



Building a Better World
for All of Us®

CONTRIBUTING ZONE PLAN APPLICATION
FOR
THE OVERLOOK AT CANYON LAKE SUBDIVISION
COMAL COUNTY, TEXAS

PREPARED FOR
CANYON LAKE ACQUISITIONS, LLC

AUGUST 2023

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 133 Otto Eckhardt Road, Fredericksburg, TX 78624-5078

830.460.6010 | 888.908.8166 fax

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

INDEX

TITLE

Edwards Aquifer Application Cover Page (TCEQ - 20705)

Contributing Zone Plan Application (TCEQ - 10257)

Temporary Stormwater Section (TCEQ – 0602)

Copy of Notice of Intent (NOI)

Agent Authorization Form (TCEQ – 0599)

Application Fee Form (TCEQ – 0574)

Core Data Form (TCEQ – 10400)

Contributing Zone Plan – Site Plan



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World
for All of Us®

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ – 20705)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

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 will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **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:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- 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 denied/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 affected 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.

1. Regulated Entity Name: The Overlook at Canyon Lake					2. Regulated Entity No.: 111790614				
3. Customer Name: Canyon Lake Acquisitions, LLC					4. Customer No.: 606170736				
5. Project Type: (Please circle/check one)	New <input checked="" type="checkbox"/> X		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP <input checked="" type="checkbox"/> X	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential <input checked="" type="checkbox"/> X			8. Site (acres):		167.5	
9. Application Fee:	\$8,000		10. Permanent BMP(s):				N/A		
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	Comal		14. Watershed:				Guadalupe River – Canyon Lake		

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

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 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.

Casey Zins

Print Name of Customer/~~Authorized Agent~~



8/19/2023

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):



Building a Better World
for All of Us®

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ – 10257)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Casey Zins, PE

Date: 8/19/2023

Signature of Customer/Agent:



Regulated Entity Name: The Overlook at Canyon Lake

Project Information

1. County: Comal
2. Stream Basin: Guadalupe River Basin
3. Groundwater Conservation District (if applicable): Comal Trinity
4. Customer (Applicant):

Contact Person: Dan Rawn

Entity: Canyon Lake Acquisitions, LLC

Mailing Address: 9827 Cogdill Road

City, State: Knoxville, TN

Telephone: 865-777-1170

Email Address: dan@llcinvest.com

Zip: 37932

Fax: _____

5. Agent/Representative (If any):

Contact Person: Casey Zins

Entity: Short Elliott Hendrickson, Inc.

Mailing Address: 133 Otto Eckhardt Rd

City, State: Fredericksburg, TX

Zip: 78624

Telephone: 218-780-1403

Fax: _____

Email Address: czins@sehinc.com

6. Project Location:

- The project site is located inside the city limits of _____.
- 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.

7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

Approximately 0.25 miles SW of FM 3159 and Startz Rd intersection.

8. **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000") is attached. The map(s) clearly show:

- Project site boundaries.
- USGS Quadrangle Name(s).

10. **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
- Other: Undeveloped, partially cleared for site access.

12. The type of project is:

- Residential: # of Lots: 92
- Residential: # of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

13. Total project area (size of site): 167.5 Acres

Total disturbed area: 21.5 Acres

14. Estimated projected population: 276

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	414000	÷ 43,560 =	9.5
Parking	138000	÷ 43,560 =	3.2
Other paved surfaces	260200	÷ 43,560 =	6.0
Total Impervious Cover	812200	÷ 43,560 =	18.7

Total Impervious Cover $18.7 \div$ Total Acreage $167.5 \times 100 = 11.2\%$ Impervious Cover

16. **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

N/A

18. 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.

19. Type of pavement or road surface to be used:

- Concrete
- Asphaltic concrete pavement
- Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

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

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

22. A rest stop will be included in this project.

A rest stop will not be included in this project.

23. 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

24. **Attachment E - 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 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

25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

N/A

26. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

Attachment F - 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):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

- Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

- All piping, hoses, and dispensers will be located inside the containment structure.
- Some of the piping to dispensers or equipment will extend outside the containment structure.
- The piping will be aboveground
- The piping will be underground

31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- Interior dimensions (length, width, depth and wall and floor thickness).
- Internal drainage to a point convenient for the collection of any spillage.
- Tanks clearly labeled
- Piping clearly labeled
- Dispenser clearly labeled

33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 200'.
35. 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): _____.
36. 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, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
- N/A
43. Locations where stormwater discharges to surface water.
- There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
- Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
 N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. 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 appropriate regional office within 30 days of site completion.
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 The site will be used for low density single-family residential development and has 20% or less impervious cover.
 The site will be used for low density single-family residential development but has more than 20% impervious cover.
 The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.

52. **Attachment J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. **Attachment K - BMPs for On-site Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

N/A

55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

56. **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

- Prepared and certified by the engineer designing the permanent BMPs and measures
- Signed by the owner or responsible party
- Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- Contains a discussion of record keeping procedures

N/A

57. **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58. **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

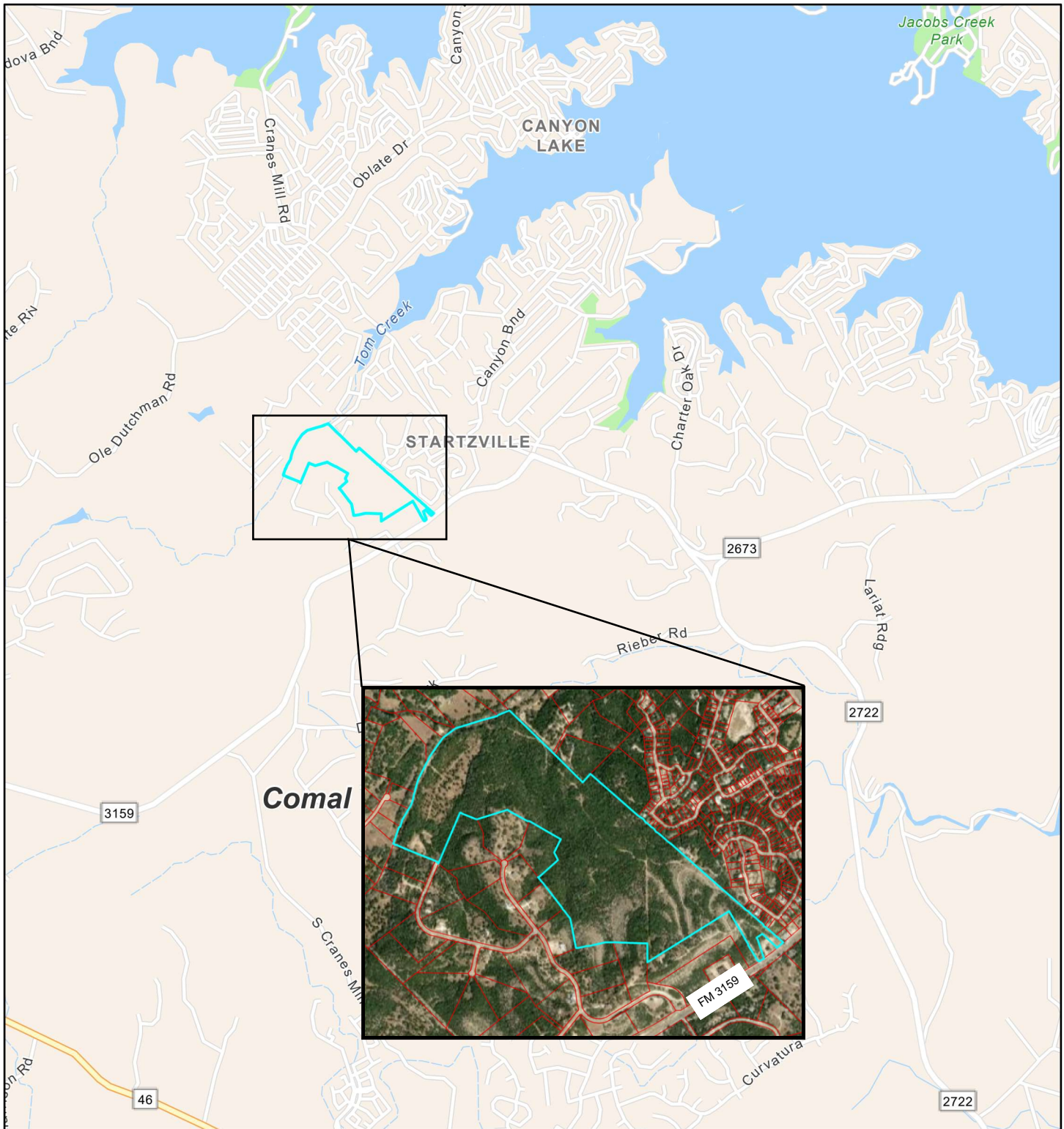
59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

61. 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.
62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.

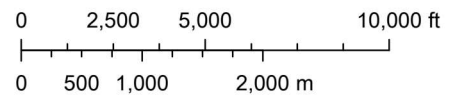
ATTACHMENT A - ROAD MAP



Directions from New Braunfels:

- Follow TX-46 E to Farm to Market Rd 2722 (3.4 mi)
- Take the FM 2722 exit from TX-46 E (3.1 mi)
- Turn right onto FM 2722 (7.4 mi)
- Keep left to stay on FM 2722 (0.3 mi)
- Turn left onto FM 2673 W (1.3 mi)
- Turn left onto FM 3159 W (0.9 mi)
- Destination will be on right, 0.2 mi past Startz Rd
41481 FM 3159, CANYON LAKE, TX 78133

1:72,224



City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

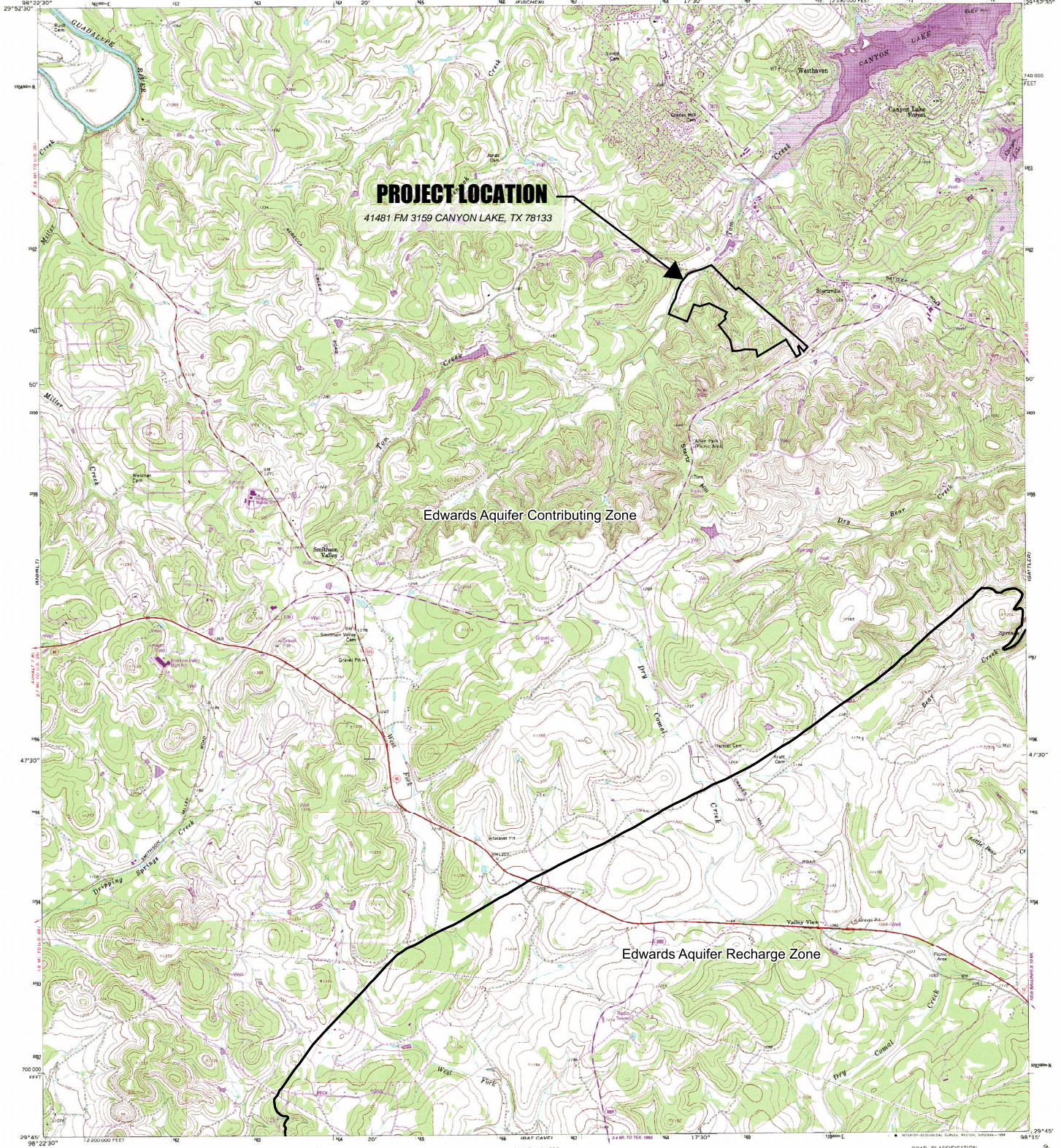
Comal County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

ATTACHMENT B - U.S.G.S MAP

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SMITHSON VALLEY QUADRANGLE
TEXAS-COMAL CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



PROJECT LOCATION

41481 FM 3159 CANYON LAKE, TX 78133

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

Produced by the United States Geological Survey in cooperation with the Texas Water Development Board Control by USGS and NDS/NOAA
Compiled from aerial photographs taken 1989. Revisions shown in purple compiled from aerial photographs taken 1988 and other sources and has been field checked. Note revised data. Conflicts may exist between some updated features and previously mapped contours.
North American Datum of 1983 (NAD 83). Projection and 1000-foot ticks - Texas Coordinate System, South central zone (Lambert Conformal Conical).
Blue 100-meter Universal Transverse Mercator ticks, zone 14.
NOTE: Aerial photos taken in 1983 (NAD 83) to show by the corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute transactions are obtainable from National Geographic Survey NADCON software.
Fine red dashed lines indicate selected fence lines.



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route



QUADRANGLE LOCATION
2999-431

SMITHSON VALLEY, TEX.
2938-63-1-024
1964
REVISED 1994
DMA 6367 1V SE-SERIES 1982



Regulatory Zones
30 TAC Chapter 213- Edwards Aquifer
Effective September 2005

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

ATTACHMENT C – Project Narrative

The proposed project is a residential subdivision, consisting of 92 single-family lots, ranging in size from 1- to 4-acres per lot. The project site is a 167.5-acre undeveloped rural property located south of Canyon Lake in Comal County, south of Startzville, off the north side of FM 3159. The property is bordered by FM 3159 to the south, Tom Creek to the north, and existing residential subdivisions to the east (Scenic Heights) and west (Heritage Estates). Primary access to the site is off FM 3159, with secondary access off Brittany Rd (private road).

The nature of construction activity includes clearing and grubbing, site grading, erosion control, water main, storm culverts, private utilities, paving, and turf establishment. Approximately 2.24 miles of roadway paving is proposed, resulting in an estimated 6.0-acres of new impervious surface. Existing impervious surface on the site is negligible, consisting of a single driveway entrance scheduled for removal during construction of the proposed entrance location off FM 3159.

Total disturbed area is estimated to be approximately 21.5-acres throughout the duration of construction, separated into smaller locations based on project phasing. Each area is to be stabilized following soil disturbing activities. Temporary BMP's will be utilized to control sedimentation and will be installed and maintained for all phases of construction. BMP's will consist of an undisturbed vegetated perimeter around all utility and street construction, silt fences, rock berms, and a stabilized construction entrance. Separate SWPPP reports will be issued for each individual unit as construction commences.

ATTACHMENT D – Factors Affecting Surface Water Quality

Construction activity, landscaping, and vehicular traffic could affect the quality of stormwater originating on the proposed site. Potential contaminants could include small amounts of fuels, oils, and lubricants from construction vehicles; transported soils from offsite vehicle tracking; suspended solids from sediment laden stormwater; and fertilizers and pesticides used in the turf establishment process.

Temporary BMP's have been designed on the basis of the Technical Guidance Manual to treat the stormwater runoff as to not adversely affect water quality entering into any surface water or groundwater.

ATTACHMENT E – Volume and Character of Stormwater

An engineering study was prepared for the proposed subdivision to analyze the existing and proposed storm water drainage for the site. The quantity of runoff for the various drainage areas within and adjacent to the project site were modelled in HydroCAD using the SCS TR-20 runoff method. Hydrology calculations were performed for existing site conditions and the ultimate development conditions and completed for the 10- and 100-year frequency storm events using composite curve numbers and current NOAA Atlas 14 rainfall data.

Hydrology Study Input Data:

- Total area modeled: 279.5-acres (includes offsite contribution areas)
- 10-year storm event: 6.85” Rainfall
- 100-year storm event: 13.10” Rainfall
- Existing composite CN: 71
- Proposed composite CN: 74

The following table summarizes the results of the downstream impact analysis, showing existing, proposed, and net reduction to offsite flows for each drainage area during the 100-year event:

100-Year Storm			
Drainage Area	Existing Offsite Flow (cfs)	Proposed Offsite Flow (cfs)	Offsite Improvement
1	52.82	44.03	-8.79
2	277.83	164.12	-113.71
3	598.37	556.54	-41.83
4	69.78	68.12	-1.66
5	1043.88	1018.53	-25.35
6	269.09	259.84	-9.25
Total	2311.77	2111.18	-200.59

The character of the runoff is residential.



COMAL COUNTY
ENGINEER'S OFFICE

August 22, 2023

Mr. Casey Zins, P.E.
Short Elliott Hendrickson Inc.
via e-mail: czins@sehinc.com

Re: Overlook at Canyon Lake Suitability Letter within Comal County Texas

Dear Mr. Zins:

In accordance with TAC §213.24(8)(B), Comal County has found that the entire referenced site is suitable for the use of private sewage facilities and will meet the requirements for on-site sewage facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Boyd', is written over the word 'Sincerely,'.

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Donna Eccleston, Comal County Commissioner, Precinct No. 1

ATTACHMENT J – BMPs for Upgradient Stormwater

Permanent BMPs are not required since the project is a low density single-family residential subdivision with less than 20% impervious cover.

ATTACHMENT K – BMPs for On-Site Stormwater

Permanent BMPs are not required since the project is a low density single-family residential subdivision with less than 20% impervious cover.

ATTACHMENT L – BMPs for Surface Streams

Permanent BMPs are not required since the project is a low density single-family residential subdivision with less than 20% impervious cover.

ATTACHMENT P – Measures for Minimizing Surface Stream Contamination

The project has been designed to avoid or minimize surface stream contamination or changes in the way in which water enters a stream as a result of the construction and development.

Measures for minimizing surface stream contamination include the following temporary BMPs:

- Maintaining vegetative buffers.
- Installation of silt fence and biodegradable erosion control logs.
- Temporary and permanent seeding of exposed soils.
- Construction of grass swales and grass lined ditches for stormwater conveyance.

Measures for maintaining the naturally occurring water ways on the site, and minimizing changes in the way in which water enters a stream, include the following:

- Identification of naturally occurring perennial, ephemeral, and intermittent streams within the project drainage areas.
- Maintaining these existing waterways to the maximum extent possible, by designing around these naturally occurring features.
- Sizing ditches and culverts to maintain existing flows.
- Installing energy dissipation devices to reduce increased velocities discharging into natural channels.
- Installing rock checks to reduce velocities, retain sediments, and minimize downstream erosion.

These measures are made to address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which could increase erosion and result in water quality degradation.



Building a Better World
for All of Us®

TEMPORARY STORMWATER SECTION (TCEQ – 0602)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); 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 **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Casey Zins, PE

Date: 8/10/2023

Signature of Customer/Agent:



Regulated Entity Name: The Overlook at Canyon Lake

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Tom Creek / Canyon Lake

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of 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).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. Records must be kept at the site of 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.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A – Spill Response Actions

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled contaminant.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils cleanup materials will be removed from the site and disposed of in a permitted landfill in accordance with applicable regulations.
- The contractor shall notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/ reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

- The contractor will be required to report significant or hazardous spills in reportable quantities to:
 - Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
 - For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor shall notify the National Response Center at 1-800-424-8802.
 - Notification should first be made by telephone and followed up with a written report.
 - The services of a spill's contractor or Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
 - Other agencies which may need to be consulted include, but are not limited to, the Comal County Sheriff's Office, local Fire Departments, etc.
- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed of in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. Contractor shall review this section.

ATTACHMENT B – Potential Sources of Contamination

Potential sources of contamination on the site include:

- Small amounts of fuels, oils, and lubricants from construction vehicles and equipment.
- Miscellaneous trash and construction debris from workers and materials delivered to the site.
- Spills or overflows of waste from portable toilets.

Preventative measures for these potential sources of contamination include:

- Performing regular maintenance to construction vehicles and equipment in designated staging areas.
- Providing trash receptacles in accessible locations throughout the site and monitoring those receptacles daily.
- Training and supervision from by supervisory staff to ensure proper disposal of waste and debris on the project site.
- Placing toilet facilities on level ground, away from vehicular traffic, and regularly inspecting those facilities for leaks and appropriate service intervals.

ATTACHMENT C – Sequence of Major Activities

The sequence of Major Activities includes the following:

- Install rock construction entrances and perimeter silt fencing as shown on the attached Contributing Zone Plan, Erosion Control sheets 5 & 6.
- Clear and Grub within the project ROW and Utility Easements. Approximately 18 acres total.
- Rough grade streets and storm water conveyance ditches in sections of manageable size.
 - Recommended rough grading at approximately 2-acre intervals, or 1500 LF of street per segment.
- Install sediment control logs in all new stormwater ditches or swales where storm water will naturally drain across disturbed areas of the site.
- Install wet and dry utilities along prepared segments of the project, approximately 1500 LF per segment, following rough grading crews.
- Continuously backfill and compact trenches following utility installation.
- Place culvert protection sediment controls at both ends of newly constructed culverts.
- Install rock filter dams at outlet ends of culverts at the locations identified on the attached Contributing Zone Plan, Erosion Control sheets 5 & 6.
- If an area is not actively worked in for 21 days, revegetation of disturbed area to a minimum 80% cover will be required.
- Construct street base and pavement sections. Approximately 11,800 LF of total street construction.
- Restore all disturbed areas with topsoil and permanent vegetation.
- Final cleanup and removal of all temporary BMPs.

ATTACHMENT D – Temporary Best Management Practices and Measures

- a. Description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.**

No significant pollution is expected to originate upgradient of the site and flow across the site. If sediment-laden waters originate upgradient of the site, they will be intercepted and slowed by silt fence and erosion control logs around the site to prevent further erosion and pollution of stormwater.

- b. Description of how BMPs and measures will prevent pollutants of surface water or groundwater that originates on-site and flows off site, including pollution caused by contaminated stormwater runoff from the site.**

Temporary BMPs used to prevent pollution of surface water or groundwater that originates on site are to include: (1) Silt fence around the perimeter of the site at all location down-gradient of areas of disturbed soil, (2) Erosion control logs within all proposed stormwater conveyance ditches, (3) Rock filter dams at the outlet ends of culverts along major drainage pathways of the site, and (4) existing vegetated buffer zones along the down-gradient boundaries of all disturbed areas of the site.

- c. A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.**

Silt fence and erosion control logs will filter around areas of disturbed soils, where runoff is generated on the site. Where surface streams cross the site, rock filter berms will intercept flow, slowing the flow of runoff from the construction site and allowing sediment and suspended solids to settle out of the runoff.

TEMPORARY STORMWATER SECTION (TCEQ – 0602)

- d. A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.**

The site layout is designed to maintain drainage paths to all non-wetland aquatic areas, shown on the Site Plan as perennial streams, intermittent streams, and long reaches of ephemeral tributaries. Temporary BMPs, including silt fence, erosion control logs, and rock filter berms, are designed to filter runoff at multiple locations prior to, and throughout, these natural drainage ways to protect these natural occurring sensitive features.

ATTACHMENT F – Structural Practices

Prior to commencement of soil disturbing construction activities, silt fence will be installed along the perimeters of the site downgradient of disturbed soil areas, and rock construction exits will be constructed at points of access to the site.

Storm water conveyance ditches will be constructed during rough grading operations in order to maintain flow to natural low points. Erosion control logs are to be placed within these ditch sections to capture sediment-laden stormwater and filter potential pollutants prior to existing the site.

Rock filter berms will be constructed at culvert outlets to provide additional filtration of stormwater and reduce flow velocities to prevent erosion within these channels.

ATTACHMENT I – Inspection and Maintenance for BMPs

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of the Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (7) check sediment basin's embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed by the contractor. Trash and other debris within the basins should be removed after each rainfall to prevent clogging of the outlet structure. Accumulated silt within the basins should be removed and the basin should be re-graded to its original dimensions at such point the capacity of the impoundment has been reduced to 75% of its original storage capacity. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

Contractor shall review Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual for additional BMP inspection and maintenance requirements.

ATTACHMENT J – Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with pages 1-35 to 1-60 of TCEQ's Technical Guidance Manual (TGM) RG-348 (2005). Mulching, netting, erosion blankets and seeding are acceptable.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site. In areas experiencing droughts where the initiation of stabilization measures by the fourteenth (14th) day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable. Stabilization measures in this instance shall comply with temporary stabilization as defined in TXR150000 or as defined otherwise in the landscape plans where applicable.



Building a Better World
for All of Us®

COPY OF NOTICE OF INTENT (NOI)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Copy of Notice of Intent (NOI)

CNOI created online through STEERS system.
Reference Number: 586415



Building a Better World
for All of Us®

AGENT AUTHORIZATION FORM (TCEQ – 0599)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Peter S. Rye

Print Name

Managing Partner

Title - Owner/President/Other

Canyon Lake Acquisitions, LLC

of Corporation/Partnership/Entity Name

have authorized Casey Zins

Print Name of Agent/Engineer

Short Elliot Hendrickson Inc.

of Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

SR
Applicant's Signature

5/24/2023
Date

THE STATE OF Tn §

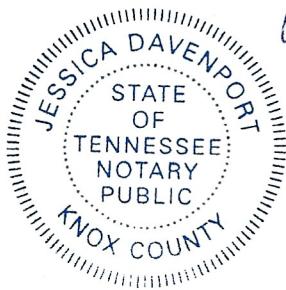
County of Knox §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Rye known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 24 day of May, 2023

Jessica Davenport
NOTARY PUBLIC

Jessica Davenport
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 02/28/27



Building a Better World
for All of Us®

APPLICATION FEE FORM (TCEQ – 0574)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Overlook at Canyon Lake

Regulated Entity Location: Comal County

Name of Customer: Canyon Lake Acquisitions LLC

Contact Person: Dan Rawn

Phone: 865-777-1170

Customer Reference Number (if issued): CN 606170736

Regulated Entity Reference Number (if issued): RN 111790614

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

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	168 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: _____



AUTHORIZED AGENT

Date: 8/19/2023

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



Building a Better World
for All of Us®

CORE DATA FORM (TCEQ – 10400)

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION



TCEQ Use Only
13001805 CZP

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 606170736		RN 111790614

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)					
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership					
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).							
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:					
Canyon Lake Acquisitions, LLC							
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)				
804314145	32081905039	87-2826066					
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited				
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:					
12. Number of Employees		13. Independently Owned and Operated?					
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following							
<input type="checkbox"/> Owner		<input type="checkbox"/> Operator					
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Owner & Operator					
<input checked="" type="checkbox"/> Responsible Party		<input type="checkbox"/> Voluntary Cleanup Applicant					
<input type="checkbox"/> Other:							
15. Mailing Address:	9827 Cogdill Road						
	Suite 1						
	City	Knoxville	State	TN	ZIP	37932	ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)			
				dan@llcinvest.com			
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)			
(865)777- 1170				() -			

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
The Overlook at Canyon Lake	

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>							
	City		State		ZIP		ZIP + 4
24. County	Comal						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	APPROX 0.25 MILES SW OF FM 3159 AND STARTZ RD INTERSECTION						
26. Nearest City	Startzville		State	TX	Nearest ZIP Code	78133	
27. Latitude (N) In Decimal:	29.837013		28. Longitude (W) In Decimal:	98.278074			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29°	50'	13.3"	98°	16'	41.1"		
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)				
6552							
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Land development real marketing and sales							
34. Mailing Address:	9827 Cogdill Road						
	Suite 1						
	City	Knoxville	State	TN	ZIP	37932	ZIP + 4
35. E-Mail Address:		dan@llicinvest.com					
36. Telephone Number		37. Extension or Code		38. Fax Number <i>(if applicable)</i>			
(865) 777 1170				() -			

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.


<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Daniel J. Rawn	41. Title:	Development Manager for Canyon Lake Acquisitions
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(561) 592 - 0004		() -	dan@llicinvest.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

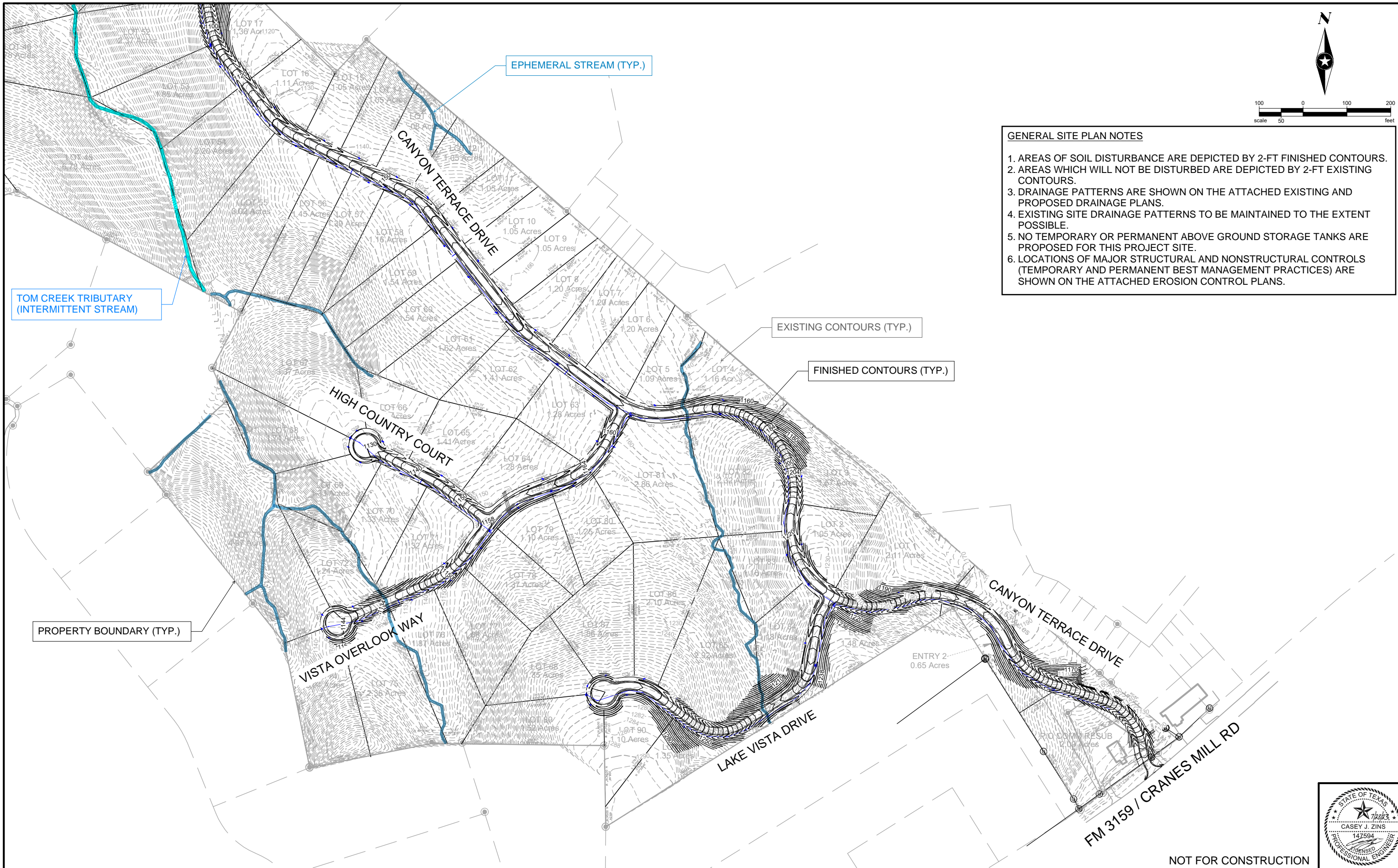
Company:	Canyon Lake Acquisitions, LLC	Job Title:	Managing Member
Name <i>(In Print)</i> :	Peter S. Rye	Phone:	(865) 777 1170
Signature:		Date:	8/3/2023



Building a Better World
for All of Us®

CONTRIBUTING ZONE PLAN - SITE PLAN

THE OVERLOOK AT CANYON LAKE SUBDIVISION
CONTRIBUTING ZONE PLAN APPLICATION



- GENERAL SITE PLAN NOTES**
1. AREAS OF SOIL DISTURBANCE ARE DEPICTED BY 2-FT FINISHED CONTOURS.
 2. AREAS WHICH WILL NOT BE DISTURBED ARE DEPICTED BY 2-FT EXISTING CONTOURS.
 3. DRAINAGE PATTERNS ARE SHOWN ON THE ATTACHED EXISTING AND PROPOSED DRAINAGE PLANS.
 4. EXISTING SITE DRAINAGE PATTERNS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
 5. NO TEMPORARY OR PERMANENT ABOVE GROUND STORAGE TANKS ARE PROPOSED FOR THIS PROJECT SITE.
 6. LOCATIONS OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS (TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES) ARE SHOWN ON THE ATTACHED EROSION CONTROL PLANS.

SEH Project	CANLA 168694	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	RVH	.	.	.	.	.	.
Designed By	JP	.	.	.	.	.	.
Checked By	RBJ	.	.	.	.	.	.



OVERLOOK AT CANYON LAKE
COMAL COUNTY, TEXAS

NOT FOR CONSTRUCTION

CONTRIBUTING ZONE PLAN
OVERALL SITE PLAN





- GENERAL SITE PLAN NOTES**
1. AREAS OF SOIL DISTURBANCE ARE DEPICTED BY 2-FT FINISHED CONTOURS.
 2. AREAS WHICH WILL NOT BE DISTURBED ARE DEPICTED BY 2-FT EXISTING CONTOURS.
 3. DRAINAGE PATTERNS ARE SHOWN ON THE ATTACHED EXISTING AND PROPOSED DRAINAGE PLANS.
 4. EXISTING SITE DRAINAGE PATTERNS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
 5. NO TEMPORARY OR PERMANENT ABOVE GROUND STORAGE TANKS ARE PROPOSED FOR THIS PROJECT SITE.
 6. LOCATIONS OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS (TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES) ARE SHOWN ON THE ATTACHED EROSION CONTROL PLANS.

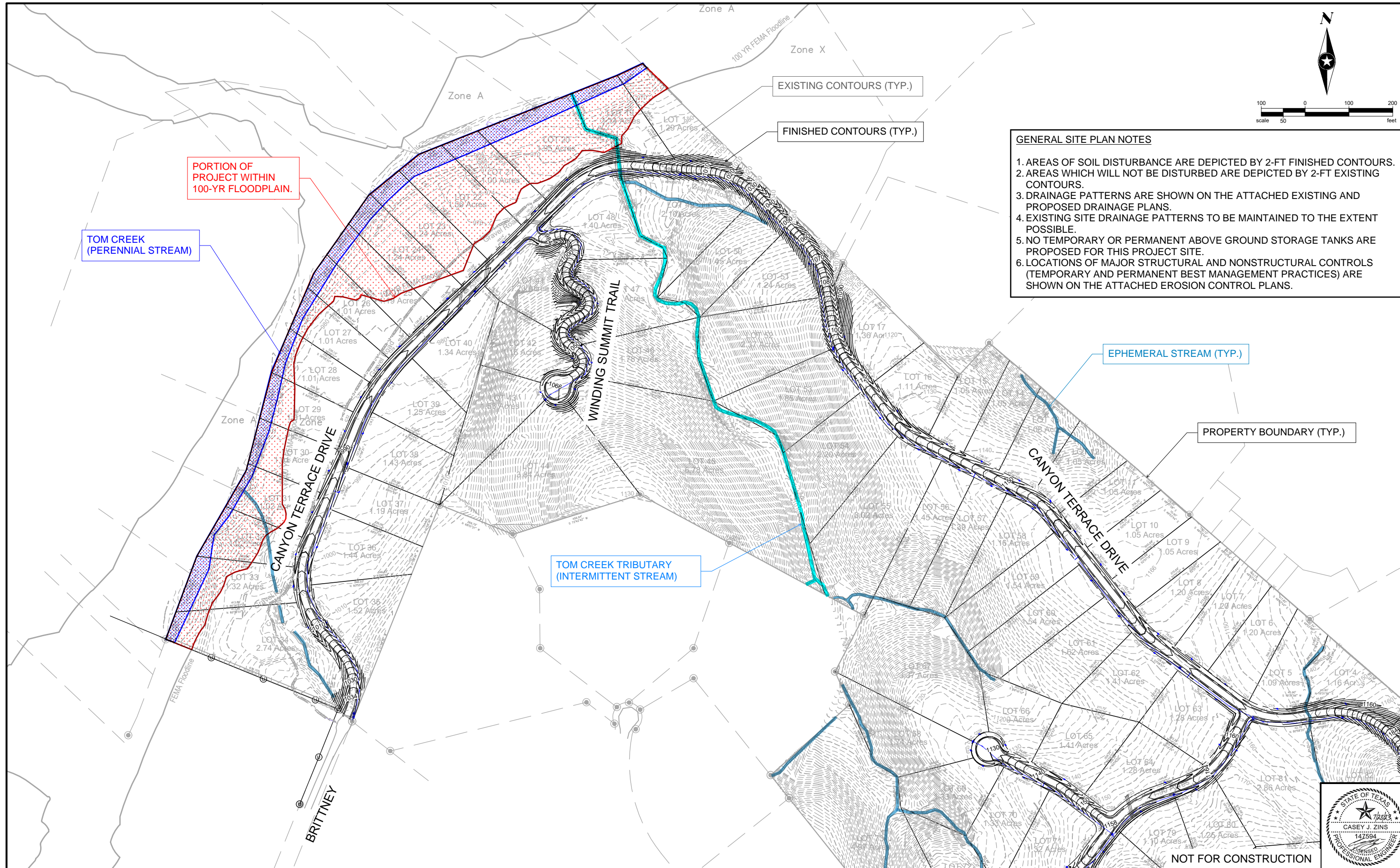
PORTION OF PROJECT WITHIN 100-YR FLOODPLAIN.

TOM CREEK (PERENNIAL STREAM)

EPHEMERAL STREAM (TYP.)

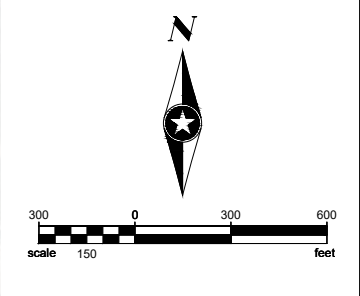
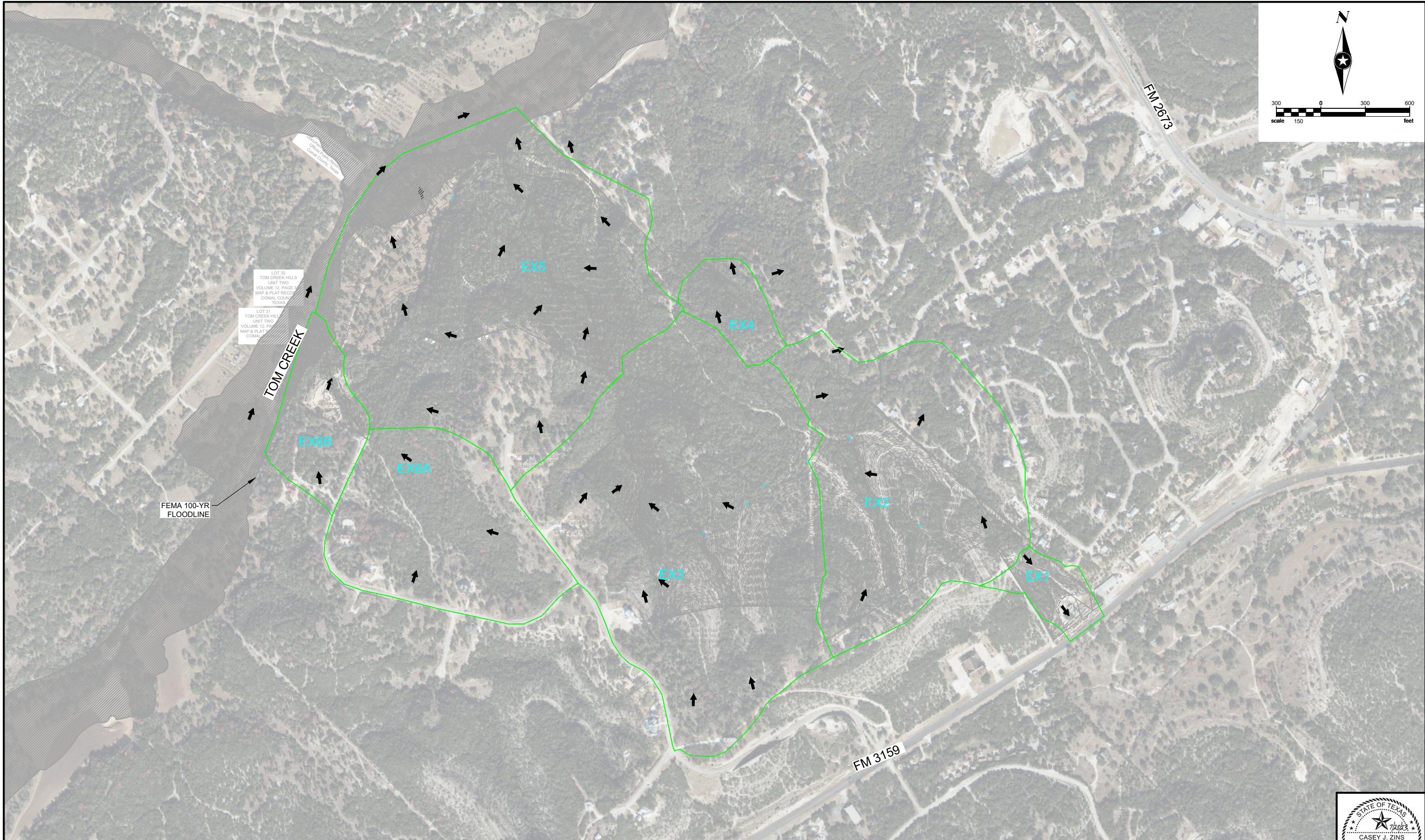
PROPERTY BOUNDARY (TYP.)

TOM CREEK TRIBUTARY (INTERMITTENT STREAM)



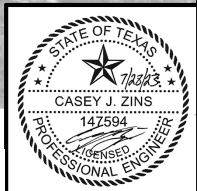
NOT FOR CONSTRUCTION

Save: 6/19/2023 2:10 PM tschoemer Plot: 7/28/2023 9:05 AM X:\AEC\CANLA\168694\5-final-dsgn\5-1-drawings\50-Hydro\CANLA_168694_EX_Drain.dwg



LOT 32
TOM CREEK HILLS
UNIT TWO
VOLUME 12, PAGE 5
MAP & PLAT RECORD
COMAL COUNTY
TEXAS

LOT 31
TOM CREEK HILLS
UNIT TWO
VOLUME 12, PAGE 5
MAP & PLAT RECORD
COMAL COUNTY
TEXAS



NOT FOR CONSTRUCTION

SEH Project	CANLA 168694
Drawn By	TJS
Designed By	TJS
Checked By	JP

Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
					07-28-2023



OVERLOOK AT CANYON LAKE
CANYON LAKE, TEXAS

CONTRIBUTING ZONE PLAN
EXISTING DRAINAGE



Existing Drainage Areas				
Drainage Area	CN	Area (acre)	Impervious Surface (acre)	TC (min)
EX1	72	5.19	0.19	6.1
EX2	71	39.11	0	13.6
EX3	71	89.57	0	13.4
EX4	71	8.16	0	8.3
EX5	70	85.87	0	31.6
EX6	71	51.55	0	26.7

Proposed Drainage Areas				
Drainage Area	CN	Area (acre)	Impervious Surface (acre)	TC (min)
P1	72	5.37	0.47	9.6
P2	71	38.97	2.26	20.3
P3	75	89.57	1.07	17.6
P4	71	8.16	0.93	11.6
P5	74	85.87	3.46	33.6
P6	73	51.55	0.14	33.4

100-Year Storm				
Drainage Area	Existing Offsite Flow (cfs)	Proposed Offsite Flow (cfs)	Offsite Improvement	
1	52.82	44.67	-8.15	
2	277.83	207.33	-70.50	
3	598.37	597.71	-0.66	
4	69.78	68.12	-1.66	
5	1043.88	999.17	-44.71	
6	269.09	259.84	-9.25	
Total	2311.77	2176.84	-134.93	

FEMA 100-YR FLOODLINE

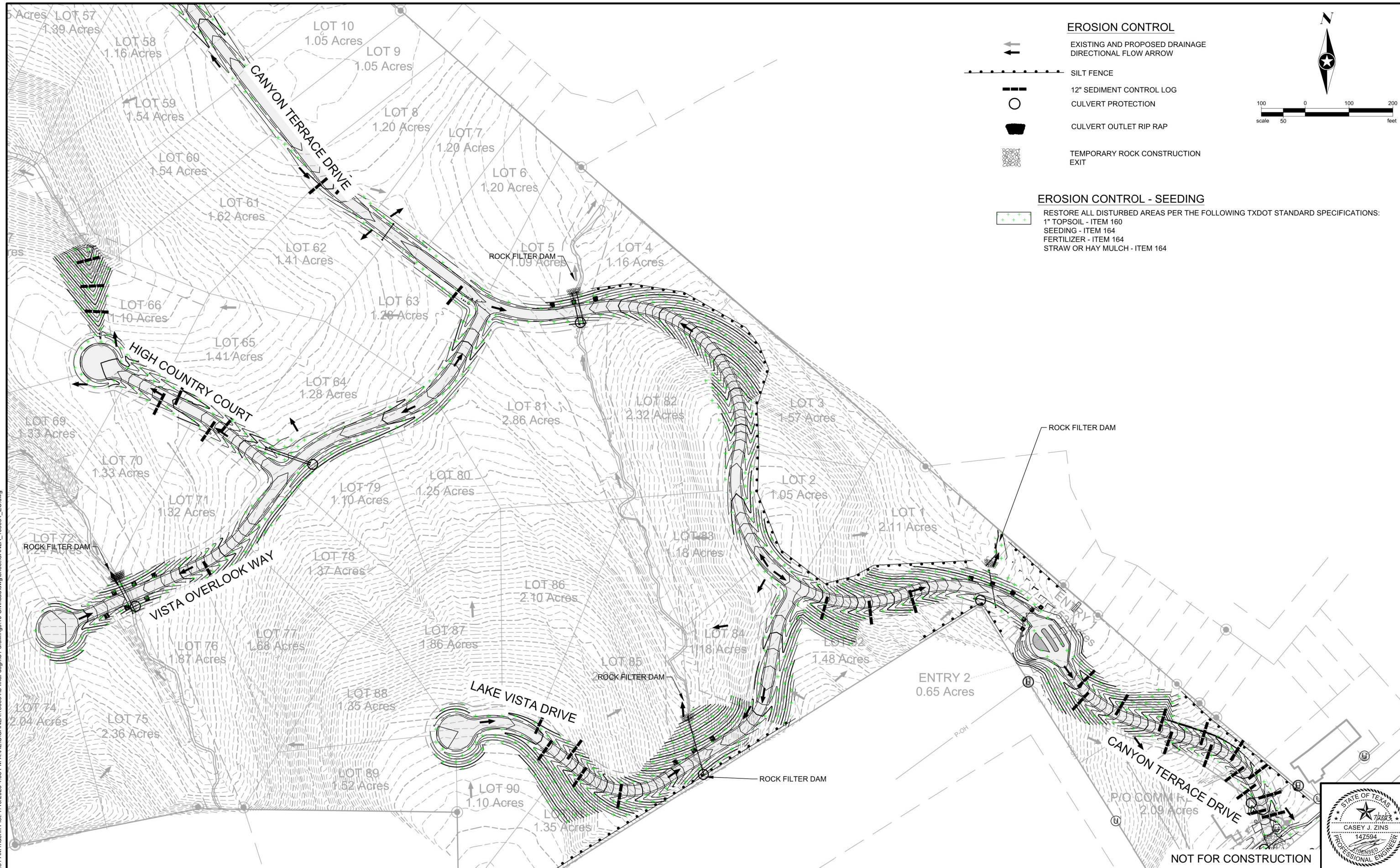
DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

NOT FOR CONSTRUCTION


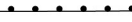






Save: 6/26/2023 8:23 AM rhaehn Plot: 7119/2023 4:33 PM X:\AE\IC\CANLA\168694\5-final-dsgn\5-drawings\5-Hydro\CANLA_168694_PROP_Drain.dwg


SEH Project	CANLA 168694	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	 OVERLOOK AT CANYON LAKE CANYON LAKE, TEXAS	CONTRIBUTING ZONE PLAN PROPOSED DRAINAGE	4 of 6
Drawn By	TJS						07-17-2023			
Designed By	TJS									
Checked By	JP									



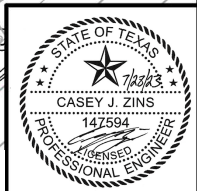
EROSION CONTROL

-  EXISTING AND PROPOSED DRAINAGE DIRECTIONAL FLOW ARROW
-  SILT FENCE
-  12" SEDIMENT CONTROL LOG
-  CULVERT PROTECTION
-  CULVERT OUTLET RIP RAP
-  TEMPORARY ROCK CONSTRUCTION EXIT

EROSION CONTROL - SEEDING

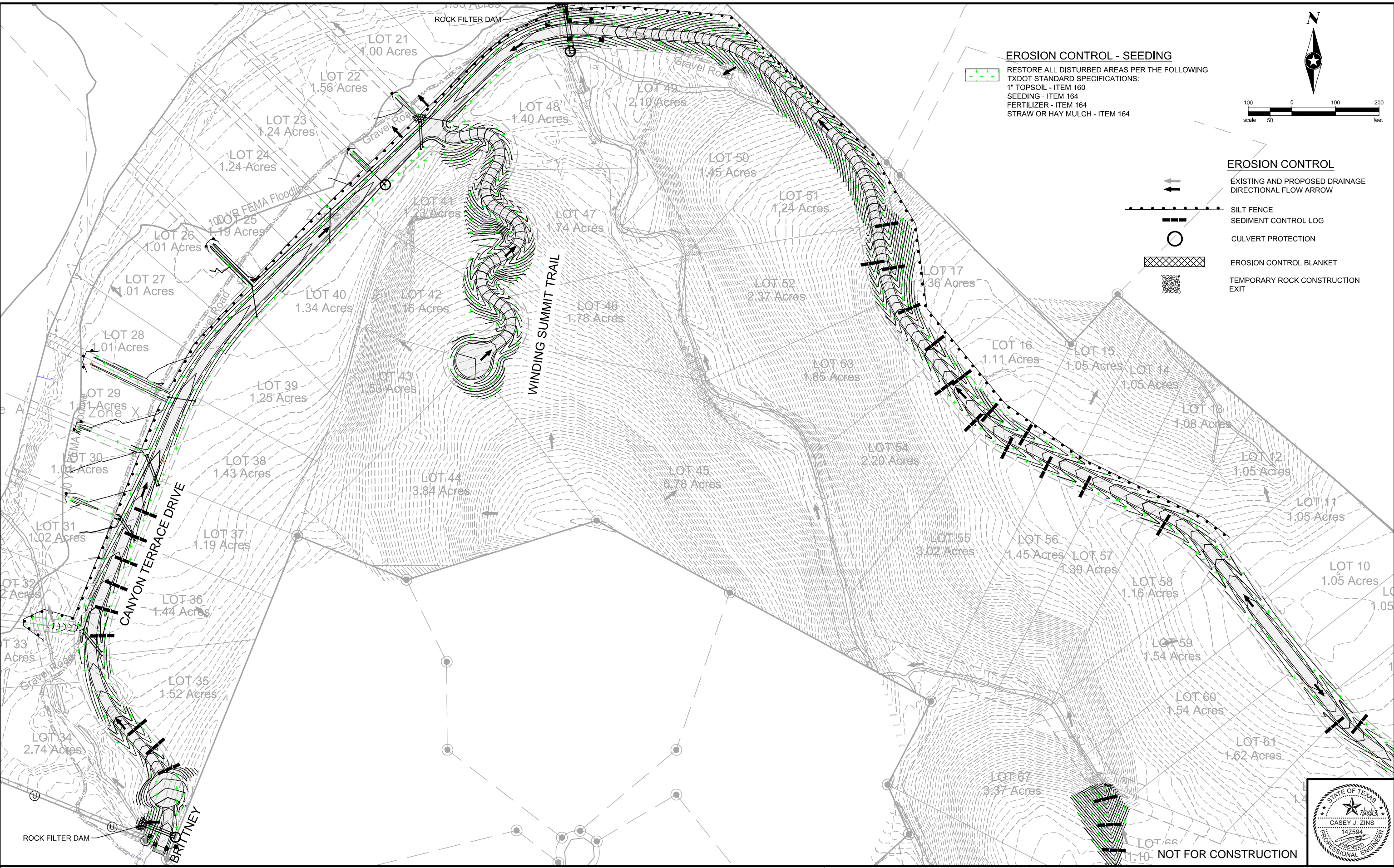
-  RESTORE ALL DISTURBED AREAS PER THE FOLLOWING TXDOT STANDARD SPECIFICATIONS:
 1" TOPSOIL - ITEM 160
 SEEDING - ITEM 164
 FERTILIZER - ITEM 164
 STRAW OR HAY MULCH - ITEM 164

Save: 7/18/2023 10:31 AM haeahn Plot: 7/19/2023 4:33 PM X:\AEC\CANLA\168694\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\CANLA_168694_EC.dwg

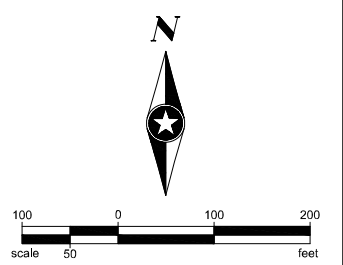


NOT FOR CONSTRUCTION

Save: 7/18/2023 10:31 AM maehtn Plot: 7/19/2023 4:33 PM X:\AEC\CANLA\168694\5-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\CANLA_168694_EC.dwg



EROSION CONTROL - SEEDING
 RESTORE ALL DISTURBED AREAS PER THE FOLLOWING
 TXDOT STANDARD SPECIFICATIONS:
 1" TOPSOIL - ITEM 160
 SEEDING - ITEM 164
 FERTILIZER - ITEM 164
 STRAW OR HAY MULCH - ITEM 164



- EROSION CONTROL**
- EXISTING AND PROPOSED DRAINAGE DIRECTIONAL FLOW ARROW
 - SILT FENCE
 - SEDIMENT CONTROL LOG
 - CULVERT PROTECTION
 - EROSION CONTROL BLANKET
 - TEMPORARY ROCK CONSTRUCTION EXIT

LOT 66
 1.10 NOT FOR CONSTRUCTION

SEH Project	CANLA 168694	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	RVH	.	.	.	.	.	07-17-2023
Designed By	JP	.	.	.	.	.
Checked By	RBJ	.	.	.	.	.



OVERLOOK AT CANYON LAKE
 CANYON LAKE, TEXAS

CONTRIBUTING ZONE PLAN
EROSION CONTROL

