



1700 North Congress  
Stephen F. Austin Building  
Box 13246 Capitol Station  
Austin, Texas 78711

RECEIVED

DEC 2 '76

TEXAS WATER  
QUALITY BOARD

J. Douglass Toole  
CHAIRMAN  
Frank H. Lewis  
VICE CHAIRMAN  
M. F. Frost  
Fralis L. Duff, MD  
Clayton T. Garrison  
Ben Ramsey  
James M. Rose  
Hugh C. Yantis, Jr.  
EXECUTIVE DIRECTOR

November 30, 1976 H-CNB

Re: Review and Approval of Sub-  
division Plans, River Oaks  
Subdivision Unit 2, Comal  
County, Texas  
130.15.30.001/12.047

Mr. Ken Karger  
Managing Partner  
River Oaks Development Co.  
352 Landa Street  
New Braunfels, Texas 78130

Dear Mr. Karger:

Pursuant to your request, the Texas Water Quality Board has conducted a review of the subdivision plans for River Oaks Subdivision, Unit 2, 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 September 9, 1976, 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: The Comal County Health Department.

RECEIVED

Mr. Ken Karger  
November 30, 1976  
Page 2

DEC 2 1976

TEXAS WATER  
QUALITY BOARD

3. 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.
4. Lawn fertilizers within the subdivision shall be restricted by the developer in the deed restrictions to "pellet types" only.
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. A minimum thickness of six (6) inches of soil for all improved turf or lawn areas shall be provided in order to instrument renovation of any contaminated waters.
7. 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.
8. 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.

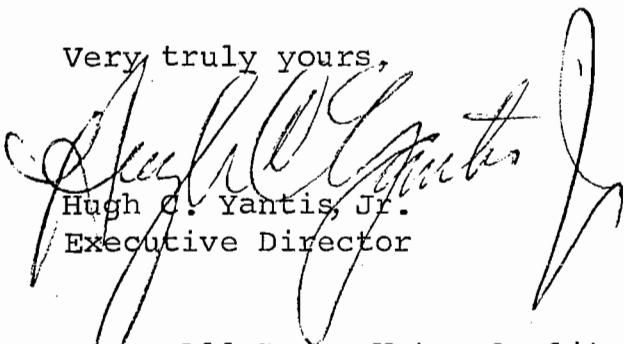
It should be clearly understood that, in addition to the preceding, all applicable provisions of Texas Water Quality Board Order No.

Mr. Ken Karger  
November 30, 1976  
Page 3

75-0128-20 are required to be complied with by the developer of River Oaks Subdivision Unit 2.

Furthermore, all requirements incumbent on the subdivision are the responsibility of the developer, River Oaks Development Co., until such responsibilities are legally transferred to any other person(s) or entity(ies).

Very truly yours,



Hugh C. Yantis, Jr.  
Executive Director

RECEIVED

DEC 2 '76

TEXAS WATER  
QUALITY BOARD

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