

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 08/22/2019 Permit Number: 109022

Location Description: 245 RED ROSE ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 391
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Tammy Jo LaPlante & Jeffrey R. LaPlante

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. It is the responsibility of the owner to apply for a new permit, if applicable.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

Shelley Le Helmke OS00031545
ENVIRONMENTAL HEALTH INSPECTOR

OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: 050026238
 1st Inspection Date: 8-16-19 2nd Inspection Date: 8/22/19 3rd Inspection Date: _____
 Inspector Name: Conner Inspector Name: S Helmke Inspector Name: _____
 Permit#: 109022 Address: 245 Red Rose Dr Myrtle Shores

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		✓		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		✓		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		✓		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		✓		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		✓		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

tank set level no leaks operational cover all

8/22/2019 - Covered.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	/	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		/		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	/			/		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/			/		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)	✓	285.33(d)(6) 285.33(c)(4)	<i>aerobic spray</i>	✓		
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	/	285.32(c)(1)		/		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	/			/		
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	/			/		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	/			/		

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	/	285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		/		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	/ /	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		//		
42	APPLICATION AREA Area Installed	/			/		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 109022
Issued This Date: 04/25/2019
This permit is hereby given to: Tammy Jo LaPlante & Jeffrey R. LaPlante

To start construction of a private, on-site sewage facility located at:

245 RED ROSE ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 391
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 4-5-19

Permit # 109022

Owner Name Tammy Jo LaPlante & Jeffrey R. LaPlante Agent Name Frank Aguirre
Mailing Address c/o 23011 FM 306 Agent Address 16159 Old Stable Road
City, State, Zip Canyon Lake, TX 78133 City, State, Zip San Antonio, TX 78247
Phone # 830-935-4936 Phone # 210-275-7866
Email paul@paulswoyerseptics.com Email frankseptic45@gmail.com

All correspondence should be sent to: Owner Agent Both Method: Mail Email

Subdivision Name Mystic Shores Unit 4 Lot 391 Block _____
Acreage/Legal _____
Street Name/Address 245 Red Rose Street City Spring Branch Zip 78070

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2308

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Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 318,729 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? Yes No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

X Tammy J. LaPlante 4/5/19
Signature of Owner Date

Page 1 of 2

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By Frank A. Luirice

System Description ATU w/ SPAN

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4983

Gallons Per Day (As Per TCEQ Table III) 240

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? Yes No

Is there an existing TCEQ approval CZP for the property? Yes No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

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By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer: [Signature]

Date: 3 Apr 19

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**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

4 UNIT/PHASE/SECTION _____ BLOCK 391 LOT _____ MYSTIC SHORES _____ SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): Tammy Jo LaPlante & Jeffrey R. LaPlante

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

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WITNESS BY HAND(S) ON THIS 5 DAY OF April, 2019

X Tammy Jo LaPlante
X Jeffrey R. LaPlante
Owner(s) signature(s)

Tammy Jo LaPlante
Jeffrey R. LaPlante
Owner (s) Printed name (s)

COUNTY ENGINEER

Tammy Jo & Jeffrey LaPlante
April, 2019
Veronica Young
Notary Public Signature

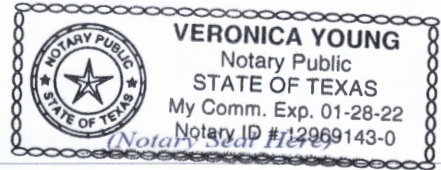
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5 DAY OF

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/10/2019 01:03:00 PM
TERRI 1 Page(s)
201906012053



Bobbie Koepf



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PAUL SWOYER SEPTIC SUPPLY & SERVICE
23011 FM 306
CANYON LAKE, TX 78133

COUNTY ENGINEER

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

MYSTIC SHORES 4, LOT 391

Customer: Tammy Jo LaPlante & Jeffrey R. LaPlante

Site Address: 245 Red Rose Street

City/State: Spring Branch, TX **Zip:** 78070

County: COMAL **Permit#:** _____

Phone Number: 713-262-0403 281-723-2204

E-mail: hockeynhuskies@comcast.net

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between Tammy Jo LaPlante & Jeffrey R. LaPlante, (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO Last Date of Service: 3 yrs from LTO

III. Services by Contractor: Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor included w/ septic, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: TJL JRL

Contractor: PS

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V. Client's Responsibilities: Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any work performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

XIII. Waiver. Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client: JIL [Signature]

Contractor: [Signature]

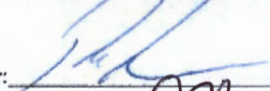
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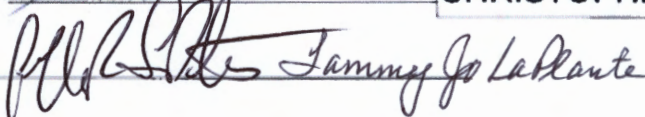
XIV. Headings. The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

XV. GOVERNING LAW AND CHOICE OF VENUE. EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

XVI. JURY TRIAL WAIVER. THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT. THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor: 

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER


Approved by Client: 


XVII. Reservation of Rights. Contractor reserves all rights not specifically granted herein.

XVIII. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

XIX. Counsel. Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

XX. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client: 

Contractor: 

Property deed: See attached
 Maintenance agreement: See attached
 ATU affidavit: See attached

Site evaluation:

Applicant/site:

Name: Tammy Jo La Plante and Jeffery R. La Plante

Location: 245 Red Rose

Date: 4 Apr 2019

Site Evaluator:

Frank Aguirre, 16159 Old Stable Rd., San Antonio, Texas 78247; Lic # 30400, 2/20

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 APR 22 2019
 COUNTY ENGINEER

SOIL BORING NUMBER 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II - blocky, platy or massive)	Drainage (Adequate/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		4" Limestone				Class <u>IV</u>

SOIL BORING NUMBER 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II - blocky, platy or massive)	Drainage (Adequate/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		XE				poorly

REVISED

9:16 am, Apr 25, 2019



16159 Old Stable Rd.
Frank Aguirre, R.S.

San Antonio, Texas 78247-4490
210.275.7866 frankseptic45@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE, FIELD WORK: 2 Apr 2019; Revision of 25 apr 2019

THE PLAYERS:

Property owner: Tammy Jo La Plante and Jeffery R. La Plante, c/o Jimmy Pogue, JLP Builders, Inc., P.O. Box 312053, New Braunfels, Texas 78131, (210)422-7024, JPogue@BuildwithJLP.com

Site Evaluator: Frank Aguirre, SE, #10807

Designer: Frank Aguirre, R.S., Lic. 994

Installer: Paul Swoyer, 830-935-4936

Septic system design review & inspections: Comal County: Brenda or Sandra, 830.608.2090

THE PROPERTY:

Street numerical address: 245 Red Rose

Legal description: Lot 391, Unit 4, Mystic Shores

THE PROPOSED PROJECT:

A single family residence, 3 BR, 2308 SF

Contributing zone: The property is on the Contributing zone and the septic system design complies with all the provisions of the existing CZP.

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 240 gpd, sized, by regulations, to a 3 BR home.

Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.

Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

A. This certifies that proper soil analysis procedures were followed.

B. Soils at this site are Class IV and are not suitable with respect to texture.

C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

APR 22 2019

OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 20' of tightline from the house to the ATU with a cleanout within 3' of the house. *Jim Regin*

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit brand - 600 MAXX AIR) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 12 gpm, each cycle shall run for 13 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 3750 SF.

The actual spray shall be 4983 SF and shall consist of three 23' full circle sprays at 4 gpm for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

CODE COMPLIANCE

Everyone realizes that the QUALITY of sewage from a restaurant is more to treat than that from a residence, because of the presence of FOG - fats, oils and greases. But not enough attention is given to the fact that HOME sewage can also include high FOG contents from cosmetics, bath oils, suntan lotion, etc. in addition to cooking greases and food scraps. Medications taken by persons living in the home, bleaches and non-eaten plastics and paper can also play havoc with the septic system.

Technical note: Home sewage should have no higher than 60 mg/l in Total Suspended Solids, 20 mg/l in FOG and 300 mg/l in BOD. Exceeding any of these limits can cause serious damage and malfunction to the septic system, in addition to that causes my more VOLUME of sewage than that for which the system was designed. *Jim Regin*

Aerobic Treatment Units (ATU's) must be approved by the TCEQ and installed, managed, monitored and maintained in accordance with manufacturer's recommendations. All wiring and piping must be in accordance with Ch. 285, septic system regulations, as a MINIMUM.

It is not within the scope of this document to cite all the engineering and construction

APR 22 2019 3

standards that apply to this project. This is a PERFORMANCE design that is modeled to meet... COUNTY ENGINEER

1. All septic regulations of the Texas Commission On Environment Quality, Chap. 285, version of 28 Dec 2012, and
2. All construction standards that are generally accepted with the septic system industry, and
3. All requirements as stated by the local inspection jurisdiction in which the property sits.

BEST PRACTICES

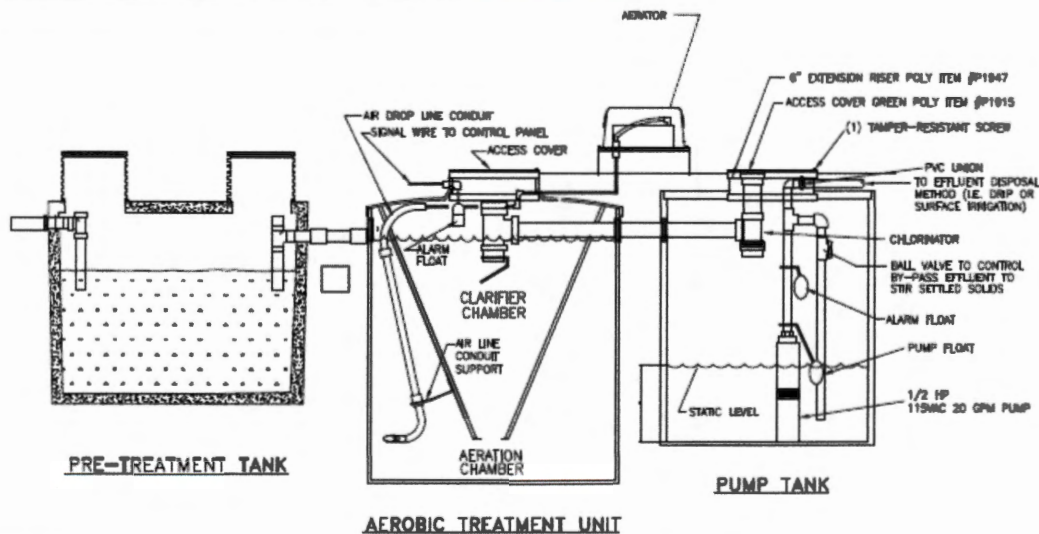
It is the opinion of this designer that both state and local jurisdiction requirements represent MINIMUM government regulations that may or may not result in a septic system that meets the property owner's EXPECTATIONS of it providing dependable, long-lasting service. Therefore, the property owner should consider some of the many UPGRADES that are available from the INDUSTRY and the MANUFACTURER'S side of the project.

As part of the "best practices" thrust, ALL septic systems of all types can deliver long-lasting, dependable service IF and ONLY IF the owner of the system includes these three items:

- a. Management - The sewage that is sent to the system must be within both its quantitative and qualitative design limits.
- b. Monitoring - Every system must be closely watched for any signs of failure. The best monitoring includes specific measurements of its various characteristics.
- c. Maintenance - The system must be properly maintained on a regularly scheduled basis by a qualified and licensed person.

Chemical characteristics: The parameters of typical residential-strength sewage are: BOD-140, TSS - 75, FOG - 15, DO - .5, pH - 7 and temp 59.

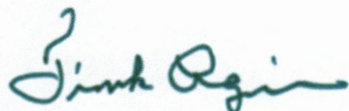
Generic cross-section of a typical ATU: *Jim Ogden*



It is the owner's responsibility to ensure that the aerobic treatment unit is under a PAID contract with a licensed "maintenance provider. The unit must be checked and tested ONCE EVERY 4 MONTHS [Regulation #285.91 (4)] for the life of the unit and test results shall be submitted to the local septic inspector.

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

A handwritten signature in blue ink that reads "Frank Aguirre". The signature is fluid and cursive, with the first name "Frank" and last name "Aguirre" clearly legible.

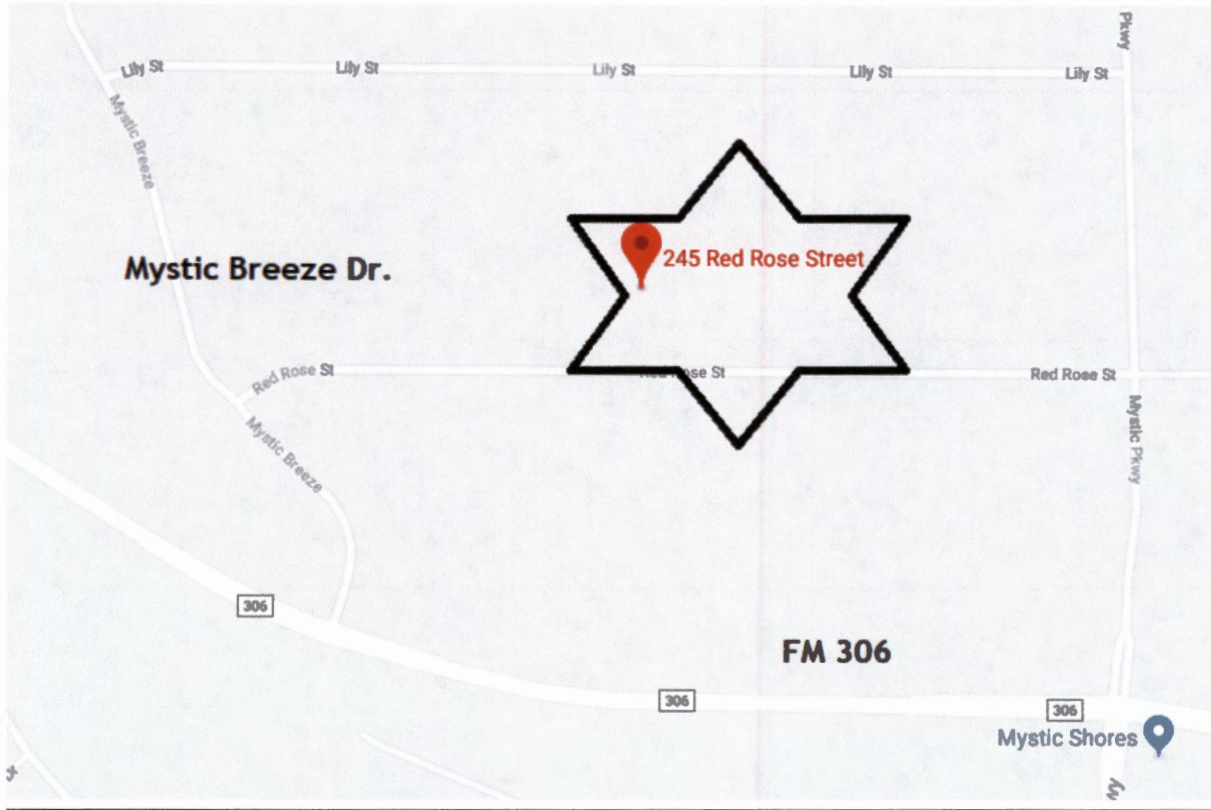
Frank Aguirre, Registered Sanitarian, Lic. 994, Site Evaluator, Lic. 10807, TCEQ
Designated Representative Lic.30400, NAWT Certified Inspector, Lic. 13671TC

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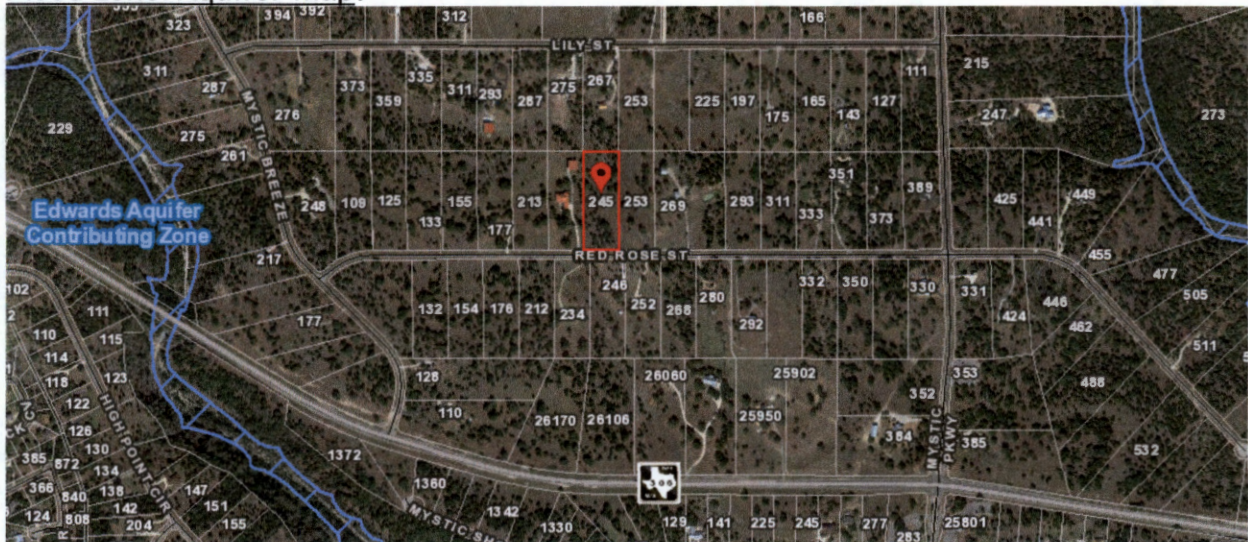
APR 22 2019

COUNTY ENGINEER

Location:

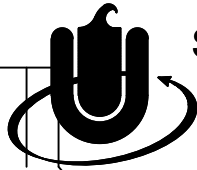


Flood zone/Aquifer map:



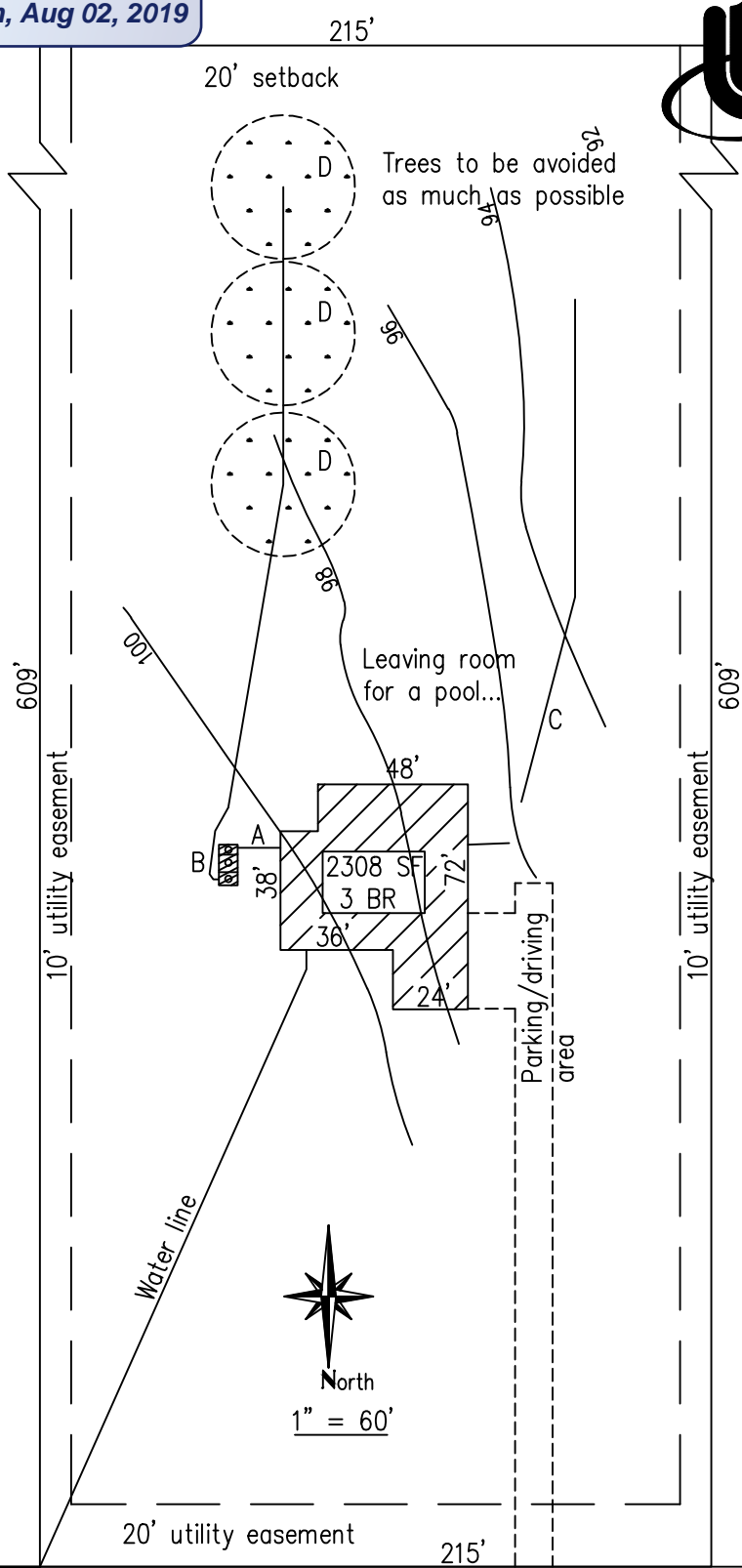
REVISED

1:34 pm, Aug 02, 2019



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.



LA PLANTE PROPERTY
3 APR 2019

(Revision of 2 Aug 2019; 11am)

- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 600 gpd MAXX AIR, chlorinator and pump tank
- C = ± 140' of 1" pvc supply line
- D = 23' radius full circle spray

Sprayfield:
 Three 23' radius full circle sprays =
 3 x 1661 SF = 4983 SF

Frank Aguirre

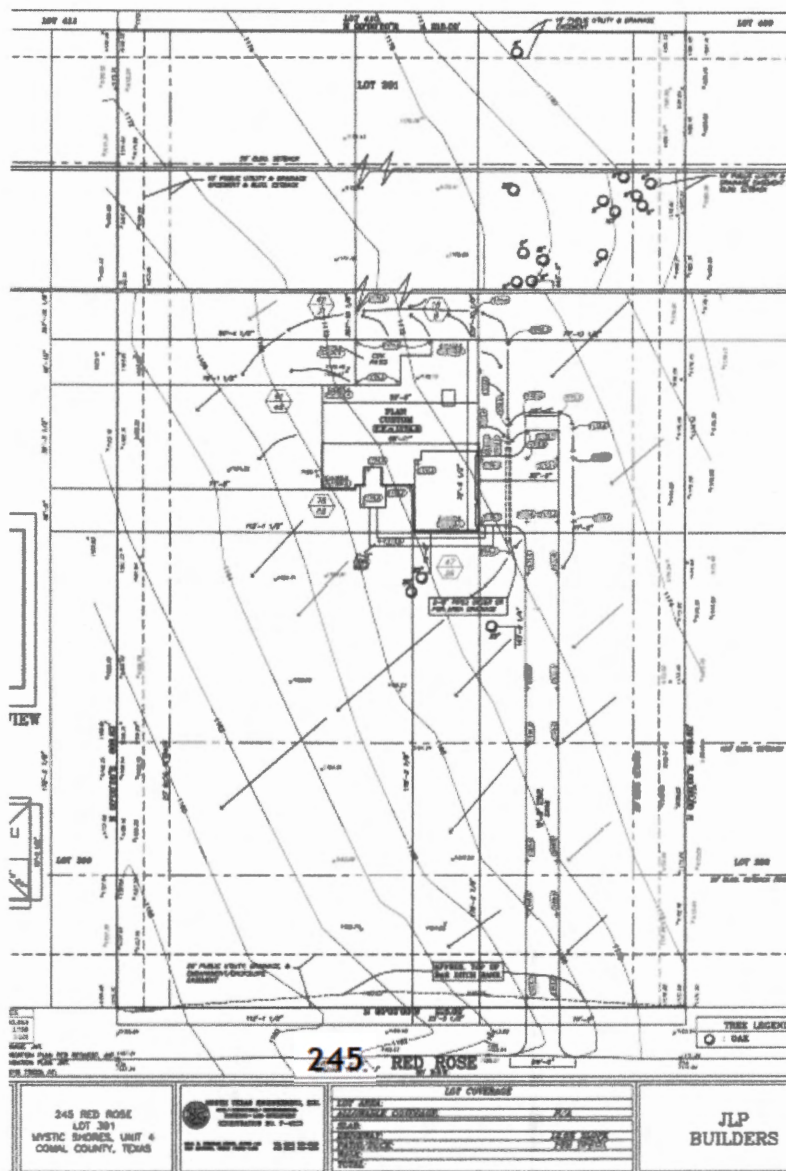


RS 994
 OS10807
 DR 30400
 L-391,U-4,MysticShores

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the actual installation.

Property plat:

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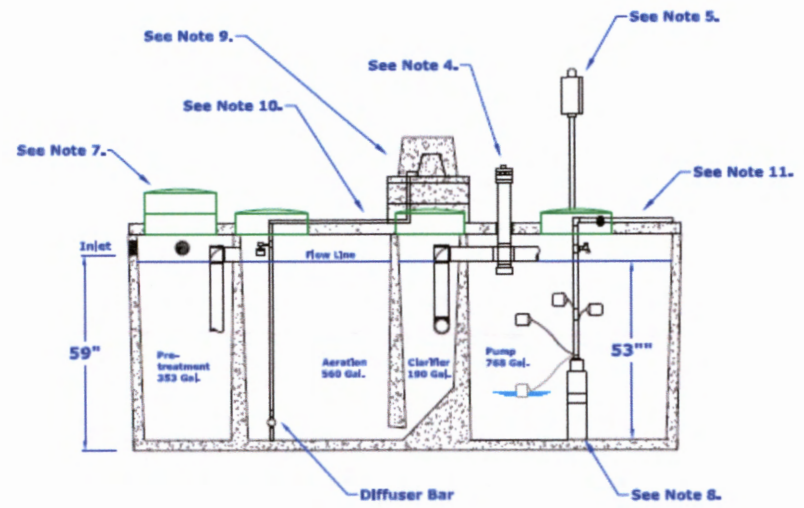


Handwritten signature

Maxx Air 600.

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Weight = 14,900 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 1.62 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.



DIMENSIONS:
 Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:
 Width: 76"
 Length: 176"

**Maxx Air M-600 (600 GPD)
 Aerobic Treatment Plant (Assembled)**

Dec, 2013
 By: A.S.
 Scale:
 * All dimensions subject to standard construction tolerances.
 Dwg. #: ADV-8530-3



Advantage Wastewater Solutions LLC
 444 A Old Hwy No 9
 Comfort, TX 78013
 830-998-3100
 Fax: 830-998-4881

Electrical Notes:

- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ELECTRICAL CODE
- ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS
- ELECTRICAL ITEMS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS UNLESS NOTED OTHERWISE:
 RECEPTACLE/SCAFOLD OUTLET 12"
 TELEPHONE OUTLETS 12"
 BATH-ROOM RECEPTACLES 48"
 WASH-DRYER RECEPTACLES 48"
 KITCHEN COUNTER RECEPTACLES 48"
 REFRIGERATION RECEPTACLES 48"
 LIGHT OR FAN SWITCHES 48"
 TELEPHONE OUTLETS ABOVE BAR TOP 54"
 MICROWAVE OVEN 36W" RECEPTACLE 18"
- INSTALL SWITCHES 4 OUTLETS VERTICALLY AT 48" HIGH BAR IN KITCHEN
- EXTERIOR RECEPTACLES SHALL BE GFCI AND WEATHER PROTECTED.
- PROVIDE GFCI ON OUTLETS AT BATH-ROOM LAVATORIES, KITCHEN SINKS AND GARAGES
- ONE SMOKE DETECTOR SHALL BE INSTALLED WITHIN ALL SLEEPING AREAS, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY, AND AT THE TOP 4 BOTTOM OF STAIRS. ALL SMOKE DETECTORS SHALL BE A MINIMUM OF 3'-0" AWAY FROM DUCT OPENINGS AND SHALL BE PERMANENTLY HARD WIRING IN SERIES WITH A BATTERY BACKUP
- CENTER OF EXTERIOR LIGHTS TO BE LOCATED AT 1'-3" AFF
- ALL BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE CIRCUIT

General Notes:

- CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY OTHER CODES OR ORDINANCES APPLY, AND CONFORMING TO THEM.
- PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, AND ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 60" ABOVE BATHING SURFACES.
- PROVIDE ONE FIXED LOUVER OR SCREENED BALL VENT IN GARAGE PER NUMBER-CAR GARAGE NO HIGHER THAN 18" AFF.
- PROVIDE SOLID CORE DOOR WITH SELF-CLOSURE FROM GARAGE INTO LIVING SPACE.
- PROVIDE ACCESS TO SHIRLPOOL MOTOR AT TUBS.
- BALUSTERS - MAX 5' O.C. (4" MAX OPENING BETWEEN)
- VENT ALL GAS OUT.
- LOCATE ATTIC HVAC UNITS 4 WATER HEATERS WITHIN 20 FEET OF A SERVICE OPENING.
- PROVIDE ATTIC VENTILATION AS REQUIRED.
- HAND RAILS SHALL BE PROVIDED ON ALL STAIRWAYS WITH A MINIMUM OF 2 RINGS. TREAD AND RISE DIMENSIONS SHALL COMPLY WITH THE CURRENT CODE OF STANDARDS.
- PROVIDE SOLID BLOCKING FOR ALL CABINETS AND SHELVING AS NEEDED.
- FRAME CORNER DOORS 4" FROM NEAREST WALL. DOORS LOCATED AT THE END OF HALLWAYS SHALL BE CENTERED ON SPACE.
- WALL MOUNTED LIGHT FIXTURES AT BATH-ROOM VANITIES SHALL BE CENTERED OVER BOWL(S). THIS PARTICULARLY APPLIED TO SINGLE-BOWL LOCATIONS.
- ALWAYS INSTALL WASHER TO LEFT OF DRYER - EVEN ON FLIP PLANS.
- PLACE ALL VENT PIPES ON REAR SIDE OF ROOF RIDGE, WHERE POSSIBLE.
- THESE PLANS 4 RELATED DETAILS ARE TO BE VERIFIED FOR SUBSTANTIAL CONFORMITY WITH LOCAL BUILDING CODES BY CONTRACTOR.
- THESE PLANS 4 RELATED DETAILS ARE INTENDED TO GIVE GENERAL GUIDANCE, CONTROL DIMENSIONS, MATERIAL SELECTIONS, ETC. CHANGES, DISCREPANCIES, OVERRIGHTS, ETC. MUST BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO FABRICATION OR INSTALLATION, AS THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS AND ALL INFORMATION CONTAINED HEREIN, SO AS TO MAKE THE WORK CORRECT. SPECIFIC ITEMS WHICH MAY NOT BE COMPLETELY CLEAR SHALL BE CLARIFIED WITH THE OWNER.
- ALL PLACEMENT AND SIZES OF STRUCTURAL COMPONENTS, AND CODE COMPLIANCE, ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR.



JLP BUILDERS

jpogue@buildwithjlp.com

www.buildwithjlp.com

Project Name:

La Plante

A.B.D. COPYRIGHT NOTE:

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN ARE COPYRIGHTED AND MAY NOT BE DUPLICATED IN PART OR IN WHOLE.

Abbreviations:

ADJ	ADJACENT	FF	FINISHED FLOOR	RC	RADIUS CORNERS
APP	ABOVE FINISHED FLOOR	FG	FINISHED GLASS	REF	REFRIGERATOR
ALUM	ALUMINUM	FLR	FLOOR	RO	SMOKE/CARBON MONOXIDE DETECTOR
APPROX	APPROXIMATELY	FP	FIREPLACE	SH	SINGLE HANG
ARCH HT	ARCHED HEIGHT	FR	FRENCH	SHLV	SHELVES
CLK	CLOCK	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SHWR	SHOWER
BM	BEAM			ST	STAIR
BOT	BOTTOM	GFCI/APP	GROUND FAULT CIRCUIT INTERRUPTER/ WATER PROOF	STLR	STAIR
CL	CENTER LINE			STPC'S	SPICIFICATIONS
CLS	Ceilings	GLS	GLASS	SPR	SPRINGS
C/O	CANED OPENING	HS	HOLE SIB	SR OPS	SHEET ROCK OPENING
COL	COLUMN	HDR	HEADER	STO	STORAGE
CONC	CONCRETE	HS	HORIZ SLIDER	STPD	STEPPED
CRPT	CARPET	JST	JOIST	TB	TOWEL BAR
DBL	DOUBLE	KS	KNEE SPACE	TEMP GLS	TEMPERED GLASS
DIA	DIAMETER	LAV	LAVATORY	TRNSM	TRANSOM
DN	DOWN	MAS	MASONRY	TH	TIMBLE HOLDER
DR	DOOR	MFG	MANUFACTURER	TYP	TYPICAL
DW	DISHWASHER	MN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
EA	EACH	M OPS	MASONRY OPENS	WD	WOOD
ELBC	ELECTRIC	MTL	METAL	WH	WATER HEATER
ELEV	ELEVATION	NTS	NOT TO SCALE	WLC	WALK IN CLOSET
EQ	EQUAL	OPNS	OPENING	WC	WATER CLOSET
EXT	EXTERIOR	OPTNL	OPTIONAL	WL	WATER LINE
EX-H	EXHAUST	OVN	OVEN	WRP	WATER RESISTANT FLOORING
FD	FURR DOWN	PB	PUSH BUTTON	PLT HT	PLATE HEIGHT
		PCT	POCKET	PDR	POUNDER ROOM

Square Footage Area Chart

Space Name	Sq. Ft.	Option 2	Option 3	Option 4	Option 5
CONDITIONED LIVING	2,308. SQ. FT.				
2 CAR GARAGE	140. SQ. FT.				
COVD PORCH	128. SQ. FT.				
COVD PATIO	357. SQ. FT.				
MASONRY LUG	32. SQ. FT.				
TOTAL FRAME	3,533. SQ. FT.				
TOTAL SLAB	3,565. SQ. FT.				

Sheet Index:

NO	COVER SHEET
A0	COVER SHEET
A1	FLOOR PLAN
A2	ELEVATIONS
A3	ELEVATIONS
A4	ROOF PLAN
A5	CABINET DETAILS
E1	ELECTRICAL PLAN

Plan Notes:

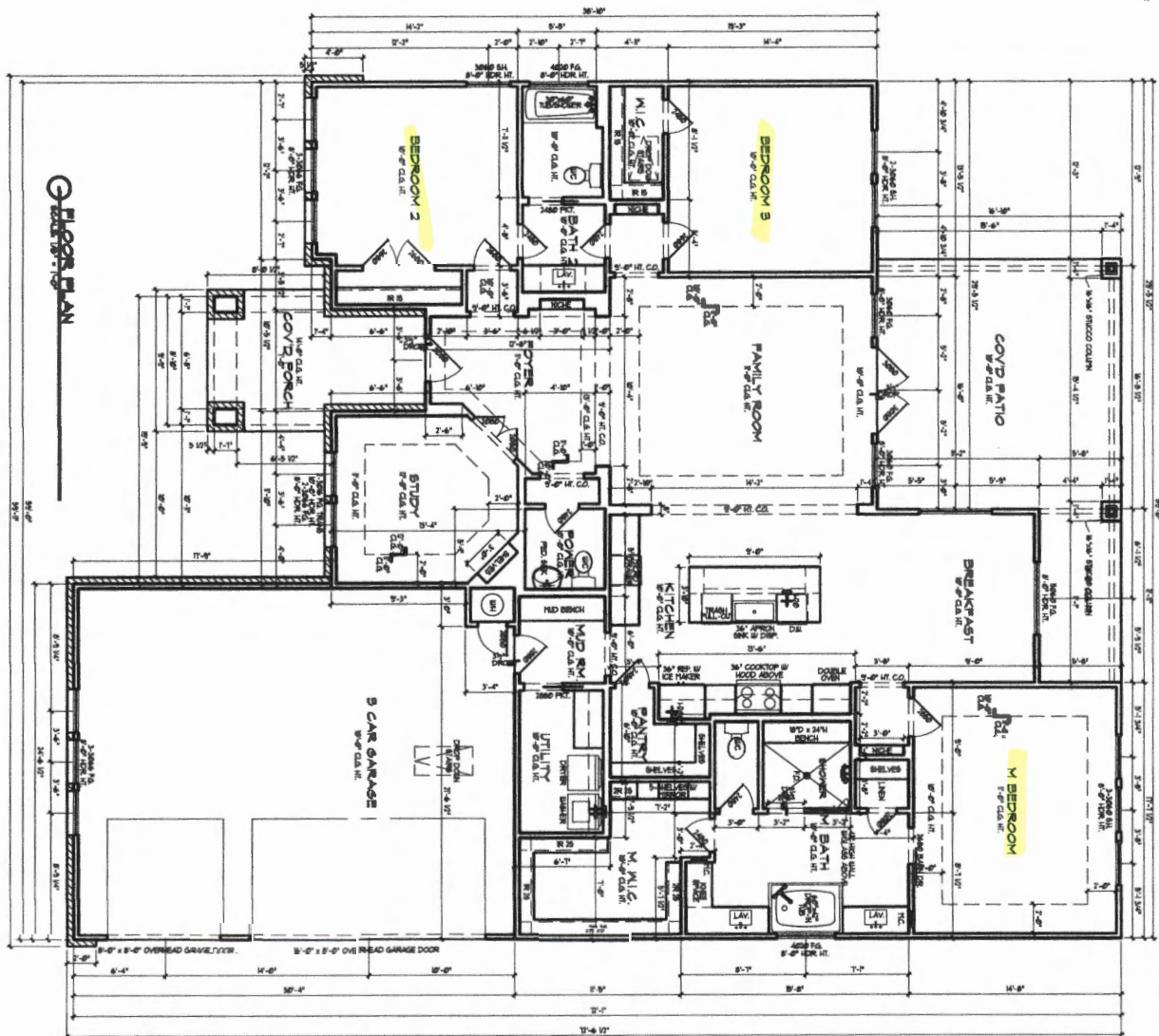
- BUILDER TO VERIFY:
- MASONRY LUG ON FLOOR PLAN WITH ELEVATIONS.
- DROPS IN SLAB WITH ENGINEERED FOUNDATION PLAN.
- HEADER HEIGHTS ON FLOOR PLAN WITH EXTERIOR ELEVATIONS.
- ALL FLOOR DRAINS ON SLAB WITH PLUMBING FIXTURES.

Issue Date / Revisions:

NO	DATE	REVISIONS
3-21-18		FINAL CONSTRUCTION DOCUMENTS

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APR 22 2019



ALSO, COPYRIGHT NOTE:
 THIS DOCUMENT IS THE PROPERTY OF J.P. POQUE CONSULTING ENGINEERS AND ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.P. POQUE CONSULTING ENGINEERS AND ARCHITECTS.

General Notes:

1. REFER TO ALL NOTES ON ALL SHEETS OF THIS SET.
2. REFER TO ALL NOTES ON ALL SHEETS OF THIS SET.
3. REFER TO ALL NOTES ON ALL SHEETS OF THIS SET.
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9. REFER TO ALL NOTES ON ALL SHEETS OF THIS SET.
10. REFER TO ALL NOTES ON ALL SHEETS OF THIS SET.

JOB # 1871
 SHEET: A1

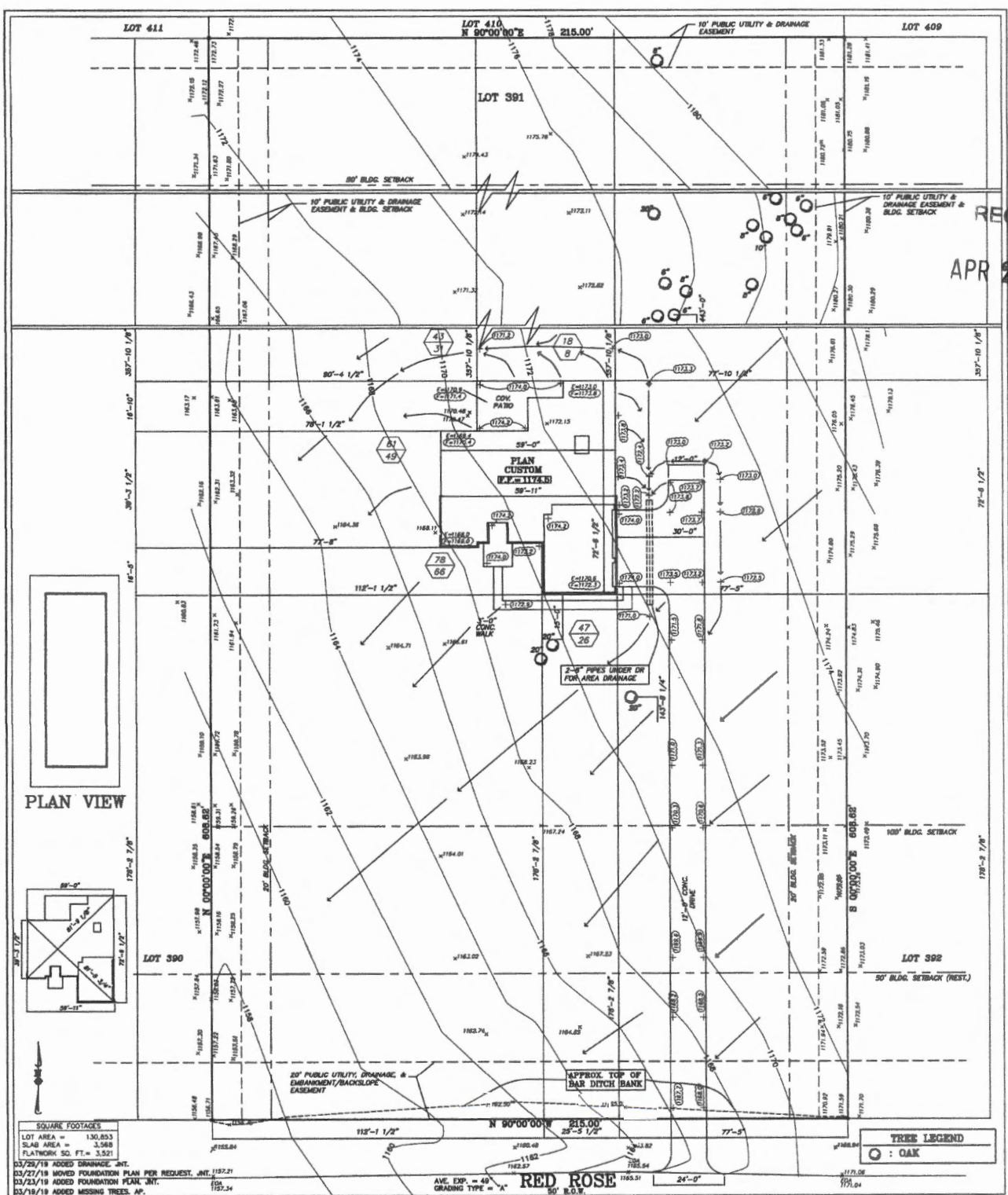
La Plante

jpogue@buildwithjlp.com
 www.buildwithjlp.com



Advert Building Design
 210-550-3570
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 210-550-3590

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APR 22 2019



SQUARE FOOTAGES
 LOT AREA = 130,853
 SLAB AREA = 3,548
 FLATWORK SQ. FT. = 3,521

03/29/19 ADDED DRAINAGE INT.
 03/27/19 MOVED FOUNDATION PLAN PER REQUEST. INT. 1157.21
 03/23/19 ADDED FOUNDATION FOR INT.
 03/19/19 ADDED MISSING TREES. AP. 1157.34

AVE. EXP. = 48
 GRADING TYPE = "A"
RED ROSE
 50' B.O.B.

TREE LEGEND
 ○ : OAK

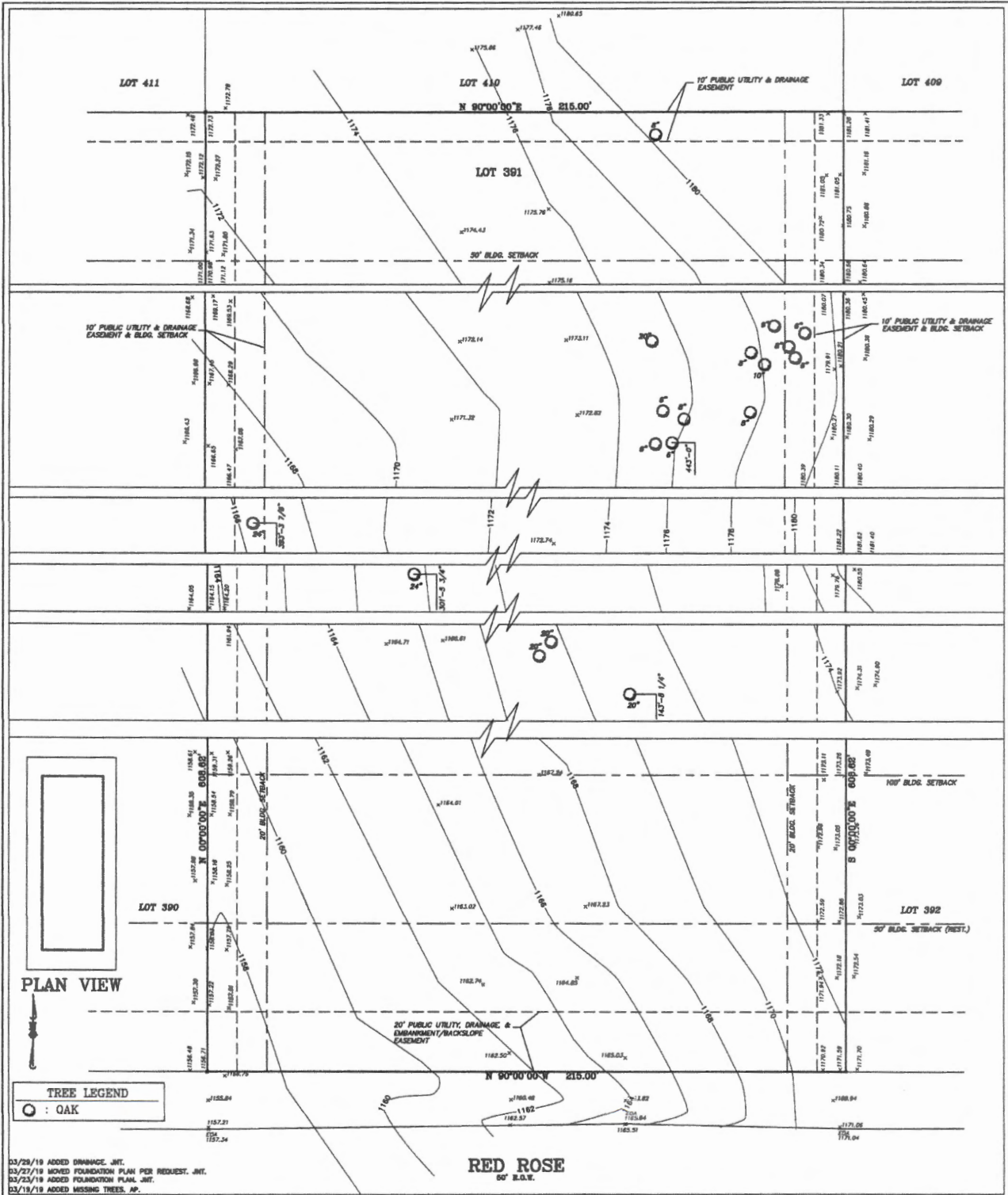
PLOT PLAN
 DRAWN BY: JNT
 SCALE: 1"=50'
 DATE: 3-19-2019
 JOB # 20190549
 SHEET 1 OF 2

245 RED ROSE
 LOT 391
 MYSTIC SHORES, UNIT 4
 COMAL COUNTY, TEXAS

SOVIN TEXAS ENGINEERING, INC.
 CIVIL & MECHANICAL ENGINEERING
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. P-4585

LOT COVERAGE	
LOT AREA:	
ALLOWABLE COVERAGE:	N/A
SLAB:	
DRIVEWAY:	12.5% SLOPE
PATIO/DECK:	PER SPECS.
WALK:	
TOTAL:	

JLP BUILDERS



PLAN VIEW

TREE LEGEND
 ○ : OAK

03/29/19 ADDED DRAINAGE JNT.
 03/27/19 SIGNED FOUNDATION PLAN PER REQUEST. JNT.
 03/23/19 ADDED FOUNDATION PLAN. JNT.
 03/19/19 ADDED MISSING TREES. AP.

SOUTH TEXAS ENGINEERING, INC.
 955 - 100TH AVENUE • WOODBRIDGE
 HOUSTON • TEXAS 77055
 REGISTRATION NO. 7-4335

DAVE S. PETERSON, P.E., STATE LICENSE NO. 10010
 2002 APRIL 15, 2019 - 2025 APRIL 15, 2025

LOT COVERAGE

LOT AREA:	
ALLOWABLE COVERAGE:	N/A
SLAB:	
DRIVEWAY:	% SLOPE
PATIO/DECK:	PER SPECS.
WALK:	
TOTAL:	

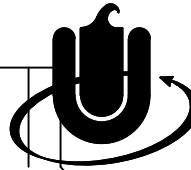
JLP BUILDERS

245 RED ROSE
LOT 391
MYSTIC SHORES, UNIT 4
COMAL COUNTY, TEXAS

REVISED

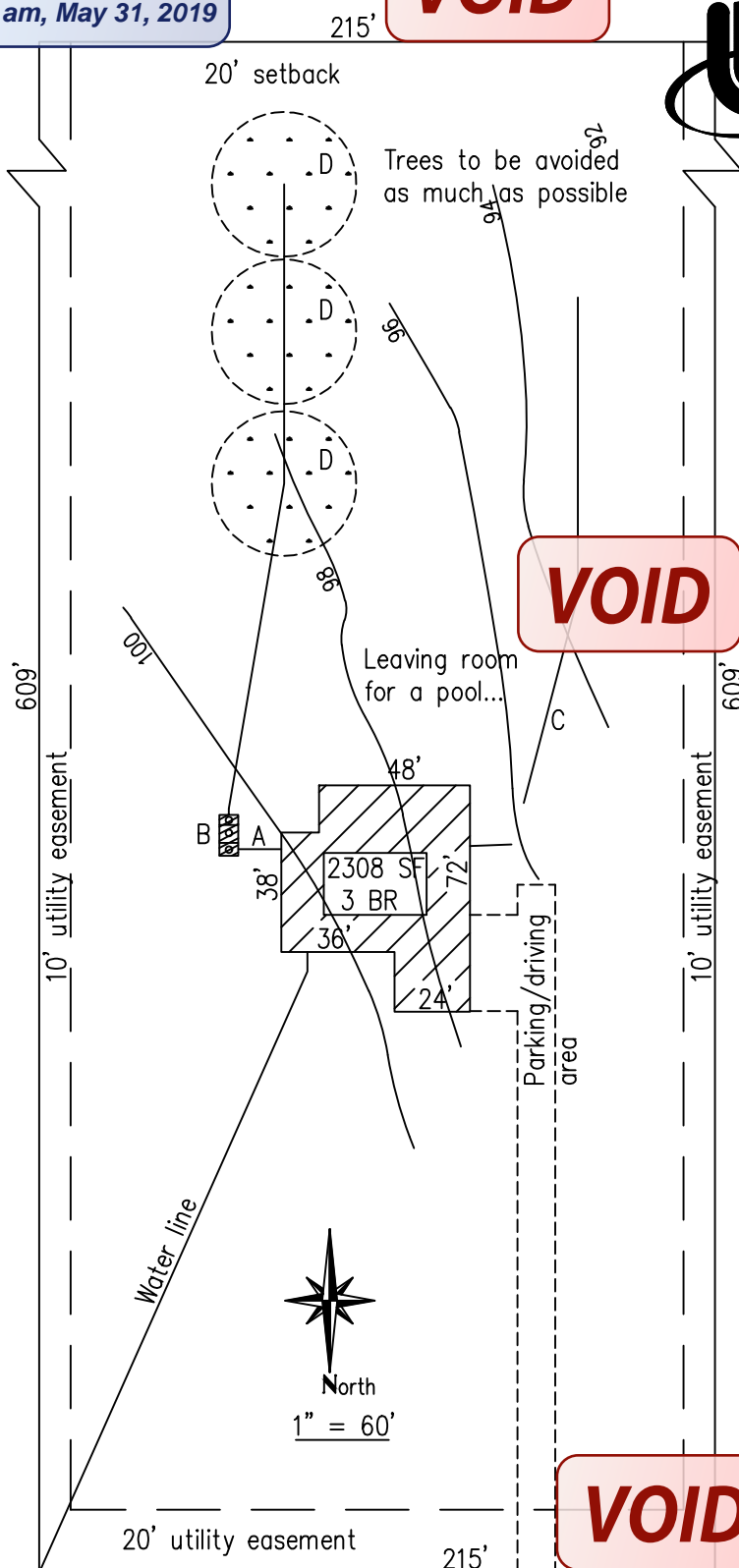
10:33 am, May 31, 2019

VOID



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.



LA PLANTE PROPERTY
3 APR 2019

(Revision of 31 May 2019)

- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 600 gpd ATU, chlorinator and pump tank
- C = ± 140' of 1" pvc supply line
- D = 23' radius full circle spray

Sprayfield:

Three 23' radius full circle sprays =
3 x 1661 SF = 4983 SF

Frank Aguirre



RS 994
OS10807
DR 30400

L-391,U-4,MysticShores

245 RED ROSE DR.

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the actual installation.

VOID



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

RECEIVED

APR 22 2019

COUNTY ENGINEER

LA PLANTE PROPERTY
3 APR 2019
(Revision of 15 Apr 2019)

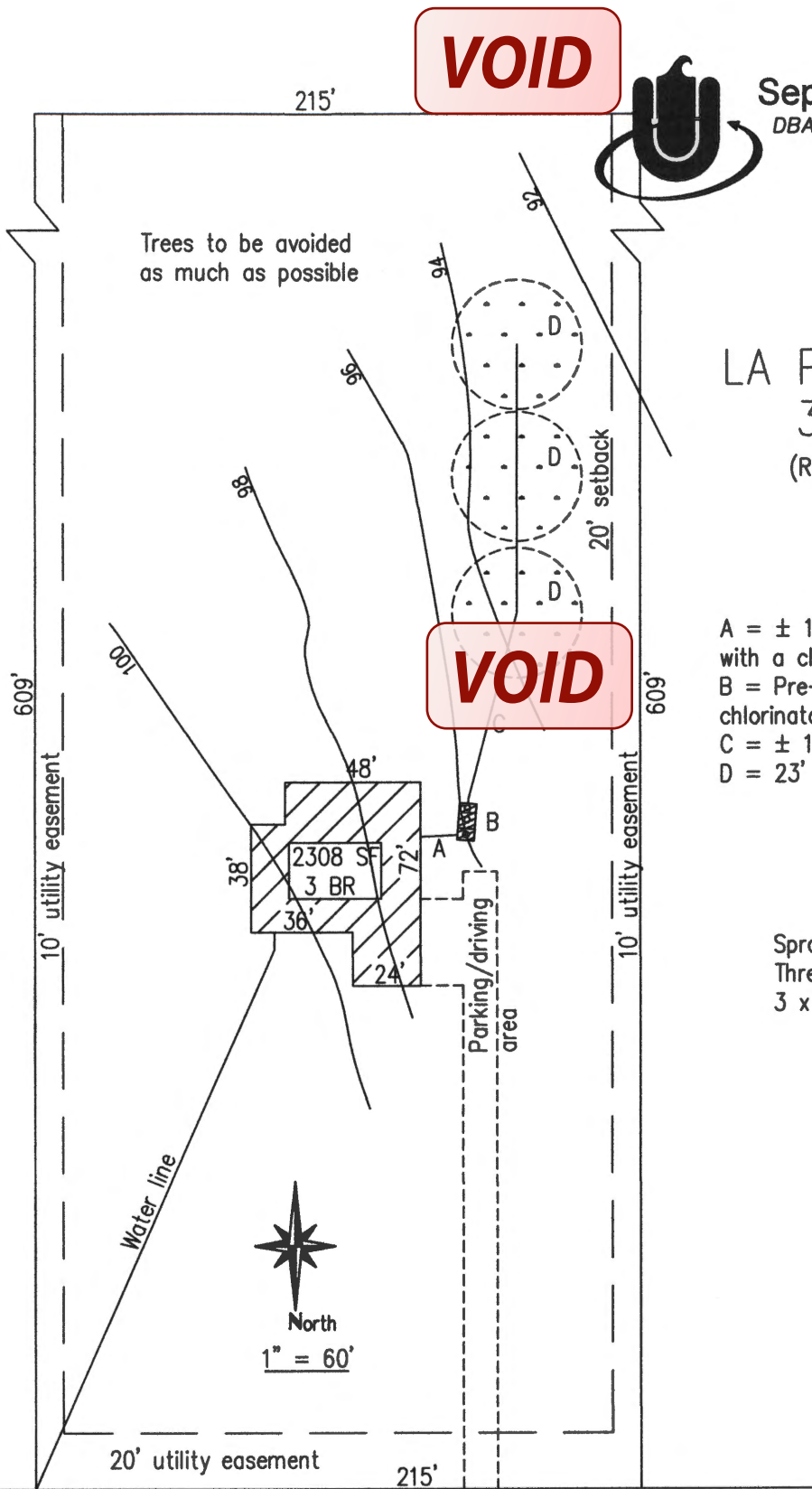
- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
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Frank Aguirre



RS 994
OS10807
DR 30400
L-391,U-4,MysticShores



245 RED ROSE DR.

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All elevations and locations shown are approximate and are adjustable during the actual installation.

VOID

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Wednesday, April 24, 2019 9:14 AM
To: 'Frank Aguirre'
Cc: 'paul@paulswoyerseptics.com'
Subject: 109022 deficiency comment

RE: Mystic Shores, Unit 4, Lot 391

Frank,

We received planning materials for the referenced permit application on April 22, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

-  Submit certification that this OSSF complies with provisions of the existing CZP.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)*



RECEIVED

APR 22 2019

COUNTY ENGINEER

16159 Old Stable Rd.
Frank Aguirre, R.S.

San Antonio, Texas 78247-4490
210.275.7866

frankseptic45@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE, FIELD WORK: 2 Apr 2019

THE PLAYERS:

Property owner: Tammy Jo La Plante and Jeffery R. La Plante, c/o Jimmy Pogue, JLP Builders, Inc., P.O. Box 312053, New Braunfels, Texas 78131, (210)422-7024, JPogue@BuildwithJLP.com

Site Evaluator: Frank Aguirre, SE, #10807

Designer: Frank Aguirre, R.S., Lic. 994

Installer: Paul Swoyer, 830-935-4936

Septic system design review & inspections: Comal County: Brenda or Sandra, 830.608.2090

THE PROPERTY:

Street numerical address: 245 Red Rose

Legal description: Lot 391, Unit 4, Mystic Shores

VOID

THE PROPOSED PROJECT:

A single family residence, 3 BR, 2308 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 240 gpd, sized, by regulations, to a 3 BR home.

Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.

Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

A. This certifies that proper soil analysis procedures were followed.

B. Soils at this site are Class IV and are not suitable with respect to texture.

C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

VOID

FILED BY ATC
SPRING BRANCH

GF # 4000131900078-VJB

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective on: February 14, 2019

APR 22 2019

Grantor: **Daniel Krzywicki**

Grantor's Mailing Address: 16711 Red Falls Circle, Houston, TX 77095

COUNTY ENGINEER

Grantee: **Tammy Jo LaPlante and Jeffrey R. LaPlante**

Grantee's Mailing Address: 9707 Red Rugosa, Houston, Harris County, Texas 77095

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 391, Mystic Shores, Unit Four**, according to map or plat recorded in Volume 13, Pages 393-397, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

(830) 850-0080
 Fax: (830) 935-4932

Permit #: 109022

To: **Jeff LaPlante**
245 Red Rose Street
Spring Branch, TX 78070

Tech: Not Assigned
 Brand/Mfg: MAXX AIR -
 System S/N:
 Aerator and S/N:

Site 245 Red Rose Street, Spring Branch
 Agency: Comal County
 County
 Subdivision: Mystic Shores

Installed:
 Phone: (281) 723-2204
 Cell
 Work

Contract: 8/22/2019 - 8/22/2022
 Inspections per year: 3
 Service Due: 12/22/2019
 Alt Phone:
 Warranty Ending

Inspection Type: _____ Inspection # _____ of _____ for the contract year

Item	Operational	Inoperative	N/A			
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	15	✓
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	3	✓
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	0	✓
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Photocell Test:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Autodialer:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Water Meter Reading: _____	CFM: _____	PSI: _____				

Test Results and observations: (As Required)
 Fecal Coliform: _____
 Chlorine Residual: _____
 Test Method: CRAB
 BOD: _____
 TSS: _____
 Commercial Lab: _____
 Date Submitted: _____

Repairs made: Y / N

Repairs and Comments: scum 3 ✓

Inspector: _____ Date: _____

Area: / 0
 GPS 29.9431 -98.3260 ID = 1357

Printed 12/9/2019

245 Red Rose Street, Spring Branch

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed: 9/1/2020
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022**

Agency: Comal County
County:

Sub: Mystic Shores

Customer ID: 1357

Contract Dates: 8/22/2019 - 8/22/2022

Scheduled Date: 8/22/2020

Inspection 3 of 9

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.9431 Longitude: -98.3260

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/31/2020

Entered By: _

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 7

Irrigation Pumps: Operational

For Tank 2: 9

Disinfection Device: Operational

For Tank 3: 1

Chlorine Supply: Operational

Chlorine Residual: .04

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum on pretreatment: 1" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 5649

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

Technician: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed: 12/21/2020
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022**

Customer ID: 1357

Agency: Comal County

Contract Dates: 8/22/2019 - 8/22/2022

County:

Sub: Mystic Shores

Scheduled Date: 12/22/2020

Inspection 4 of 9

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.9431 Longitude: -98.3260

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/18/2020

Entered By: _

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 13

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.3mg/L

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum on pretreatment: 1 1/2" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Owner signature: _____

Insp ID #: 7176

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

Technician: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed: 4/15/2021
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores

Customer ID: 1357

Contract Dates: 8/22/2019 - 8/22/2022

Scheduled Date 4/22/2021

Inspection 5 of 9

GPS Coordinates - Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 4/14/2021

Entered By: _

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.63

Sludge Levels

For Tank 1: 6

For Tank 3: 5

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment: 2" M.W - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #: 9047

**Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service**

**Technician: Christopher Ryan Seidensticker
PS Septic Supply & Service**

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed: 8/27/2021
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022** Customer ID: 1357
Agency: Comal County Contract Dates: 8/22/2019 - 8/22/2022
County: Sub: Mystic Shores Scheduled Date 8/22/2021 Inspection 6 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/26/2021

Entered By: Danielle Jordan

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .001

Sludge Levels
For Tank 1: 6

For Tank 3: 4

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

Comments

Service Completed

Scum on pretreatment 6" R.P. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 11490

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

Technician: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed: 12/3/2021
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022** Customer ID: 1357
Agency: Comal County Contract Dates: 8/22/2019 - 8/22/2022
County: Sub: Mystic Shores Scheduled Date: 12/22/2021 Inspection 7 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/2/2021

Entered By: Danielle Jordan

Method: Grab

Technician: Robert Podvin

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .011

Sludge Levels
For Tank 1: 18
For Tank 2: 4
For Tank 3: 3

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

Comments

Service Completed

Scum - 5" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:13367

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Printed:9/2/2022
Site: 245 Red Rose Street
Spring Branch, TX 78070
(281) 723-2204

Permit #: **109022** Customer ID: 1357
Agency: Comal County Contract Dates: 8/22/2019 - 8/22/2022
County: Sub: Mystic Shores Scheduled Date: 8/22/2022 Inspection 9 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 9/2/2022

Entered By: _

Method: Grab

Copy emailed to Customer
Customer Emailed: 9/2/2022

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Chlorine Residual: N/A

Comments

Service Completed

- Inspection not completed. Called-no answer-new gate on property - Copy emailed to the customer on 9/2/2022.

Insp ID #:20540

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 12/6/2022 Insp ID #: 23400

Permit #: **109022**

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Main Phone: (281) 723-2204
Work:
Cell Phone:
Alt Cell:

Customer ID: 1357

Contract Dates: 8/22/2022 - 8/22/2024

Scheduled Date: 12/22/2022

Inspection 1 of 6

Agency: Comal County
County:

Sub: Mystic Shores

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Chris Zigalo

Visit Date: 12/5/2022

Copy emailed to Customer

Customer Emailed: 12/6/2022

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Chlorine Residual: n/a

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Comments

Service Completed

- Inspection not completed. Please call office to reschedule gate on property called left message no call back - Technician Secured the Tank Lid or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 12/6/2022.

Site: 245 Red Rose Street, Spring Branch, TX 78070

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 12/9/2022 Insp ID #: 23666

Permit #: **109022**

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Main Phone: (830) 357-1496
Work:
Cell Phone:
Alt Cell:

Customer ID: 1357

Contract Dates: 8/22/2022 - 8/22/2024

Scheduled Date: 4/22/2023

Installed: 8/22/2019

Warranty End: 8/22/2022

Agency: Comal County
County:

Sub: Mystic Shores

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.943597 Longitude: -98.326032

Service Type: Extra Inspection

Visit Date: 12/9/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Entered By: Nicole Loria

Copy emailed to Customer

Customer Emailed: 12/9/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .49

Sludge Levels

For Tank 1: 6

For Tank 2: N/A

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 2-replaced alarm buzzer - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 12/9/2022.

Site: 245 Red Rose Street, Spring Branch, TX 78070

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

Luna Environmental

4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:10/6/2023

Permit: 109022

Site: 245 Red Rose Street, Spring Branch, TX 78070

Main Phone: 8303571496

Jeff LaPlante

245 Red Rose Street
Spring Branch, TX 78070

Agency: Comal County Environmental Health

County: Comal County

Subdivision: Mystic Shores

System Info: MFG: Brand: MAXX AIR Customer ID: 2756
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 34009
Installed: 8/22/2019 Warranty Expiration: 8/22/2022
Visit Details <----->
Visit Date: 10/5/2023 Entered By: Nicole Loria GPS Lat: 29.943597 GPS Long: -98.326032
Scheduled Date: 8/22/2023 Contract Starts: 8/22/2022 Customer Emailed: 10/6/2023
Entered On: 10/6/2023 Contract Ends: 8/22/2024

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 3 of 6

Method: <u>Grab</u>	License #	Expires	
Technician: <u>Andrew Bryan</u>	<u>MT0002561</u>	<u>8/31/2026</u>	
Provider: <u>Luna Environmental, LLC</u>			<input checked="" type="checkbox"/> Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>6</u>
Filters: <u>Operational</u>	Sludge Level Tank 2: <u>N/A</u>
Irrigation Pumps: <u>Operational</u>	
Disinfection Device: <u>Operational</u>	
Chlorine Supply: <u>Operational</u>	
Chlorine Residual: <u>.1</u>	

Electric Circuits: <u>Operational</u>	Tank Lid / Riser: <u>Secured</u>
Distribution System: <u>Operational</u>	Insp. Port / Plug: <u>Secured</u>
Drip/Sprayfield Veg: <u>Operational</u>	
Alarm: <u>Operational</u>	PSI Pressure: <u>2.3</u>

Comments

- Scum on pretreatment 6 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 10/6/2023.

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenviromental.com

Printed:5/26/2023

Permit: 109022

Site: 245 Red Rose Street, Spring Branch, TX 78070

Main Phone: 8303571496

Jeff LaPlante

245 Red Rose Street

Spring Branch, TX 78070

Agency: Comal County Environmental Health

County: Comal County

Subdivision: Mystic Shores

System Info: MFG: Brand: MAXX AIR Customer ID: 2756
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 28646
Installed: 8/22/2019 Warranty Expiration: 8/22/2022
Visit Details <----->
Visit Date: 5/25/2023 Entered By: Nicole Loria GPS Lat: 29.943597 GPS Long: -98.326032
Scheduled Date: 8/22/2023 Contract Starts: 8/22/2022 Customer Emailed: 5/26/2023
Entered On: 5/26/2023 Contract Ends: 8/22/2024
Visit Results

Service Type: Extra Inspection

Method: Grab

License #

Expires

Technician: Ryan Seidensticker

Provider: Luna Environmental, LLC

Service Completed

Aerators: Operational Sludge Level Tank 1: 14
Filters: Operational Sludge Level Tank 2: N/A
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .01

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- Scum on pretreatment 6 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 5/26/2023.

Luna Environmental
4222 FM 482
New Braunfels, TX 78132

Phone: (830) 850-0080

Printed:5/3/2023

Insp ID #:28009

Permit #: **109022**

To: Jeff LaPlante
245 Red Rose Street
Spring Branch, TX 78070

Main Phone: (830) 357-1496

Work:

Cell Phone:

Alt Cell:

Customer ID: 1357

Contract Dates: 8/22/2022 - 8/22/2024

Scheduled Date: 4/22/2023

Inspection 2 of 6

Installed: 8/22/2019

Warranty End: 8/22/2022

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Mystic Shores

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.943597 Longitude: -98.326032

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Julie Feibelman

Visit Date: 5/2/2023

Method: Grab

Technician: Logan

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: NA

Sludge Levels

For Tank 1: NA

For Tank 2: NA

For Tank 3: NA

For Tank 4: NA

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

Unable to inspection due to gate - call customer and did not get an answer. Please call the office to reschedule inspection. - Inspection Port Plug was noted as N/A prior to leaving.

Site: 245 Red Rose Street, Spring Branch, TX 78070

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires: