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FEB 2, 77

TEXAS WATER
QUALITY BOARD

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Executive Director

January 28, 1977

H-CNB

Re: Review and Approval of Subdivision
Plans, Lori Heights Subdivision,
New Braunfels, Comal County, Texas
130.15.30.001/12.049

Mrs. R. T. Peterson
11 Lori Lane
New Braunfels, Texas 78130

Dear Mrs. Peterson:

Pursuant to your request, the Texas Water Quality Board has conducted a review of the subdivision plans for Lori Heights Subdivision, New Braunfels, Comal County, Texas.

Pursuant to Article VIII of Texas Water Quality Board Order No. 75-0128-20, the construction standards and pollution abatement activities proposed by the developer, which are adopted by reference as set forth in your letter dated January 10, 1977, are found to be generally acceptable, and the following necessary provisions give the Board assurance of an adequate monitoring and protection program:

1. Septic tank systems within the subdivision are permitted; consequently, the developer shall inform each prospective buyer of the additional requirements of Article IX, Section A, Texas Water Quality Board Order No. 75-0128-20.
2. Furthermore, in accordance with Article IX, Section B of Texas Water Quality Board Order No. 75-0128-20, approval of this subdivision plan for sewage disposal does not constitute a license for a specific private sewage facility which must be obtained from the local licensing authority: Comal County Health Department.
3. Ultimate disposal of solid waste within the subdivision will be prohibited; however, should any plan be proposed, it shall be in conformance with the applicable provisions of Texas Water Quality Board Order No. 75-0128-20.

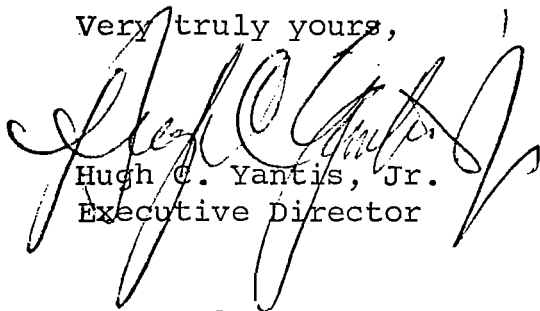
4. The developer will insert as part of the deed restrictions of all sales of property within the subdivision the specific requirement that the purchaser must comply with all requirements specified in Texas Water Quality Board Order No. 75-0128-20.
5. Article VIII, Section 4(b) of Board Order No. 75-0128-20 states that the Board may require frequent street cleaning operations by vacuum-type street sweepers. Currently, the Board is analyzing the effectiveness, the problems of implementation, and the standards which may be required. Upon completion of this analysis, the Board may include such a requirement in this Order.
6. The construction or installation of facilities relating to (a) transfer or storage of hydrocarbon products (chemicals, oils or gasoline) or other industrial liquids and/or liquid waste other than sanitary sewage and (b) collection, disposal or treatment of liquid wastes other than sanitary sewage is prohibited within the subdivision at this time; however, should any hydrocarbon facilities be constructed, it shall be in conformance with the applicable provisions of Texas Water Quality Board Order No. 75-0128-20.
7. Any requirement for monitoring wells is hereby deferred pending resolution of a program which will provide an accurate uniform groundwater monitoring program, independent of the size or configuration of the subdivision. Also, in lieu of such a requirement, a determination may be formulated whereby all subdivisions might share the cost of the construction and monitoring of the well, even though that particular subdivision might not have a monitoring well located upon it.

It should be clearly understood that, in addition to the preceding, all applicable provisions of Texas Water Quality Board Order No. 75-0128-20 are required to be complied with by the developer of Lori Heights Subdivision.

Furthermore, all requirements incumbent on the subdivision are the responsibility of the developers, Mr. and Mrs. R. T. Peterson, until such responsibilities are legally transferred to any other person(s) or entity(ies).

Mrs. R. T. Peterson
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Very truly yours,



Hugh C. Yantis, Jr.
Executive Director

ccs: All Texas Water Quality Board Members
Edwards Underground Water District
Texas Water Quality Board District 8
The City of New Braunfels
The County of Comal
Comal County Health Department

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