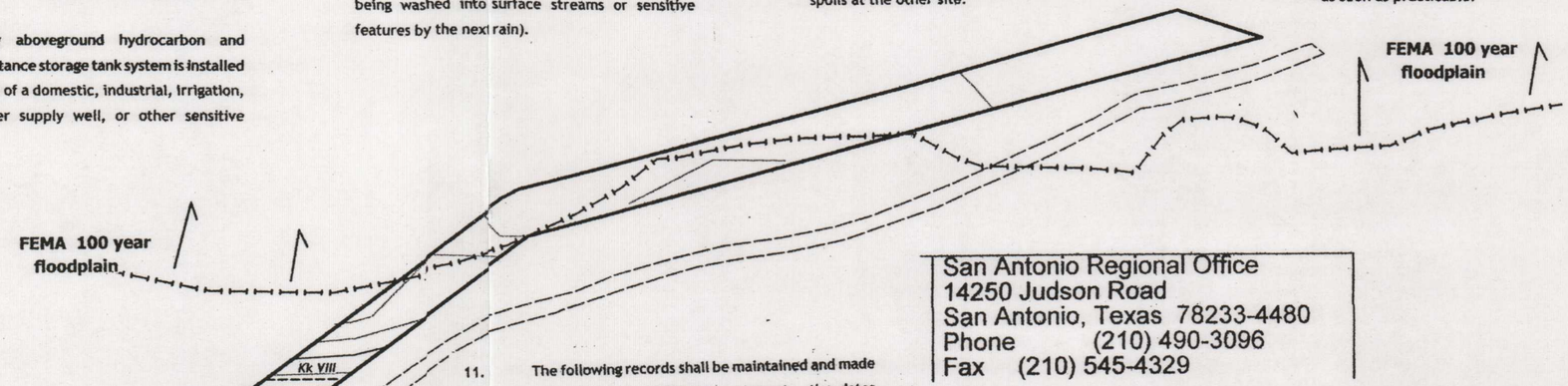
1 banquet hall
2 parking areas
3 office / residence
4 150' well setback
5 gazebo
6 water feature
7 fractured bedrock
8 limits of construction
9 vegetative filter
10 water storage tank

Scale 1" = 200'

0 200 400
feet

Contour Interval 5'

Hays Environmental Consulting



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:

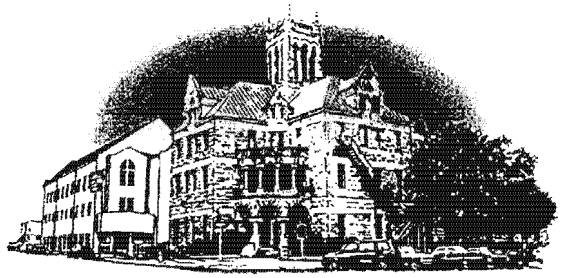
A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

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.

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST



Comal County

OFFICE OF COMAL COUNTY ENGINEER

May 5, 2010

Mr. Andy G. Grubbs, R.S., P.G.
Hays Environmental Consulting
P.O. Box 208
San Marcos, TX 78667

Re: Boulder Springs Event Center On-Site Sewage Facility Suitability Letter, within Comal County, Texas

Dear Mr. Grubbs:

In accordance with TAC §213.5(b)(4)(F)(ii), Comal County has found that the entire referenced site (except for areas listed below) is suitable for the use of private sewage facilities and will meet the special requirements for on-site sewage facilities located on the Edwards Aquifer recharge zone as specified in TAC §285.40-42 based on the following information submitted to our office on May 5, 2010:

- The Geologic Assessment, prepared by Hays Environmental Consulting
- The Water Pollution Abatement Plan, prepared by Hays Environmental Consulting

Areas that are not Suitable

A water well was drilled for this development. In accordance with TAC §285.91, Table X, sewer pipe with water tight joints and tanks must maintain a 50' separation distance from the well. Soil absorption systems, unlined ET beds, lined ET beds, surface application areas (edge of spray area), and drip irrigation must maintain a 150' separation distance from the well.

Moreover, according to TAC §285.41(b), Boulder Springs LLC, the owner of the referenced site, must inform, in writing, each prospective purchaser, lessee, or renter of the following:

- A Permit to Construct is required from Comal County before an OSSF can be constructed on the Boulder Springs Event Center land;
- A License to Operate is required from Comal County before an OSSF can be operated in on the Boulder Springs Event Center land;
- That an application for a water pollution abatement plan, as defined in TAC §213, has been made, whether it has been approved, and if any restrictions or conditions have been placed on that approval; and
- Minimum separation distances, as outlined in Table 10 of TAC §285.91

Furthermore, according to TAC §285.42(a), if any recharge feature, not listed above, is discovered during construction of an OSSF, all regulated activities near the feature shall be suspended immediately. The owner shall immediately notify the TCEQ San Antonio office of the discovery of the feature. All activities regulated under TAC §213 shall not proceed near the feature until Comal County, in conjunction with the TCEQ San Antonio office, has reviewed and approved a plan proposed to protect the feature, the structural integrity of the OSSF, and the water quality of the aquifer. The plan shall be sealed, signed, and dated by a professional engineer.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Jay Millikin, Comal County Commissioner, Precinct No. 2

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: Boulder Springs LLC

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.

AG X 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. x 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.

__ The 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: _____

Dry Comal Creek
AG

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. __ **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. __ **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, repair, 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 manufacturers specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicates 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. x 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:

Print Name of Customer/Agent

Larry Kyle

Signature of Customer/Agent

4-26-10

Date

Attachment A Spill Response

No quantities of hydrocarbons will be stored on the site. Should an accidental spill occur soil berms will be constructed to contain the spill to as small of an area as possible. An absorbing material, such as bentonite pellet "cat litter" will be used to soak up as much of the material as possible. Any contaminated soil will be properly disposed of. Care will be taken so that activities that could lead to potential spills will not occur near any bare rock areas. In the event of a spill or other release of toxic /hazardous material the following entities will be contacted if necessary for containment or remediation actions.

Comal County emergency services	911
Comal County Sheriffs dept	(830) 620 - 3400
Comal County Engineer's Office	(830) 608 - 2090
TCEQ region 13 office	(210) 490 - 3096

Attachment B Potential sources of Contamination

The main potential source for contamination is erosion of bare soil areas by storm water originating on-site or up gradient from the construction areas. Construction refuse also has potential to cause problems, mortar from masonry , solvents, glues, paint and other finishes must not be disposed of anywhere on site.

Attachment C Sequence of Major Activities

Clearing. Soil disturbance will occur when the existing vegetation on the site is removed. All areas downslope will have slit fencing installed more or less perpendicular to the slope. Any areas of concentrated flow will have rock berms emplaced. All areas with flow velocity greater than 3' /second will be armored with 3" or greater riprap.

Leveling . Soil fill will be used to level building sites and for possible embankment for roadways. silt fencing downslope will be used to keep fill from eroding during rain. Rock berms may be constructed to control erosion on lower areas. Any stockpiles of soil will be prevented from eroding by silt fences and diversion berms

Foundations and roadways. Silt fences downslope will be maintained from earlier phases.

Framing and finishing. Silt fences will be maintained. Bare areas will be seeded with grass

Landscape/cleanup. Dirt stockpiles will be protected from erosion. Bare areas will be seeded with grass and watered sufficiently to establish a 80% cover.

Attachment D Temporary BMP's See Construction plans

A: Silt fences will be used to control storm runoff. They will be put up during the clearing and

leveling of the site and will remain until final landscaping has established 80 % grass cover on all bare areas These measures will prevent soil from washing into the upgradient flow that crosses the site. It will also prevent the flow from inundating bare soil areas. These measures will also prevent soil from being eroded by flow that originates on the site. Silt fences and rock berms will prevent high TSS runoff from exiting the construction areas and keep the natural surface runoff clean

Attachment F Structural Controls

Silt fence is used to control runoff and prevent erosion and pollution.

Attachment G 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 the disturbed drainage area.

Attachment I inspection and Maintenance for BMP's

Maintenance for silt fence; inspect weekly to check for tears, accumulation of sediment, and damage caused by construction activity. Inspect fencing after every rainfall event. Replace or relocate any damaged fencing. Anytime that 6" of sediment accumulates along the silt fence, remove the accumulation or install a second line of fence parallel to the old line

Attachment J Schedule of Interim and Permanent Soil Stabilization Practices

At the end of construction activities grass will be seeded in all bare areas. It will then be watered sufficiently for a 80% cover to become well established. Once well established it should maintain itself in suitable condition. During dry weather it should be watered. Additional watering may be needed in high traffic areas. Any time the cover becomes less than 75% seeding should be redone. Periodic mowing will help to keep weeds and trees from invading and help to promote a short, thick cover. A mulching mower should be used. Grass should be mowed a minimum of 2 times annually and not be allowed to become greater than 18" in height

Maintenance Plan for Vegetative Filter Strip areas:

In order to maintain the vegetative filter areas so that they provide a sufficient level of storm water remediation the following routine and non-routine maintenance activities will be undertaken. The general objective of maintenance will be to keep a grass cover of at least 80% established and healthy. The use of pesticides and herbicides on the filter areas is not allowed.

Routine maintenance.

Mowing; during growing season grass will mowed periodically to maintain a height of approximately 4". A mulching type of mower that evenly distributes cuttings back onto the grass will be used

weeding; mowing will help to prevent the growth of weed species. If weedy species do invade they will be controlled by mowing or use of a weedeater.

Watering during periods of drought the vegetative filter areas will be watered sufficiently to keep the grass in good condition.

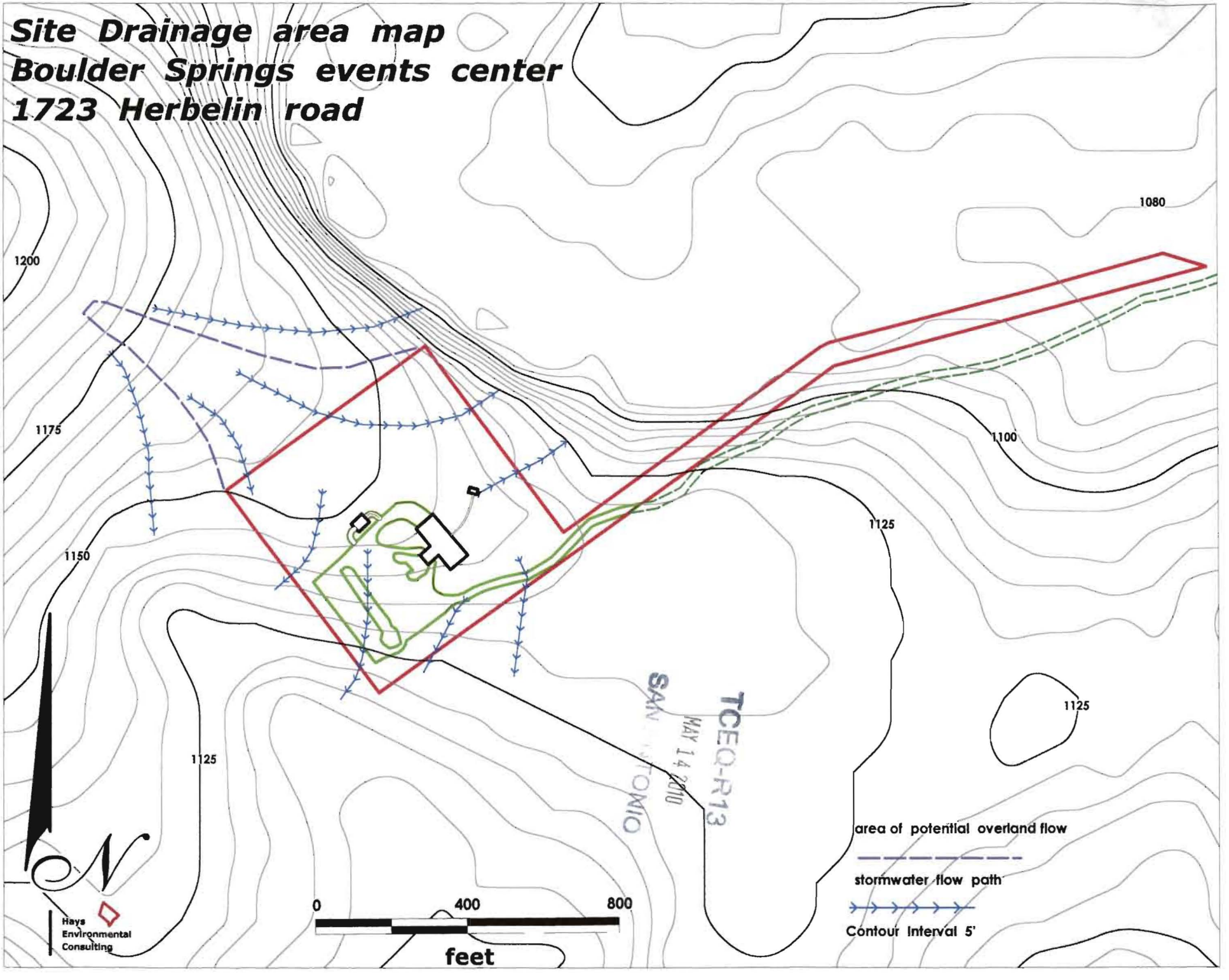
Inspection; at least twice a year the filter areas will be inspected to insure that no erosion or accumulation of sediment is taking place. At least 4 times a year the filter areas will be inspected to insure that no trash or debris has accumulated on them. Check to insure that water flow is evenly distributed over the filter areas and accumulated sediment or erosion has cause flow to be concentrated in some areas.

Non -routine maintenance;

after large rain events or periods of rainy weather the filter areas need to be inspected to check for accumulation of sediment, and debris. Anytime that 6" of sediment accumulates, remove the accumulation if it is harming the grass. Maintain a 80 % cover of grass and reseed or resod if the grass cover becomes less than 75%. Use a all season mix of grasses , such as rye/fescue to provide year round grass cover on filter areas.

since all the vegetative filter areas are easily accessible from the parking area TCEQ personnel will have easy access for inspection of their condition.

The responsible party in charge of the maintenance of the filter areas is the owner. He can be reached at (512) 535-5515


Site Drainage area map
Boulder Springs events center
1723 Herbelin road
1200
1175
1150
1125
1080
1100
1125
1125
TCEQ-R13
MAY 14 2010
SAN ANTONIO
N
Hays
Environmental
Consulting
0
400
800
feet
area of potential overland flow
stormwater flow path
Contour Interval 5'

RECEIVED
MAY 2 0 2010
COUNTY ENGINEER

Permanent Stormwater Section
for Regulated Activities
on the Edwards Aquifer Recharge Zone
and Relating to 30 TAC §213.5(b)(4)(C), (D)(ii), (E), and (5), Effective June 1, 1999

REGULATED ENTITY NAME: Boulder Springs LLC

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. X 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. __ 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.

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

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

5. __ 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.

X **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" or "possibly 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.

___ **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. _x_ **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. _x_ **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:

Larry Kruzie
Print Name of Customer/Agent

Larry Kruzie
Signature of Customer/Agent

4 - 26 - 10
Date

Attachment B: BMP's for upgradient stormwater

This site is located on the local topographic high point and the area that has the potential to contribute upgradient stormwater is slightly less than 3 acres. The portion of the tract adjoining this area will remain undeveloped and will have a grass cover maintained so that treatment by vegetative filter strips will be accomplished. Water on this site moves as sheet flow and there are no areas of concentrated flow. All water moves across large expanses of grassy area that act as effective filters so that any stormwater has been remediated as it crosses or leaves the site. There are no areas where concentrated flow has the potential to cause erosion of soil.

Attachment C: BMP's for On-site stormwater

Stormwater in the structures and parking areas will move by sheet flow on to grassy filter areas. There are no areas of concentrated flow so overland flow has a fairly uniform distribution. Water from the buildings will not be allowed to concentrate and will be diverted away from the parking/driving area to the unimproved grassy areas and undisturbed natural areas along the lower elevations of the tract.

Attachment D: BMP's for Surface Streams.

The surface streams present on this tract are at the lower elevations. And the only development in the proximity will be the roadway. Grassy filter areas will be maintained in all areas between the driveway and the Dry Comal Creek.

Attachment F: Construction plans

See attached sheet for exact details

Attachment G: Maintenance, Repair and Retrofit plan

Maintenance for grassy filter areas ; inspect after every rainfall event to check for accumulation of sediment, and debris. Monitor for damage caused by construction activity, or continual usage. Keep grass well watered during drought. Anytime that 6" of sediment accumulates, remove the accumulation if it is harming the grass. Maintain a 80 % cover of grass and reseed or resod if the grass cover becomes less than 75%. Use a all season mix of grasses , such as rye/fescue to provide year round grass cover on filter areas. Keep grass mowed.

Attachment I: measures for minimizing surface stream contamination

Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation in areas outside the bounds of construction will be preserved. There will be no driving or parking of construction machinery in this area. No construction materials or excavated rock or soil will be placed outside the limits of construction. No land clearing will be done in those areas and no damage to the existing vegetation will be

permitted. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area.

Attachment A 20% impervious cover waiver

This site has less than 20% impervious cover and is a small business development . A waiver for permanent BMP's is requested Grass filter strips will be used to handle the pollutant load generated by this project. The grass areas will be maintained to have at least an 80% cover of vegetation at all times. Any areas of high flow will be armored with 3" of small riprap stones. Any time that sediment loads build up in these retention areas it will be removed.

Construction Plans
Boulder Springs LLC
1726 Herbelin road

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.

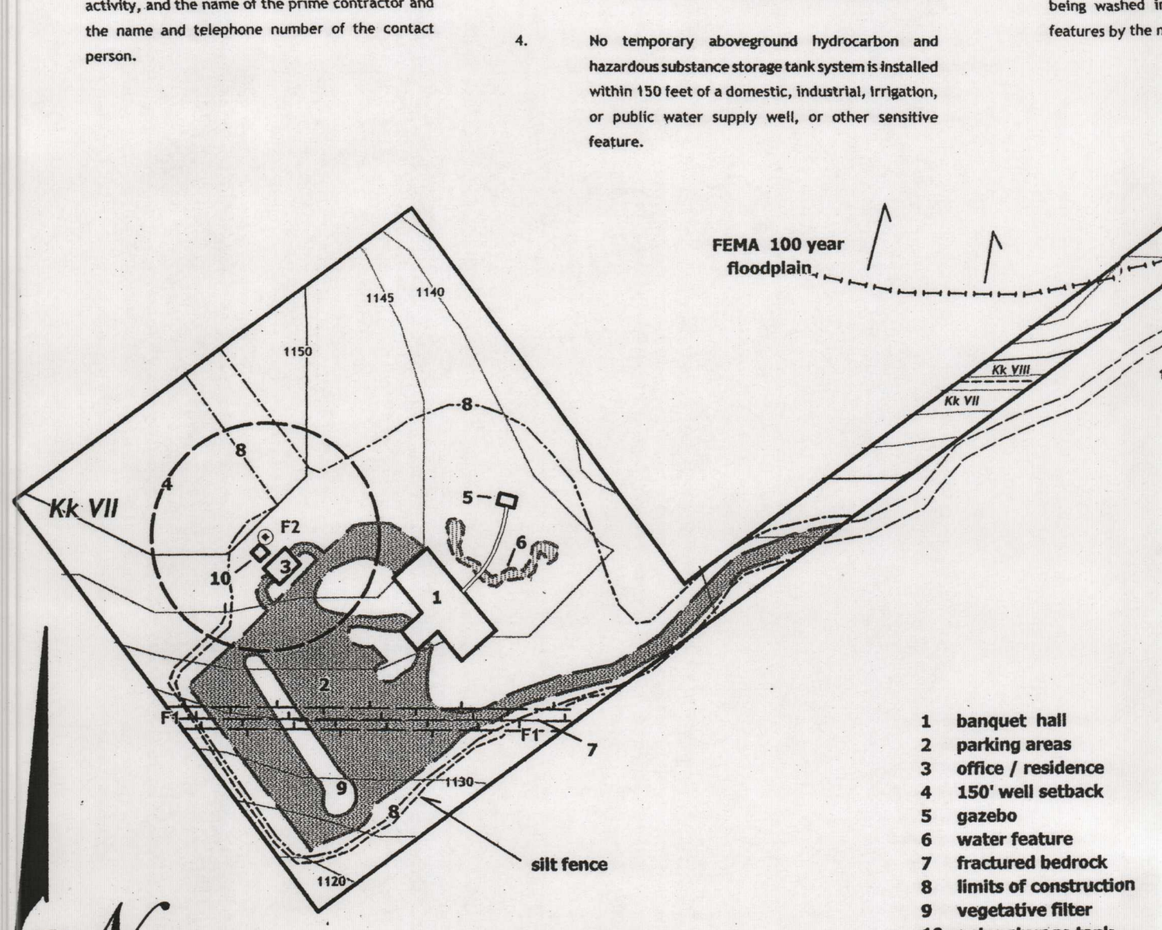
6. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

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.



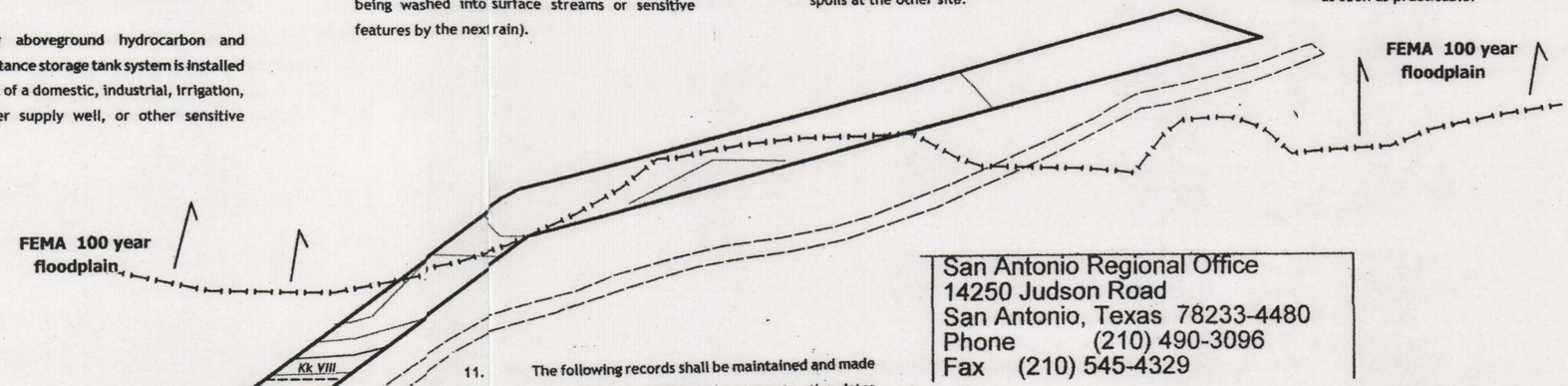
1 banquet hall
2 parking areas
3 office / residence
4 150' well setback
5 gazebo
6 water feature
7 fractured bedrock
8 limits of construction
9 vegetative filter
10 water storage tank

Scale 1" = 200'

0 200 400
feet

Contour Interval 5'

Hays Environmental Consulting



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.

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST

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.

RECEIVED
MAY 20 2010
COUNTY ENGINEER

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 — Edwards WPAP

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) 5/5/2010

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:

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

10. Mailing Address:

Boulder Spings LLC
P.O. Box 936

City	Dripping Springs	State	TX	ZIP	78620	ZIP + 4	

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*
	toddsinks1@yahoo.com

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(512) 535-5515		(512) 692-6297

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)*
270663089	32039925030	801147812	~~32039925030~~ 801147812

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)*

Boulder Springs LLC

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	Boulder Springs LLC 1723 Herbelin road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	
25. Mailing Address:	Boulder Springs LLC P.O. Box 936							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	0936

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MAY 20 2010
COUNTY ENGINEER

26. E-Mail Address:	toddsinks1@yahoo.com	
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*
(512) 535-5515		(516) 692-6279

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)
6512		531120	

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

Special events facility, banquet hall

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

35. Description to Physical Location:	7.91 miles west of New Braunfels, on the south side of Herbelin lane

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
New Braunfels	Comal	Tx	78620

37. Latitude (N) In Decimal:	29.768671		**38. Longitude (W) In Decimal:**	-98.275733	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29°	46	08.047"	-98	16	33.79"

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:	Andy G. Grubbs RS PG	**41. Title:**	geologist

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 392-3546		( ) -	grubbsi@centurytel.net

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:	Boulder Springs LLC	**Job Title:**	Owner
Name *(In Print)* :	Larry Kruzic	**Phone:**	(512) 550-3258
Signature:	Larry Kruzic	**Date:**	5-10-10

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

RECEIVED
MAY 20 2010
COUNTY ENGINEER

NAME OF PROPOSED REGULATED ENTITY: Boulder Springs LLC
REGULATED ENTITY LOCATION: Comal County
NAME OF CUSTOMER: Boulder Springs LLC
CONTACT PERSON _____ PHONE: _____
(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	12.487	Acres	$6500
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 _____ Date 4 / 26 /2010

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 17, 2011

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: Boulder Springs, located on the south side of Herbelin Road 1.2 miles west of State Highway 46, New Braunfels, Texas
PLAN TYPE: Application for Approval of a Water Pollution Abatement Plan, 30 Texas Administration Code (TAC) Chapter 213; Edwards Aquifer Protection Program
EAPP File No.: 2873.08

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.

Please forward your comments to this office by July 16, 2011.

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

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: Boulder Springs LLC
COUNTY: Comal STREAM BASIN: Dry Comal Creek

EDWARDS AQUIFER: x RECHARGE ZONE
__ TRANSITION ZONE

PLAN TYPE: x WPAP __ AST __ EXCEPTION
__ SCS __ UST X MODIFICATION

CUSTOMER INFORMATION

1. Customer (Applicant):

Contact Person: Larry Kruzie
Entity: Boulder Springs LLC
Mailing Address: P.O. Box 936
City, State: Dripping Springs Tx Zip: 78620
Telephone: (512) 535 - 5515 FAX: (512) 692 - 6297

Agent/Representative (If any):

Contact Person: Matt Kruzie
Entity: Boulder Springs LLC
Mailing Address: P.O. Box 936
City, State: Dripping Springs , Tx Zip: 78620
Telephone: (512) 903 - 8985 FAX: matt_kruzie@yahoo.com

2. __ This project is inside the city limits of _____.
__ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
X 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.

Site is on the south side of Herbelin road 1.2 miles west of its intersection with State highway 46. Drive located at –98.2683 N 29.77036 E Herbelin road is 6.7 miles west of the intersection of Hwy 46 and loop 337 in New Braunfels

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:

__ Project site.
__ USGS Quadrangle Name(s).
__ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
__ 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:
x Existing commercial site
__ Existing industrial site
__ 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. x 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:

Matt Kruzie
Print Name of Customer/Agent

Signature of Customer/Agent

6 / 9 / 2011
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.

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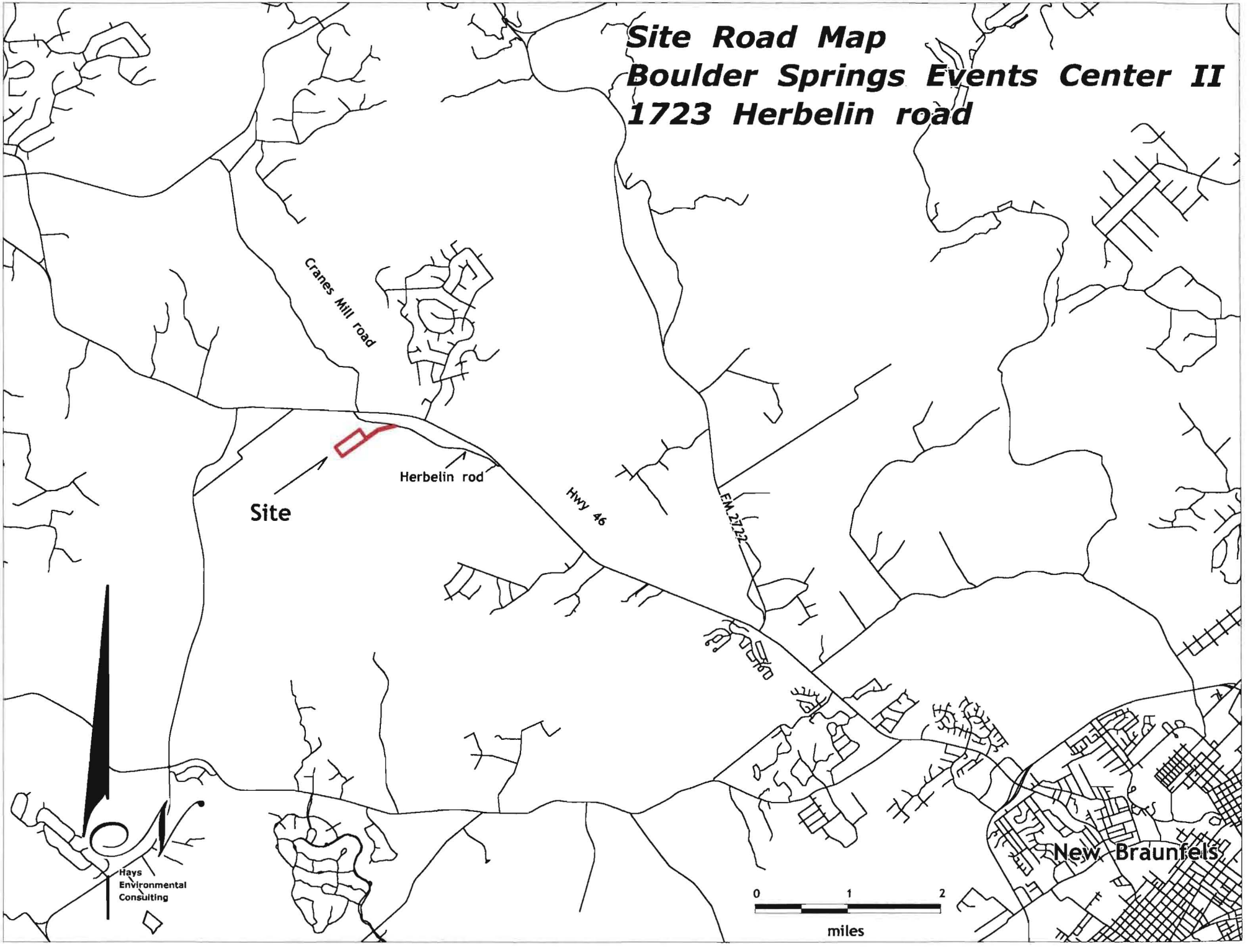
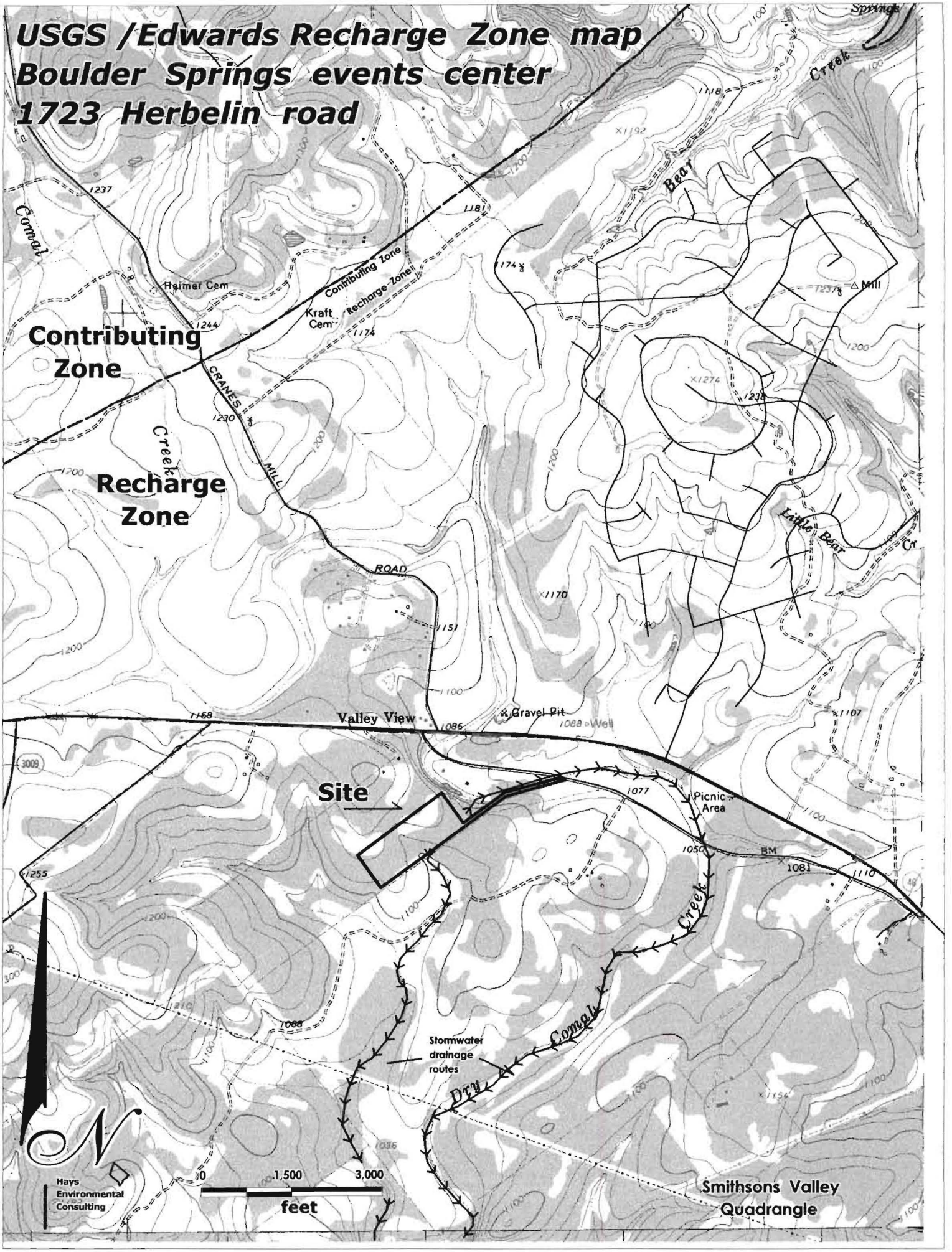

Site Road Map
Boulder Springs Events Center II
1723 Herbelin road
Cranes Mill road
Herbelin rod
Site
Hwy 46
F.M. 2722
New Braunfels
Hays
Environmental
Consulting
0
1
2
miles


USGS /Edwards Recharge Zone map
Boulder Springs events center
1723 Herbelin road
Contributing Zone
Recharge Zone
Site
Valley View
ROAD
CRANES MILL
Creek
Bear
Little Bear
Comal
Dry Comal Creek
Stormwater drainage routes
Picnic Area
Gravel Pit
Well
Mill
Heimer Cem
Kraft Cem
Contributing Zone
Recharge Zone
N
Hays Environmental Consulting
0
1,500
3,000
feet
Smithsons Valley Quadrangle

Attachment C:

Description: The site of the Boulder Springs events centers is on the south side of Herbelin road 1.24 miles west of the eastern intersection of Herbelin road and state highway 46 . The event centers will be located uphill approximately 0.4 miles from the start of the driveway. This tract is two parcels, one of 12.487 acres out of the Jose M. Tejerino and G.W.T. & P RR Surveys, and one of 16.50 acres out of the G.W.T. & P RR Survey. The total site area is 28.987 acres. There is one existing event center of 9600 ft^2, with a 1200 ft^2 office/ storage building/caretakers apartment, a 330 ft^2 gazebo and a water storage tank of 289 ft^2. This modification is for the addition of another identical events center of 9600 ft^2 with a 330 ft^2 gazebo. The total building roof area will increase from 11420 ft^2 (0.26 acres) to 21350 ft^2 (0.490 acres). There is a water well on the site and it will be used to service the new construction. There is presently approximately 79,056 ft^2 (1.814 acres)of impervious cover consisting of paved roadway and various parking areas on the site. . The driveway and parking areas were originally constructed with industrial slag. All of which was removed and replaced with crushed limestone road base. The new construction plans include parking and sidewalks for the new facility totaling 84,386 ft^2 (1.94 acres) Two adjacent easements that gives access to this site from Herbelin road have 3.381 and 0.808 acres and contain an additional 0.786 acres of paved road. Together all of the impervious cover totals 4.257 acres. Total site area is 28.987 acres This gives a overall of impervious cover to the project. 4.257 / 28.987 X 100 = 14.68 % A waiver for less than 20% impervious cover is requested and no permanent bmps will be constructed.

The tract is located in central Comal county. Vegetation on the site is open Live Oak/juniper woodlands that have been cleared of brush and are open, with grass in the clear areas. Generally the slopes are gentle and most stormwater crosses the site as sheet flow. There is a small wet weather drainage that gathers stormwater on the site and conveys it to Dry Comal Creek, which flows adjacent to and across the lower elevation portions of the tract.

The soils mapped on the site by the U.S. Soil Conservation Service are the Comfort-Rock and Tarpley Series. The Comfort-Rock are thin high clay soils developed over very hard limestone. The Tarpley clay series is present down in the creek bottom and is not characteristic of most of this site.

FEMA map number 48091 C 0245 F, September 2, 2009 was examined and it was found that the100 year floodplain is present on the lower elevations of this tract. The 100 year floodplain of Dry Comal Creek runs adjacent to and across the northern portion of this tract.

This area is in the western portion of the Edwards Aquifer Recharge Zone in Comal County. The contributing zone is approximately 1.6 miles to the northwest. An aerobic treatment OSSF sized for 1280 gallons per day will provide wastewater service to the site. Water supply is provided by a well constructed to public supply standards. The well is completed into the lower Glen Rose formation of the Trinity aquifer.

Construction of the first phase of this project commenced in 2009 and was essentially complete in May of 2010

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: Boulder Springs LLC

TYPE OF PROJECT: _x_ WPAP __ AST __ SCS __ UST

LOCATION OF PROJECT: _x_ Recharge Zone __ Transition Zone __ Contributing Zone within the Transition Zone

PROJECT INFORMATION

1. _x_ 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)
Comfort -rock	D	0.5 – 1.2'
Tarpley	C	2 - 4'

* 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.

3. _x_ 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. _x_ 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. _x_ 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" = 200 '
Site Geologic Map Scale	1" = 200 '
Site Soils Map Scale (if more than 1 soil type)	1" = 750 '

6. Method of collecting positional data:

x Global Positioning System (GPS) technology. Trimble Pro-XR submeter dgps
__ Other method(s).

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

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

9. x 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. x The Recharge Zone boundary is shown and labeled, if appropriate.

11. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, 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 16 TAC Chapter 76.
__ There are no wells or test holes of any kind known to exist on the project site.

ADMINISTRATIVE INFORMATION

12. 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.

Date(s) Geologic Assessment was performed: 3/9/10, 3/18/10, 4/26/10, 3/9/11, 3/21/11
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.

Andrew G. Grubbs — (512) 392-3546
Print Name of Geologist — Telephone

Fax

Signature of Geologist — Date: 6-9-11

Representing: Hays Environmental Consulting , Geo Firm registration # 50360
(Name of Company)

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GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Boulder

LOCATION			FEATURE CHARACTERISTICS										
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	
						X	Y	Z		10			
F1	-98.27	29.76	SF	20	Kk VII	30'	530'	3'	90	0	1 / 4'		
F2	-97.28	29.768	O	5	Kk VII								
F3	98.276	29.768	O	5	Kk VII								
F4	-98.28	29.767	O	5	Kk VII								
F5	-98.28	29.766	O	5	Kk VII								
F6	-98.28	29.767	O	5	Kk VII								
W1	-98.28	29.77	MB	30	Kk VII					0			

* DATUM:

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 INFILLIN
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, g
O	Loose or soft mud or soil, organics, lea
F	Fines, compacted clay-rich sediment,
V	Vegetation. Give details in narrative de
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainag

I have read, I understood, and I have followed the Texas Commission on Envir
information presented here complies with that document and is a true represen
My signature certifies that I am qualified as a geologist as defined by 30 TAC C

Andrew S. Brelsh RSPG

FRACTURED BEDROCK

There is an area where highly fractured bedrock has weathered into trends of bedrock pavements and large rough blocks aligned along linear trends. These fractures are expressed as small scarps a foot or two in height where bedrock pavement steps down the hillside into fields of large blocky boulders. This area was assessed as solution enlarged fractures. They are widely spaced and mainly consist of soil filled spaces between large protruding rocks. The trend is roughly 30' wide and 530' in length. Vertical relief is approximately 3'. The enlargement of these fractures does not appear to go to much depth and is mainly a result of surface weathering of one strata layer. Direction of trend is 90° . The dominant trend of major displacement faults in this area is 50 - 65°

F 1 Location - 98.2749 to -97. 2764
29.7682 29.7682

there are other areas where bedrock pavements and dissected ledges develop terrain where linear trends of outcropping boulders have the appearance of solution enlarged fractures. These areas are judged to be erosional remnants, are soil filled and the fractures do not generally penetrate deeper bedrock layers

F2 Location - 97.2762
29.7677

F3 Location - 98.2757
29.7675

F4 Location - 98.2789
29.7670

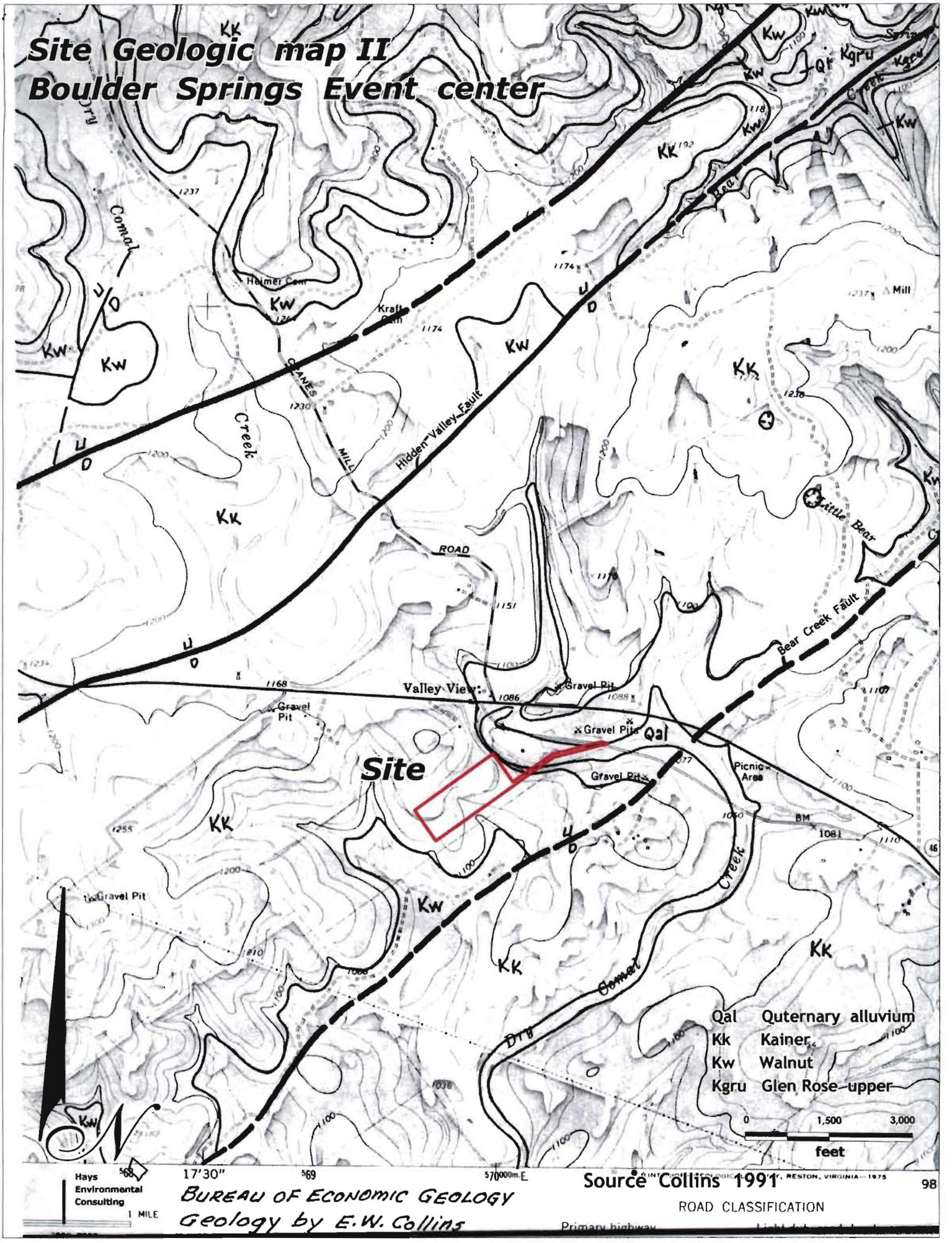
F5 Location - 98.2780
29.7661

F6 Location - 98.2777
29.7673

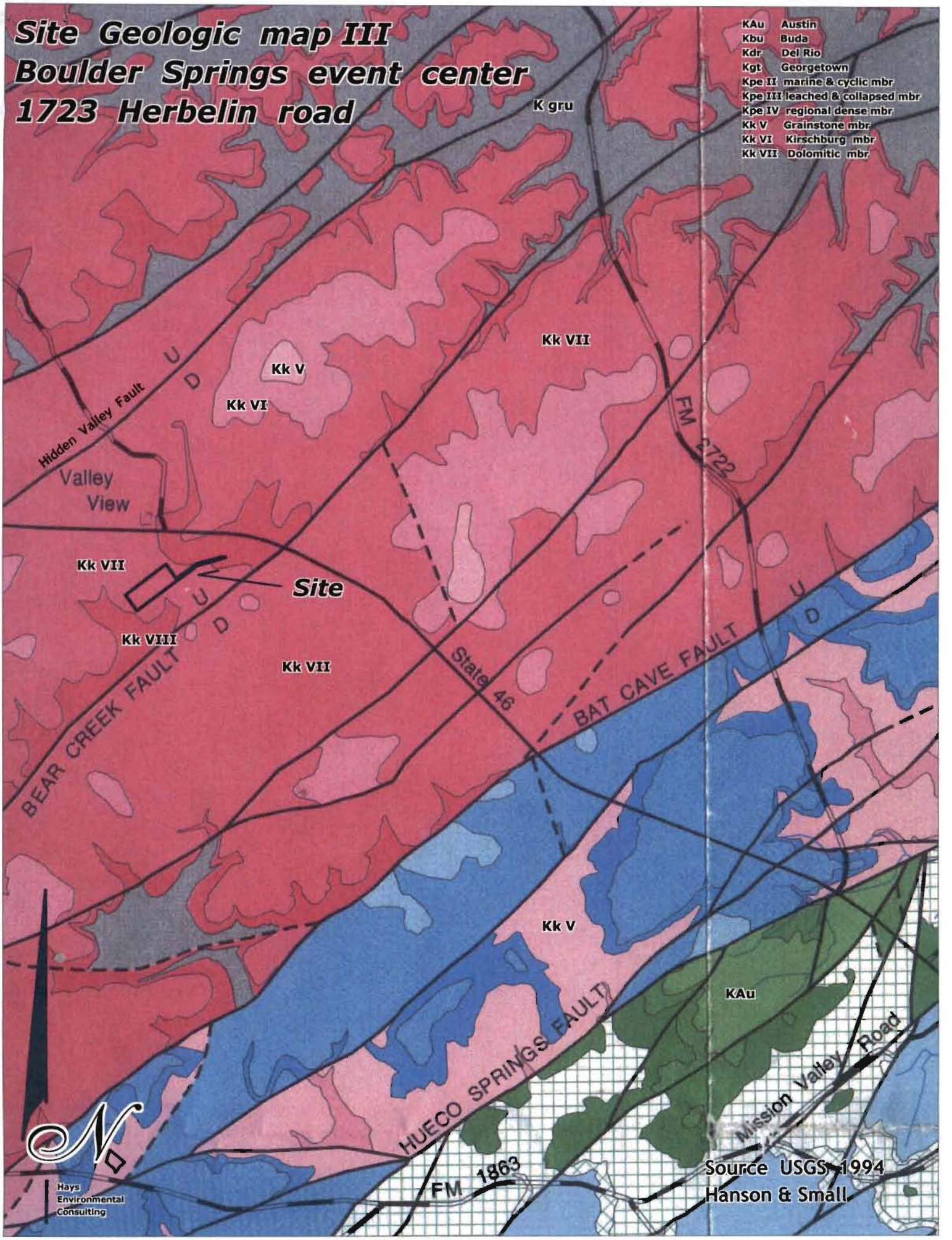
WELLS

Well 1 Location - 98.2760
29.7689

There is one water supply well presently operating on this tract. It was drilled for this development.

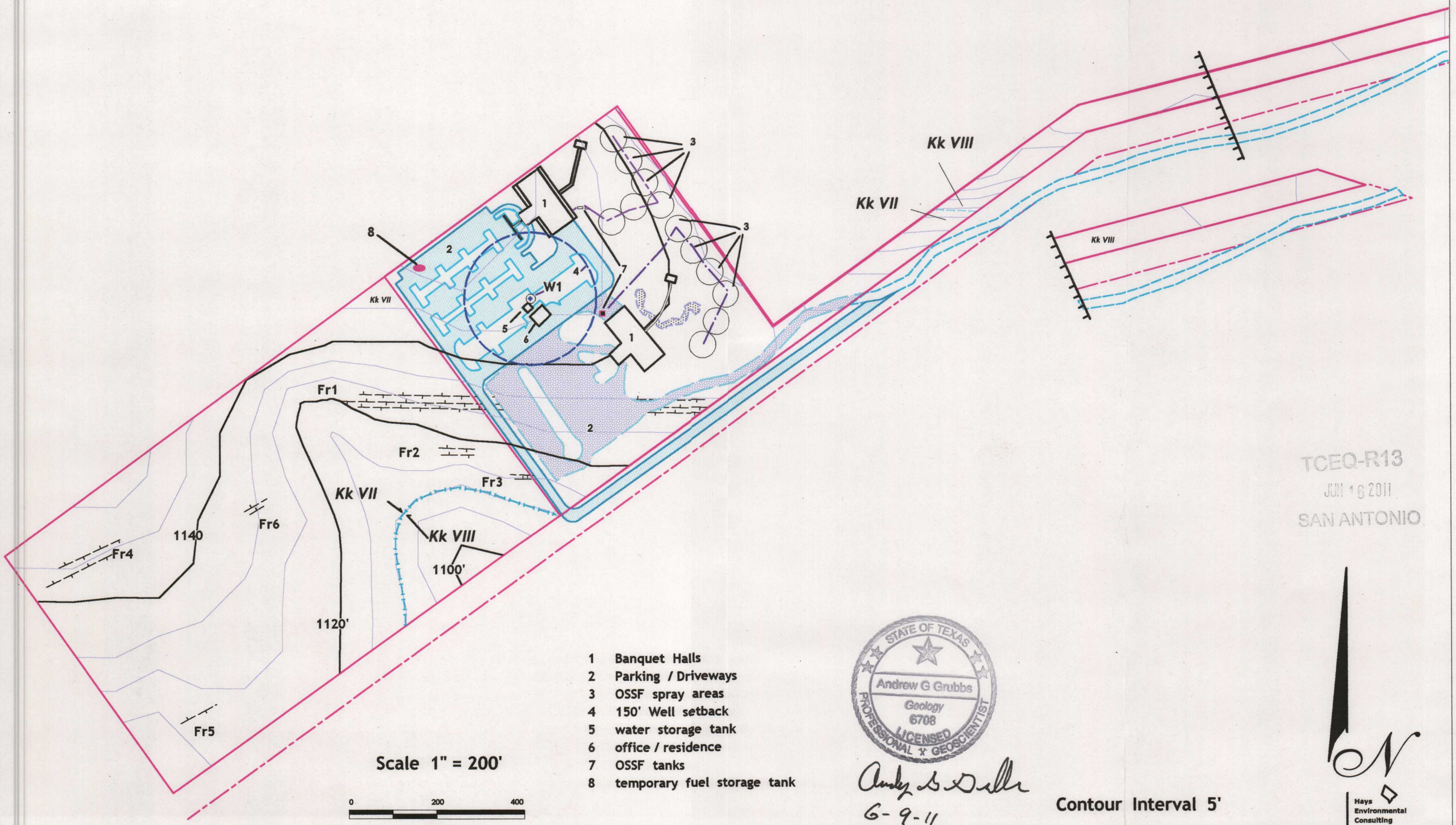


BUREAU OF ECONOMIC GEOLOGY
Geology by E.W. Collins


Site Geologic map III
Boulder Springs event center
1723 Herbelin road
KAu Austin
Kbu Buda
Kdr Del Rio
Kgt Georgetown
Kpe II marine & cyclic mbr
Kpe III leached & collapsed mbr
Kpe IV regional dense mbr
Kk V Grainstone mbr
Kk VI Kirschburg mbr
Kk VII Dolomitic mbr
K gru
Kk VII
Kk V
Kk VI
Hidden Valley Fault
U
D
Valley View
FM 2722
Kk VII
Site
Kk VIII
Kk VII
BEAR CREEK FAULT
State 46
BAT CAVE FAULT
Kk V
KAu
HUECO SPRINGS FAULT
Mission Valley Road
FM 1863
Source USGS 1994
Hanson & Small
Hays Environmental Consulting

Site Geologic map
Boulder Springs LLC
1723 Herbelin road

RECEIVED
JUN 2 0 2011
COUNTY ENGINEER



Scale 1" = 200'

1 Banquet Halls
2 Parking / Driveways
3 OSSF spray areas
4 150' Well setback
5 water storage tank
6 office / residence
7 OSSF tanks
8 temporary fuel storage tank

STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST

6-9-11

Contour Interval 5'

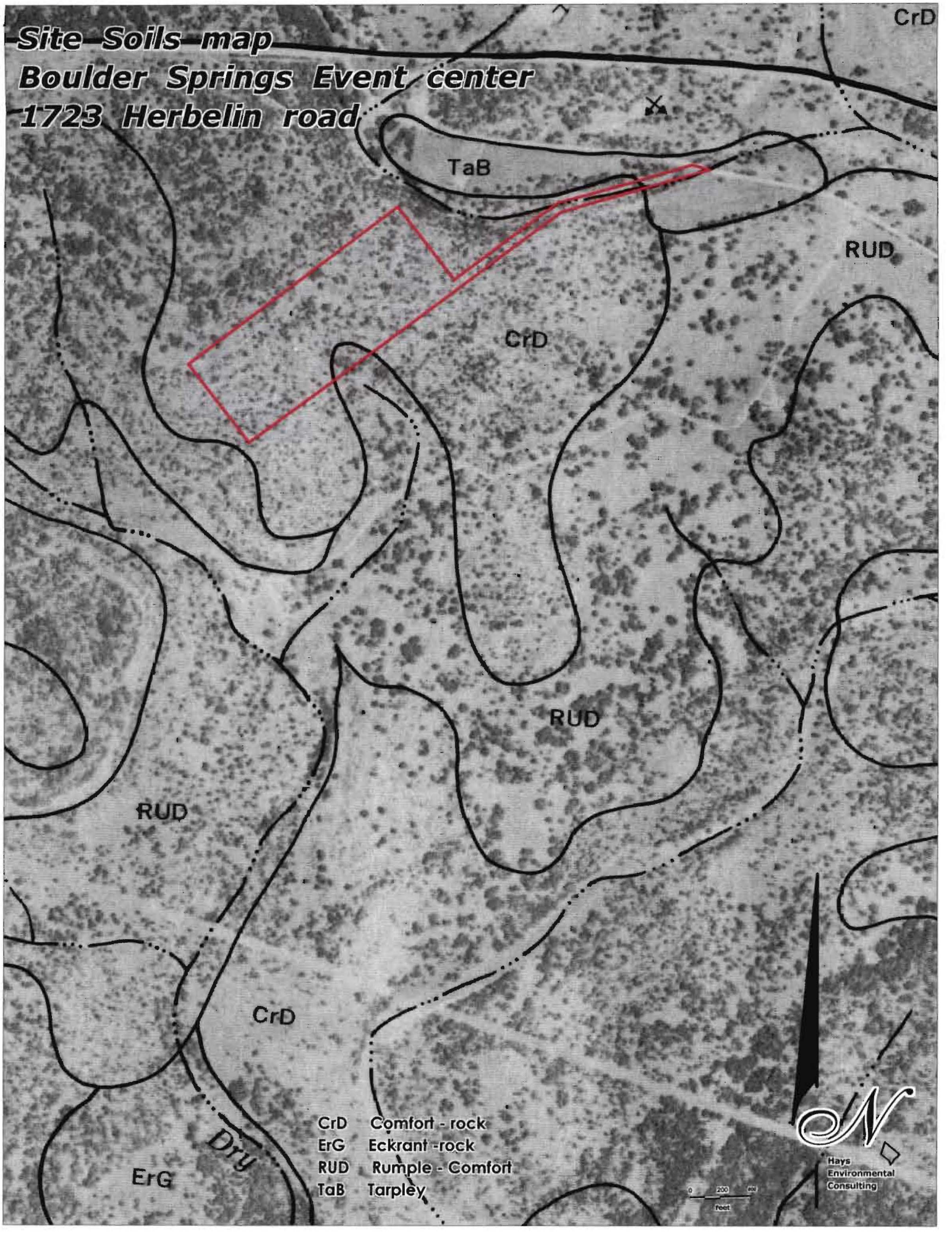
TCEQ-R13
JUN 16 2011
SAN ANTONIO

N

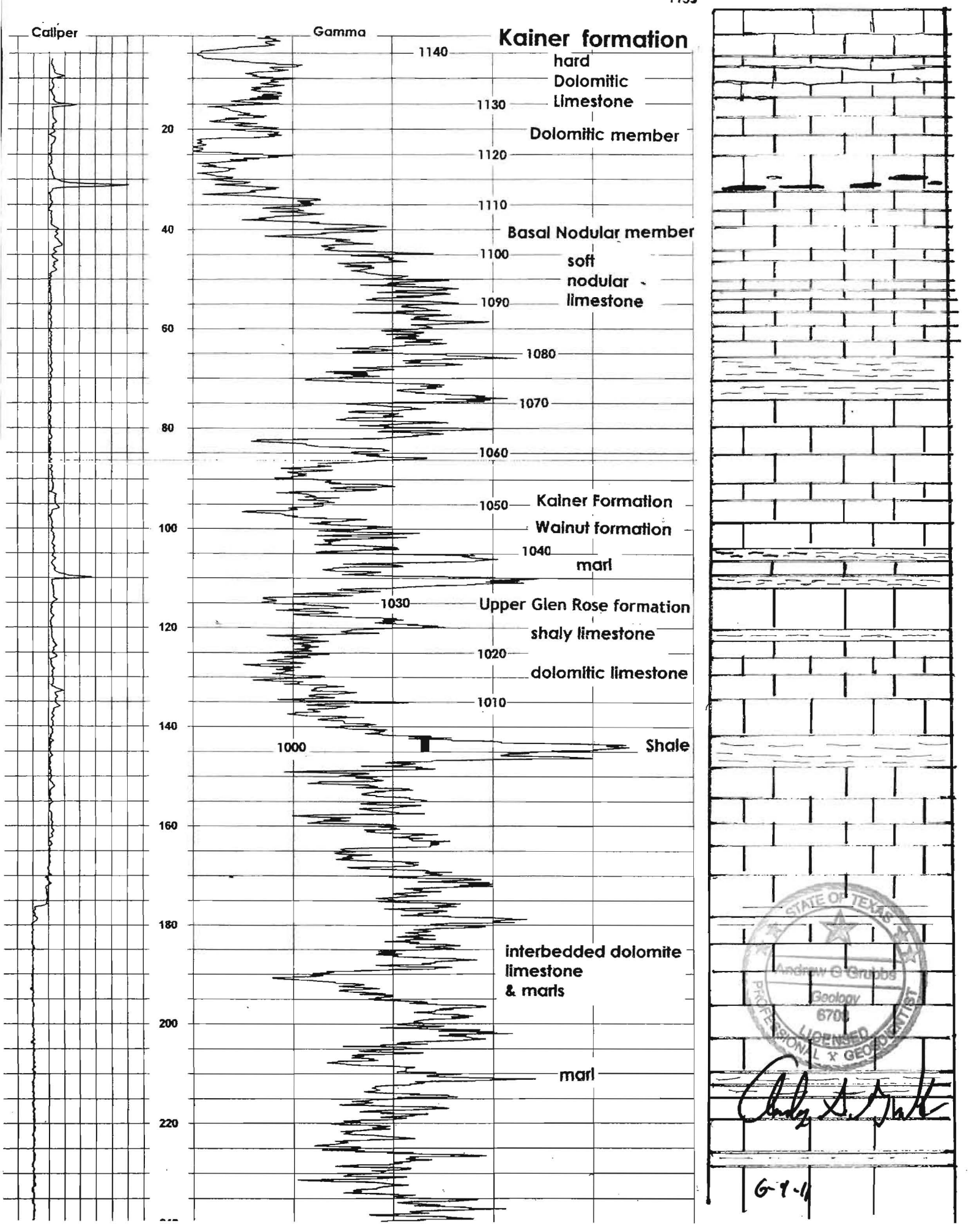
Hays Environmental Consulting

SITE SOILS

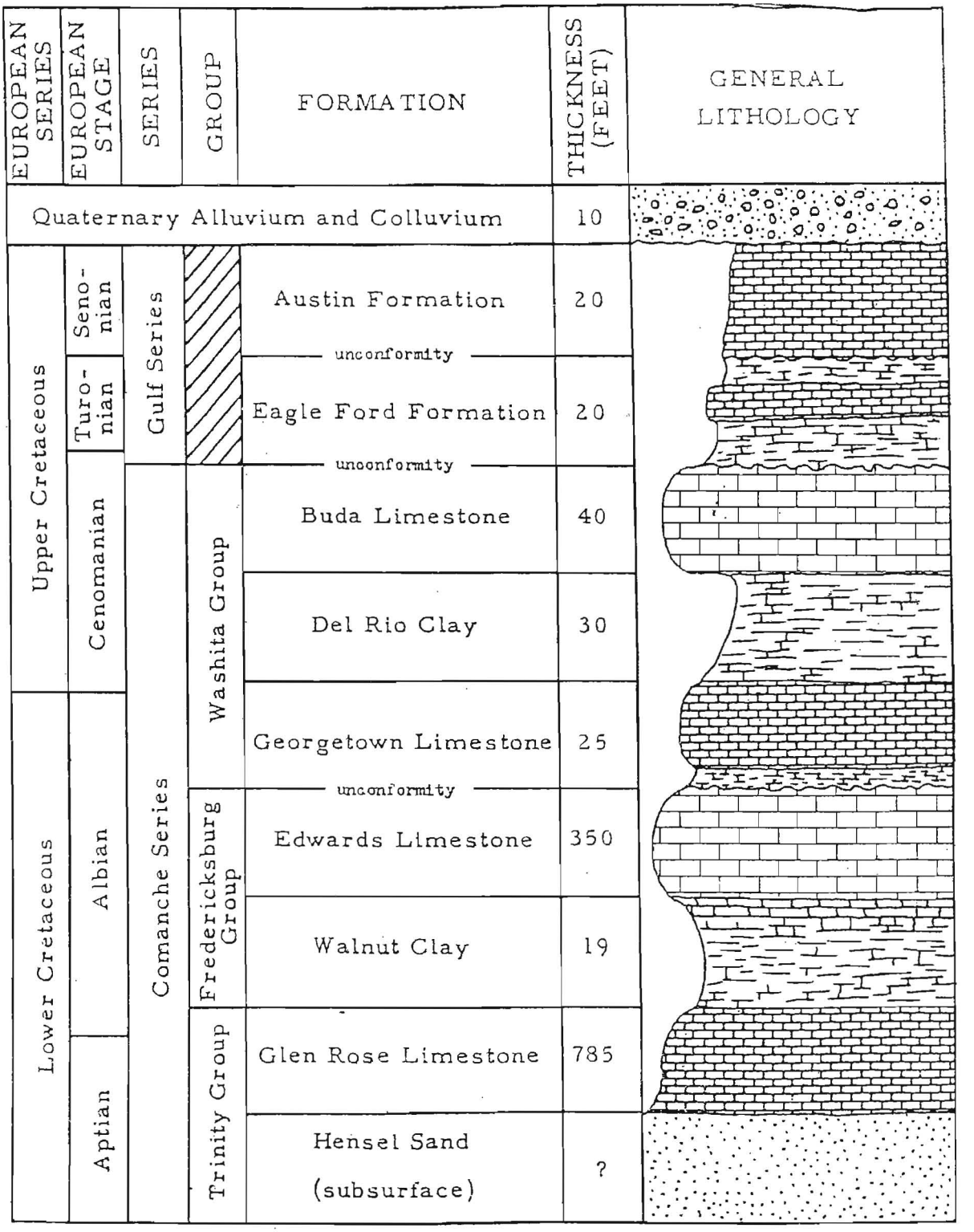
The soils mapped on the site by the U.S. Soil Conservation Service are the Comfort Rock and Tarpley clay Soil series. These are shallow stony clays developed on hard limestones. Vegetation on site indicates that soil is very thin. In general the soils are dark brown clays. Usually very thin or mixed with very high percentages of broken rock fragments. Soils ranged from 6" to 48" in thickness. These clay soils have very slow percolation rates. The permeability of Comfort and Tarpley series ranges from 0 .06 to 0.2 inches per hour. The lower elevations of the tract has a floodplain where the Tarpley clay is present and soil thickness is much greater than usual


Site Soils map
Boulder Springs Event center
1723 Herbelin road
CrD
TaB
RUD
CrD
RUD
RUD
CrD
Dry
ErG
CrD Comfort - rock
ErG Eckrant -rock
RUD Rumple - Comfort
TaB Tarpley
N
Hays
Environmental
Consulting
0 200 400
feet

Attachment C Stratigraphic Column



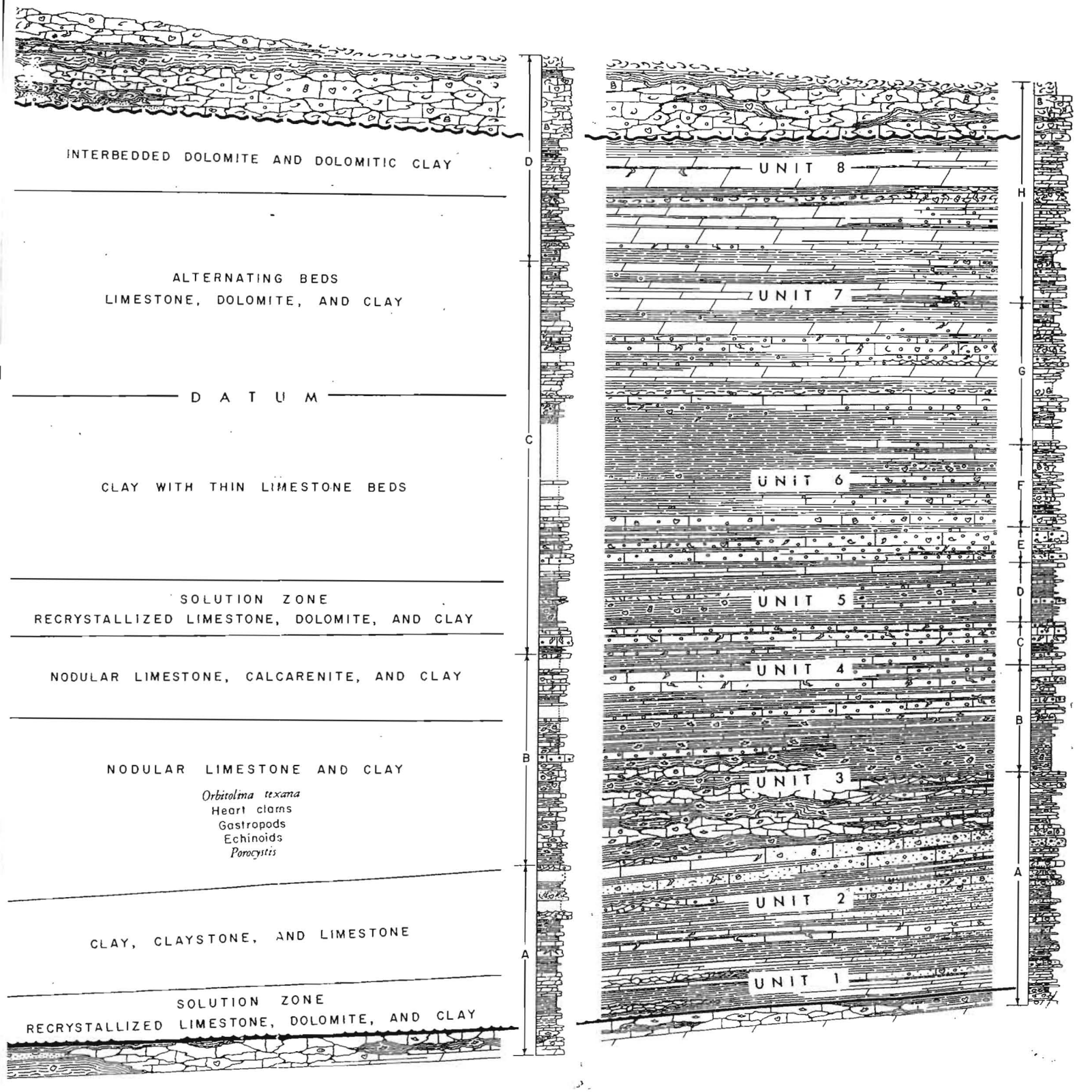
Attachment C Stratigraphic Column



Generalized geologic section

From
Noyes, A.P., Jr. and Young, K.P., 1960,
Geology of Purgatory Creek area, Hays and Comal Counties, Texas

Upper Glen Rose lithologic units



from Stricklin, Smith & Lozo 1971

SITE GEOLOGY:

Structure

This project area is out near the western edge of the Balcones Fault Zone where the Fredericksburg division rocks of the Edwards group begin to thin and earlier Trinity division rocks are found in the lower elevation creek bottoms. It lies in the area where the hill country levels into a rolling plateau topography. The tract lies between the Bear Creek and Hidden Valley Faults and does not appear to be crossed by major displacement faults or relay ramp cross faults. Beds on the site are fairly horizontal.

Stratigraphy

Several geologists with state and federal agencies have mapped this area and there is good agreement as to members and formations exposed on the surface. Based on the geophysical well log and topographic elevation of nearby exposures of the Basal Nodular member of the Kainer formation the rocks exposed on the surface at this location are the bottom 40' or so of the Dolomitic member of the Kainer Formation and the upper beds of the Basal Nodular member. Local topography and observed lithology are consistent with this interpretation which matches prior work done by Collins (91) and Hansen and Small (94). It is approximately 100' down to the bottom of the Edwards limestones with about 15' of marls including 2 major shale beds of the Walnut fm. lying on top of the upper Glen Rose Formation at this site. The top of the upper Glen Rose in this location has about 40' of hard limestones and dolomites before the first thick marl is encountered.. The transition of the Edwards limestones into the upper Glen Rose is gradational with soft marl beds present in the Edwards and hard dolomitic layers persisting into the Glen Rose. The contact with the Lower Glen Rose formation is about 540' below the surface. The water well encountered a 25' thick strata of very clean reef limestone at a depth of 625' and the well is completed in that strata.

Lithology

The lithology of the rock exposed on the surface varies from pale grey and tan, fine grained slightly fossiliferous lime mudstone to pure white well sorted grainstones. Some peloid and micro-oolitic limestones were found. Very little shell fragment material was noted. Moderate to deeper subtidal depositional environments predominate. The rock is thick bedded and forms pavements outcrops of rough surfaced slabs and large rugged boulders, Most surface exposures are strongly solution etched . At the contact with the Basal Nodular member several thick beds of resistant muddy limestones form a band of prominent ledges Honeycomb formed by preferential solution of burrowed beds is not highly developed here Original depositional porosity was altered by later diagenesis. The mudstones found on this site have been neomorphically altered into a dense matrix of tightly interlocking crystals with very low poro/perm values . The grainstones tend to be slightly leached and show some moderate development of small scale vugs. Most of the porosity/permeability in this rock is a result of late stage diagenetic leaching, development of vugs and recrystillization. Due to the tectonic history and setting between 2 major faults, fracture permeability is probably relatively high. The well log shows that at a depth of about 30' a zone of enhanced solution permeability occurs. This corresponds with the bottom of the Dolomitic member and is perched on the marly and impure limestones of the Basal Nodular member.

Water infiltrating in this area has the potential run along and across the nearby faults and flow to Hueco Springs 7.9 miles to the east southeast, or to Comal Springs located 9 miles to the southeast.

The entire tract was surveyed using walking transects no greater than 50' apart. No potential recharge features were found. There is one water supply well located on the property. It is a "drill thru" well that is completed into the Lower Glen Rose formation of the Trinity aquifer. A geophysical well log to the total depth of 700' is available from this well.

Geologic studies specific to this area which were used as background include, Hill (1901) George (1948) Bills (1957) Noyes and Young (1960) DeCook (1960) Rose, P.R.(1972) Maclay and Small (1976) Collins, Baumgardner, and Raney (1991) Hanson and Small (1995) and Ahr (2008)

Ahr, W.M., 2008, Geology of Carbonate Reservoirs: the identification, description, and characterization of hydrocarbon reservoirs in carbonate rocks; John Wiley & Sons New Jersey, pp 277

Bills, T.V.,Jr., 1957, Geology of Waco Springs Quadrangle, Comal County, Texas. University of Texas, Austin, Master's thesis 106 P.

Collins, E.W., Baumgardner. R.W.,Jr., and Raney, J. A., 1991 Geologic map of the Smithson's Valley quadrangle, Texas: the Univ of Texas, Austin, Bureau of Econ. Geo. Open-file map, scale 1:24,000

DeCook, K.J., 1960 Geology and ground-water Resources of Hays County, Texas. Texas Board of Water Engineers Bull 6004, 170p

George, W.O., 1948, Development of limestone reservoirs in Comal County, Texas: American Geophysical Union trans, v29, 503-510

Hanson, J.A., and Small, T.A., 1994, Geologic framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94 - 4117

HILL, R. T.1901. Geography and Geology of the Black and Grand Prairies. United States Geological Survey, 21st Annual Report, Part 7.

Lozo,E.F., Et Al., 1959. Symposium on the Edwards Limestone in central Texas: University of Texas, Bureau of Economic Geology Publication 5905, 235p.

Maclay, R.W., and Small, T.A., 1976 Progress report on geology of the Edwards Aquifer, San Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76-627, 65p.

Noyes, A.P.,Jr. and Young, K.P., 1960, Geology of Purgatory Creek area, Hays and Comal Counties, Texas: Texas Jour. Sci., v.12 no1 & 2, p. 64-104

Rose, P.R. 1972, Edwards Group Surface and Subsurface, Central Texas University of Texas , Bureau of Economic Geology Report Inv. no 74. 198 p.

Stricklin, F.L.,Jr.,Smith,C.I., and Lozo,F.E., 1971, stratigraphy of Lower Cretaceous Trinity deposits of central Texas: Univ. Texas at Austin, Bur. Econ. Geology Rept. Inv. No. 71.

Senger, R.K., and Kreitler, C.W., 1984 Hydrogeology of the Edwards Aquifer, Austin area, central Texas: University of Texas , Bureau of Economic Geology Report Inv. no 141. 35p.

6-9-11

Modification of a Previously Approved Plan
for Regulated Activities on the
Edwards Aquifer Recharge Zone and Transition Zone
and Relating to 30 TAC 213.4(j), Effective June 1, 1999

1. Current Regulated Entity Name: _Boulder Springs LLC_____
Original Regulated Entity Name: ___Boulder Springs LLC_____
Assigned Regulated Entity Numbers (RN): 1) _105930119_, 2) _____, 3) _____

_X_ The applicant has not changed and the Customer Number (CN) is: CN_603673724_____
___ The applicant has changed. A new Core Data Form has been provided.

2. _x__ **Attachment A: Original Approval Letter and Approved Modification Letters:** A copy of the original approval letter and copies any letters approving modification are found at the end of this form.

3. A modification of a previously approved plan in requested for (check all that apply):

___ 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;
___ 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;
__x_ development of land previously identified as undeveloped in the original water pollution abatement plan;
___ physical modification of the approved organized sewage collection system;
___ physical modification of the approved underground storage tank system;
___ physical modification of the approved aboveground storage tank system.

4. Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	Approved Project	Proposed Modification
Acres	_12.487_____	__28.987_____
Type of Development	__commercial____	__commercial____
Number of Residential Lots	____0_____	__0_____
Impervious Cover (acres)	___2.087_____	___4.257_____ _
Impervious Cover (%)	___16.72_____	___14.68_____
Permanent BMPs	____none_____	____none_____
Other	__1 banquet hall__	_2 banquet halls_

SCS Modification Summary	Approved Project	Proposed Modification
Linear Feet	_____	_____
Pipe Diameter	_____	_____
Other	_____	_____

AST Modification Summary	Approved Project	Proposed Modification
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	Approved Project	Proposed Modification
Number of USTs		
Volume of USTs		
Other		

5. __x_ **Attachment B: Narrative of Proposed Modification**. A narrative description of the nature of the proposed modification is provided at the end of this form. It discusses what was approved, including previous modifications, and how this proposed modification will change the approved plan.

6. _x__ **Attachment C: Current site plan of the approved project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is provided at the end of this form. A site plan detailing the changes proposed in the submitted modification is required elsewhere.

   __x_ The approved construction has not commenced. The original approval letter, and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.

   ___ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.

   ___ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.

   ___ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.

   ___ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. __x_ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.

   ___ Acreage has not been added to **or** removed from the approved plan.

8. 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.

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 request for a **MODIFICATION TO A PREVIOUSLY APPROVED PLAN** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Matt T. Kruzie
Print Name of Customer/Agent

Signature of Customer/Agent

6/9/11
Date

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 11, 2011

Mr. Matt Kruzie
Boulder Springs LLC
P.O. Box 936
Dripping Springs, Texas 78620

Re: Edwards Aquifer, Comal County

Name of Project: Boulder Springs LLC, located on the south side of Herbelin Road, 7.91 miles west of New Braunfels, Texas

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

Edwards Aquifer Protection Program San Antonio File No. 2932.01, Investigation No. 899363
Regulated Entity No. RN105930119

Dear Mr. Kruzie:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the above-referenced project submitted to the San Antonio Regional Office by you on behalf of Boulder Springs LLC on February 11, 2011. Final review of the WPAP was completed after additional material was received on April 8, 2011. As presented to the TCEQ, the planning materials were prepared to be in general compliance with the requirements of 30 TAC Chapter 213. The planning materials for the project and pollution abatement measures are hereby approved 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 Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval 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 WPAP application was submitted after construction began. Hays Environmental Consulting submitted a WPAP application on behalf of Boulder Springs LLC on May 14, 2010. The application was later withdrawn.

Project Description

The proposed commercial project will have an area of approximately 12.5 acres. A 9600 square foot event building, an office/apartment/storage building, a gazebo, a well with a water storage

tank, parking areas, a roadway, and an aerobic treatment system for generated wastewater have been constructed. The impervious cover is 2.087 acres (16.72 percent). According to a letter dated May 5, 2010, signed by Mr. Robert Boyd, P.E., with Comal County, the site in the development is acceptable for the use of on-site sewage facilities.

Permanent Pollution Abatement Measures

This small business will not have more than 20 percent impervious cover.

Geology

According to the geologic assessment included with the application, dark brown clay soils overly the dolomitic member of the Cretaceous Kainer Formation, Edwards Group. No sensitive features were noted by the geologist. A San Antonio Regional Office site assessment conducted on July 15, 2010, found conditions to be generally as described. A described zone of solution-enlarged fractures had been covered with aggregate over most of its indicated extent within the site boundaries. A second site assessment conducted on April 5, 2011, confirmed that steel slag aggregate used for drives and parking areas had been replaced with crushed limestone.

Special Conditions

1. The applicant requested a waiver to the requirement for other permanent BMPs for this event center project because the site will have less than 20 percent impervious cover. Based on the TCEQ's review of the proposed activities and the site conditions, the required waiver is hereby granted. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the plan may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.

2. Activities observed during site assessment investigations are alleged to constitute construction without prior approval of a water pollution abatement plan. Therefore, the applicant is hereby advised that the after-the-fact approval of the project, as provided by this letter, shall not absolve the applicant of any prior violations of Commission rules related to this project, and shall not necessarily preclude the Commission from pursuing appropriate enforcement actions and administrative penalties associated with such violations, as provided in 30 TAC §213.10 of Commission rules.

Standard Conditions

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. 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 shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

5. 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 WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

6. Modification to the activities described in the referenced WPAP 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.

7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation 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 program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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 TCEQ 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.

9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or 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.

11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for

use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.

12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas licensed professional engineer.

13. One water well exists on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. 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 reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

16. 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.

17. 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:

18. 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.

19. 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. The regulated 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 San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection 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.

21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. 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 Alan G. Jones of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4074.

Sincerely,

for

Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/AGJ/eg

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625

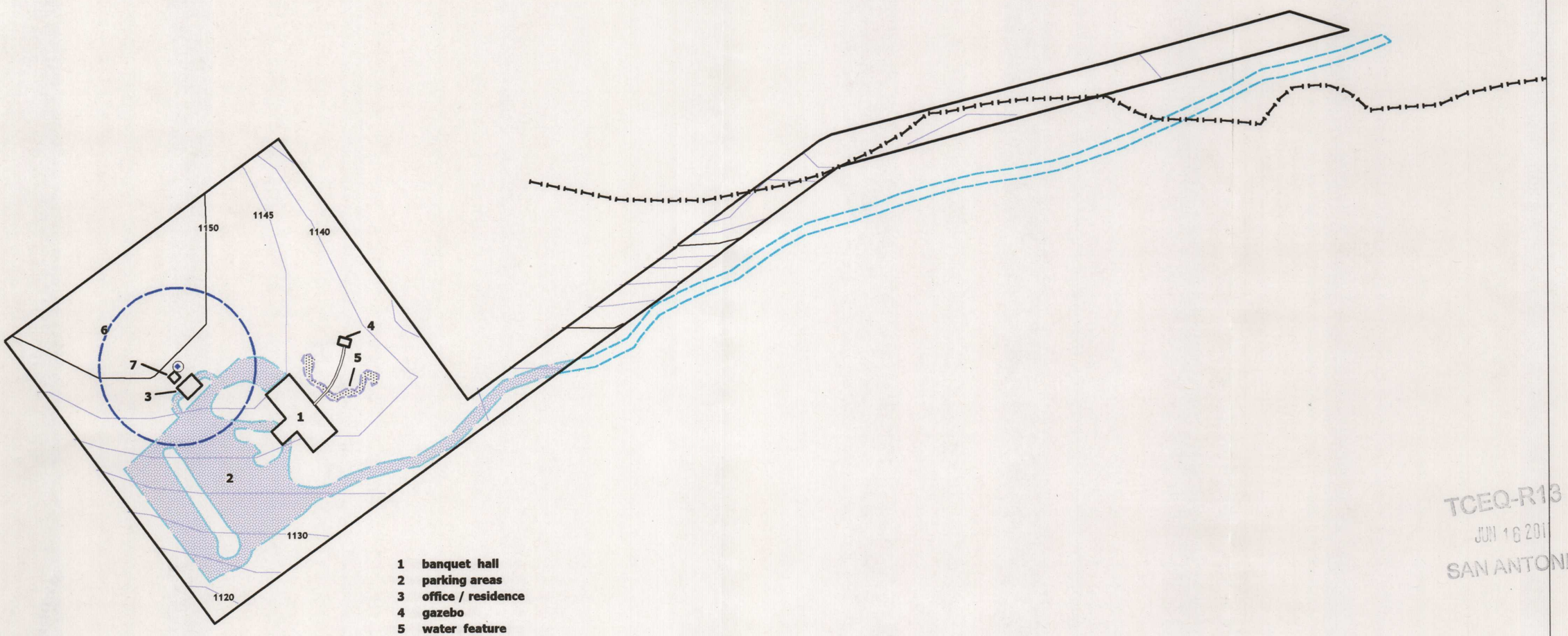
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Andy G. Grubbs, P.G., Hays Environmental Consulting
Mr. Tom Hornseth, P.E., Comal County
Mr. Karl J. Dreher, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

Attachment B: description of proposed modification:

The original WPAP permit for this site was for a 12.487 acre tract with a 9600 ft² event facility, 1200 ft² office/ storage building/caretakers apartment, a 330 ft² gazebo and a water storage tank structure of 289 ft². The total building roof area is 11420 ft² (0.26 acres) ft². The driveway and parking areas are constructed with crushed limestone road base and total 79,056 ft² (1.814 acres) Together all of the impervious cover totals 2.087 acres. This gives a overall of impervious cover to the project. 2.087 / 12.487 X100 = 16.72 %. This modification is for the addition of an additional parcel of land of 16.50 acres and the construction of another identical events center of 9600 ft² with a 330 ft² gazebo. The total building roof area will increase from 11420 ft² (0.26 acres) to 21350 ft² (0.490 acres). The proposed driveway parking area increase is 84,386 ft² (1.94 acres) for a total parking /driveway impervious cover area of 163,442 ft² (3.752 acres) Together all of the impervious cover totals 4.257 acres. Total site area is now 28.987 acres This gives a overall of impervious cover to the project. 4.257 / 28.987 X 100 = 14.68 % A waiver for less than 20% impervious cover is requested and no permanent bmps will be constructed.

Existing Site Plan
Boulder Springs Event center
1726 Herbelin road



1 banquet hall
2 parking areas
3 office / residence
4 gazebo
5 water feature
6 150' well setback
7 water storage tank

0 200 400
feet

N

Hays Environmental Consulting

Scale 1" = 200'

Contour Interval 5'

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: Boulder Springs LLC

REGULATED ENTITY INFORMATION

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

2. Total site acreage (size of property): 28.987

3. Projected population: 1

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	21350	÷ 43,560 =	0.490
Parking	163442	÷ 43,560 =	3.752
Other paved surfaces	643	÷ 43,560 =	0.015
Total Impervious Cover	185,435	÷ 43,560 =	4.257
Total Impervious Cover ÷ Total Acreage x 100 = 4.257 / 28.987			14.68%

5. ___ **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 = _____ Ft^2 ÷ 43,560 Ft^2/Acre = ____ acres.

10. Length of pavement area: ____ feet.
Width of pavement area: ____ feet.
L x W = _____ Ft^2 ÷ 43,560 Ft^2/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	2660 gallons/day
__% Industrial	_____ gallons/day
__% Commingled	_____ gallons/day

TOTAL 2660 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" = __200__'.

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):
FEMA digital map file and FEMA map panel 48091 C 0245 F September 2, 2009

19. __ 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.
_x_ 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.
__ The wells are in use and comply with 16 TAC §76.
_x_ 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:
__ All **sensitive** geologic or manmade features identified in the Geologic Assessment are shown and labeled.
_x_ No **sensitive** geologic or manmade features were identified in the Geologic Assessment.
__ **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:

Matt T. Kruzie
Print Name of Customer/Agent

Matt T. Kruzie
Signature of Customer/Agent

6/9/11
Date

Attachment A:

Factors affecting water quality

The factors affecting water quality on this site are slopes and the flow of water from areas uphill of the project site. Slope across the site is gentle and sheet flow does not gather sufficient velocity to cause major erosion. Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation will be preserved to the greatest extent possible. There will be no driving or parking of construction machinery outside of the area of construction limits. No construction materials or excavated rock or soil will be placed outside of the area of construction limits. No land clearing will be done in the areas where rain runoff drains. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area. The large parking areas and high volume of automotive use of this site brings the potential for fuel, lubricants and various automotive fluids to contaminate surface runoff from parking areas. The very high volume of wastewater usage also brings the potential for surge overflows of the system and for BOD overpowering the aerobic treatment capacity of the unit installed. Proper design with sufficient surge holding tanks with controlled dosing of the aerobic treatment unit is essential for proper performance of the system

Attachment B; Volume and Character of Stormwater

The annual pollution loading rate was calculated using formulas in section 3.3.2 of the TCEQ , manual **Complying with the Edwards Aquifer : Technical Guidance Manual** Based on a total impervious surface for the project there is 4.25 acres of impervious cover. There are 24.73 acres of undeveloped area Using the formula $L_m = 27.2 (A_N \times P)$ where L is the annual pollutant load in pounds, A_N is the contributing area in acres, P is the annual rainfall in inches. the annual pollution load was calculated

4.25 X 33" x 27.2 = 3815 pounds of TSS

To achieve a 80% reduction in TSS of stormwater BMP's capable of removing 3051 Lbs of TSS must be installed and maintained

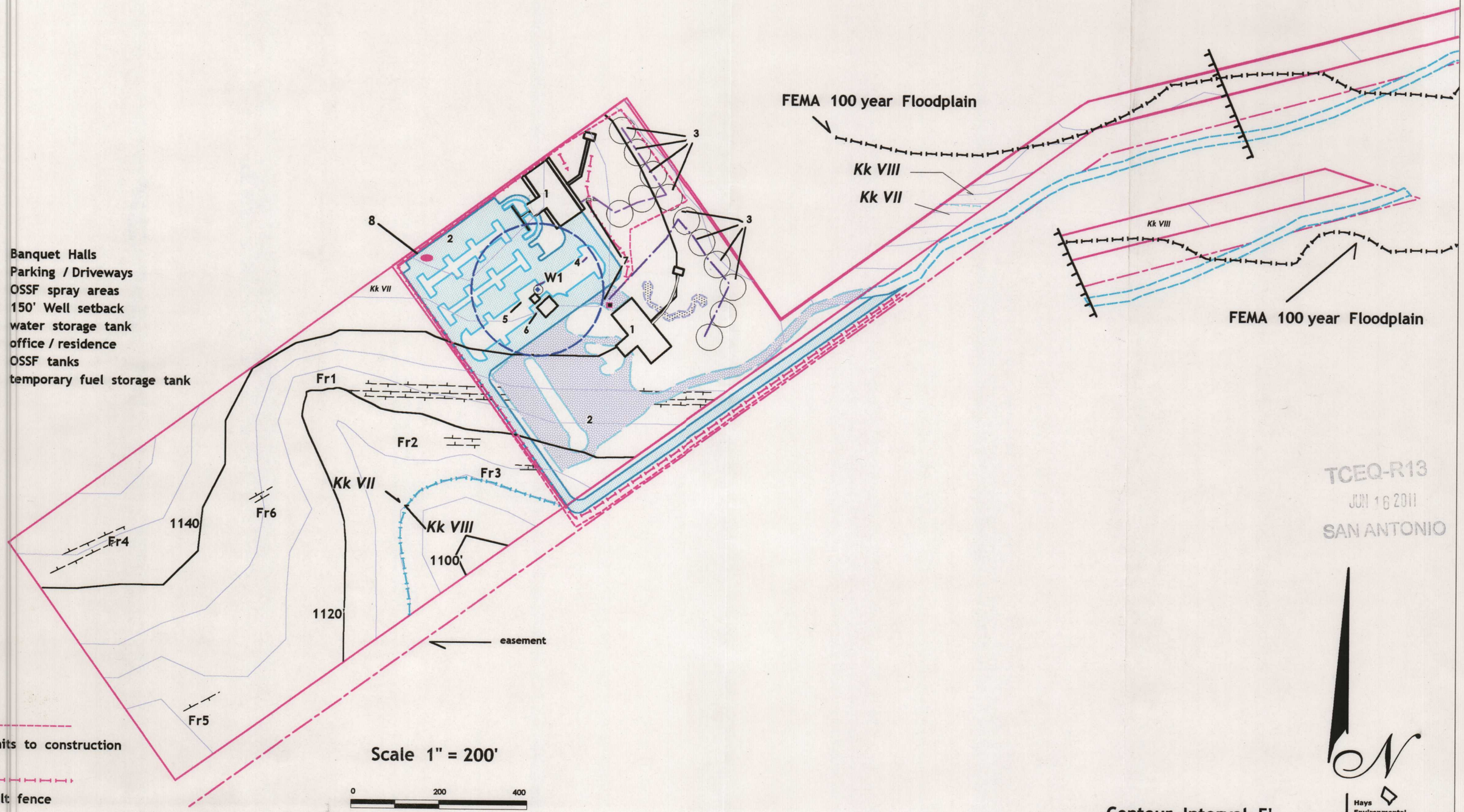
3815 X 0.8 = 3051

The character of this stormwater runoff will be fairly clean.. Dust and air blown soil will be the main contributors with some oil and grease residues from automobiles. Driveway or parking lot is 87 % of the impervious surface area so most constituents will be generated there. The somewhat permeable nature of the material used to surface the parking lot will help to filter TSS from the runoff.

Any areas where flow is concentrated rock rubble berms will be used to slow velocity to less than 3 ft/sec and to promote overland sheet flow. No bare dirt areas will be allowed on the site, all areas disturbed during construction will be promptly seeded with grass and the cover continuously maintained.

Site Plan
Boulder Springs Events Center II
1723 Herberlin Road

1 Banquet Halls
2 Parking / Driveways
3 OSSF spray areas
4 150' Well setback
5 water storage tank
6 office / residence
7 OSSF tanks
8 temporary fuel storage tank



Hays Environmental Consulting

Comal County

OFFICE OF COMAL COUNTY ENGINEER

June 15, 2011

Mr. Matt Kruzie
Boulder Springs LLC
P.O. Box 936
Dripping Springs, TX 78620

Re: Boulder Springs Event Center On-Site Sewage Facility Suitability Letter, within Comal County, Texas

Dear Mr. Kruzie:

In accordance with TAC §213.5(b)(4)(F)(ii), Comal County has found that the entire referenced site (except for areas listed below) is suitable for the use of private sewage facilities and will meet the special requirements for on-site sewage facilities located on the Edwards Aquifer recharge zone as specified in TAC §285.40-42 based on the following information submitted to our office on June 15, 2011:

- The Geologic Assessment, prepared by Hays Environmental Consulting
- The Water Pollution Abatement Plan, prepared by Hays Environmental Consulting

Areas that are not Suitable

A water well was drilled for this development (-98.28°, 29.77°). In accordance with TAC §285.91, Table X, sewer pipe with water tight joints and tanks must maintain a 50' separation distance from the well. Soil absorption systems, unlined ET beds, lined ET beds, surface application areas (edge of spray area), and drip irrigation must maintain a 150' separation distance from the well.

Moreover, according to TAC §285.41(b), Boulder Springs LLC, the owner of the referenced site, must inform, in writing, each prospective purchaser, lessee, or renter of the following:

- A Permit to Construct is required from Comal County before an OSSF can be constructed on the Boulder Springs Event Center land;
- A License to Operate is required from Comal County before an OSSF can be operated in on the Boulder Springs Event Center land;
- That an application for a water pollution abatement plan, as defined in TAC §213, has been made, whether it has been approved, and if any restrictions or conditions have been placed on that approval; and
- Minimum separation distances, as outlined in Table 10 of TAC §285.91

Furthermore, according to TAC §285.42(a), if any recharge feature, not listed above, is discovered during construction of an OSSF, all regulated activities near the feature shall be suspended immediately. The owner shall immediately notify the TCEQ San Antonio office of the discovery of the feature. All activities regulated under TAC §213 shall not proceed near the feature until Comal County, in conjunction with the TCEQ San Antonio office, has reviewed and approved a plan proposed to protect the feature, the structural integrity of the OSSF, and the water quality of the aquifer. The plan shall be sealed, signed, and dated by a professional engineer.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Scott Haag, Comal County Commissioner, Precinct No. 2

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: Boulder Springs LLC

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.

   _X_ 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.

   ___ 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. _x_ 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.

   ___ The 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: Dry comal Creek

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. ___ **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. __ **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, repair, 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 manufacturers specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicates 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. x 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:

Matt Kruzie
Print Name of Customer/Agent

Matt I Kruzie
Signature of Customer/Agent

6/9/2011
Date

Attachment A Spill Response

proper precautions will be taken with the temporary fuel storage site. Should an accidental spill occur soil berms will be constructed to contain the spill to as small of an area as possible. An absorbing material, such as bentonite pellet "cat litter" will be used to soak up as much of the material as possible. Any contaminated soil will be properly disposed of. Care will be taken so that activities that could lead to potential spills will not occur near any bare rock areas. In the event of a spill or other release of toxic /hazardous material the following entities will be contacted if necessary for containment or remediation actions.

Comal County emergency services	911
Comal County Sheriffs dept	(830) 620 - 3400
Comal County Engineer's Office	(830) 608 - 2090
TCEQ region 13 office	(210) 490 - 3096

Attachment B Potential sources of Contamination

The potential sources for contamination are spills at the fuel storage facility and erosion of bare soil areas by storm water originating on-site or up gradient from the construction areas. Construction refuse also has potential to cause problems, mortar from masonry , solvents, glues, paint and other finishes must not be disposed of anywhere on site. Fuel, hydraulic fluids in heavy machinery , various automotive fluids and lubricants are also potential contaminants and proper precautions regarding their spill and contamination potential will be observed. There will be a containment liner installed to protect against spills at the fuel storage site.

Attachment C Sequence of Major Activities

Clearing. Soil disturbance will occur when the existing vegetation on the site is removed. All areas downslope will have slit fencing installed more or less perpendicular to the slope. Any areas of concentrated flow will have rock berms emplaced. All areas with flow velocity greater than 3' /second will be armored with 3" or greater riprap.

Leveling . fill will be used to level building sites and for possible embankment for roadways. silt fencing downslope will be used to keep fill from eroding during rain. Rock berms may be constructed to control erosion on lower areas. Any stockpiles of soil or base material will be prevented from eroding by silt fences and diversion berms

Foundations and roadways. Silt fences downslope will be maintained from earlier phases.

Framing and finishing. Silt fences will be maintained. Bare areas will be seeded with grass

Landscape/cleanup. Dirt stockpiles will be protected from erosion. Bare areas will be seeded with grass and watered sufficiently to establish a 80% cover.

Upon completion of construction activities and revegatation silt fence will be removed

Attachment D Temporary BMP's See Construction plans

A: Silt fences will be used to control storm runoff. They will be put up during the clearing and leveling of the site and will remain until final landscaping has established 80 % grass cover on all bare areas These measures will prevent soil from washing into the upgradient flow that crosses the site. It will also prevent the flow from inundating bare soil areas. These measures will also prevent soil from being eroded by flow that originates on the site. Silt fences and rock berms will prevent high TSS runoff from exiting the construction areas and keep the natural surface runoff clean

Attachment F Structural Controls

Silt fence is used to control runoff and prevent erosion and pollution.

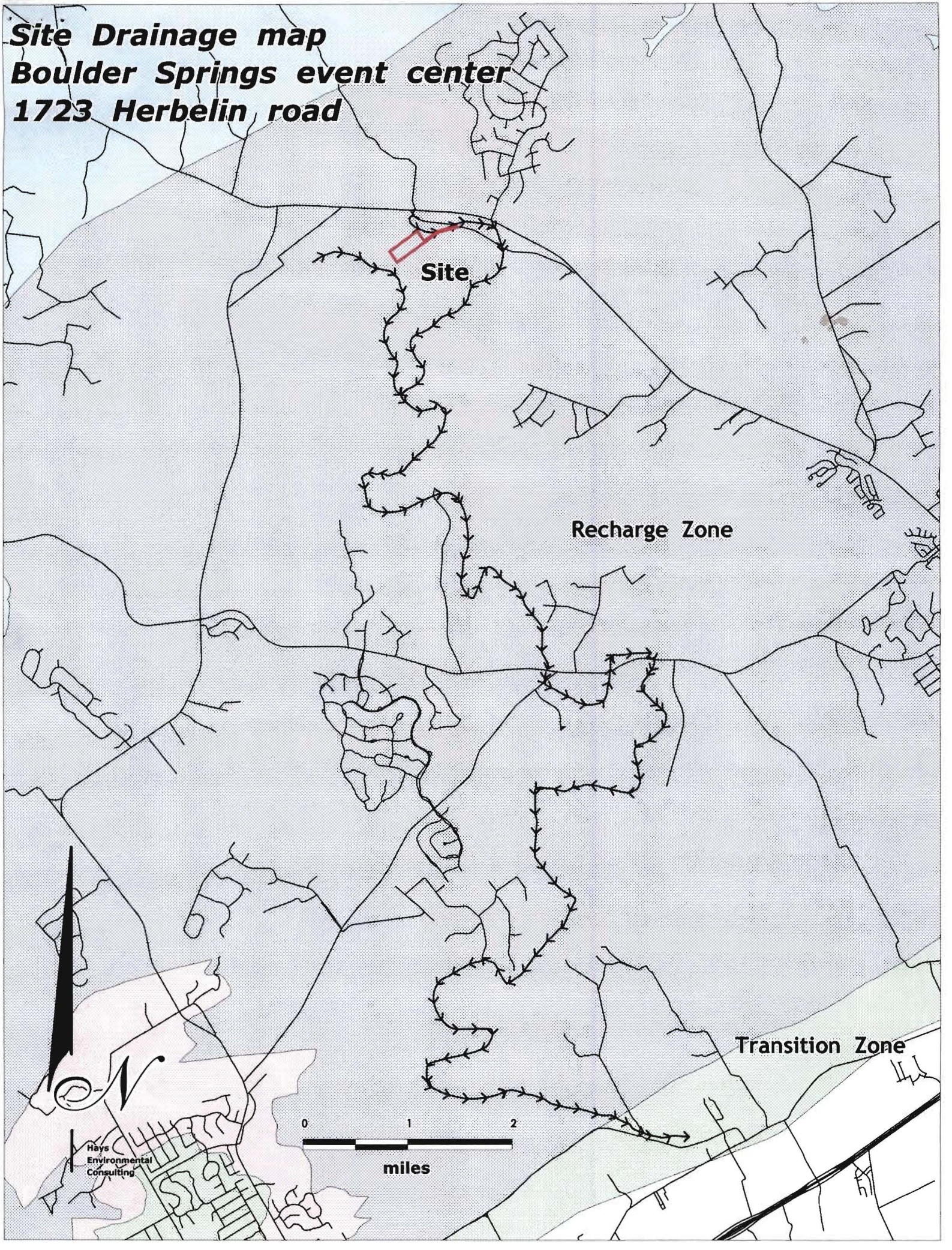
Attachment G There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within the disturbed drainage area.

Attachment I inspection and Maintenance for BMP's

Maintenance for silt fence; inspect weekly to check for tears, accumulation of sediment, and damage caused by construction activity. Inspect fencing after every rainfall event. Replace or relocate any damaged fencing. Anytime that 6" of sediment accumulates along the silt fence, remove the accumulation or install a second line of fence parallel to the old line

Attachment J Schedule of Interim and Permanent Soil Stabilization Practices

At the end of construction activities grass will be seeded in all bare areas. It will then be watered sufficiently for a 80% cover to become well established. Once well established it should maintain itself in suitable condition. During dry weather it should be watered. Additional watering may be needed in high traffic areas. Any time the cover becomes less than 75% seeding should be redone. Periodic mowing will help to keep weeds and trees from invading and help to promote a short, thick cover. A mulching mower should be used. Grass should be mowed a minimum of 2 times annually and not be allowed to become greater than 18" in height


Site Drainage map
Boulder Springs event center
1723 Herbelin road
Site
Recharge Zone
Transition Zone
N
0
1
2
miles
Hays
Environmental
Consulting

Permanent Stormwater Section
for Regulated Activities
on the Edwards Aquifer Recharge Zone
and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

REGULATED ENTITY NAME: Boulder Springs LLC , Boulder Springs Event Center II

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. X 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. __ 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.

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

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

5. __ 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.

X **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" or "possibly 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.

__ **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. x **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. x **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:

Matthew Kruzie
Print Name of Customer/Agent

Matt T. Kruzie
Signature of Customer/Agent

6-9-11
Date

Attachment A 20% impervious cover waiver

This site has less than 20% impervious cover and is a small business development . A waiver for permanent BMP's is requested

Attachment B: BMP's for upgradient stormwater

This site is located on the local topographic high point and the area that has the potential to contribute upgradient stormwater is not large. The portion of the tract adjoining this area will have a grass cover maintained so that treatment by vegetative filter strips will be accomplished. Water on this site generally moves as sheet flow. Where there are areas of concentrated flow landscaping practices will be used to spread the water, reducing the velocity and sediment load. All water moves across large expanses of grassy area that act as effective filters so that any stormwater has been remediated as it crosses or leaves the site. There are no areas where concentrated flow has the potential to cause erosion of soil.

Attachment C: BMP's for On-site stormwater

Stormwater from the parking areas will move by sheet flow on to grassy filter areas. Areas of concentrated flow will go to detention ponds and be released as a fairly uniform distribution. Water from the buildings will be captured in a rainwater collection system and used on a irrigation disposal area. Water will be released slowly to the unimproved grassy areas and undisturbed natural areas along the lower elevations of the tract.

Attachment D: BMP's for Surface Streams.

The surface streams present on this tract are at the lower elevations. And the only development in the proximity will be the roadway. Grassy filter areas will be maintained in all areas between the driveway and the dry creek that crosses the site .

Attachment F: Construction plans

See attached sheet for exact details

Attachment G: Maintenance, Repair and Retrofit plan

See attached sheet for exact details

Attachment I: measures for minimizing surface stream contamination

Silt fence will be erected to prevent up slope drainage from crossing the construction sites and causing erosion on bare areas. Vegetation in areas outside the bounds of construction will be preserved. There will be no driving or parking of construction machinery in this area. No construction materials or excavated rock or soil will be placed outside the limits of construction. No land clearing will be done in those areas and no damage to the existing vegetation will be permitted. All bare areas caused by construction activities will be immediately seeded with grass and watered sufficiently to establish vegetative cover on at least 80% of the area.

Construction Plans
Boulder Springs Events center II
1723 Herbelin road

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.

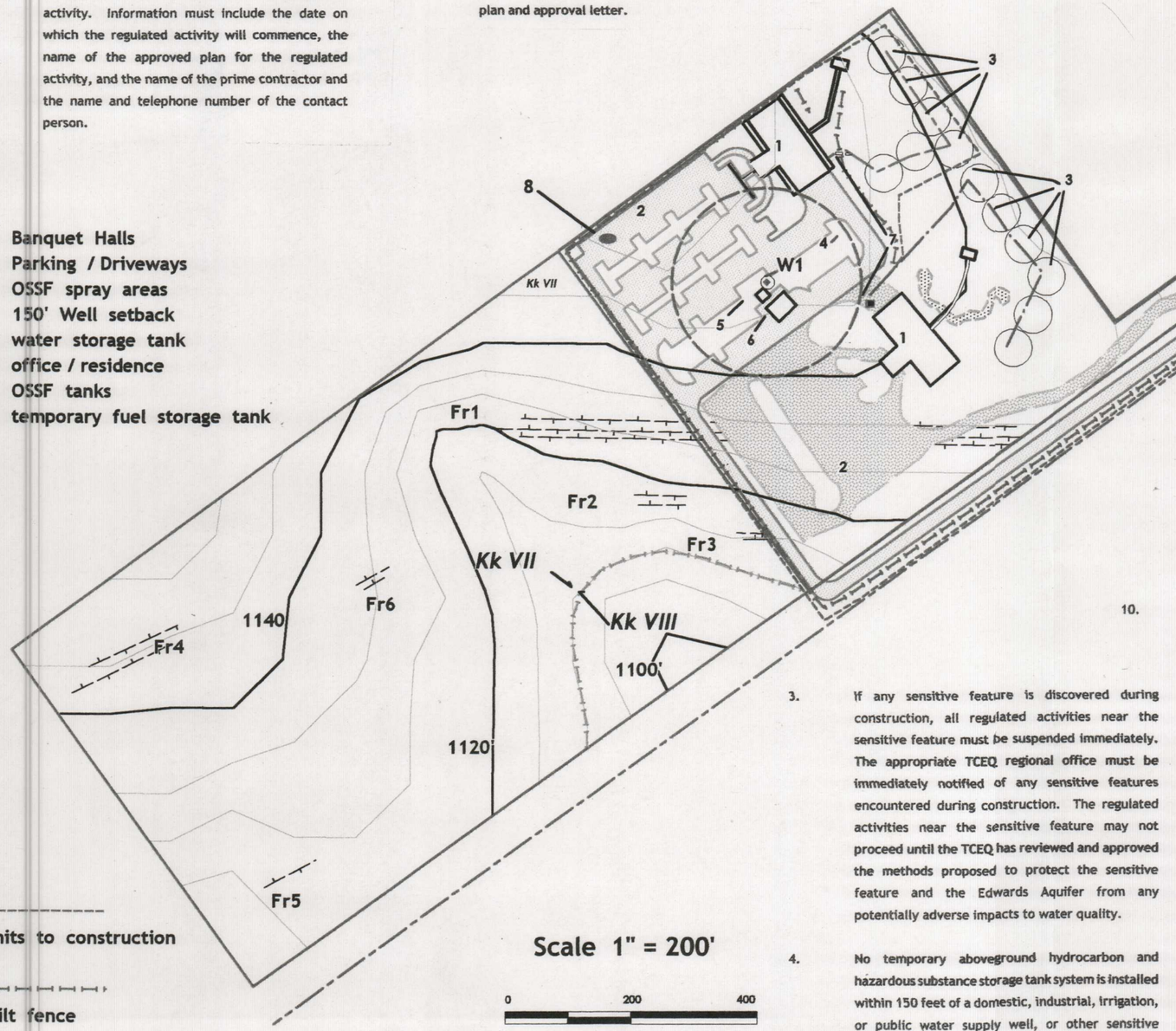
6. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

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).

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

1 Banquet Halls
2 Parking / Driveways
3 OSSF spray areas
4 150' Well setback
5 water storage tank
6 office / residence
7 OSSF tanks
8 temporary fuel storage tank



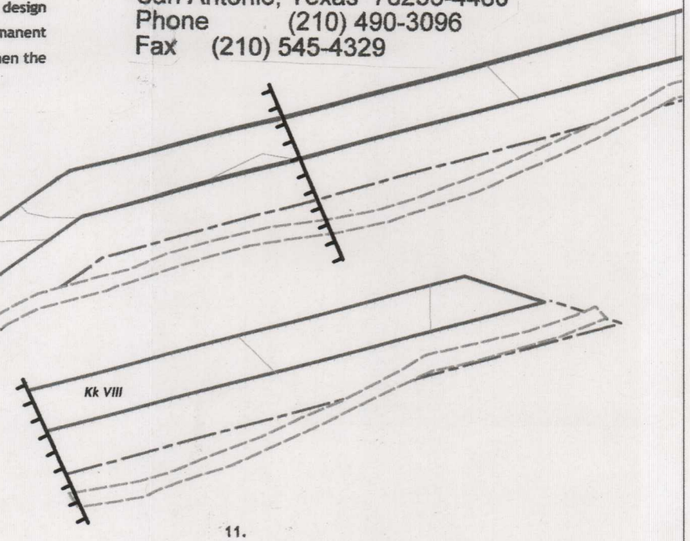
limits to construction

silt fence

Scale 1" = 200'

0 200 400

feet



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.

Contour Interval 5'

Hays Environmental Consulting

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

NAME OF PROPOSED REGULATED ENTITY: Boulder Springs Event center II
REGULATED ENTITY LOCATION: 1723 Herbelin Road New Braunfels, Comal co Texas
NAME OF CUSTOMER: Boulder Springs LLC
CONTACT PERSON: Matt Krusie PHONE: (512) 903 – 8985
(Please Print)

Customer Reference Number (if issued): CN 603673724 (nine digits)

Regulated Entity Reference Number (if issued): RN **105930119** (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	28.98 Acres	$ 6500
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

6/9/11
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 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 Edwards WPAP

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 603673724		RN 105930119

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy) 5/25/2011

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:

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

10. Mailing Address:

Boulder Spings LLC							
P.O. Box 936							
City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	0936

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*
	toddsinks1@yahoo.com

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(512) 535-5515		(512) 692-6297

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)*
270663089			32039925030

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)*

Boulder Springs LLC

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	Boulder Springs LLC							
	1723 Herbelin road							
	City	New Braunfels	**State**	TX	**ZIP**	78132	**ZIP + 4**	1838
25. Mailing Address:	Boulder Springs LLC							
	P.O. Box 936							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	936

26. E-Mail Address:	toddsinks1@yahoo.com		
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*	
(512) 535-5515		(516) 692-6279	
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)
6512		531120	

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

Special events facility, banquet hall

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

35. Description to Physical Location:	1723 Herbelin road, 7.91 miles west of New Braunfels, on the south side of Herbelin lane

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
New Braunfels	Comal	Tx	78620

37. Latitude (N) In Decimal:	29.768671		**38. Longitude (W) In Decimal:**	-98.275733	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29°	46	08.047"	-98	16	33.79"

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:	Andy G. Grubbs RS PG	**41. Title:**	geologist
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 392-3546		( ) -	grubbsi@centurytel.net

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:	Boulder Springs LLC	**Job Title:**	
Name *(In Print)* :	Matt Kruzie	**Phone:**	(512) 903-8985
Signature:	Matt Kruzie	**Date:**	6/9/2011