## Austin's Best Septic

August 1, 2024

Travis County TNR ATTN: James Bettridge, DR39446 700 Lavaca Street-5<sup>th</sup> Floor P.O. Box 1748 Austin, Texas 78767 512-854-6434 | (512) 854-4649 (fax)

Re: Response Summary, Permit# 24-47626

This letter is in response to comments, comment responses are in blue italics:

1) Please show the 100' setback from the well. The well setback is shown.

2) Please include all bodies of water on the site plan. A panned out site plan is provided with all bodies of water shown.

3) Please provide a floorplan with a complete room layout and total living space. The owner has provided a new floor plan.

4) Please remove the note from page 3 stating that the 100 year flood plain is shown. Note was removed.

5) Please be aware erosion and sedimentation controls (ESC's) should be provided for all development projects and should be indicated on either the OSSF or Development site plan for Development Permits. ESC's should encapsulate runoff from all disturbed areas of the property. Erosion controls shown extended as requested. Note also existing home and < 2% in area of septic construction.

6) Please state most current 30 TAC 285 compliance date for OSSF plan (6/14/2023). I have added this revised rules date.

7) Please clarify which pressure regulator is to be used. The text calls for a 30 PSI regulator, but the graphic shows a 40 PSI regulator. The 40 PSI text was removed from the regulator detail.

8) Please update the pump curve statement on page 6 to the pump requirements from the calculations. The pump curve statement was updated.

9) Please specify that the spray head tops must be permanently colored purple. A note was addred to addres the purple coloration on the spray heads.

10) Please correct the setback distance to property lines (25'). The setback distance to property lines is 25' in Travis County. This was updated.

PROFESSIONAL STEVE GILMER

11) Please provide a signed letter from the owner stating all plumbing fixtures in the residence are water saving (1.6 gpf toilets, 2.5 gpm shower heads, aerated faucets, etc.); or provide a design for standard flow fixtures. The owner has addressed the low flow fixtures.

If there is anything else needed please let me know.

Regards,

Steve Gilmer, MS,RS3506

# Austin's Best Septic

August23, 2024

Travis County TNR ATTN: James Bettridge, DR39446 700 Lavaca Street-5<sup>th</sup> Floor P.O. Box 1748 Austin, Texas 78767 512-854-6434 | (512) 854-4649 (fax)

Re: Response Summary, Permit# 24-47626

This letter is in response to comments, comment responses are in blue italics:

1) Please show the 100' setback from the well. The well setbacks are shown for both the tank and drainfield. I must have accidentally deleted the 100' drainfield setback, its back!

2) Please clarify what pump is to be used. Page 3 specifies a Franklin C-1, but the pump curve is for the Sta-Rite 20DOM05121. The sta-rite pump will be used. I deleted the other note.

3) Please clarify what ATU is to be used. It seems like the intended ATU is the AA500-4075.

3) Please clarify what ATU is to be used. It seems like the intended ATU is the AA500-4075. The aerobic treatment unit was clarified to its state approved model number as you noted on the site plan and cross section.

4) Please update the timer setting. It appears be set to dose only 180 GPD. I revised the conflicting note about the timer settings in the tank cross section.

Thanks for the opportunity to correct this and thanks for the personal email. It helped me to response quickly as needed. If there is anything else needed please let me know.

Regards,

Steve Gilmer, MS,RS3506



# NEW SURFACE APPLICATION OSSF Pam Blomquist Rebecca Ann White

#### Owner Responsibilities:

Apply for OSSF permit and Development permit with authorized agent.

Follow instructions per agent, construction of OSSF can begin after written notice of approval.

Provide sub-pannel (30 AMP) to operate 2 breakers for alarm and control panel.

Hire a licensed installer II for construction of OSSF.

Maintain 10' OSSF setback for all private and public water lines.

Obtain license to operate & follow proper operation and maintenance instructions for operation.

Obtain a maintenance contract with a valid maintenance provider at all times & submit to Wilco.

Maintain field with year round grass cover, maintain all setbacks, no breaks or cut & fill within 25'.

Request a transfer of license to new operator within 30 days of date of sale.

Permitting Authority: (TNR)

Travis County Transportation & Natural Resources

<u>Call 512-854-4215.</u> <u>Phone 512-854-6434</u>

<u>Fax 512-854-4649</u>

Travis County Administration Building, Attn: Permits

700 Lavaca Street, 5th Floor, Suite 540 P.O. Box 1748, Austin, Texas 78701

www.mypermitnow.org for new applications submittals online

<u>Designer inspections are required in addition to Authorized Agent inspections, Contact Austin's Best Septic @</u>
512 680-1721, 24 hours in advance for inspections.

\*Preconstruction meeting requested, \*Trenches open or Rock & Pipe,

A designer final certification letter is required by TNR prior to final landscape inspection. \*\*\*additional

Permit application and inspections may be requested through www.mypermitnow.org

inspections may be required.

#### **Project Description:**

New single family residence

#### Home Size:

3-BDR

TCEQ equivalent 4 BDR < 1876 SF per owner sized for 4 bedroom equivalent with Low Flow Fixtures

#### Wastewater System:

On-Site Sewage Facility (OSSF) Disposal Type: Surface Irrigation

Treatment Type:

ATU Treatment Req. 480 GPD min.

Disposal Reg. GPD 300

Aqua Aire AA500-4075 500 GPD ATU

#### Legal Description:

ABS 655 SUR 66 RODRIGUEZ P ACR 72.2500 (1-D-1) (50.25AC IN TRAVIS CO)

#### Soils Engineer / Site Evaluation:

Steve Gilmer, OS9365

#### OSSF Design:

Steve Gilmer, MS, RS 3506 Austins Best Septic 7916 Siringo Pass Austin, Texas 78749

#### Contents:

Pg 1. Cover Page & Map

Pg 2. TCEQ Soil Form see appendix

Pg 3. Scale Site Plan

Pg 4. ATU & Float Setting Details

Pg 5. Tank Details

Pg 6. Rotor Cross Sections/Timer Calculations

Pg 7. BMPs

APPENDIX FLOOR PLAN BY OWNER

ATE OF TE	REGISTERED	STEVECESSIONA	1 Sept 1	NO. 3506	STILL STILL	rahoo.com
istins Best Septic	eve Gilmer,	59365, RS3506	16 Siringo Pass	ıstin, TX 78749	12) 680-1721	stinsbestseptic@yahoo.com

	ACK NO.   DATE   DESCRIPTION   Aus	RAVIS 8/1/24 Rev per comments Ste	8/23/24		791	Z HOST	CHECKED DRAWN CHECKED	33 X X Se Uday.	
16421 STATE HWY 95, 78615 ABS 655 SUR 66 RODRIGUEZ P ACR 72.2500 (1-D-1) (50.25AC IN TRAVIS CO) PROPERTY ID 358877 PERMIT 2024-47626					SCALE	PRINT 11 * 17	98	623093	
16421 STATE HWY 95, 78615	ABS 655 SUK 66 K	72.200 (1-0-1) (50.23AC 1   70) PDOPEDTY TN 358877	CO	1	DATE ORIGINAL	4/4/2024	LATEST REVISION		

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Rules Ref:30 TAC 285 compliance date for OSSF plan (12/29/2016), (6/14/2023) Chapter 48, Travis County On-Site Sewage Facility Rules (2/23/2015)

Site Evaluator Information: Site Information:

Name: Steve Gilmer

Company: <u>Austin's Best Septic</u> Address: 7916 Siringo Pass

City: Austin State: TX

Zip Code: <u>78749</u> Cell: 512-680-1721

County: Travis County / Williamson County Name: Aurelio Montes, Installer, II

Unincorporated | Area? Yes Street/Address: 16421 State Hwy 95

Legal Description: see block

Installer Information:

Phone 512 803-9831

Address: City: State: Zip Code:

Evaluated ~ April 4, 2024

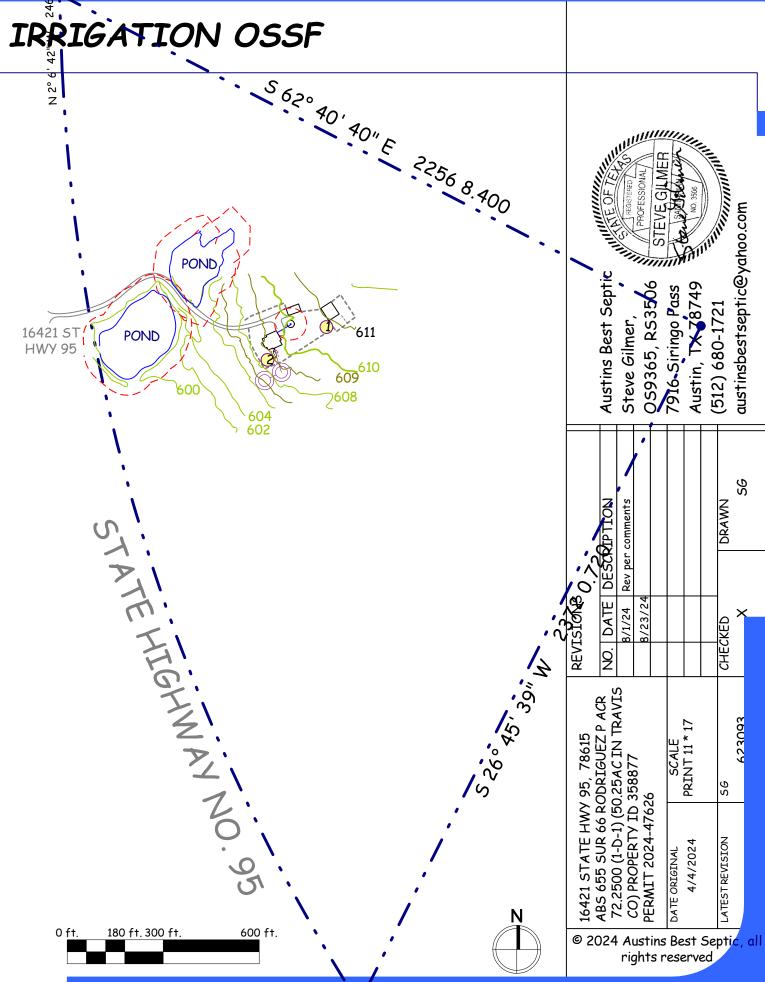
Evaluated April 1, 2021							
Depth (Inches)	Texture Class	Soil Texture	Structure/ gravel content	Drainage (Redox/ Water Table)	Restrictive Horizon	Color	Observations
0-60"	USDA Class IV	Clay	No gravel	No Evidence	No	Black	unsuitable
Soil Boring	# 2						
Depth (Inches)	Texture Class	Soil * Texture	Structure	(Redox/ Water Table)	Restrictive Horizon	Color	Observations
0-20"	Class IV	Clay	No rock	No Evidence	No	Black	unsuitable
20-61"	Class IV	Clay	No rock	No Evidence	No	Brown	unsuitable

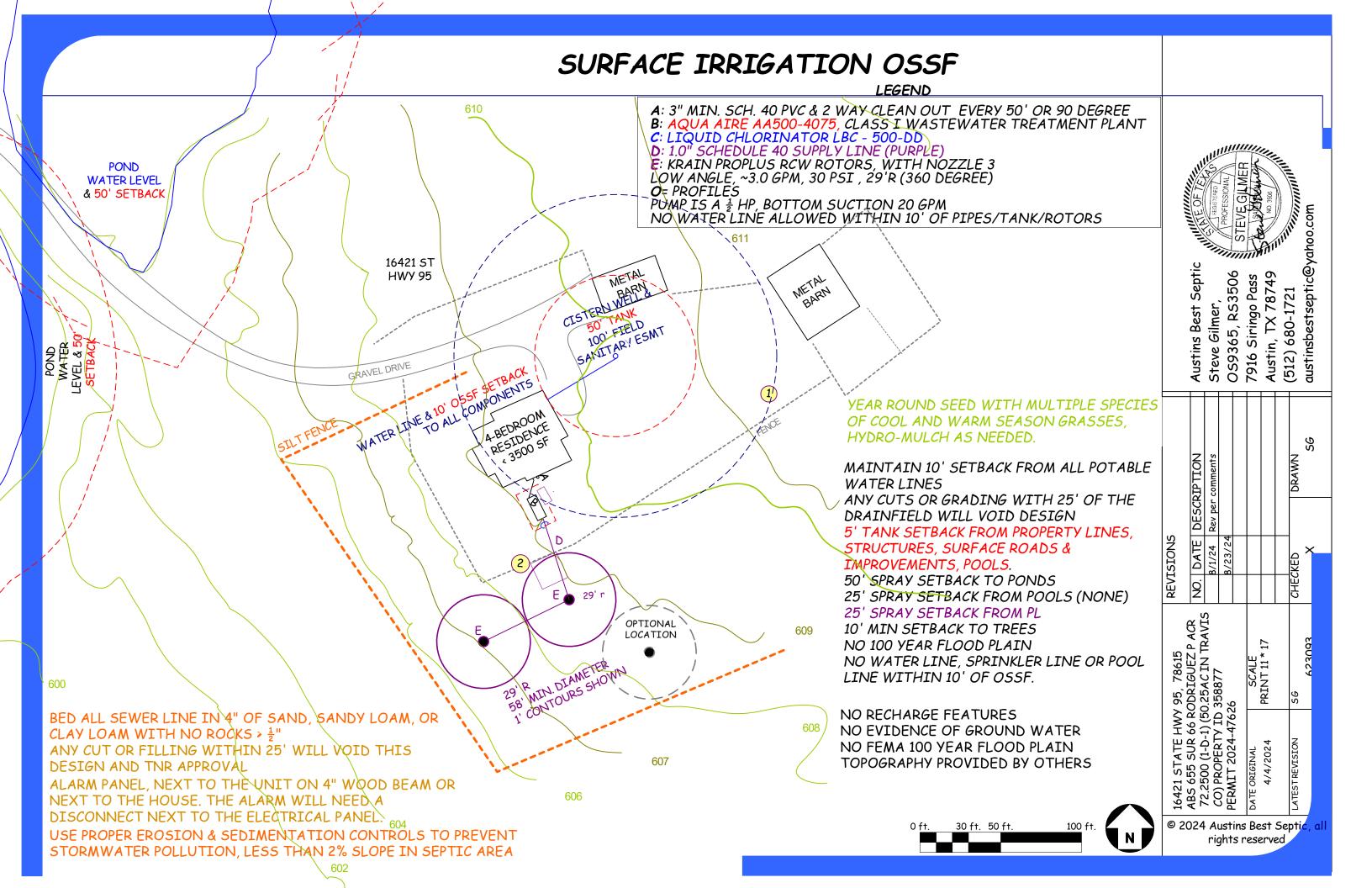
Suitable	System	Types:
	/	<i>/</i> I

Conventional Leaching Chamber Evapotranspiration Low Pressure Dose X Drip Irrigation X Surface Application \_\_\_ Mound XSoil Substitution Other

#### Other factors:

Presence of upper watershed No Presence of 100 year flood plain No Organized Sewage Collection system available in area No Waterwell in area Yes In Edwards Aquifer Recharge zone No Other sensitive features/ Comments No/Pond No Recharge Features observed within 150' Suitable for Standard Type Systems: No Evidence of ground water: No





#### NSF CLASS I PROPRIETARY AEROBIC TREATMENT UNIT EXTEND RISERS MIN. 2" ABOVE FINISH GRADE. AERATOR WITH \( \frac{3}{4}\)" PVC MAX 100' AIR LINE HOUSE FOUNDATION TO TANK 5' MIN 64" FLOW > ψĮ 1/8" FALL/FOOT MIN TYPICAL 1/4 2 WAY CLEAN OUT EVERY 100' OR 90 **INLET** - 1/2 DEPTH LARIFIER 59" **ELBOW** 188 GAL SCH 40 4" PVC \*BED SEWER LINE RECOMMENDED +20 ½" 64" 34 <sup>1</sup> " PRE-**AERATION PUMP** TREATMENT CHAMBER TANK CHAMBER 560 GAL 750 GAL **K**0 61" 3"→ 400 GAL AIR DROP LINE & DEFLECTION DISC

169"

AQUA AIRE AA500-4075 CONCRETE

#### TANK INSTALLATION NOTES

LAY TANKS ON 4" MINIMUM SAND PAD, WATER IN PAD TO PREVENT SETTLING.

BACKFILL TANK WITH WATERED IN LOAMY SOIL TO PREVENT SETTLING.

CONSULT TANK MANUFACTURER FOR EXCAVATION SIZING CLEARANCES.

SEAL INLETS, OUTLETS, & LID TO PREVENT SURFACE/GROUND WATER INTRUSION.

PLUMB TRASH TANK WITH SCHEDULE 40 T FITTINGS.

RECOMMENDED OPTIONAL EFFLUENT FILTER IN TRASH TANK OUTLET T.

MINIMUM FALL FROM HOUSE TO TANK IS 1/8" FOR LINEAR FOOT.

MAINTAIN 1/8" PER FOOT FALL BETWEEN TANKS.

LAY TANK LEVEL WITHIN 1" ON TOP SURFACE.

COVER TANK WITH 6-12" FILL.

PROVIDE RISERS FOR PUMPS, FLOAT SWITCHES AND HIGH WATER ALARM.

RISERS REQUIRED OVER ALL PORTS 12" OR WIDER, EXTEND MIN. 2" ABOVE FINISH GRADE.

SECONDARY SAFETY LIDS AND LOCKABLE LIDS REQUIRED.

CONSULT MANUFACTURER FOR COMPLETE INSTRUCTIONS.

PUMP TANK CONNECTIONS SHALL BE IN APPROVED JUNCTION BOXES.

ALL WIRING MUST BE IN RIGID ELECTRICAL CONDUIT, BURIED & TERMINATED AT MAIN. AN AUDIO VISUAL ALARM IS REQUIRED.

WIRE ALARM SEPARATE FROM PUMP. A DEDICATED BREAKER IS REQUIRED.

ALL ELECTRICAL COMPONENTS MUST BE U.L. (UNDERWRITERS LABORATORIES) APPROVED

ELECTRICAL DISCONNECTS MUST BE WEATHERPROOF & HAVE LOCKOUT PROVISIONS.

PUMP JUNCTION BOX TO MEET NEMA 4X STANDARDS, OUTSIDE THE RISER, NOT BURIED.

TCEQ MINIMUM TANK INSTALLATION STANDARDS FOLLOW PROPRIETARY DIRECTIONS IF MORE STRINGENT

#### Chlorinator:

NSF Standard 40, up to "500 gpd"

"Chlorinator is designed for use with calcium hypochlorite disinfection

Norweco LF-500 OR EQUIVALENT OPTIONAL LIQUID CHLORINATOR

LBC MANUFACTURING EZ - TANK (LBC-DD) LIQUID CHLORINATOR SEE TCEQ LIST OF APPROVED OSSF PRODUCTS

### TABLET CHLORINATOR 4" Sch 40 PVC tube A SANITARY SCREW CAP 4" Sch 40 PVC tube Chlorine monitoring WEIGHT

— SODIUM HYPOCHLORITE - TABLETS Clarifier  $\rightarrow$  to pump tank

LIQUID CHLORINATOR, LBC-DD, EZ-TANK

UNSCREW SCREW CAP & FILL CHLORINATOR BASIN WITH ~ 6-10%

INSPECT FOR DEBRIS/BLOCKAGE/DAMAGE FROM LAWN MOWER ETC.. SCREW IN CAP TO PRESSURE SEAL SYSTEM.

CHECK SPRINKLER DISCHARGE FOR CHLORINE RESIDUAL



FLOAT SETTIN	NGS					
AA500 4+75	750	Gallons	Inch range	Calculation		
Lid	60	132.3	9	9 * 14.7	Open	Air
Flow line	51	301.4	20.5	20.5 * 14.7	Reser	ve
Aarm HWA	30.5	301.4	20.5	20.5 * 14.7	Dose	Storage
On*	10	14.7	1	1 * 14.7	Time	d Dose
Off*	9	132.3	9	9* 14.7	Botto	m Residual
Totals		749.7	60	750/51	gpi=	14.7



(512) 680-1721 0.89

**Austins Best DESCRIPTION** DATE REVISIONS CHECKED SCALE PRINT 11 \* 17 86

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30 PSI reducer install at

NOTE ~0.55 PSI pipe loss

0.22 PSI elevation loss to

head, or ball valve &

1st head (~ 0.5')

as set on top of tank

30.77 PSI

pressure gauge set at

\*\*\*OWNER TO STOCK CLORINATOR WITH ~ 5% BLEACH SOLUTION OR CALCUIM HYPOCHLORITE TABLETS LABELED FOR WASTEWATER USE AS NEEDED\*\*\* ALL TANK LIDS FOR PORTS GREATER THAN 12" REQUIRE A SAFETY LID AND SEALABLE TOP

# **Tuf-Tite Riser System**

Tuf-Tite makes a full line of Risers and accessories for Pre-Cast applications.

Riser Lids - Rounded or Flat with Molded-in gasket. Available in 12", 16", 20" and 24" diameters. Green only.

Concrete Lid - with handle. Use the Safety Pan to cast your own concrete lids.

Safety Lid - May be used in place of concrete lid. Fits 16", 20" & 24" Riser Pans. Green only.

Safety Pan - Safety PanTM available for 16", 20", and 24" Risers. Green only.

6" Tall Riser - For septic tanks. Stackable in 6" increments. Available in 12", 16", 20" and 24" diameters. Green only.

12" Tall Riser - For septic tanks. Stackable in 12" increments. Available in 12", 16", 20" and 24" diameters. Green only.

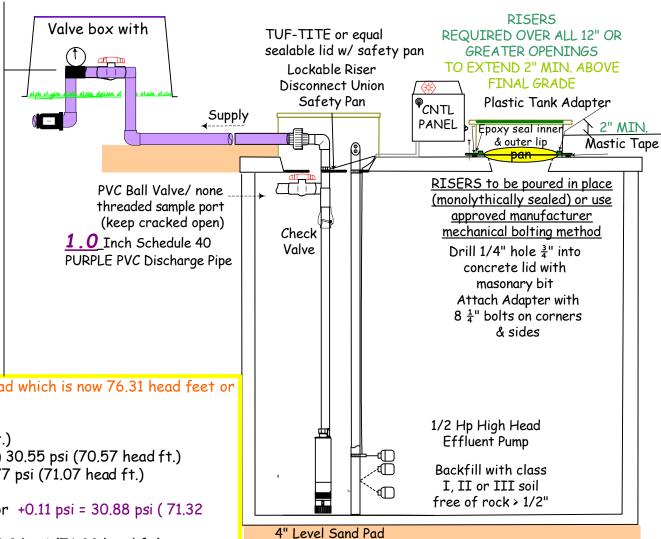
Tank Adapter Ring - For mounting riser or lid to tank when casting-in is not an option.

Control panel device required including: audio and visual alarms for (pump) high water alarm and aeration failure and a night timer.

> Aqua Aire control panel with night timer. Model ETI 203

Grasslin Timer by Intermatic FM/ 1 STUZ-L 24-Hour Timer 01.76.0019.1 (120Volt) Set timer for 1, 50 minute application at 4:30 AM





365, RS3506 (512) 680-1721

**Austins Best Septic DESCRIPTION** DATE REVISIONS CHECKED 16421 STATE HWY 95, 78615
ABS 655 SUR 66 RODRIGUEZ P ACR
72.2500 (1-D-1) (50.25AC IN TRAVIS
CO) PROPERTY ID 358877
PERMIT 2024-47626 SCALE PRINT 11 \* 17 86

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Revised setting pressure based on total head which is now 76.31 head feet or 33.04 PSI

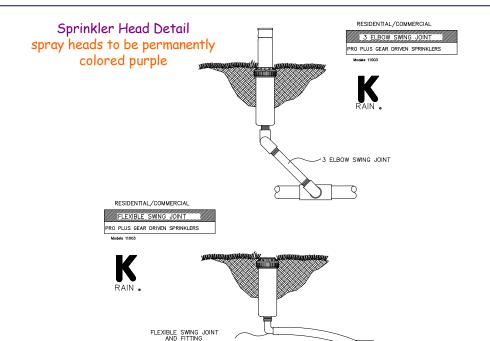
30 PSI operational pressure (69.31 head ft.)

- + 0.55 psi (1.26 ft friction loss to 1st head) 30.55 psi (70.57 head ft.)
- + 0.22 psi (0.5 head feet friction loss) 30.77 psi (71.07 head ft.) Set @ 30.77 psi (71.07 head ft.)

not counted 20% friction loss safety factor +0.11 psi = 30.88 psi (71.32 head ft.)

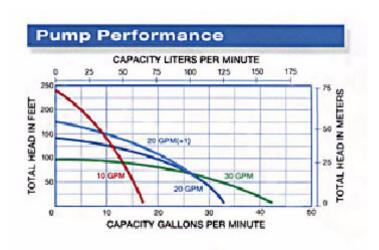
2.16 psi (5' elevation to bottom of tank) 33.04 psi (76.32 head ft.)

Calculatio	ns							
Total Hed	ad & Pump	Selection		PSI/foot	PSI	Head fee	†	
	Static He	ad		2.31	30	69.3	Head	PSI
	Friction H	lead					69.3	30.00
0.2	* Pipe Fri	ction					0	0.00
	Factor	FT	<b>G</b> PM	GPM/HEA	AD.		0	0.00
Field 1	1.2	50	6	3.0	0.55	1.260	0	0.00
Field 2	1.2	58	3.0		0.17	0.390	1.26	0.5
Field 3	1.2	0	3.0		0.00	0.000	0.39	0.17
Field 4	1.2	0	3.0		0.00	0.000	0	0.00
Field 5	1.2	0	3.0		0.00	0.000	0	0.00
Field 6	1.2	0	3.0		0.00	0.000	0	0.00
	Totals	108			<del>0.71</del>	<del>1.650</del>	0	0.00
	TDH Pipe	Friction *Lo	oss Factor	high head	0.11	0.25	1.65	0.7
		Pump Eleva	tion	High Head	d		0.252	0.1
Elevation	Head	5			2.16	5	0	0.00
				0	0.00	0	5	2.16
Pump Mini	mum Requ	irements		Total PSI	32.82		75.812	
·	Gallons Pe			Total Hed		75.81		32.82
System S	izing		Tank top	setting Ps 30.55		70.56		
, A=Q/Ri			•					
A= Area R	Required							
Q(maxflo	•	Gallons per	day (GPD	)				
Ri=		Gallons Per	•		ay			
A=	4687.5	square fee	t required					
		•	'					
radius=	1	=360 degre	2	=180 degr	Overlap			
Heads se			Area	2640.74	0			
	R2		Area	2640.74	0			
	R3		Area	0.00				
	R4		Area	0.00				
	R5		Area	0.00				
	R6		Area	0.00				
			, ou	5281.48	0			
			Total SF	5281.48		provided		
				338.01		provided		
Use		Krain Propl	us Heade I			3 0 anm		
	heads	@	30 psi		gpm	J.O gpiii		
	gpm	<u> </u>	oo pai	3	9Pm			
Set timer		application	50.0	minutes +	otal min b	etween 2-	5 4 4 4	
		application imer is requ		mmures I	o iui min. D	C 1 VV C C / 1 Z -	J 7.1V\	



NOZZLE	PRESSURE PSI	RADIUS FT.	FLOW GPW
#1	30	22"	1.2
	40	24"	1.7
	50	26"	1.8
	60	28"	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31"	3.4
	40	34"	3.9
	50	37"	4.4
	60	38"	4.7
#6	40	38"	6.5
	50	40"	7.3
	60	42"	8.0
	70	44"	8.6

PUMP CURVE Sta-Rite Dominator **Bottom Suction Pump Only** 20 DOM 20 0521 1/2 HP High Head Effluent Pump 6 gpm @ 76' Head





	NO.   DATE   DESCRIPTION	8/1/24 Rev per comments					DRAWN	95	)
	DESC	Rev per							
KEVISIONS	DATE	8/1/24	8/23/24				KED	×	
K V							CHECKED		
16421 STATE HWY 95, 78615 ABS 655 SUR 66 RODRIGUEZ P ACR 72.2500 (1-D-1) (50.25AC IN TRAVIS CO) PROPERTY ID 358877 PERMIT 2024-47626					SCALE	PRINT 11 * 17	98	623093	
16421 STATE HWY 95, 78615		DATE ORIGINAL	4/4/2024	LATESTREVISION					
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# Proper OSSF Maintenance & Management Practices Chapter 285, OSSF Rules

#### §285.39. OSSF Maintenance and Management Practices.

An installer shall provide the owner of an OSSF the following maintenance and management practices and water conservation measures related to the OSSF installed, repaired or maintained by the installer.

- (1) Maintenance and management practices.
- (A) An OSSF should not be treated as if it were a normal city sewer system.
- (B) The excessive use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage grinders can cause a rapid buildup of sludge or scum resulting in a requirement for more frequent cleaning and possible system failure.
- (C) Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesired solids load on the treatment system.
- (D) Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause clogging of the perforations in the drainfield line resulting in sewage surfacing or backing up into the house through the plumbing fixtures.
- (E) Since it is not practical for the average homeowner to inspect his tank and determine the need for cleaning, a regular schedule of cleaning the tank at two-to-three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of septic tank systems shall engage only persons registered with the TCEQ to transport the septic tank cleanings.
- (F) Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.
- (G) Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the tank's operation.
- (H) Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.
- (I) It is not advisable to allow water softener back flush to enter into any portion of the OSSF.
- (J) The liquid from the OSSF is still heavily laden with bacteria. The surfacing of this liquid constitutes a hazard to the health of those that might come into contact with it.

#### 2) Water conservation measures/practices.

- (A) Showers usually use less water than baths. Install a water saving shower head that uses less than two and 1/2 gallons per minute and saves both water and energy.
- (B) If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.
- (C) Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.
- (D) Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe or the flapper at the bottom of the toilet tank needs to be replaced.
- (E) Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.
- (F) Try to run the dishwasher with a full load, whenever possible.
- (G) Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils or for cleaning vegetables.
- (H) Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.
- (I) Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.
- (J) Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.
- (K) Ask your city, county, or local government about their programs to conserve water and how they can help you save water.

# STEVE GILMER NO. 3506 NO. 3506

Austins Best Septic Steve Gilmer, OS9365, RS3506 7916 Siringo Pass

NO. DATE DESCRIPTION

8/1/24 Rev per comments

8/23/24

CHECKED

NO. DATE DESCRIPTION

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(5)

16421 STATE HWY 95, 78615

ABS 655 SUR 66 RODRIGUEZ P ACR
72.2500 (1-D-1) (50.25AC IN TRAVIS
CO) PROPERTY ID 358877

PERMIT 2024-47626

DATE ORIGINAL

SCALE

4/4/2024

PRINT 11\* 17

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#### Simple Troubleshooting

This system will be equipped with an alarm box. There will be visual and audible alarms for high water and aerator malfunction. The service provider should be notified immediately of any problems. The red light will indicate a high water condition. The high water alarm will go off when there is too much wastewater in the tank. It is usually when the load is exceeded or if the pump goes out. Operation by timer for night application may also cause water to build up in tank which will limit the system usage. If the system is used when the pump is not operational sewage backups could occur.

Use with faulty aerator will may cause solids to spill over to pump tank, which may cause pump failure, need for pumping. Cease use and call maintenance provider to prevent expensive repairs.

THE COUNTY OF TRAVIS STATE OF TEXAS

# AFFIDAVIT TO THE PUBLIC FOR OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires 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.

П

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):

Site Address: 16421 State Hy 95, Coupland, Tx 78615
ABS 655, SUR 66, RODRIQUES P, 72.25 ACR (1-D-1) (50.25 IN TRAVIS CO.)
Legal Description: ALL LAND OUT OF 226 ACRE TRACT DESCRIBED IN WARRANTEE DEED FROM WILLIAM F GOETZ, et al, to Fred Goetz, March 27, 1924, recorded Vol 362, Pg 522
Property Owner: Pamela R. Blomquist

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.

A copy of the planning materials for the OSSF may be obtained from Travis County Transportation and Natural Resources.

WITNESS BY HAND(S) ON THIS 21 DAY OF _	Mark 2029
Pamela Blomant (Owner(s) signature(s))	(Owner(s) signature(s))
Pamela R Blomquist	
(Printed Name)	(Printed Name)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF March, 2024

Notary Public, State of Texas Notary's Printed Name: My Commission Expires:



# On-Site sewage Facility Agreement

<u>PLATINUMSEPTICS@GMAIL.COM</u> (512) 966 9151



Installation. Maintenance

DATE: 3/26/2024

Maintenance Provider:

Ricky Montes -Installer ll #OS36832 -MP #MP2591

Mailing Address:

P.O. Box 34, Liberty Hill, TX, 78642

Owner name(s): Pamela Blomquist
Address: 16421 State Hwy 95, Coupland, Tx

System Type: Surface Irrigation

Cell/Daytime Number: 512 627-4074

Email: pblom4401@aol.com

I.	GENERAL: This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and
	between Pamela Blomquist , ( hereinafter referred to as "client" ) and Platinum Septics
	(hereinafter referred to as "contractor"). By this agreement, Contractor agrees to render services, as described
	herein, and the client agrees to fulfill his/hers/their responsibilities under this agreement as described herein.

II. Effective Dates: This agreement commences on receipt of full payment and runs for ( ) year(s).

Agreement's... Start Date: (installation final Ending Date: years/from installation this is the initial agreement Contractor relies on the client to notify the contractor of the date of first use. Contractor must receive such notification Within two business days of the date of the system's first use. If no notification is given to the contractor within 90 days after the equipment is installed, the contractor will assume commencement of the agreement being the day the equipment was installed.

III. Renewal Terms: This agreement shall automatically renew for an additional ONE year. For the sum of \$300 dollars, on the same services stated in this agreement unless either party gives written notice Of the termination of if client fails to submit payment for such renewal, contractor must receive both written Notices and renewal payments no later than 30 days prior to the end of the term. The termination party must give Notice in writing to the equipment manufacturer and the local regulating agency. Failure to submit renewal payment In a timely manner will have the same effect as a written termination.

## IV. Services by contractor: Contractor will provide the following services:

- 1. In compliance with agency ( TCEQ and / or <u>Travis</u> county ) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site sewage facility ( hereinafter referred as the "ossf") three ( 3 ) times per year ( approximately once every four (4) months).
- 2. Report to the appropriate regulatory authority and to the client, as is required by the local agency's rules all findings must be reported to the local agency within 14 days.
- 3. If any components of the ossf are found to be in need of repair during the inspection, the contractor will notify the client of the repairs needed.
- 4. Visit site in response to clients request for unscheduled services within two business days from the date of contractor's receipt of client's request. All unscheduled responses are in addition to the fee covered by this agreement and will be billed to the client. (Continues on next page....)

- 5. Provide notification of arrival to site to the homeowner or to the site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to the agency within 14 days.
- 6. During this period we will conduct visual inspections. These inspections will consist of tests for chlorine residual and PH. we will visually inspect treatment plant, effluent quality, color, turbidity, odor, sludge, and scum build up. A mechanical visual inspection will include aerator, irrigation pump, lines and fittings, alarm test, and electrical controls conditions. We will visually inspect the pump, ( spray heads/ drip drainfield), pressure lines, other tanks, pumps, filters and appurtenances. Filters will be cleaned if needed.

V.	Payment: The fee for this agreement,_	\$600	, only covers the services described herein. The fee
does	ot cover equipment, parts, or labor supplie	d for repa	irs or charges for unscheduled client requested trips to site.
Paym	ents for such additional services are due wh	en service	is provided or rendered. Payments not received within 30 days
from	he due date will be subject to a \$20.00 late	fee, in ad	dition to reasonable attorney's fees and all costs of collection
incur	ed by contactor in collection of any unpaid	debt(s). B	y signing this contract, the client is authorizing the contractor
		•	t the end of 30 days. The client is still responsible for any labor
costs	associated with the installation and remova	l of said pa	arts.

#### VI. Client's Resposibilities: The client is responsible for each and all the following:

- 1. Maintain chlorinator and provide proper chlorine supply, if ossf is equip with one.
- 2. Provide all necessary yard and lawn maintenance and removal of obstacles as needed to allow the ossf to function properly, and allow contractor easy access to all parts of the ossf.
- 3. Immediately notify contractor of all problems of the OSSF.
- 4. Provide the contractor with the water usage records, upon request, for the evaluation by the contractor of the ossf performance.
- 5. Do not allow the backwash from water treatment or water condining equiptment to enter the ossf.
- 6. Provide for pumping of tanks, when needed, at clients expense.
- 7. Maintain site drainage to prevent adverse effects on Ossf.
- 8. Prompty and fully pay contractors bills, fees, or invoices as requested.

VII. ACESS BY CONTRACTOR: Contractor may enter the property anytime from 8am-4pm MON-FRI. With prior notice for the purpose of performing the above described services. Contractor will require access to the ossf electrical and physical components, including tanks, by the means of manways or risers for the purpose of evaluations/inspections that are required. If such manways or risers are not in place, excavation together with other labor costs and materials will be required and billed to the client as an additional service at the rate of \$75.00 per hour, plus materials billed. Excavated soil is to be replaced as best as possible.

**VIII. Application or Transfer of payments:** The fees paid for this agreement may transfer to the subsequent owner(s), however, this agreement will not transfer. The subsequent owner(s) must sign a similar agreement authorizing contractor to perform the above described services, and accepting clients responsibilities. The replacement agreement must be signed and returned with 30 days of transfer of ownership.

INITIALS CLIENT:	CONTRACTOR:_RM	2 of 3
Title Bott Oblibition		_ 01

IX. Limits of liability: In no event shall the contractor be liable for indirect, consequential, incidental or punitive damages, wheather in contract tort or any other theory. In no event shall the contractors liability for direct damages exceed the price for the services described in this agreement.

\*\*\* This agreement will not cover cost of service calls, labor or materials which are due to "misuse" or "abuse" of the system; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc; or any usage contrary to the requirements listed in the owners manual or as advised by an authorized service representative

\*\*\* The system must be accessible at the time of inspection between the hours of 8am to 4pm monday through friday. There will be an extra charge for special appointments

\*\*\* Adding chlorine is the responsibility of the owner

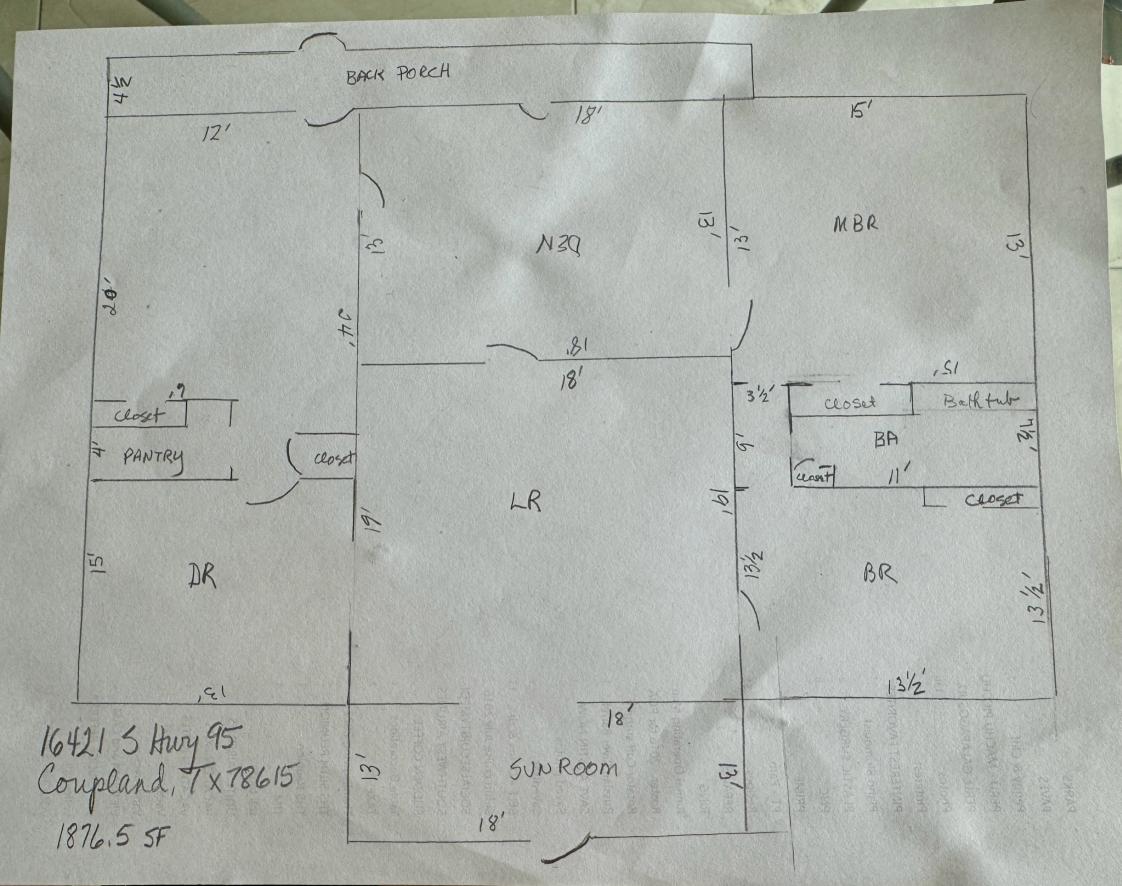
Client/c	owner printed	name ·	Pamela Blomquist
Chent/o	owner brinted	name:	· annoia bioinquiot

Client/owner signature: Vamela Blomquist

Site Location (worked to be performed): 16421 State Hwy 95, Coupland, Tx

Maintenance provider: RICKY MONTES mp2951

Maintenance provider signature: A july Haste



#### Plumbing Fixtures in Coupland

From: pb (pblom4401@aol.com)

To: austinsbestseptic@yahoo.com; amontes6755@sbcglobal.net

Date: Tuesday, July 23, 2024 at 04:15 PM CDT

The plumbing fixtures at 16421 S Hwy 290 in Coupland, Texas 78615 have all been replaced over the past couple of years & upgraded to low flow fixtures.

Pam Blomquist 512-627-4074

#### **GENERAL INFO**

**ACCOUNT** 

Property ID: 358877 Geographic ID: 0667190101

Type: R

Zoning:

Agent:

Legal Description: ABS 655 SUR 66 RODRIGUEZ P ACR

72.2500 (1-D-1) (50.25AC IN TRAVIS

CO)

Property Use:

**LOCATION** 

Address: 16421 STATE HY 95, TX 78615

Market Area:

Market Area CD: \_RGN320 Map ID: 066719

**PROTEST** 

Protest Status: Informal Date: Formal Date:

#### **OWNER**

Name: WHITE REBECCA ANN ETAL

Secondary Name:

Mailing Address: 6817 VALBURN DR AUSTIN TX 78731-

1805

Owner ID: 1869718 % Ownership: 100.00

Exemptions:

#### **VALUES**

#### **CURRENT VALUES**

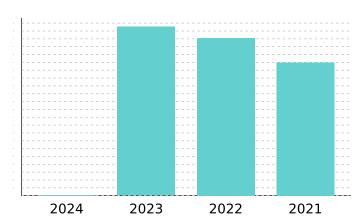
Land Homesite: \$11,632
Land Non-Homesite: \$0
Special Use Land Market: \$828,763
Total Land: \$840,395

Improvement Homesite: \$193,174
Improvement Non-Homesite: \$0
Total Improvement: \$193,174

Market: \$1,033,569
Special Use Exclusion (-): \$818,192
Appraised: \$215,377
Value Limitation Adjustment (-): \$0

Net Appraised: \$215,377

#### **VALUE HISTORY**



#### **VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$840,395	\$193,174	\$818,192	\$215,377	\$0	\$215,377
2022	\$840,395	\$179,461	\$818,965	\$200,891	\$0	\$200,891
2021	\$535,480	\$152,380	\$518,155	\$169,705	\$0	\$169,705

#### **TAXING UNITS**

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.304655	\$208,716	\$208,716
0A	TRAVIS CENTRAL APP DIST	0.000000	\$215,377	\$215,377
22	COUPLAND ISD	1.169200	\$208,716	\$208,716
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$208,716	\$208,716
8K	TRAVIS CO ESD NO 13	0.100000	\$208,716	\$208,716

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

#### **IMPROVEMENT**

Improvement #1: 1 FAM DWELLING Improvement Value: \$193,174 Main Area: 2,842 State Code: E1 Description: Gross Building Area: 6,800

Туре	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R6		0	1948	1948	1,986
1/2	Half Floor	R6		0	1948	1948	856
051	CARPORT DET 1ST	R6		0	1948	1948	888
630	PORCH CLOS FIN	R6		0	1948	1948	214
095	HVAC RESIDENTIAL	R6		0	1948	1948	2,842
302	BARN FV	F-V		1	1948	1948	1
011	PORCH OPEN 1ST F	R6		0	1948	1948	12
251	BATHROOM	R6		0	1948	1948	1

#### **Improvement Features**

1/2 Floor Factor: 1/2, Grade Factor: A, Shape Factor: U

1ST Floor Factor: 1ST, Foundation: PIER AND BEAM, Grade Factor: A, Roof Covering: METAL, Roof Style: GABLE, Shape

Factor: U

#### **LAND**

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
IMPR	Improved Pasture	71.2500	3,103,650	\$0.27	\$828,763	\$10,571
LAND	Land	1.0000	43,560	\$0.27	\$11,632	\$0

#### **DEED HISTORY**

Deed Date	Туре	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/30/20	DC	DEATH CERTIFICATION	GOETZ ROSALIE LIFE ESTATE	WHITE REBECCA ANN ETAL				
5/9/20	GF	GIFT DEED	GOETZ ROSALIE LIFE ESTATE	GOETZ ROSALIE LIFE ESTATE				2020033850
5/9/21	GF	GIFT DEED	GOETZ ROSALIE	GOETZ ROSALIE LIFE ESTATE				2020033850
12/1/00	DC	DEATH CERTIFICATION	GOETZ WILLIAM T	GOETZ ROSALIE		00000	00000	
	WD	WARRANTY DEED		GOETZ WILLIAM T		04908	01979	

Page 2 of 2 Effective Date of Appraisal: January 1 Date Printed: March 27, 2024 Powered By: <True Prodigy>