

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 25, 2023

Jim Boushka
The Overlook NB, LLC.
8947 Bee Caves Road #101
Austin, Texas 78746

Re: Withdrawal of an Edwards Aquifer Protection Plan
The Overlook; Located 11848 FM 306; Canyon Lake, Comal County, Texas
Edwards Aquifer Protection Program ID: 13001786, Regulated Entity No.: RN111773958

Dear Mr. Boushka:

The Texas Commission on Environmental Quality (TCEQ) received an application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by TX2 Engineering on behalf of the applicant, The Overlook NB, LLC. on September 7, 2023.

As presented to the TCEQ, the application was evaluated for technical completeness in accordance with 30 Texas Administrative Codes (TAC) §213. A request to withdraw the application for the above-referenced project was received on October 23, 2023 by TX2 Engineering. The request has been **granted**.

The application fee will be held for a future submittal and this letter must be provided for payment reference. Subsequent application(s) will be subject to the administrative and technical review process. Construction or other regulated activity may not begin until an approval is issued.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Drew Evans, P.G., of the Edwards Aquifer Protection Program at (210) 403-4053 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes
for

Lillian I. Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/de

cc: Evan Calhoun, P.E., TX2 Engineering

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					2. Regulated Entity No.: N/A				
3. Customer Name: THE OVERLOOK NB, LLC					4. Customer No.: N/A				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		113.6	
9. Application Fee:	\$10,000		10. Permanent BMP(s):				N/A		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):				N/A		
13. County:	Comal		14. Watershed:				Comal River-Guadalupe River		

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.

Trevor Tast, P.E.

Print Name of Customer/Authorized Agent

2024-01-23

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Trevor Tast, P.E.

Date: 2024-01-23

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: The Overlook
2. County: Comal
3. Stream Basin: Guadalupe River Basin
4. Groundwater Conservation District (If applicable): Comal Trinity GCD
5. Edwards Aquifer Zone:
☒ Recharge Zone
☐ Transition Zone
6. Plan Type:
☒ WPAP
☐ SCS
☐ Modification
☐ AST
☐ UST
☐ Exception Request

7. Customer (Applicant):

Contact Person: Jim Boushka

Entity: THE OVERLOOK NB, LLC

Mailing Address: 8947 BEE CAVES ROAD #101

City, State: Austin, TX

Zip: 78746

Telephone: 512-327-3305

FAX: _____

Email Address: jimb@jimick.com

8. Agent/Representative (If any):

Contact Person: Trevor Tast, P.E.

Entity: TX2 Engineering

Mailing Address: 45 Floral Ave. Suite C

City, State: New Braunfels, TX

Zip: 78130

Telephone: 816-510-9151

FAX: _____

Email Address: trevor@tx2engineering.com

9. 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.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

11848 FM 306 Canyon Lake, TX 78132

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: February 06, 2023

14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- ☒ Area of the site
- ☒ Offsite areas
- ☒ Impervious cover
- ☒ Permanent BMP(s)
- ☒ Proposed site use
- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Uncleared)
- ☐ Other: _____

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

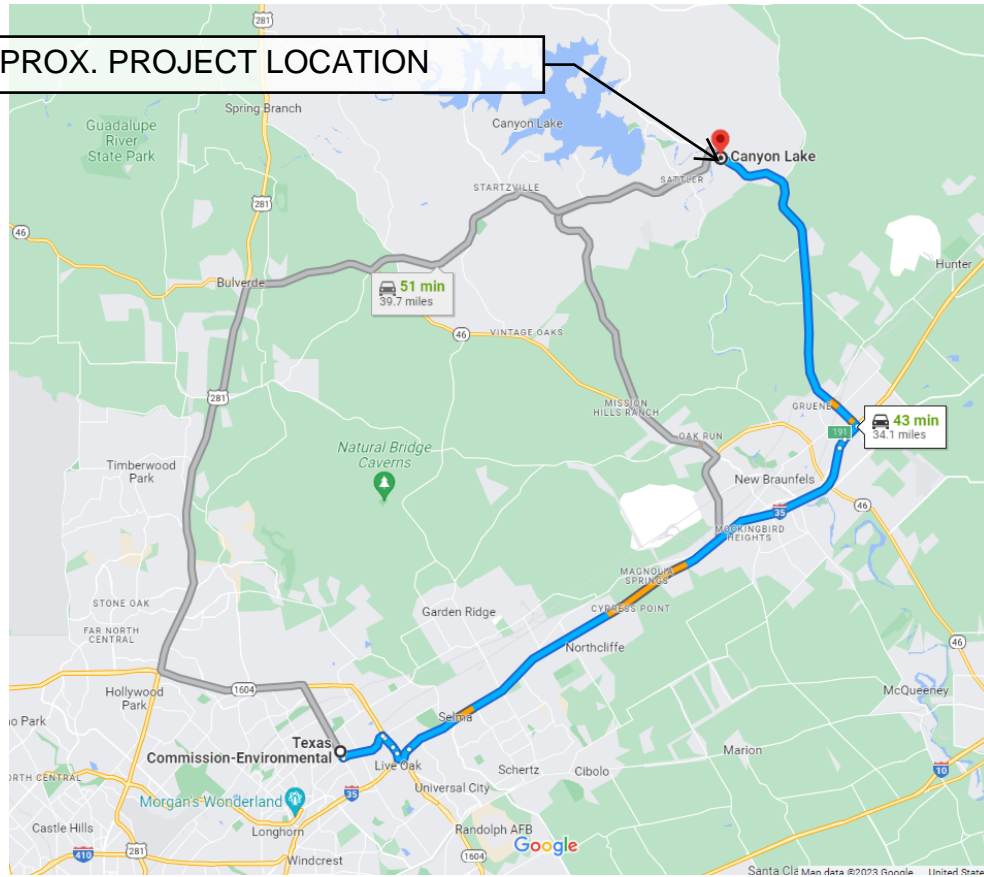
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

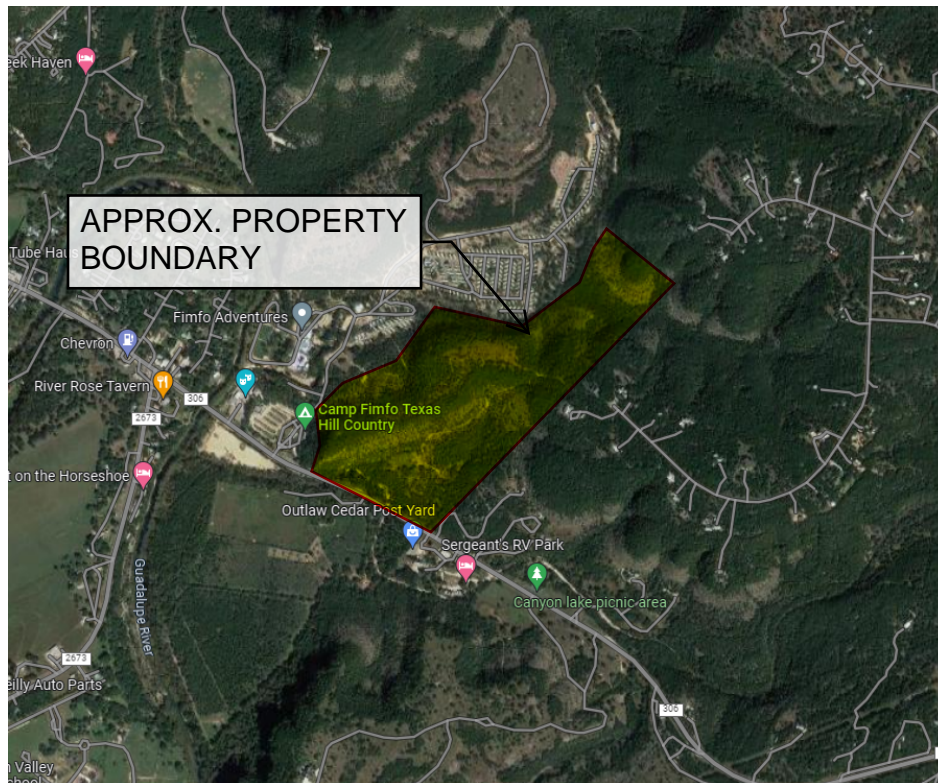
18. The fee for the plan(s) is based on:

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - ☐ A request for an extension to a previously approved plan.
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- ☐ TCEQ cashier
 - ☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - ☒ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

APPROX. PROJECT LOCATION



APPROX. PROPERTY BOUNDARY



Know what's below. Call before you dig.

SHEET

ATTACHMENT
A

VICINITY MAP

THE OVERLOOK
NOT TO SCALE



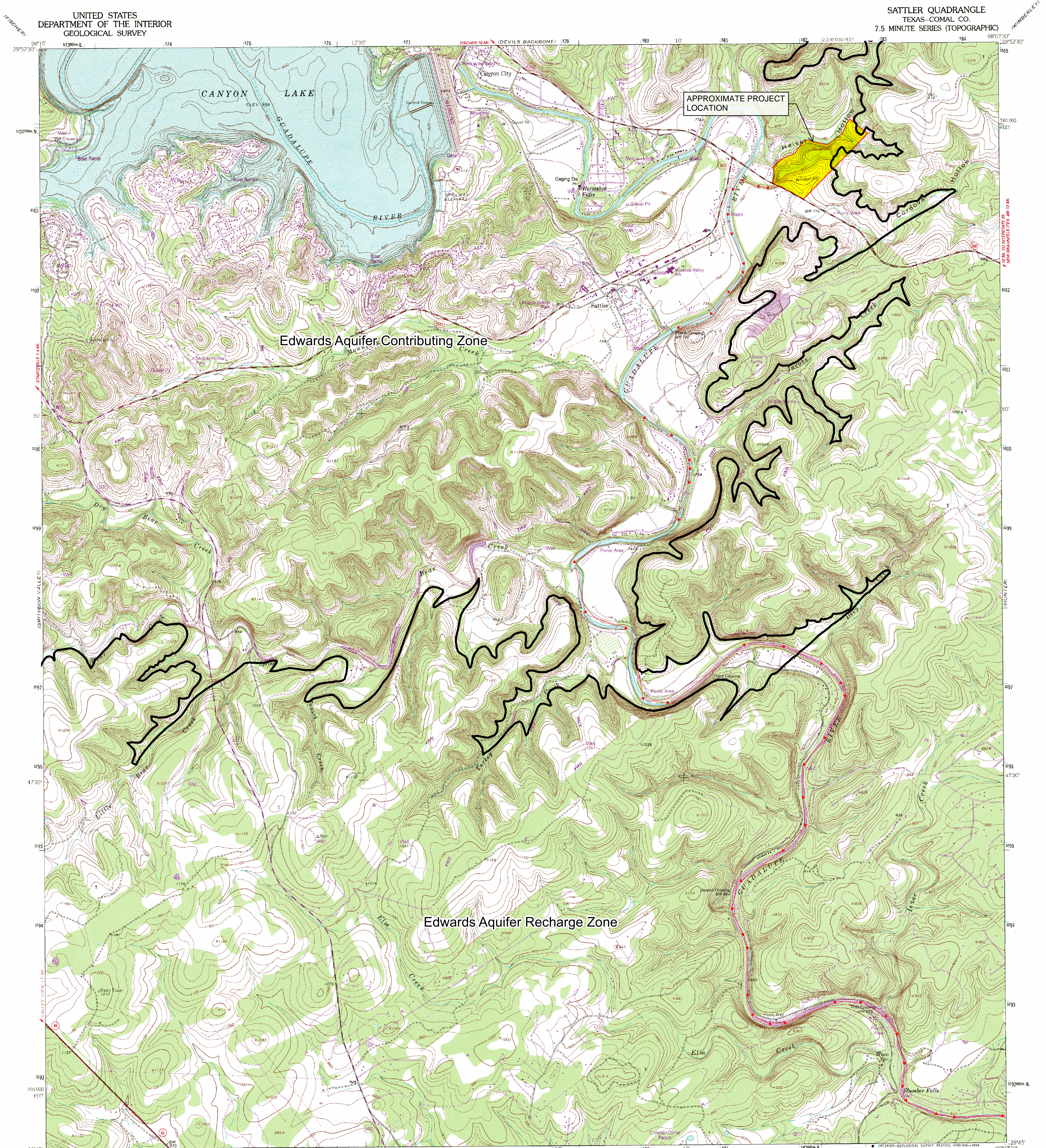
2024



TX2 ENGINEERING
FIRM #: 20787

CONTACT
1659 STATE HWY 46 WEST, STE 115-438
NEW BRAUNFELS, TX 78132

TEL: (816) 510-9151



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

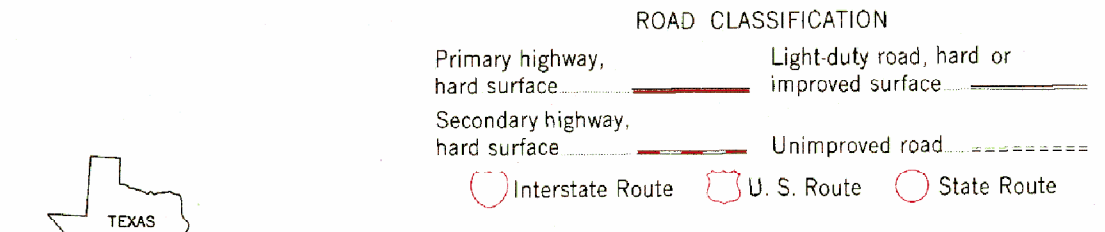
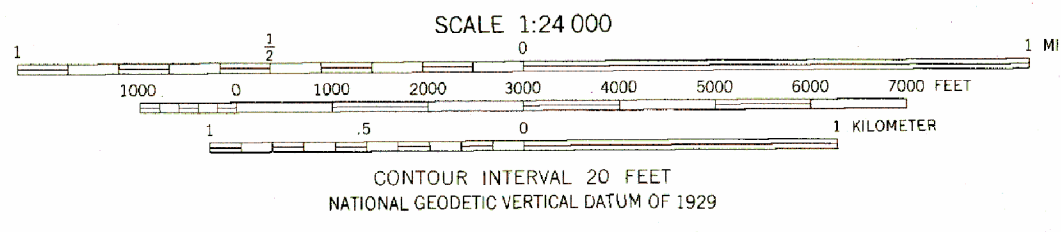
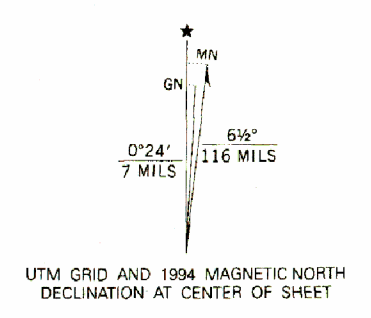
SATTLER QUADRANGLE
TEXAS-COMAL CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

APPROXIMATE PROJECT LOCATION

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1962. Revisions shown in purple compiled from aerial photographs taken 1966 and other sources and has been field checked. Map edited 1994.
Conflicts may exist between some updated features and previously mapped contours.
North American Datum of 1927 (NAD 27). Projection and 10,000-foot ticks: Texas Coordinate System, south central zone (Lambert Conformal Conic).
Blue 1000-meter Universal Transverse Mercator ticks, zone 14.
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
Areas covered by dashed light-blue pattern are subject to controlled inundation.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SATTLER, TEX.
29098-G2-TF-024
1963
REVISED 1994
DMA 6343 1 SW-SERIES V882

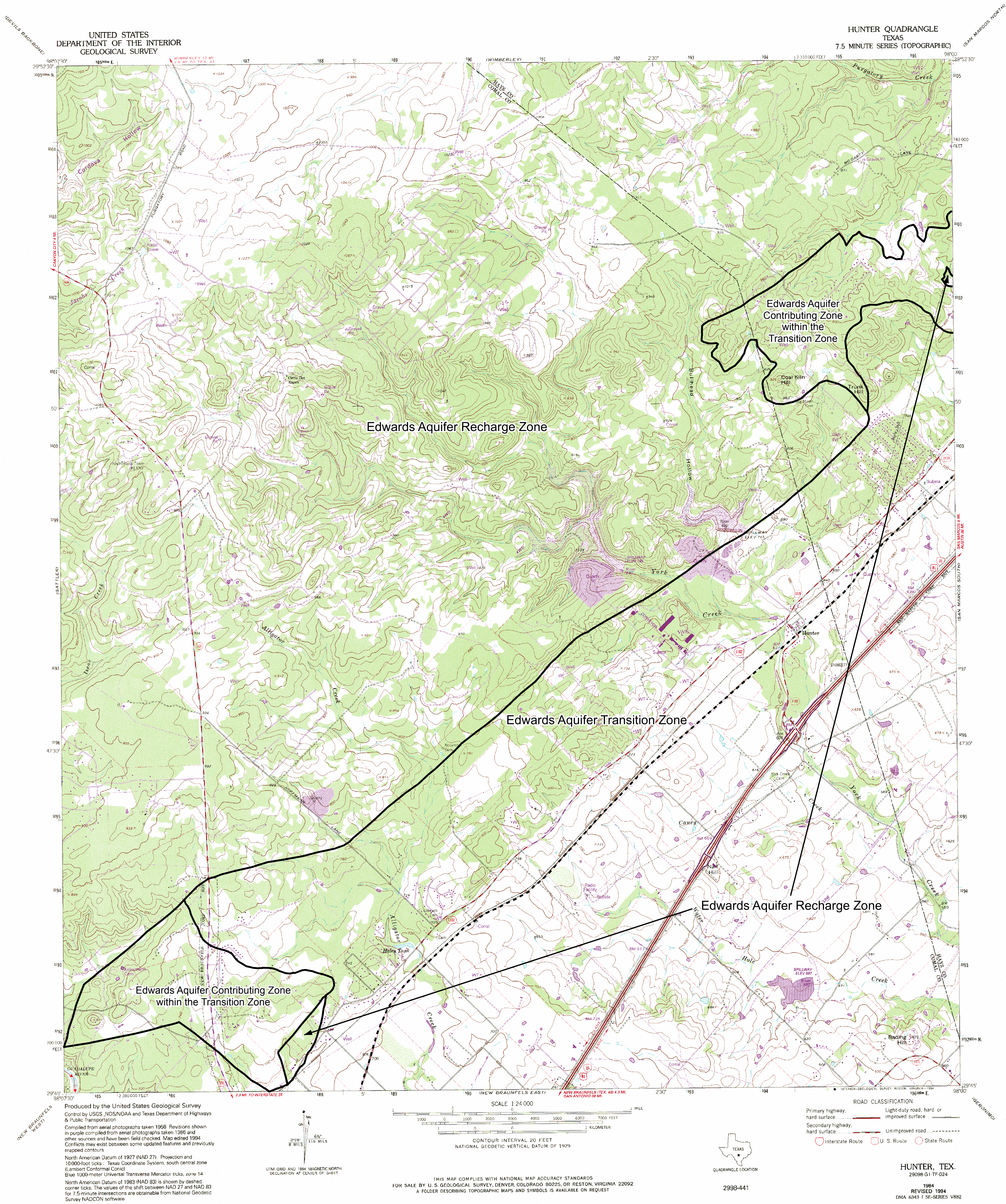



Regulatory Zones

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 to 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.



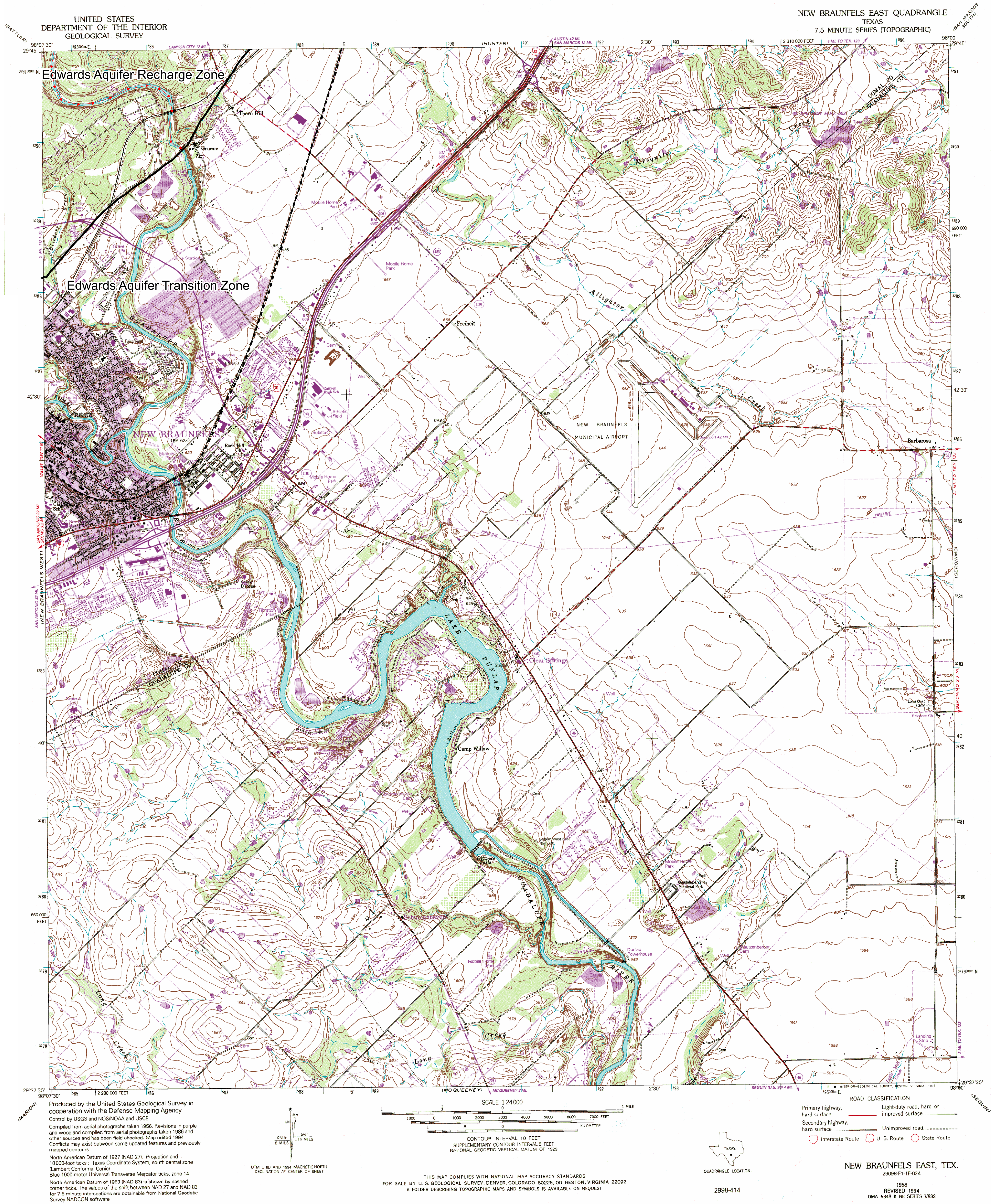



Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

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 to 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.





Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

Regulatory Zones

30 TAC Chapter 213 - Edwards Aquifer
Effective March 1974

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 to 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.



General Information - Attachment C

Project Description

FM 306 Overlook is a 113.6 -acre tract of land that is in Comal County outside of any ETJ limits.

The existing site is an undeveloped, uncleared tract of land.

The proposed development is to be a commercial RV park and resort. The proposed improvements associated with this project include an asphalt access drive, 123 rental cabins, 78 RV Pads, administrative buildings and amenities. The total impervious cover proposed for the site is 13.81 acres of the overall 113.2 acres being (12.20% impervious).

The property drains primarily overland to the south side of the property and eventually to the Guadalupe river which is located approximately 0.1 mile west of the subject property.

The estimated total disturbed area is 44.46 acres. All stormwater will be treated with temporary BMPs before leaving the site. Temporary BMPs proposed for the site include a construction entrance/ exit, rock berms, concrete washout pits, silt fences, and naturally vegetated buffers. All areas not proposed with impervious cover will be revegetated after construction is completed.

The entity developing this property is a small business and is requesting a waiver from permanent BMPs as the proposed improvements create a site that is less than the 20% I.C coverage requirements.



GEOLOGIC ASSESSMENT

For

**OVERLOOK NB TRACT
F.M. 306
CANYON LAKE, TEXAS**

Prepared for

**TX2 Engineering
1659 State Hwy 46 West, Suite 115-438
New Braunfels, TX 78132**

Prepared by

**Professional Service Industries, Inc.
3 Burwood Lane
San Antonio, Texas 78216
Telephone (210) 342-9377**

PSI PROJECT NO.: 0435- 5957

July 24, 2023





Professional Service Industries, Inc.
3 Burwood Lane, San Antonio, TX 78216
Phone: (210) 342-9377
Fax: (210) 342-9401

July 24, 2023

TX2 Engineering, F-20787
1659 State Highway 46 West, Suite 115-438
New Braunfels, TX 78132

Attn: Mr. Trevor Tast, P.E. Vice President of Operations
Email: trevor@tx2engineering.com

RE: Geologic Assessment Services
Overlook NB Tract-Approximate 113.2-Acre Site
FM 306
Canyon Lake, Texas
PSI Project No. 435-5957

Dear Mr. Tast:

Professional Service Industries, Inc. (PSI) has completed a geologic recharge assessment for the above referenced project in compliance with the Texas Commission on Environmental Quality (TCEQ) requirements for regulated developments located on the Edwards Aquifer Recharge Zone (EARZ). The purpose of this report is to describe surficial geologic units and identify the locations and extent of significant recharge features present in the development area.

AUTHORIZATION

Authorization to perform this assessment was given via a signed copy of PSI Proposal No. 0435-402666 on August 29, 2018.

PROJECT DESCRIPTION

The property consists of an approximate 113.2-acre tract of land located on the north side of F.M. 306, in Canyon Lake, Comal County, Texas. The tract is bordered on the west by the Heiser Hollow drainage, and numerous tributaries incise steep tributaries to this drainage on the subject site. A small part of the subject property is located on the Edwards Aquifer Recharge Zone (EARZ), and therefore subject to special rules promulgated by the Texas Commission on Environmental Quality (TCEQ) designed to protect environmentally sensitive areas. The site vegetation consists of live oak, ashe-juniper, persimmon, hackberry, mountain laurel, prickly pear, agarita, twist leaf yucca and native grasses.

REGIONAL GEOLOGY

Physiography

From northwest to southeast, the three physiographic provinces in Comal County are: the Edwards Plateau, the Blackland Prairie, and the West Gulf Coastal Plain. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 1,100 feet to 1,900 feet above sea level. This area is underlain

by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Bexar County and is composed of fault blocks of limestone, chalk, shale, and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 700 feet to 1100 feet above sea level. The faults are predominantly normal, down-to-the Gulf Coast, with near vertical throws. The West Gulf Coastal Plain lies southeast of the Blackland Prairie and is composed of relatively flat-lying beds of marl, clay, and sandy clay. According to topographic maps, elevations at the subject site range from approximately 955 feet above mean sea level in the eastern portion of the tract to approximately 750 feet above mean sea level along the southern portion of the site.

Stratigraphy and Structure

Rocks underlying the site consist of the Lower Cretaceous Upper Glen Rose Limestone Formation (Kgru). The site is overlain with a thin veneer of grass covered soil. Large rock outcrops are not exposed at the site although limestone and chert fragments are present. Drainages did show outcrops with occasional small features. According to “The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas” written by the USGS, the Upper Member of the Glen Rose ranges in thickness from 350 to 500 feet and forms a lower confining unit for the Edwards Aquifer.

The Glen Rose has the *Corbula* bed, C, dividing the formation into upper, (Kgru), and lower, (Kgrl). The Glen Rose contains limestone, dolomite, and marl as alternation resistant and recessive beds forming staircase topography; limestone, aphanitic to fine grained, hard to soft and marly, light gray to yellowish gray; dolomite, fine grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids. Upper part, Kgru, is relatively thinner bedded, more dolomitic, and less fossiliferous; thickness about 220 feet, the lower Glen Rose is approximately 160 feet thick.

No sensitive features scoring more than 40 points on the F-0585 form were observed on the subject tract. Two solution cavities and one closed depression were noted in drainages, but these functioned more as discharge features than recharge features, given the evidence of water flow through more porous layers allowing growth of fern like vegetation. A man-made feature (MB) was a former quarry on the south-central portion of the site, with remnant rock and soil fill piles still evident. This feature did not have any caves, cavities or other potential recharge features and was not a sensitive feature.

SITE INVESTIGATION

The site investigation was performed by systematically traversing the subject tract, and mapping fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration. The results of the site investigation are included in the



attached TCEQ report format.

SUMMARY

No sensitive features were noted on the subject tract. Please note that subtle features, buried or obscured from view, may be present on the tract. It is possible that clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.

We appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact our office.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.



John Langan, P.G.
Environmental Department Manager



WARRANTY

The field observations and research reported herein are considered enough in detail and scope to form a reasonable basis for a general geological recharge assessment of this site. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted geologic methods, only for the site described in this report. These methods have been developed to provide the client with information regarding apparent indications of existing or potential conditions relating to the subject site and are necessarily limited to the conditions observed at the time of the site visit and research. This report is also limited to the information available at the time it was prepared. In the event additional information is provided to PSI following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent during the site visit. PSI believes that the information obtained from others during the review of public information is reliable; however, PSI cannot warrant or guarantee that the information provided by others is complete or accurate.

This report has been prepared for the exclusive use of TX2 Engineering for the site discussed herein. Reproductions of this report cannot be made without the expressed approval of TX2 Engineering. The general terms and conditions under which this assessment was prepared apply solely to TX2 Engineering. No other warranties are implied or expressed.



Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: John Langan

Telephone: 210/342-9377

Date: 7/24/23

Fax: 210/342-9401

Representing: PSI TBPG No. 50128 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Overlook NB Tract

Project Information

1. Date(s) Geologic Assessment was performed: 6/28/23, 7/13/23

2. Type of Project:

☒ WPAP

☐ SCS

☐ AST

☐ UST

3. Location of Project:

☒ Recharge Zone

☐ Transition Zone

☒ Contributing Zone within the Transition Zone



4. ☒ **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. ☐ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Brackett-Rock outcrop 8-30% slopes	B	1-3
Boerne fine sandy loam	B	2-5
Bolar clay loam	B	2-5
Krum clay	B	2-5

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. ☒ **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
- Applicant's Site Plan Scale: 1" = 400'
- Site Geologic Map Scale: 1" = 400'
- Site Soils Map Scale (if more than 1 soil type): 1" = 658'

9. Method of collecting positional data:

- ☒ Global Positioning System (GPS) technology.
- ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- ☐ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☐ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- ☐ The wells are not in use and have been properly abandoned.
- ☐ The wells are not in use and will be properly abandoned.
- ☐ The wells are in use and comply with 16 TAC Chapter 76.
- ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

STRATIGRAPHIC COLUMN

Overlook NB Tract
Highway 306
Canyon Lake, Texas

FORMATION	THICKNESS	LITHOLOGIC DESCRIPTION
Georgetown Formation	2-20'	Light tan limestone identified by proximity to Del Rio clay and diagnostic marker fossil: <i>waconella wacoensis</i> brachiopod; low porosity and permeability development.
Person Formation	170-204'	Limestones and dolomites, extensive porosity development in "honeycomb" sections, interbedded with massive recrystallized limestones with more limited permeabilities (especially Regional Dense Member separating the Person and Kainer Formations).
Kainer Formation	260-310'	Hard, miliolid limestones, overlying calcified dolomites and dolomite. Leached evaporitic "Kirschberg" zone of very porous and permeable collapse breccia formed by the dissolution of gypsum. Overlies the basal nodular (Walnut) bed.
Glen Rose Limestone (upper)	380	Yellowish-tan thinly bedded limestone and marl. Alternating beds of varying hardness erodes to "stair step" topography. Marine fossils common.



SOILS NARRATIVE

According to the Soil Survey of Comal County, published by the United States Department of Agriculture, Soil Conservation Service, in cooperation with the Texas Agricultural Extension Service, reissued in 1984, the soils beneath the subject property have been classified as predominantly Brackett-Rock outcrop complex, 8-30% slopes (BtG), with smaller units of Boerne fine sandy loam, 1-3% slopes, rarely flooded (BoB), Bolar clay loam 1-3% slopes (BrB), and Krum clay 1-3% slopes (KrB). Soil descriptions are attached.



SITE GEOLOGIC NARRATIVE

Physiography

From northwest to southeast, the three physiographic provinces in Comal County are: the Edwards Plateau, the Blackland Prairie, and the West Gulf Coastal Plain. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 1,100 feet to 1,900 feet above sea level. This area is underlain by beds of limestone that dip gently to the southeast. South of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends northeast-southwest across Bexar County and is composed of fault blocks of limestone, chalk, shale, and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 700 feet to 1100 feet above sea level. The faults are predominantly normal, down-to-the Gulf Coast, with near vertical throws. The West Gulf Coastal Plain lies southeast of the Blackland Prairie and is composed of relatively flat-lying beds of marl, clay, and sandy clay. According to topographic maps, elevations at the subject site range from approximately 955 feet above mean sea level in the eastern portion of the tract to approximately 750 feet above mean sea level along the southern portion of the site.

Stratigraphy and Structure

Rocks underlying the site consist of the Lower Cretaceous Upper Glen Rose Limestone Formation (Kgru). The site is overlain with a thin veneer of grass covered soil. Large rock outcrops are not exposed at the site although limestone and chert fragments are present. Drainages did show outcrops with occasional small features. According to "The Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas" written by the USGS, the Upper Member of the Glen Rose ranges in thickness from 350 to 500 feet and forms a lower confining unit for the Edwards Aquifer.

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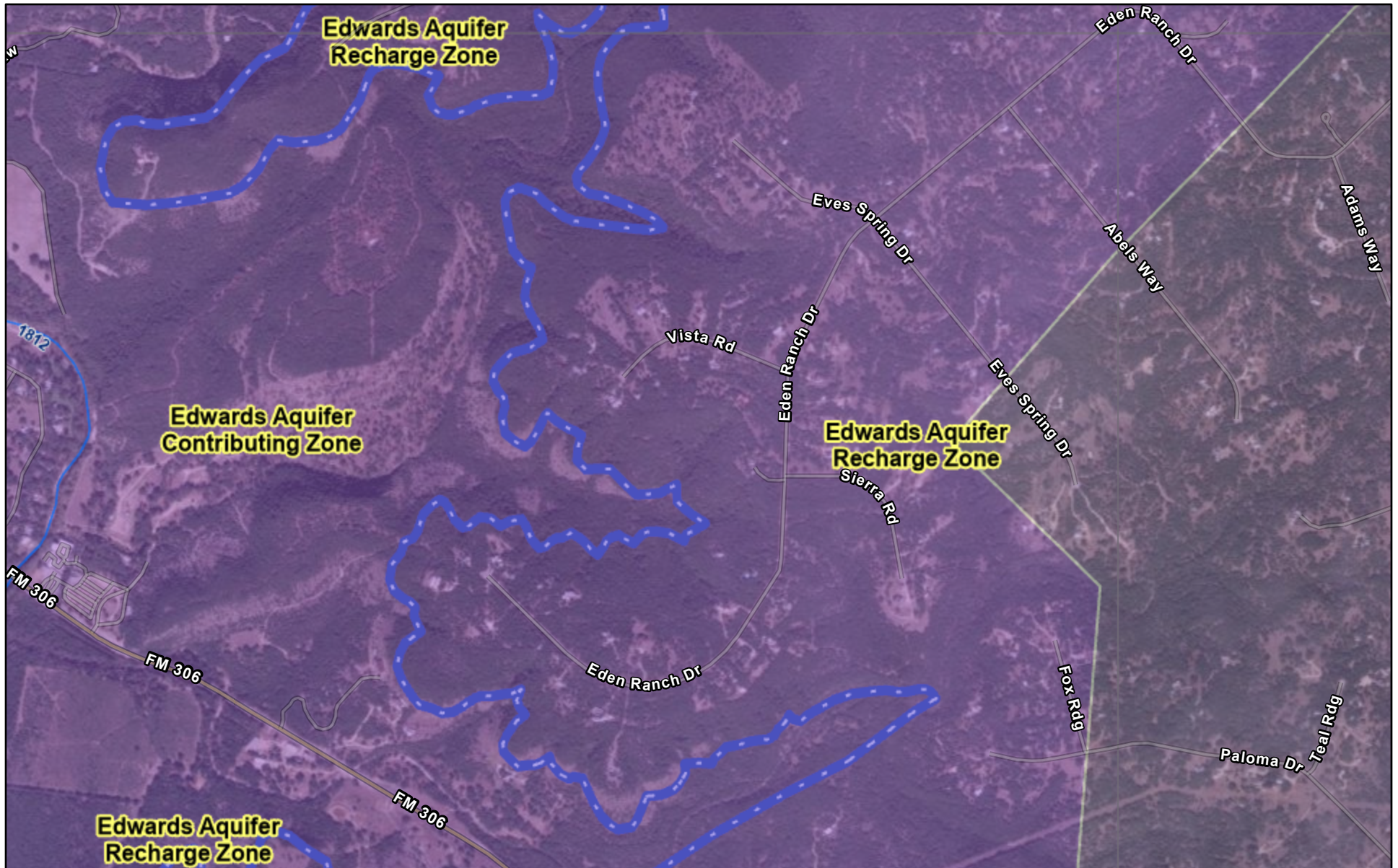
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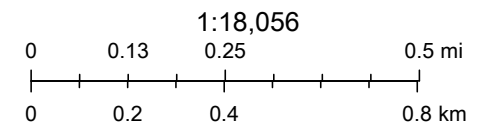


Overlook NB Tract



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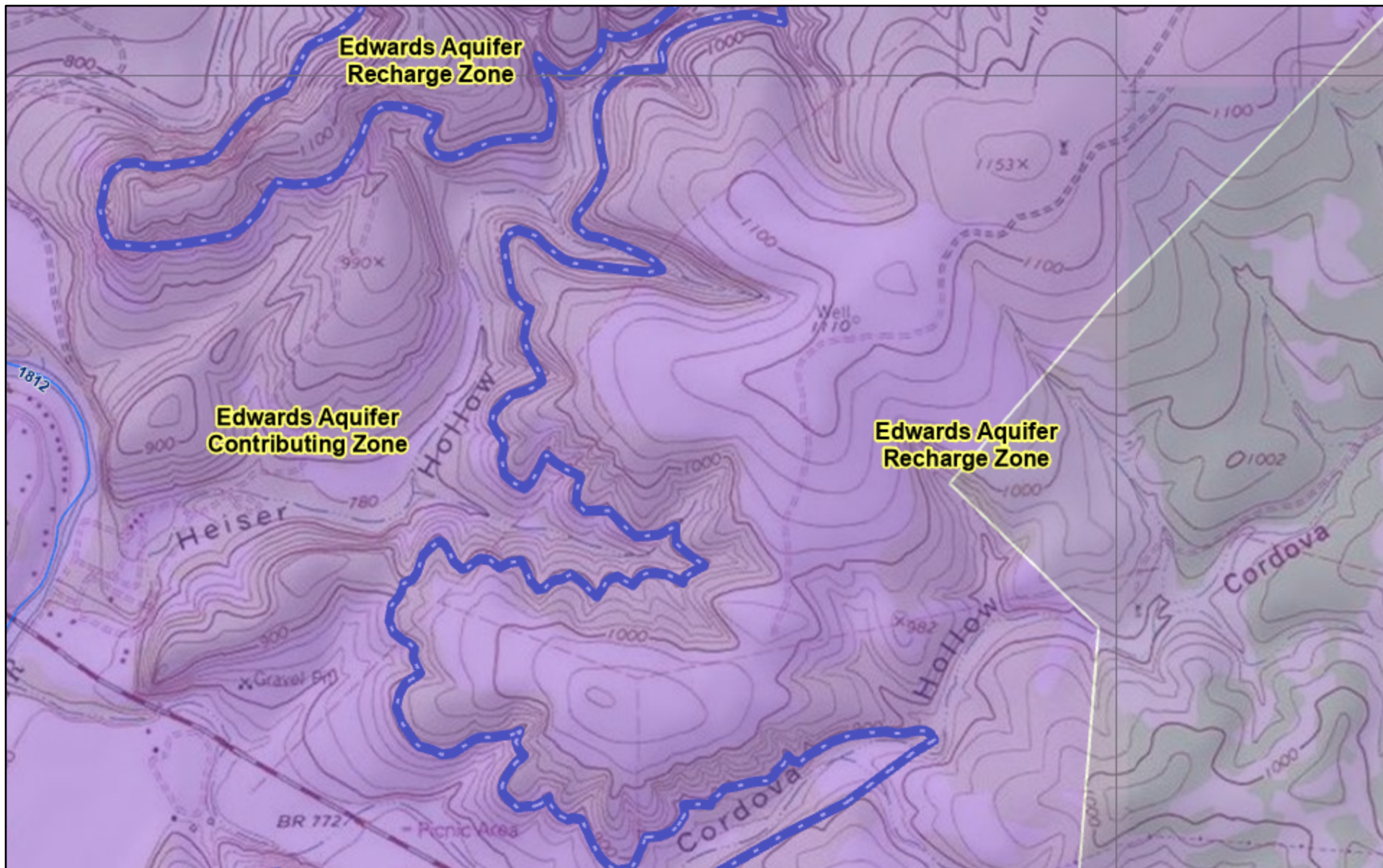
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| — Segments (Streams) | Edwards Aquifer Label | Groundwater Conservation Districts |
| — TX House Districts | — Edwards Aquifer Boundary | — Comal Trinity GCD |
| — US Congressional Districts | — Edwards Aquifer Boundary central line | — Edwards Aquifer Authority |



Esri Community Maps Contributors, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies,

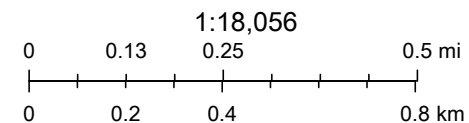
Web AppBuilder for ArcGIS

Overlook NB Tract Topographic Map

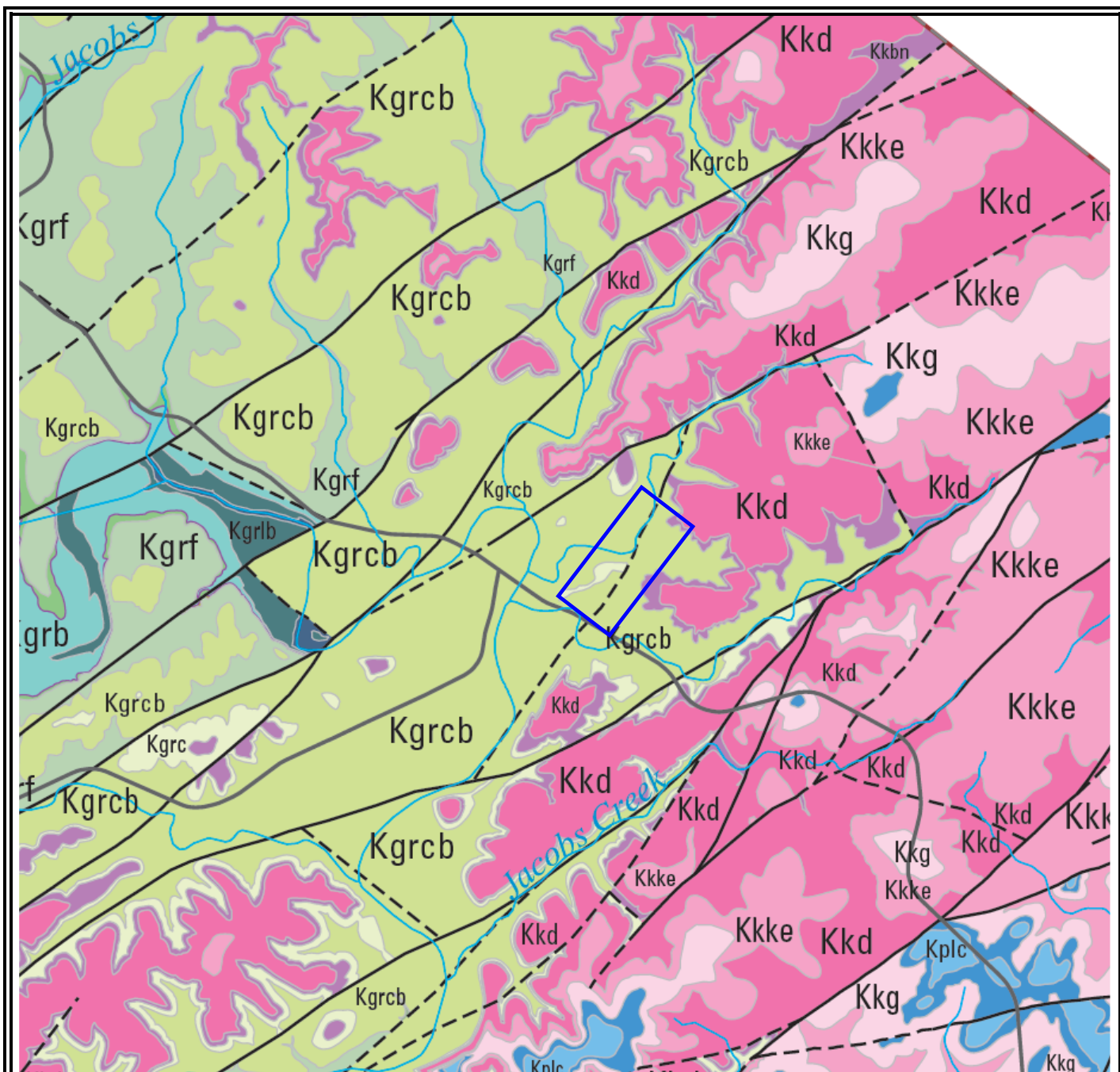


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| — Segments (Streams) | Edwards Aquifer Label | Groundwater Conservation Districts |
| TX House Districts | Edwards Aquifer Boundary | Comal Trinity GCD |
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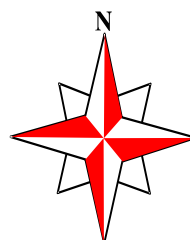
PSI, Inc.
3 Burwood Lane
San Antonio, Texas 78216

PROJECT NAME:
Overlook NB Tract
Hwy. 306
Canyon Lake, Texas
PROJECT NO.:435-5957



Geologic Map

From USGS "Geologic Framework and Hydrostratigraphy of the Edwards & Trinity Aquifers Within Northern Bexar & Comal Counties, Scientific Investigations Map 3366 Texas"(Clark, Golab and Morris, 2016)



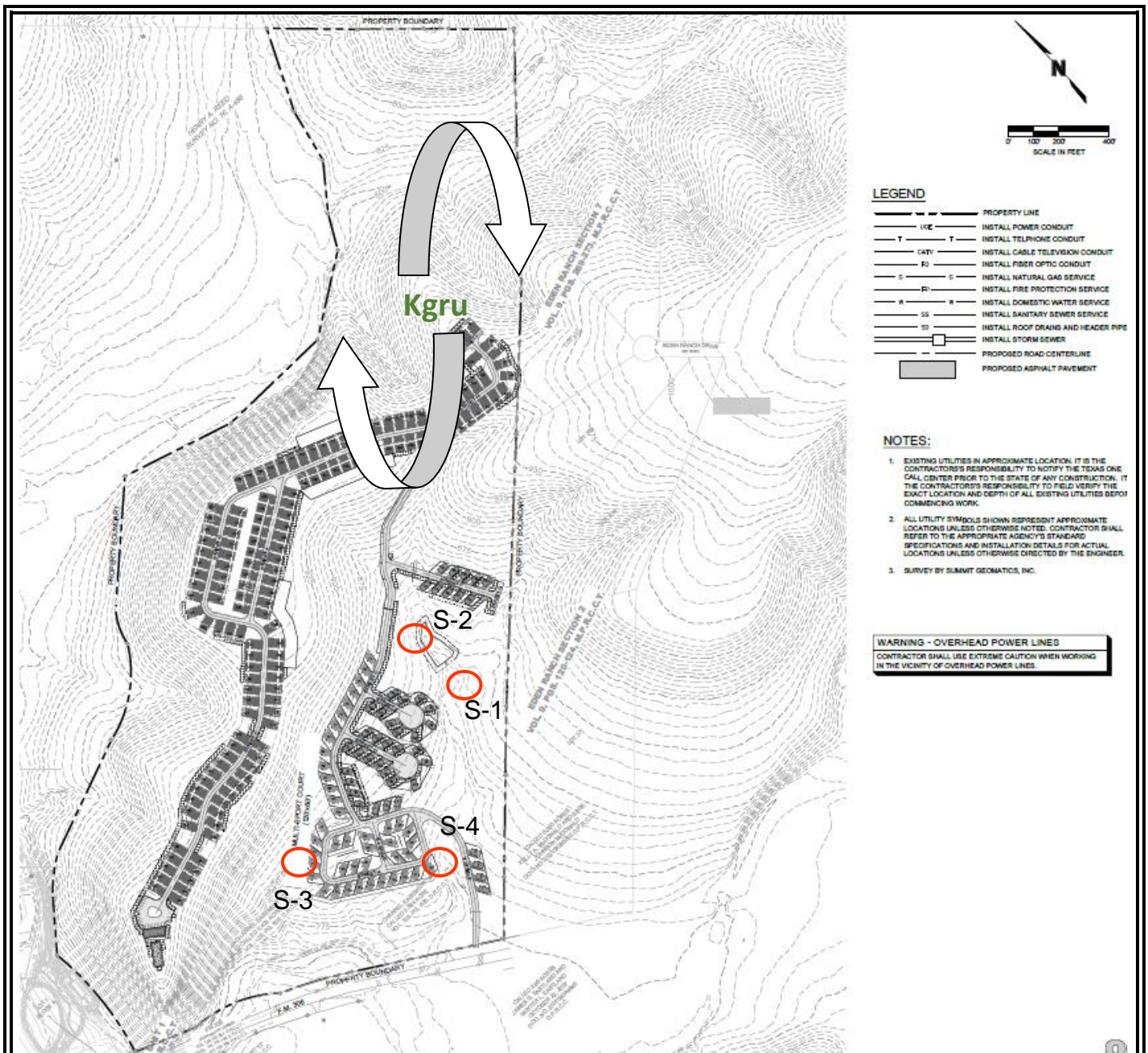
Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers Within Northern Bexar and Comal Counties, Texas

By

Allan K. Clark, James G. Golab, and Robert R. Morris

2016

Cretaceous	Early Cretaceous	Limestone	Kainer	Kirschberg Evaporite	Highly altered crystalline limestone, chalky mudstone, occasional grainstone associated with tidal channels; chert (beds and nodules), coarse grained spar, breccia, travertine	Kkke				VI	40–50	Aquifer	IG, MO, VUG, FR, BR, CV	Boxwork porosity with neospar and travertine frame
				Dolomitic	Chert (absent in lower 20 ft), dolomitic mudstone, wackestone, packstone, grainstone	Kkd				VII	90–120	Aquifer	IP, IC, IG, MO, BU, VUG, FR, BP, CV	Massively bedded light gray, <i>Toucasia</i> sp., abundant
				Basal nodular	Shaly, nodular, burrowed mudstone, wackestone, packstone, miliolid grainstone, dolomite, contains dark, spherical textural features locally known as BRBs; <i>Ceratostreon texana</i> , <i>Caprina</i> sp., miliolids, and gastropods	Kkbn				VIII	40–50	Aquifer, confining unit in areas without caves	IP, MO, BU, BP, FR, CV	Massive, nodular and mottled limestone, BRBs and orange wisps, <i>Ceratostreon</i> [<i>Exogyra</i>] <i>texana</i> , seeps and springs, ferns growing near contact of underlying unit
Upper		Evaporites, wackestone, packstone, miliolid grainstone, argillaceous limestone, heavily bioturbated; occasional dinosaur tracks	Kgrc	Upper zone of the Trinity aquifer	Fossiliferous (D)	Cavernous	0–120 (absent in northern Comal County)	Aquifer	MO, BR, BP, FR, CV	Heavily bioturbated, evaporite beds, caves				
		Alternating beds of burrowed wackestone, packstone, miliolid grainstone, argillaceous limestone	Kgrcb			Camp Bullis (B)	120–230 (thicker in northern Comal County)	Confining	BU, BP, FR, occasional CV	Alternating beds of limestone and argillaceous limestone, fossils rare, stairstep topography				
		Dissolved evaporites, highly altered crystalline limestone and chalky mudstone, breccia, boxwork voids	Kgrue			Upper evaporite (C)	0–10	Aquifer	IP, MO, BU, BR	Weathers to an orangish red with a pebbly texture, often has less cedar growth and thicker grasses, boxwork porosity, springs and seeps				
		Caprinid biostrome near top (locally), alternating wackestone, packstone to miliolid grainstone, argillaceous limestone, mudstone, silty mudstone at base; <i>Orbitolina minuta</i> (Douglas, 1960), <i>Porocystis globularis</i> , <i>Protocardia texana</i> , <i>Tapes decepta</i> , <i>Hemister</i> sp., <i>Neithea</i> sp., and <i>Turritella</i> sp., gastropods	Kgrf			Upper	0–40	Aquifer	MO, BU, FR, CV	Caprinid biostrome, limestone, argillaceous limestone, <i>Orbitolina minuta</i> (Douglas, 1960)				
			Kgrlf		Lower	80–150	Confining	MO, BU, FR	Limestone and argillaceous limestone, <i>Orbitolina minuta</i> (Douglas, 1960)					
		Dissolved evaporites, highly altered crystalline limestone and chalky mudstone, breccia, boxwork voids; Corbula beds	Kgrle		Lower evaporite (E)	8–10	Aquifer	IP, MO, BU, BR	Weathers to an orangish red with a pebbly texture, often has less cedar growth and thicker grasses, boxwork porosity, <i>Corbula</i> sp., spring and seeps					
		Wackestone, packstone, grainstone, argillaceous wackestone, shales, evaporites; this section contains occasional fossils of <i>Orbitolina texana</i> (Roemer, 1852), <i>Porocystis globularis</i> , <i>Salenia texana</i> , <i>Monopleura</i> sp., <i>Toucasia</i> sp., <i>Macraster</i> sp., <i>Nerinea</i> sp., gastropods, pectens, and pelecypods	Kgrb		Bulverde (A)	30–40 (typically 30)	Semiconfining	MO, BR BP, FR	<i>Salenia texana</i> bed immediately below Corbula bed, abundant fossils including <i>Porocystis globularis</i> , <i>Orbitolina texana</i> (Roemer, 1852), <i>Macraster</i> sp., <i>Nerinea</i> sp., pecten, gastropods, pelecypods					



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3 Burwood Lane
San Antonio, Texas 78216

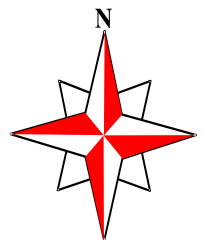
PROJECT NAME:

Overlook NB Tract
F.M. 306
Canyon Lake, Texas
PROJECT NO.:435-5957

Geologic Feature Map

Key

Kgru- Lower Cretaceous Glen
Rose Formation, Upper
Member
Scale: 1"=400'







1. View from the west-central portion of the Overlook New Braunfels tract on the north side of F.M. 306 in Canyon Lake, Texas.



2. View of thick ashe juniper vegetation on the west side of the site.



3. View of exposed Upper Glen Rose outcrop in a drainage on the west side of the site.



4. View of Kgru outcrop in a drainage on the west side of the tract.



5. View east from the west side of the site showing "stairstep" topography typical of the Glen Rose Limestone.



6. View from west-central portion of the site showing topography and ashe juniper and sotol vegetation.



7. View southeast from a hilltop on the southern portion of the site. F.M. 306 is in the right background.



8. View of closed depression feature S-1, located in a drainage on the east side of the site at 29-51-36.6; -98-8-56.



9. View of solution cavity feature S-2, located approximately 206' northwest of S-1, at 29-51-38.8; -98-8-56.1.



10. View of the north side of man-made former quarry feature S-3, located at 29-51-35.8; -98-9-7.14 in the south-central portion of the site.



11. View of remnant rock piles in former quarry area.



12. View of rock/soil pile in the former quarry feature.



13. View of solution cavity feature S-4 in a drainage near the southeast corner at 29-51-31.4; -98-9-2.1.



14. Close-up view showing where discharge occurs, facilitating vegetation growth.



15. View of exposed Upper Glen Rose in a drainage in the northern portion of the site, at 29-51-50.9; -98-8-38.17.



16. View northeast up a drainage in the northwest corner of the site at 29-51-58.57; 98-8-39.

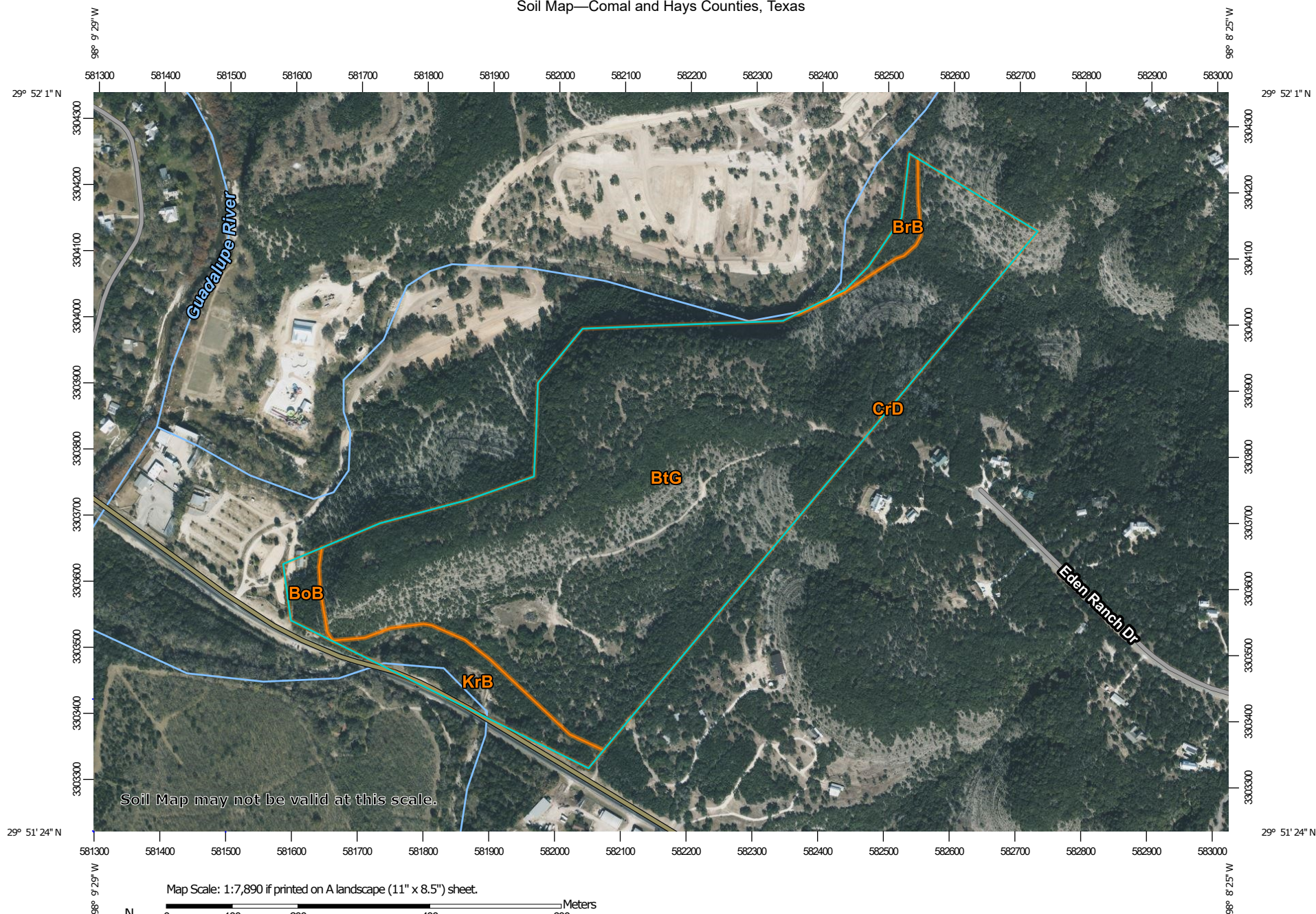


17. View south from near the northwest corner of the site.



18. View of thick vegetation in a steep drainage in the north-central portion of the site.

Soil Map—Comal and Hays Counties, Texas



Map Scale: 1:7,890 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 350 700 1400 2100 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/23/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Comal and Hays Counties, Texas

Survey Area Data: Version 19, Aug 24, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 15, 2020—Nov 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BoB	Boerne fine sandy loam, 1 to 3 percent slopes, rarely flooded	1.5	1.6%
BrB	Bolar clay loam, 1 to 3 percent slopes	1.4	1.5%
BtG	Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes	84.1	90.1%
CrD	Comfort-Rock outcrop complex, 1 to 8 percent slopes	0.0	0.0%
KrB	Krum clay, 1 to 3 percent slopes	6.4	6.8%
Totals for Area of Interest		93.3	100.0%

Comal and Hays Counties, Texas

BtG—Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2t2m3

Elevation: 470 to 1,900 feet

Mean annual precipitation: 32 to 37 inches

Mean annual air temperature: 66 to 68 degrees F

Frost-free period: 230 to 265 days

Farmland classification: Not prime farmland

Map Unit Composition

Brackett and similar soils: 38 percent

Rock outcrop: 25 percent

Real and similar soils: 22 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brackett

Setting

Landform: Ridges

Landform position (two-dimensional): Backslope, footslope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Residuum weathered from limestone

Typical profile

A - 0 to 6 inches: gravelly clay loam

Bk - 6 to 14 inches: gravelly clay loam

Cr - 14 to 60 inches: bedrock

Properties and qualities

Slope: 8 to 30 percent

Surface area covered with cobbles, stones or boulders: 0.0 percent

Depth to restrictive feature: 10 to 20 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.06 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 90 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R081CY362TX - Steep Adobe 29-35 PZ
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Limestone

Typical profile

R - 0 to 80 inches: bedrock

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: 0 to 2 inches to lithic bedrock
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Real

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

A - 0 to 4 inches: gravelly loam
Ak - 4 to 14 inches: extremely gravelly loam
Cr - 14 to 40 inches: bedrock

Properties and qualities

Slope: 8 to 30 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 8 to 19 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 70 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R081CY362TX - Steep Adobe 29-35 PZ
Hydric soil rating: No

Minor Components

Eckrant

Percent of map unit: 10 percent
Landform: Ridges
Landform position (two-dimensional): Backslope, footslope, summit, shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R081BY350TX - Steep Rocky 23-31 PZ
Hydric soil rating: No

Volente

Percent of map unit: 5 percent
Landform: Drainageways
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Comal and Hays Counties, Texas
Survey Area Data: Version 19, Aug 24, 2022

Comal and Hays Counties, Texas

KrB—Krum clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t2j5

Elevation: 550 to 1,750 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 65 to 69 degrees F

Frost-free period: 230 to 250 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Krum and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Krum

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Calcareous silty and clayey alluvium derived from limestone

Typical profile

A - 0 to 16 inches: clay

Bk1 - 16 to 58 inches: clay

Bk2 - 58 to 66 inches: clay

Ck - 66 to 80 inches: clay

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 50 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 3.0

Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Minor Components

Bolar

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Doss

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Lewisville

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Comal and Hays Counties, Texas
Survey Area Data: Version 19, Aug 24, 2022

Comal and Hays Counties, Texas

BoB—Boerne fine sandy loam, 1 to 3 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: dq29

Elevation: 570 to 1,270 feet

Mean annual precipitation: 34 to 37 inches

Mean annual air temperature: 66 to 68 degrees F

Frost-free period: 220 to 260 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Boerne and similar soils: 94 percent

Minor components: 6 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boerne

Setting

Landform: Stream terraces, flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium derived from limestone

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk - 17 to 41 inches: fine sandy loam

Ck - 41 to 80 inches: fine sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: NoneRare

Frequency of ponding: None

Calcium carbonate, maximum content: 80 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A
Ecological site: R081CY561TX - Loamy Bottomland 29-35 PZ
Hydric soil rating: No

Minor Components

Oakalla

Percent of map unit: 2 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY561TX - Loamy Bottomland 29-35 PZ
Hydric soil rating: No

Sunev

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Seawillow

Percent of map unit: 1 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Orif

Percent of map unit: 1 percent
Landform: Flood plains, channels
Landform position (three-dimensional): Tread
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: R081CY561TX - Loamy Bottomland 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Comal and Hays Counties, Texas

Survey Area Data: Version 19, Aug 24, 2022

Comal and Hays Counties, Texas

BrB—Bolar clay loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t272

Elevation: 650 to 1,720 feet

Mean annual precipitation: 30 to 36 inches

Mean annual air temperature: 64 to 68 degrees F

Frost-free period: 230 to 260 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Bolar and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bolar

Setting

Landform: Hillslopes

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Loamy residuum weathered from limestone

Typical profile

A - 0 to 14 inches: clay loam

Bk - 14 to 28 inches: clay loam

R - 28 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.06 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 80 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: C

Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Minor Components

Denton

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Krum

Percent of map unit: 3 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Doss

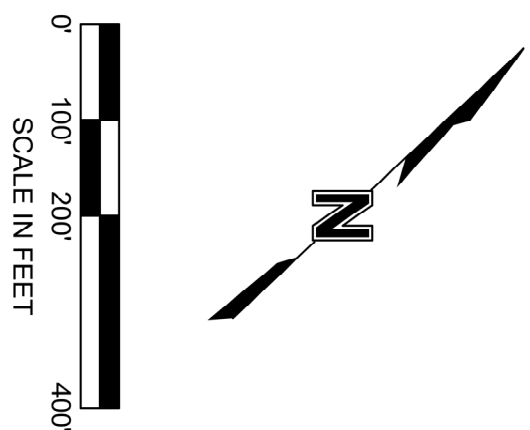
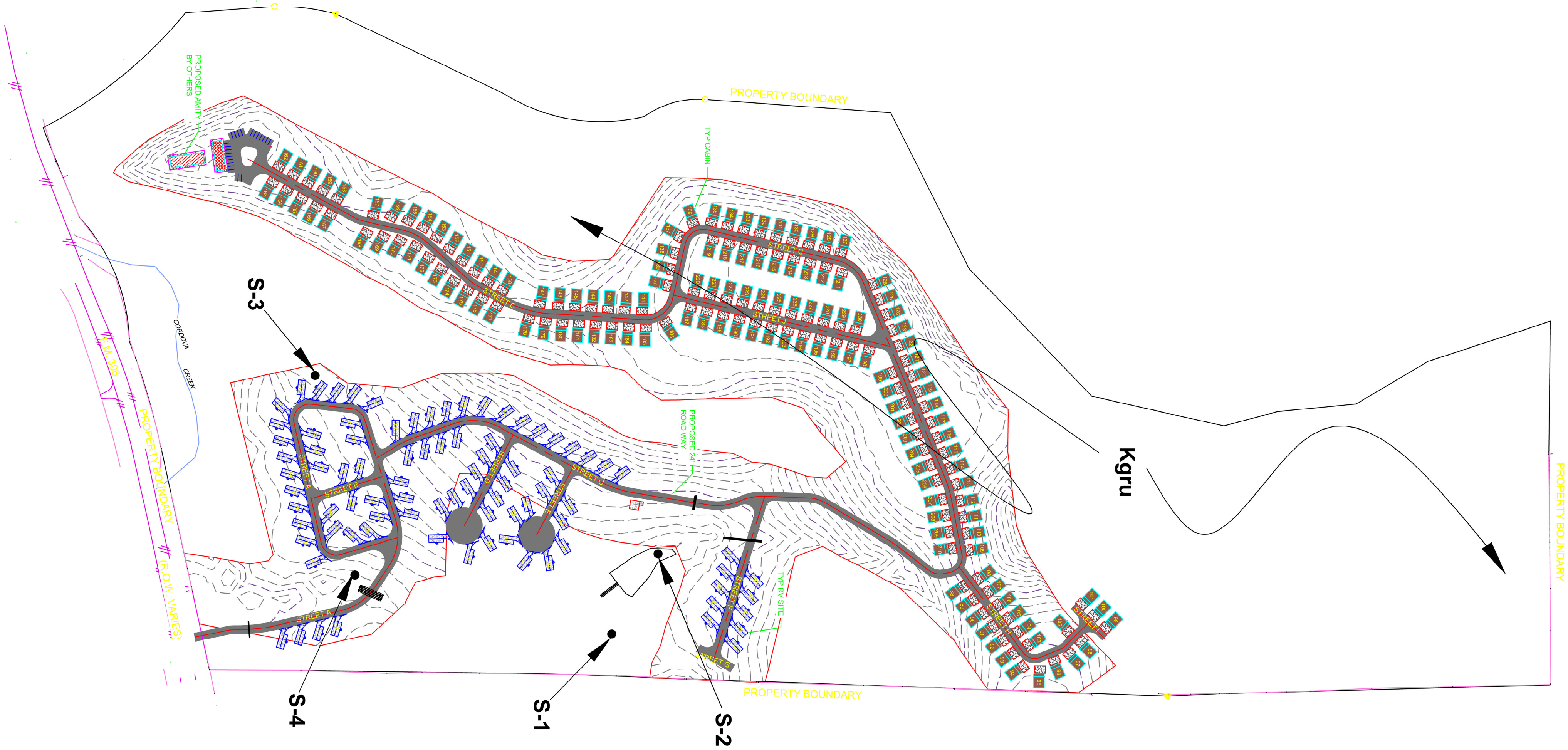
Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Sunev

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Comal and Hays Counties, Texas
Survey Area Data: Version 19, Aug 24, 2022



LEGEND:
Kgru - LOWER CRETACEOUS GLEN ROSE FM,
UPPER UNIT
S-1 - SITE FEATURES LOCATIONS

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Trevor Tast, P.E.

Date: 2024-01-23

Signature of Customer/Agent:



Regulated Entity Name: The Overlook

Regulated Entity Information

1. The type of project is:

- ☐ Residential: Number of Lots: _____
- ☐ Residential: Number of Living Unit Equivalents: _____
- ☒ Commercial
- ☐ Industrial
- ☐ Other: _____

2. Total site acreage (size of property): 113.2

3. Estimated projected population: 575

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	309,070	÷ 43,560 =	7.09
Parking	292521	÷ 43,560 =	6.72
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	601,591	÷ 43,560 =	13.81

Total Impervious Cover 13.81 ÷ Total Acreage 113.2 X 100 = 12.20% Impervious Cover

5. ☒ **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

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

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

12. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

13. ☒ **Attachment B - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

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

15. Wastewater will be disposed of by:

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

☒ **Attachment C - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☒ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

☐ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

☐ The SCS was previously submitted on _____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☐ Existing.

☐ Proposed.

16. ☒ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

17. ☒ The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 200'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

☒ No part of the project site is located within the 100-year floodplain.

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM #48091C0260F

19. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, open space, etc. are shown on the plan.

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

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

☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.

☐ The wells are not in use and will be properly abandoned.

☐ The wells are in use and comply with 16 TAC §76.

☒ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

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

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

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

Administrative Information

- 29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.



WPAP Application - Attachment A

Factors Affecting Surface Water Quality

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site during construction include primarily suspended solids with examples as follows:

- Soil erosion due to clearing of site.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving.
- Trash and litter from construction workers and material wrappings.
- Tar, fertilizers, cleaning solvents, detergents, and petroleum-based products.

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.



WPAP Application - Attachment B

Volume And Character of Stormwater

The overall contributing drainage area for this project is 318.13 acres. The stormwater runoff for the pre-project conditions are primarily across rocky soil, with native grasses, and dense canopy coverage. The site has an average slope ranging from 1% to 30%. Peak discharges were calculated using the SCS Method. Composite curve numbers were taken from the City of New Braunfels Drainage Criteria Manual. The existing site is considered to have an average composite curve number value of 79 consisting mostly of Woods, Fair Condition. The proposed development will add 13.81 acres of impervious coverage to the subject property. A composite curve number was calculated to determine the volume of stormwater discharged from the site after improvements are constructed.



Composite Curve Number Calculations- Proposed Condition		
PDA-1		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	4.06	98
Pervious Area (Woods, Fair Condition)	16.43	79
Total	20.49	83
PDA-2		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	3.83	98
Pervious Area (Woods, Fair Condition)	225.25	79
Total	229.08	79
PDA-3		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.09	98
Pervious Area (Woods, Fair Condition)	6.03	79
Total	7.12	82
PDA-4		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.77	98
Pervious Area (Woods, Fair Condition)	4.70	79
Total	5.47	82
PDA-5		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.27	98
Pervious Area (Woods, Fair Condition)	5.37	79
Total	6.64	83
PDA-6		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.51	98
Pervious Area (Woods, Fair Condition)	10.20	79
Total	10.71	80
PDA-7		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.72	98
Pervious Area (Woods, Fair Condition)	31.30	79
Total	33.02	80
PDA-8		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.55	98
Pervious Area (Woods, Fair Condition)	5.41	79
Total	5.96	81



STORMWATER DISCHARGE				
STORM EVENT		PREDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	NET CHANGE (cfs)
2YR	AP1	112.94	111.06	-1.88
	AP2	308.32	308.32	0
10YR	AP1	248.55	241.64	-6.91
	AP2	678.78	678.78	0
25YR	AP1	355.45	345.44	-10.01
	AP2	970.67	970.67	0
100YR	AP1	561.62	547.48	-14.14
	AP2	1533.57	1533.57	0



TX2 Engineering
Firm F-20787
645 Floral Ave, Ste C
New Braunfels, TX 78130
816-510-9151

WPAP Application - Attachment C

Suitability Letter from Authorized Agent

SEE NEXT SHEET



COMAL COUNTY

ENGINEER'S OFFICE

August 22, 2023

Evan Calhoun, P.E.

via e-mail: ecalhoun@tx2engineering.com

Re: The Lookout FM 306 WPAP On-Site Sewage Facility Suitability Letter, within Comal County, Texas

Dear Mr. Calhoun:

In accordance with TAC §213.5(b)(4)(F)(ii), Comal County has found that the entire referenced site is suitable for the use of private sewage facilities and will meet the special requirements for on-site sewage facilities located on the Edwards Aquifer recharge zone as specified in TAC §285.40-42 based on the following information submitted to our office on August 21, 2023:

- The Geologic Assessment, prepared by Professional Service Industries, Inc.
- The Water Pollution Abatement Plan, prepared by TX2 Engineering

According to TAC §285.42(a), if any recharge feature is discovered during construction of an OSSF, all regulated activities near the feature shall be suspended immediately. The owner shall immediately notify the TCEQ San Antonio office of the discovery of the feature. All activities regulated under TAC §213 shall not proceed near the feature until Comal County, in conjunction with the TCEQ San Antonio office, has reviewed and approved a plan proposed to protect the feature, the structural integrity of the OSSF, and the water quality of the aquifer. The plan shall be sealed, signed, and dated by a professional engineer.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Boyd, P.E.

Comal County Assistant Engineer

cc: Jen Crownover, Comal County Commissioner Precinct No. 4

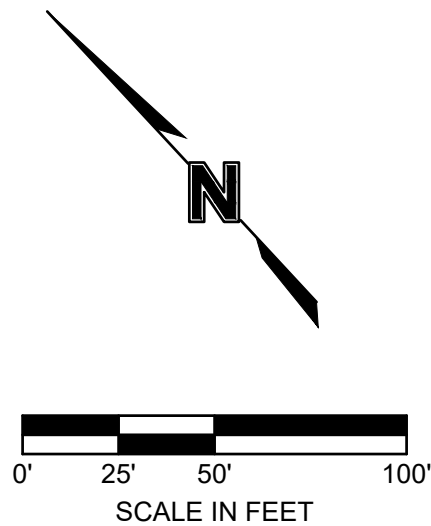
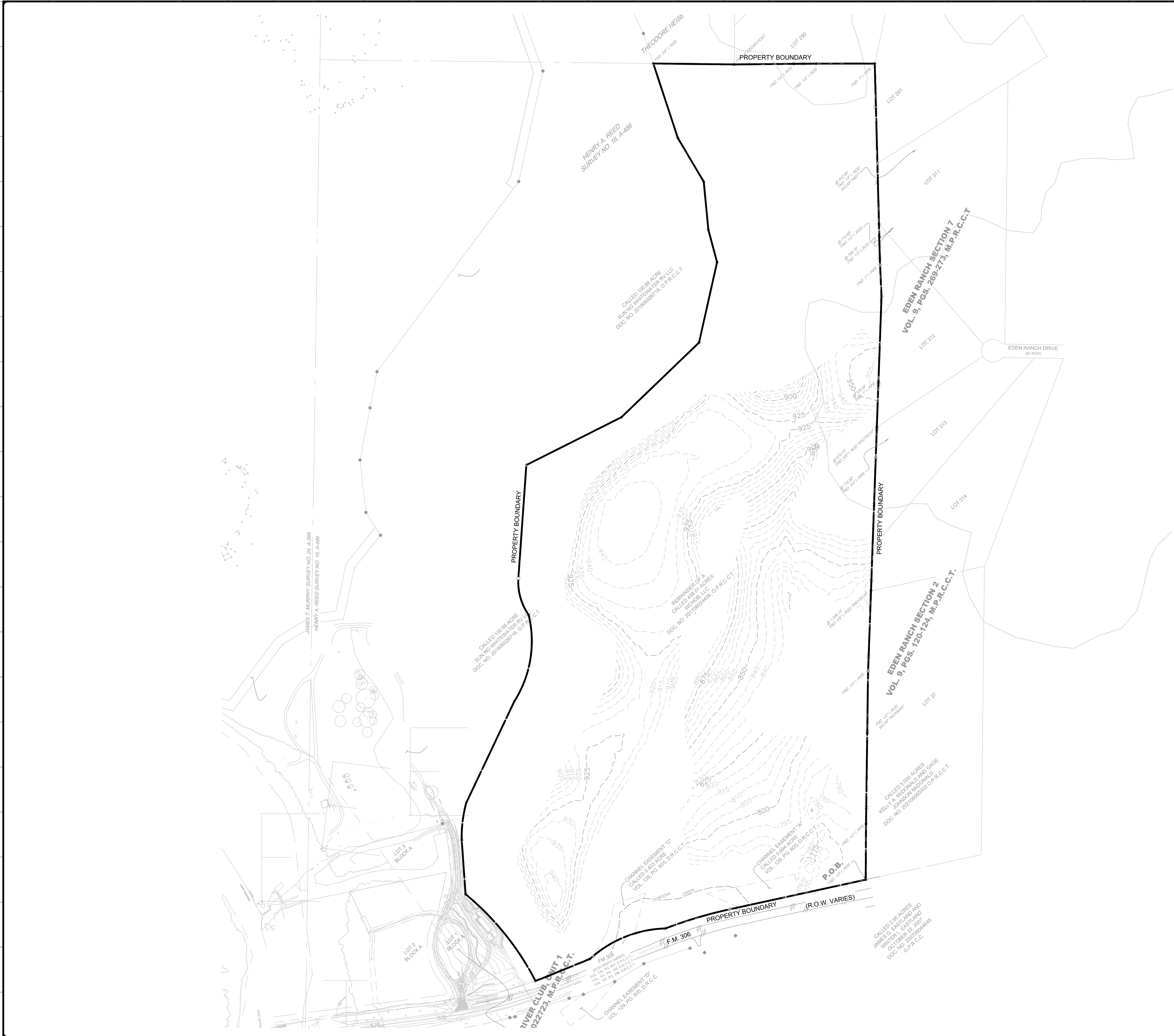


TX2 Engineering
Firm F-20787
645 Floral Ave, Ste C
New Braunfels, TX 78130
816-510-9151

WPAP Application - Attachment D

Exception to the Required Geologic Assessment

Not Applicable



- LEGEND**
- | | |
|-----|--|
| --- | PROPERTY LINE |
| --- | P-OH EXISTING OVERHEAD POWER |
| --- | UGE EXISTING UNDERGROUND POWER |
| --- | T EXISTING TELEPHONE CONDUIT |
| --- | CATV EXISTING CABLE TELEVISION CONDUIT |
| --- | FO EXISTING FIBER OPTIC CONDUIT |
| --- | G EXISTING NATURAL GAS SERVICE |
| --- | FP EXISTING FIRE PROTECTION SERVICE |
| --- | W EXISTING WATER SERVICE |
| --- | SS EXISTING SANITARY SEWER |
| --- | SD EXISTING ROOF DRAINS AND HEADER PIPES |
| --- | EXISTING STORM SEWER |
| --- | -610- EXISTING MAJOR CONTOUR |
| --- | -611- EXISTING MINOR CONTOUR |

- NOTES:**
- EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE STATE OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
 - ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL EXISTING IMPROVEMENTS LOCATED ON SITE WITH THE EXCEPTION OF OVERHEAD ELECTRICAL POWER SHALL BE DEMOLISHED AND PERMANENTLY REMOVED FROM THE SITE. CONTRACTOR SHALL REFER TO PEC ELECTRICAL PLANS FOR DEMOLITION (IF REQUIRED).
 - SURVEY BY SUMMIT GEOMATICS, INC.

WARNING - OVERHEAD POWER LINES
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



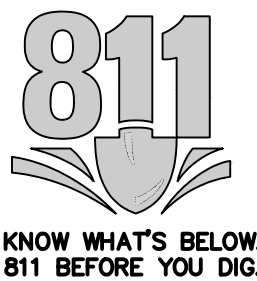
TX2 ENGINEERING
FIRM #: 20787
CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



EXISTING SITE AND DEMOLITION PLAN
THE LOOKOUT FM 306
COMMERCIAL DEVELOPMENT
COMAL COUNTY, TX YR: 2022

REVISIONS		BY
REV.	DATE	DESCRIPTION

DRAWN BY: JKB/JM
QA/QC BY: JKB/JM
PROJECT NO.: 022-0041
PERMIT #:



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Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ approval letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than

Page 1 of 2

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

Page 2 of 2



- NOTES:

- ## WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING
IN THE VICINITY OF OVERHEAD POWER LINES.

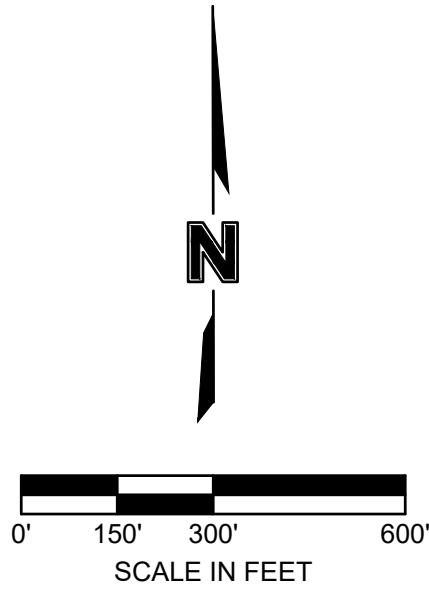
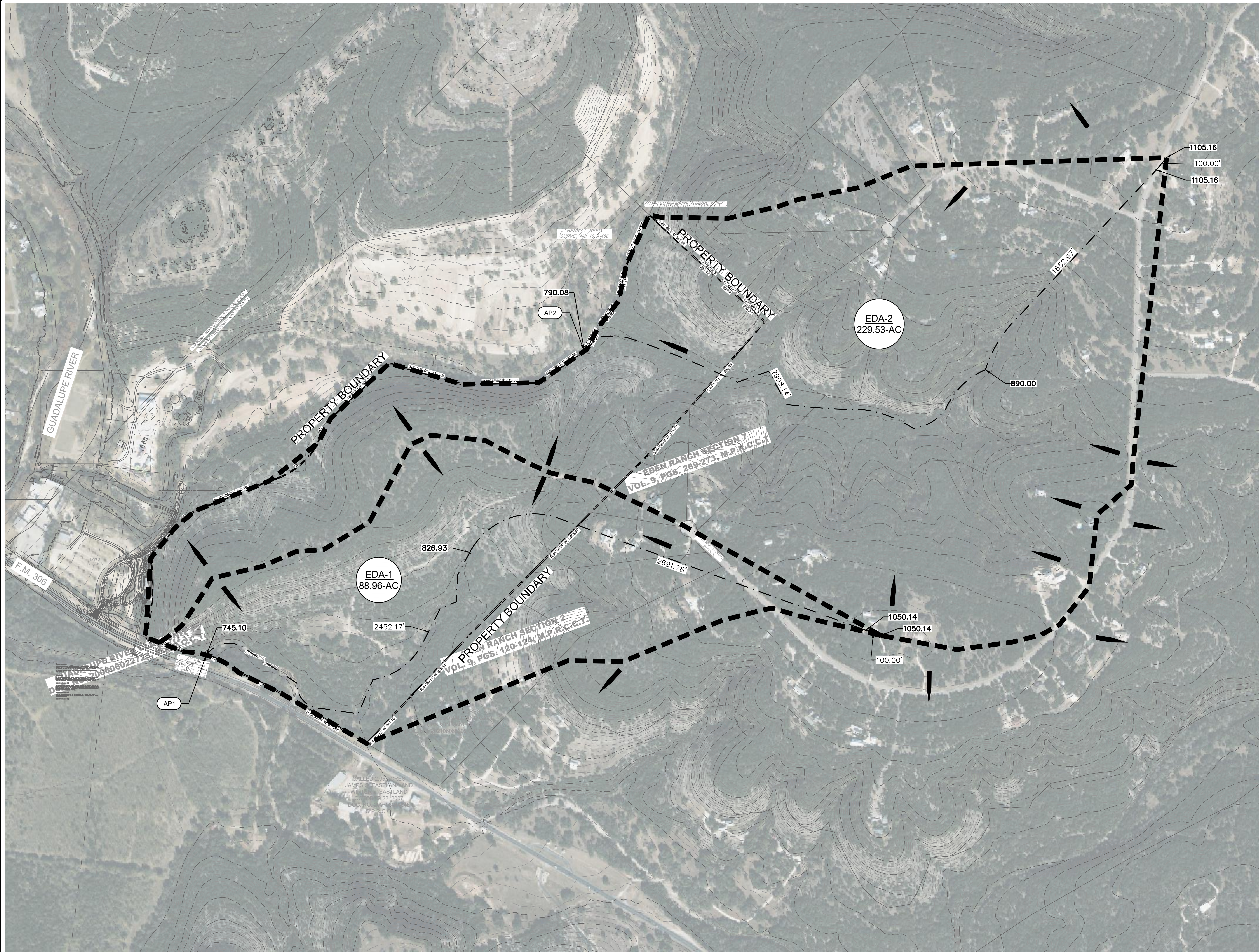
01/23/2024

THE LOOKOUT FM 306
COMMERCIAL DEVELOPMENT
COMAL COUNTY, TX YR: 2022

DRAWN BY:	JKB/J
QA/QC BY:	JKB/J
PROJECT NO.:	022-004
PERMIT #:	

**KNOW WHAT'S BELOW
811 BEFORE YOU DIG**

SHEET



LEGEND

- PROPERTY LINE
RIGHT OF WAY
P-OH EXISTING OVERHEAD POWER
UGE EXISTING UNDERGROUND POWER
T EXISTING TELEPHONE CONDUIT
CATV EXISTING CABLE TELEVISION CONDUIT
FO EXISTING FIBER OPTIC CONDUIT
G EXISTING NATURAL GAS SERVICE
FP EXISTING FIRE PROTECTION SERVICE
W EXISTING WATER SERVICE
SS EXISTING SANITARY SEWER
SD EXISTING ROOF DRAINS AND HEADER PIPES
EXISTING STORM SEWER
DRAINAGE BASIN
TIME OF CONCENTRATION
DIRECTION OF STORMWATER FLOW
EXISTING DRAINAGE AREA LABEL

KEYNOTES

- AP X ANALYSIS POINT

NOTES:

- EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE STATE OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
- RUNOFF CURVE NUMBER OF 79 (ASSOCIATED WITH WOODS, FAIR CONDITION, HYDROLOGIC SOIL GROUP D) SELECTED FROM CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

Time of Concentration (ToC) Calculations

Assumptions:	
Mannings n (Sheet) (Dense Grasses):	0.15
Mannings n (Channel/ Storm):	0.045
Sheet Flow Length (Max)	100 L.F
ToC (Min.)	10 Min
P ₂ = 2-Year, 24-Hour Storm	3.34 in.

$$T_{t-Sheet} = \frac{0.007 (n * L)^{0.8}}{(P_2^{0.5}) (S^{0.4})} * 60$$

$$\text{Paved: } T_{t-Shall} = \frac{L}{(60 * 20.3282 * S^{0.5})}$$

$$\text{UnPaved: } T_{t-Shall} = \frac{L}{(60 * 16.1345 * S^{0.5})}$$

$$T_{t-Channel} = \sum \left(\frac{L_i}{60 V_i} \right)$$

Drainage Basin ID	Sheet					Shallow Concentrated Flow						Channel or Storm Drain Flow							Total	
	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	T _(t-Sheet) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	Paved/UnPaved	T _(t-Shall.) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	X-Sectional Area (ft ²)	Wetted Perimeter (ft)	Velocity (ft/s)	T _(t-Chan.) (min.)	ToC (min.)
EDA1	1050.50	1050.14	100	0.36%	19.04	1050.14	826.83	2691.78	8.30%	UnPaved	9.65	826.83	745.10	2452.17	3.33%	25	27	5.73	7.14	35.83
EDA2	1105.50	1105.16	100	0.34%	19.48	1105.16	890.00	1652.97	13.02%	UnPaved	4.73	890.00	790.08	2908.14	3.44%	25	27	5.81	8.34	32.55

Composite Curve Number - Existing Condition

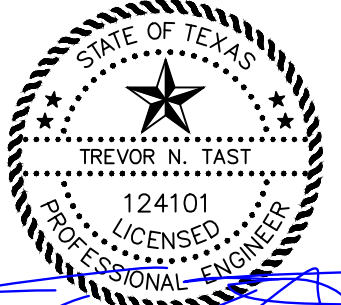
EDA-1		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, lots, roofs, etc.)	0	98
Pervious Area (Woods, Fair Condition)	88.96	79
Total	88.96	79

EDA-2		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, lots, roofs, etc.)	0	98
Pervious Area (Woods, Fair Condition)	229.53	79
Total	229.53	79



TX2 ENGINEERING
FIRM #: 20787

CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



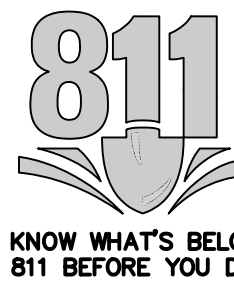
EXISTING DRAINAGE CONDITIONS

THE LOOKOUT FM 306
COMMERCIAL DEVELOPMENT
COMAL COUNTY, TX YR: 2022

REVISIONS

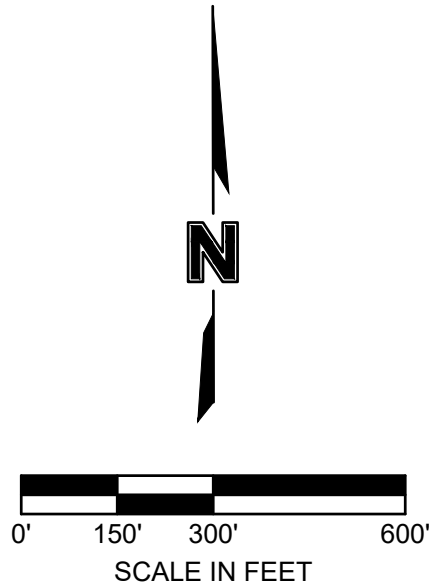
REV.	DATE	DESCRIPTION	BY

DRAWN BY: JKB/JM
QA/QC BY: JKB/JM
PROJECT NO.: 022-0041
PERMIT #:



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SHEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- P-OH EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
- CATV EXISTING CABLE TELEVISION CONDUIT
- FO EXISTING FIBER OPTIC CONDUIT
- G EXISTING NATURAL GAS SERVICE
- FP EXISTING FIRE PROTECTION SERVICE
- W EXISTING WATER SERVICE
- SS EXISTING SANITARY SEWER
- SD EXISTING ROOF DRAINS AND HEADER PIPES
- EXISTING STORM SEWER
- DRAINAGE BASIN
- TIME OF CONCENTRATION
- DIRECTION OF STORMWATER FLOW
- PDA-1 X-XX-AC PROPOSED DRAINAGE AREA LABEL

KEYNOTES

- AP X ANALYSIS POINT

NOTES:

- EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE STATE OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

Composite Curve Number Calculations- Proposed Condition

PDA-1		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	4.06	98
Pervious Area (Woods, Fair Condition)	16.43	79
Total	20.49	83

PDA-2		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	3.83	98
Pervious Area (Woods, Fair Condition)	225.25	79
Total	229.08	79

PDA-3		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.09	98
Pervious Area (Woods, Fair Condition)	6.03	79
Total	7.12	82

PDA-4		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.77	98
Pervious Area (Woods, Fair Condition)	4.70	79
Total	5.47	82

PDA-5		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.27	98
Pervious Area (Woods, Fair Condition)	5.37	79
Total	6.64	83

PDA-6		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.51	98
Pervious Area (Woods, Fair Condition)	10.20	79
Total	10.71	80

PDA-7		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	1.72	98
Pervious Area (Woods, Fair Condition)	31.30	79
Total	33.02	80

PDA-8		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group A)
Impervious Area (paved parking, roads, roofs, etc.)	0.55	98
Pervious Area (Woods, Fair Condition)	5.41	79
Total	5.96	81

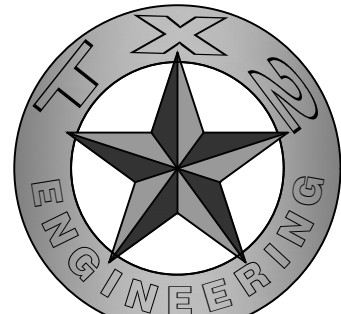
STORMWATER DISCHARGE				
STORM EVENT	PREDEVELOPMENT Q (cfs)		POSTDEVELOPMENT Q (cfs)	
2YR	AP1	112.94	109.2	-3.74
	AP2	308.32	308.32	0
10YR	AP1	248.55	235.49	-13.06
	AP2	678.78	678.78	0
25YR	AP1	355.45	340.74	-14.71
	AP2	970.67	970.67	0
100YR	AP1	561.62	550.53	-11.09
	AP2	1533.57	1533.57	0

Time of Concentration (ToC) Calculations

Assumptions:	
Mannings n (Sheet) (Dense Grasses):	0.15
Mannings n (Channel/ Storm):	0.045
Sheet Flow Length (Max)	100 L.F
ToC (Min.)	10 Min
P2 = 2-Year, 24-Hour Storm	3.34 in.

$$T_{t_Sheet} = \frac{0.007(n * L)^{0.8}}{(P_2^{0.5})(S^{0.4})} * 60$$
$$Paved: T_{t_Shall} = \frac{L}{(60 * 20.3282 * S^{0.5})}$$
$$UnPaved: T_{t_Shall} = \frac{L}{(60 * 16.1345 * S^{0.5})}$$
$$T_{t_Channel} = \sum (\frac{L_i}{60V_i})$$

Drainage Basin ID	Sheet					Shallow Concentrated Flow						Channel or Storm Drain Flow						Total		
	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	T _(t-Sheet) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	Paved/ UnPaved	T _(t-Shall) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	X-Sectional Area (ft ²)	Wetted Perimeter (ft)	Velocity (ft/s)	T _(t-Chan.) (min.)	ToC (min.)
PDA1	839.26	828.68	100	10.58%	4.93	828.68	783.38	369.51	12.26%	UnPaved	1.09	783.38	745.10	1463.95	2.61%	25	27	5.07	4.81	10.83
PDA2	1106.00	1105.16	100	0.84%	13.57	1105.16	890.00	1652.97	13.02%	UnPaved	4.73	890.00	790.08	2908.14	3.44%	25	27	5.81	8.34	26.64
PDA3	945.50	945.12	100	0.38%	18.64	945.12	873.44	861.9	8.32%	UnPaved	3.09	873.44	807.55	861.9	7.64%	25	27	8.67	1.66	23.38
PDA4	945.50	945.12	100	0.38%	18.64	945.12	809.95	901.54	14.99%	UnPaved	2.41	809.95			0.00%			0.00	0.00	21.04
PDA5	945.50	945.12	100	0.38%	18.64	945.12	863.72	478.82	17.00%	UnPaved	1.20	863.72	847.10	204.79	8.12%	25	27	8.94	0.38	20.22
PDA6	1050.50	1050.14	100	0.36%	19.04	1050.14	845.10	2541.49	8.07%	UnPaved	9.24	845.10			0.00%			0.00	0.00	28.29
PDA7	1050.50	1050.14	100	0.36%	19.04	1050.14	907.37	1836.83	7.77%	UnPaved	6.81	907.37	783.38	1547.52	8.01%	25	27	8.88	2.90	28.75
PDA8	942.33	913.43	100	28.90%	3.30	913.43	776.96	1213.35	11.25%	UnPaved	3.74	776.96			0.00%			0.00	0.00	10.00



TX2 ENGINEERING
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CONTACT:
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PROPOSED DRAINAGE CONDITIONS

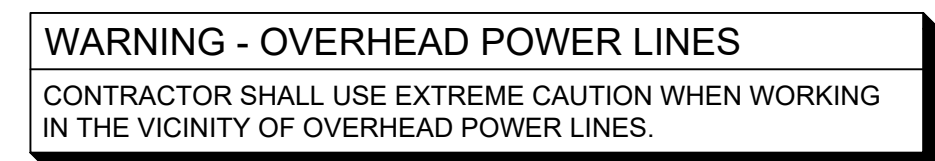
THE LOOKOUT FM 306
COMMERCIAL DEVELOPMENT
COMAL COUNTY, TX YR: 2022

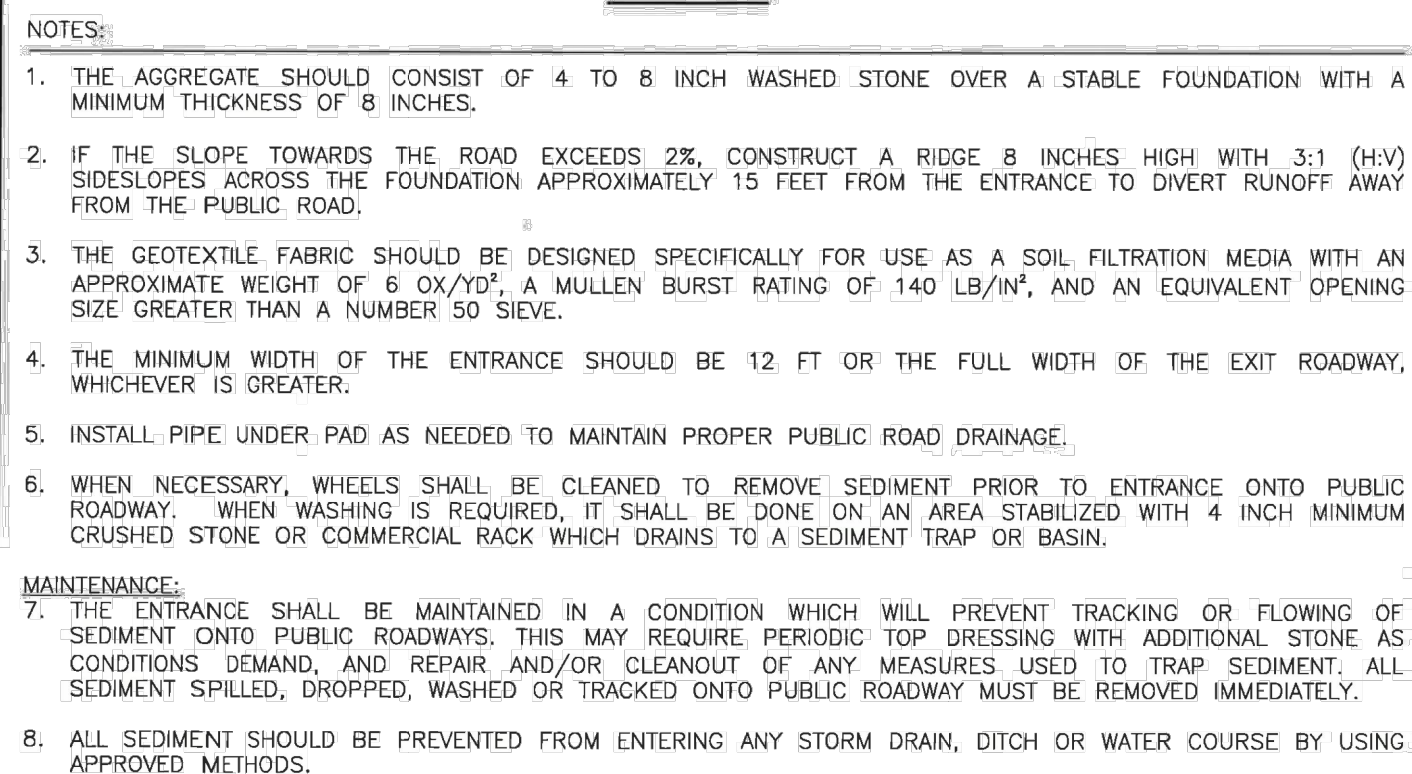
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PROJECT NO.: 022-0041
PERMIT #:



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WOVEN WIRE SHEATHING

WOVEN WIRE SHEATHING
FOR SIDE SLOPE SEE NOTES

2' MIN.

1.5' MIN.

3' to 4''

Diagram illustrating a trench with a fabric toe-in. The diagram shows a cross-section of a trench with a fabric toe-in. Labels include: STEEL FENCE POST (6" SPACING MAXIMUM), WOVEN WIRE MESH (IF APPLICABLE), SILT FENCE FABRIC, TRENCH (BACKFILLED), FABRIC TOE-IN, 6", and 6". An arrow indicates FLOW direction.

NOTES

1. TRIANGULAR SEDIMENT FILTER DIKES MAY BE SUBSTITUTED FOR SILT FENCE IN AREAS WHERE INSTALLATION OF SILT FENCE IS NOT POSSIBLE OR WHERE VEHICLE ACCESS MUST BE MAINTAINED PROVIDING THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE ACRE.
2. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND A MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
3. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT², AND BRINELL HARDNESS EXCEEDING 140.
4. WOVEN WIRE BACKING IS REQUIRED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE; OPTIONAL ELSEWHERE. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2"x4" WELDED WIRE, 12 GAUGE MINIMUM.
5. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOURS AS CLOSE AS POSSIBLE. THE ENDS SHOULD BE CURVED UPSTREAM TO CREATE AN AREA OF WATER IMPOUNDMENT AND PREVENT FLOW FROM ESCAPING AROUND THE FENCE.
6. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT AND SPACED NOT MORE THAN 6 FEET ON CENTER.
7. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (E.G., PAVEMENT OR ROCK OUTCROP) WEIGHT FABRIC FLAP WITH 3" OF WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
8. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
9. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. WHERE ENDS MEET, OVERLAP FABRIC 3-FEET AND SECURELY FASTEN.

MAINTENANCE AND REMOVAL:

12. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
13. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

Diagram illustrating the placement of a tree protection fence around a tree.

The top view shows a tree with a trunk and canopy. Below the tree, a cross-hatched area represents the ground. A horizontal line indicates the **FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) 10' MIN.** A vertical line from the trunk to the fence is labeled **5' - DRIPLINE (VARIES)**.

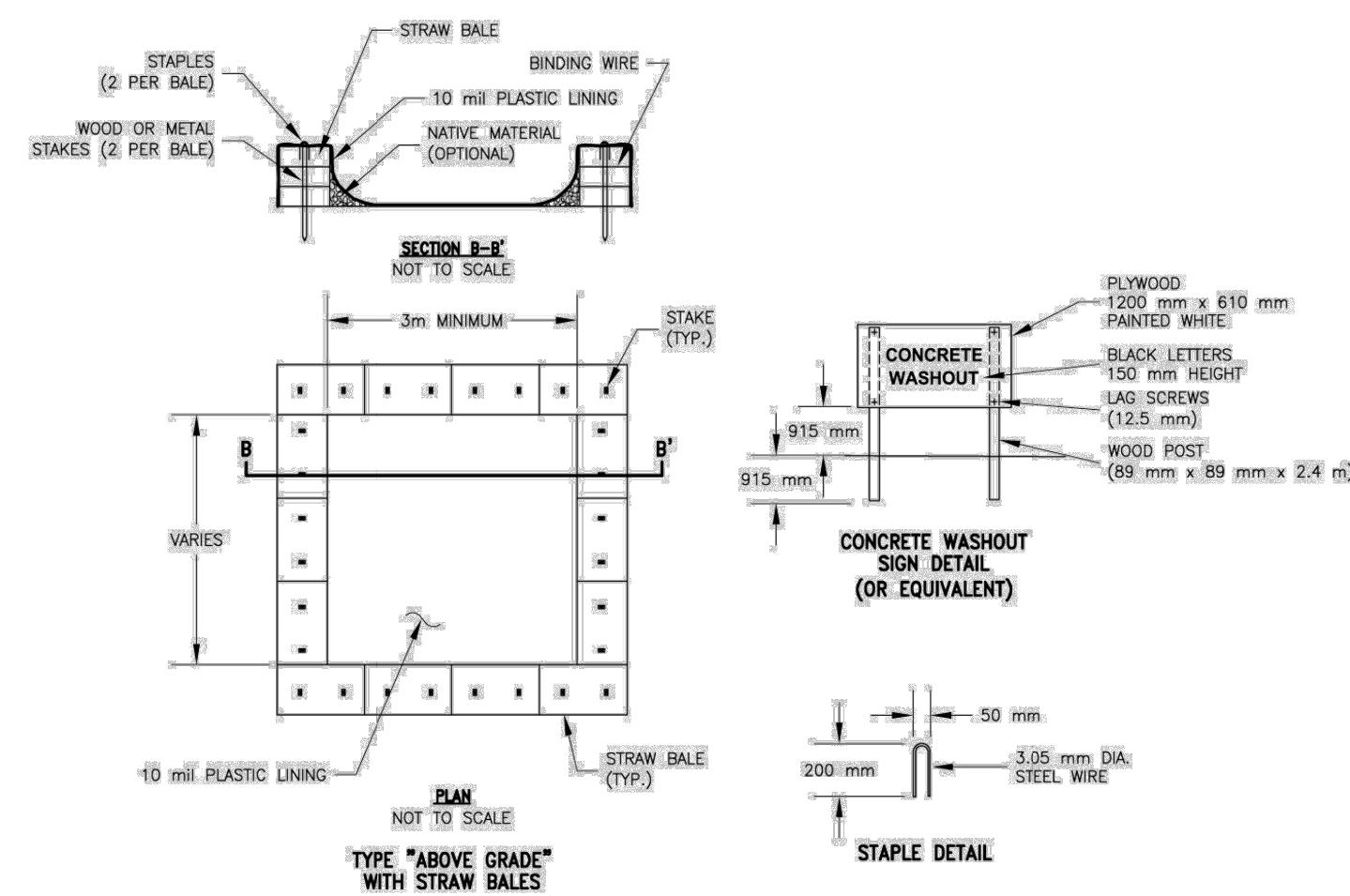
The bottom view shows two plan views of the tree:

- PLAN VIEW:** Shows the **DRIPLINE** and **ROOT** area.
- MODIFIED PLAN VIEW:** Shows the **DRIPLINE**, **ROOT**, **CRITICAL ROOT ZONE**, and **SHAPED NEEDED** area.

NOTES:

1. CRITICAL ROOT ZONE RADIUS = 1 FT. PER INCH OF TRUNK DIAMETER
2. IF LIMITS OF CONSTRUCTION ENCROACH ON CRITICAL ROOT ZONE, USE THE MODIFIED PLAN VIEW.
3. IF ANY PORTION OF FENCE RADIUS IS LESS THAN 5', ADD 8" HIGH BOARDS STRAPPED TO TRUNK.
4. FENCE SHOULD BE REPAIRED OR REPLACED AS NECESSARY.

Concrete Waste Management

WM-8

NOTES

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/FIG4-14.DWG SAC 8-14-02



Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

Section 8
Concrete Waste Management **WM-8**
7 of 7

CONTACT:

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, followed by the name "TREVOR N. TAST", the license number "124101", and the word "LICENSED" at the bottom. The seal is stamped in blue ink on a white background.

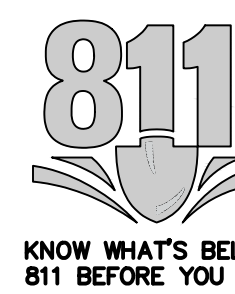
01/23/2024

STORM WATER POLLUTION PREVENTION PLAN DETAILS

THE LOOKOUT FM 306
COMMERCIAL DEVELOPMENT
COMAL COUNTY, TX YR: 2022

[illegible]

DRAWN BY:	JKB/JM
QA/QC BY:	JKB/JM
PROJECT NO.:	022-0041
PERMIT #:	



**KNOW WHAT'S BELOW
811 BEFORE YOU DIG**

C16.0

SHEET

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: Trevor Tast, P.E.

Date: 2024-01-23

Signature of Customer/Agent:



Regulated Entity Name: The Overlook

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: Guadalupe River

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 Action

The following steps shall help reduce the stormwater impacts of leaks and spills:

The contractor shall be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is an appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4. Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

More information on spill rules and appropriate responses is available on the TCEQ website at http://www.tnrc.state.tx.us/enforcement/emergency_response.html

General:

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it shall be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn’t compromise clean up activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well organized, and equipment with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup:

- Spills shall be cleaned immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general mop for general cleanup, and absorbent material for larger spills. All hazardous materials must be disposed of as hazardous waste.

- Never hose down or bury dry material spills. Clean up as much as the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills:

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent material on small spills rather than hosing down or burying the spill. Absorbent material should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
- Contain the spread of the spill.
- Recover spilled material.
- Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills:

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills:

For significant or hazardous spills that are in reportable quantities:

- 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 should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a 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 County Sheriff Office, Fire Departments, etc.

Attachment B

Potential Sources of Contamination

- **Source:** Construction Equipment and other Vehicle leaks: Oil, grease, fuel and hydraulic fluids
 - **Preventative measure:** Lubrication and fueling shall be performed in a designated area. This area shall be monitored daily for contamination.
- **Source:** Miscellaneous trash and litter from construction workers.
 - **Preventative measure:** Designated containers shall be located on site for trash disposal.
- **Source:** Construction debris.
 - **Preventative measure:** Debris shall be collected weekly and deposited in on site bins for offsite disposal. Situations requiring immediate attention shall be handled on a case by case basis.
- **Source:** Asphalt products.
 - **Preventative measure:** After placement of asphalt, emulsion or coatings, the contractor shall be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor shall maintain standby personnel and equipment to maintain and asphalt wash-off should and unexpected rain occurs. The contractor shall be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.
- **Source:** Tar, fertilizers, cleaning solvents, detergents, and petroleum-based products.
 - **Preventative measure:** The contractor shall be responsible for immediate cleanup should an unexpected rain occur. Debris shall be collected weekly and deposited in on site bins for offsite disposal. Situations requiring immediate attention shall be handled on a case by case basis.

Attachment C

Sequence of Major Activities

1. Install erosion and sedimentation controls as indicated on the construction plan(s) and as directed by agencies having authority in the project area.
2. Construct, proposed development site work included but not limited to, pavement, and utilities.
3. Install landscaping, vegetated blankets, or hydro-mulch to exposed areas
4. Re-vegetate disturbed areas
5. Remove temporary erosion and sedimentation controls
6. Vertical construction.

Construction entrances for site shall be accessed from FM 306.

Activity	Disturbed Acreage	Erosion Control Measures
Site clearing, site work, final construction	44.46 Acres	Construction entrance to be installed prior to site clearing. Silt Fence to be placed downstream of disturbed soils prior to site clearing. Revegetation of disturbed soils shall occur after site work is completed.

Attachment D

Temporary Best Management Practices and Measures

All Temporary BMPs shall be installed prior to the beginning of site preparation and construction activities as per the Storm Water Pollution Prevention Plan. The TBMPs shall remain in place and shall be maintained until all construction has ceased and a perennial vegetative cover with a density of 70 percent has been established.

- a) Description of BMPs and measures to prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site: Stabilized Construction Entrance, Silt fences and rock berms shall be utilized for these purposes.
- b) Description of BMPs and measures to 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: Stabilized Construction Entrance, Silt fences and rock berms shall be utilized for these purposes.
- c) Surface stream and feature protection: A 50-foot radius natural buffer zone adjacent to and upgradient of any sensitive features shall remain undisturbed so that rainfall may continue to enter the feature. The natural vegetated areas shall ensure that pre-development stormwater quantity and quality shall continue to recharge the aquifer via the feature. Rock berms shall be placed downgradient of all construction activities so that potentially contaminated stormwater may be treated before leaving the sited and entering downstream surface water.
- d) Naturally occurring sensitive features protection: No construction shall occur within a 50-foot radius of naturally-occurring sensitive features. The vegetative buffer zone shall serve as both TMBP and BMP for the sensitive features. In the case that construction activities occur upgradient of a sensitive feature (greater than the 50-foot radius) the disturbed soils shall be protected from erosion by silt fences as outlined above.

Attachment E

Request to Temporarily Seal a Feature

NOT APPLICABLE

Attachment F

Structural Practices

The structural practices that shall limit runoff discharge of pollutants from exposed areas of the site shall be the use of a stabilized construction entrance and silt fence to prevent the excavated material from leaving the site.

Attachment G

Drainage Area Map

Not Applicable

There are 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.

Attachment H

Temporary Sediment Pond(s) Plans and Calculations

Temporary sediment basins are not required because other temporary BMPs will be used instead. Silt fences shall be used to limit pollutant discharges prior to becoming concentrated channel flow.

Attachment I

Inspection and Maintenance for BMPs

The BMPs for the construction of this project shall be the use of rock berms and silt fencing. The following inspection and maintenance procedures shall be implemented:

1. Stabilized Construction Entrance/Exit, Silt fencing and rock berms must be in place prior to the start of construction and shall remain in place until construction has been complete and the site stabilized from further erosion.
2. The contractor shall inspect the rock berms and silt fencing at least once a week and within 24 hours of a storm of 0.5 inches or more in depth. The contractor shall repair or replace any damaged TBMPs. The contractor shall correct damage or deficiencies as soon as practical after the inspection but no later than 7 days after the inspection.
 - a. Rock Berms:
 1. Contractor shall remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approval manner that shall not cause any additional siltation.
 2. The berm should be replaced when the structures ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
 3. Inspection should be made weekly and after each rainfall by the responsible party.
 4. For installations in streambeds, additional daily inspections should be made.
 5. Repair any loose wire sheathing
 6. The berm should be reshaped as needed during inspection
 7. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.
 - b. Temporary Construction Entrance/Exit:
 1. All sediment spilled, dropped, washed or tracked onto public right-of-way should be removed immediately by contractor.
 2. When necessary, wheels should be cleaned to remove sediment prior to entrance onto right-of-way.
 3. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
 4. The entrance should be maintained in a condition, which shall prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediments.
 5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

c. For Silt Fence:

1. Remove sediment when buildup reaches 6 inches.
2. When construction is complete, the sediment should be disposed of in a manner that shall not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.
3. Inspect all fencing weekly and after any rainfall
4. Replace any torn fabric or install a second line of fencing parallel to the torn section
5. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it shall provide equal protection, but shall not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

3. Contractor shall place trench excavation on the upgradient side of the trench.

4. All soil, sand, gravel, and excavated material stockpiled on-site shall have appropriately sized silt fencing placed upgradient and down gradient.

5. The contractor shall keep a record of the weekly inspections, noting the condition of the rock berms, silt fencing and construction entrance and any corrective action taken to maintain the erosion control structures. In addition to the inspection and maintenance reports, the operator should keep records of the construction activity on-site, in particular, the following information should be kept.

- a. The dates when major grading activities occur in a particular area.
- b. The dates when construction activities cease in an area, temporarily or permanently.
- c. The dates when an area is stabilized, temporarily or permanently.
- d. Records to be maintained in SWPPP.

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

The schedule of interim and permanent soil stabilization shall be as follows:

1. Once construction of the project has commenced, the construction activity is planned to continue until the project is complete. The water, electrical, cable TV and telephone trenches shall be excavated. The trenches shall then be re-excavated and the water, electrical, cable TV and telephone lines shall be installed. This work is intended to continue until all the lines are installed. The utility lines are located within the project boundaries as shown on the site plan. As soon as the underground utilities are installed, the road base shall be installed and compacted providing the interim soil stabilization for the paved area and the permanent soil stabilization for the parking areas. Once the individual residential buildings are built and landscaped this shall provide permanent soil stabilization for the building areas.
2. Much of the excavation for this project shall be in solid rock, helping to minimize the amount of loose soil which has the potential to become suspended in runoff and washed downstream.
3. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporary or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities shall be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Permanent 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)(C), (D)(li), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Trevor Tast, P.E.

Date: 2024-01-23

Signature of Customer/Agent



Regulated Entity Name: The Overlook

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☒ N/A
2. ☐ 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

3. ☐ 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

4. 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.

5. 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 A - 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.

6. ☒ **Attachment B - 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.
7. ☒ **Attachment C - 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.
8. ☐ **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- ☒ N/A
9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- ☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
- ☐ **Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. ☒ **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- ☐ Design calculations (TSS removal calculations)
- ☐ TCEQ construction notes
- ☐ All geologic features
- ☐ All proposed structural BMP(s) plans and specifications
- ☒ N/A

11. ☐ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
 - ☐ Signed by the owner or responsible party
 - ☐ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - ☐ A discussion of record keeping procedures
- ☒ N/A
12. ☐ **Attachment H - 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
13. ☐ **Attachment I - 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 results in water quality degradation.
- ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☐ 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.
- ☒ N/A
15. ☐ 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.
- ☒ N/A



TX2 Engineering
Firm F-20787
645 Floral Ave, Ste C
New Braunfels, TX 78130
816-510-9151

Permanent Stormwater - Attachment A

20% or Less Impervious Cover Waiver

SEE NEXT SHEET

The Overlook NB LLC

8947 BEE CAVES ROAD, STE. 101

AUSTIN, TX 78746

December 8, 2023

**RE: Water Pollution and Abatement Plan for The Overlook,
11848 FM 306 CANYON LAKE, TX 78132
20% or Less Impervious Cover Waiver**

To Whom It May Concern:

THE OVERLOOK NB LLC (the "LLC") is the applicant in the above-reference Water Pollution and Abatement Plan and is the owner of the 113 +/- acres commonly referred to as "The Overlook". The LLC was formed in July of 2022 for the purpose of owning and developing an RV park. The LLC has no prior history and, as such, has never had revenue or employees. The LLC expects to hire up to 10 employees in the coming year and expects revenue of up to \$250,000 in the next year.

As such, I believe the LLC meets the "Small Business" requirements for the 20% or Less Impervious Cover Waiver.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Boushka', with a long horizontal flourish extending to the right.

Jim Boushka



Permanent Stormwater - Attachment B

BMPs For Upgradient Stormwater

The Owner has requested a waiver from BMPs due to the characteristics of the proposed development. No BMPs are proposed.



Permanent Stormwater - Attachment C

BMPs For On-Site Stormwater

The Owner has requested a waiver from BMPs due to the characteristics of the proposed development. No BMPs are proposed.



Permanent Stormwater - Attachment D

BMPs For Surface Streams

Not Applicable



TX2 Engineering
Firm F-20787
645 Floral Ave, Ste C
New Braunfels, TX 78130
816-510-9151

Permanent Stormwater - Attachment E

Request to Seal Features

Not Applicable



Permanent Stormwater - Attachment G

Inspection, Maintenance, Repair and Retrofit Plan

Not Applicable



Permanent Stormwater - Attachment H

Pilot-Scale Field Testing Plan

Not Applicable



Permanent Stormwater - Attachment I

Measure for Minimizing Surface Stream Contamination

Not Applicable

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

I Jim Boushka
Print Name
MANAGING member
Title - Owner/President/Other
of OVERLOOK NB LLC
Corporation/Partnership/Entity Name
have authorized TREVOR TAST, P.E.
Print Name of Agent/Engineer
of TX2 ENGINEERING
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:

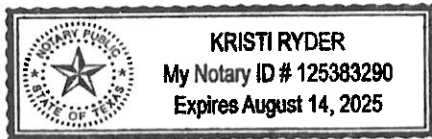
James Bouck
Applicant's Signature

7/5/23
Date

THE STATE OF Texas §
County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared James Bouck 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 5th day of July 2023



Kristi Ryder
NOTARY PUBLIC
Kristi Ryder
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08.14.2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Overlook NB

Regulated Entity Location: 11848 FM 306 CANYON LAKE, TX 78132

Name of Customer: OVERLOOK NB LLC

Contact Person: Jim Boushka

Phone: _____

Customer Reference Number (if issued): CN N/A

Regulated Entity Reference Number (if issued): RN N/A

Austin Regional Office (3373)

☐ Hays

☐ Travis

☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☒ Comal

☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☐ Austin Regional Office

☒ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	113.2 Acres	\$ 10,000
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: Jim Boushka

Date: 7/5/23

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



TCEQ Core Data Form

For detailed instructions on completing 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 N/A		RN N/A

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 Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>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).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
THE OVERLOOK NB, 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)
804659274				883433240	
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"/> Local <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 checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:		8947 BEE CAVES ROAD #101			
City		AUSTIN		State	TX
ZIP		78746		ZIP + 4	
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				JIMB@JIMICK.COM	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>								
THE OVERLOOK								
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>		11848 FM 306						
City	CANYON LAKE	State	TX	ZIP	78132	ZIP + 4		
24. County		COMAL						

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:		SEE ADDRESS ABOVE							
26. Nearest City					State		Nearest ZIP Code		
CANYON LAKE					TX		78132		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
27. Latitude (N) In Decimal:			29.858096			28. Longitude (W) In Decimal:		-98.151334	
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds	
29	51		29.2		98	9		4.8	
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)	
7033						721211			
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>									
RV park and resort									
34. Mailing Address:		8947 BEE CAVES ROAD #101							
City	AUSTIN	State	TX	ZIP	78746	ZIP + 4			
35. E-Mail Address:		JIMB@JIMICK.COM							
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>			
(512) 327-3305			N/A			() -			

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 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"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Michael Avery			41. Title:	Assistant Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(830) 327-1235	N/A	() -	mavery@tx2engineering.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:	TX2 Engineering		Job Title:	President	
Name (In Print):	Trevor Tast, P.E.			Phone:	(816) 510- 9151
Signature:				Date:	7/7/2023