



City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: Aquifer Protection & Evaluation Date 02/26/2016
FROM: SAWS Engineering/Pape-Dawson Engineers
PHONE NUMBER: _____ FAX NUMBER # _____
ITEM NAME: MTH Caliza Drive Subdivision FILE # 160177
RE: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: _____, 200 _____

- ☐ Minor Plat-10 days ☒ Major Plat-50 days ☐ Amending Plats – 10 days
☐ Plat deferral-30 days ☐ Variance-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 6.657 ac. are Cat 1 of the 9939 ac total
3.282 ac are Cat 2 by default due to the fact
that no request has been submitted at time of plat submitted

[Signature]
Signature

Manager
Title

4-4-16
Date



March 29, 2016

Mr. Jim Welch
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, Texas 78213

RE: File No. 1602002 - Request for review of **MTH Caliza Drive Subdivision, Plat No. 160177** located on southwest of intersection of Caliza Drive and Bubbling Creek.

Dear Mr. Welch:

On February 26, 2016, 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 multi-family and consists of approximately 9.939, of which 6.657 acres are category 1 and 3.282 acres are category 2, located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1 & 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2155. 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.**

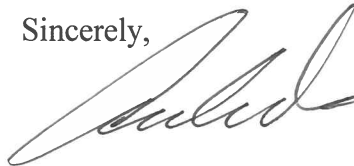
As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

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 (SAWS), recommends the **approval** of MTH Caliza Drive Subdivision, Plat No. 160177.

Pape-Dawson Engineers
MTH Caliza Drive Subdivision
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', written in a cursive style.

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd



February 18, 2016

Ms. Lynn Bumgardner
Texas Commission on Environmental Quality
14250 Judson Road
San Antonio, Texas 78233-4480

Re: File No. 2414 - Water Pollution Abatement Plan Review for **MTH Caliza Drive Subdivision**, located southwest of the intersection of Caliza Drive and Bulverde Road.

Dear Ms. Bumgardner:

The San Antonio Water System (SAWS) Aquifer Protection and Evaluation Section has completed its review of the above referenced Water Pollution Abatement Plan (WPAP) received on February 10, 2016. This WPAP is for construction of a single family residential development. BMPs proposed for this site include a water quality basin and three vegetated filter strips. The site covers 9.95 acres with proposed impervious cover of 3.3 acres (33.20%).

TECHNICAL REVIEW

SAWS Aquifer Protection and Evaluation staff conducted a site investigation, and no sensitive geologic features were identified. Based on our general review of the Geologic Assessment, proposed BMPs, and site plan, we noted no apparent deficiencies.

Based on the site evaluation of the property and the WPAP information submitted by the engineer, staff recommends **approval** of this application provided that the applicant complies with the applicable requirements of the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491. Pursuant to the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491, impervious cover limitations are determined based on category. The category status of this project may affect the applicant's ability to implement the WPAP as submitted. At this time, this project does comply with the minimum requirements found in the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491 of the City Code, Chapter 34, Article VI, Division 6 for water quality controls.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations which address the environmental concerns raised by the construction of the proposed project are:

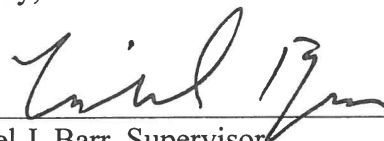
1. The City of San Antonio shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
2. The storage, handling, use and disposal of hazardous materials within this development shall be consistent with the labeling of those materials, and applicable regulations. Failure to comply with the label warnings **may constitute a violation of Federal law.**

Ms. Lynn Bumgardner
MTH Caliza Drive
Page 2

3. Landscaped areas should be sensitive to minimizing water needs (i.e. use of native plants) and that a minimal amount of pesticides, herbicides, or fertilizers should be used.
4. If any solution openings, caves, sinkholes, or wells are discovered on the property during construction or blasting, the owner should notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3173.
5. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of wells. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures.
6. Prior to the start of the BMP construction, the owner should notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection.
7. After BMP construction is complete and prior to the start of business, the owner should notify the SAWS Construction Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
8. If the BMP fails to drain properly, the owner should notify the Construction Section of the Resource Protection and Compliance Department at (210) 233-3522 prior to any discharge of water.
9. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the BMP. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection and Compliance Department of SAWS.

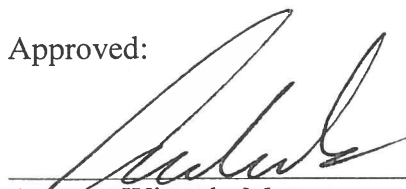
If you have any questions or require additional information, please contact Bruce Keels at (210) 233-3173.

Sincerely,



Michael J. Barr, Supervisor
Aquifer Protection and Evaluation Section

Approved:



Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

AW:BVK

cc: Drake Thompson McMillin Texas Development, LLC
Clayton Rollins, Edwards Aquifer Authority
Jon Adame, Pape-Dawson Engineering