

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)				

1/29/25 CA: Water meter less than 10 ft from field. Expose waterline to verify location and sleeving. Will need re inspection fee. System covered

**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: 116922
Issued This Date: 02/07/2024
This permit is hereby given to: Gonzalo Ochoa

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

1752 LAKE PARK DR
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gardens
Unit: Golf Range Section
Lot: 14
Block: 129
Acreage: 0.2500

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.

RECEIVED

By Kathy Griffin at 9:00 am, Nov 20, 2023



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		116922
Date Received	Initials	Permit Number

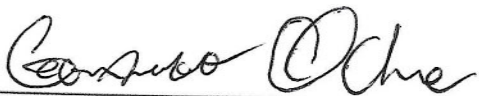
Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.



Signature of Applicant

10-19-23

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)

RECEIVED

By Brandon Olvera at 12:49 pm, Feb 06, 2024

ON-SITE SEWAGE FACILITY APPLICATION

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

Date By Kathy Griffin at 9:00 am, Nov 20, 2023

Permit Number 116922

1. APPLICANT / AGENT INFORMATION

Owner Name Gonzalez Ochoa
Mailing Address 910 Ottawa Wsk Street
City, State, Zip SA, TX 78260
Phone # Julio Valdes 210-919-0170
Email valdubusiness69@gmail.com

Agent Name Hart Seidensticker
Agent Address _____
City, State, Zip _____
Phone # 210 4146603
Email hart@landstewardship.com

2. LOCATION

Subdivision Name Cypress Lake Gardens, Golf Range Section Unit _____ Lot 14 Block 129
Survey Name / Abstract Number _____
Address 1752 Lake Park Drive City Spring Branch Acreage .247
State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1200

☐ Non-Single Family Residential

(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: \$ 222,000.00 (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

4. SIGNATURE OF OWNER

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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

Brandon Olvera

10-19-23



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

RECEIVED

By Brandon Olvera at 10:47 am, Dec 27, 2023

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 1340

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 Seidensticker

Date

11-18-23



AFFIDAVIT

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 (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires 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.

II

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

Lot 14, Block 129, Cypress Lake Gardens, Golt Range Section

The property is owned by (owner as per deed) Gonzalo Ochoa

This OSSF shall 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 (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 19 DAY OF October, 2023

Gonzalo Ochoa

Owner(s) signature(s)

Gonzalo Ochoa

Owner (s) Printed Name(s)

Owner(s) signature(s)

Owner (s) Printed Name(s)

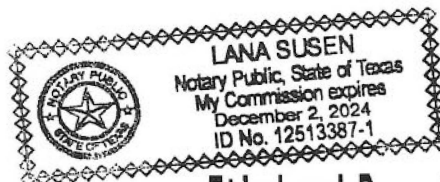
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19 DAY OF October

2023

Lana Susan

Notary Public Signature

→ Land Stewardship Services, LLC
124 Bristow Way
Boerne, Tx. 78006



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/06/2023 03:33:22 PM
TAMMY 1 Page(s)
202306035316



Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365

**SITE ADDRESS****Lot 14 Lake Park Dr, Spring Branch Tx****BUILDER****Gonzalo Ochoa****TERM****Two Year****Routine Maintenance and Inspection Agreement**

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **Gonzalo Ochoa**; (referred to as "Client") and **Aerobic Services of South Texas (Thomas W. Hampton MP349)** (hereinafter referred to as "Contractor") located at **15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365**. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The Property Owner is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Property Owner Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

RECEIVED

By Brandon Olvera at 12:14 pm, Dec 27, 2023

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement 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 this 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.

Property Owner

Name

Gonzalo Ochoa

Email

gonzaloochoaaguilar@gmail.com

Address

Lot 14 Lake Park Dr

Phone

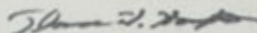
210-459-8038

SERVICE PROVIDER

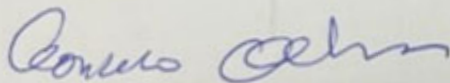
Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365



Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]



SIGNATURE

Permit # 116922

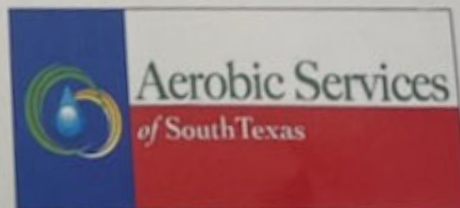
EFFECTIVE DATE _____

EXPIRED DATE _____

INSTALLED _____

Model # _____

Blower/Panel Serial # _____



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

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

RECEIVED

By Brandon Olvera at 12:51 pm, Feb 06, 2024

Date Soil Survey Performed: 10/13/2023Site Location: 1752 Lake Park DriveName of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771Proposed 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.

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	clay loam rock	<30%	none	yes, rock	Brown
1						
5 in						
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	clay loam rock	<30%	none	yes, rock	Brown
1						
5 in						
2						
3						
4						
5						

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

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 Drip Irrigation 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 SeidenstickerDate 2-4-24

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

RECEIVED

By Brandon Olvera at 12:51 pm, Feb 06, 2024

Date: 11/18/2023

Applicant Information:

Name: Gonzalo Ochoa

Address: 910 Ottawa Wok Street

City: SA State: Texas Zip: 78020

Phone: Julio 210-919-0170

Property Location:

Lot: 14 Block: 129

Sub.: Cypress Lake Gardens, golf range section

Street/Road Address: 1752 Lake Park Drive

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Julio Valdes OS0037867

Company: _____

Address: 9455 S Foster Road

City: SA State: Texas Zip: 78255

Phone: 210-919-0170 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: 0.247 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

Preliminary Field Check For Drip Systems

DATE: 12/28/23

INSPECTOR: Hendry

COMMENTS: Probing in the area of the proposed drip field showed an average of +5" of soil above a restrictive horizon.

CCEO
COPY

16

14

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CCEO
COPY

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CCEO
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CCEO
COPY

16

14

12

10

8

2/4/2024

10:51 AM

Aerobic with Drip
Irrigation SystemON-SITE SEWAGE FACILITY
DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

Property Information:

St. Address: 1752 Lake Park drive

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): 0.2

Minimum Adsorptive Area (sq. ft.): 1200

Absorptive area installed (sq.ft.): 1340

Aerobic Unit

Required size of aerobic unit: 360 gpd atu

Pretreatment Tank (gallons): 397

Class 1 Aerobic Unit: ProFlo 5060 HCSP

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: Sta-rite plus D 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.): 12

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.): 25

Type of supply line: Purple SCH 40

Size of supply and flush line (in): 1

Required linear foot of tubing: 600

Linear feet of tubing installed: 670

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

 2-4-24
 Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.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.

2/4/2024

10:51 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

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.

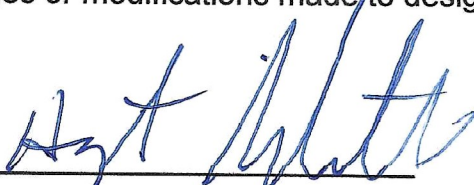
The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

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 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. A minimum of 12 inches of class III soil will be imported and leveled. 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 restive horizon of limestone rock. The drip lines will be laid on top of the soil and then a minimum of 6 inches of class III clay loam must be placed over the drip lines. The drip lines need 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.

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Aerobic with Drip
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ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

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.

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 curlex laid over the entire drip field 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.



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2/4/2024

10:51 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal

Effective September 1, 2023, with the exception of septic tanks, all inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. All septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. 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 another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

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

2-04-24

Date



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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

Gallons per Day	240
Application Rate (gal/sq. ft/day)	0.2
Square footage required	1200
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	670
Number of emitters	335
Linear Feet of Tubing Per Zone	670
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	3.4
gallons per hour	204.35
minutes per dose	10
Minutes Per Day Per Zone	70
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	70.46733545
Number of Connections to Manifold	3
Linear feet of dripline per connection	223.3333333
minimum pump capacity (gpm)	3.4
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.)	25
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	10
Total equivalent length of pipe (ft.)	11
total effective head (ft.)	0.40
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.)	107.82

2-4-24



[Handwritten signature]

scale 1" = 30'

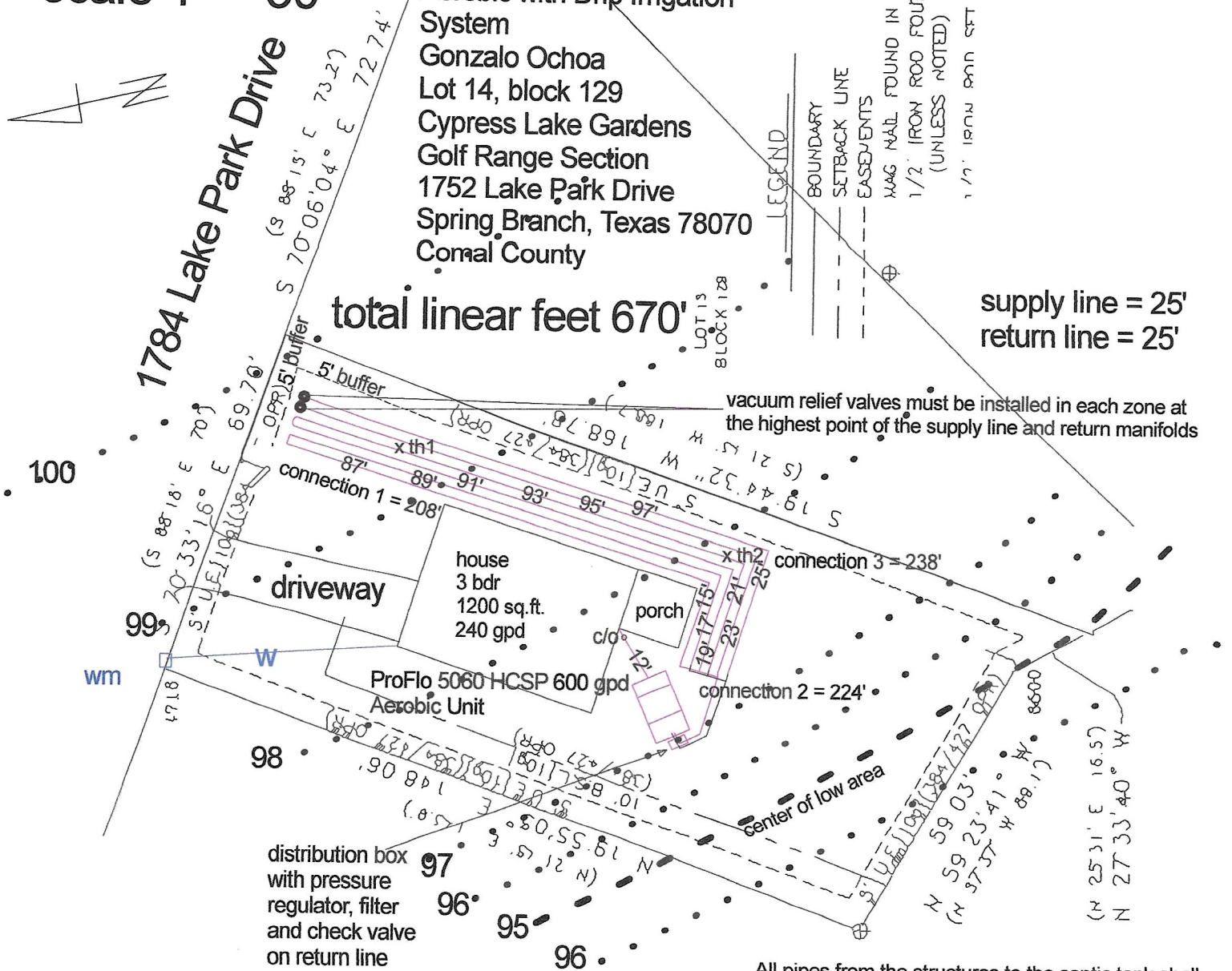
RECEIVED

By Brandon Olvera at 2:01 pm, Feb 06, 2024

Site Map
Aerobic with Drip Irrigation
System
Gonzalo Ochoa
Lot 14, block 129
Cypress Lake Gardens
Golf Range Section
1752 Lake Park Drive
Spring Branch, Texas 78070
Comal County

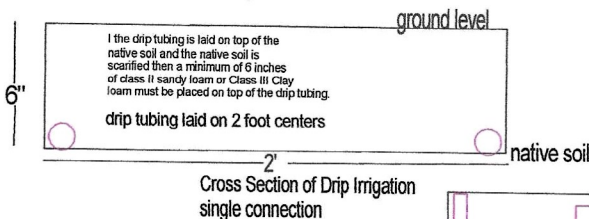
total linear feet 670'

supply line = 25'
return line = 25'



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.

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.



100 yr flood plain does not exist on this tract

All external electrical lines must be in gray conduit

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

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

With the exception of septic tanks, all inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. All septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. 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. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 22, 2013

George A. (Tony) Lofton
Pro Flo Aerobic Systems, LP
P.O. Box 1425
Waller, Texas 77484-1425

RE: Approval of Pro Flo Models 500 HC, 5060 HCST, 500 HCP, 500 HCS and HCSP

Dear Mr. Lofton,

We have completed our review of the above referenced aerobic treatment units. The above referenced models are approved for use in Texas.

The 5060 HC series is essentially the same as the 500 HC, the designation is intended to indicate that the treatment unit may be operated as a 500 gpd unit or a 600 gpd unit. A HIBLOW HP50 blower is required for 500 gpd operation and a HIBLOW HP80 blower is required for 600 gpd operation of units marked either 500 HC or 5060 HC (with the appropriate suffixes).

Please show the daily capacity for each unit, as shipped, on the NSF required dataplates.

The S suffix indicates a pretreatment chamber, 400 gallons capacity for the 500 HC and 5060 HC series. Units which show the S suffix and include a pretreatment chamber will not require a separate pretreatment tank. All others will require a separate pretreatment tank for use in Texas.

A P suffix indicates a pump chamber, of 770 gallons capacity for the subject models. The pump chamber, or separate pump tank when appropriate, must meet the minimum requirements expressed in 30 TAC 285.34(b).

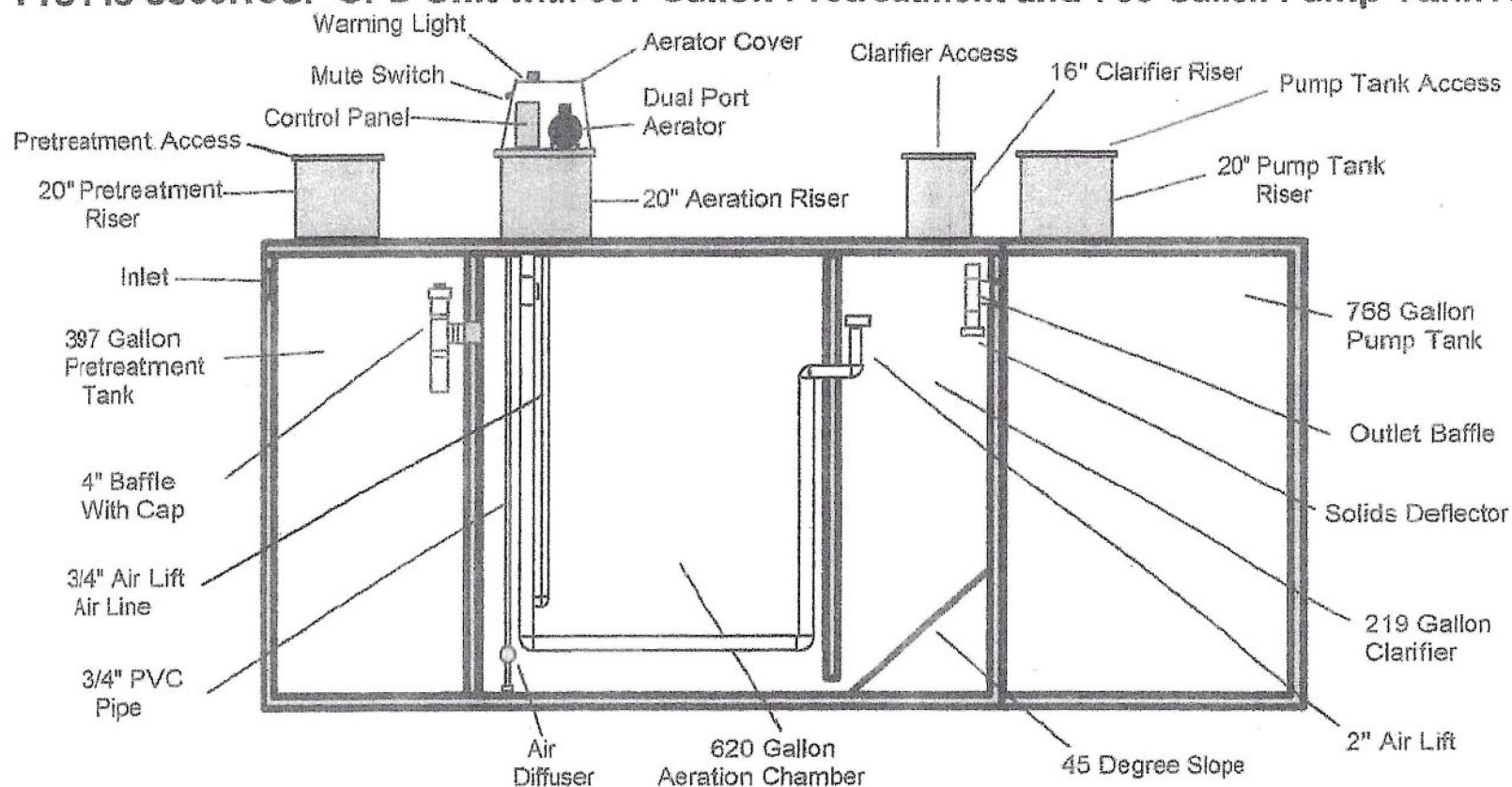
If you have any questions concerning our review, please contact me by telephone at (512) 239-2150, by e-mail at mike.price@tceq.texas.gov or by facsimile at (512) 239-6390. When responding by mail please use mail code MC-235.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Price".

Michael Price
On-Site Wastewater Program

Pro Flo 5060HCSP GPD Unit with 397 Gallon Pretreatment and 768 Gallon Pump Tank Affixed



All Gallonage Approximate
Drawing Not to Scale
Configuration May Vary

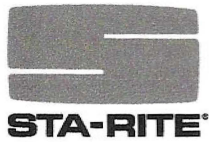
Note: Unit Tested Did Not Have
Affixed Pretreatment or Pump
Tank

Note: If the wall between the clarifier and
aeration chamber is a drop in wall, the
thickness shall be 2-1/2"

Overall Length - Top 159" Bottom 155"
Overall Width - Top 68" Bottom 64"
Height Without Risers - 71"
Exterior Wall Thickness - 3"
Interior Wall Thickness - Top 2" Bottom 3"
Top & Bottom Thickness - Top 5" Bottom 3"
Pretreatment Length - Top 29-1/4" Bottom 26-3/4"
Aeration Length - Top 44" Bottom 43"
Clarifier Length - Top 18-1/2" Bottom 17-1/2"
Pump Tank Length - Top 55-1/4" Bottom 52-3/4"
Water Level - 55"
Air Diffuser - 27"
Bottom of Inlet to Bottom of Tank - 60-1/2"
Total Tank Weight (Empty) - 17,710#*
(*actual scaled weight)

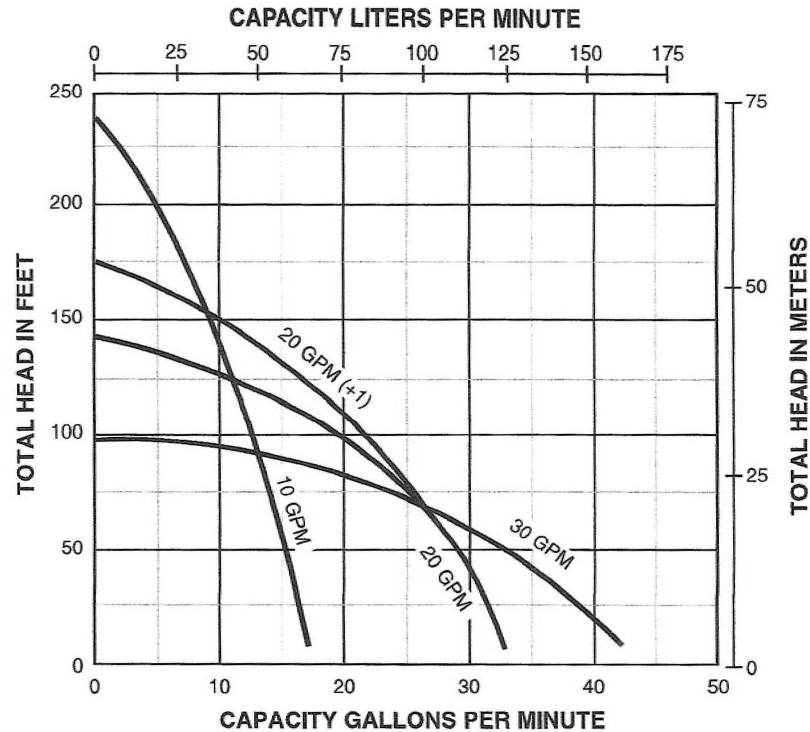
Pro Flo 5060HCSP

Revised 7/19/13 5060HCSP.KEY



4" multi-stage submersible pump

PUMP PERFORMANCE



PUMP PERFORMANCE (Capacity in Gallons per Minute)

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (Capacity in Liters per Minute)

Pump Model	Flow Rate (LPM)	Bar											
		0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05221	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
10DOM05121	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
20DOM05221	75.7		113.6	98.4	81.4	53.7	16.7						
20DOM05121	75.7		113.6	98.4	81.4	53.7	16.7						
30DOM05221	113.55	145.7	126.0	97.7	60.6								
30DOM05121	113.55	145.7	126.0	97.7	60.6								
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 620

Gallons Per Day (As Per TCEQ Table III) 100

(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 certified by a Professional Engineer (R.S.) or Professional Surveyor (S.D.)

Is there an existing TCEQ approved WPA 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 WPA.

Is there is no existing WPA, does the proposed development activity require a TCEQ approved WPA? ☐ Yes ☒ No

If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPA. A Permit to Construct will not be issued for the proposed OSSF until the WPA 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 Seidensticker

Date

11-18-23

11/18/2023
8:52 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Gonzalo Ochoa

Property Information:

St. Address: 1784 Lake Park drive
City: spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 180

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1200
Water Supply: clws
Gallons per day 180

Supply Line from House

Length of supply line (approx. ft.): 12
Type of supply line: 2" SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2
Minimum Adsorptive Area (sq. ft.): 1340

Absorptive area installed (sq. ft.): 1340

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 397

Class 1 Aerobic Unit: Pro

Pump tank total capacity (gal): 400

Chlorination: n/a

Pump Switch operation: Float system

Dosing cycle quantity (gals): Varied

Cycling time: night time

Pump size and capacity: Sta-rite plus D series 20 gpm

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 25

Type of supply line: Purple SCH 40

Size of supply line, flush line: 1

Required linear foot of tubing: 450

Linear feet of tubing installed: 670

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.

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

11-18-27
Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



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11/18/2023
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Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Gonzalo Ochoa

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 both the supply and return lines. Vacuum relief valves must be installed on the return lines. Pressure adjustments must be made to the system.

VOID

The area of the installation will need to be shaped to the installer. The area will need to be leveled before installing the tubing. A minimum of 6 inches of class II sandy loam will be imported and leveled. The installer must ensure that the piping is installed at a depth that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restive horizon of limestone rock. The drip lines will be laid on top of the soil and then a minimum of 6 inches of class II sandy loam must be placed over the drip lines. The drip lines need to be installed as level as possible.

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8:52 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

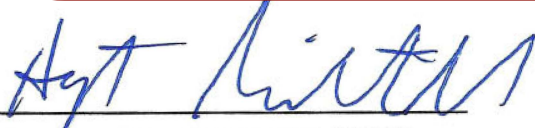
Gonzalo Ochoa

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.

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

When entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover or curlex laid over the entire drip field or an equivalent county approved method of cover that is considered a best management practice prior to the start of operation. A maintenance contract for the entire system must be established at the time of installation with someone holding the contract to maintain the installed system. All design criteria in accordance with Chapter 30, Title 10, Chapter 101, 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.

VOID


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11-18-27
Date

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



Gonzalo Ochoa

Gallons per Day	180
Application Rate (gal/sq. ft/day)	0.2
Square footage required	900
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	670

Number of emitters	335
Linear Feet of Tubing Per Zone	670

Type of emitters	Pressure compensating
Determine drip field pressure (psi)	35

Feet of head pressure	80.85
emitter	

ins per m	4
ins per	35

tes p	8
tes p	53

tes p	180
Zone	7

tes p	
Time Between Doses in Hours	3.4

Total Run time in Minutes	52.85050159
Number of Connections to Manifold	3

Linear feet of dripline per connection	223.3333333
--	-------------

Minimum pump capacity (gpm)	3.1
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.)	25
-------------------------	----

Friction head

equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	10

Total equivalent length of pipe (ft.)	11
total effective head (ft.)	0.40

head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10

head loss through valves (ft.)	3.47
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Minimum total head (ft.)	107.82
--------------------------	--------



11-18-23
Hoyt Seidensticker

scale 1" = 30'



1784 Lake Park Drive

Site Map
Aerobic with Drip Irrigation
System
Gonzalo Ochoa
Lot 14, block 129
Cypress Lake Gardens
Golf Range Section
1784 Lake Park Drive
Spring Branch, Texas 78070
Comal County

total linear feet 670'

LEGEND

BOUNDARY

SETBACK LINE

EASEMENTS

WAG NAIL FOUND IN ROCK
1/2" IRON ROD FOUND
(UNLESS NOTED)

1/2" IRON ROD SET w/CRP

supply line = 25'
return line = 25'

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

VOID

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

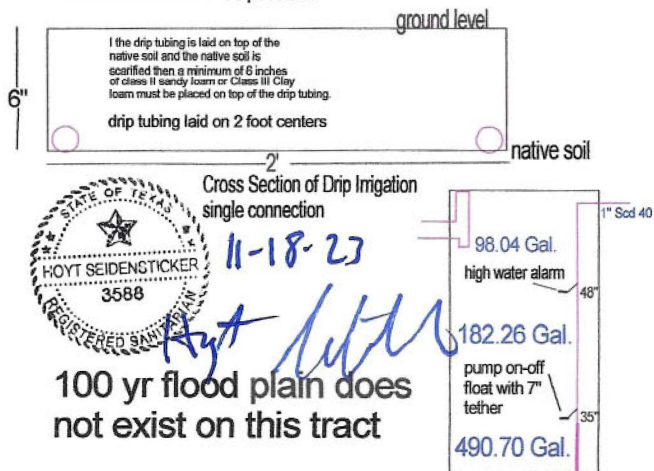
The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

ports shall have risers over the port openings which extend to the ground surface. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

All septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap or other suitable restraint system shall be proved below the riser cap to prevent tank entry if the cap is unknowingly damages or removed.

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.

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.



All external electrical lines must be in gray conduit

Aerobic Maintenance Solution LLC
P O Box 311899
New Braunfels, TX 78131

Phone: (830) 312-8776

Date 10-19-23

AerobicSolutions.net office@aerobicsolutions.net

To: Gonzalo Ochoa
910. Ottawa West St
SA, TX 78260

Contract Period

Start Date:

End Date:

Phone:
Site: 184 Lake Park Drive Spring Branch TX 78020
County: Comal
Installer: Julio Voldes
Agency: Comal County
Mfg/Branch:

Aerobic Septic Solutions
3 visits per year - one every 4 months
Map Key: 448-410 ID: 1

VOID

Agreement

1. General: This work order Agreement (hereafter referred to as "Agreement") is entered into between the Client and Aerobic Maintenance Solutions LLC (hereafter referred to as "Contractor") located at 4270 482 New Braunfels, Texas 78132 (Phone: (830) 312-8776). By this agreement, Contractor agrees to provide services as described herein, and Client agrees to fulfill their responsibilities under the agreement as described herein.

II. Effective Dates: If this is an Initial Contract, the Agreement is for two (2) years and a License To Operate (LTO) has been issued. A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other and the local regulatory Agency written notice at least Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacturer's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

- VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the client at an additional service charge of \$200.00 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VIII. Severability: If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, it limits such provision so that it would be valid and enforceable, then such provision shall be deemed to be written, construed and enforced so limited.

Print Name: Gonzalez Signature: [Signature] Date: 8/19/20

Client Phone number Home 216 459 5338 Work _____ Cell _____

Email Address Donzaboochooagular@gmail.com

Any Gate or Combo code for inspections _____

Contractor Aerobic Maintenance Solutions LLC:

Signature: Juan M. Gonzales Jr Date 10-19-23
MP0000872 Juan M. Gonzales Jr

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, December 15, 2023 4:31 PM
To: Hoyt Seidensticker; Julio Valdes
Subject: 116922

RE: 1784 Lake Park Drive

Cypress Lake Gardens Golf range Section

Lot 14

Block 129

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:

- ✓ Our Office will be conducting a site visit on 12-18-2023.
- ✓ A 3-bedroom single family residence is 240 GPD.
- ✓ The Maintenance Contract provided has an expired Maintenance Provider license.
- ✓ The unauthorized access rule has recently changed in September. (see below)
 - a. 285.38(b)(c)(d)

(b) All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and is large enough to provide for maintenance and equipment removal.

(c) For all OSSF's permitted on or after September 1, 2023, inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

(d) Risers.

(1) The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports.

(2) 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.

(3) Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include:

- (A) a padlock;
- (B) a cover that can be removed with tools;
- (C) a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid; or
- (D) any other means approved by the executive director.

(4) Risers and riser caps exposed to sunlight must have ultraviolet light protection.

- a. (5) Risers must be able to withstand the pressures created by the surrounding soil.

2. Revise accordingly and resubmit.

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

Thank You,

Note: Beginning January 1, 2024 our reinspection fees will be changing to \$150.00. Permit fee includes 3 inspections, \$150 each additional inspection

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



ON-SITE SEWAGE FACILITY APPLICATION

RECEIVED

Date By Kathy Griffin at 9:00 am, Nov 20, 2023

Permit Number 116922

1. APPLICANT / AGENT INFORMATION

Owner Name Gonzalez Ochoa
Mailing Address 910 O'Hara Wok Street
City, State, Zip SA, Tx 78260
Phone # Julio Valdes 210-919-0170
Email valdbusiness69@gmail.com

Agent Name Hart Seidensticker
Agent Address _____
City, State, Zip _____
Phone # 210 4146603
Email hart@landstewardship.com

2. LOCATION

Subdivision Name Express Lake Gardens, Golf Range Section Unit _____ Lot 14 Block 129
Survey Name / Abstract Number _____ Acreage .24
Address 1784 LakePark Drive City Spring Branch State Tx Zip 78170

3. TYPE OF DEVELOPMENT

☒ Single Family Residential
Type of Construction House
Number of Bedrooms 2
Indicate Sq Ft of Lot Area 120
☐ Non-Single Family
Planning materials must provide adequate land for double septic tank and need for treatment 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 Sites _____
Miscellaneous _____

Estimated Cost of Construction: \$ 222,000.00 (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


4. SIGNATURE OF OWNER

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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

Gonzalez Ochoa 10-19-23

By Brandon Olvera at 12:14 pm, Dec 27, 2023



Aerobic Services
of South Texas

~~Lot 14 Lake Park Dr. Spring Branch Tx~~

Gonzalo Ochoa

Two Year

Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between Gonzalo Ochoa; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton NIP349) hereinafter referred to as "Contractor") located at 15120 FM 386 Canyon Lake, Texas 78133 (361) 964-2341. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

WOLF

Weld

An efficient quality control system consisting of a visual check of color, turbidity, pH, flow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. The Property Owner is responsible for the chlorine; it must be filled before or during the service visit.

5. Any additional water inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Property Owner Manual must be strictly followed or warranties are subject to local dates. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement
Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 10/13/2023

Site Location: 1784 Lake Park Drive

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.

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	1	Drainage				
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	(Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	clay loam	<30%	none		Brown
1 5 in		rock			yes, rock	
2						
3						
4						
5						
Soil Boring Number	2	Drainage				
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	(Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0		clay loam		none		
1 5 in		rock			yes, rock	
2						
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 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 Drip Irrigation 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 11-18-23

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 11/18/2023

Applicant Information:

Name: Gonzalo Ochoa

Address: 910 Ottawa Wok Street

City: SA State: Texas Zip: 78020

Phone: Julio 210-919-0170

Property Location:

Lot: 14 Block: 129

Sub.: Cypress Lake Gardens, golf range section

Street/Road Address: 1784 Lake Park Drive

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N y

Additional information

Show:

Compass North, adjacent street, property lines, property improvements, dimension, location of easements, well lines, and other surface improvements, known drainage, sidewalks, Location of existing or proposed water lines within 150 feet of property, Indicate slope of low water lines for the structure to be installed, proposed soil absorption or infiltration, Location of soil storage pits (see location with reference to a known reference point), Location of natural drainage, (streets, ponds, rivers, high tide of salt water (tidies) water imp, cut or fill, shade.

Site Evaluator Information:

Name: Hoyt Seidensticker

License: OS0008771 Expires: 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email: hoyt@landstewardshipservices.com

Installer information:

Name: Julio Valdes License: OS0037867

Company:

Address: 9455 S Foster Road

City: SA State: Texas Zip: 78255

Phone: 210-919-0170 Fax:

VOID

SITE DRAWING

Lot Size: 0.247 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

12/17/2023

8:35 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE

DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 12:04 pm, Dec 27, 2023

Property Information:

St. Address: 1784 Lake Park drive
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.): 12

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2
Minimum Adsorption Area (sq. ft.): 340
Absorptive area installed (sq. ft.): 340

Aerobic Unit

Required size of aerobic unit: 60 gpd at 1.0
Pretreatment Tank: 397

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: Sta-rite plus D 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
Hoyt Seidensticker, R.S. No. 3588

12-17-23
Date

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

12/17/2023
8:35 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 12:04 pm, Dec 27, 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 line at the highest point of both the supply and return manifolds. Ball valves must be installed on the return lines for pressure testing.

The area of the drip lines must be shaped like the filter. The area will need to be leveled before installing the tubing. A minimum of 12 inches of native soil will be required and imported and leveled. The installer must comply with the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restive horizon of limestone rock. The drip lines will be laid on top of the soil and then a minimum of 2 inches of clean fill soil must be placed over the drip lines. The drip lines need 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

Hoyt Seidensticker, R.S. No. 3588

12-17-23

Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



12/17/2023

8:38 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE

DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 12:04 pm, Dec 27, 2023

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.

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.

The entire area where the drip lines have been installed must be covered with a type of vegetative cover or a geotextile over the entire drip field or an equivalent city approved method of cover that is considered high water infiltration system operation.

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

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

12-17-23

Date



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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

12/17/2023

8:35 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE

DESIGN CRITERIA

Gonzalo Ochoa

RECEIVED

By Brandon Olvera at 12:04 pm, Dec 27, 2023

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal

Effective September 1, 2023, with the exception of septic tanks, all inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. All

septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap or other suitable restraint system shall be provided below the

A secondary plug, cap or other suitable restraint system shall be provided below the riser cap to prevent entry of rain, known damage or removal

The risers shall have a diameter which are equal to or greater than the inspection or cleanout ports. Riser caps shall be permanently fastened to the tank lid, cast into tank. The connection between the riser and the tank lid shall be watertight. Riser caps shall 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 another means approved by the

executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

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

12-17-23
Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



Gallons per Day	240
Application Rate (gal/sq. ft/day)	0.2
Square footage required	1200
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	670
Number of emitters	335
Linear Feet of Tubing Per Zone	670
Type of emitters	Pressure compensating
Determine drip field pressure (psi)	25

Feet of head pressure	80.85
gph/emitter	0.61
gallons per minute per Zone	3.4
gallons per hour	204.35
minutes per dose	7
Minutes Per Day per Zone	70
gallons per day	240
Doses per Zone	7
Total Doses per Day	7
Time per Doses in Minutes	3.4
Total Time in Minutes	3
Number of Connections to Mainline	3
Linear feet of dripline per connection	223.3333333
minimum pump capacity (gpm)	3.4
header pipe size (inches)	1

Pressure loss in 100 ft. pipe (psi)	1.35
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.)	25

Friction head

equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	10
Total equivalent length of pipe (ft.)	11
total effective head (ft.)	0.40
head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47

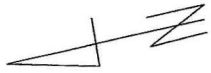
Minimum total head (ft.)	107.82
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12-17-23



Hoyt
Seidensticker

scale 1" = 30'



1784 Lake Park Drive

Site Map

Aerobic with Drip Irrigation System

Gonzalo Ochoa

Lot 14, block 129

Cypress Lake Gardens

Golf Range Section

1784 Lake Park Drive

Spring Branch, Texas 78070

Comal County

RECEIVED

By Brandon Olvera at 12:04 pm, Dec 27, 2023

total linear feet 670'

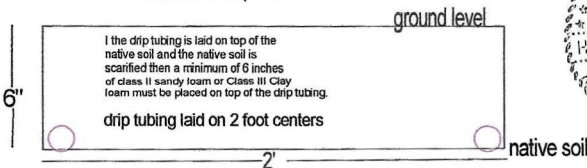
supply line = 25'
return line = 25'

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

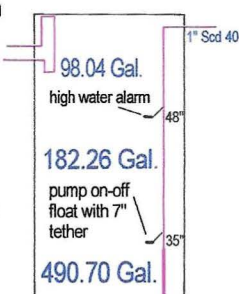
VOID

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.

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.



Cross Section of Drip Irrigation single connection



100 yr flood plain does not exist on this tract

All external electrical lines must be in gray conduit

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

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

With the exception of septic tanks, all inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. All septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. 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. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Olvera,Brandon

From: Williams,Heather
Sent: Friday, December 1, 2023 1:01 PM
To: Olvera,Brandon
Cc: Helms,Avery; Braun,Holly
Subject: OSSF 116922

Brandon,

The address listed on this permit, 1784 LAKE PARK DR, does not exist. To move forward with a valid address the property owner must complete an Address Request Form.

Best,

Heather Williams

GIS Analyst I, Comal County
195 David Jonas Drive
New Braunfels, TX 78132
830-608-2090
www.cceo.org

UTC-SW1
2381386EL

University Title GF# 0358258020

GENERAL WARRANTY DEED

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.

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

THAT THE UNDERSIGNED, Ashlie Shipman, a single person, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Gonzalo Ochoa, whose mailing address is 910 Ottawa wch St San Antonio TX 78269 herein referred to as "Grantee," whether one or more, the real property described as follows:



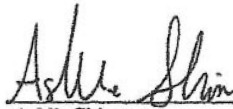
Lot 14, Block 129, CYPRESS LAKE GARDENS, GOLF RANGE SECTION, situated in Comal County, Texas, according to the map or plat thereof recorded in Volume 3, Page 63 of the Map and Plat Records of Comal County, Texas.

This conveyance, however, is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether or not shown of record in the hereinabove mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

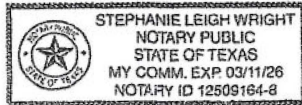
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 7th day of September, 2023.


Ashlie Shipman

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 8th day of September, 2023, by
Ashlie Shipman, a single person.



A handwritten signature in black ink, appearing to read "Stephanie Wright", written over a horizontal line.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

PREPARED IN THE OFFICE OF:
MCNEESE LAW GROUP, PLLC
201 South Broadway
Brownwood, TX 76801

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/11/2023 08:10:09 AM
TERRI 2 Pages(s)
202306029170



Bobbie Koepp