

Guajolote Ranch Tract

Tracey B. Lehmann, P.E.

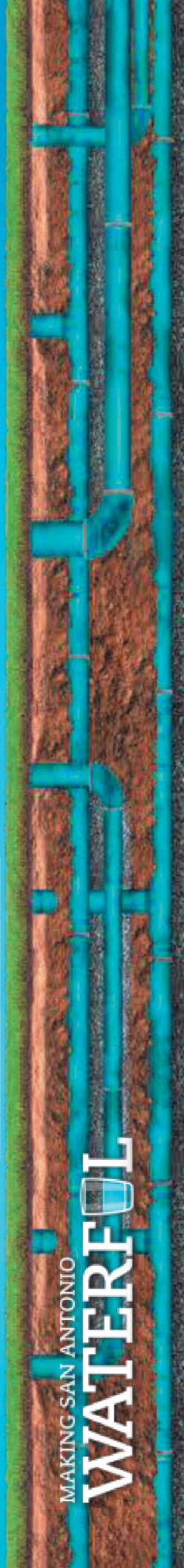
Director – Development Engineering

Board Meeting

November 2, 2021

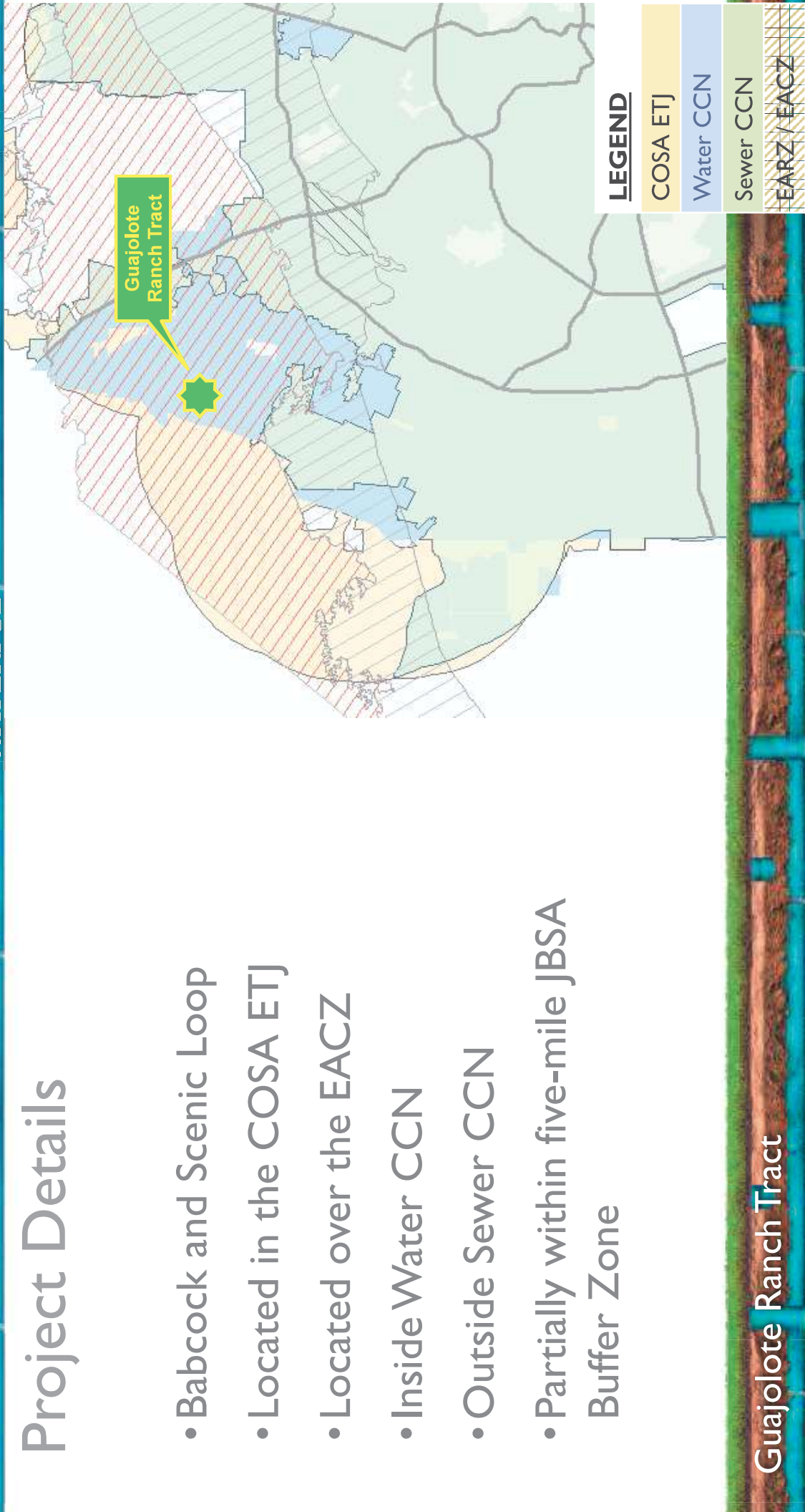


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Project Details

- Babcock and Scenic Loop
- Located in the COSA ETJ
- Located over the EACZ
- Inside Water CCN
- Outside Sewer CCN
- Partially within five-mile JBSA Buffer Zone



Guajolote Ranch Tract

Guajolote Ranch Tract (Residential)

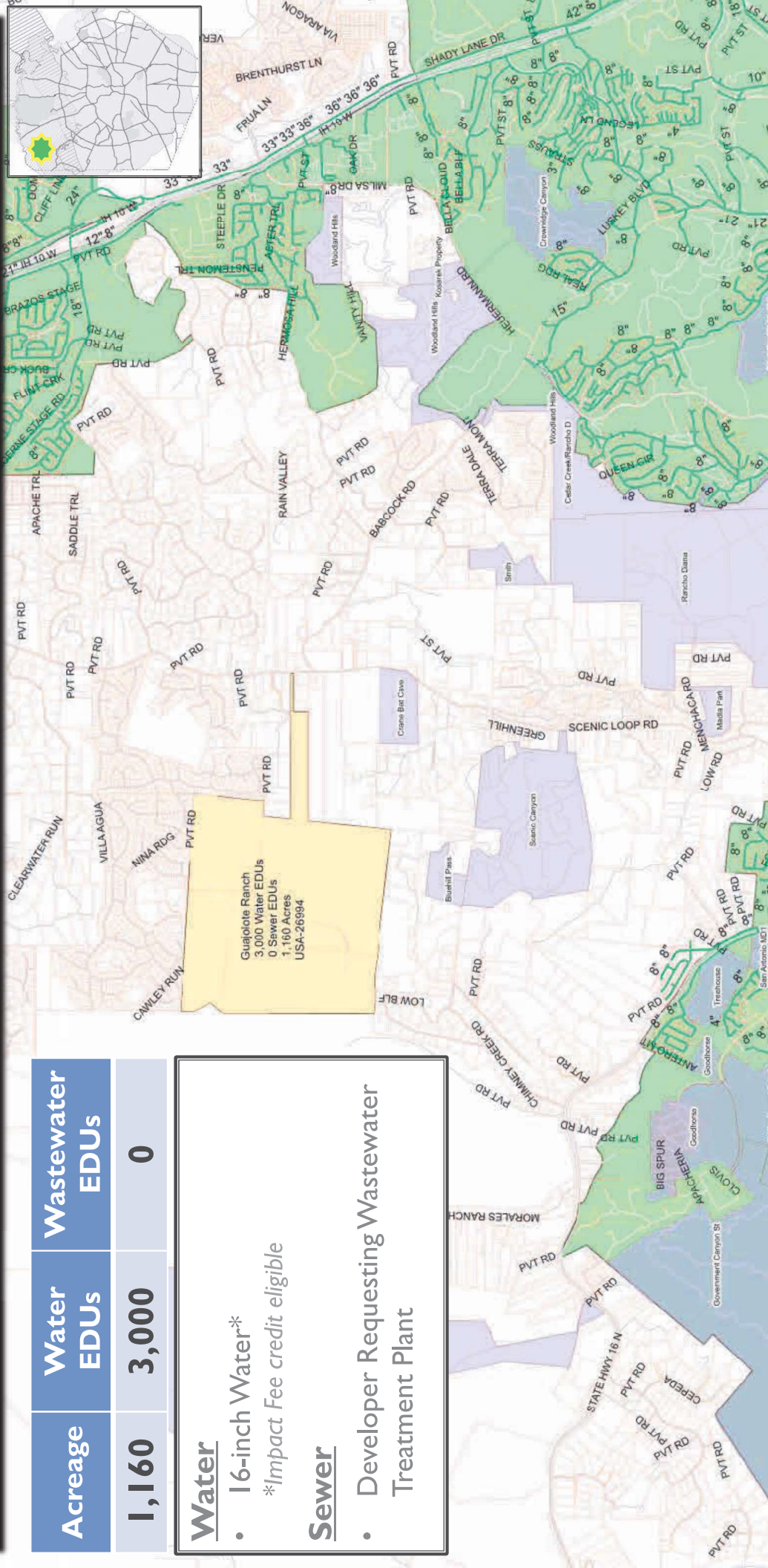
Acreage	Water EDUs	Wastewater EDUs
1,160	3,000	0

Water

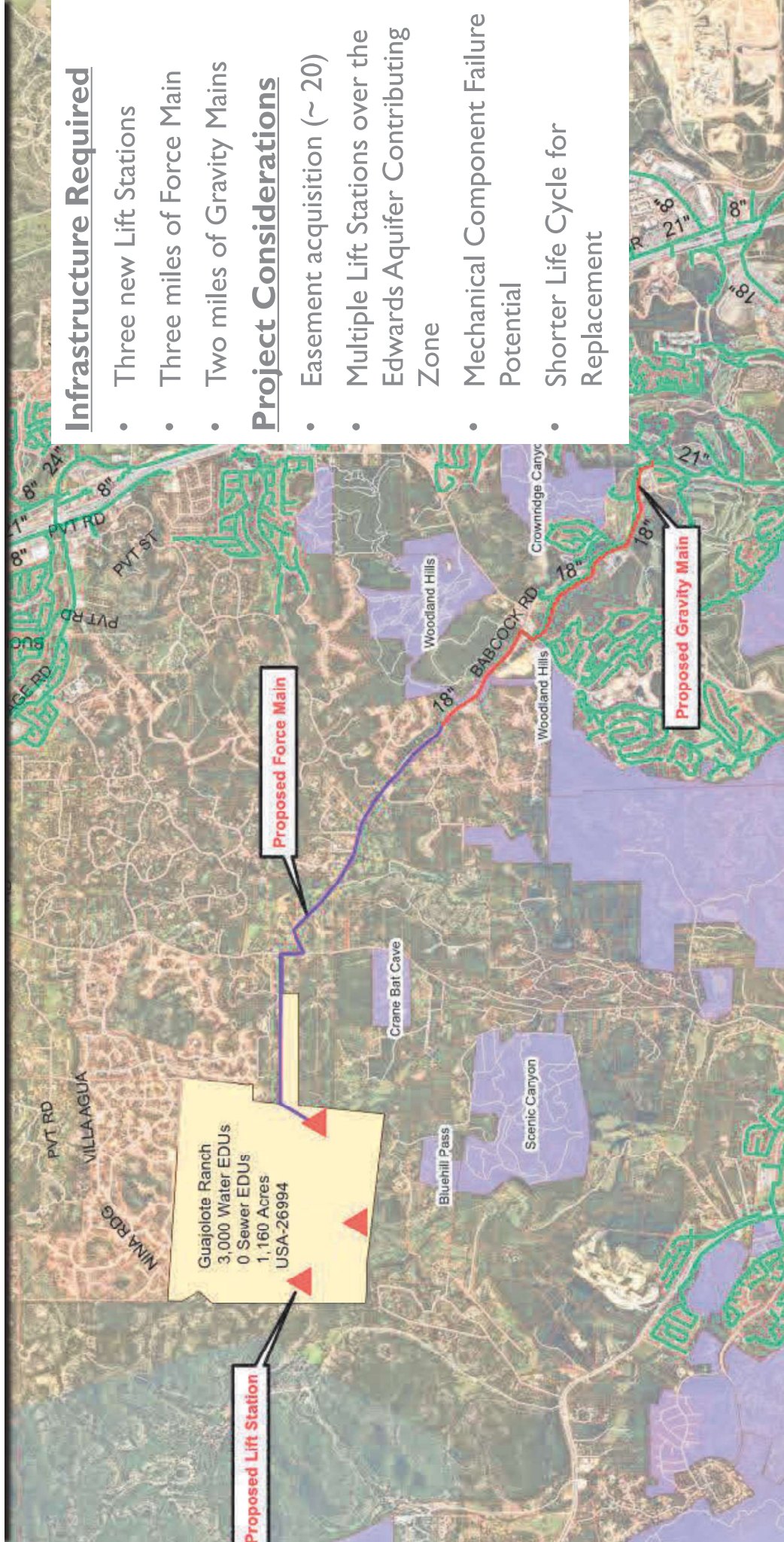
- 16-inch Water*
- *Impact Fee credit eligible

Sewer

- Developer Requesting Wastewater Treatment Plant



Option I: Multiple New Lift Stations



Infrastructure Required

- Three new Lift Stations
- Three miles of Force Main
- Two miles of Gravity Mains

Project Considerations

- Easement acquisition (~ 20)
- Multiple Lift Stations over the Edwards Aquifer Contributing Zone
- Mechanical Component Failure Potential
- Shorter Life Cycle for Replacement

Guajalote Ranch
 3,000 Water EDUs
 0 Sewer EDUs
 1,160 Acres
 USA-26994

Proposed 8-inch Gravity Sewer Main

Proposed 12-inch Gravity Sewer Main

Proposed 15-inch Gravity Sewer Main

Proposed 18-inch Gravity Sewer Main

- Nine miles of Off-site Gravity Sewer Mains south of the Tract

- Construction through Developed and Undeveloped Areas
- Easement acquisition (~ 83)
- SAWS Oversizing
- Potential for Additional Growth
- Karst and Habitat Concerns
- Conservation Easements

Option 3: On-Site Wastewater Treatment Plant

Infrastructure Required

- Onsite Sewer Mains with a Treatment Plant that will discharge treated effluent onsite
- Zero discharge to SAWS system

Project Considerations

- TCEQ Discharge Permit required
- SAWS Requiring Stricter Standards
- Service Limited to Current Boundary
- COSA Consent for Sewer CCN
- Developer Owned/Maintained
- Long-term Maintenance

- ## **Infrastructure Required**
- Onsite Sewer Mains with a Treatment Plant that will discharge treated effluent onsite
 - Zero discharge to SAWS system
- ## **Project Considerations**
- TCEQ Discharge Permit required
 - SAWS Requiring Stricter Standards
 - Service Limited to Current Boundary
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 - Developer Owned/Maintained
 - Long-term Maintenance

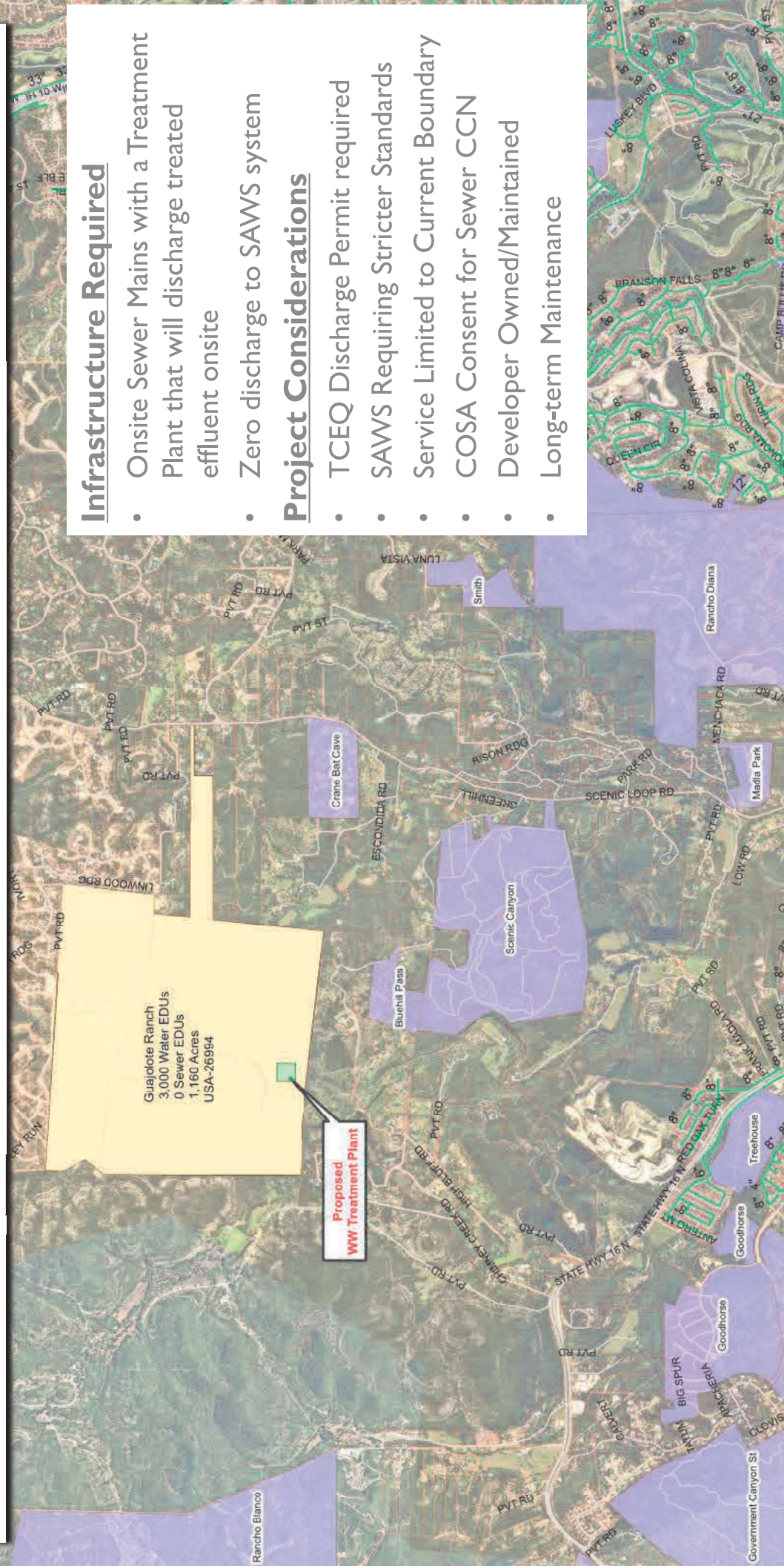
Infrastructure Required

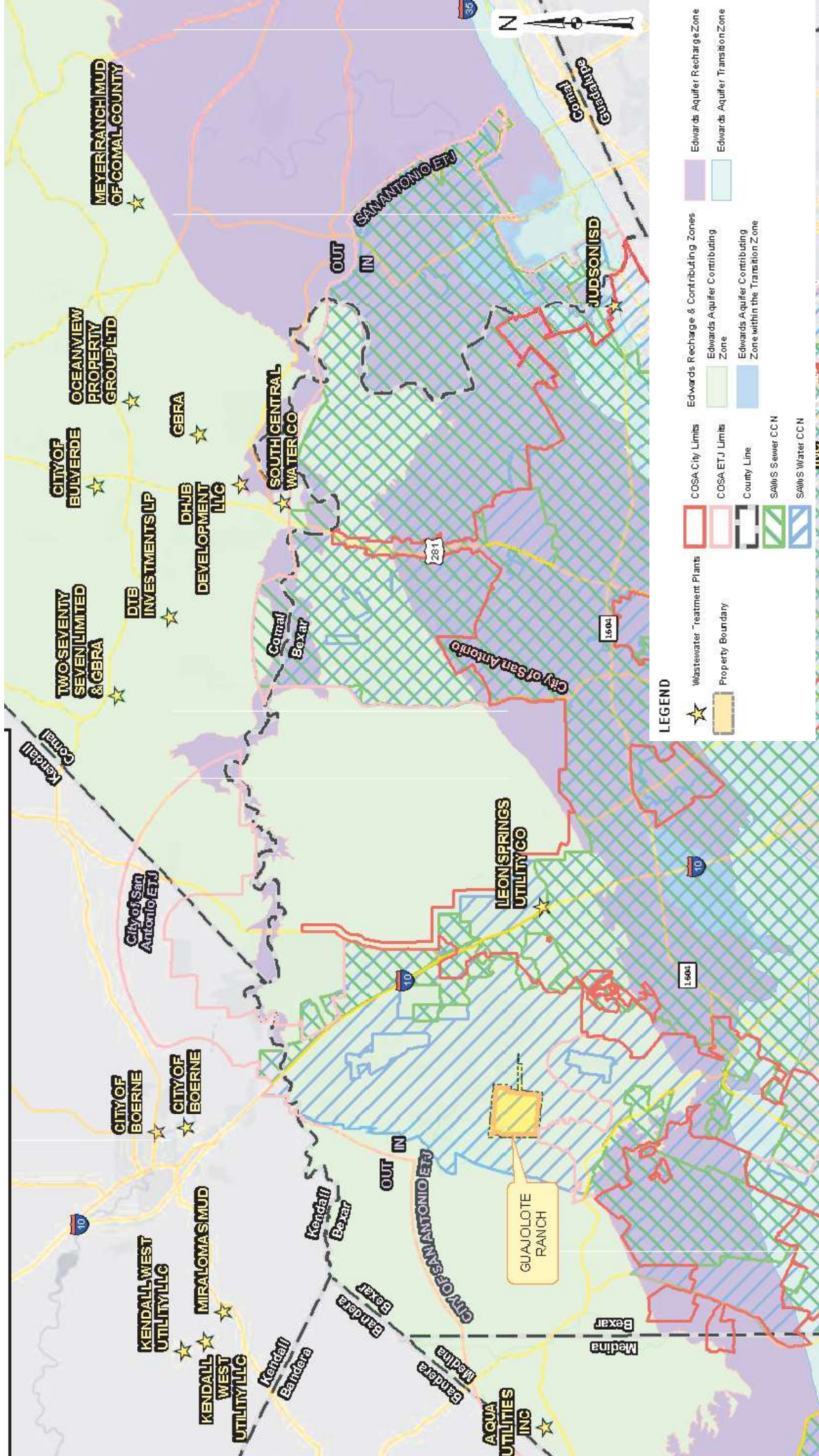
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[illegible]

- Numerous septic tanks over the Edwards Aquifer Contributing Zones

Next Steps

- Inquiries from SAWS Board
- Outreach to Environmental Community
- Return for Board Consideration

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