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LAND DEVELOPMENT
SERVICES DIVISION

October 31, 2014

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MBC ENGINEERS

Mr. Jesse Valdez
Macina Bose Copeland & Associates, Inc.
1035 N. Central Pkwy.
San Antonio, Texas 78232

RE: File No. 1410006 - Request for review of **Bulverde Road at Roseheart, Plat No. 140459** located northeast of the intersection of Bulverde Road and Roseheart.

Dear Mr. Valdez:

On October 21, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 7.65 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within a 100-year floodplain area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2079. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. **An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Bulverde Road at Roseheart, Plat No. 140459.

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If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

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Sincerely,



Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd