

TEXAS WATER COMMISSION

NOV 22 1988

B. J. Wynne, III, Chairman
Paul Hopkins, Commissioner
John O. Houchins, Commissioner



Allen Beinke, Executive Director
Michael E. Field, General Counsel
Karen A. Phillips, Chief Clerk

November 18, 1988

Walnut Hill Joint Venture
Messrs. John Dierkson, David Lamon, and Tom Bluntzer,
P.O. Box 311160
New Braunfels, Texas 78131

Re: Walnut Hills Subdivision - Request for Water Pollution Abatement Plan
Approval; 31 Texas Administrative Code (TAC) Section 313.3

Dear Messrs. Dierkson, Lamon, and Bluntzer:

We have completed our review of the water pollution abatement plan that was submitted by S. Craig Hollmig, Inc. on your behalf to the District 8 Office on September 30, 1988, and received by our Water Quality Division office in Austin on October 20, 1988. Walnut Hills Subdivision is located approximately 230 feet west of the State Highway 46 - Walker Circle intersection. The subdivision is located within the City of New Braunfels. The proposed development is a 1.965-acre site to be used exclusively for single-family residential development. The character of storm water run-off from the proposed development will be typical of a single-family housing residential area. Assuming 3500 square feet per lot of impervious cover, total impervious cover for the three lots will equal approximately 10,500 square feet. Impervious cover will result from roof tops, driveways, sidewalks, and other man-made construction features that allow no water to filter through to the natural terrain. Typically, in this area, the homeowner leaves some of the tract of land in a natural condition.

The drainage system for this development will consist of surface conveyance of water around the houses and across the lots. Because no significant recharge features have been identified, no measures will be taken to prevent pollutants from entering the aquifer. There are no roads to be constructed. Construction of water-service lines and sewer lateral lines will commence during construction of the houses.

Wastewater will be of domestic nature and shall be treated by the Kuehler Road Sewage Treatment Plant owned by New Braunfels Utilities. Because an existing house on one of the three lots (Lot 1) is already tied to sewer collection lines, no new construction will be required, except for a sewer lateral line to serve Lot 2 and Lot 3.

Domestic water supply for these tracts will be provided by New Braunfels Utilities. 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.

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No existing or abandoned wells have been found on this tract.

According to the field investigation done by the commission's District 8 Office inspector on October 11, 1988, no significant recharge features were noted on this tract. The property drains to the southeast into an unnamed tributary of Dry Comal Creek off the Recharge Zone, and into Dry Comal Creek.

The plan for this development has been reviewed for compliance with 31 TAC Section 313.3 which sets forth the required pollution abatement activities for development activities 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 for the project is hereby granted with the following condition:

If any solution openings (such as caves or pipes) or sinkholes are discovered on the site during land clearing, excavation or blasting, the developer or his agent shall immediately notify the District 8 Office located at 140 Heimer Road, Suite 360, San Antonio, Texas, 78732-5028, 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 development of this property, Walnut Hill Joint Venture shall comply with all applicable provisions of 31 TAC Section 313.3. Additionally, Walnut Hill Joint Venture 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(e) requires the owner 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 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 subdivision. Enclosed is a suggested format you may wish to use to deed record your approved water pollution abatement plan.

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

Sincerely,

for *Rev. S. McDonnell, Jr., P.E.*

Allen Beinke
Executive Director

Enclosure

ccs: Mr. S. Craig Hollmig, S. Craig Hollmig, Inc.
City of New Braunfels
County of Comal
Edwards Underground Water District
Texas Water Commission, District 8 Office