

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Baker

OSSF Installer #: OS0032864

1st Inspection Date: 10/24/25

2nd Inspection Date: 10/29/25

3rd Inspection Date: _____

Inspector Name: Corey Allen

Inspector Name: Corey Allen

Inspector Name: _____

Permit#: **119024**

Address: **1475 Bonnyview**

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **10/24/25 CA: No tightline or tee tank level no leaks leave connection exposed**

10/29/25 CA: Operational verify 35 psi regulator on next inspection. Leave waterline exposed to verify sleeving field to design cover

11/3/25CH: 35 psi regulator installed, operational, water line sleeved per design, covered

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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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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	X		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aqua Klear	X X		
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 Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		

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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.	X	285.32(c)(1)		X		
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	X X X			X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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	X					X

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	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)			X	
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	X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				X
42	APPLICATION AREA Area Installed	X				X	
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: 119024
Issued This Date: 10/15/2025
This permit is hereby given to: LJ Quality Homes, LLC

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

1475 BONNYVIEW DR
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Forest
Unit: 2
Lot: 889
Block: 0
Acreage: 0.2100

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.

Date 04/02/2024

Permit Number 117376

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>LJ Quality Homes, LLC</u>
Mailing Address	<u>5862 Hopper Court</u>
City, State, Zip	<u>New Braunfels, Tx. 78132</u>
Phone #	<u>210-367-9249</u>
Email	<u>jmartin6107@gmail.com</u>

Agent Name John J. Haag, P.E.

Agent Address 15831 Secret Trails

City, State, Zip San Antonio, Tx. 78247

Phone # 210-705-4268

Email jhaag@satx.rr.com

119024

2. LOCATION

Subdivision Name Canyon Lake Forest Unit 2 Lot 889 Block _____
Survey Name / Abstract Number _____ Acreage 0.207
Address 1475 Bonneyview City Canyon Lake State Tx. Zip 78133

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 1320

☐ 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: \$ 220000 (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~~ Comal County Flood Damage Prevention Order.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date _____



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary aerobic treatment with drip disposal

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

Tank Size(s) (Gallons) NuWater B-550 (600 gpd) Absorption/Application Area (Sq Ft) 1200 min

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.

John J. Haag, P.E.
Signature of Designer

03/28/2024

Date

1/00

THE COUNTY OF COMAL



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STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the TCEQ to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ 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 TCEQ, 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 TCEQ 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 TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Legal Description: Lot 889, Canyon Lake Forest, Unit 2

This property is owned by: LJ Quality Homes, LLC

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

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESS BY HAND(S) ON THIS 11 DAY OF April, 2024.

Jacob Martin (Owner, LJ Quality Homes, LLC)

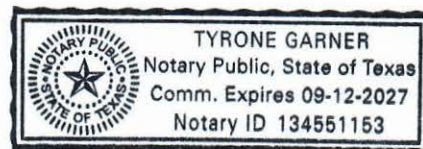
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF April, 2024.

Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/11/2024 02:54:36 PM
LAURA 1 Page(s)
202406010901



Bobbie Koepp



Received

Brandon Mark Olvera

10/15/2025 2:13:03 PM

Baker Service and Maintenance OSSF Systems PS LLC
15375 Cranes Mill Rd., Canyon Lake, TX 78133
830-899-2971

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: LS Quality Homes, LLC

Subdivision/ County: Canyon Lake Forest, Comal

Permit # 119024

Model # Aerobic Drip

Phone: 210-367-9249

Address: 1475 Bonneyview

City, State, Zip: Canyon Lake, TX 78133

Serial #

☒ Initial Two Year Service Agreement
& Two Year Limited Warranty

☐ One Year Service Agreement

RENEWAL _____

NAME TRANSFER _____

ANALYSIS _____

Legal Description:

The Effective date of this initial maintenance contract shall be the date the License to Operate is issued.

For \$ 600.00 this contract will be in effect **FROM** 2 years from LTD and will provide the following:

1. An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow an odor.
3. **THE PROPERTY OWNER IS RESPONSIBLE FOR PURCHASING AND KEEPING CHLORINE IN THE CHLORINATOR (IF APPLICABLE). IF THE CHLORINE TEST REVELS "NO CHLORINE" IN THE SYSTEM, THE PROPERTY OWNER MAY INCURE AN ADDITIONAL COST.**
4. If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
5. The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours, from the time of notification. **One service call a year, if needed, will be provided with no cost to property owner.**
6. **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF BAKER SEPTIC SERVICE, LLC AND COULD RESULT IN REPOSSESSION OF PARTS BY BAKER SEPTIC SERVICE, LLC.**
7. **THE SIGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPEY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

BAKER SEPTIC SERVICE, LLC, WILL WARRANTY INSTALLAION of the septic system according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBE FOR SERVICE CALL, LABOR, AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other component will be according to manufacturer's warranties.

IMPORTANT: As Baker Septic Service, LLC cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installers instructions for suggestions on septic operation. This service agreement does not cover the cost of **service call, labor or materials** that are required or **parts out of warranty**, the failure to maintain electrical power to the system, **sprinklers that are broken**, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvent, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional coast. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:

Violations of the warranty also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract should be activated (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Baker Septic Service, LLC

Maintenance Provider: MP0002099

(x) [Signature]
Property Owner Signature

Print Name (X) Jacob Mat. / Date: 09-15-25

(x) [Signature] Date: 10-15-25 Authorized Service Representative

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

1. OWNER INFORMATION

Property Owner's Full Legal Name: LJ Quality Homes, LLC

2. PROPERTY INFORMATION

City: Canyon Lake Zip Code: 78133

Legal Description:

Lot: 889 Block: Subdivision: Canyon Lake Forest Unit: 2 Phase:

If not located in subdivision: Survey:

Abstract: Recorded (Vol/Pg):

3. SITE EVALUATION INFORMATION:

Name of Site Evaluator: John J. Haag PE #: 90158

Date Performed: 04/03/2024 Proposed Excavation Depth: Surface

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole Number: 1

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to approx. 3" then auger limestone
1					
2					
3					
4					
5					

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to 18" then limestone
1					
2					
3					
4					
5					

5. FEATURES OF SITE AREA:

Presence of 100 year flood zone: ☐ Yes ☒ No
 Presence of adjacent ponds, streams or water impoundments ☐ Yes ☒ No
 Existing or proposed water well in nearby area ☐ Yes ☒ No
 Organized sewage available to lot or tract ☐ Yes ☒ No
 Recharge features within 150 feet ☐ Yes ☒ No

6. I certify that the above statements are true and correct and are based on my own field observations.



04/03/2024

Haag Engineering Consultants, LLC
Firm: F-5789

Comments

Add Comment

Sort ▲

► **callen**

edited

05/6/2024 1:35 PM

Profile holes observed. Soil conditions appear to be the same as stated on report

Close

CCEO
COPY

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COPY



CSCEO
COPY



**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOT 889, BONNEYVIEW DR.
CANYON LAKE FOREST, UNIT 2**

SITE DESCRIPTION:

Located in Canyon Lake Forest, Lot 889 the proposed system will serve at 3-bedroom, 1320 s.f. residence situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into a AquaKlear AKA600CA (600 gpd) aerobic treatment plant containing a 500 gallon pretreatment tank and a 800 gallon pump chamber. The pump chamber contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 submersible well pump. The well pump is activated by a time controller allowing the distribution ten times per day with a 6-minute run time with the float setting at min. 240 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self-flushing 100 micron Arkal Disk filter then through a 1" SCH-40 manifold to a minimum 1200 sf drip tubing field with Netifim Bioline drip lines approximately two feet apart with 0.61 gph emitters set every two feet as per the attached schematic. A pressure regulator Model PMR35MF 35psi installed in the pump tank on the manifold to the field will maintain pressure at 35 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed on the highest point on each manifold will prevent siphoning of effluent from higher to lower parts in the field. The field area shall be scarified and then built up so that a minimum of 12" of Type II or III soil is above any bedrock or type IV soils then the drip tubing shall be laid and capped with a minimum of 6" of Type II or Type III soil (NOT SAND). The field area shall be sodded with grass prior to system startup. The tank must have risers 2-inches minimum above finished grade on each opening with watertight caps that must be 65# or have a padlock or can only be removed with tools – all risers shall meet the minimum requirements of 30 TAC 285 effective July 6, 2023. A secondary plug, cap or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd
Pretreatment tank size: 500 gal
Plant size: AquaKlear AKA600CA; 600 gpd (TCEQ approved)
Pump tank size: 800 gal
Min. Reserve capacity after high level: 80 gal (1/3 day req'd)
Application rate: $Ra=0.2$ gal/sf
Total absorption area: $Q/Ra = \text{min. } 1200 \text{ sf}$ (1,472 sf actual)
Total linear feet of drip tubing: 736' Netifim Bioline drip tubing 0.61 gph
Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

Calculation Outputs

Total System Information

Application Area Required (square feet)	1,472
Total Amount of Bioline [®] Required (feet)	736
Total Number of Emitters in the Dripfield	368

Zone Information

Number of Zones	1
Amount of Bioline [®] Per Zone (feet)	736
Number of Emitters Per Zone	368
Minimum Number of Laterals Per Zone	1
Maximum Number of Laterals Per Zone	11
Number of Laterals That Will be Used	2
Maximum Length of Bioline [®] Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (GPM)	3.7
Holding Capacity of Dripperline Per Zone (Gallons)	9.8
Additional Flow Requirement to Accommodate Flushing Velocity	3.2

Holding Capacity of Piping

Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds	16.2
Holding Capacity (Gallons per Zone) of Bioline	9.8
Holding Capacity (Gallons) of Supply Line, Manifolds and Dripperline	26.0

Head Loss Data - Dosing & Flushing Cycle

Friction Loss per 100' (psi) in Supply Line & Manifolds	1.2
Velocity (fps)	2.6
Friction Loss in Supply Line & Supply Manifolds (psi)	4.4
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	10.1
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	1.2
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	2.9
TDH (Total Dynamic Head) in Feet of Head	110.9

Control Settings Information

Total System Runtime Per Day (Minutes)	64
Total Runtime Per Zone Per Day (Minutes)	64
Total System Dosing Events Per Day	10
Runtime For Each Dose (Minutes)	6
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	2.3

Miscellaneous Information

Dosing Volume Per Emitter Per Dose (gallons)	0.07
Inches Per Week of Dosing	1.83
Volume of a Single Dose (gallons)	26.2

Pump Selection

Pump Flow Rating (GPM)	6.9
TDH (Total Dynamic Head in Feet of Head)	110.9
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 pvc. All joints shall be sealed with approved solvent type pvc cement. Clipper type cutters are recommended to prevent pvc burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285 and §285.40 Texas Commission on Environmental Quality (Revised March 2013).



10/17/2025

Haag Engineering Consultants, LLC
Firm No.: F-5786

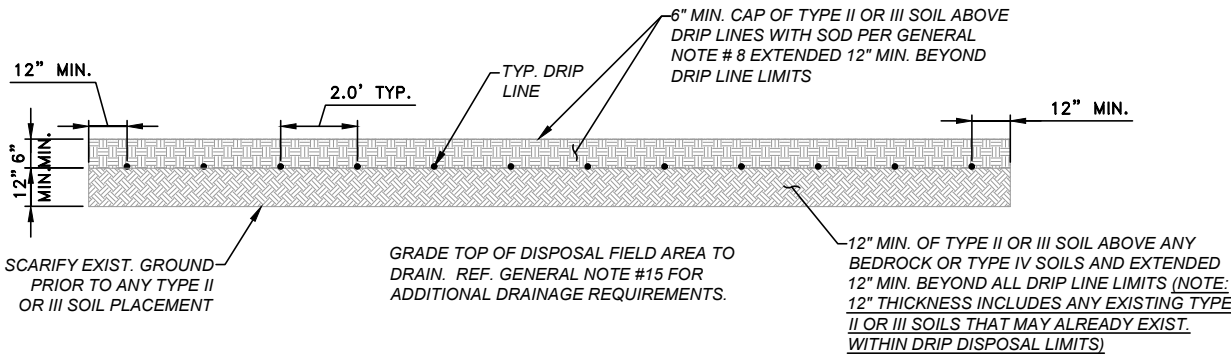
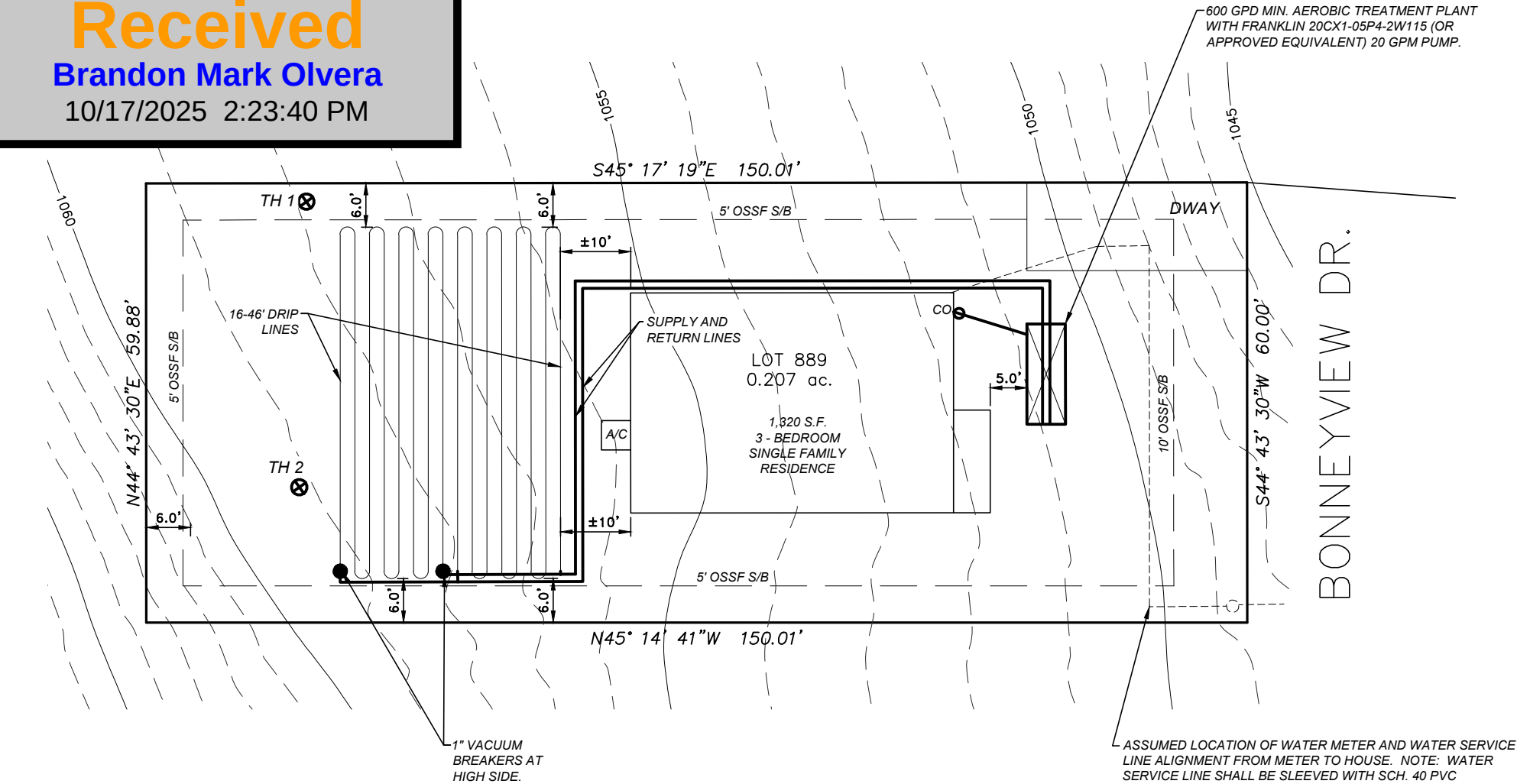
GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE OR BERMUDA SOD.
- FIELDS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

PLAN REVISION NOTE:

THIS PLAN WAS REVISED ON 10/17/25 TO REFLECT, AS MUCH AS POSSIBLE, AS-BUILT INFORMATION PROVIDED TO HAAG ENGINEERING CONSULTANTS BY THE SEPTIC SYSTEM INSTALLER. HAAG ENGINEERING CONSULTANTS HAS NOT FIELD VERIFIED ANY SEPTIC SYSTEM AS-BUILT CONDITIONS FOR THIS PROJECT AND DOES NOT ATTEST TO IT'S VALIDITY AND/OR ACCURACY.

Received
Brandon Mark Olvera
10/17/2025 2:23:40 PM



DRIP FIELD CROSS SECTION
SCALE: 1"=5'

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
- ALL RISERS SHALL MEET THE MINIMUM REQUIREMENST OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 04/03/2024

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 10/17/25
JOB NO. LJQUALITY24001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
©COPYRIGHT 2024 HAAG ENGINEERING CONSULTANTS; ALL RIGHTS RESERVED

TEL: (210) 705-4268

ASSEMBLY DETAILS

Dimensions:

Outside Height: 65.5"

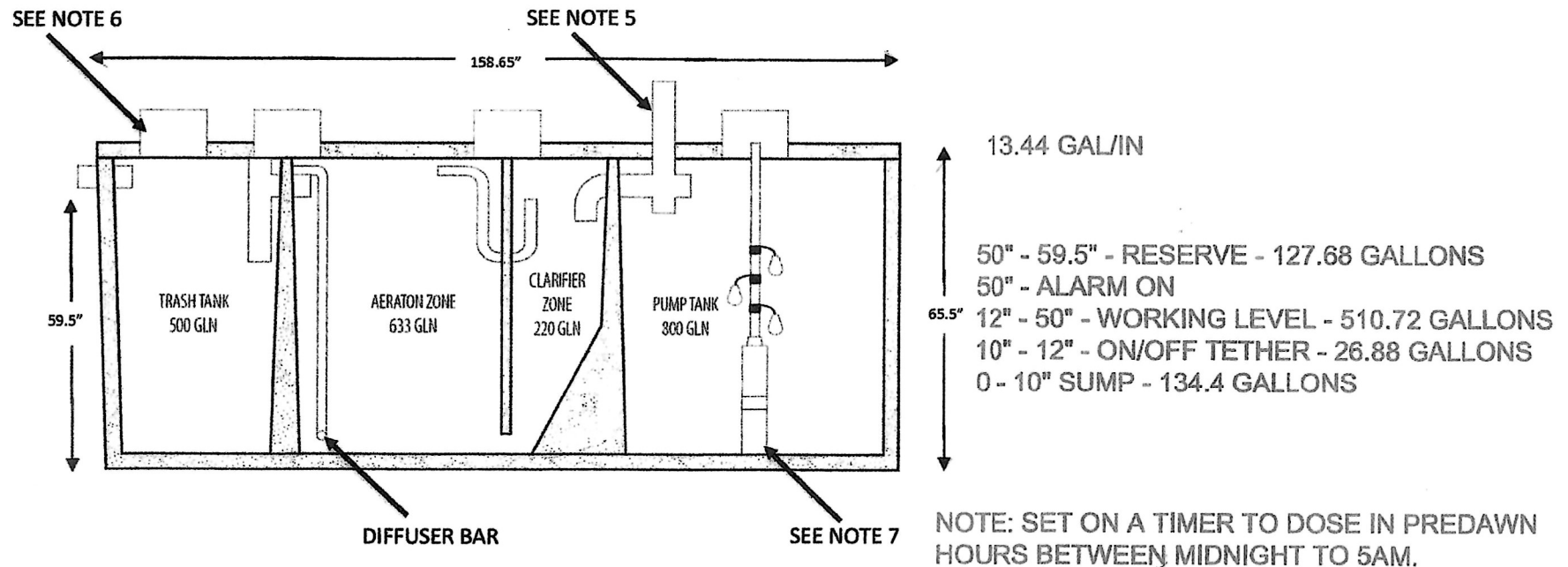
Outside Width: 77"

Outside Length: 158.65



General Notes:

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).



AKA600CA

NOT TO SCALE

DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS

AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS

PUMP TANK: 800 GALLONS



AquaKlear, Inc.

876 N. Bierdeman Rd.
Pearl, MS 39208
877-936-7711

C1 SERIES

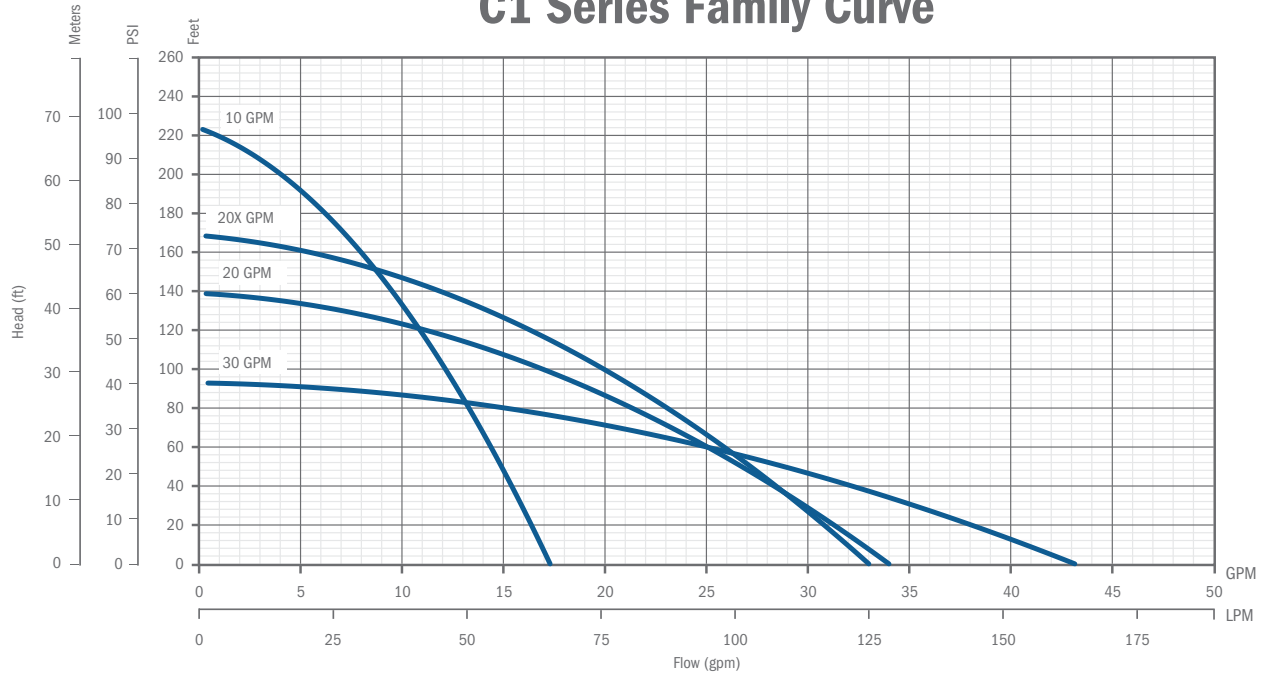
CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



C1 Series Family Curve



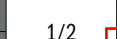
FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	 1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.

1" SUPER/LONG MANUAL DISC FILTER

INSTALLATION, OPERATION & MAINTENANCE INSTRUCTIONS

FEATURES

- A "T" shaped reinforced plastic filter with two 1" male connections.
- Filter element consists of grooved discs, mounted on a spine, forming a cylindrical filter element. The discs are compressed together by a spring located at the bottom of the filter cover.
- Screw-on filter cover.
- Resistant to chemicals and liquid fertilizers.
- Available filtration grades: 040, 080, 120, 140 and 200.



TECHNICAL DATA

FLOW RANGE	10 - 35 GPM
MAXIMUM PRESSURE	140 psi
FILTERING SURFACE AREA	78 sq. in.
FILTERING VOLUME	36 cu. in.
LENGTH	13 13/32"
WIDTH	6 7/32"
WEIGHT	3.11 lbs.
DISTANCE BETWEEN ENDS	6 7/32"
INLET/OUTLET DIAMETER	1" Male
MAXIMUM TEMPERATURE	158° F
pH	5 - 11

MESH/MICRON

MESH	MICRON	DISC COLOR
040	400	Blue
080	200	Yellow
120	130	Red
140	115	Black
200	55	Green

INSTALLATION

1. Filter can be installed either vertically or horizontally.
2. Use Teflon tape on filter threads - Do Not Use Pipe Dope.
3. Ensure correct inlet/outlet direction.
4. When connecting filter to pipe, do not overtighten.
5. Never use spanners for tightening the filter cover.

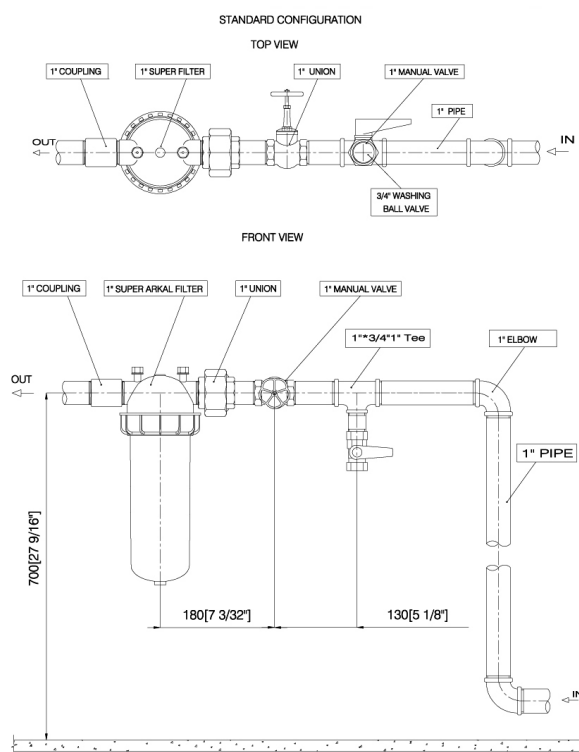
MAINTENANCE AND CLEANING

DISMANTLING

1. Ensure system is turned off and no pressure remains in the pipeline.
2. Unscrew cover from the filter body.
3. Pull out entire filter element.

CLEANING

1. Move tightening ring to end of spine and flush discs with pressurized water.
2. If discs are not clean after flushing with water:
 - a. If the discs have an accumulation of algae in the grooves, soak the discs and spine in a small bucket of Clorox bleach for one hour and then reflush with fresh water.
 - b. If the discs have an accumulation of iron in the grooves, soak the discs and spine in a small bucket of 10% Muriatic Acid for one hour and then reflush with fresh water. Muriatic Acid can be purchased at any pool supply store.



MAINTENANCE AND CLEANING

ASSEMBLY

1. Verify that spring is in place inside the filter cover.
2. Insert filter element and make sure it is seated correctly.
3. Replace cover.
4. Tighten filter cover securely by turning the fixing nut clockwise and do not overtighten.

WINTERIZATION

Drain all the water from the filter to avoid cracking due to freezing.

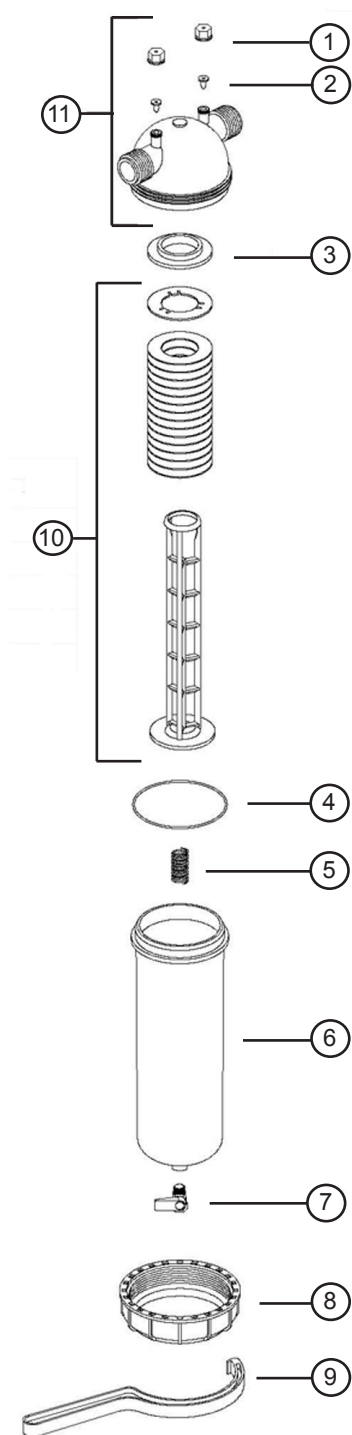
PARTS BREAKDOWN - 1" SUPER/LONG FILTER

KEY	MODEL NUMBER	DESCRIPTION	MATERIALS
1	SEE # 11	GAUGE PORT NUT	R.PP
2	SEE # 11	GAUGE PORT SEAL	EPDM
3	-	FILTER ADAPTER RING	R.PA
4	25AP531140	COVER O RING	NR
5	25AP50440011	COMPRESSION SPRING	SS
6	25AP23113	FILTER COVER	R.PA
7	-	1/4" TAP (OPTIONAL)	BRASS
8	25AP231131	FIXING NUT	R.PA
9	25AP131199	FILTER WRENCH	R.PA
10	25AP21121-***	RING SET WITH SPINE	PP
11	25AP25000101	FILTER BODY COMPLETE	-

Substitute *** for proper mesh size.

MATERIALS KEY

CODE	MATERIAL
SS	STAINLESS STEEL
PP	POLYPROPYLENE
NR	NITRILE RUBBER
R.PP	REINFORCED POLYPROPYLENE
R.PA	REINFORCED POLYAMIDE
EPDM	ETH. PROPY. RUBBER

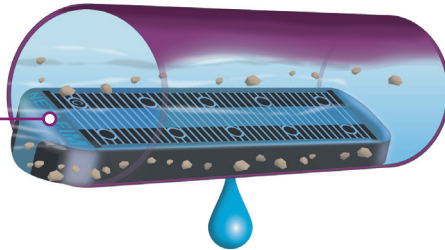


BIOLINE® DRIPLINE

THE WORLD'S MOST ADVANCED CONTINUOUS
SELF-CLEANING, PRESSURE COMPENSATING DRIPLINE
SPECIFICALLY DESIGNED FOR WASTEWATER

CROSS SECTION OF BIOLINE DRIPLINE

Bioline dripper inlets are positioned in the center of flow where water is the cleanest



PRODUCT ADVANTAGES

- Pressure compensation - all drippers deliver equal flow, even on sloped or rolling terrain.
- Unique flow path - Turbonet technology provides more control of water and a high resistance to clogging.
- Continuous self-flushing dripper design - flushes debris, as it is detected - throughout operation, not just at the beginning or end of a cycle. Ensures uninterrupted dripper operation.
- Single hole dripper outlet from tubing:
 - Better protection against root intrusion
 - Allows the dripline to be used in subsurface applications without need for chemical protection
- Drippers capture water flow from the center of the tubing - ensures that only the cleanest flow enters the dripper.
- Built-in physical root barrier - drippers are protected from root intrusion without the need for chemical protection. Water exits dripper in one location while exiting the tubing in another.
- Three dripper flow rates - provides the broadest range of flow rates available. Allows the designer to match the dripline to any soil or slope condition.
- Bioline tubing is completely wrapped in purple - easily identifying it for non-potable use, regardless of how the tubing is installed.
- Anti-bacterial-impregnated drippers - prevents buildup of microbial slime.
- Can be used subsurface - Bioline can be installed on-surface, under cover or subsurface.
- No special storage requirements - does not degrade if stored outdoors.
- Techfilter compatible - an optional level of protection, provides a limited lifetime warranty against root intrusion.

APPLICATIONS

- Typically installed following a treatment process
- Can be used with domestic septic tank effluent with proper design, filtration and operation
- Reuse applications including municipally treated effluent designated for irrigation and other disinfected and non-disinfected water sources.

SPECIFICATIONS

- Dripper flow rates: 0.4, 0.6 or 0.9 GPH
- Dripper spacings: 12", 18" or 24" dripper spacings and blank tubing
- Pressure compensation range: 7 to 58 psi (stainless steel clamps recommended above 50 psi)
- Maximum recommended system pressure: 50 psi
- Tubing diameter: 0.66" OD, 0.57" ID
- Tubing color: Purple color indicates non-potable
- Coil lengths: 500' or 1,000' (Blank tubing in 250')
- Recommended filtration: 120 mesh
- Bending radius: 7"
- UV resistant
- Tubing material: Linear low-density polyethylene

Additional spacing and pipe sizes available by special order. Please contact Netafim USA Customer Service for details.

BIOLINE DRIPLINE

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 3.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 2.3 GPM REQUIRED PER LATERAL TO ACHIEVE 3 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	102	94	84	136	127	113	161	151	137
	25	151	136	118	203	184	161	245	223	197
	35	193	171	146	260	232	200	315	283	245
	40	211	186	158	286	254	218	347	311	267
	45	228	200	169	310	274	233	377	335	287
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 3 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 2.0 GPM REQUIRED PER LATERAL TO ACHIEVE 2.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	128	115	100	172	155	136	205	187	165
	25	183	161	137	248	220	188	301	268	231
	35	228	198	166	310	272	229	379	333	283
	40	248	214	178	338	295	247	413	362	305
	45	266	229	190	364	316	263	447	389	327
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 1.6 GPM REQUIRED PER LATERAL TO ACHIEVE 2.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	161	141	119	217	191	164	263	233	201
	25	221	190	157	302	261	218	369	321	270
	35	269	229	187	370	316	260	455	391	324
	40	290	246	200	399	340	278	493	421	347
	45	310	261	212	427	362	296	527	449	369
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 1.2 GPM REQUIRED PER LATERAL TO ACHIEVE 1.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	201	171	140	275	235	194	337	289	241
	25	266	222	179	366	308	251	453	383	313
	35	316	262	210	437	365	295	543	455	369
	40	337	280	223	469	391	313	583	487	393
	45	358	296	235	497	413	331	619	517	415
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 0.8 GPM REQUIRED PER LATERAL TO ACHIEVE 1.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	248	205	163	344	285	228	427	355	285
	25	315	258	203	440	361	286	549	453	359
	35	367	299	234	513	419	331	643	527	417
	40	389	316	248	545	445	350	683	559	441
	45	409	332	260	574	468	367	721	589	463
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 0.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 0.4 GPM REQUIRED PER LATERAL TO ACHIEVE 0.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	301	242	188	422	341	265	531	429	335
	25	369	296	228	520	418	323	655	527	409
	35	421	337	260	595	476	368	749	603	467
	40	443	354	273	626	501	387	790	635	491
	45	464	371	285	656	524	404	829	665	513
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 0.5 fps flushing/scouring velocity

Netafim recommends flushing velocities capable of breaking free any accumulated bioslimes and debris in the piping network.

- Notes:
1. Refer to local regulations for information on flushing velocities that may be written into codes.
 2. Netafim does not endorse a specific flushing velocity.
 3. Flushing velocities should be determined based on regulations, quality of effluent, and type of flushing control.
 4. Using a flushing velocity less than 1 fps does not provide turbulent flow as defined by Reynolds Number.
 5. Higher flushing velocities provide more aggressive flushing.

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, May 3, 2024 8:38 AM
To: jhaagpe@gmail.com; jmartin6107@gmail.com
Subject: 117376

Property Owner/Agent,
 Our office will be conducting a site visit on 05-06-2024. No other deficiencies.

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 |



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 1475 BONNIEVIEW

Legal Description: Canyon Lake Forest 2, LOT 889

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

119024.pdf Markup Summary 10-14-2025

Brandon Mark Olvera (1)



Subject: Text Box
Page Label: 1
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/14/2025 3:44:17 PM



Please provide a current maintenance contract. The maintenance provider on this contract has an expired license.

WASTEWATER TREATMENT FACILITY MAINTENANCE AGREEMENT

Regulatory Authority Comal

Tyler Mason
A&R Construction LLC &
Cisco Septic Service
(830) 837-0050
(210) 598-9090

Permit/License Number _____

Customer LJ Quality Homes, LLC

Site Address 5862 Hopper Court

City New Braunfels Zip 78132

Mailing Address 5862 Hopper Court, New Braunfels

County Comal

Map # _____

Phone 210-367-9249

Email jmartin6107@gmail.com

I. **General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between

LJ Quality Homes, LLC and A&R Construction, LLC & Cisco Septic Service. By this agreement, A&R Construction, LLC & Cisco Septic Service and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on County issue of License to Operate (LTO) and ends on _____ (two (2) years thereafter). The Contractor shall not be a contractor within the business system's first use to establish the date of commencement, and no notice of this Agreement shall be given to the Contractor within the completion of installation or within the County authority's mandate of completion of the date of the License to Operate (Notice of Approval) was issued by the permitting authority. This agreement is for maintenance of the same facility and any warranty period of installed equipment, but does not extend the specific warranty.

III. Termination:

This Agreement may be terminated by either party for any reason, including, for example, substantial failure of either party to perform its obligations under this Agreement without notice or breach of the terms of this Agreement. The terminating party shall provide written notice to the non-terminating party (30 days prior to termination of this Agreement). If this Agreement is terminated, the non-terminating party shall be paid at the rate of \$75 per hour for work performed and for which compensation has not been received. The Contractor shall stand by and retain monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party

Please provide a current maintenance contract. The maintenance provider on this contract has an expired license.

IV. Services:

- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be comprised of items required as per the manufacturer, the controlling regulatory board, and deemed by the Contractor as necessary for proper OSSF operation.
- Provide a written record of visits to the site.
- Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

☒ Customer Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

TM
Customer's Initials

TM
Contractor's Initials

____ Contractor Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Contractor.

____ Not Required. The installed septic system does not require disinfection.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

- a. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for all the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

c. Maintain a current license to operate, abide by the conditions and limitations of that license, and all requirements for an OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow Contractor to enter the property at any time to be able to diagnose and/or repair the OSSF for the purpose of evaluating the OSSF. Contractor shall be allowed to diagnose and/or repair the OSSF. Contractor shall be allowed to take a laboratory for testing with the permission of the State and/or local regulatory agency. Contractor shall be allowed to take a laboratory for testing with the permission of the State and/or local regulatory agency. Contractor shall be allowed to take a laboratory for testing with the permission of the State and/or local regulatory agency.

g. Keep the base of the OSSF or flushing of the treatment unit free of equipment from blocking the OSSF.

h. Prevent the contamination from air conditioning refrigerant units, or the discharge of icemakers, from the OSSF.

i. Maintain the aerobic treatment unit in good working condition and maintain the discharge of the surface application tank if applicable.

j. Provide for pump out cleaning services and equipment units and be provided by Contractor, at Customer's expense.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or ladders and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

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

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

SM
Customer's Initials

TM
Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnatee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnatee; or (2) the willful misconduct of such Indemnatee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

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

XIII. Fee for Services:

The Contractor Services include equipment, materials, labor, and warranty repairs, unscheduled inspections, or Customer requests.

XIV. Payment:

Full payment is due upon execution of this Agreement. Any other service(s) or repair(s) provided by Contractor the Customer shall pay invoice for said service(s) or repair(s) within thirty (30) days of invoice date. Contractor shall mail all invoices within five (5) days of invoice. Payments not received within thirty (30) days of the invoice date shall be subject to a \$29.00 late penalty and a \$10.00 per month late charge, as well as any applicable attorney's fees, and collection and court costs incurred by Contractor in collection of said debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason shall be assessed a \$100.00 return check fee.

XV. Application of payment:

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

XVI. Entire Agreement:

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

 04-11-2024
Customer Signature Date


A&R Construction LLC / Cisco Septic Service
Tyler Mason
Contractor
MP#0002228


Customer's Initials


Contractor's Initials

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOT 889, BONNEYVIEW DR.
CANYON LAKE FOREST, UNIT 2**

SITE DESCRIPTION:

Located in Canyon Lake Forest, Lot 889 the proposed system will serve a 3-bedroom, 1320 s.f. residence situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into a NuWater B-550 (600 gpd) aerobic treatment plant containing 353 gallons. The pretreatment tank contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 submersible pump. The pump is activated by a float control showing distribution times may vary with the float setting at 240 gals. A level audible/visual alarm will activate should the pump fail. Distribution is through 1/2 inch flush valves and 20 micron Arktek filters then through a 1" SCH-40 manifold to a minimum 1200' of drip tubing field of Netifim Bioline drip tubing. The drip tubing is installed at a minimum of 0.61 gph emitters set evenly as per the attached schedule. A pressure monitor Model 35MF 35psi is installed in the main line on the manifold to the field. The main pressure line is installed continuously flush with the pump and all valves in the disk filter are flushed each day back to the pump. Agricultural Products, Inc. (APK-1) 1" PVC vacuum breakers installed on the highest point on each manifold will prevent siphoning of effluent from higher to lower parts in the field. The field area shall be scarified and then built up so that a minimum of 12" of Type II or III soil is above any bedrock or type IV soils then the drip tubing shall be laid and capped with a minimum of 6" of Type II or Type III soil (NOT SAND). The field area shall be sodded with grass prior to system startup. The tank must have risers 2-inches minimum above finished grade on each opening with watertight caps that must be 65# or have a padlock or can only be removed with tools – all risers shall meet the minimum requirements of 30 TAC 285 effective July 6, 2023. A secondary plug, cap or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd
Pretreatment tank size: 353 gal
Plant size: NuWater B-550; 600 gpd (TCEQ approved)
Pump tank size: 768 gal
Min. Reserve capacity after high level: 80 gal (1/3 day req'd)
Application rate: $Ra=0.2$ gal/sf
Total absorption area: $Q/Ra = \text{min. } 1200$ sf (1,472 sf actual)
Total linear feet of drip tubing: 736' Netifim Bioline drip tubing 0.61 gph
Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

Calculation Outputs

Total System Information

Application Area Required (square feet)	1,472
Total Amount of Bioline® Required (feet)	736
Total Number of Emitters in the Dripfield	368

Zone Information

Number of Zones	1
Amount of Bioline® Per Zone (feet)	736

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Number of Emitters Per Zone	368
Minimum Number of Laterals Per Zone	1
Maximum Number of Laterals Per Zone	11
Number of Laterals That Will be Used	2
Maximum Length of Bioline® Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (GPM)	3.7
Flow Rate of Drip Emitters Per Zone (GPM)	9.8
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	3.2

Holding Capacity of Piping

Holding Capacity (Gallons) of Supply Line & Supply Manifolds	16.2
Holding Capacity (Gallons) of Bioline®	9.8
Holding Capacity (Gallons) of Supply Line & Supply Manifolds & Dripperline	26.0

Head Loss Calculations & Friction Loss

Friction Loss per 100' (psi) in Supply Line & Manifolds	1.2
Velocity (fps)	2.6
Friction Loss in Supply Line & Supply Manifolds (psi)	4.4
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	10.1
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	1.2
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	2.9

TDH (Total Dynamic Head) in Feet of Head	110.9
--	-------

Control Settings Information

Total System Runtime Per Day (Minutes)	64
Total Runtime Per Zone Per Day (Minutes)	64
Total System Dosing Events Per Day	10
Runtime For Each Dose (Minutes)	6
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	2.3

Miscellaneous Information

Dosing Volume Per Emitter Per Dose (gallons)	0.07
Inches Per Week of Dosing	1.83
Volume of a Single Dose (gallons)	26.2

Pump Selection

Pump Flow Rating (GPM)	6.9
TDH (Total Dynamic Head in Feet of Head)	110.9
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 pvc. All joints shall be sealed with approved solvent type pvc cement. Clipper type cutters are recommended to prevent pvc burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 15.35 and 15.45 Commission on Environmental Quality (revised in 2013).

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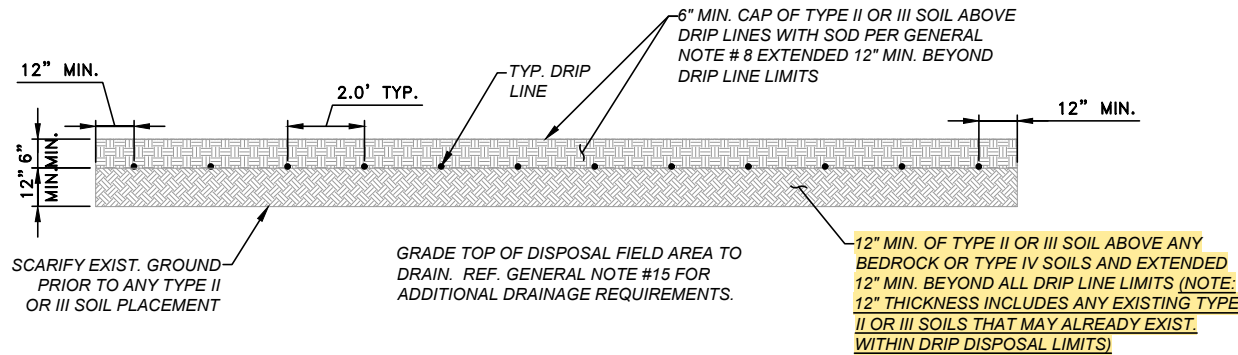
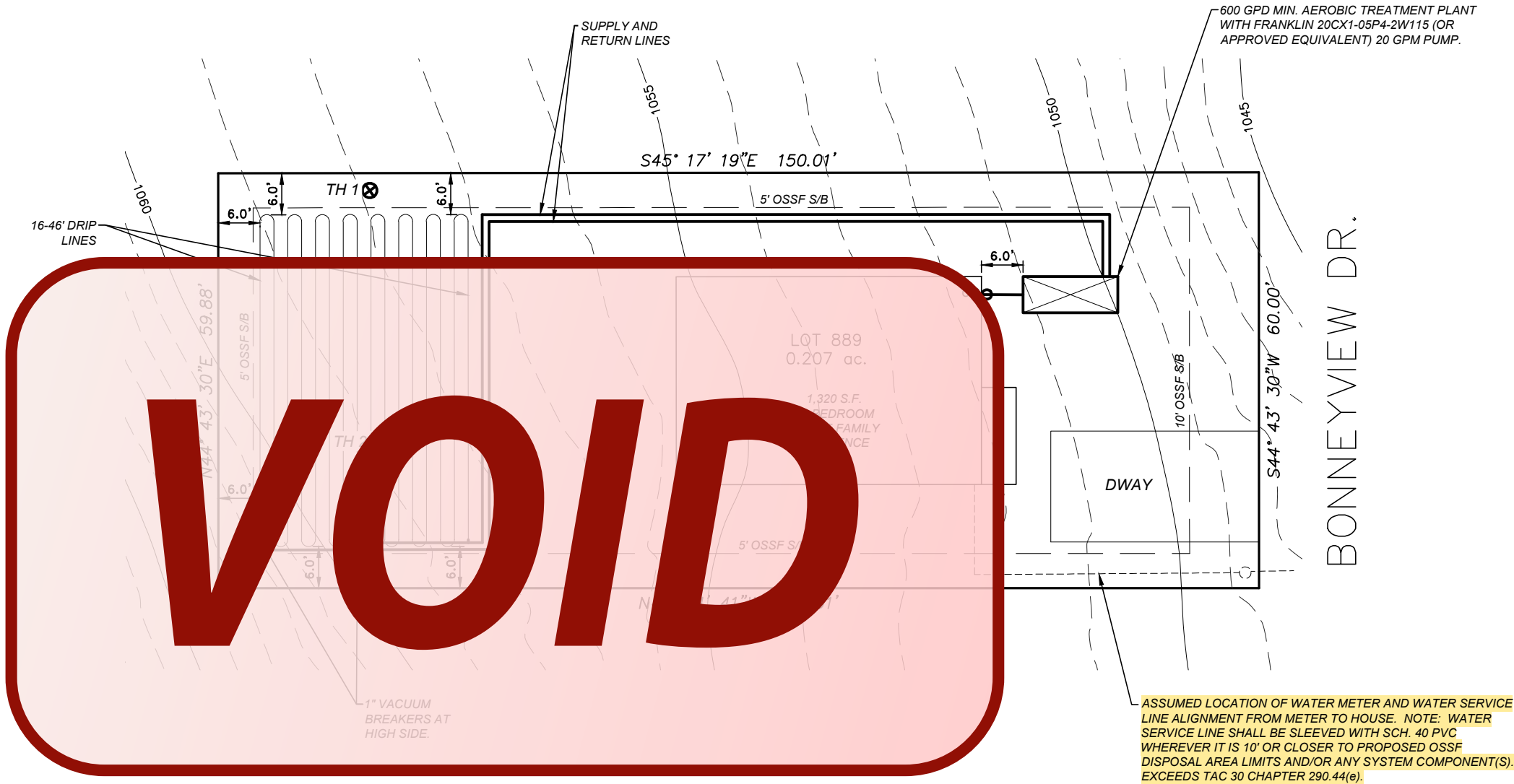


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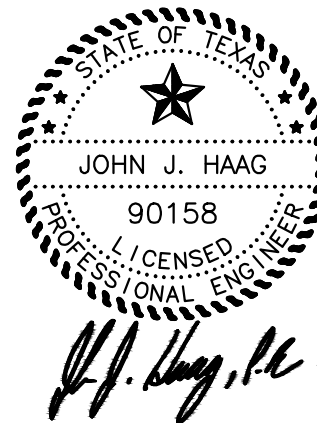
Haag Engineering Consultants, LLC
Firm No.: F-5786

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE OR BERMUDA SOD.
- FIELDS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.



DRIP FIELD CROSS SECTION
SCALE: 1"=5'



04/11/24

OSSF LAYOUT
LOT 889, BONNYVIEW DR.
CANYON LAKE FOREST, UNIT 2
CANYON LAKE, TEXAS

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
- ALL RISERS SHALL MEET THE MINIMUM REQUIREMENST OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 04/03/2024

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 04/11/24
JOB NO. LJQUALITY24001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
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TEL: (210) 705-4268

Assembly Details

OSSF

Pump float settings for 240 gpd design flow and min. 80 gal reserve:

Pump off position: 12 inches above tank bottom (466.00 gal)

Pump on position: 29 inches above tank bottom (409.90 gal)

Alarm on position: 36 inches above tank bottom (512.22 gal)

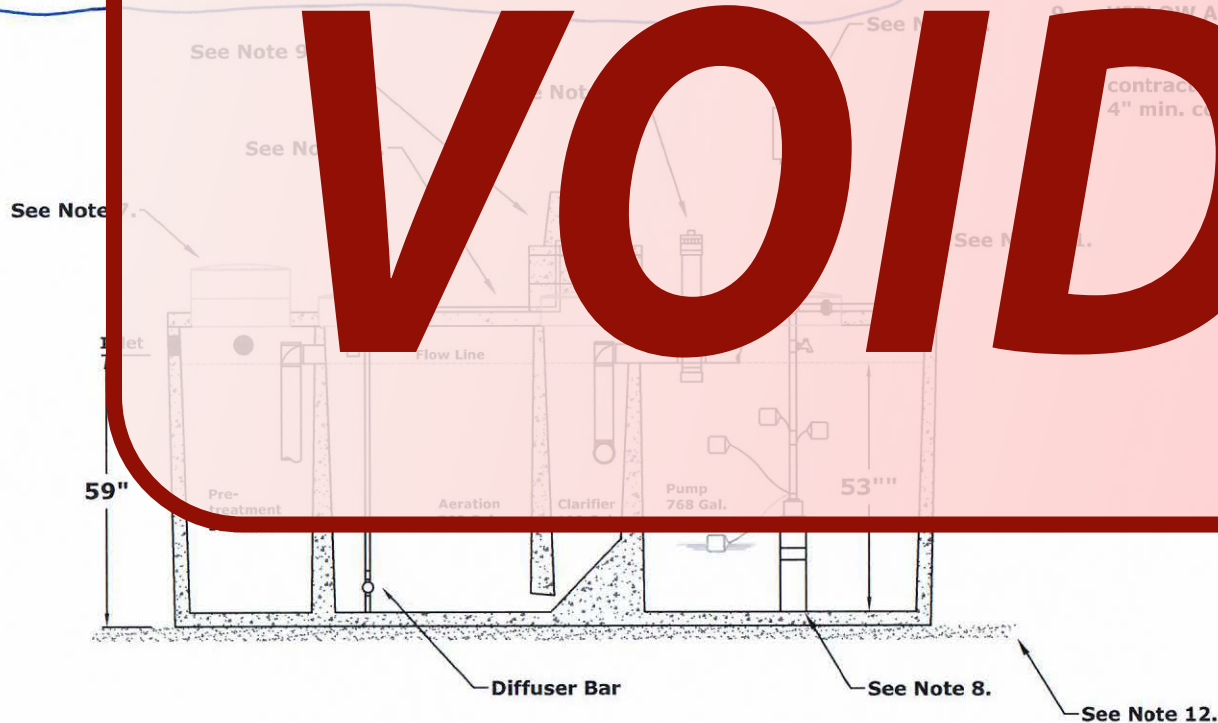
254.04 gal reserve capacity at approx. 53 inches above tank bottom



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4" risers available).
8. 20 GPM 1/2 HP, high head effluent pump.
9. 100 CFM Air Compressor w/ concrete base & housing.
10. 1/2" Ø PVC Air Line (Max. 50' Lft from Plant).
11. 1/2" Ø pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel bed by Contractor

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

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

NuWater B-550 (600 GPD) Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions Inc.

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

Independence Title/GF# 2340235-CLF/PP

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: November 18, 2023

Grantor: Aroble Management, LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

7319 Washita Way
San Antonio, Texas 78676
Bexar County

Grantee: LJ Quality Homes, LLC, a Texas limited liability company

Grantee's Mailing Address (including County):

5862 Hopper Court
New Braunfels, Texas 78132
Comal County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of FIFTY-THREE THOUSAND (\$53,000.00) DOLLARS and is executed by Grantee, payable to the order of AROBLE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY. The note is secured by a vendor's lien retained in favor of AROBLE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in this deed and by a deed of trust of even date, from Grantee to Joseph J. Malone, Trustee.

Property (including any improvements):

Lot 889, CANYON LAKE FOREST, UNIT 2, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 73, Map and Plat Records, Comal County, Texas

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

AROBLE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described, the Vendor's Lien and Superior Title to the Property are retained for the benefit of AROBLE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY and are transferred and assigned AROBLE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY and its successors and assigns, without recourse on Grantor.

The Vendor's Lien against and Superior Title to the Property are retained until each Note described is fully paid according to its terms, at which time this Deed shall become absolute.

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

Aroble Management, LLC, a Texas limited liability company

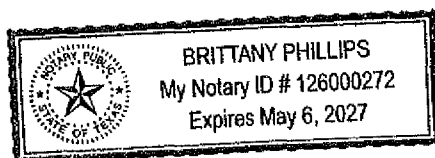
By: Jude S. Garcia
Jude S. Garcia, Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on this 18 day of November 2023 by Jude S. Garcia, Managing Member of Aroble Management, LLC, a Texas limited liability company, on its behalf.



Brittany Phillips
Notary Public, State of Texas

PREPARED IN THE OFFICES OF:
Stevens & Malone, PLLC
P.O. Box 1744
Canyon Lake, Texas 78133
830.964.4426 – tel.
830.964.4426 – fax

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/22/2023 10:03:55 AM
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Bobbie Koepp