



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

**15800 Kitty Hawk
Waller, TX 77484**

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☒ see septic design
- (2) Type of Distribution System: drip line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
see septic design
x
x
- (4) Installer: Confiable/Reliable Septic Systems ☐ Unknown
- (5) Approximate Age: 1 year ☐ Unknown


B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
 If yes, name of maintenance contractor: Pedro Romero
 Phone: 832-414-7990 contract expiration date: 8/21/2023
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? none
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: x
x
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☒ permit for original installation ☒ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
x
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller  _____

Page 1 of 2

15800 Kitty Hawk
Waller, TX 77484

Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:

Eric Ortiz

3/8/2022

Signature of Seller

Date

Signature of Seller

Date

Eric Ortiz

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Waller County

Waller County Environmental Department
929 5th St
Hempstead, TX 77445
(979) 921-0391

LICENSE TO OPERATE ON-SITE SEWAGE FACILITY

Permit #: 8993

Location: 15800 Kitty Hawk Dr, Waller TX 77484
Sky Lakes Sect 2 Block: 6 Lot: 107

Permit Date: 8/10/2021
Phone: (832) 748-0900

Owner: Ortiz, Eric

Mailing address: 32076 Birdie Ln, Waller TX 77484

The above site meets or exceeds the basic requirements established by the State of Texas and Waller County based on the applications, plans, and specifications submitted for On-Site Sewage Facility.

LICENSE TO OPERATE this facility is hereby granted to the owner. This authorization simply grants permission to operate this facility; it does not guarantee its successful operation. If the quantity/quality of water usage or effluent changes from the approved plan, the installation and design are invalidated. System upgrading to meet additional water usage or effluent loading is the responsibility of the property owner. Routine maintenance and proper functioning are the sole responsibility of the owner. KEEP THIS LICENSE with important papers.

THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of this County. Issuance of this License shall not create liability on the part of Waller County, the County Designated Representative, Inspector or any officer or employee of Waller County in the event the septic system does not function properly at a later date.

IMMUNITY The commission, an authorized agent, or a designated representative is not liable for damages resulting from the commission's or authorized agent's approval of the installation and operation of an on-site sewage disposal system.

Tonya Mewis
D.R. 30240

David Ottmer
D.R. 22969

Brandee Tiemann
D.R. 35520

Shane Schroeter
D.R. 35868

INSTALLED 500 GPD AEROBIC TREATMENT UNIT WITH 1560 LF / 3120 SQ FT OF SUBSURFACE DRIP IRRIGATION EMITTERS.

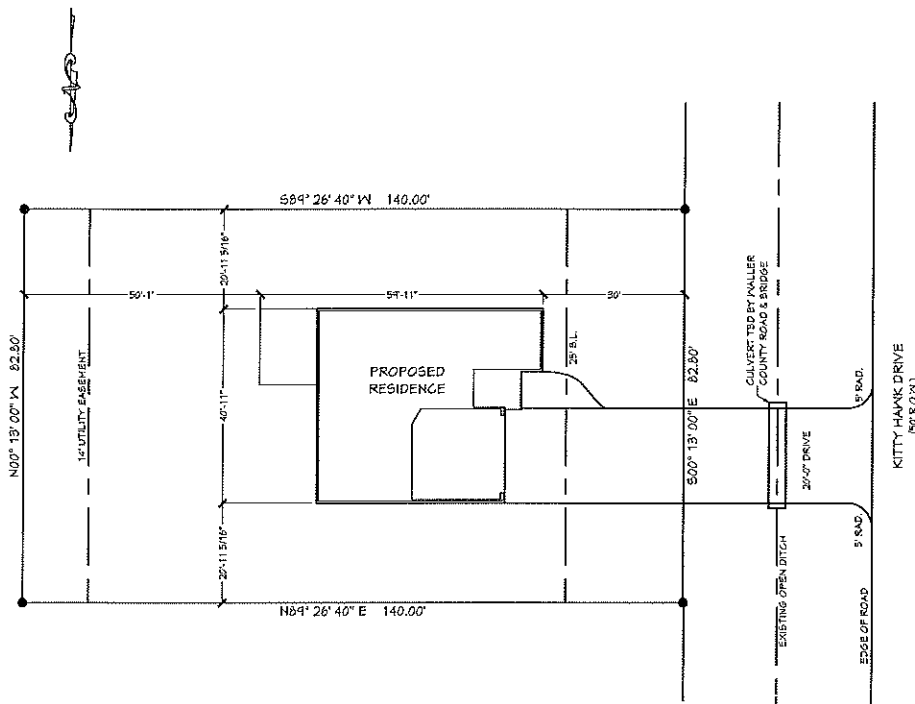
Property ID: 27888
Prct: 3



Agency Official

8/27/2021

Date



NOTE:
BUILDER SHALL VERIFY ALL LOT
DIMENSIONS, EASEMENTS, & BUILDING
LINES PRIOR TO COMMENCING
CONSTRUCTION.

THIS PLOT PLAN IS COMPLETE AND
PROPOSED CONSTRUCTION DOES NOT
EXTEND ONTO OR ACROSS EASEMENTS
WITHOUT PROPER WRITTEN PERMISSION.
DOES NOT VIOLATE BUILDING LINE
RESTRICTIONS

TOP OF SLAB = 102.6'
CENTER LINE OF STREET = 100.0'

LOT 107, BLOCK 4, SKY LAKE3 SECTION 2
WALLER COUNTY, TEXAS

15600 KITTY HAWK DRIVE
WALLER, TEXAS 77484

DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION: 15800 KITTY HAWK DR. WALLER, TX		SHEET TITLE: SITE PLAN	
DATE:	2/26/2020	SCALE:	1" = 30'	SHEET:	1

3 ATTACHED SARASES SHOULD HAVE SUBSEQUENT OFFENSE RECORDS ON ALL COMMONWEALTHS A
CRIMES

- [illegible]

1. THE LOCATIONS SPECIFIED IN SECTIONS 4302.4.1 THROUGH 4302.4.3 OF THE 2013 IBC SHALL BE CONSIDERED SPECIFIC MAJOR-DANGER LOCATIONS FOR THE PURPOSES OF GLAZING.

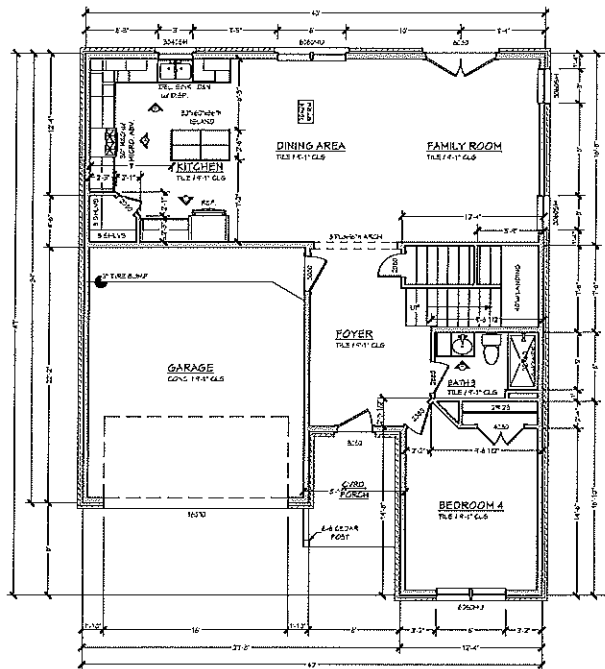
2. SECTION 4302.4.1 GLAZING INSIDE FINISHED DOORS EXCEPT LOCATES

3. GLAZING SHALL BE INDIVIDUALLY PLACED ON OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ASK OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 36-INCHES ABOVE THE FLOOR OR WALKING SURFACE

THE ATTIL ADDRESS SIGNWAY SHALL COMPLY WITH SECTION 11.13.13 AS AMENDED BY THE CITY OF HOUSTON. THE REQUIREMENTS HAVE BEEN REVERSED AS SUCH.

ATTACH CONTAINING AFFIANCE REQUIREING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STRAP WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH BETWEEN THE HARNESSES AND A LOAD CAPACITY OF NOT LESS THAN 50 POUNDS. AN OPENING AND A CLEAR AND UNRESTRICTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE CAGES AFFIANCE, BUT NOT LESS THAN FIFTEEN HIGHS AND SIX INCHES WIDE, AND NOT MORE THAN FIFTY INCH LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE AFFIANCE.

THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORS IN ACCORDANCE WITH CHAPTER 5. NOT LESS THAN 24 INCHES WIDE, A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE AFFRANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30 INCHES BY 34 INCHES WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPRANCE.



SQUARE FOOTAGE	
FIRST FLOOR	1,170.52 FT
SECOND FLOOR	1,308.52 FT
TOTAL LIVING AREA	2,479.04 FT
FRONT PORCH	81.52 FT
DECK	434.52 FT
TOTAL COVERAGE	5,145.52 FT

SCALE 15' = 1"
 © 1997 PLATTENBERG

NOTE:
ALL DOORS TO BE AT 10" HEADEN HEIS-IT
UNLESS NOTED OTHERWISE

[illegible]

THIS
FIRST FLOOR
PLAN

PROJECT DESCRIPTION: 15800 KITTY HAWK

SEQUENCE PROVIDED BY:

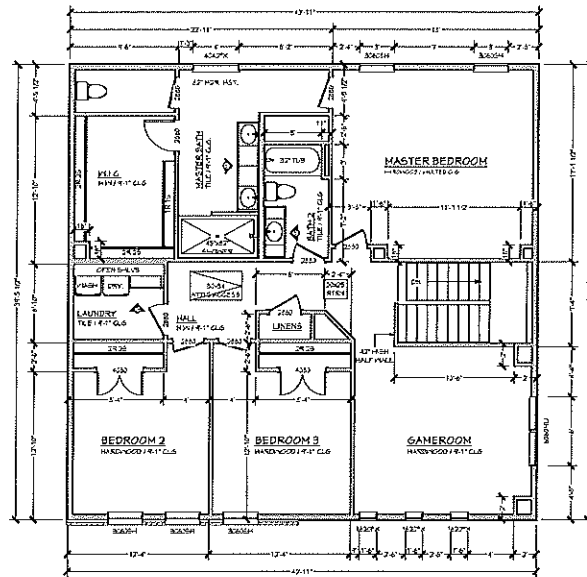
DATE: _____

SCALE:

1/8" = 1'-0"

SHEET:

A-1

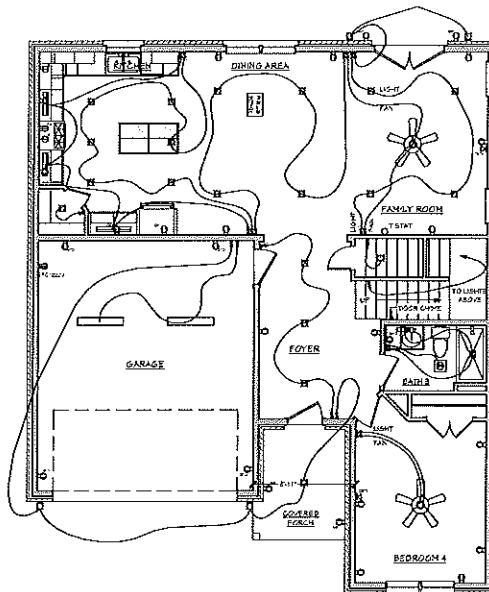


SCALE: 1/8" = 1'-0"
 9 1/2" PLATES-SH4E
 NOTE:
 ALL WINDOWS TO BE AT 6'-0" HEIGHT
 UNLESS NOTED OTHERWISE
 ALL DOORS TO BE AT 6'-10" HEIGHT
 UNLESS NOTED OTHERWISE

SHEET TITLE: SECOND FLOOR PLAN	
PROJECT DESCRIPTION: 15800 KITTY HAWK	DATE: 3/26/2020
DRAWING PROVIDED BY:	SCALE: 1/8" = 1'-0"
	SHEET: A-2

ELECTRICAL NOTES:

- E1 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA-70
- E2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL PERMITS AND INSPECTIONS
- E3 CONVENIENCE RECEPTACLES SHALL BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE
- E4 EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROTECTED
- E5 SWITCHES TO BE MOUNTED @ 48" A.F.F.
- E6 PROVIDE FLOOD FAN IN ATTIC FOR KITCHEN AND HALL UNITS (1) H REQUIRED ELECTRICAL, NEIGH & PLUMB
- E7 PROVIDE 115V OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES, PROVIDE TWO LIGHTS ONE AT UNIT AND ONE AT ACCESS OPENING, ON ONE SWITCH
- E8 SMOKE ALARMS SHALL BE INSTALLED AS SPEC. CALL. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHERS
- E9 ELECTRICAL TO PROVIDE WATER PROOF GFI OUTLET WITHIN 20' OF A.C. DISCONNECT UNIT.



SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

SHEET TITLE:
**FIRST FLOOR
ELECTRICAL PLAN**

PROJECT OCCUPATION:
15600 KITTY HAWK

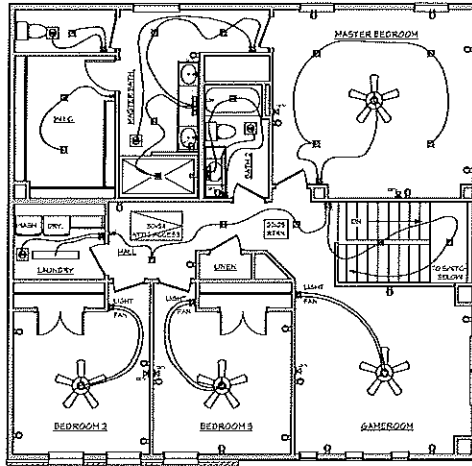
DRAWING PROVIDED BY:

DATE:
3/26/2020

SCALE:
1/8" = 1'-0"

SHEET:

A-3



SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	REV.	DATE

SHEET TITLE:
SECOND FLOOR
ELECTRICAL PLAN

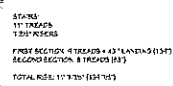
PROJECT DESCRIPTION:
15500 KITTY HAWK

DESIGNER: [REDACTED]

DATE:
3/26/2020

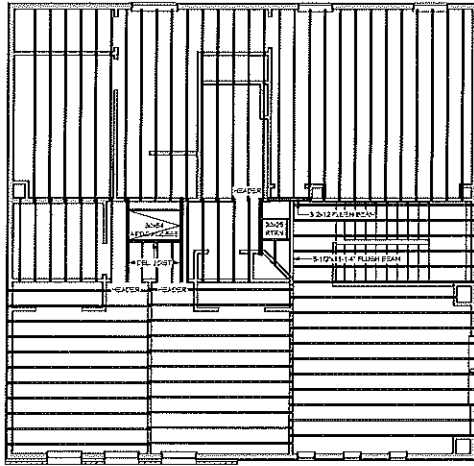
SCALE:
1/8" = 1'-0"

SHEET:
A-4

[illegible]

604 E. 18" x 10"
#1-1 5" PLATE HEIGHT
NOTE
FLOORS JOISTS TO BE 2x12 @ 25 Y.F. @ 18" o.c.
UNLESS NOTED OTHERWISE
CLADDING AT ALL 5" MIN GUTS TO 10"
CLADDING JOISTS TO BE 2x12 @ 25 Y.F. @ 18" o.c.
ALL HEADINGS TO BE 2x12 @ 25 Y.F.
UNLESS NOTED OTHERWISE

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>PROJECT OCCUPANCY: 15000 KITTY HAWK</p> </div> <div style="width: 45%;"> <p>SHEET TITLE: SECOND FLOOR FLOOR JOIST PLAN</p> </div> </div>																							
<p>DRAWING PROVIDED BY:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">REV. DESCRIPTION</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REV. DESCRIPTION	BY																				
REV. DESCRIPTION	BY																						
<p>DATE: 3/26/2020</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET: A-5</p>																							



SCALE: 1/8" = 1'-0"
8'-11" PLATE HEIGHT

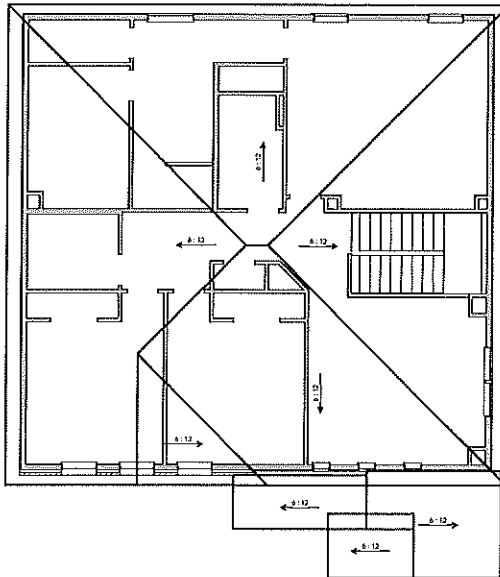
NOTE:
FLOOR JOISTS TO BE 2x12 @ 25' P. @ 18" oc
UNLESS NOTED OTHERWISE

5-DOCKING AT ALL SPANS OVER 10'-0"

Ceiling Joists To Be 2x12 @ 25' P. @ 18" oc

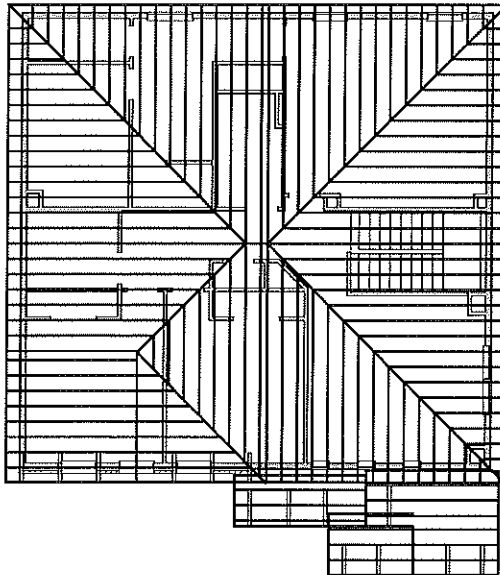
ALL JOISTS TO BE 2x12 @ 25' P. @ 18" oc
UNLESS NOTED OTHERWISE

SHEET TITLE	
SECOND FLOOR CEILING JOIST PLAN	
PROJECT DESCRIPTION	
15800 KITTY HAWK	
DRAWING PROVIDED BY:	
DATE:	
3/26/2020	
SCALE:	
1/8" = 1'-0"	
SHEET:	
A-6	



SCALE: 1/4" = 1'-0"

DATE:		3/26/2020	
SCALE:		1/8" = 1'-0"	
SHEET:		A-7	
DRAWING PREPARED BY:			
PROJECT DESCRIPTION:		15600 KITTY HAWK	
SHEET TITLE:		ROOF PLAN	
NO.	DESCRIPTION	BY	DATE



SCALE: 1/8" = 1'-0"
9' RISE PLATE HEIGHT
NOTE:
ALL RAFTERS TO BE 2X12 @ 16" O.C.
UNLESS NOTED OTHERWISE
MAX. PACE 2X12

DATE:	
3/26/2020	
SCALE:	
1/8" = 1'-0"	
SHEET:	
A-8	
DRAWING PROVIDED BY:	
PROJECT DESCRIPTION:	
1500 KITTY HAWK	
SHEET TITLE:	
ROOF FRAME PLAN	
REV.	DESCRIPTION

FOUNDATION NOTES

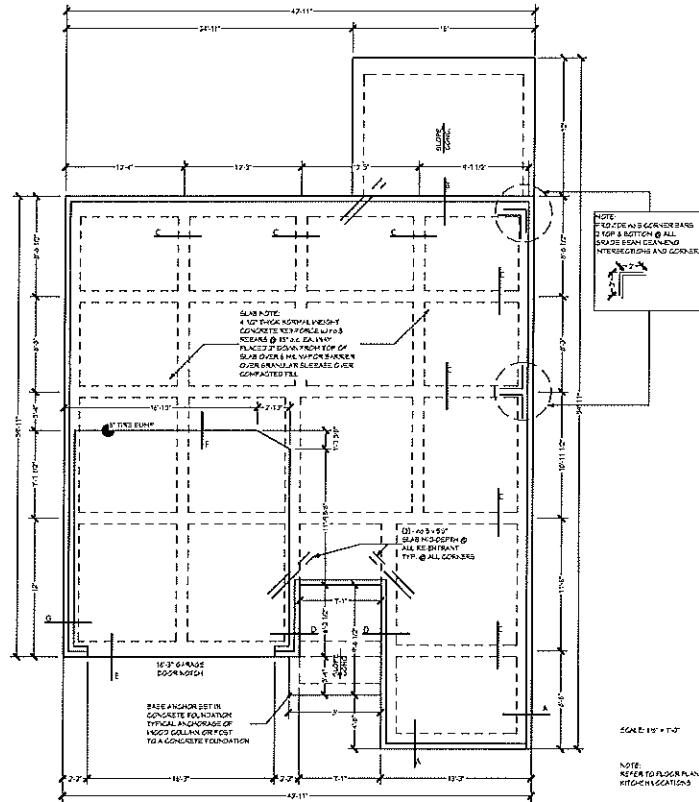
A. REINFORCED CONCRETE SHALL CONFORM TO A PLUMBING REQUIREMENTS OF THE 2013 I.R.C. AND ALL LOCAL, CITY OR COUNTY ORDINANCES

B. ALL CONCRETE USED IN FOUNDATIONS AND WALLS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI

C. THE MAXIMUM SLAB THICKNESS SHALL NOT EXCEED 4 INCHES

D. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20' 0" (4.0)

E. A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DETAILS EVEN IF FOUNDATION PLAN AND DETAILS MEET AND EXCEED MOST MINIMUM AREA REQUIREMENTS AND CODES. EXTREME SOIL CONDITIONS MAY REQUIRE A CIVIL ENGINEER



SCALE: 1/8" = 1'-0"

NOTE: REFER TO FLOOR PLAN FOR EXACT BATH AND KITCHEN LOCATIONS

NO.	DESCRIPTION	DATE

FOUNDATION PLAN

15500 KITTY HAWK

PROJECT DESCRIPTION:

DRAWING PROVIDED BY:

DATE:

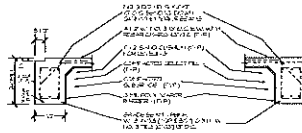
3/26/2020

SCALE:

1/8" = 1'-0"

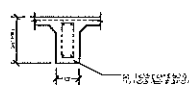
SHEET:

A-9

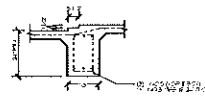


A
TYPICAL EXTERIOR DETAIL

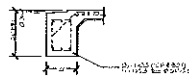
B
TYPICAL EXTERIOR DETAIL



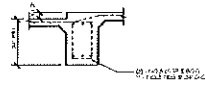
C
TYPICAL INTERIOR DETAIL



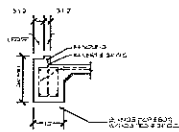
D
TYPICAL PORCH DETAIL



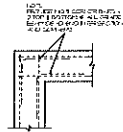
E
DETAIL OF GARAGE ENTRY



F
TYPICAL DROP OF BEAM



G
DETAIL OF GARAGE



H
TYPICAL CORNER DETAIL
(PLAN VIEW)

FOUNDATION DETAILS

NO.	DESCRIPTION	REV.	DATE

SHEET TITLE:
**FOUNDATION
DETAILS**

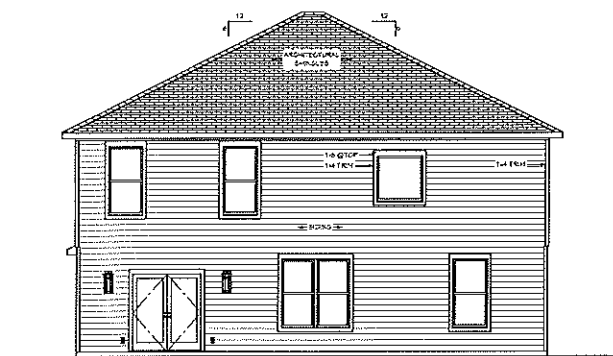
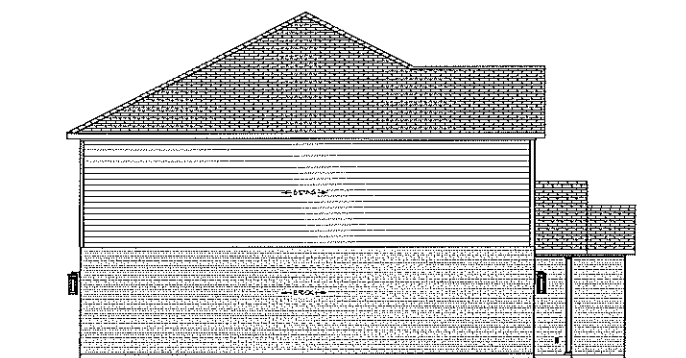
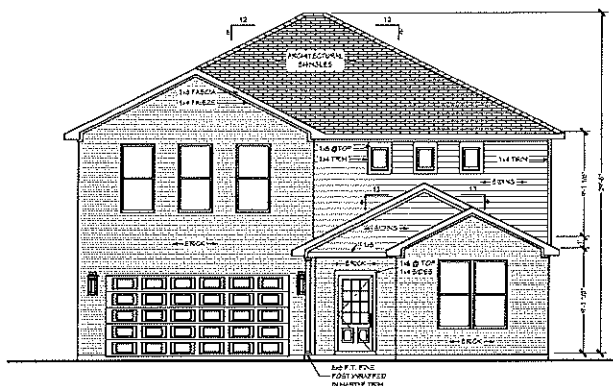
PROJECT DESCRIPTION:
15500 KITTY HAWK

DRAWING PROVIDED BY:

DATE:
3/26/2020

SCALE:
1/4" = 1'-0"

SHEET:
A-10

[illegible]

EXTERIOR ELEVATIONS

15800 KITTY HAWK

ORDINANCES PROVIDED BY:

DATE:

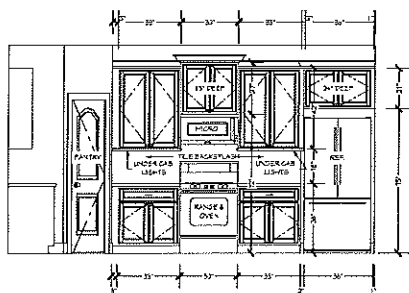
3760030

SCALE:

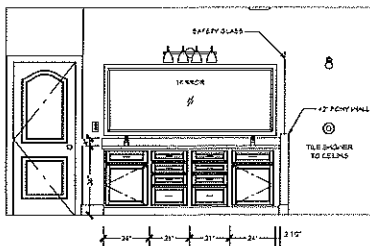
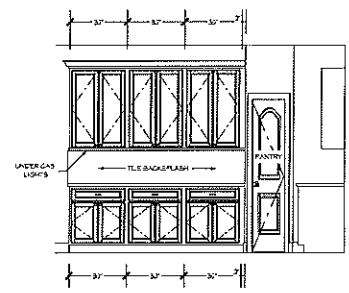
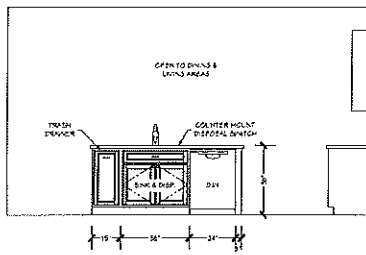
 $1/8" = 1'-0"$

SHEET

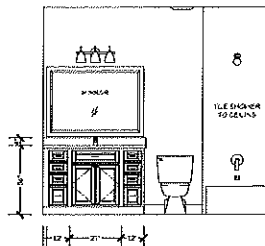
A-12



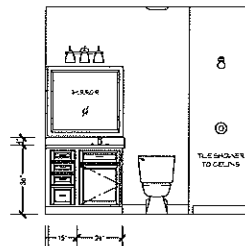
KITCHEN



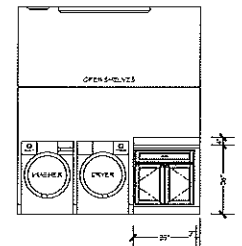
MASTER BATH



BATH 2



BATH 3



LAUNDRY

INTERIOR ELEVATIONS

15000 KITTY HAWK

DATE:

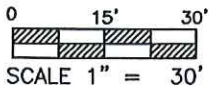
3/25/2020

SCALE:

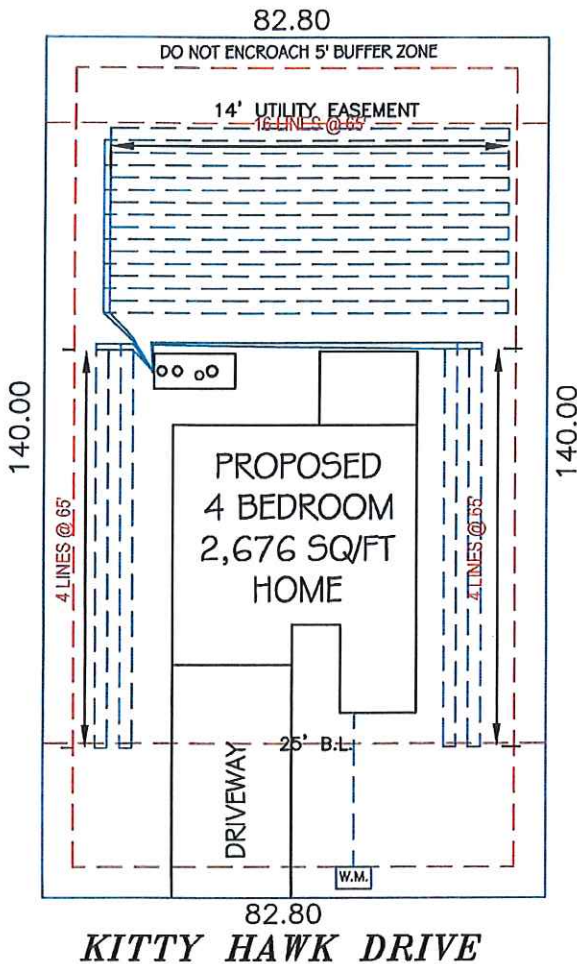
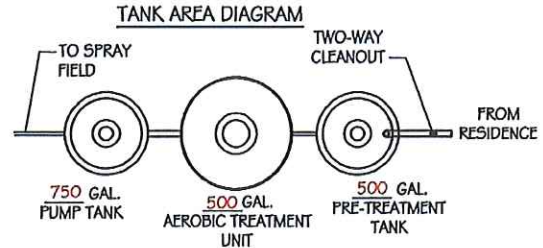
1/4" = 1'-0"

SHEET:

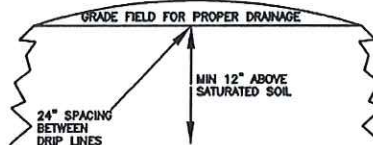
A-13



DRIP SYSTEMS MUST HAVE FULL
SUN LIGHT TO OPERATE PROPERLY



DRIP FIELD INSTALLATION DETAIL



PROPOSED TANK BATTERY:
PRETREATMENT TANK
AEROBIC TREATMENT UNIT
WITH 1/2 HP PUMP & SPIN
FILTER
PUMP TANK
T.W.C.O.

DATE:	03-27-2020
DRAWN BY:	AKR
DESIGNED BY:	AKR
SCALE:	AS NOTED
TOTAL GPD:	300
LOADING RATE:	0.10
REQUIRED DRIP LINE (LF)	1500
PROVIDED DRIP LINE (LF)	1560



COUNTY:	WALLER
ACREAGE:	
SURVEY:	
ABSTRACT:	
SUBDIVISION:	SKY LAKES
SECTION:	2
BLOCK:	
LOT:	107
FLOOD ZONE:	X
FEMA #:	
SLOPE:	<5%
BEDROOMS:	4
LIVING AREA:	2,676

PROPOSED ON-SITE SEWAGE FACILITY

EQUIPMENT SPECIFICATIONS

PRETREATMENT TANK:	500 GALLON ~ PRE-CAST CONCRETE
AEROBIC TREATMENT UNIT:	500 GALLON ~ PROFLO500 OR EQUAL
PUMP TANK:	750 GALLON ~ PRE-CAST CONCRETE
	N/A

TANK NOTES

1. ALL EXISTING SEPTIC TANKS TO BE ABANDONED
2. TANKS NOT BUILT FOR TRAFFIC BEARING LOADS
3. TANKS INSTALLED IN LINE ON 90° OFFSETS

MISCELLANEOUS NOTES

1. MAINTAIN ALL BUFFER ZONES SHOWN ON DRAWING
2. PRIVATE WATER WELL MUST BE A MINIMUM OF 50 FT. FROM SEPTIC TANKS AND 100 FT. FROM SPRAY FIELD, UNLESS IT IS PRESSURE CEMENTED. THEN IT MUST BE 60 FT. FROM SEPTIC TANKS AND SPRAY FIELD.

BUFFER ZONE NOTES

- ~ SEPTIC TANKS MUST BE AT LEAST 10 FT. FROM:
- ~ ANY EASEMENT NOT SHOWN ON DRAWING.
- ~ 5' FROM ANY SLAB.

GENERAL NOTES:

1. AN ON-SITE SEWAGE LICENSE MUST BE OBTAINED PRIOR TO INSTALLING THIS WASTEWATER DISPOSAL SYSTEM.
2. SYSTEM INSTALLATION MUST BE BY A REGISTERED INSTALLER OF ON-SITE SEWAGE FACILITIES AS REQUIRED BY ARTICLE 4477-7E OF VERNONS CIVIL STATUTES OR BY THE OWNER OF THE PROPERTY UNDER LICENSE. NO COMPONENT OF THIS SYSTEM SHALL BE COVERED UP WITHOUT COUNTY'S APPROVAL.
3. IF ANY DISCREPANCIES EXIST BETWEEN THIS DESIGN AND ACTUAL FIELD CONDITIONS IT IS THE INSTALLER'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE ENGINEER AND THE JURISDICTION PRIOR TO BEGINNING OF CONSTRUCTION.
4. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH COUNTY AND STATE RULES AND POLICIES, UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS AND ARE APPROVED BY THE JURISDICTION.
5. SITE SHALL BE CAREFULLY FINISH GRADED AFTER CONSTRUCTION OF SYSTEM IS COMPLETED, TO PROVIDE ADEQUATE STORM WATER DRAINAGE. ABSORPTION AREA SHALL BE CROWNED. DRAINAGE SWALES SHALL BE CONSTRUCTED TO ADEQUATELY CONVEY STORM WATER DRAINAGE AWAY FROM ABSORPTION AREA.
6. THIS SYSTEM INSTALLED AND OPERATED IN ACCORDANCE WITH THIS PLAN SHALL NOT PRESENT A HAZARD TO PUBLIC HEALTH, OR THREATEN PROPOSED OR ADJACENT WATER WELLS.
7. THERE SHALL BE AT LEAST ONE DAY OF DRY STORAGE VOLUME OF ONE-THIRD THE DAILY FLOW BETWEEN THE ALARM-ON LEVEL AND THE INLET TO THE PUMP TANK.
8. ALL COMPONENTS OF THE SYSTEM MUST BE INSTALLED 10 FT FROM WATERLINES, ACCEPT AT BUILDING CONNECTION. WATERLINE CROSSING MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TAC 230, 44(e)
9. PUMP TANK FLOAT ELEVATIONS MUST BE SET IN COMPLIANCE WITH 30 TAC 285.33(d)(2)(G)(iii)(1)
10. SPRAY HEADS TO BE NO CLOSER THAN 10' FROM TREES OR OTHER OBSTRUCTIONS THAT INTERFERE WITH SPRAY PATTERN.
11. TIMER MUST BE SET TO DISCHARGE BETWEEN THE HOURS OF MIDNIGHT AND 5 am.



Ross Design Service
P.O. Box 1167, T7362, 281-384-3916

ON-SITE WASTEWATER SYSTEM CHECK LIST

The following information must be included with all design packages for review by the Texas Commission on Environmental Quality and/or the permitting Authority. Failure to include or address all of the following items may result in approval delays.

- ☐ Plans and reports must bear a signature address, telephone number and a dated seal on each page.
- ☐ A report must be included in the submittal containing the following information:
 - Basis of design*
 - Soil analysis and site evaluation*
 - System flow diagram and sizing calculations*
 - Material specifications and illustrations*
 - Size and model number of approved aerobic system (if used)*
- ☐ Construction drawings must include the following information:
 - A scaled, legible site plan with boundary description*
 - The location of all buildings & structures (existing or proposed)*
 - The location of the wastewater treatment units and disposal area*
 - Buffer zones and water wells must be identified and located on the site plan.*
 - The site plan must also include topographical contours for slopes greater than 30 percent.*
 - Easements and bodies of water (lakes, streams, ponds) must also be identified.*
 - Installation details such as septic tank configuration, layouts, and cross-sections of drain*
 - fields and disposal beds, irrigation systems, pump station including piping and controls.*
 - Affidavit to the Public for surface application systems recorded by the county.*
 - Records of testing and frequency for surface applications.*

HOME/BUSINESS OWNER	ERIC ORTIZ	COUNTY	WALLER
STREET ADDRESS	15800 KITTY HAWK DRIVE	ACREAGE/LOT SIZE	
SUBDIVISION	SKY LAKES	SECTION	2
BLOCK		LOT	107
SURVEY		ABSTRACT	

DATE ON SITE	03-17-2020	WATER SUPPLY	COMMUNITY
RESIDENTIAL	X	COMMERCIAL	
BEDROOM HOME	4	TYPE OF FACILITY	
LIVING AREA	2,676	SQUARE FEET	
PERMENANT RESIDENTS	4	EMPLOYEES	

SYSTEM TYPE	STANDARD PVC		GRAVEL-LESS PIPE		LPD	
	SURFACE APPLICATION		DRIP EMITTER	X	OTHER	

SYSTEM PERMITTED FOR: **300 GPD**

*This septic system was designed based on the above data and any discrepancies should be discussed with Andrew Ross prior to installation of the system. **Any change to the design may require a redraw fee.** Ross Design Service, nor its employees, will be held liable for any system malfunctions.*



ANDREW ROSS
DATE 03-27-2020

Registered Sanitarian #4283
Site Evaluator #OS0027998



Ross Design Service
P.O. Box 1167, 77362, 281-384-3916

SITE EVALUATION

FLOOD HAZARD

OUTSIDE 100 YEAR FLOOD PLAIN	X
PARTIALY IN THE 100 YEAR FLOOD PLAIN	
IN 100 YEAR FLOOD PLAIN	
IN 100-YEAR FLOOD PLAIN AND FLOOD WAY	
FIRM PANEL #	

WATER SUPPLY

COMMUNITY	X	COMPANY	
WATER WELL		DRILLER	
YEAR DRILLED			
DEPTH		DIST FROM DISPOSAL AREA	
SIZE		PRESSURE CEMENTED	

ALL WELL REQUIRED DISTANCES MUST BE MAINTAINED
IF NEIGHBORING WELLS EXIST THEY MUST BE SHOWN

TOPOGRAPHY

SLOPE	
FLAT >2%	
SLIGHT <6%	X
SEVERE >30%	
VEGETATION	
GRASS/BRUSH	X
LIGHTLY WOODED	
HEAVILY WOODED	
DRAINAGE	
POOR	
ADEQUATE	X
GOOD	

LANDSCAPE PLAN

For ERIC ORTIZ
at 15800 KITTY HAWK DRIVE, WALLER, TX 77484

Homeowner will maintain existing vegetation and/or seed or sod any bare areas irrigated by the aerobic system at all times. Do not plant any shade trees in this area. Settling of the backfill will occur over time. Owner should continually check for this & fill in any low places to prevent rainfall from pooling on the surface of the drain field. Plant a dense grass or groundcover in the drain field area. Over-seed with winter grasses for absorption during dormant growing seasons. The grass should be kept mowed to allow as much sunlight as possible to reach the ground surface. This aids in the evapo-transpiration of water/wastewater & prevent soil erosion.



Registered Sanitarian #4283
Site Evaluator #OS0027998

ANDREW ROSS
DATE 03-27-2020



Ross Design Service
P.O. Box 1167, 77562, 281-584-5916

SOIL EVALUATION

PROFILE DEPTH	TEXTURE (USDA)	GRAVEL ANALYSIS (CLASS II & III)	RESTRICTIVE HORIZON	GROUND WATER	COLOR	COMMENTS
0-10"	SANDY LOAM	NO	NO	NO		
10" +	CLAY	NO	YES	NO		

PROFILE DEPTH	TEXTURE (USDA)	GRAVEL ANALYSIS (CLASS II & III)	RESTRICTIVE HORIZON	GROUND WATER	COLOR	COMMENTS
0-10"	SANDY LOAM	NO	NO	NO		
10"+	CLAY	NO	YES	NO		

- ☐ Normal textures (USDA): Coarse sand/gravel/sand/loamy sand/sandy loam/loam/ sandy clay loam/sandy clay/clay loam/silty clay loam/silty loam/silt or clay/silty clay
- ☐ Normal structures: Massive, Block, Platy

Subsurface horizons with colors of red, yellow, and brown generally indicate good soil aeration and drainage throughout the year. Subsurface horizons that are in colors of gray, olive or blackish colors indicate poor aeration and poor soil drainage. Any soil profile that has the grayish colors indicative of high-water (or mottling) within thirty-six (36) inches of the surface or has ground water visible in the test bore less than forty-eight (48) inches below the ground surface shall be deemed unsuitable for a conventional subsurface disposal due to internal drainage.

X	SOIL TEXTURE	SOIL CLASS	LONG TERM LOADING RATE
	COARSE SAND/GRAVEL	Ia	>.50
	SAND/LOAM SAND	Ib	0.38
	SANDY LOAM/LOAM	II	0.25
	SANDY CLAY/ SANDY CLAY LOAM/CLAY LOAM/SILTY CLAY LOAM/SILT	III	0.20
X	CLAY/SILTY CLAY	IV	0.10

SOIL ANALYSIS	YES	NO
IS THE SOIL SUITABLE FOR A STANDARD SYSTEM		X
INDICATION OF SEASONABLE WATER TABLE		X
DEPTH		

I, Andrew Ross, a Registered Sanitarian did personally conduct this site evaluation at

15800 KITTY HAWK DRIVE, WALLER

I certify these results are true and correct for the property evaluated.



ANDREW ROSS
DATE 03-27-2020

Registered Sanitarian #4283
Site Evaluator #OS0027998



Ross Design Service
P.O. Box 1167, 11562, 281-384-3916

ENGINEERING REPORT FOR ON-SITE WASTEWATER DISPOSAL SYSTEM

CONDITIONS FOR A CLASS I SEWER PLANT WITH DRIP SYSTEM

- > Class I sewer plant will have a pump tank to distribute water to drip field.
- > Aerobic tank will treat 500 gal/day of septic.

DESIGN SPECIFICATION SUMMARY

HOME/BUSINESS OWNER	ERIC ORTIZ	ADDRESS	15800 KITTY HAWK DRIVE
STRUCTURE	NEW HOME	FACILITY TYPE	RESIDENTIAL
SOIL TYPE -CLASS	IV - CLAY	LOW FLOW FIXTURES	YES
LIVING AREA	2,676	TOTAL SQ FT	3,196
BEDROOMS (ACTUAL)	3	BEDROOMS (DESIGN)	3

DRIP AREA

GPD	300	LOADING FACTOR, GPD/SQ FT	0.10
ABSORPTION AREA REQUIRED, SQ FT	3000	ABSORPTION AREA SHOWN, SQ FT	3120
LINEAR FEET OF LINE REQUIRED	1500	ABSORPTION AREA SHOWN, L FT	1560
EMITTERS, EVERY 2 FT(4SQ FT)	750	EMITTERS SHOWN	780

DOSING DETAILS

GPM (0.62/60min)	0.62/60	0.0103
TOTAL GPM (GPM * EMITTERS SHOWN)	0.0103 * 780	8.034
MINUTES OPERATING TIME PER DAY (GPD/GPM)	300/8.034	37.34
PUMPING TIME (15 MINUTE INCREMENTS BASED ON MODEL USED)	15	15 MIN
DOSES PER DAY (ROUND UP TO NEXT WHOLE NUMBER)	37.34/15	2.48 ≈ 3 DOSES
TOTAL DOSING PER DAY (DOSES PER DAY * MINUTES OPERATED)	3 * 15	45
GPD DOSING, (TOTAL DAILY DOSAGE * GPM)	45 * 8.034	300

TANK SIZING

TANK	SIZE (GAL) REQ	SIZE (GAL) TO BE INSTALLED	MODEL NAME & NUMBER
PRE TREAT	500	500	
AEROBIC TREATMENT	500	500	PROFLO500 OR EQUAL
PUMP TANK	750	750	

PUMP TANK REQUIREMENTS

Pressure Drops in System
Elevation Head loss in system feet 4
Friction Head loss in system feet 1.2

Total system head loss, feet 66



PUMP SELECTION

Volume, GPM 20 gal
NPDH, Feet 66
Pressure, psi 29

Supply+Manifold 1.00 " Sch 40 240

ANDREW ROSS
DATE 03-27-2020

Registered Sanitarian #4283
Site Evaluator #OS0027998

