

TEXAS WATER QUALITY BOARD

1074-201 - 2/1/76
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TEXAS WATER
QUALITY BOARD

1700 NORTH CONGRESS AVE.
P.O. BOX 13246 CAPITOL STATION 78711
AUSTIN, TEXAS

May 10, 1976

H - PJP

Re: Review and Approval of Sub-
division Plans, Sierra II
Units 1 and 2, New Braunfels,
Comal County, Texas
130.15.30.001/12.036

Mr. Melvin M. Johech
Certified Public Accountant
457 Landa
New Braunfels, Texas 78130

Dear Mr. Johech:

Pursuant to your request, the Texas Water Quality Board has conducted a review of the subdivision plans for Sierra II Subdivision, Units 1 and 2, New Braunfels, Comal County, Texas.

In accordance with Article VIII of Texas Water Quality Board Order No. 75-0128-20, the construction standards and abatement activities proposed by the developer, which are adopted by reference as set forth in your letter dated February 6, 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: Comal County,

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New Braunfels Health Unit, 705 Comal, New Braunfels, Texas
78130, Attention: Dr. E. A. Grist.

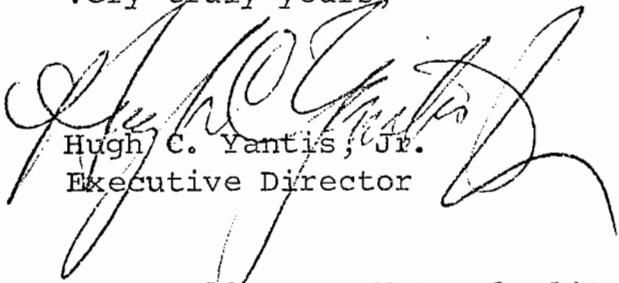
3. The developer will insert as part of the deed restrictions of all sales of property within the subdivision the specific requirement that the purchaser must comply with all requirements specified in Texas Water Quality Board Order No. 75-0128-20.
4. Article VIII, Section 4(b) of Board Order No. 75-0128-20 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.
5. A minimum of six (6) inches of soil thickness for all improved turf or lawn areas shall be provided in order to instrument renovation of contaminated waters.
6. Lawn fertilizers shall be restricted within the subdivision by the developer providing deed restrictions to "pellet types" only.
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.

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 Sierra II Subdivision, Units 1 and 2.

Mr. Melvin M. Johech
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Furthermore, all requirements incumbent on the subdivision are the responsibility of the developer, Merryland, Inc., until such responsibilities are legally transferred to any other entity.

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
Dr. E. A. Grist, New Braunfels Health Unit

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