COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **01/06/2020** Permit Number: **109689**

Location Description: 2313 LOMBARDY
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 16
Lot: 1615
Block:
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: Peter & Leah Reynolds

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

Michael Tayya OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez Asst
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Jeff Jay OSSF Installer #: 060020500

1st Inspection Date: 11/19/19 2nd Inspection Date: // 3rd Inspection Date: 1/6/20

Inspector Name: ~~Mike T. Conner~~ Inspector Name: _____ Inspector Name: Mike T.

Permit#: 109689 Address: Vintage Oaks / 2313 Lombardy

		Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Rock and Soil Conditions Overlaying with Suitable Planting 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)		✓	✓	1/6/20
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 Cover.

MT- 12/12/19
operational
Ready For Cover.

MT- 1/6/20
covered & sod

Comal County Environmental Health
OSSF Inspection Sheet

	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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)		✓	12/13/19	1/6/20
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	✓			✓	12/12/19	1/6/20
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Jeanwater B-1000 1000 pump tank 1000 GPD	✓	/	/
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

	Question	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	[illegible] 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)				
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

	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) 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 EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	**AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.**	✓	285.32(c)(1)			12/12/19	1/6/20
34	**AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided** **AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank** **AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions**	✓					
35	**AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.**	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

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	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	[illegible] Distribution [illegible] 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)			12/12/19	1/6/20
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 Environmental Health
OSSF Inspection Sheet

Installer Name: Jeff Jay OSSF Installer #: 06 0020500

1st Inspection Date: 11/19/19 2nd Inspection Date: 12/12/19 3rd Inspection Date:

Inspector Name: ~~Mike~~ T. Conner Inspector Name: Inspector Name:

Permit#: 109689 Address: Vintage Oaks / 2313 Lombardy

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 Cover.

MT- 12/12/19
operational
Ready for Cover

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OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		✓	12/12/19	
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	✓			✓	12/12/19	
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Nuwater B-1000 1000 Pump tank 1000 GPD	✓	/	
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)				
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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)				
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)				

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33	**AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.**	✓	285.32(c)(1)			12/12/19	
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35	**AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.**	✓					
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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)			12/12/19	
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42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
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1st Inspection Date: 11/19/19 2nd Inspection Date: // 3rd Inspection Date:

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Permit#: 109689 Address: Vintage Oaks / 2313 Lombardy

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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)				
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tank set, level, no leaks cover.

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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		✓		
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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	✓		Nuwater B-1000 1000 pump tank 1000 GPD	✓		
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)				
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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)				
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OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	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

ENGINEER'S OFFICE

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

Permit Number: 109689

Issued This Date: 11/15/2019

This permit is hereby given to: Peter & Leah Reynolds

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

2313 LOMBARDY
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 16
Lot: 1615
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

REVISED
10:44 am, Nov 15, 2019

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date **7/9/19** Permit # 109689

Owner Name	**Peter & Leah Reynolds**	Agent Name	
Mailing Address	**2313 Lombardy**	Agent Address	
City, State, Zip	**New Braunfels, TX, 78132**	City, State, Zip	
Phone #	**(713) 516-4713**	Phone #	
Email	**po.reynolds@outlook.com**	Email	

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

Subdivision Name **Vintage Oaks at the Vineyard** Unit **16** Lot **1615** Block

Acreage/Legal **2.42**

Street Name/Address **2313 Lombardy** City **New Braunfels** Zip **78132**

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) **Custom Home**

Number of Bedrooms **5**

Indicate Sq Ft of Living Area **5,824**

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SEP 10 2019
COUNTY ENGINEER

[ ] 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: $**1,295,132.43** (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] 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.

Signature of Owner

7-9-19
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

REVISED
8:39 am, Nov 15, 2019

* * * 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 Hoyt Seidenfels

System Description Aerobic with Drip Irrigation

Size of Septic System Required Based on Planning Materials & Soil Evaluation HS 11-14-19

Tank Size(s) (Gallons) 1000 gallon pump tank 1000 GPD Unit Absorption/Application Area (Sq Ft) 5040

Gallons Per Day (As Per TCEQ Table III) 480

(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.))

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SEP 10 2019
COUNTY ENGINEER

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: _____

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.

Hoyt Seidenfels 8-21-19

Signature of Designer Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

201906032208 09/10/2019 01:59:58 PM 1/1

1/c

Affidavit to the Public

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 (OSSFs), 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 (commission) 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

Lot 1615, Unit 16, Vintage Oaks Subdivision, Comal County TX.

The property is owned by **Peter & Leah Reynolds**

This OSSF must be covered by a continuous service policy 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 may be obtained from (**JAJ Construction Services, LLC**).

IN WITNESS WHEREOF (s)he has hereto set his/her hand.

Signature [signature]

Print Name Peter Reynolds

I hereby certify that Peter Reynolds, known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 9 DAY OF July, 2019.

Nathan Murphey
Notary Public, State of Texas
My Commission Expires: 11-07-2020

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/10/2019 01:59:58 PM
JESSICA 1 Page(s)
201906032208

Bobbie Koepp

Regulatory Authority Comal

Permit / License Number _____

SEP 10 2019

COUNTY ENGINEER

JAJ Construction Services, LLC
Aerobic Services Division
Jeff Jay – MP0001423
4 Sansom Dr
Boerne, TX 78006
Phone (830) 336-3821
jajco@gvtc.com

Customer Peter Reynolds
Site Address 2313 Lombardy
City, State, Zip New Braunfels, TX. 78132
Mailing Address _____
County Comal Map # _____
Email Address P0.Reynolds@outlook.com
Phone # 713-516-4713

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

The effective date, if this is an initial maintenance contract, shall be the date the license to operate is issued.

I. General: This Work for Hire Agreement (herein after referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Customer") and JAJ Construction Services, LLC. By this Agreement JAJ Construction Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of _____ gallons per day.

II. **Effective Dates:** This Agreement commences on _____ and ends on _____ for a total of _____two (2) years (initial Agreement) or _____one (1) year (there after). If this is an initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This Agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. **Renewal:** This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first Agreement period. See Section IV.

IV. **Termination of Agreement:** This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform to accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of $75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to Customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

V. **Services:** Contractor will

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of six (6) visits to site per year.
b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
c. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are $100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than $100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
f. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
g. Water meter will be read at each inspection.
h. A total chlorine residual test will be conducted in the effluent tank

VI. **Disinfection:** _____ Not Required XXX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer _____ (Initial).

VII. **Electric Monitoring:** Electronic Monitoring is not included in this Agreement.

VIII. **Performance of Agreement:** Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an Initial Agreement (new installation).
   i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
   ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
b. If this is not an Initial Agreement (existing system).
   i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
   ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

IX. **Customer's Responsibilities:** The Customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles including, but not limited to, dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
b. Protect equipment from physical damage including, but not limited to, that damage caused by insects.
c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation on the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V sub-section 'd' above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of $35.00 per hour plus the associated fees for laboratory testing.
g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
j. Maintain site drainage to prevent adverse effects on the OSSF.
k. Pay promptly and fully all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of $35.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed, and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.

XI. **Limit of Liability:** Contractor shall not be held liable for any incidental consequential, or special damages, or for economic loss due to expense, or for loss of profit or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable to an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. **Severability:** If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. **Fee for Services:** The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections or Customer requested visits to the site.

XIV. **Payment:** Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a $29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a $30.00 return check fee.

XV. **Application or Transfer of Payment:** The fees paid for this Agreement may transfer to the subsequent property owner(s); however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the State requirement that they sign a replacement Agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's office within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. **Entire Agreement:** This Agreement contains the entire Agreement of the parties and there are no other conditions in any other Agreement, oral or written.

The effective date of this initial maintenance contract shall be the date the license to operate is issued.

Jeff Jay / JAJ Construction Services, LLC
MP0001423

Customer Signature

7-9-19
Date

1 copy: JAJ Construction Services, LLC

1 copy: Customer

1 copy: Regulatory Authority

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

Date: 8/20/2019

Applicant Information:

Name: Peter and Leah Reynolds
Address: 2313 Lombardy
City: New Braunfels State: Texas Zip 78132
713-516-4713

Site Evaluator Information:

Name: Hoyt Seidensticker
LIC # OS0008771 Expires 8/31/2020
Company: Land Stewardship Services, LLC
Address: 27115 Bent Trail
City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603 Fax:

Property Location:

Lot: 1615 Section: Sub.: Vintage Oaks, unit 16
Street/Road Address: 2313 Lombardy
City: New Braunfels State: Texas Zip: 78132
Unincorporated Area? Y or N y
Additional information

Installer information:

Name: Jeff Jay OS0020500
LIC # OS0020500 Expires 8/31/2020
Company: J.A.J. Construction Services, LLC
Address: 4 Sansom Road
City: Boerne State: Texas Zip: 78006
Phone: (830) 336-3821 Fax:

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
Location of soil borings or dug pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING Lot Size: acres

SEE ATTACHED

RECEIVED
SEP 10 2019
COUNTY ENGINEER

Signature of Site Evaluator Site Evaluator License No: OS0008771

ON-SITE SEWERAGE FACILITY
Soil Evaluation Report Information

Date Soil Survey Performed: 8/1/2019

Site Location: 2313 Lombardy

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SEP 10 2019
COUNTY ENGINEER

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 6 inches County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number 1

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Brown
1	III	Clay loam	<30%			Cream
2 24 in		rock			yes, rock	
3						
4						
5						

Soil Boring Number 2

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Brown
1	III	Clay loam	<30%			Cream
2 24 in		rock			yes, rock	
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone	Yes ____	No x
Presence of adjacent ponds, streams, water improvements	Yes ____	No x
Existing or proposed water well in nearby area	Yes ____	No x
Organized sewage service available to lot or tract	Yes ____	No x
Recharge feature within 150 feet	Yes ____	No x

By my signature, I herby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability. I understand that any misrepresentation of the information contained in this report my be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Drip irrigation disposal system with aerobic unit treatment According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

8-21-19
Date

12/11/2019
7:07 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Peter and Leah Reynolds

REVISED
8:41 am, Dec 12, 2019

Property Information:

St. Address: 2313 Lombardy
City: New Braunfels State: Texas
Zip code: 78132

House Information

No. of Bedrooms: 5
Sq. footage (Approx.): 5824
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

Water Saving Devises in Home (y/n): yes
Gallons/day (Q): 480
Greywater included (yes/no): yes

Supply Line from House

Length of supply line (approx. ft.): 54
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.1
Minimum Adsorptive Area (sq. ft.): 4800
Absorptive area installed (sq.ft.) 5040

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 46
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 840 gpd
Pretreatment Tank (gallons): 639
Class 1 Aerobic Unit:: NuWater B - 1000
Pump tank total capacity (gal): 1000
Chlorination: n/a
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

Required linear foot of tubing: 2400
Linear feet of tubing installed: 2520

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

12/11/2019

Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 fee will be assessed

but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

12/11/2019
7:07 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Peter and Leah Reynolds

REVISED
8:41 am, Dec 12, 2019

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.
The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent backflow.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.
All changes or modifications made to design must be approved by the below signed designer.

12/11/2019

Hoyt Seidensticker, R.S. No. 3588 Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

12/11/2019
7:07 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Peter and Leah Reynolds

REVISED
8:41 am, Dec 12, 2019

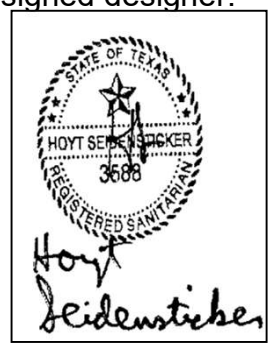
If the drip tubing is trenched in, a minimum of 6 inches, then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cove the drip tubing. If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 25 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover that is considered a high water user prior to system operation. operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



12/11/2019

Hoyt Seidensticker, R.S. No. 3588 Date

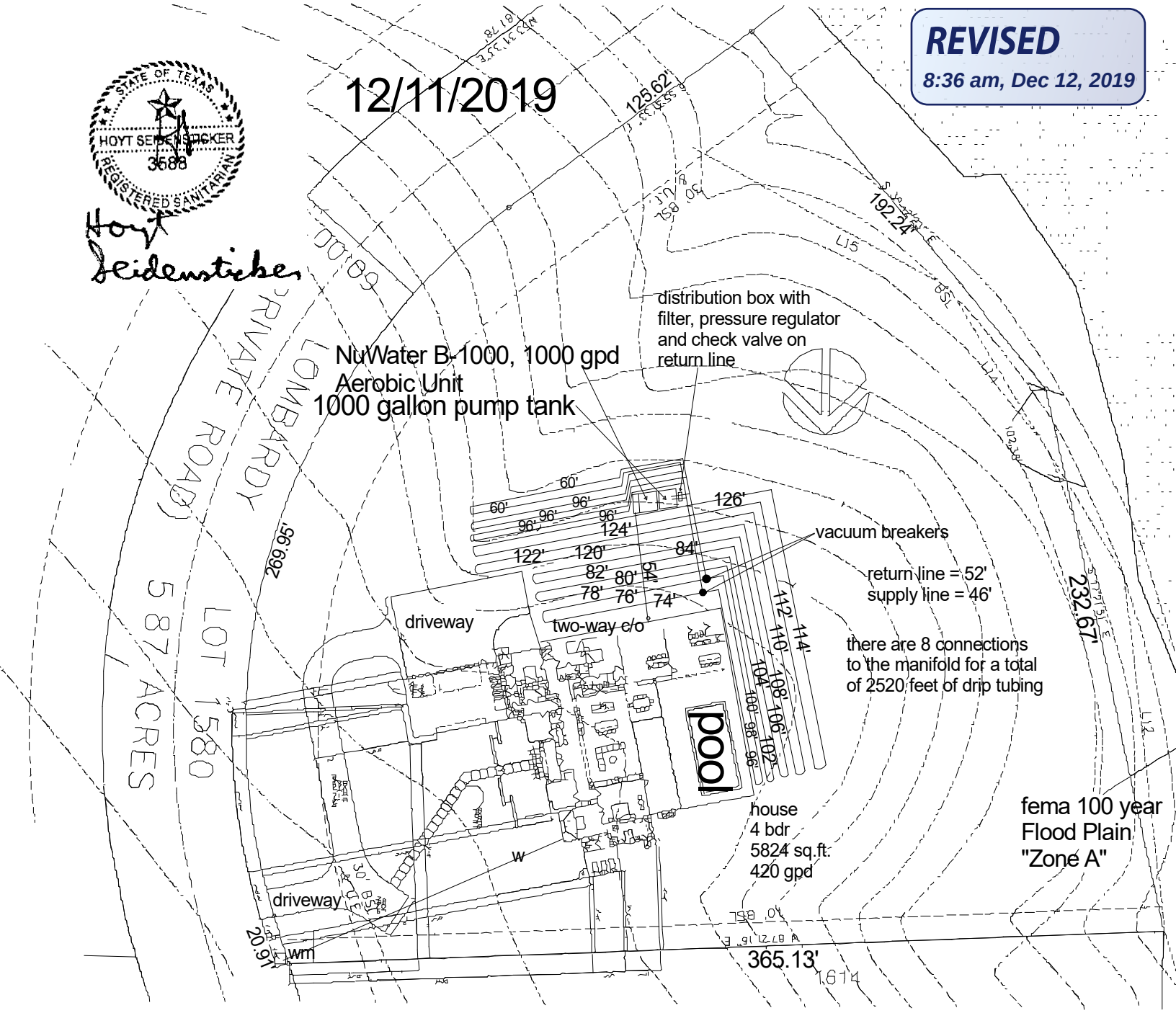
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

REVISED
8:39 am, Nov 15, 2019

Peter and Leah Reynolds

	Gallons per Day	480
	Application Rate (gal/sq. ft/day)	0.1
	Square footage required	4800
	Feet between Lines	2
	Feet between emitters	2
	Number of zones	1
	Linear feet of dripline	2520
	Number of emitters	1260
	Linear Feet of Tubing Per Zone	2520
	Type of emitters	Pressure compensating
	Determine dripfield pressure (psi)	25
	Feet of head pressure	57.75
	gph/emitter	0.61
	gallons per minute per Zone	12.8
	gallons per hour	768.6
	minutes per dose	5
	Minutes Per Day Per Zone	37
	gallons per day	480
	Doses per Zone	7
	Total Doses per Day	7
	Time Between Doses in Hours	3.4
	Total Run time in Minutes	37.470726
	Number of Connections to Manifold	6
	Linear feet of dripline per connection	420
	minimum pump capacity (gpm)	12.8
	header pipe size (inches)	1
	Pressure loss in 100 ft. pipe (psi)	1.58
	Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head		
	height from pump to top of tank (ft.)	4
	Elevation increase (ft.)	1
	Total static head (ft.)	5
Friction head		
	equivalent length of fittings (ft.)	1
	Distance from pump to field (ft.)	46
	Total equivalent length of pipe (ft.)	47
	total effective head (ft.)	1.72
	head required at dripfield (ft.)	57.75
	Head loss through filters or headworks (ft.)	23.10
	head loss through valves (ft.)	3.47
	Minimum total head (ft.)	86.03

11-15-19

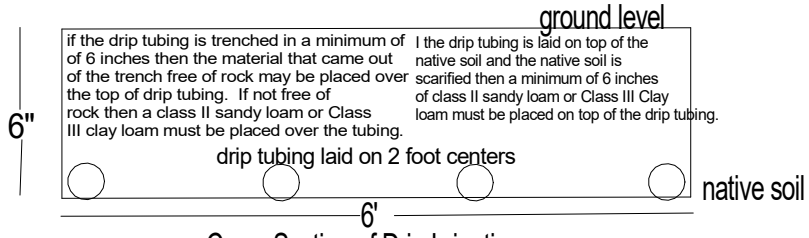


Scale 1" = 60'

Risers must be permanently fastened to the tank lid or cast into the tank The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Site Map
Aerobic with Drip Irrigation System
Peter and Leah Reynolds
Lot 1615, Vintage Oaks at the Vineyard, Unit 16
2313 Lombardy
New Braunfels, Texas 78132
Comal County

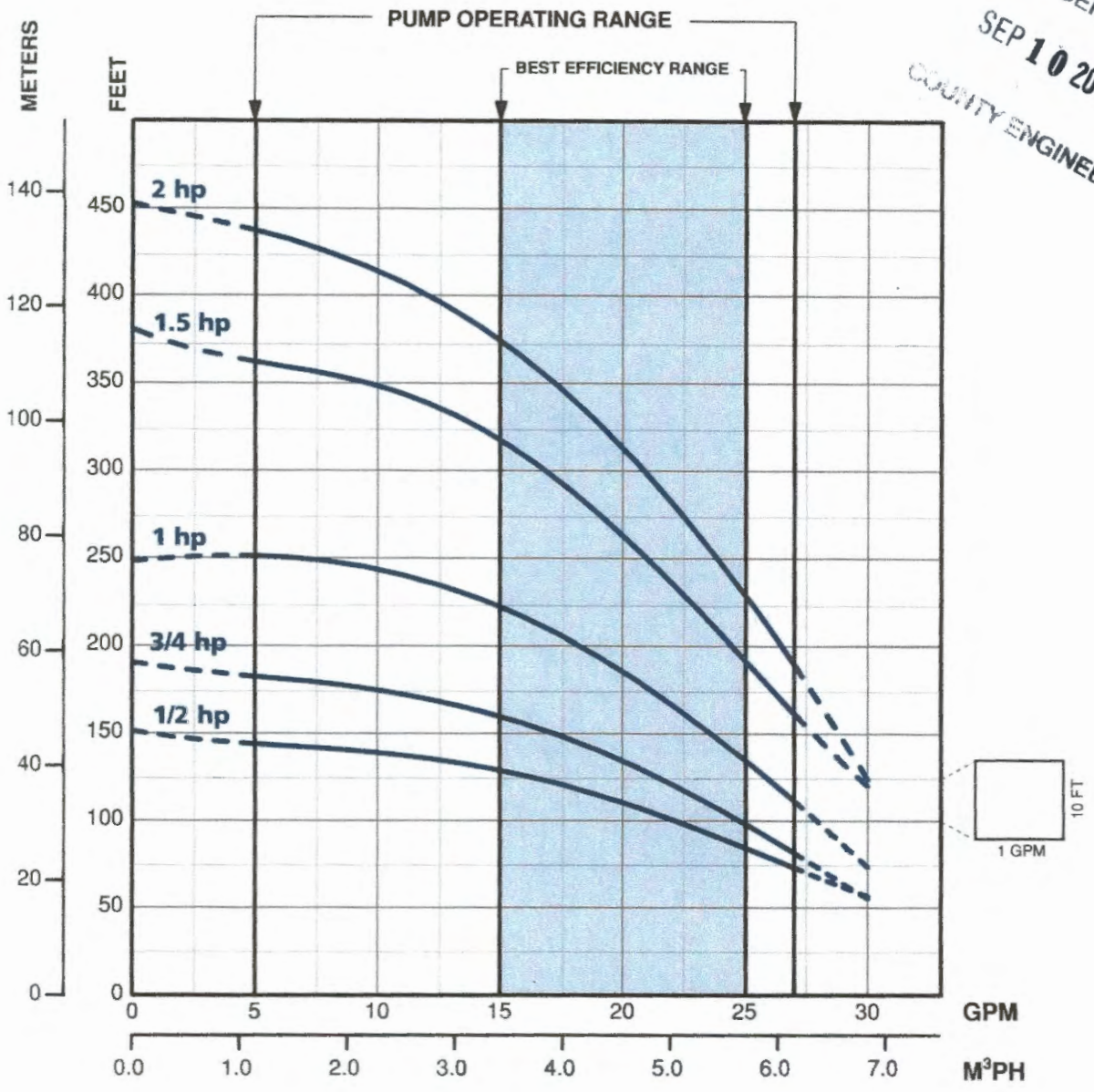
This design complies with all provisions of the existing water pollution abatement plan and their is not a recharge feature within 150' of the proposed septic system.



Cross Section of Drip Irrigation
single connection

E-Series Environmental Pumps

Thermoplastic - 20 GPM Performance Curves

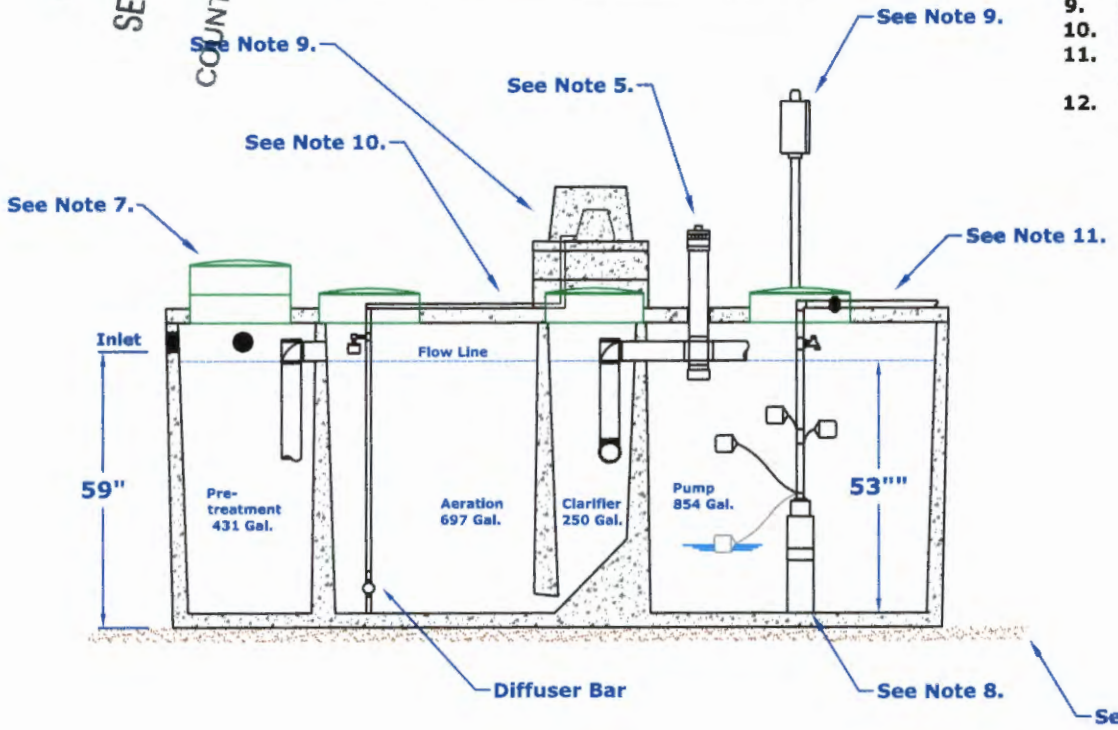


Assembly Details

OSSF

DIMENSIONS:
Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:
Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 beedroom, < 4,501 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW 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.
12. 4" min. compacted sand or gravel pad by Contractor

NuWater B-800
Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage Wastewater Solutions llc

Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

11/15/2019
5:20 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Pe[illegible]h Reynolds

REVISED
8:39 am, Nov 15, 2019

Property Information:

St. Address: 2313 Lombardy
City: New Braunfels State: Texas
Zip code: 78132

House Information

No. of Bedrooms: 5
Sq. footage (Approx.): 5824
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

Water Saving Devises in Home (y/n): yes
Gallons/day (Q): 480
Greywater included (yes/no): yes

Supply Line from House

Length of supply line (approx. ft.): 10
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.1
Minimum Adsorptive Area (sq. ft.): 4800
Absorptive area installed (sq.ft.) [illegible]

VOID

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 46
Type of supply line: Purple SCH 40
[illegible]e of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 840 gpd
Pretreatment Tank (gallons): 639
Class 1 Aerobic Unit:: NuWater B - 1000
Pump tank total capacity (gal): 1000
Chlorination: n/a
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

Required linear foot of tubing: 2400
Linear feet of tubing installed: 2520

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

11-15-19
Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

11/15/2019
5:20 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Peter & Leah Reynolds

REVISED
8:39 am, Nov 15, 2019

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.
The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent backflow.

VOID

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

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Hoyt Seidensticker

11-15-19

Hoyt Seidensticker, R.S. No. 3588 Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

11/15/2019
5:20 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Peter and Leah Reynolds

REVISED
8:39 am, Nov 15, 2019

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VOID

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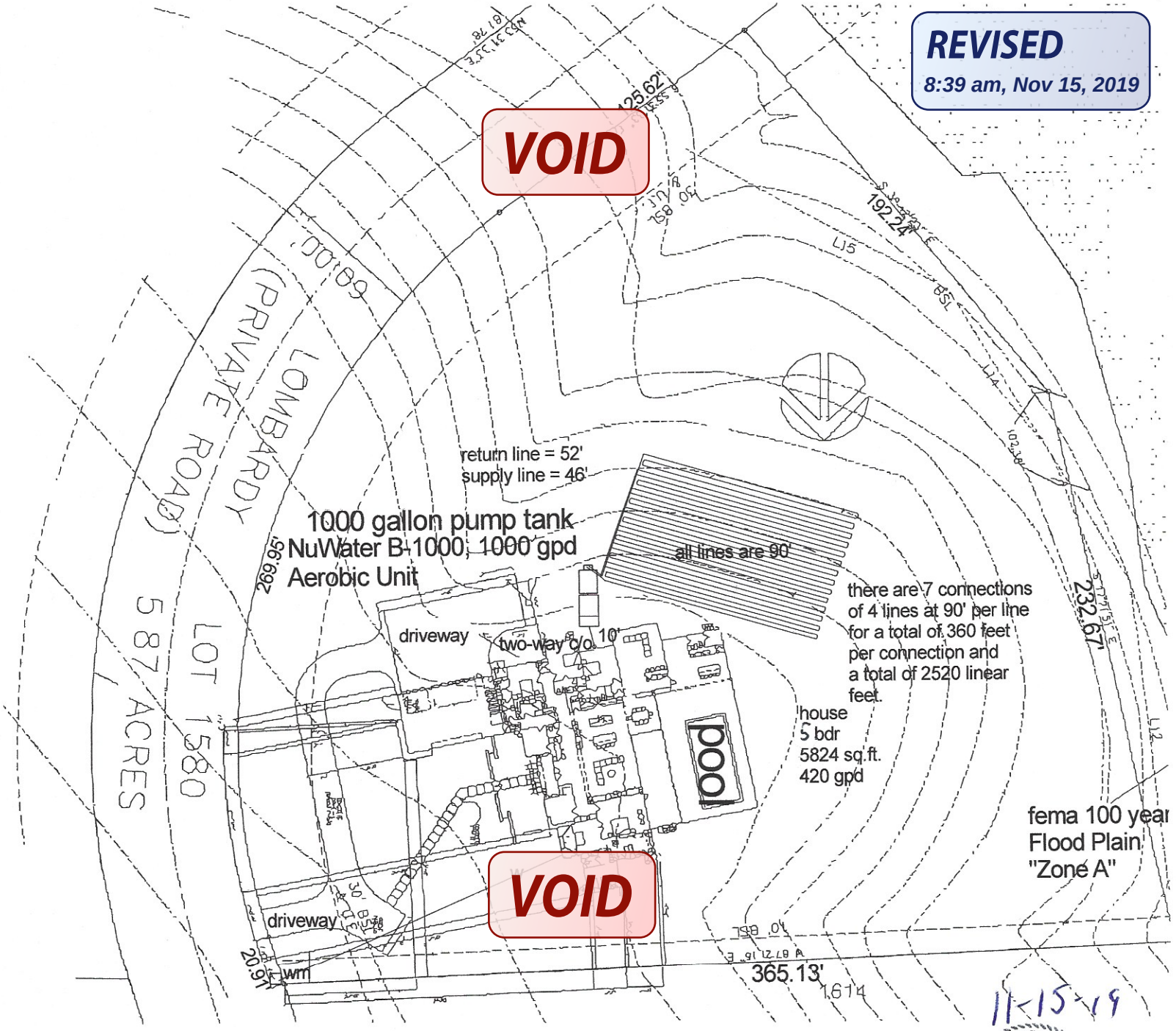
Hoyt Seidensticker

11-15-19

Hoyt Seidensticker, R.S. No. 3588 — Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Scale 1" = 60'

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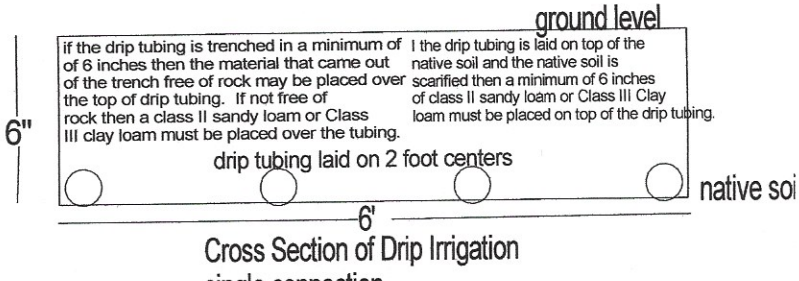
11-15-19

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

This design complies with all provisions of the existing water pollution abatement plan and their is not a recharge feature within 150' of the proposed septic system.

Site Map
Aerobic with Drip Irrigation System
Peter and Leah Reynolds
Lot 1615, Vintage Oaks at the Vineyard, Unit 16
2313 Lombardy
New Braunfels, Texas 78132
Comal County



Cross Section of Drip Irrigation
single connection

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Thursday, September 12, 2019 2:56 PM
To: 'po.reynolds@outlook.com'
Subject: Permit 109689

Re: Peter & Leah Reynolds
Vintage Oaks at the Vineyard Unit 16 Lot 1615
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Mr. & Mrs. Reynolds,

The following information is needed before I can continue processing the referenced permit submittal:

1. Please include the complete subdivision name on the permit application, Vintage Oaks at the Vineyard.
2. There are discrepancies between the permit application and the planning materials on the sq. ft. of living area for the house, and if water saving devices are being utilized.
3. Revise the permit application/panning materials as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

REVISED
8:39 am, Nov 15, 2019

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR [illegible] AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE [illegible] AND LICENSE TO OPERATE

VOID

Date 7/9/19

Permit # 109689

Owner Name	Peter & Leah Reynolds	Agent Name	
Mailing Address	2313 Lombardy	Agent Address	
City, State, Zip	New Braunfels, TX, 78132	City, State, Zip	
Phone #	(713) 516-4713	Phone #	
Email	po.reynolds@outlook.com	Email	

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

Subdivision Name Vintage Oaks at the Vineyard Unit 16 Lot 1615 Block

Acreage/Legal 2.42

Street Name/Address 2313 Lombardy City New Braunfels Zip 78132

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 5,824

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SEP 10 2019
COUNTY ENGINEER

[ ] 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

VOID

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: $1,295,132.43 (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [ ] Yes [X] 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.

Signature of Owner

7-9-19
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

VOID

APPLICATION FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 7/9/19 Permit # 109689

Owner Name	Peter & Leah Reynolds	Agent Name	
Mailing Address	2313 Lombardy	Agent Address	
City, State, Zip	New Braunfels, TX, 78132	City, State, Zip	
Phone #	(713) 516-4713	Phone #	
Email	po.reynolds@outlook.com	Email	

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

Subdivision Name Vintage Oaks Unit 16 Lot 1615 Block

Acreage/Legal 2.42

Street Name/Address 2313 Lombardy City New Braunfels Zip 78132

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 5,824

RECEIVED
SEP 10 2019
COUNTY ENGINEER

VOID

[ ] 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

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

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

Source of Water [X] Public [ ] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [ ] Yes [X] 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.
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Signature of Owner

7-9-19
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

VOID

VOID

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidentile

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) [redacted] 4320

Gallons Per Day (As Per TCEQ Table III) 420

(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.))

RECEIVED

SEP 10 2019

COUNTY ENGINEER

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: _____

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.

Hoyt Seidentile
Signature of Designer

8-21-19
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

8/21/2019
5:40 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Peter and Leah Reynolds

RECEIVED
SEP 10 2019
COUNTY ENGINEER

Property Information:

St. Address: 2313 Lombardy
City: New Braunfels State: Texas
Zip code: 78132

House Information

No. of Bedrooms: 4
Sq. footage (Approx.): 5000
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

Water Saving Devises in Home (y/n): yes
Gallons/day (Q): 420
Greywater included (yes/no): yes

Supply Line from House

Length of supply line (approx. ft.): 10
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.1
Minimum Adsorptive Area (sq. ft.): 4200
Absorptive area installed (sq.ft.) 4320

VOID

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 46
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 720 gpd
Pretreatment Tank (gallons): 431
Class 1 Aerobic Unit:: NuWater B - 800
Pump tank total capacity (gal): 858.7
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

Required linear foot of tubing: 2100
Linear feet of tubing installed: 2160

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

8-21-19
Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

8/21/2019
5:21 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Peter and Leah Reynolds

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A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.
The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent b

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The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

HT Seidensticker

8-21-19

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED
SURVEYOR

Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

8/21/2019
5:21 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Peter and Leah Reynolds

If the drip tubing is trenched in, a minimum of 6 inches, then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cove the drip tubing. If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 25 psi, which maintains a minimum required flow of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

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Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover that is considered a high water user prior to system operation. operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

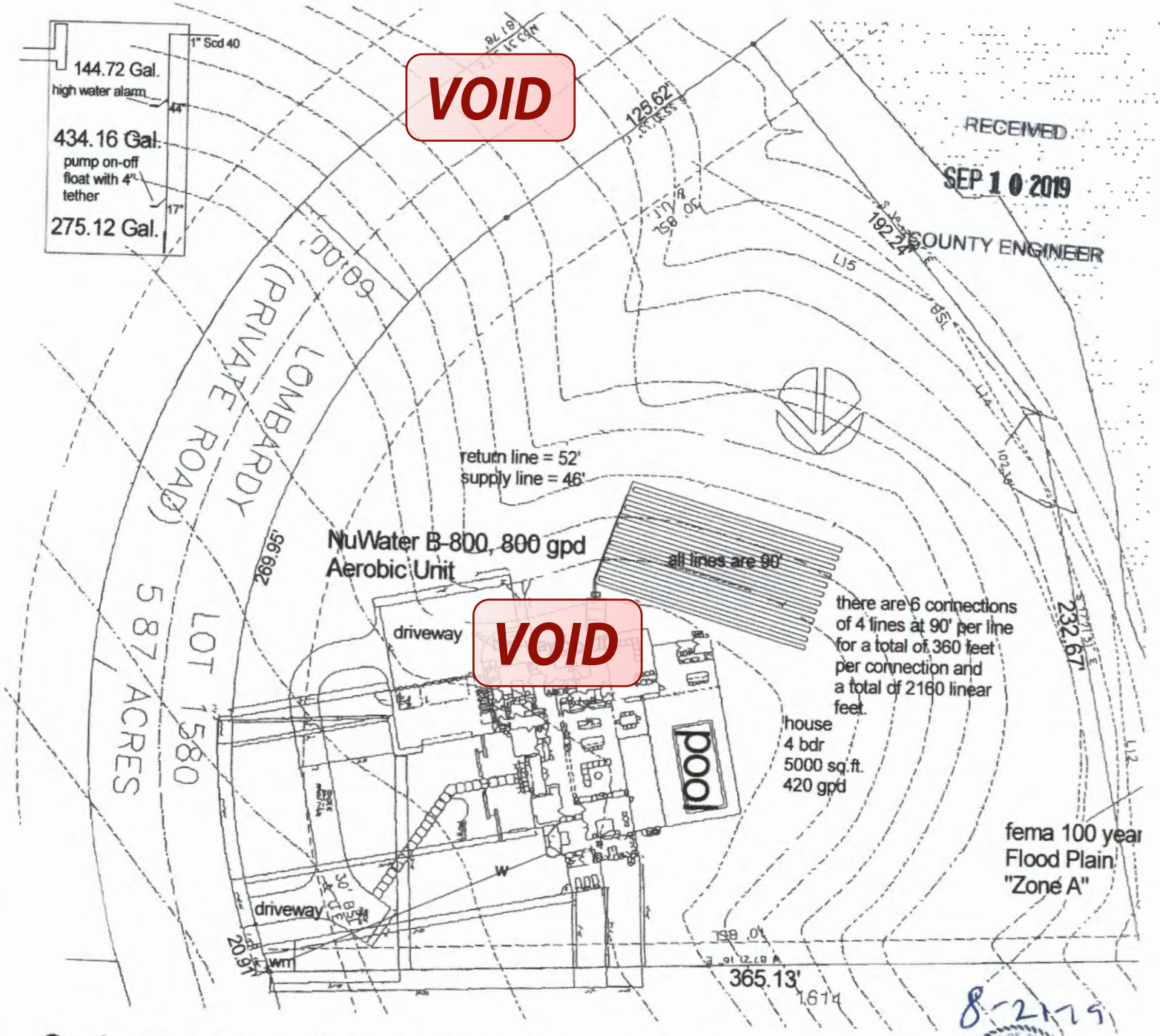
All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

8-21-19
Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Scale 1" = 60'

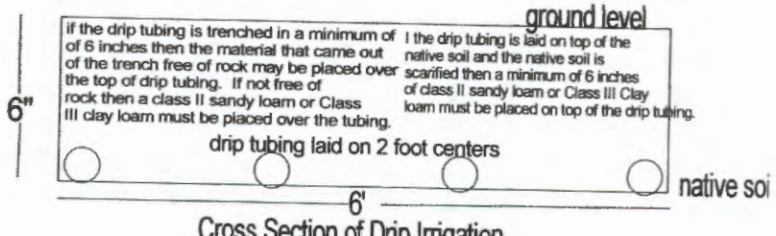
Risers must be permanently fastened to the tank lid or cast into the tank The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

8-21-19

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Site Map
Aerobic with Drip Irrigation System
Peter and Leah Reynolds
Lot 1615, Vintage Oaks, Unit 16
2313 Lombardy
New Braunfels, Texas 78132
Comal County

This design complies with all provisions of the existing water pollution abatement plan and their is not a recharge feature within 150' of the proposed septic system.



Cross Section of Drip Irrigation
single connection

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and Leah Reynolds

	Gallons per Day	420
	Application Rate (gal/sq. ft/day)	0.1
	Square footage required	4200
	Feet between Lines	2
	Feet between emitters	2
	Number of zones	1
	Linear feet of dripline	2160
	Number of emitters	1080
	Linear Feet of Tubing Per Zone	2160
	Type of emitters	Pressure compensating
	Determine dripfield pressure (psi)	25
	Feet of head pressure	57.75
	gph/emitter	0.61
	gallons per minute per Zone	11.0
	gallons per hour	658.8
	minutes per dose	5
	Minutes Per Day Per Zone	38
	gallons per day	420
	Doses per Zone	7
	Total Doses per Day	7
	Time Between Doses in Hours	3.4
	Total Run time in Minutes	38.25136612
	Number of Connections to Manifold	6
	Linear feet of dripline per connection	360
	minimum pump capacity (gpm)	11.0
	header pipe size (inches)	1
	Pressure loss in 100 ft. pipe (psi)	1.58
	Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head		
	height from pump to top of tank (ft.)	4
	Elevation increase (ft.)	1
	Total static head (ft.)	5
Friction head		
	equivalent length of fittings (ft.)	1
	Distance from pump to field (ft.)	46
	Total equivalent length of pipe (ft.)	47
	total effective head (ft.)	1.72
	head required at dripfield (ft.)	57.75
	Head loss through filters or headworks (ft.)	23.10
	head loss through valves (ft.)	3.47
	Minimum total head (ft.)	86.03

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POOR QUALITY

2-174380 BD
Filed by
Presidio Title

201706048207 10/30/2017 03:25:51 PM 1/3

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

RECEIVED
SEP 10 2019
COUNTY ENGINEER

GRANTOR: SOUTHSTAR AT VINTAGE OAKS, LLC
1114 Lost Creek Blvd., Suite 270
Austin, Texas 78746

GRANTEE: PETER REYNOLDS and LEAH J. REYNOLDS
718 Diamond Leaf Lane
Houston, Texas 77079

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged and confessed has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantees, the following described property, to-wit:

> Lot 1615, VINTAGE OAKS AT THE VINEYARD, UNIT 16, Comal County, Texas, according to plat thereof recorded in Document # #201706026888, Map and Plat Records of Comal County, Texas (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise.

IT IS expressly UNDERSTOOD, ACKNOWLEDGED and AGREED that Grantor hereby RESERVES and EXCEPTS from this conveyance all oil, gas and other minerals of any type or form including all rights to ingress and egress as well as other rights appurtenant to the minerals and the mineral estate owned by Grantor, and does not transfer the minerals and the appurtenant rights thereto to Grantee.

THIS CONVEYANCE IS MADE AND ACCEPTED by Grantee SUBJECT TO (i) taxes for the current year, which have been prorated as of the date of closing, the payment of which Grantee assumes; (ii) all subsequent tax assessments for the current year the payment of which Grantee assumes; (iii) the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard filed in the Official Real Property Records, Comal County, Texas, all other restrictions, covenants, conditions, easements, reservations, leases, mineral severances, and other instruments that affect the Property and as may or may not be shown in the public records of Comal County, Texas; (iv) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the Property and (v) the items listed below as Permitted Exceptions:

1. Subject to the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard, recorded at Clerk's Document #200706000771, annexed by Document #201706027258, amended or supplemented by Document #201106044284, Document #201206032310, Document #201406032083; Document #201406037322, Document #201606000890, Document #201506020343; Document #201606034595; Document #201606034480 and the Assignment of Declarant Rights filed at Document #201206016339, Official Real Property Records, Comal County, Texas.

2. Subject to those items, restrictions, building setback lines, easements and Notes shown on the plat recorded in Document #201706026888, Official Map and Plat Records of Comal County, Texas as well as those setbacks included/described in the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard and contained in the Architectural and Site Guidelines for Vintage Oaks:
   a. Subject to a 50-foot building setback line from the front and rear property lines.
   b. Subject to a 10-foot side property line building setback except on corner lots wherein the street-side corner shall have a 25-foot setback;
   c. Subject to a 10-foot wide Public Utility and Drainage easement adjacent to all non-street lot lines.
   d. Subject to Public Utility Easement, 20 feet from the front property line and 10 feet from the side and rear property lines.

3. Edwards Aquifer Protection Plan recorded in Document #201406018500 and Document #201506008181, Official Public Records of Comal County, Texas.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the 27 day of October, 2017.

SOUTHSTAR AT VINTAGE OAKS, LLC

By: _____
Thad Rutherford, Senior Vice President-Operations

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

This Special Warranty Deed was acknowledged before me on the 27 day of October, 2017, by Thad Rutherford, Senior Vice President-Operations of SOUTHSTAR AT VINTAGE OAKS, LLC, Grantor in the above instrument.

TERRY L. COLE
Notary Public, State of Texas
My Commission Expires
May 19, 2019

Terry L. Cole
NOTARY PUBLIC, STATE OF TEXAS

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/30/2017 03:25:51 PM
LAURA 3 Pages(s)
201706048207

Bobbie Koepp

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
2423 Golf Dr.
Spring Branch, TX 78070

Printed:9/9/2021
Site: 2423 Golf Dr.
Spring Branch, TX 78070

Permit #: **109686**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: b38157
Disposal: Drip Emitters

Customer ID: 6871
Contract Dates: 1/13/2020 - 1/13/2022
Scheduled Date 9/13/2021 Inspection 5 of 6
Installed: 11/20/2019
Warranty End: 11/20/2021
GPS Coordinates - Latitude: 29.94743 Longitude: -98.39450

Service Type: Scheduled Inspection
☑ This counts as a type of "Scheduled Inspection"
Visit Date: 9/9/2021 Time In: 220pm Out: 240pm
Entered By: Ronnie W Krampota
Method: Grab
Technician: Ronnie W Krampota
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Levels
For Tank 1: 11
For Tank 2: 0"
For Tank 3: 0"

CFM: 2.8

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good
Odor: Good

Alarm: Operational

PSI Pressure: 3.3

Comments

☑ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Secured system in the on position with a lock bolt - Cleaned drip filter and back washed drip lines - PSI 22 back side - Scum in pretreatment is trace - Cleaned compressor filter - Please call the office to provide contact information.
Thank you

Insp ID #:112337

Provider: Rudy Carson
License #: MP0002036

Technician: Ronnie W Krampota
License #: MT0001175 Expires: 7/31/2023