

ENSENADA SHORES/LAS BRISAS SUBDIVISION
NEW HOME REQUEST FORM

Return this form and any required attachments to:

Diamond Association Management & Consulting

14603 Huebner Road, Bldg. 40

San Antonio, TX 78230

Office: 210-561-0606 Fax: 210-690-1125

e-mail: acc@damctx.com

This application lists information required to obtain approval from the name of HOA Architectural Control Committee (ACC). Please read it carefully and include all the information with your initial submittal to expedite the approval process. This form must be signed by the builder or property owner and submitted with plans to the address on this letterhead -OR- electronically via email to ACC@DAMCTX.com. Payments for ACC fees and deposits must be mailed to the office. Feel free to call our ACC Department at 210-561-0606 with any questions.

Owner's Name Jordan Sisco Home Phone N/A
Address of Property 216 Sendera Way Lot # 209 Cell Phone 253.355.8386
Email Address: jordanpsisco@gmail.com Subdivision: Ensenada Shores
Date: 9.1.2020

Builder Name: Design Studio of Olive Branch Homes L.L.C D.B.A- G.J. Gardner Homes
of San Antonio Builder
Builder Email: camille.guerra@gjgardner.com

The following items MUST accompany every new home submittal before the ACC can review and approve the plans.

- ☒ X Electronic Land Title Survey, which you received when you purchased your home, showing right-of-ways, drainage easements, setbacks, etc.
- ☒ X Electronic Site Plans (marked final and must be legible) including:
- ☒ X Layout of home with front, rear, and side setbacks
 - ☒ X Layout of driveway
 - ☒ X Driveway Material(s) and culvert locations. Confirm Concrete has reinforcement.
 - ☒ X Oak Tree Locations (denoting trees to be removed for foundation & driveway)
- ☒ X Grading Plan (if changes to the Lot grade is planned)
- ☒ X Floor Plan for each level including:
- ☒ X Square footages for each level (air conditioned)
 - ☒ X Square footages for each level (total)
 - ☒ X Location of garage and garage entry (side entry only), materials and color
- ☒ X Elevations for front, rear, left, and right sides showing:

- X Maximum height marked on plans from foundation to highest ridgeline of the house.
- X All exterior materials
- X Samples of swabs of all exterior colors, including trim, stucco, stone, or brick color
- X Driveway material and culvert location/size. Confirm concrete has reinforcement.
- X Roof materials and color (composition shingles must be 240 pound minimum or 25yr warranty.)
- X Location of exterior AC unit(s)
- X Septic permit and plat showing tank location and discharge area
- X Location of underground LPG tank (**Ensenada Shores only**)
- X Plans for any outbuilding, fence, or pool (if applicable)
- X Plans for Landscaping
- X A letter stating that:
- X There will be a portable toilet on site before construction begins
- X There will be a dumpster on site before the framing process begins
- X The exterior will be 80% masonry
- X A \$3000.00 security deposit check made payable to the name of HOA
- *If, in the sole determination of the name of HOA ACC, the job is completed (including site cleanup & landscaping) without damage to adjoining lots or common areas, including streets, the deposit will be refunded.

Builder or Homeowner Acknowledgements (Initial next to each statement)



All workers, vehicles, materials, portable toilets, and dumpsters will be contained



I realize that all buildings must be completed not later than twelve (12) months after laying foundation and landscaping completed not less than six (6) months following completion of the residence on a Tract.



The job site and surrounding properties will be kept in a clean state.



I realize that all signage is limited to the requirements of Section 7, paragraph 7.07 of the Declaration of Covenants, Conditions and Restrictions of Ensenada Shores and Avonlea Subdivisions



MANDATORY HEIGHT RESTRICTION SURVEY* I realize that all lots with a restricted building height will require a surveyor certification of building height compliance. This will be done after framing and before roofing.



I understand the Architectural Control Committee will act on this request as quickly as possible and I will be contacted in writing regarding the Committee's decision within twenty days (**21**) days of their receipt of this request.

Builder or Homeowner Signature

09.01.2020

Date



BEING LOT 209, ENSENADA SHORES AT
CANYON LAKE, UNIT TWO, A SUBDIVISION
IN COMAL COUNTY, TEXAS, ACCORDING TO
THE PLAT THEREOF RECORDED IN
DOCUMENT NO. 200506032170, OF THE
MAP AND PLAT RECORDS OF COMAL
COUNTY, TEXAS.

TITLE COMMITMENT (LOT 209):
ALAMO TITLE INSURANCE COMPANY
PROPOSED INSURED: JORDAN SISCO
GF# SAT-13-4000131900848-VB
EFFECTIVE DATE: SEPTEMBER 24, 2019

RESTRICTIONS:

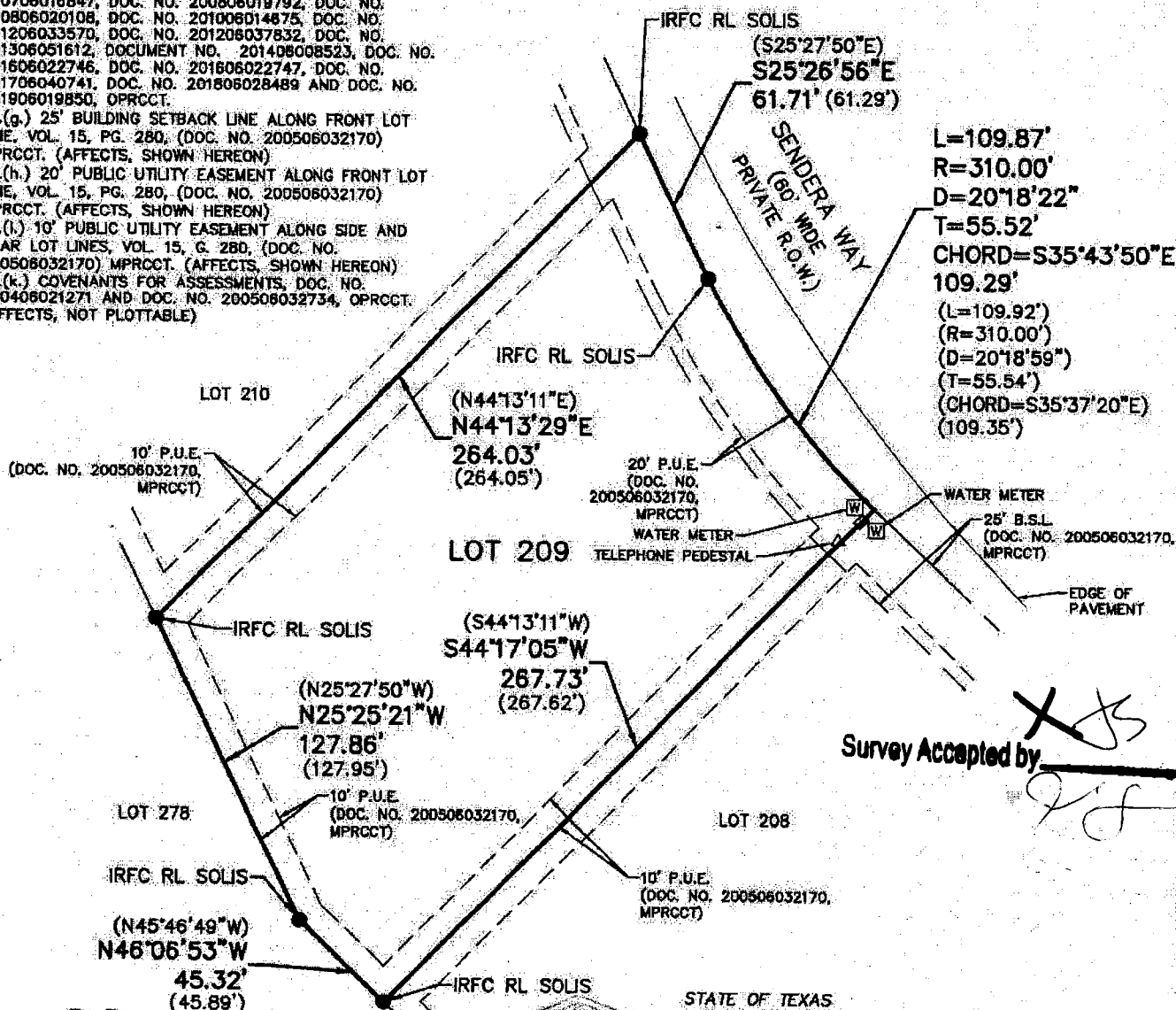
1. VOL. 15, PG. 280, (DOC. NO. 200506032170) MPRCCT, DOC. NO. 200408021271, DOC. NO. 200408040278, DOC. NO. 200506002953, DOC. NO. 200506032734, DOC. NO. 200606002953, DOC. NO. 200606025628, DOCUMENT NO. 200706016847, DOC. NO. 200806019792, DOC. NO. 200806020108, DOC. NO. 201006014875, DOC. NO. 201206033570, DOC. NO. 201206037832, DOC. NO. 201306051612, DOCUMENT NO. 201408008523, DOC. NO. 201606022746, DOC. NO. 201806022747, DOC. NO. 201706040741, DOC. NO. 201806028489 AND DOC. NO. 201906019850, OPRCCT.
2. 10.(g.) 25' BUILDING SETBACK LINE ALONG FRONT LOT LINE, VOL. 15, PG. 280, (DOC. NO. 200506032170) MPRCCT, (AFFECTS, SHOWN HEREON)
3. 10.(h.) 20' PUBLIC UTILITY EASEMENT ALONG FRONT LOT LINE, VOL. 15, PG. 280, (DOC. NO. 200506032170) MPRCCT, (AFFECTS, SHOWN HEREON)
4. 10.(i.) 10' PUBLIC UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, VOL. 15, G. 280, (DOC. NO. 200506032170) MPRCCT, (AFFECTS, SHOWN HEREON)
5. 10.(k.) COVENANTS FOR ASSESSMENTS, DOC. NO. 200408021271 AND DOC. NO. 200506032734, OPRCCT, (AFFECTS, NOT PLOTTABLE)

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

LEGEND:

- = (IPS) SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "DAM #5348
PROP. COR." UNLESS OTHERWISE NOTED
- = (IRFC) FOUND 1/2" IRON
PIN WITH CAP, UNLESS
OTHERWISE NOTED
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD INFORMATION
- MPRCCT = MAP AND PLAT RECORDS
OF COMAL COUNTY, TEXAS
- OPRCCT = OFFICIAL PUBLIC RECORDS
OF COMAL COUNTY, TEXAS



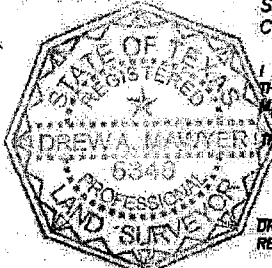
Survey Accepted by



LAND SURVEYING
5161 W. SH 48
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
drewn@dm-tx.com
FAX 830.730.4449

DATE: OCTOBER 2019 JOB MIS440

ADDRESS:
SENDERA WAY
CANYON LAKE, TX 78133

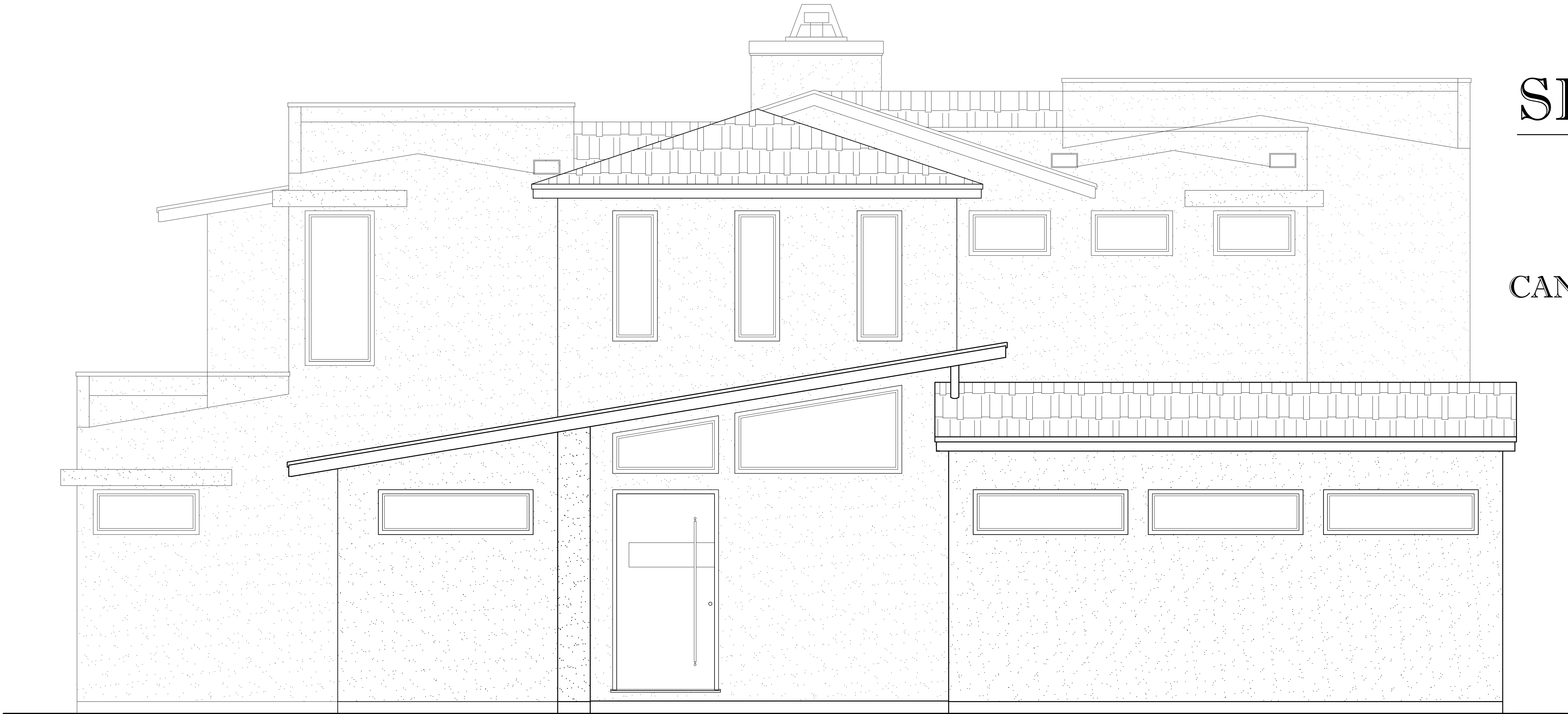


STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 3 DAY OF OCTOBER 2019

DREW A. MANDER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



SISCO RESIDENCE

ENSENADASHORES

216 SENDRA WAY

CANYON LAKE, TX - COMAL COUNTY

THIS DRAWING REMAINS
THE PROPERTY OF:
G.J. Gardner. HOMES
AND IS PROVIDED FOR THE USE AS DESCRIBED
AND MAY NOT BE USED OR REPRODUCED IN
WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

DRAWING
APPROVALS
DATE: _____
OWNER: _____
BUILDER: _____

BUILDER:
G.J. Gardner. HOMES
1010 S. Flores - Studio #122
San Antonio, TX 78204
(210) 464 - 5991

SISCO RESIDENCE
ENSENADA SHORES
216 Sendra Way - Lot 209
Canyon Lake, TX 78133 - COMAL COUNTY

GENERAL NOTES

- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 115 M.P.H. WIND CRITERIA AS PER SEC. R301.2.1 AND TABLE R301.2 (4).
- PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC R404.2.
- PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC 404.2.
- HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC R311.7.6 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC R311.7.5.
- MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 24" VERTICALLY AS PER SEC R703.8.4.1 AND WEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC R703.8.6.
- INFORMATION ABOUT BRACED WALL LINES (BWL)'S LENGTH, SPACING, AND ORIENTATION - SECTION R602.10.1 BRACED WALL PANEL INFORMATION SECTION 602.10.2
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 1/2" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.5.1
- ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AS PER SECTION R302.6 AND TABLE R302.6
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SECTION R302.7
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SEC. R311.2
- TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2" AS PER SECTION 311.7.8.3
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. SEC R 312.2.1

GENERAL CONDITIONS

- THE OWNER SHALL EXAMINE THE PLANS, GENERAL NOTES, AND THE SPECIFICATIONS AND SHALL BE THOROUGHLY FAMILIAR WITH THE TRUE INTENT AND MEANING OF ALL SAID DOCUMENTS.
- ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AND TO ALL LOCAL ORDINANCES (LATEST EDITION); AS WELL AS THE INTERNATIONAL MECHANICAL, PLUMBING AND ELECTRICAL CODES (LATEST EDITIONS).
- THE SAFETY PROVISIONS OF ALL APPLICABLE LAWS, BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED. SPECIFICALLY, ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL STATE OSHA LAWS AS GOVERNED BY THE DEPARTMENT OF INDUSTRIAL SAFETY. NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE TEXAS DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
- THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS PRIOR TO THE COMMENCING ANY WORK. THE BLUEPRINTS SHALL NOT BE SCALED. ANY DISCREPANCIES IN MEASUREMENT SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER. THE MATERIALS SPECIFIED INDICATE THE GRADE AND QUALITY INTENDED FOR USE ON THE PROJECT. ANY PROPOSED DEVIATION FROM THE SPECIFIED ITEM SHALL BE PRESENTED TO THE OWNER AND DESIGNER FOR THEIR REVIEW AND CONSIDERATION PRIOR TO PURCHASE AND DELIVERY. NO MATERIAL SHALL BE USED THAT IS NOT THE GRADE AND QUALITY SPECIFIED OR THAT HAS NOT FIRST BEEN APPROVED BY THE OWNER AND/OR DESIGNER.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	Air-permeable insulation shall not be used as a sealing material. The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Ceiling/attic	The junction of the foundation and sill plate shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Walls	The junction of the top plate and top of exterior walls shall be sealed.	
Windows, skylights and doors	Knee walls shall be sealed. The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier. The air barrier shall be installed at any exposed edge of insulation.	Rim Joists shall be insulated. Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Floors (including above-garage and cantilevered floors)	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls. Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Narrow cavities	Air sealing shall be provided between the garage and conditioned spaces.	
Garage separation	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Plumbing and wiring	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	Exterior walls adjacent to showers and tubs shall be insulated.
Shower/tub on exterior wall	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Electrical/phone box on exterior walls	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
HVAC register boots		
Concealed sprinklers		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

SHEET INDEX

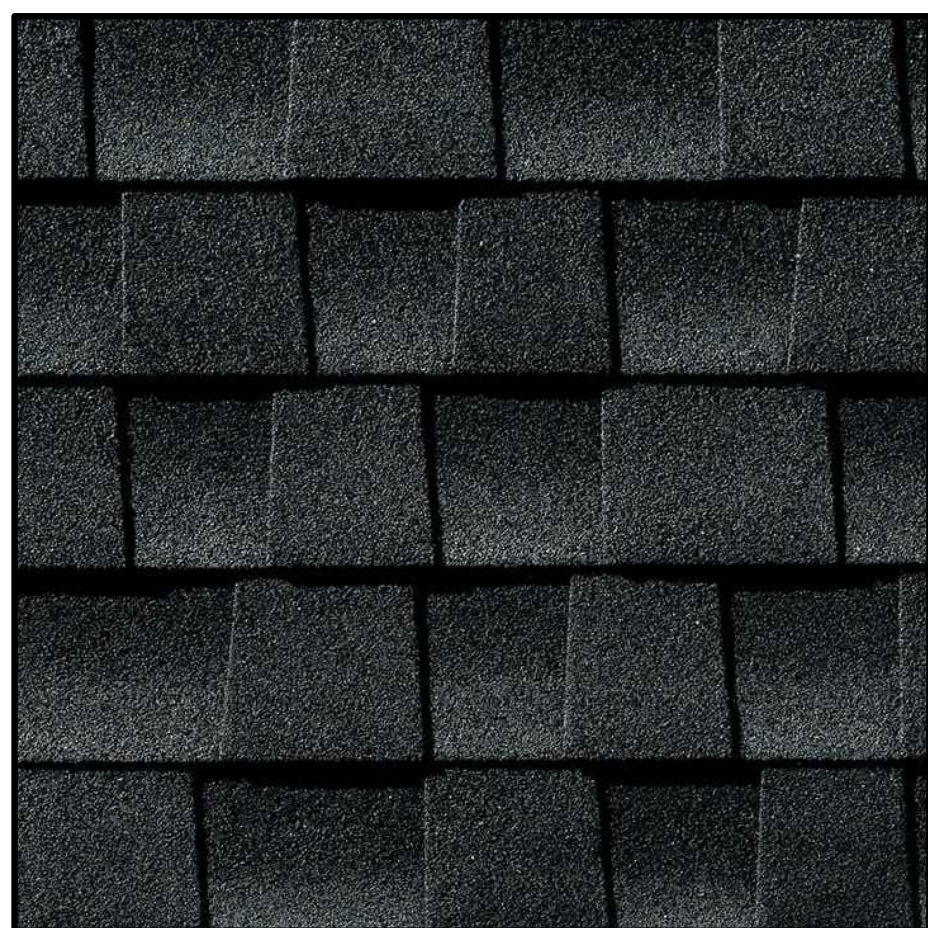
- SITE PLAN
- 1st & 2nd FLOOR PLANS, ROOF PLAN, & FRONT EXTERIOR ELEVATION
- REAR, LEFT, RIGHT EXTERIOR & INTERIOR ELEVATIONS
- ELECTRIC FLOOR PLANS

PLUMBING NOTES

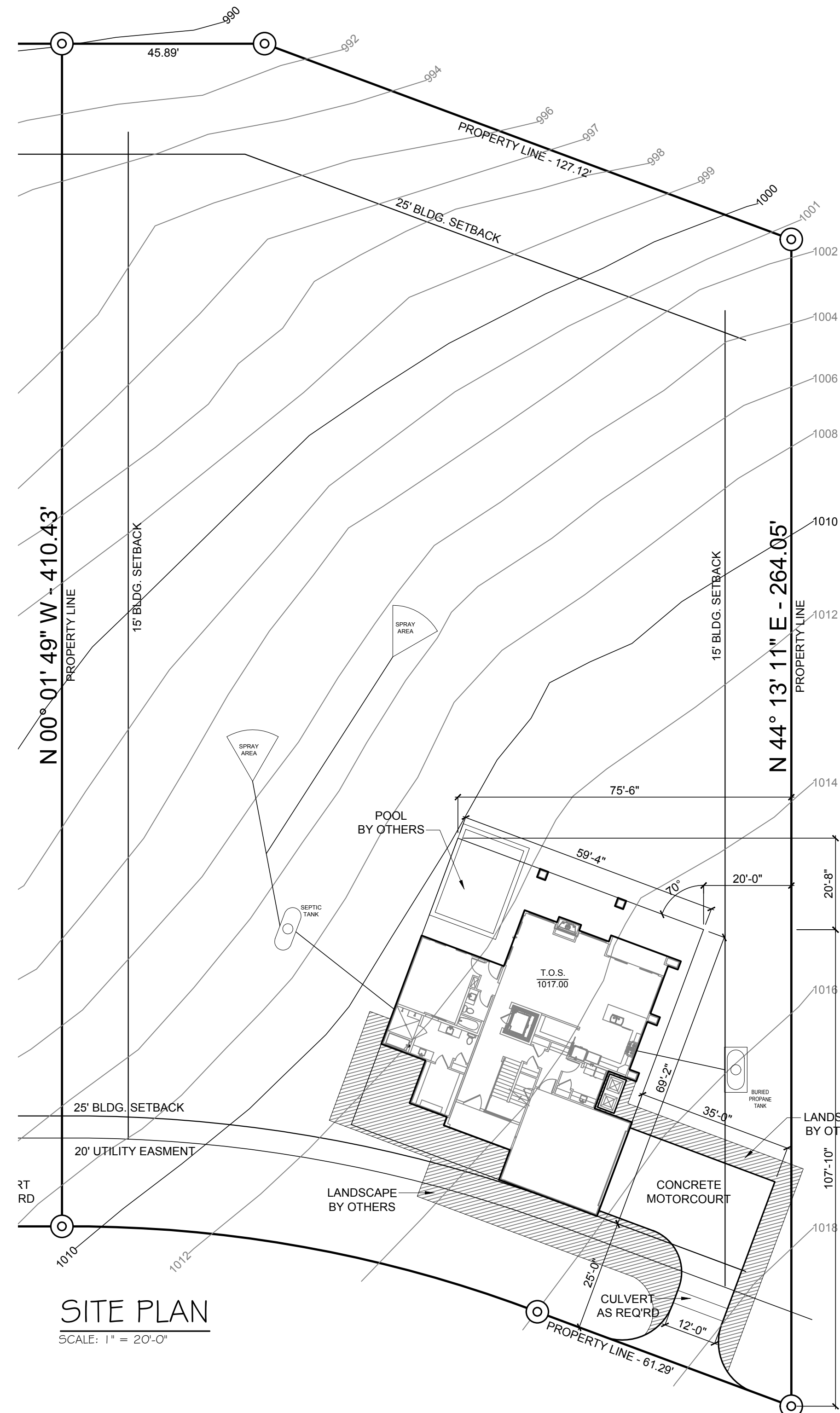
- WATER SOFTNER TO HAVE CUT-OFF BALL VALVE
- HOSE BIB AT FRONT GARAGE TO BE PLUMBED SOFT
- FLOOR DRAINS TO BE SQUARE COVER

EXTERIOR MATERIALS

SW 7057
Silver Strand
Interior / Exterior
Locator Number: 237-C1



- STUCCO (100%)
- STUCCO BANDS
- TRIM to Include
- FACIAS & SOFFITS
- PORCHES and BALCONY CEILINGS
- GARAGE MATERIAL WILL BE STUCCO
- GARAGE COLOR WILL BE -SW7057/SILVE STRAND-
- BLACK - 25 YEAR COMPOSITION SHINGLES



SITE PLAN
SCALE: 1" = 20'-0"

Mandatory Items- 402.4 Air leakage

402.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed to limit infiltration. The following shall be caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material:



- All joints, seams and penetrations
- Site-built windows, doors and skylight.
- Openings between window and door assemblies
- Utility penetrations.
- Dropped ceilings or chases
- Knee walls.
- Walls and ceilings separating a garage
- Behind tubs and showers on exterior walls
- Common walls between dwelling units
- Attic access openings
- Rim joist junction
- Other sources of infiltration

DRAWN BY:



DATE:

10 - 01 - 2019

REVISIONS

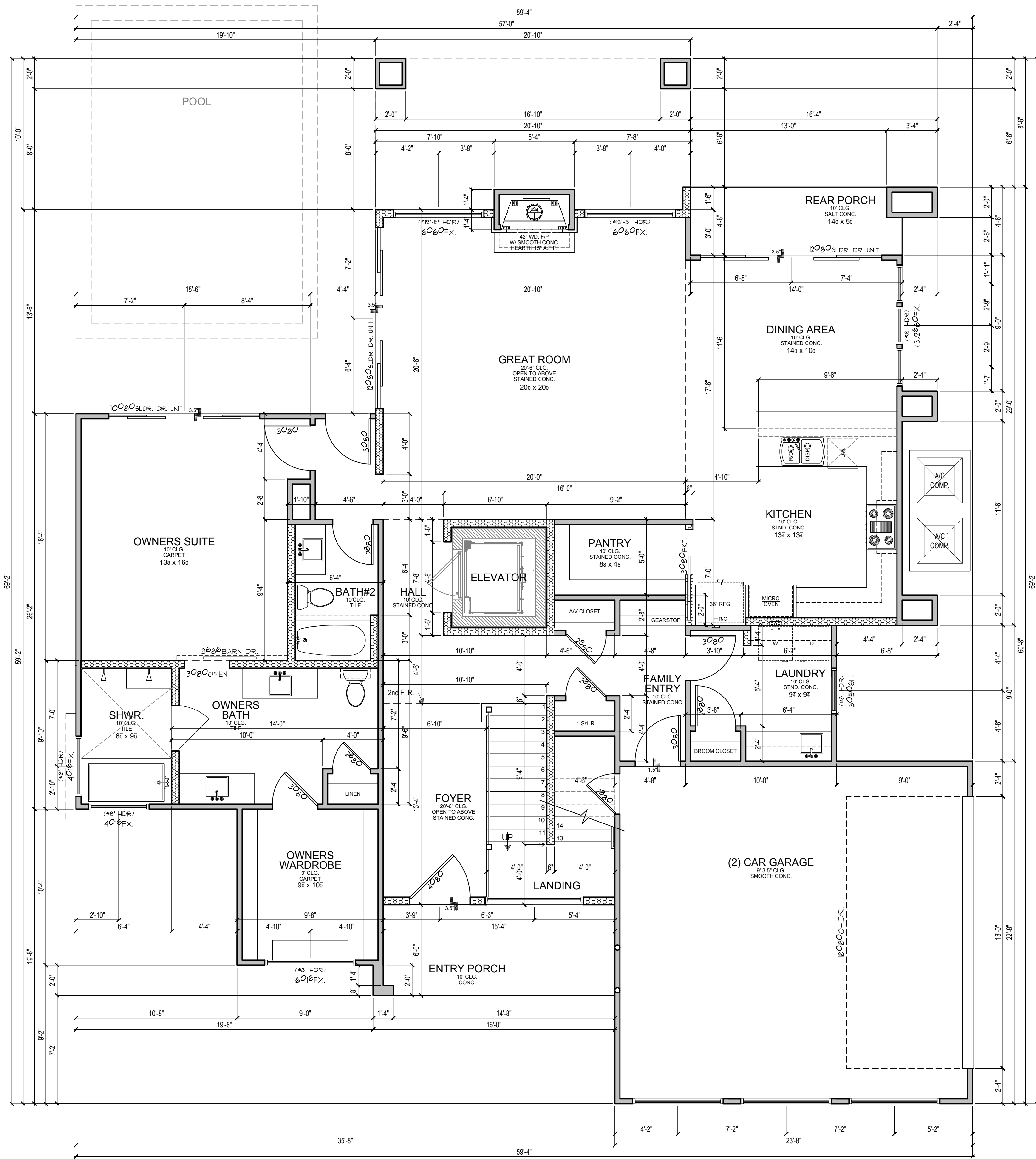
09 - 01 - 2020

SHEET TITLE:

SITE PLAN

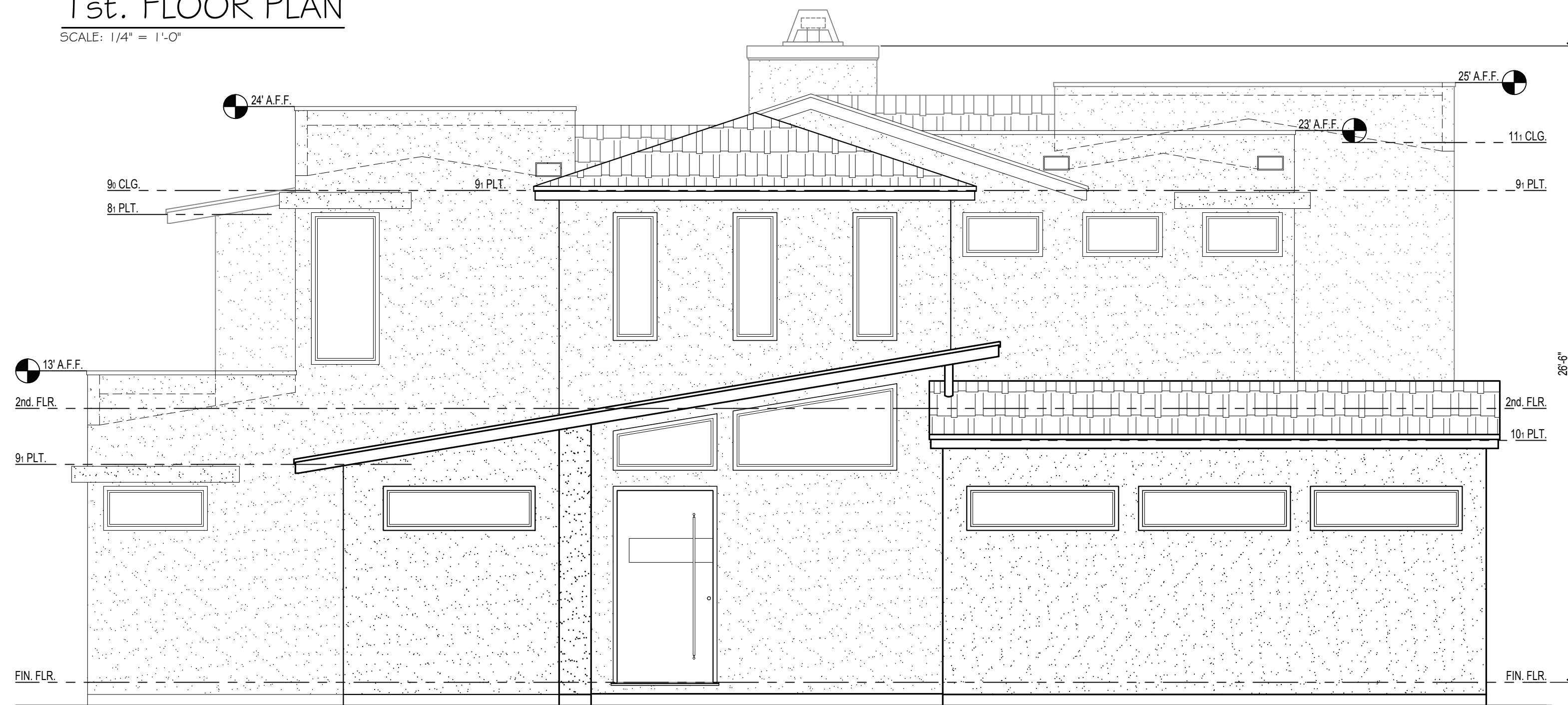
SHEET NO.

A.1



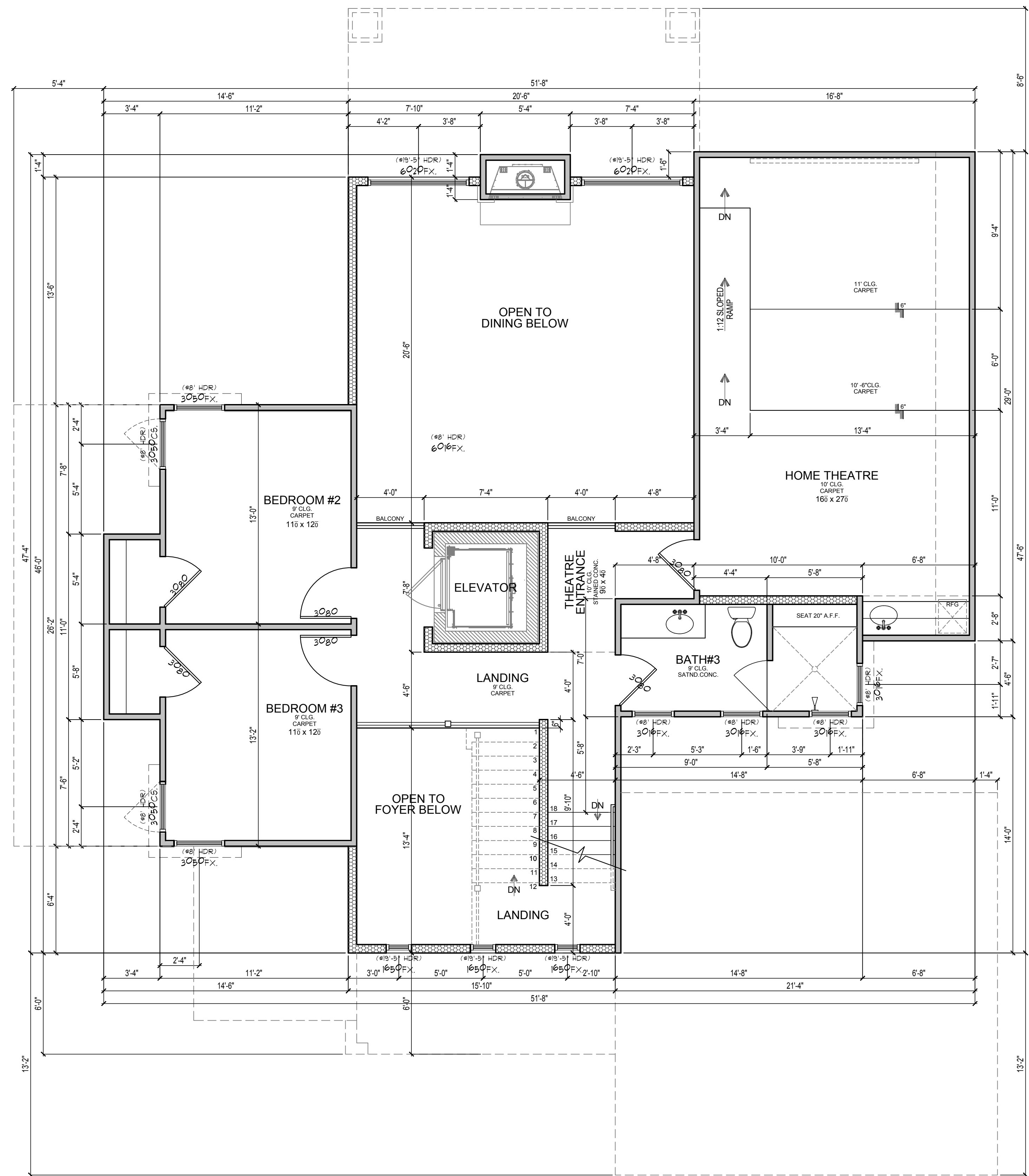
1st. FLOOR PLAN

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



FRONT ELEVATION

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

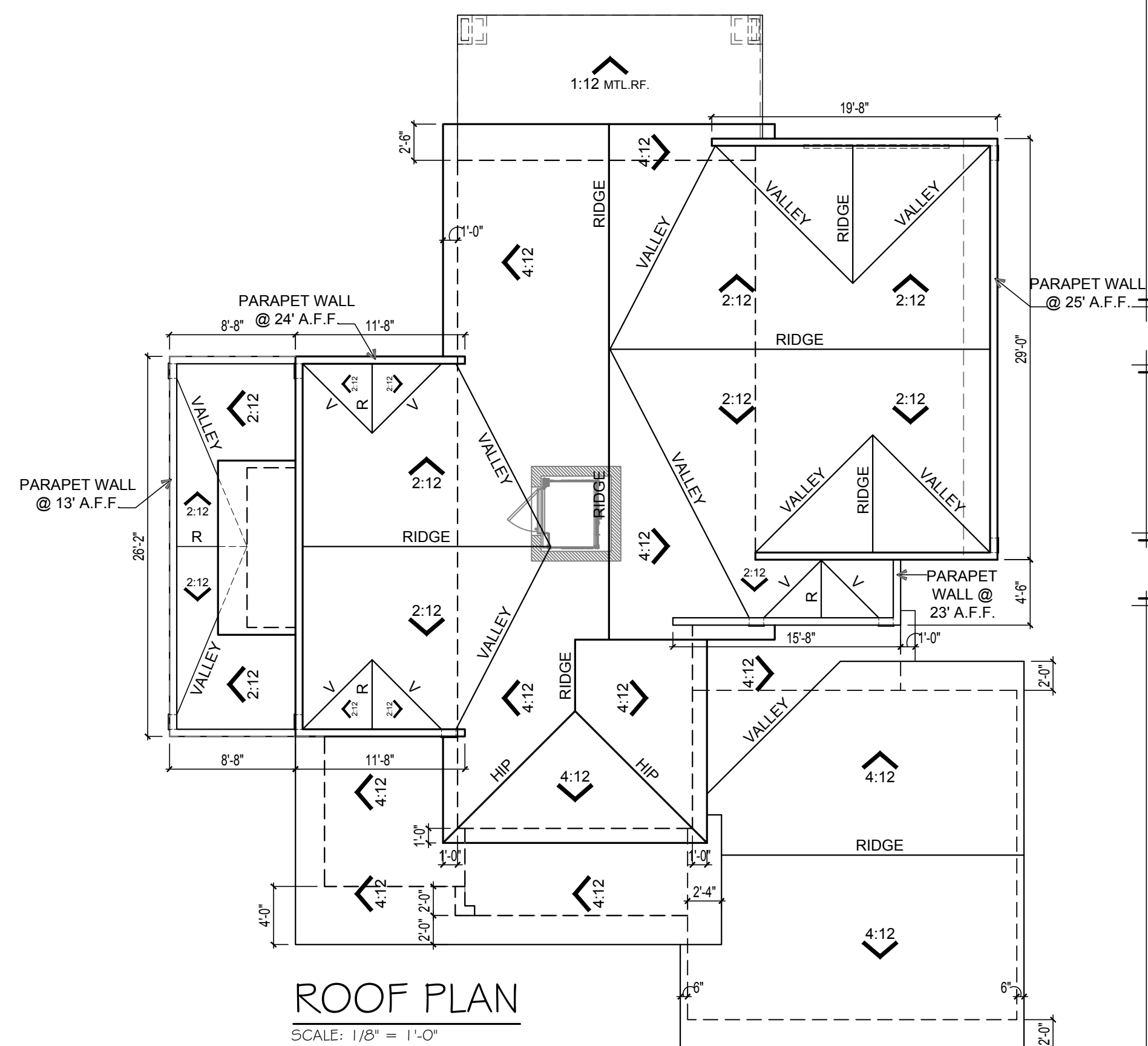


2nd. FLOOR PLAN

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

AREAS (Square Footage)			
1st. FLOOR LIVING FRAME	1972		
2nd. FLOOR LIVING FRAME	1084	3056	
ENTRY PORCH	93	241	
REAR PORCH	86		
2 CAR GARAGE	529	529	

LEGEND	
	GAS OUTLET
	HOSE BIB
	2 x 4 WALL
	2 x 6 WALL
	MASONRY WALL



ROOF PLAN

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

THIS DRAWING REMAINS THE PROPERTY OF:
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DRAWING APPROVALS

DATE: _____
OWNER: _____
BUILDER: _____

G.J. Gardner. HOMES

1010 S. Flores - Studio #122
San Antonio, TX 78204
(210) 464 - 5991

SISCO RESIDENCE

ENSENADA SHORES

216 Sendra Way - Lot 209

Canyon Lake, TX 78133 - COMAL COUNTY

DRAWN BY:



DATE:

10 - 01 - 2019

REVISIONS:

09 - 01 - 2020

SHEET TITLE:

1st., 2nd. FLOOR,
ROOF PLAN &
FRONT ELEVATION

SHEET NO.

A.2



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



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



SCALE: 3/8" = 1'-0"



SCALE: $3/8" = 1'-0"$



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



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



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



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SCALE: $3/8" = 1'-0"$



SCALE: $3/8" = 1'-0"$



RE: 216 Sendera Way – Lot #208

To whom it may concern,

Prior to commencement of construction, **Tex-San Site services will place a portable toilet unit** in an inconspicuous location near the tree line. The unit will remain in place until construction is complete and thereafter will be promptly removed. Additionally, **a dumpster will be provided by One Community** and will be place on site prior to the framing process and will remain in place throughout construction. The unit will also be promptly removed at the completion of construction.

This home **will also be at or above 80% masonry** per plan specifications. Should you have any questions, please contact me at 210-464-5991. We look forward to commencing construction soon.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long horizontal stroke.

09.01.2020

Builder or Homeowner Signature

Date

10/6/2020

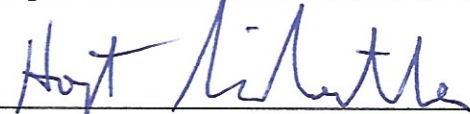
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Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JORDAN SISCO

Property Information:St. Address: 216 Sendera WayCity: Canyon Lake State: TexasZip code: 78133**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 300Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 4687.5**Aerobic Unit**Required size of aerobic unit: 480 gpdPretreatment Tank (gallons): 353Class 1 Aerobic Unit: NuWater 550-PC-400PTPump tank total capacity (gal): 768Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Franklin E-Series 20 GPM**House Information**No. of Bedrooms: 3Sq. footage (Approx.): 3056gallons per day 300Water Supply: CLWS**Supply Line from House**Length of supply line (approx. ft): 26Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 98Type of supply line: SCH 40 PVCSize of supply line (in): 1**Disposal Area per this System** $\pi (28)^2 = 2461.76$ $\pi (28)^2 = 2461.76$ $=$ $=$ Total irrigated area (sq. ft.): 4923.52

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Date

10-6-2020

Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

10/6/2020

9:41 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JORDAN SISCO

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 3.92
Total head: 99.92

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 2
Gallons per minute: 6.2

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

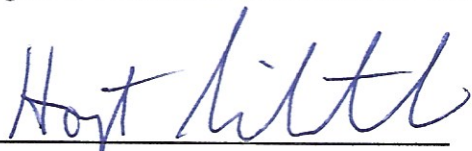
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

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

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

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Date

10-6-2020



SISCO RESIDENCE

ENSENADASHORES

216 SENDRA WAY

CANYON LAKE, TX - COMAL COUNTY

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent location of sprinkler heads may be adjusted in field to avoid obstacles

All external electrical lines must be in gray conduit

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

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

NuWater 550-PC-400PT 600 gpd Aerobic Unit with a LBC "EZ-Tank" Gravity Flow Liquid Chlorinator

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

DRAWING
APPROVALS

DATE:

OWNER:

BUILDER:

BUILDER:

G.J. Gardner HOMES

1010 S. Flores - Studio #122
San Antonio, TX 78204
(210) 464 - 5991

100 yr flood plain does not exist on this tract

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

SITE PLAN
Aerobic with Spray
Distribution

SISCO RESIDENCE

ENSENADA SHORES

216 Sendra Way - Lot 209
Canyon Lake, TX 78133 - COMAL COUNTY



114.79 Gal.	1" Sod 40
high water alarm	45.5"
315.58 Gal.	
pump on-off float with 4" tether	24"
337.63 Gal.	

TREE SELECTION:

CM - CAPE MYRTLE 'TUSCARORA'
SP - CABAL PALM
WM - WINDMILL PALM

PLANT SELECTION:

JB - JAPANESE BLUEBERRY
LNT - LANTANA 'PURPLE'
MB - MISCANTHUS GRASS
PFG - PURPLE FOUNTAIN GRASS
WTA - AGAVE 'WHALE TONGUE'

TUFF SELECTION:

ZOMIA 'JAMUP'

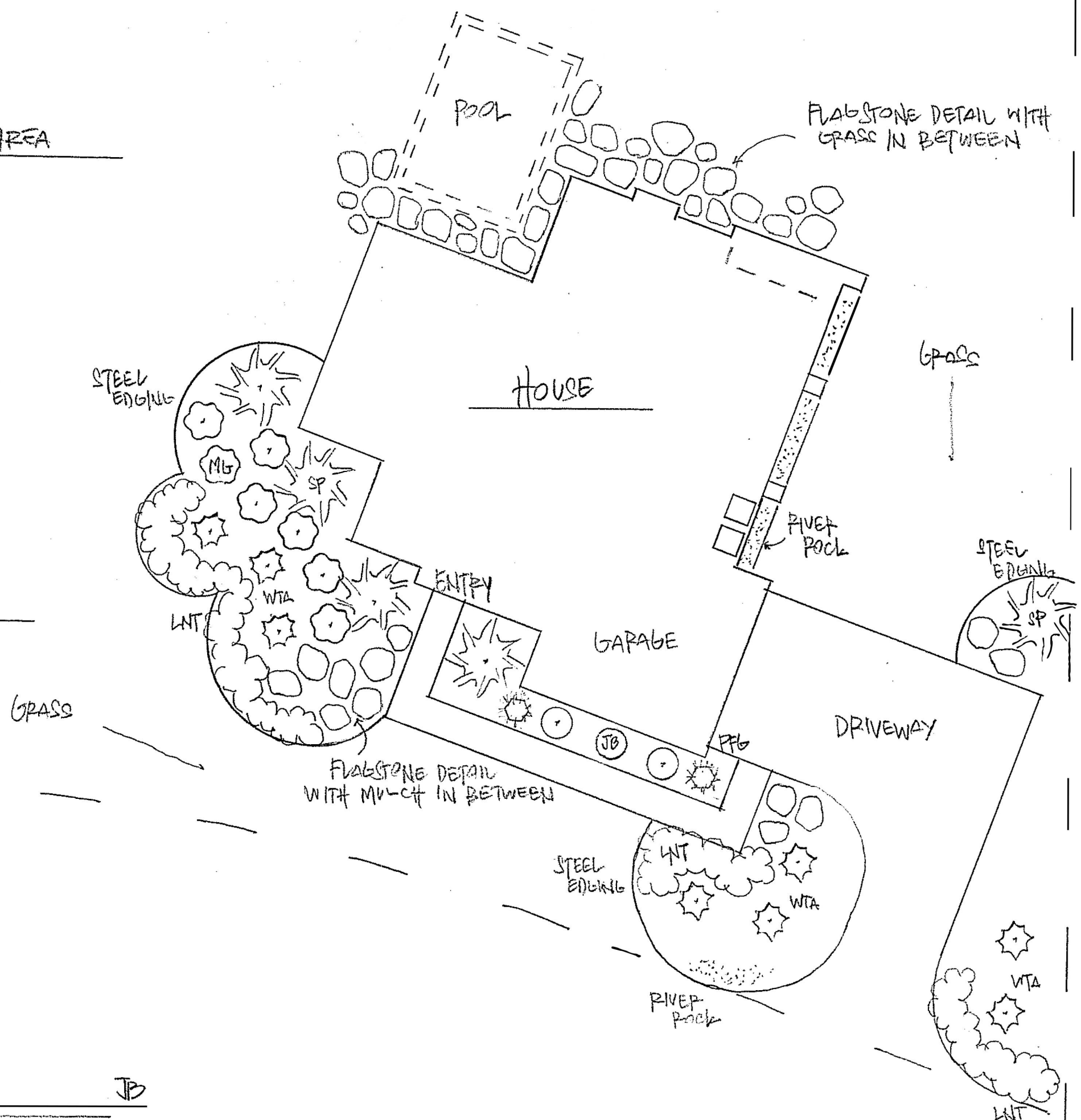
NATIVE AREA

NATIVE AREA

NATIVE AREA

NATIVE AREA

NATIVE AREA



SISCO RESIDENCE
216 SENDRA WAY
LANDSCAPE DESIGN CONCEPT
10.12.2020

DESIGN BY ROOT DEVELOPMENT GROUP JB