

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 11, 2015

RECEIVED

DEC 23 2015

Mr. Daniel Clawson II  
Continental Homes of Texas, L.P.  
210 West Hutchison Street  
San Marcos, Texas 78666

COUNTY ENGINEER

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: **Manor Creek Subdivision**; Located on the north side of State Highway 46, approximately 2 miles west of the intersection of Loop 337 and State Highway 46; New Braunfels, Texas

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

Regulated Entity No. RN105801568; Investigation No. 1255265; Additional ID No. 13-15060902

Dear Mr. Clawson:

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 HMT Engineering & Surveying on behalf of Continental Homes of Texas, L.P. on June 9, 2015. Final review of the WPAP was completed after additional material was received on September 30, 2015, November 10, 2015, and December 1, 2015. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected 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 Manor Creek Subdivision (formerly known as Tschirhart Ranch) was originally approved by letter dated April 4, 2006 for a single family residential development on 252.038 acres. The project proposed to develop 343 lots, roads, and utilities. The impervious cover was 50.29 acres (19.95 percent) and a less than 20 percent impervious cover exemption from installing permanent BMPs was approved.

The plan was subsequently modified by letter dated April 8, 2010. That project proposed to increase the overall site area by 15 acres, dedicate 0.123 acres of the site to TxDOT, and construct 340 single family residential lots, roads, and utilities on 266.92 acres. The impervious cover was increased from 50.29 acres to 53.141 acres (19.91 percent). Since the total impervious cover remained below 20 percent an exemption from installing permanent BMPs was approved.

A separate WPAP for a community center within the Manor Creek Subdivision was approved by letter dated May 4, 2010. The commercial project included the construction of a community pool, restroom facility, storage building, parking, and associated utilities on a 1.08 acre site. The impervious cover was 0.318 acres (29.4 percent). One sedimentation/filtration basin and engineered vegetative filter strips were constructed to provide permanent stormwater treatment.

### PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 171.169 acres. It will include the construction of 164 single-family residential lots, roads, and associated utilities within Units 1, 2, and 3. The impervious cover will be 34.067 acres (19.90 percent). Project wastewater will be disposed of by conveyance to the existing Gruene Road Wastewater Treatment Plant owned by New Braunfels Utilities. Residential development within Units 4, 5 and 6 will be separated from the site and submitted with a new WPAP application.

### PERMANENT POLLUTION ABATEMENT MEASURES

This single-family residential project will not have more than 20 percent impervious cover.

### GEOLOGY

According to the geologic assessment included with the application, the site is located on the Cyclic and Marine and Leached and Collapsed members of the Edwards Person Formation. The report identified 76 features (13 sensitive and 63 non-sensitive) within the site limits. The San Antonio Regional Office did not conduct a site assessment.

#### Sensitive Features

Natural buffers were proposed for 13 sensitive geologic features. According to FEMA maps, the features are shown near or within Zone A of the 100-year flood plain along Blieders Creek. All of the sensitive features except S-89 are shown surrounded with rock berms. Feature S-89 is shown in a "no disturbance" area delineated on the site plan for the WPAP. No regulated activities (such as construction or soil disturbing activities) will take place within the natural buffers.

Setback distances and buffer areas were generally based on the drainage areas for each of the sensitive features being protected.



The setbacks for the sensitive features are described in the following table.

Identification No.	Buffer Description
S-15	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-21	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-25	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-35	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-38	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-61	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-63	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-70	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-71	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-81	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-85	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-89	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west
S-93	50 ft north, 50 ft. south, 50 ft. east, 50 ft. west

#### SPECIAL CONDITIONS

- I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated April 4, 2006, and April 8, 2010.
- II. Since this project will not have more than 20 percent impervious cover, an exemption from additional permanent BMPs is approved. 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 property boundaries required by §213.4(g), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- III. The temporary rock berms installed around sensitive features must remain in place until final stabilization of the site has been achieved and appropriately documented. The rock berms shall be inspected and maintained in operable condition and in accordance with the approved maintenance schedule provided in the application.

#### 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. No wells exist on 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 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

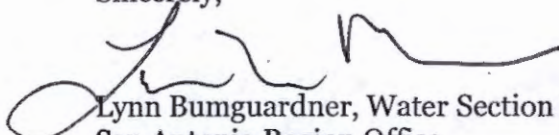


transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

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.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Alex Grant of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4035

Sincerely,



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

LB/AG/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625  
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Chris Van Heerde, P.E., HMT Engineering & Surveying  
Mr. Garry Ford, Jr., P.E., City of New Braunfels  
Mr. Tom Hornseth, P.E., Comal County  
Mr. Roland Ruiz, Edwards Aquifer Authority  
TCEQ Central Records, Building F, MC 21



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NOV 16 2015  
COUNTY ENGINEER

# Manor Creek Subdivision

A distinguished project by:  
**Continental Homes of Texas, L.P.**  
dba DR Horton

## Water Pollution Abatement Plan Report



*Chris Van Heerde, PE*  
11/9/15

New Braunfels, Texas  
Submittal November 2015

TCEQ R-13 2015 NOV 10 08:12

**Prepared by:**



410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX: 830.625.8556  
TBPE FIRM F-10961





# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

### Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.  
  
To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.
2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.  
  
An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.
5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

### Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.



2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.
3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or if not withdrawn the application will be denied and the application fee will be forfeited.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

### Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the effected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

<b>1. Regulated Entity Name:</b> Manor Creek Subdivision					<b>2. Regulated Entity No.:</b> 104801568				
<b>3. Customer Name:</b> Continental Homes of Texas, L.P. dba DR Horton					<b>4. Customer No.:</b> 602550360				
<b>5. Project Type:</b> (Please circle/check one)	New	Modification			Extension	Exception			
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential	Non-residential				<b>8. Site (acres):</b>		171.169	
<b>9. Application Fee:</b>	\$8,000		<b>10. Permanent BMP(s):</b>			N/A			
<b>11. SCS (Linear Ft.):</b>	N/A		<b>12. AST/UST (No. Tanks):</b>			N/A			
<b>13. County:</b>	Comal		<b>14. Watershed:</b>			Bleiders Creek			



# Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf)

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	<u>X</u>	—	—	—
Region (1 req.)	—	<u>X</u>	—	—	—
County(ies)	—	<u>X</u>	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input checked="" type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input checked="" type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA



I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Chris Van Heerde, C.F.M., P.E.

Print Name of Customer/Authorized Agent

*Chris Van Heerde, PE*

11/6/2015

Signature of Customer/Authorized Agent

Date

**\*\*FOR TCEQ INTERNAL USE ONLY\*\***

Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):



# General Information Form

## Texas Commission on Environmental Quality

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

*To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.*

*Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.*

## Signature

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:

Print Name of Customer/Agent: Chris Van Heerde, C.F.M., P.E.

Date: 11/6/15

Signature of Customer/Agent:

Chris Van Heerde, PE

## Project Information

1. Regulated Entity Name: Manor Creek Subdivision
2. County: Comal
3. Stream Basin: Bleiders Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authority
5. Edwards Aquifer Zone:
  - ☒ Recharge Zone
  - ☐ Transition Zone
6. Plan Type:
  - ☒ WPAP
  - ☐ SCS
  - ☒ Modification
  - ☐ AST
  - ☐ UST
  - ☐ Exception Request



7. Customer (Applicant):

Contact Person: Daniel Clawson II

Entity: Continental Homes of Texas, L.P.

Mailing Address: 210 West Hutchison Street

City, State: San Marcos, Texas

Zip: 78666

Telephone: 512-418-6104

FAX: 800-581-2588

Email Address: dclawson@drhorton.com

8. Agent/Representative (If any):

Contact Person: Chris Van Heerde, C.F.M., P.E.

Entity: HMT Engineering & Surveying

Mailing Address: 410 N. Sequin Avenue

City, State: New Braunfels, Texas

Zip: 78130

Telephone: 830-625-8555

FAX: 830-625-8556

Email Address: chrisvh@hmtnb.com

9. Project Location:

- ☒ The project site is located inside the city limits of New Braunfels.
- ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.
- ☐ The project site is not located within any city's limits or ETJ.

10. ☒ 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.

Beginning at TCEQ San Antonio regional office, head south on Judson Road towards Villa Camino, turn left onto I-35 Frontage Road, take the ramp on the left onto I-35 North. Take exit 184 toward TX-337 Loop/Farm to Market Rd 482/Rueckle Rd, merge onto I-35 Frontage Road, and turn left onto TX-337 Loop N/S Rueckle Rd. Turn left onto TX-46E/State Spur 453/N Walnut Ave, and then turn right onto Hamburg Avenue to enter the Manor Creek Subdivision.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. ☒ **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. The map(s) clearly show:
- ☒ Project site boundaries.
  - ☒ USGS Quadrangle Name(s).
  - ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
  - ☒ Drainage path from the project site to the boundary of the Recharge Zone.



13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.**  
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.
- ☐ Survey staking will be completed by this date: \_\_\_\_\_
14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:
- ☒ Area of the site
  - ☒ Offsite areas
  - ☒ Impervious cover
  - ☒ Permanent BMP(s)
  - ☒ Proposed site use
  - ☒ Site history
  - ☒ Previous development
  - ☒ Area(s) to be demolished
15. Existing project site conditions are noted below:
- ☐ Existing commercial site
  - ☐ Existing industrial site
  - ☐ Existing residential site
  - ☐ Existing paved and/or unpaved roads
  - ☐ Undeveloped (Cleared)
  - ☒ Undeveloped (Undisturbed/Uncleared)
  - ☐ Other: \_\_\_\_\_

### ***Prohibited Activities***

16. ☒ 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).
  - (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.



17. ☒ 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***

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

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
  - ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
  - ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, 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.
19. ☒ 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)
  - ☒ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. ☒ 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.
21. ☒ 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.



GENERAL INFORMATION FORM  
ATTACHMENT C  
Project Description

The proposed Manor Creek Subdivision project (previously titled Tschirhart Ranch Subdivision) is located on Hamburg Avenue, New Braunfels, Texas. The subdivision is within the New Braunfels city limits. The total subdivision site covers a total of 267.03 acres and divided into 6 Units. Manor Creek Units 1-3 have been completed and contain 164 lots on 171.169 acres. Manor Creek Unit 2A is a separate WPAP for the Amenity Center which contains 1 lot and 1.081 Acres. Construction of homes within Unit 3 is currently on going; however, all street and drainage improvements are currently complete. When fully developed Unit 1, 2B, and 3 will have 32.66 acres of impervious cover, or 19.20%. Manor Creek Subdivision Units 4-6 represent the remainder of the land owned by Continental Homes of Texas, L.P. in this development which totals 94.78 acres and is currently undeveloped. There is no existing impervious cover on the 94.78 acres of Units 4-6, with the proposed conditions the impervious cover increases to be 36.02 acres or 38.00% at the full development of the site.

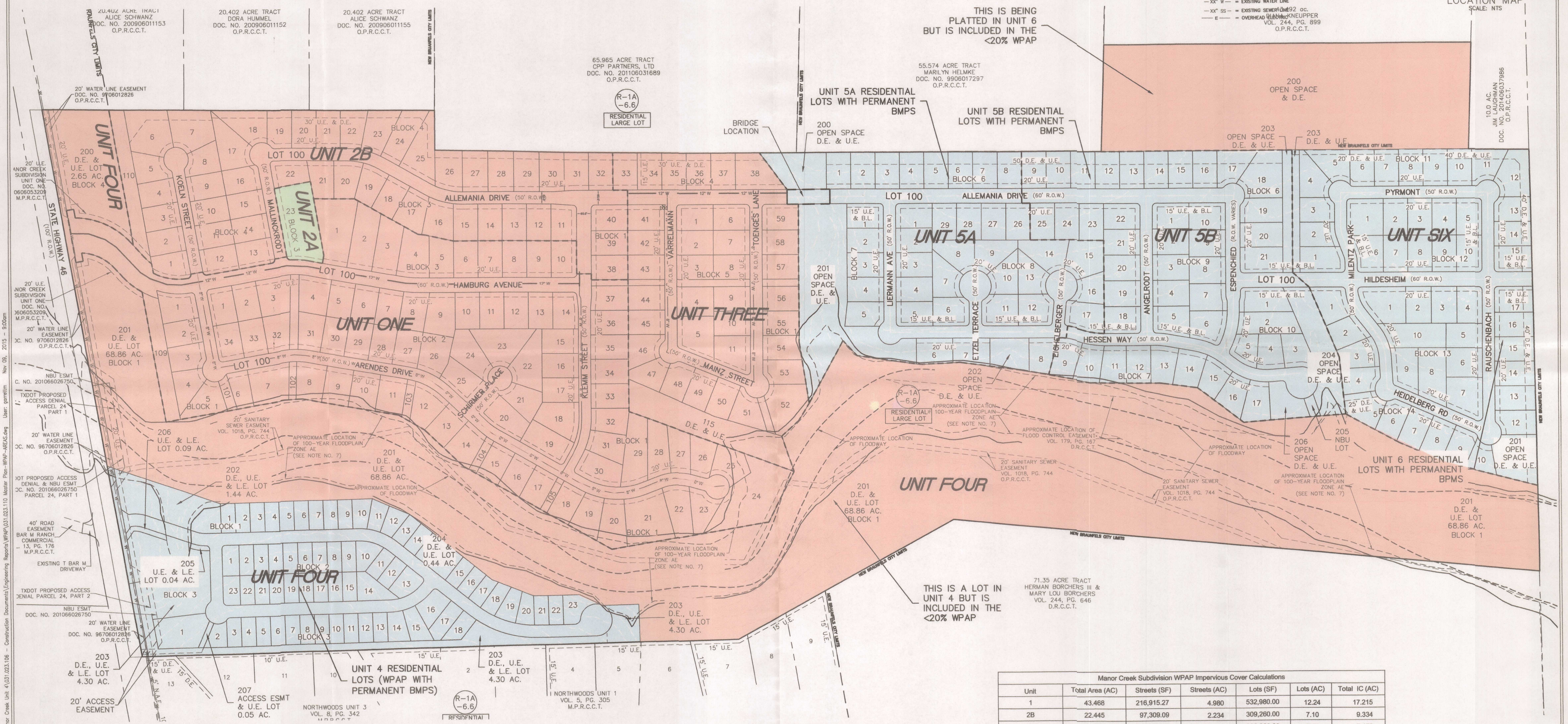
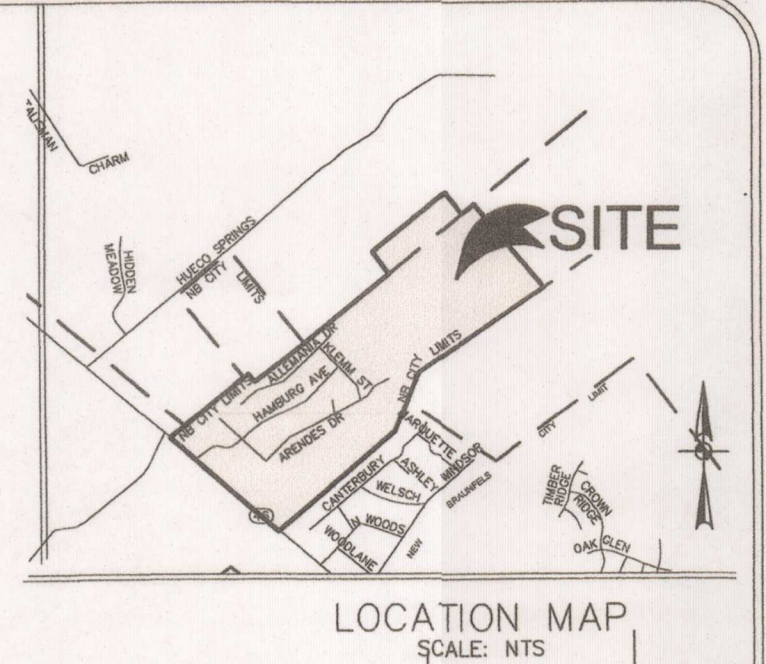
The impervious cover that has been and is planned to be constructed for Manor Creek Units 4-6 will exceed the maximum 20% impervious cover allowed under the current WPAP. Therefore, Units 4-6 will have permanent BMPs to treat the impervious cover from these units. There are platted lots within Unit 4, 5, and 6 that will contribute open space to the remaining 20% Impervious Cover WPAP for Manor Creek Subdivision Units 1, 2B, and 3. These areas include Lot 200 in Unit 6 (15.04 Acres), Lot 201 in Unit 4 (68.86 Acres), and Lot 202 in Unit 4 (2.65 Acres). Exhibit C1 shows the areas included in this WPAP, the areas in the less than 20% Impervious Cover WPAP, and the Manor Creek Amenity Center (Unit 2A) which has a sand basin as the Permanent BMP and remains unchanged.



AMENDED WPAP MASTER PLAN  
FOR  
MANOR CREEK SUBDIVISION

SCALE: 1"=200'

- LEGEND:  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
L.E. = LANDSCAPE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
R.O.W. = RIGHT-OF-WAY  
M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS  
ZONING TYPE  
XX = LANDUSE  
XX" W = EXISTING WATER LINE  
XX" SS = EXISTING SEWER LINE  
E = OVERHEAD ELECTRICAL



- LEGEND  
MANOR CREEK SUBDIVISION WPAP TO REMAIN <20% IMP. COVER (171.169 ACRES, 164 LOTS)  
NEW WPAP WITH >20% IMP & PERMANENT BMPs (94.78 ACRES, 197 LOTS)  
COMMUNITY CENTER MANOR CREEK WPAP TO REMAIN THE UNCHANGED (1.081 ACRES)

Manor Creek Subdivision WPAP Impervious Cover Calculations						
Unit	Total Area (AC)	Streets (SF)	Streets (AC)	Lots (SF)	Lots (AC)	Total IC (AC)
1	43.468	216,915.27	4.980	532,980.00	12.24	17.215
2B	22.445	97,309.09	2.234	309,260.00	7.10	9.334
3	18.706	87,625.00	2.012	236,880.00	5.44	7.450
Lot 200 (Unit 6)	15.04	-	-	-	-	-
Lot 201 (Unit 4)	68.86	-	-	-	-	-
Lot 200 (Unit 4)	2.65	-	-	-	-	-
TxDOT ROW	-	2,978.00	0.068	-	-	0.068
Total	171.169	404,827.36	9.294	1,079,120.00	24.77	34.067
					Total IC	34.067
					Total Area	171.169
					IC %	19.90%



410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS, 78130  
WWW.HMTNB.COM  
PH: (830)625-8555



Chris Van Heerde, PE  
11/9/15

EXHIBIT C1



# Modification of a Previously Approved Plan

## Texas Commission on Environmental Quality

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

*To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.*

*Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.*

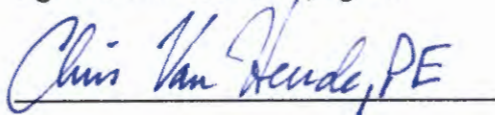
## Signature

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 of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Chris Van Heerde, C.F.M., P.E.

Date: 11/6/15

Signature of Customer/Agent:



## Project Information

1. Current Regulated Entity Name: Manor Creek Subdivision  
Original Regulated Entity Name: Manor Creek Subdivision  
Regulated Entity Number(s) (RN): RN1014801568  
Edwards Aquifer Protection Program ID Number(s): 05120702  
☐ The applicant has not changed and the Customer Number (CN) is: \_\_\_\_\_  
☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.



3. A modification of a previously approved plan is 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;
- ☐ 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.

<b>WPAP Modification</b>	<b>Approved Project</b>	<b>Proposed Modification</b>
<b>Summary</b>		
Acres	<u>265.84</u>	<u>171.169</u>
Type of Development	<u>Single-Family Residential</u>	<u>Single-Family Residential</u>
Number of Residential Lots	<u>341</u>	<u>164</u>
Impervious Cover (acres)	<u>53.141</u>	<u>34.067</u>
Impervious Cover (%)	<u>19.91</u>	<u>19.90</u>
Permanent BMPs	<u>N/A</u>	<u>N/A</u>
Other	_____	_____
<b>SCS Modification</b>	<b>Approved Project</b>	<b>Proposed Modification</b>
<b>Summary</b>		
Linear Feet	_____	_____
Pipe Diameter	_____	_____
Other	_____	_____



**AST Modification****Approved Project****Proposed Modification****Summary**

Number of ASTs

---

---

Volume of ASTs

---

---

Other

---

---

**UST Modification****Approved Project****Proposed Modification****Summary**

Number of USTs

---

---

Volume of USTs

---

---

Other

---

---

5. ☒ **Attachment B: Narrative of Proposed Modification.** A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.
6. ☒ **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 attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- ☐ 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. ☒ 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. ☒ 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.

# Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

*To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.*

*Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.*


## Signature

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:

Print Name of Customer/Agent: Chris Van Heerde, C.F.M., P.E.

Date: 11/6/2015

Signature of Customer/Agent:



Regulated Entity Name: Manor Creek Subdivision

## Regulated Entity Information

- The type of project is:
  - ☒ Residential: Number of Lots: 164
  - ☐ Residential: Number of Living Unit Equivalents: \_\_\_\_\_
  - ☐ Commercial
  - ☐ Industrial
  - ☐ Other: \_\_\_\_\_
- Total site acreage (size of property): 171.169
- Estimated projected population: 492
- The amount and type of impervious cover expected after construction are shown below:



**Table 1 - Impervious Cover Table**

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	1,079,120	$\div 43,560 =$	24.773
Parking		$\div 43,560 =$	
Other paved surfaces	404,827.36	$\div 43,560 =$	9.294
Total Impervious Cover	1,483,947.36	$\div 43,560 =$	34.067

**Total Impervious Cover  $34.067 \div$  Total Acreage  $171.169 \times 100 = 19.90\%$  Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. ☒ 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.

$L \times W =$  \_\_\_\_\_  $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$  \_\_\_\_\_ acres.

10. Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

$L \times W =$  \_\_\_\_\_  $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$  \_\_\_\_\_ acres.

Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 =$  \_\_\_\_\_ % 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 detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the 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:

<u>100%</u> Domestic	<u>59,100</u> Gallons/day
<u>      </u> % Industrial	<u>      </u> Gallons/day
<u>      </u> % Commingled	<u>      </u> Gallons/day
TOTAL gallons/day <u>59,100</u>	

15. Wastewater will be disposed of by:

☐ 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 from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ 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 New Braunfels Utilities (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 – 28 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:

- ☒ 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): FIRM 48091C0435F (effective 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. Lots, recreation centers, buildings, roads, open space, etc. are shown on the plan.

- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, open space, etc. are shown on the site plan.

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

- ☐ There are \_\_\_\_\_ (#) 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.

- ☒ 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.

- ☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.

- ☐ **Attachment D - Exception to the Required Geologic Assessment.** A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☒ Surface waters (including wetlands).  
☐ N/A
27. ☒ Locations where stormwater discharges to surface water or sensitive features are to occur.  
☐ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

### ***Administrative Information***

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



WATER POLLUTION ABATEMENT PLAN  
ATTACHMENT A  
Factors Affecting Water Quality

The Manor Creek Subdivision Units 1, 2B, and 3 included the construction of 8" gravity wastewater line, 164 lots with 24.773 acres of structures/rooftops, and 9.294 acres of streets. The factor affecting water quality were runoff sediment transport from the trench work and construction being performed. However, temporary BMP measures were taken to insure water quality is not impaired by construction.

WATER POLLUTION ABATEMENT PLAN  
ATTACHMENT B  
Volume and Character of Stormwater

The Manor Creek Subdivision Units 1, 2B, and 3 cover 171.169 acres and increased the impervious cover from 0 to 19.90%. The volume and character of the stormwater runoff has not been updated since the original WPAP submittal in December 2010. The drainage area map and calculations for proposed conditions are attached on the Master Drainage Area Map (Exhibit D-1).



# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Manor Creek Subdivision

Regulated Entity Location: Hamburg Avenue, New Braunfels, Texas 78132

Name of Customer: Continental Homes of Texas, L.P.

Contact Person: Daniel Clawson II

Phone: 512-418-6104

Customer Reference Number (if issued): CN 602550360

Regulated Entity Reference Number (if issued): RN 104801568

### Austin Regional Office (3373)

☐ Hays

☐ Travis

☐ Williamson

### San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☒ Comal

☐ Kinney

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:

☐ Austin Regional Office

☒ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### 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	171.169 Acres	\$ 8,000
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: Chris Van Heerde, PE

Date: 11/6/2015



# Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

## Water Pollution Abatement Plans and Modifications

### Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
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

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

### Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

### Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150