



January 24, 2025

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

Re: File No. 3122 - Contributing Zone Plan Review for Oaks at the Dominion, southwest of the intersection of Brenthurst Lane and Marazzi Lane

Dear Ms. Reyes:

The San Antonio Water System (SAWS) Aquifer Protection and Evaluation Section has completed its review of the above referenced Contributing Zone Plan (CZP) received on January 14, 2024. This CZP is for construction of a single family residential development. BMPs proposed for this project includes a Jellyfish filtration system and vegetated filter strips. The total site covers 21.699 acres with a proposed impervious cover of 12.251 acres (56.50%).

#### TECHNICAL REVIEW

SAWS Aquifer Protection & Evaluation staff reviewed the above application. Based on our general review of the submitted plans, we noted no apparent deficiencies, however it was noted that the 100 year flood plain encroaches on 6 residential lots.

Based upon the evaluation of the CZP information as submitted by the engineer, SAWS staff recommends approval of this application. However, no construction shall be permitted within the 100 year flood plain. Additionally the 100 year flood plain shall be properly buffered.

#### ENVIRONMENTAL RECOMMENDATIONS

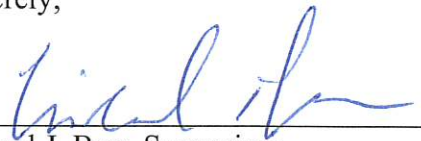
The following recommendations address the environmental concerns raised by the construction of the proposed project:

1. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.
2. The City of San Antonio and or San Antonio Water System shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
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. Prior to the start of the BMP construction, the owner should notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3565 to schedule a site inspection.
6. After BMP construction is complete and prior to the start of business, the owner should notify the Resource Protection Division at (210) 233-3565 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
7. If the BMP fails to drain properly, the owner should notify the Construction Section of the Resource Compliance Division at (210) 233-3522 prior to any discharge of water.
8. 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 BMP maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division 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: Guillermo Aguayo, Agora Assets LLC  
Thomas Marsalia, Edwards Aquifer Authority  
Andrew Belton, Pape-Dawson Consulting Engineers, LLC