

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, February 26, 2024 12:02 PM
To: Hoyt Seidensticker; Ritzen, Brenda
Cc: Rusty Reedy
Subject: RE: permit 112398

Good Afternoon,

The file was last updated on September 14, 2023 with these revisions. Is there an update on the house's completion and its connection with the On-Site Sewage Facilities (OSSF)? The system does not have the License to Operate.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
olverb@co.comal.tx.us |

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Wednesday, February 21, 2024 12:14 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: permit 112398

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Not sure what happened, but I was positive that this revision was sent to you'll.

I can find that it was uploaded to the file.

The aerobic unit has been installed and this revision is converting it from a spray to drip irrigation.

Please let me know if there is anything else you need from me.

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

Land Stewardship Services, LLC
124 Bristow Way
Boerne, TX 78006



Virus-free. www.avg.com

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#: _____

Address: _____

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)				

Inspector Notes:

**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)(4) 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**

No.	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)				
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	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

ENGINEER'S OFFICE

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

Permit Number: 112398
Issued This Date: 04/12/2021
This permit is hereby given to: James Rhea

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

129 LINE CAMP CIR
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gards
Unit: Golf Range Section
Lot: 22
Block: 133
Acreage: 0.0000

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.

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

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

Date _____

Permit # 117398

Owner Name James Rhea Gwendolyn Nelson Agent Name _____

Mailing Address 2322 Western Skies Agent Address _____

City, State, Zip Spring Branch TX 78070 City, State, Zip _____

Phone # 210 753 7823 Phone # _____

Email _____ Email readyrusty@yahoo.com

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

Subdivision Name Cypress Lake Gardens Unit Golfcourse section 22 Block 133

Acreage/Legal _____

Street Name/Address 129 Line Camp Circle 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 42200

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: \$ _____ (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

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 also 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.

Signature of Owner [Signature]

Date 4-2-21

RECEIVED

By Brandon Olvera at 9:03 am, Sep 14, 2023

112398



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenth

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 2496

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: _____

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 Hoyt Seidenth Date 8-16-23

1/c



202106019022 04/09/2021 12:08:49 PM 1/1

Affidavit to the Public

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

Before me, the undersigned authority, on this day personally appeared JAMES DANIEL RHEA who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in COMAL County, Texas and being more particularly described as follows:

Legal Description of property is as follows:

Lot 22 Bck 133 CYPRESS LAKE GARDENS GOLF RANGE

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property.

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 owners 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.

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 (_____).

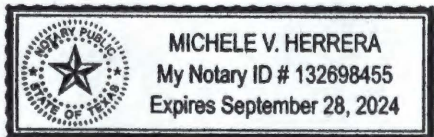
Signed by my/our hand(s) on this 1 Day of April, 7, 2021

Signature James Daniel Rhea

Print Name James Daniel Rhea

Sworn to and subscribed to before Notary Public, in and for the state of Texas and

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 1st DAY OF April, 2021.



M. Herrera
Notary Public, State of Texas
My Commission Expires: 09/28/2024

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/09/2021 12:08:49 PM
CATHLEEN2 1 Page(s)
202106019022

Bobbie Koepf



MAINTENANCE AGREEMENT

Regular and continuing maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance Professional Contract Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission of Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285).

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

FREQUENCY OF MAINTENANCE INSPECTION: Professional Contract Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next schedule maintenance inspection will occur.

REPORTS: A report will be generated during each visit with the original submitted to the required regulatory agency, one (1) copy left with the owner of the system and one (1) copy maintained in our files. The report will indicate the date the inspection was performed, name of the owner and address, the items inspected, sampling test results for Chlorine Residual comments, recommendations, and/or repairs performed.

SAMPLING: A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repair and/or replacement costs will be discussed with the accepted by owner prior to any work performed by Professional Contract Services. PCS will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The annual cost of a Residential Maintenance Contract is: \$ _____; commercial systems maintenance contracts are: \$ _____ per year. Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner during the work week will be an additional

charge. A travel charge of \$35.00 flat rate and a labor rate of \$65.00/hour will apply. A minimum of one (1) hour labor will be charged on all service calls. Emergency weekend or night service calls will be billed at \$80.00/hour, plus the flat travel charge of \$35.00, (minimum one hour labor charge). **Invoices are due upon completion of the work performed and/or receipt of invoices.** **DISPUTE RESOLUTION:** The contract is governed by the laws of the State of Texas without regard to conflicts of law's provisions. Venue for any dispute arising hereunder shall be Comal County, Texas.

OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during Service Technician visits.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waster hauler when their system exceeds 65% sludge volume.
- PCS will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. PCS reserves the right to refuse service to systems infested by fire ants. A \$35.00 travel charge shall be made for return visits, due to fire and infestation or animals not restrained.

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

Owner Initial: JK

Maintenance Provider Initial: an

This contract is valid from: begins once LTO is issued through 2 yrs

Owner's Name: James Rhea

Site Address: 129 Line Camp Circle

Mailing Address: 2322 Western Shires Spring Branch Tx 78070

Telephone: 210 753 7823 Cell Phone: Same Work Phone: Same

Email: _____ Manufacturer: _____ Serial Number: _____

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 8/9/2023 Site Evaluator Information:
Applicant Information: Name: Hoyt Seidensticker
Name: James D Rhea and Gwendolyn Nelson License OS0008771 Expires 8/31/2023
Address: 2322 Western Skies Company: Land Stewardship Services, LLC
City: Spring Branch State: Texas Zip 78070 Address: 124 Bristow Way
Phone: 210-753-7823 City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603
Email hoyt@landstewardshipservices.com
Property Location: Installer information:
Lot: 22 Block: 133 Sub.: Cypress Lake Gardens/Golf Range Section
Street/Road Address: 129 Line Camp Circle Name: Rusty Reedy
City: Spring Branch State: Texas Zip: 78070 Company: _____
Unincorporated Area? Y or N y Address: 555 Cool Spring
Additional information _____ City: Spring Branch State: Texas Zip: 78070
Phone: 940-452-4992 Fax: _____

Schematic of Lot or Tract

Show:

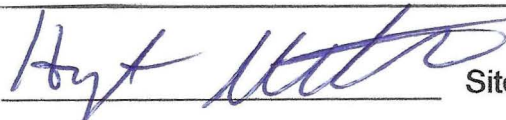
Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or show 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: 0.51 acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

9/11/2023
10:40 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE TREATMENT DESIGN CRITERIA

RECEIVED

By Brandon Olvera at 9:03 am, Sep 14, 2023

James D Rhea and Gwendolyn Nelson

Property Information:

St. Address: 129 Line Camp Circle
City: Spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.1
Minimum Adsorptive Area (sq. ft.): 2400
Absorptive area installed (sq.ft.): 2496

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 400
Class 1 Aerobic Unit: Solar Air SAIITX-500 768PT
Pump tank total capacity (gal): 768
Chlorination: N/A
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Schaefer E-Series 20 GPM

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1200
Water Supply: clws
Gallons per day: 240

Supply Line from House

Length of supply line (approx. ft.): 13
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 95
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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
Hoyt Seidensticker, R.S. No. 3588

9-11-23
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshippervices.com



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.

9/11/2023
10:40 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE DESIGN CRITERIA

RECEIVED

By Brandon Olvera at 9:03 am, Sep 14, 2023

James D Rhea and Gwendolyn Nelson

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

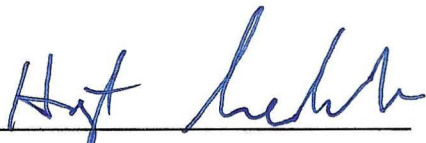
All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

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. Ball valves must be installed on the return lines for pressure adjustment.

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.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

9-11-23

Date



9/11/2023
10:40 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE **RECEIVED**

DESIGN CRITERIA *By Brandon Olvera at 9:03 am, Sep 14, 2023*

James D Rhea and Gwendolyn Nelson

The drip lines will be 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. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

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 35 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 or culex or an equivalent county approved method of cover that is considered a high water user prior to system 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 29, 2016). 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

9-11-23

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipperservices.com



Site Map

Aerobic with drip Distribution

James D Rhea and Gwendolyn Nelson

Lot: 22 Blk. 133

Cypress Lake Gardens

Golf Range Section

129 Line Camp Circle

Spring Branch, Texas 78070

Comal County

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

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.

This design complies with all provisions of the existing Edwards Contributing Zone Plan and there is not a recharge feature within 150' of the proposed septic system.

100 yr flood plain does not exist on this tract

All external electrical lines must be in gray conduit

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

ground level

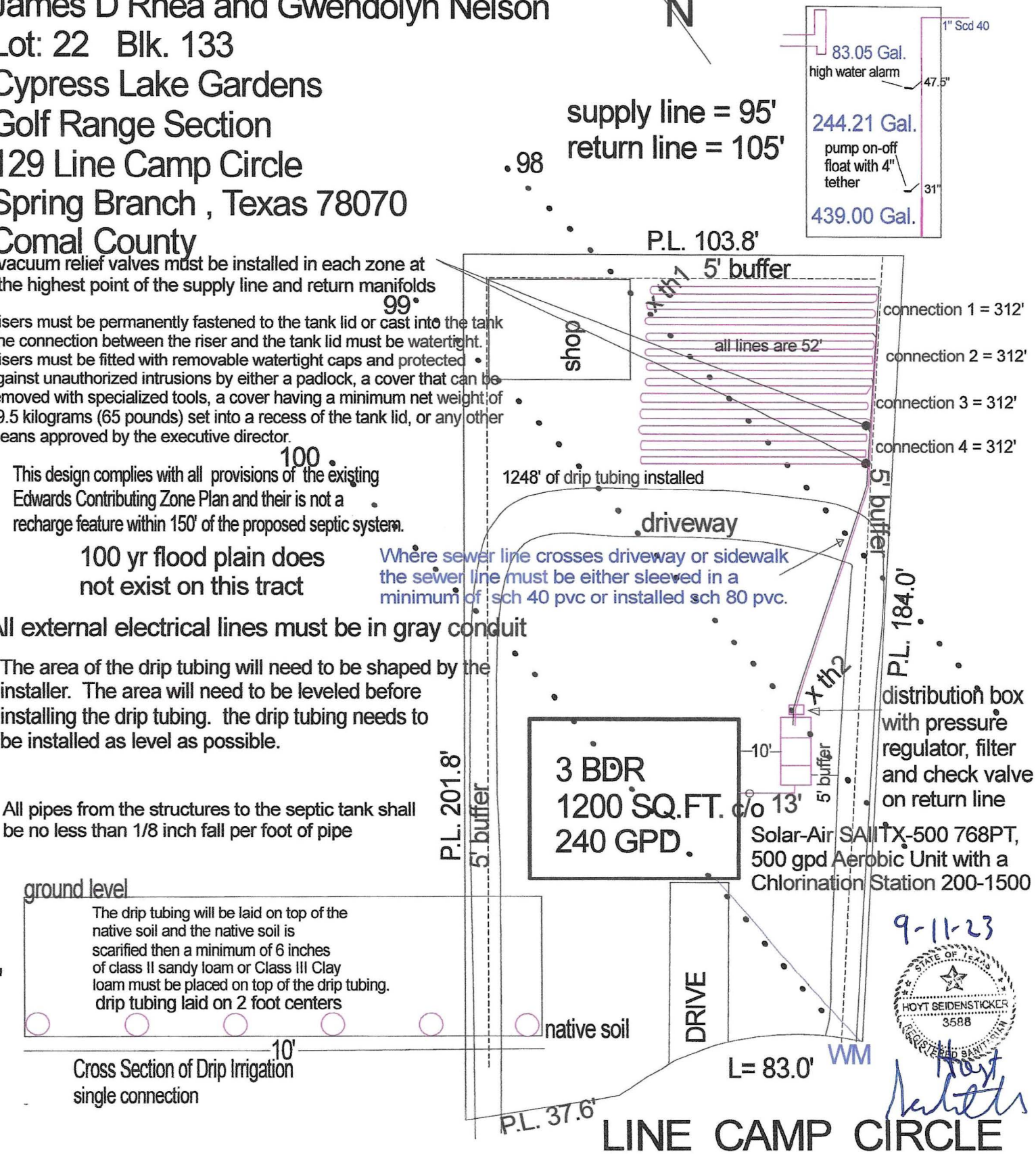
The drip tubing will be laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing. drip tubing laid on 2 foot centers

6"

Cross Section of Drip Irrigation single connection

RECEIVED
 By Brandon Olvera at 9:03 am, Sep 14, 2023

1"=30'



The installer will need to certify to the permitting authority that there is a minimum of 12 inches of either native soil or imported soil between the bottom of the drip tubing and the restrictive horizon.

RECEIVED

By Brandon Olvera at 12:53 pm, Sep 05, 2023

Gallons per Day		
Application Rate (gal/sq. ft/day)		0.1
Square footage required		2400
Feet between Lines		2
Feet between emitters		2
Number of zones		1
Linear feet of dripline		1248
Number of emitters		624
Linear Feet of Tubing Per Zone		1248
Type of emitters	Pressure compensating	
Determine drip field pressure (psi)		35
Feet of head pressure		80.85
gph/emitter		0.61
gallons per minute per Zone		6.3
gallons per hour		380.64
minutes per dose		5
Minutes Per Day Per Zone		38
gallons per day		240
Doses per Zone		7
Total Doses per Day		7
Time Between Doses in Hours		3.4
Total Run time in Minutes		37.83102144
Number of Connections to Manifold		4
Linear feet of dripline per connection		312
minimum pump capacity (gpm)		6.3
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.)		95
Total equivalent length of pipe (ft.)		96
total effective head (ft.)		3.50
head required at drip field (ft.)		80.85
Head loss through filters or headworks (ft.)		23.10
head loss through valves (ft.)		3.47
Minimum total head (ft.)		110.92

8-18-23



Hoyt

Nadett

Site Map

Aerobic with drip Distribution

James D Rhea and Gwendolyn Nelson

Lot: 22 Blk. 133

Cypress Lake Gardens

Golf Range Section

129 Line Camp Circle

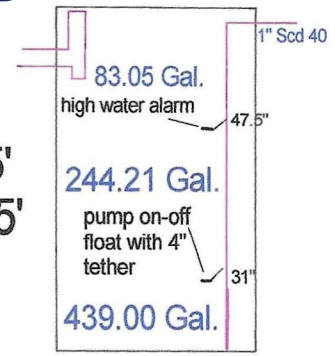
Spring Branch, Texas 78070

Comal County

RECEIVED

By Brandon Olvera at 12:53 pm, Sep 05, 2023

Scale: 1"=30'



supply line = 95'
return line = 105'

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

Risers must be permanently fastened to the tank lid or cast into the tank

The connections 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.

This design complies with the provisions of the existing Edwards Contributing Plan and the...
100 yr flood plain...
not exist...

All external electrical wiring must be installed in a metal raceway.

The area of the drip irrigation must be leveled by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe ground level

If the drip tubing is trenched in a minimum of 6 inches then the material that came out of the trench free of rock may be placed over the top of drip tubing. If not free of rock then a class II sandy loam or Class III clay loam must be placed over the tubing.	If the drip tubing is 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 on top of the drip tubing.
---	--

drip tubing laid on 2 foot centers

6"

Cross Section of Drip Irrigation single connection



500 gpd Aerobic Unit with a Chlorination Station 200-1500



[Handwritten Signature]

LINE CAMP CIRCLE

The installer will need to certify to the permitting authority that there is a minimum of 12 inches of soil between the bottom of the drip tubing and the restrictive horizon.

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

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

Date _____

Permit # 117398

Owner Name James Rhea Agent Name _____
 Mailing Address 2322 Western Skies Agent Address _____
 City, State, Zip Spring Branch Tx 78070 City, State, Zip _____
 Phone # 210 753 7823 Phone # _____
 Email _____ Email _____



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

Subdivision Name Cypress Lake Gardens Unit Golf course section of 22 Block 133
 Acreage/Legal _____
 Street Name/Address 129 Line Camp Circle 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 622



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: \$ _____ (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



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 also 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.

Signature of Owner _____

Date 4-2-21

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 1/4/2020

Site Evaluator Information:

Applicant Information:

Name: James Rhea

Name: Hoyt Seidensticker

License OS0008771

Expires 8/31/2023

Address: 2322 Western Skies

Company: Land Stewardship Services, LLC

City: Spring Branch State: Texas

Zip 78070 Address: 124 Bristow Way

Phone: _____

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Property Location:

Email hoyt@landstewardshipservices.com

Lot: 22 Block: 133 Sub.: Cypress Lake Gardens

Installer information:

Street/Road Address: 129 Line Camp Circle

Name: Rusty Reedy

City: Spring Branch State: Texas

Zip: 78070 Company: _____

Unincorporated Area? Y or N y

Address: 555 Cool Spring

Additional information _____

City: Spring Branch State: Texas Zip: 78070

Phone: 940-452-4992 Fax: _____

Schematic of Lot or Tract

Show _____

VOID

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 12/22/2020

Site Location: 129 Line Camp Circle

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Location 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 <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	LOAM	<30%	none		BROWN
1		rock			yes	
2						
3						
4						
5						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	LOAM	<30%	none		BROWN
1		rock			yes, rock	
2						
3						
4						
5						

VOID

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 hereby 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 may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution disposal system with Aerobic 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

Signature of Site Evaluator Hoyt Seidensticker

Date 1-23-2021

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 1/4/2020

Site Evaluator Information:

Applicant Information:

Name: Hoyt Seidensticker

Name: James Rhea

License OS0008771 Expires 8/31/2023

Address: 2322 Western Skies

Company: Land Stewardship Services, LLC

City: Spring Branch State: Texas

Zip: 78070 Address: 124 Bristow Way

Phone: _____

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Property Location:

Email hoyt@landstewardshipservices.com

Lot: 22 Block: 133 Sub.: Cypress Lake Gardens

Installer information:

Street/Road Address: 129 Line Camp Circle

Name: Rusty Reedy

City: Spring Branch State: Texas

Zip: 78070 Company: _____

Unincorporated Area? Y or N

y

Address: 555 Cool Spring

Additional information: _____

City: Spring Branch State: Texas Zip: 78070

Phone: 940-452-4992 Fax: _____

Schematic of Lot or Tract

Show

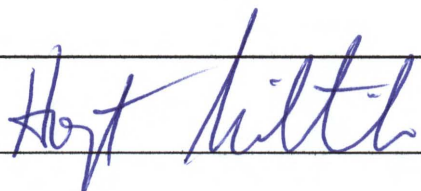
Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, utility lines, and other surface elements where shown (curbs, sidewalks). Location of existing or proposed water features, including streams, ponds, lakes, and wetlands. Indicate slope and show contour lines to the structure to the highest location of the proposed soil absorption or infiltration system. Location of springs, dug pits, and other water features. Location of surface water, including streams, ponds, lakes, and wetlands. Location of nearby, proposed drains, ditches, swales, streams, ponds, lakes, and wetlands. high tide of surface water (tidal) water poundment, gas, fill, or sharp slopes, breaks.

VOID

SEE ATTACHED

acres

Signature of Site Evaluator



Site Evaluator License No: OS0008771

1/23/2021
7:44 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JAMES RHEA

Property Information:

St. Address: 129 Line Camp Circle
City: Spring Branch State: Texas
Zip code: 78070

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1200
Water Supply: public

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240
Greywater included (yes/no): yes

Supply Line from House

Length of supply line (approx. ft): 24
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 3750

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 166
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Aerobic Unit

Required size of aerobic unit: 400 gpd
Pre-treatment Tank (gallons): 400
Class 1 Aerobic Unit: SA500-7
Pump tank total capacity: 766

Required size of aerobic unit: 400 gpd
Pre-treatment Tank (gallons): 400
Class 1 Aerobic Unit: SA500-7
Pump tank total capacity: 766

VOID

Dosing cycle quantity (gals): Varied
Cycling time: night time

minus overlap
Total irrigated area (sq. ft.): 4239

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 26, 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
Hoyt Seidensticker, R.S. No. 3588
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,

1-23-2021
Date



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 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.

1/23/2021
7:44 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JAMES RHEA

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>6.64</u>
Total head:	<u>102.6</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi	GPM:	<u>3.1</u>
Number of sprinkler heads:		<u>3</u>
Gallons per minute:		<u>9.3</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and designed to minimize runoff. All application areas shall be within ten feet of the structure and would be used for the uniform application of the effluent.

Areas that rock is exposed must be covered with suitable ground cover material acceptable to the inspecting authority. That area or have been disturbed must be seeded or sodded with a mixture of rye and fescue grasses. All grass species must be approved for use.

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

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 26, 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
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

1-23-2020
Date



Site Map

Aerobic with Spray Distribution

James Rhea

Lot: 22 Blk. 133

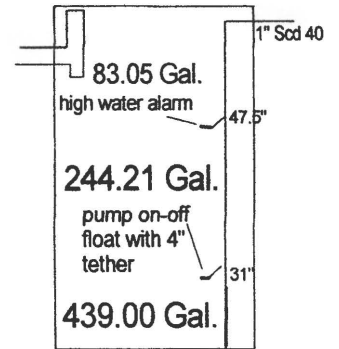
Cypress Lake Gardens Subdivision

129 Line Camp Circle

Spring Branch, Texas 78070

Comal County

Scale: 1"=30'



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.

This design complies with all provisions of the existing Edwards Contributing Zone Plan. It is not a recharge feature within 150' of a proposed septic tank.

There shall be no surface application in the area within ten feet of the tank which would interfere with the use or application of the effluent. Surface application may be done between hours of 12:00 midnight and 5:00 AM. All external electrical lines must be in gully conduit.

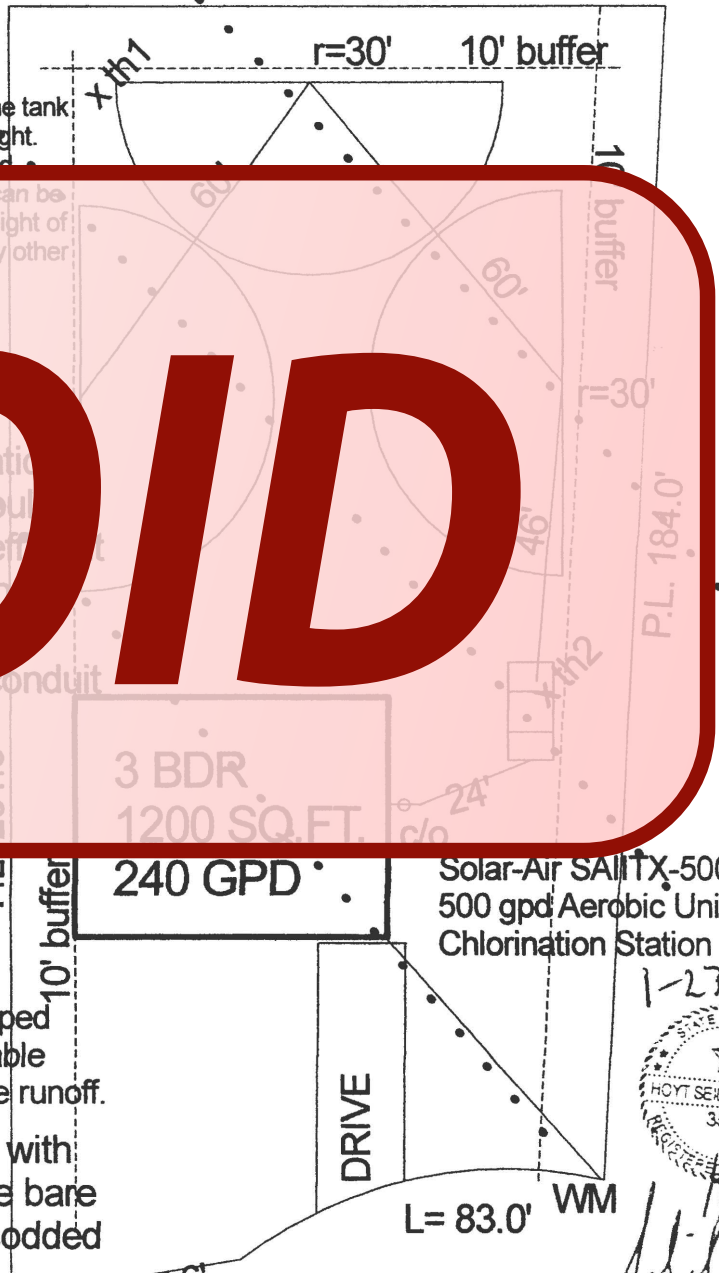
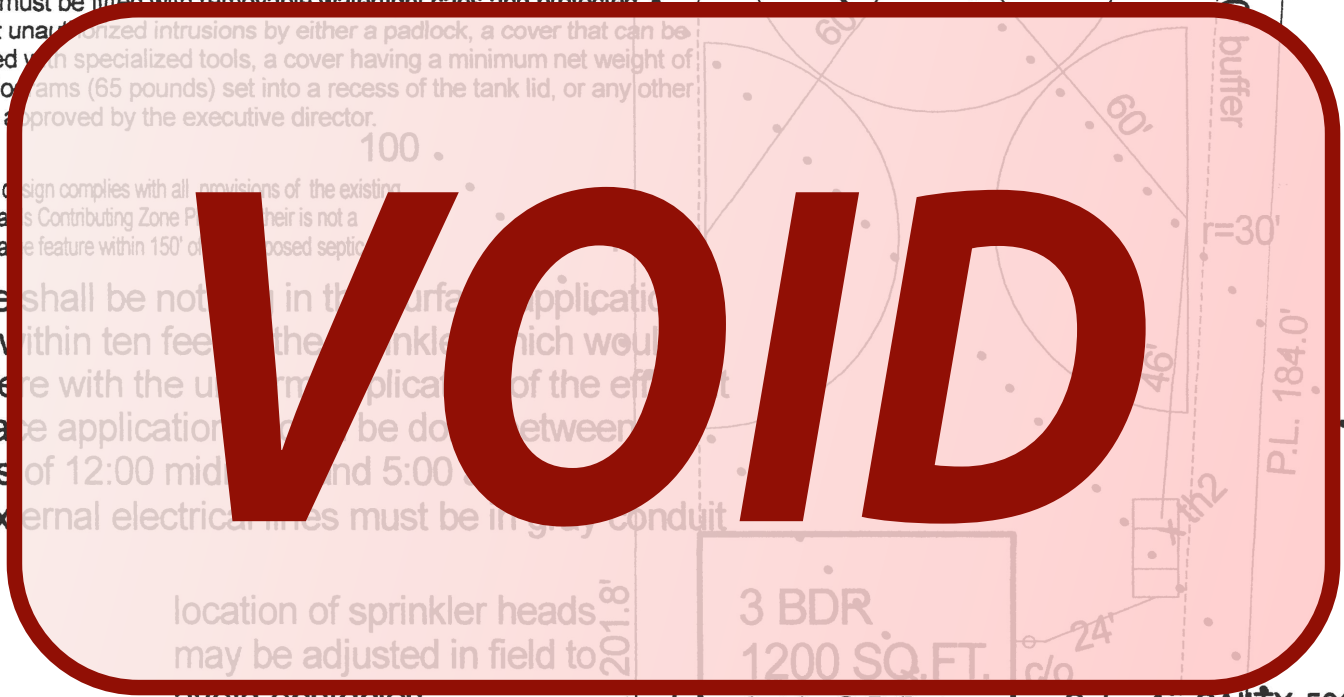
location of sprinkler heads may be adjusted in field to avoid obstacles

100 yr flood plain does not exist on this tract

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.



LINE CAMP CIRCLE

* * * **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 Seidensticker

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 500 GPD UNIT Absorption/Application Area (Sq Ft) 4239

Gallons per Day (As Per TCEQ Table III) 240

(Systems 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 CWP 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 CWP.

If there is no existing CWP, 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 WPAP has been approved by the appropriate regional office.

Is the property located in the Edwards County Edwards Recharge 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.

Signature of Designer Hoyt Seidensticker Date 1-23-2021

8/16/2023
9:14 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE DESIGN CRITERIA

RECEIVED

By Brandon Olvera at 12:53 pm, Sep 05, 2023

James D Rhea and Gwendolyn Nelson

Property Information:

St. Address: 129 Line Camp Circle
City: Spring Branch State: Texas
Zip code: 78070

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1200
Water Supply: clws
Gallons per day 240

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240

Supply Line from House

Length of supply line (approx. ft.): 13

Greywater included (yes/no): yes

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

Supply Line to Drip Irrigation Manifold

Minimum Adsorptive Area (sq. ft.): 2496

Length of supply line (ft.): 95

Aerobic Unit

Required size of aerobically treated effluent (gpd): 360

Type of supply line: Purple SCH 40

Pretreatment Tank (gals): 400

Size of supply and flush line (in): 1

Class 1 Aerobic Unit: Solar PT

Pump tank total capacity (gal): 1200

Required line size (in): 1200

Chlorination: N/A

Linear feet of tubing installed: 1248

Pump Switch operation: Float system

Drinking cycle quantity (gals): Varied

Cycling time: night time

Pump size and capacity: Schaefer E-Series 20 GPM

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

8-16-23

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipperservices.com



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.

8/16/2023
9:14 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE DESIGN CRITERIA

James D Rhea and Gwendolyn Nelson

RECEIVED
By Brandon Olvera at 12:53 pm, Sep 05, 2023

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.

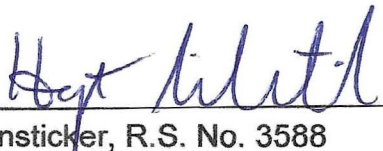
A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Ball valves must be installed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

The drip lines will be installed on foot contours and parallel with the contour of the land. Drip lines will not be laid perpendicular to the contour. The drip lines will be covered with a maximum of 6 inches of the material.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshippservices.com

8-16-23
Date



8/16/2023
9:35 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

RECEIVED

By Brandon Olvera at 12:53 pm, Sep 05, 2023

James D Rhea and Gwendolyn Nelson

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 cover the drip tubing. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

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. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

VOID

Drip lines are to be placed on a center-to-center spacing of a pressure manifold and a return manifold which is run to a pump tank. The pump tank is continuously flushed of the drip lines. A pressure-gated control valve on the return line at the pump tank is set at 3 psi, which maintains the minimum required pressure of the system. The drip lines will be flushed continuously. The pump tank is flushed continuously. The drip lines will be continuously flushed.

The entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover or an equivalent county approved method of cover that is considered a high water user prior to system 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 29, 2016). 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

8-16-23

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipperservices.com



Olvera, Brandon

From: Olvera, Brandon
Sent: Tuesday, September 5, 2023 3:22 PM
To: Rusty Reedy; Hoyt Seidensticker
Subject: 112398

RE: 129 Line Camp Circle

Cypress Lake Gardens Golf Range Section

Lot 22

Block 133

Property Owner & Agent,

We received planning materials for the referenced permit application and found those planning materials to be deficient. To continue processing this permit, we need the following:



Update application page 2 for the new purposed drip system.

✓. Planning Materials:

- a. There is a bit of confusion on the soil beneath the drip tubing.
- b. Based on the soil evaluation report there is 13 inches of Class III soil
 1. The drain field is designed at a .1 loading rate requiring only 6 inches beneath the drip tubing.
 2. The write up mentions about trenching in the drip lines 6 inches.
 3. It also mentions the installer must certify that there will be a minimum of 12 inches of native material between the drip tubing and restrictive horizon.
 4. If the tubing is trenched in the ground, there will not be 12 inches of native soil beneath the tubing.
3. Revise accordingly and resubmit.

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

Thank You,

Brandon Olvera | Designated Representative OS0034792 | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

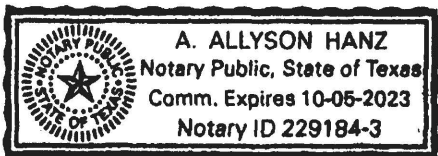
DATED this the 4th day of November, 2019.

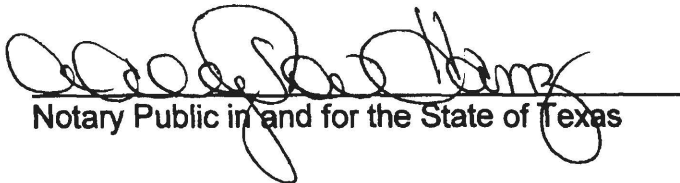

DONNA COFFMAN, a single woman

STATE OF TEXAS
COUNTY OF COMAL

§
§

This instrument was acknowledged before me on this the 4th day of November, 2019, by DONNA COFFMAN, a single woman.




Notary Public in and for the State of Texas

22.deeds

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/06/2019 02:30:17 PM
EMILY 2 Page(s)
201906040195



Bobbie Koepf