

D-8

TEXAS WATER COMMISSION



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Allen Beinke, Executive Director

September 27, 1989

Mr. Larry R. Sloan
Ms. Norma E. Sloan
H.C.R. 3, Box 27H
Canyon Lake, Texas 78133

UST

Re: Proposed CM2 Subdivision, Comal County, Texas - Request for Approval of Water Pollution Abatement Plan; 31 Texas Administrative Code (TAC) Section 313.3

Dear Mr. Sloan and Ms. Sloan:

We have completed our review of the water pollution abatement plan that was submitted by Woodrow Cash, Registered Public Surveyor, on your behalf to the District 8 Office on August 18, 1989, with additional materials submitted by September 1, 1989, and received by our Water Quality Division in Austin on September 5, 1989. The proposed CM2 Subdivision is located in south-central Comal County, 0.5 mile north of the intersection of Highway 46 and Cranes Mill Road, with frontage along Cranes Mill Road. The proposed subdivision is not within the corporate limits or extraterritorial jurisdiction of any city. The proposed 8.4668-acre subdivision will consist of three single-family residences.

Wastewater will be entirely domestic in nature and will be treated in on-site private septic systems. The sizes of all lots are greater than 1 acre. Pursuant to a letter signed by Ms. Monica M. Wallace, Comal County Acting Sanitarian, the proposed subdivision is suitable for the use of private on-site septic facilities. Each lot shall be required to be evaluated at the time of permitting to determine the most suitable type of on-site disposal facility for the conditions found. All county regulations regarding proximity of on-site septic systems to private water wells shall be observed.

The character of stormwater runoff will be typical of a low-density residential development. The amount of impervious cover will consist of about 2% of the proposed subdivision's total area. Restrictions shall require home owners to maintain a clean area and properly dispose of all refuse.

No formal geologic assessment is required for this proposed subdivision. A September 1, 1989 field inspection by District 8 Office personnel indicated that no significant recharge features are manifest on the property. The Kainer Formation is exposed

Mr. Larry R. Sloan and Ms. Norma E. Sloan
CM2 Subdivision
Page 2
September 27, 1989

throughout the entire proposed site. Vuggy limestone and fractured rock are prevalent.

Water for each lot will be supplied by a private water well. One lot has an existing water well that produces from the Glen Rose and is intended to be kept in use. If any abandoned wells are found during construction of the proposed development, they shall be plugged in accordance with 31 TAC Section 313.3(b)(3)(F), which requires that abandoned wells shall be plugged pursuant to the requirements of 31 TAC Section 287.50(a) of this title (relating to Standards for Plugging Wells that Penetrate Undesirable Water Zones) or an equivalent method, as approved by the Executive Director. Pursuant to 31 TAC Section 287.48(e), the person that plugs such a well shall, within 30 days after plugging is complete, submit a Water Well Completion and Plugging Report to the Executive Director, through the District 8 Office.

No waste-disposal wells, new confined animal feeding operations, land disposal of Class I wastes, or use of sewage holding tanks as parts of organized collection systems shall be allowed on the recharge zone of this regulated development.

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

If any solution openings (such as cavities or pipes) or sinkholes are discovered on the site during land clearing, excavation, or blasting, the developer shall immediately notify the District 8 Office located at 140 Heimer Road, Suite # 360, San Antonio, Texas, 78232-5028, telephone (512) 490-3096. Construction in the vicinity of such a feature shall cease pending approval by the District 8 manager of the proposed method to prevent pollutants from entering the area(s).

During the course of construction related to the referenced regulated development, the owner/developer shall comply with all applicable provisions of 31 TAC Section 313.3. Additionally, Larry R. Sloan and Norma E. Sloan shall remain responsible for the aforementioned provisions and special conditions until such responsibility is legally transferred to another person or entity.

Please be reminded that 31 TAC Section 313.3 (e) requires the owner/developer to: (1) record in the county deed records that this property is subject to the approved water pollution abatement plan; (2) submit to the Executive Director proof of this application for

Mr. Larry R. Sloan and Ms. Norma E. Sloan
CM2 Subdivision
Page 3
September 27, 1989

recordation of notice no less than ten days prior to commencing construction; and (3) prior to beginning construction, notify the District 8 Office in San Antonio when the construction will commence. Any substantial modification, as outlined in 31 TAC Section 313.3 (f), to this approved water pollution abatement plan must be reported to the District 8 Office and approved by the Executive Director.

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

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

Sincerely,

for *Rex G. McDonnell, Jr., P.E.*
Allen Beinke
Executive Director

Enclosure

cc: Woodrow Cash, Cash Surveying
County of Comal
Edwards Underground Water District
Texas Water Commission District 8 Office