



*Approved  
11/8/24*

**Dwayn Boos  
On-Site Sewage Facilities  
101 W. Main St  
Fredericksburg, TX 78624**

**NOTICE OF APPROVAL**

**Tommy & Cathy Russell  
1180 Boos Ln.  
Fredericksburg, Tx 78624**

**PERMIT #9331**

**Property Location: 1182 Boos Ln. Fredericksburg, Tx**

**GILLESPIE COUNTY, TEXAS**

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

**ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT.** The owner must notify this office of the aforementioned changes.

Addition:

*180 GPD = UP TO 2 BR < 1500 Sq. Ft. Living Area  
(Short Term Rental)*

Inspector and Gillespie County Designated Representatives:

\_\_\_\_\_  
Dwayn C Boos OS0011257

*Sheryl Sutton*  
\_\_\_\_\_  
Sheryl Sutton OS0006358

Date: 4-25-24



# GILLESPIE COUNTY

## Permit Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 9331 Date: 12/11/23 Fee: \$275

Reason For Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: RUSSELL (Last Name or Entity), TOMMY + CATHY (First Name) (MI)

Mailing Address: 1180 Boos Ln (House # and Street Name/or PO Box), FREDERICKSBURG TX (City & State), 78624 (Zip Code)

Daytime Phone Number(s): 520 425 4465 Cell Number(s): \_\_\_\_\_

\*\*\*Email Mandatory cathrussell18@gmail.com; fusionmb@icloud.com

Physical Address/Location of new Septic System: 1182 Boos Ln (House # & Street Name), FREDERICKSBURG TX (City & State), 78624 (Zip Code) \*\*\* GATE CODE: \_\_\_\_\_

Legal Description: Gillespie CAD Property ID #: 60223 Volume 2 Page 4 Instrument# 20195305

Subdivision Name: Oak Wood Forest Lot#: \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract 7

or  Abstract: \_\_\_\_\_ Survey Name and #: \_\_\_\_\_

Total Acreage: 4.85  Private Well  Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: BEN BALL OS# 0031139

Email: ben@arrowheadossite.com Cell #: 830 456 3791

Information on a Single Family Residence:  House  Mobile Home  Manufactured

Total Square Footage of Living Area:  <1500  <2500  <3500  <4500 or  \_\_\_\_\_

# of bedrooms 1, # of bathrooms (Full) 1 (Half) \_\_\_\_\_. Does it have or will it have water

saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing

valves and/or faucet aerators:  Y or  N Water Softener (Demand Initiated Regeneration):  Y or  N

Is the water softener plumbed separate from the OSSF:  Y or  N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-Family residences) Describe usage: SHORT-TERM RENTAL USE

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Cathy Russell  
(Signature of Landowner)

13 NOV 2023  
(Date)

Office Use Only:  
Daily wastewater usage rate: Q= 180 (gallons/day) Q: 180 GPD = UP TO 2 BR < 1500 R

Site Evaluation  
 Planning Materials submitted by:  Installer  P.E.  R.S.  
 Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R.V. Park)  
 Floodplain and/or  Development Permit # 2963-23  
For Aerobic Treatment units and non-standard treatment (if applicable):  
 Affidavit to the Public  
 Two-year Maintenance Contract

AUTHORIZATION to CONSTRUCT  
DR: Sheryl Sutton DATE: 3/11/24

3/11/24  
SS

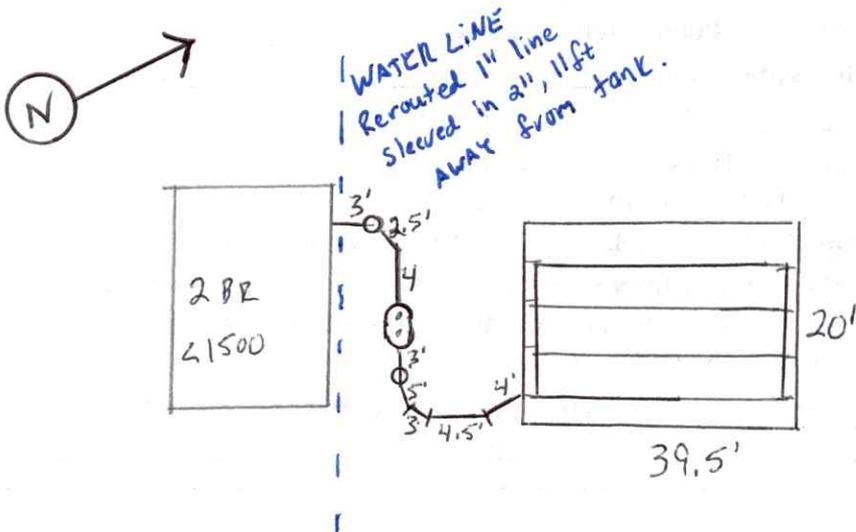
**Certification of Approval**

**Final Inspection PERMIT # 9331**

Date: 4-25-24 Approved by: S. Sutton (Re-Draw by M. Spain)

- I. Sewer (House Drain)  3" Sch 40  4" Sch 40  Other: \_\_\_\_\_  
 Slope of sewer pipe to tank  minimum of 1/8"/ft.  
 Cleanouts every <100' and within 5' of 90° bends
- II. Treatment: Conventional Tanks Aerobic Other: \_\_\_\_\_  
 TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER  
 1. 750 2 312492  Y/N Block creek  
 2. \_\_\_\_\_ \_\_\_\_\_ Y/N \_\_\_\_\_  
 3. \_\_\_\_\_ \_\_\_\_\_ Y/N \_\_\_\_\_  
 4. \_\_\_\_\_ \_\_\_\_\_ Y/N \_\_\_\_\_
- III. Disposal Field:  Conventional Gravel  Leaching Chambers (Brand) \_\_\_\_\_  
 Low-Pressure Pipe  Mounds  Gravel-Less Pipe  Pressure Emitters (drip)  
 ET Beds  Other: \_\_\_\_\_  
 Subsurface Disposal: SQUARE FEET  

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA LENGTH X CREDIT
1. <u>39.5</u> ft.	<u>20</u> ft.	<u>1</u> ft.	<u>-</u>	<u>790</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
- IV. Surface Disposal (Application):  
 Loading Rate: \_\_\_\_\_ Area Required in Sq. ft. \_\_\_\_\_  
 Timer installed \_\_\_\_\_ Y/N Area Designed in Sq. ft. \_\_\_\_\_  
 Anti-siphon Hole used \_\_\_\_\_ Y/N  
 Check valve used \_\_\_\_\_ Y/N
- V. Map of System: GPS UTM 14 R \_\_\_\_\_ **Not to Scale**



## Facilities Served by OSSF and Overview

Parcel 60223 in Gillespie County is owned by Tommy and Cathy Russell according to Gillespie County publicly available data. The owner plans to add a bed and breakfast in a new building at the back of the property. The bed and breakfast will be 2 bedrooms or less and less than 1500 sf of living space. Based on the site evaluation the Standard Absorptive Drain field and Septic Tank have been selected. This report includes mayor system components only. This design is based on regulations set forth in Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285). This OSSF, including all of its components, shall be constructed, operated, and maintained in accordance with 30 TAC 285. See Attachment A to view the site evaluation.

Major OSSF Components are listed below:

- 1 – 750 gallon, 2 compartment septic tank from Buchanan Septic Tanks, Inc
- 1 – drain field with 204 feet of perforated pipe per 30 TAC requirements

*See Attachment B to view manufacturer's drawings and specifications.*

### Septic Tank

From the proposed bed and breakfast influent will gravity flow into a 2 compartment, 750-gallon septic tank from Buchanan Septic Tanks, Inc. The slope of influent line shall be no less than 1/8-inch fall per foot of pipe, and its inside diameter shall be a minimum of 3 inches. Effluent will gravity flow from the septic tank to the drain field. Influent lines shall be Schedule 40 PVC. Effluent lines may be Schedule 40 PVC or SDR 35 PVC.

### Standard Absorptive Drain field

The drain field shall consist of 204 feet of perforated pipe. There shall be 4 perforated pipes 45 feet long connected on both ends by perforated pipes 12 feet in length. The excavation shall be 49 by 16 feet making a single bed. The bed will include porous media per 30 TAC 285 requirements. The excavation for the bed shall be between 18 and 36 inches deep and shall be level within tolerances stated in the 30 TAC 285. All parts of the excavation shall be greater than 5 feet from the property line. The exact property line location shall be verified onsite. The existing slope of the absorptive drain field is less than 30%. There are no wells within 100 feet of the drain field according to publicly available Texas Water Development Board data. See Attachment C to view layout.

## Calculation Sheet for a Standard Absorptive Drainfield and Septic Tank

### Hydraulic Loading

Facility Type	Unit Rate (gpd)	Units	Useage (gpd)
2 Bedroom Single Family Dwelling Less then 1500 SF	180	1	180

Total Hydraulic Loading (gpd) 180 ✓

### Septic Tank

Required Size	30 TAC 285.91 (2)	Q=<250	750 gallons ✓
Actual Size			750 gallons

### Absorptive DrainField

Soil Class	III
Application Rate	0.2 gal/sf/day
Area Required	900 sf ✓
Absorptive Area per bed = $L*W + 2*(L + W)$	914 sf ✓
Excavation Length	49 sf ✓
Excavation Width	16 ft ✓

**General Notes:**

This report includes major system components and basic design information only. Installation, operation, and maintenance of this OSSF system, including all of its components, shall be in accordance with Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285) and Gillespie County requirements.

Maintenance and construction of this OSSF shall be in accordance with all manufacturer's instructions and recommendations.

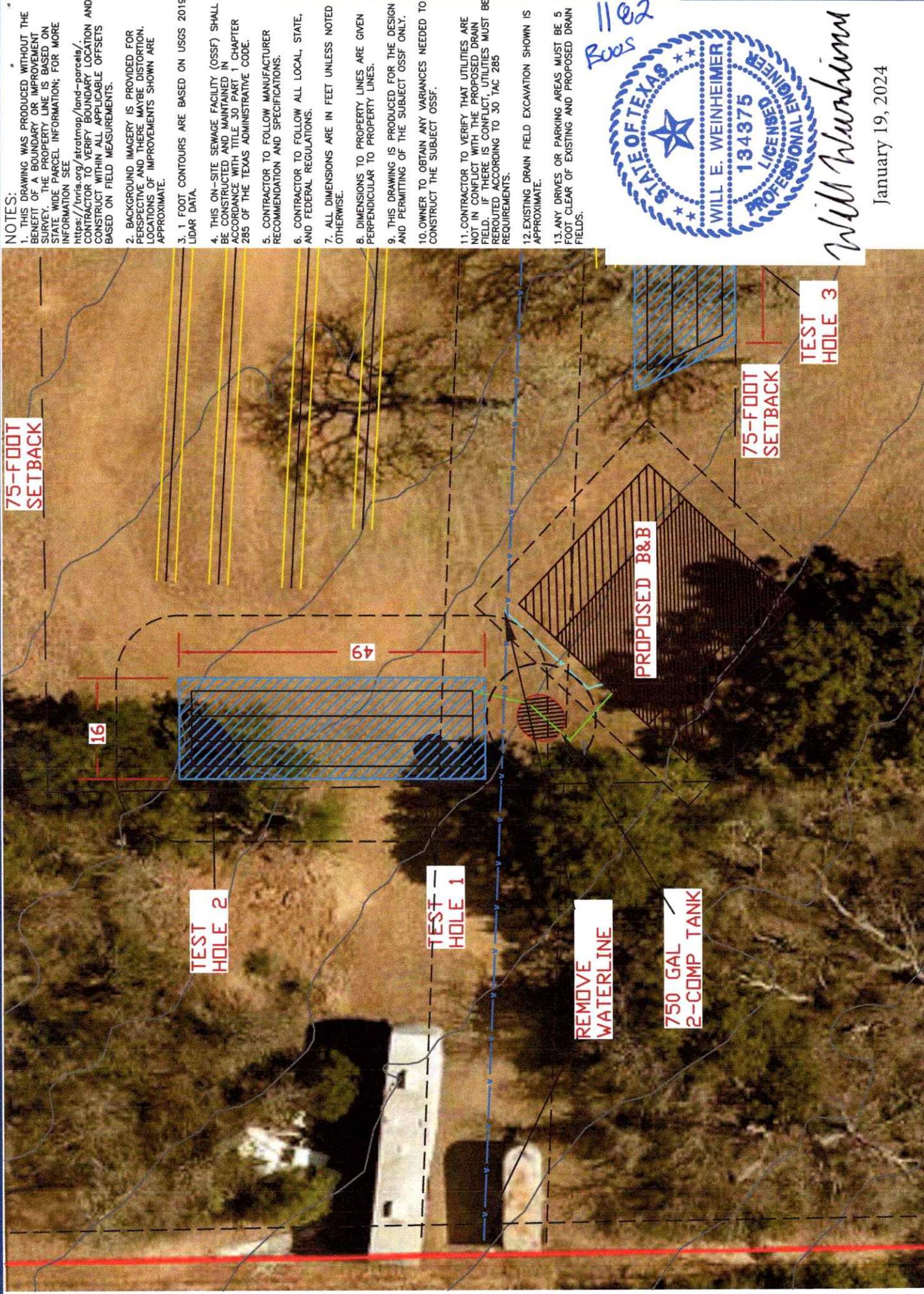
This property is not in the 100-year floodplain.

This property is not in the Edwards Aquifer recharge zone.

Any easement variances required shall be obtained by the owner.

All OSSF components must meet a minimum of 30 TAC 285 and local setback requirements. Setbacks include but are not limited to property lines, easements, water lines, and surface improvements.

This design is based on water saving devices inside the existing house. Water saving devices therefore must be used within the house.



**NOTES:**

1. THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://trails.org/strainsop/land-records/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
2. BACKGROUND IMAGERY IS PROVIDED FOR REFERENCE AND THERE MAY BE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
3. 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
4. THIS ON-SITE SEWAGE FACILITY (OSSF) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TITLE 30 PART 1 CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE.
5. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
6. CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
8. DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
9. THIS DRAWING IS PRODUCED FOR THE DESIGN AND PERMITTING OF THE SUBJECT OSSF ONLY.
10. OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
11. CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
12. EXISTING DRAIN FIELD EXCAVATION SHOWN IS APPROXIMATE.
13. ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.

Boos  
1102



*Will Weinheimer*

January 19, 2024

OSSF LAYOUT  
BED & BREAKFAST  
1102 BOOS LANE  
FREDERICKSBURG, TX  
78824  
ATTACHMENT C  
REV. 1



- LEGEND:**
- PROPOSED DRAINFIELD EXCAVATION
  - EXISTING DRAINFIELD EXCAVATION
  - APPROXIMATE EXISTING WATERLINE
  - PROPOSED WATERLINE

- PROPERTY LINE (Gillespie County Parcel Data)
- OSSF SETBACK LINES
- INFLUENT AND EFFLUENT LINES

1171 Baha Hwy. 16 South, LB 800  
Fredericksburg, TX 78824  
TEL: 361.461.4444  
www.fbgengineering.com



# ON-SITE SEWAGE FACILITY SOIL/SITE EVALUATION REPORT INFORMATION

**APPLICANT INFORMATION:**

NAME: TOMMY & CATHY RUSSELL  
 ADDRESS: 1180 BOOS LN.  
 CITY: FREDERICKSBURG  
 STATE: TEXAS ZIP: 79624  
 PHONE: 520.425.4465  
 EMAIL: cathrussell18@gmail.com

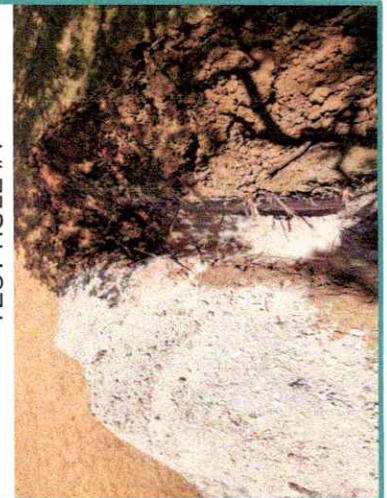
**PROPERTY LOCATION:**

ADDRESS: 1182 BOOS LN.  
 CITY: FREDERICKSBURG  
 COUNTY: GILLESPIE  
 ZIP: 78624  
 SUBDIVISION: OAK WOOD FOREST  
 ADDT'L INFO: TRACT 7

**REQUIREMENTS:**

- AT LEAST TWO SOIL EXCAVATIONS MUST BE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. LOCATIONS OF SOIL BORINGS OR DUG PITS MUST BE SHOWN ON SITE DRAWING.
- FOR SUBSURFACE DISPOSAL, SOIL EVALUATIONS MUST BE PERFORMED TO A DEPTH OF AT LEAST TWO FEET BELOW THE PROPOSED EXCAVATION DEPTH. FOR SURFACE DISPOSAL, THE SURFACE HORIZON MUST BE EVALUATED.
- DESCRIBE EACH SOIL HORIZON AND IDENTIFY ANY RESTRICTIVE FEATURES ON THE FORM. INDICATE DEPTHS WHERE FEATURES APPEAR

TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #1
III	CLAY LOAM	BROWN LOOSE				
III	SANDY CLAY LOAM	WHITE CALICHE TYPE LOOSE			<30	



TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #2
		SAME AS #1				



DATE OF SURVEY: 09.04.23

PROPOSED EXCAVATION DEPTH: 36"

PRESENCE OF 100 YEAR FLOOD ZONE NO

PRESENCE OF ADJACENT PONDS, STREAMS, WATER IMPOUNDMENTS NO

EXISTING OR PROPOSED WELL IN NEARBY AREA NO

BENJAMIN A. BALL  
 SITE EVALUATOR - TCEQ OS0031325 INSTALLER II - TCEQ OS0031139  
 ARROWHEAD ON-SITE WASTEWATER SYSTEMS, LLC  
 126 MORALES DUECKER RD.  
 FREDERICKSBURG, TEXAS 78624  
 830.997.3600 ben@arrowheadonsite.com

BY MY SIGNATURE, I CERTIFY THAT THE FINDINGS OF THIS REPORT ARE BASED ON MY FIELD OBSERVATIONS AND ARE ACCURATE TO THE BEST OF MY ABILITY

SIGNATURE: *Benjamin A. Ball*

12/07/2023

FOR COUNTY USE ONLY  
APPLICATION NUMBER:

2963-23  
permit 9331

GILLESPIE COUNTY  
DEVELOPMENT PERMIT APPLICATION

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

1. NAME OF APPLICANT	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane
2. LOCATION OF PROPERTY (Complete as appropriate)	a. If located in a subdivision... Name & No. of Subdivision: Oak Wood Forest Subdivision
	Section No.: Tract 7
	Block No.:
	Lot No.:
a. or b.	b. If <u>not</u> located in a subdivision... Name & No. of Survey/Abstract: Recorded in Volume 2, page 4
	Acreage: 4.85 approx
	c. Location Description (Attach a vicinity map):
3. NATURE OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> Residential
	<input checked="" type="checkbox"/> Non-residential
	<input type="checkbox"/> Placement of Fill
	<input type="checkbox"/> Alteration of a natural waterway or drainage course.
	<input type="checkbox"/> Other (specify):
4. DESCRIPTION OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> New Construction
	<input type="checkbox"/> Substantial improvement to existing structure
	<input checked="" type="checkbox"/> House or
	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Non-residential (specify):
	<input checked="" type="checkbox"/> Commercial (name & type of business):
	<input type="checkbox"/> Other (specify):
<b>5. Applicant will provide one copy of plans and specifications of the proposed construction.</b>	

FOR USE BY COUNTY ADMINISTRATOR

Is the property located in an identified flood hazard area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are other County regulations applicable?	
Are other Federal, State, or Local permits required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Private Sewage Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is additional information required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water Well Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

HAS PRIVATE WELL



Exemption certificate issued



Permit application approved



Permit application rejected

Date: Dec 14, 2023

Signature of County Administrator:

Dwayne C Boos

FOR COUNTY USE ONLY  
APPLICATION NUMBER:

2963-23

GILLESPIE COUNTY  
DEVELOPMENT PERMIT EXEMPTION CERTIFICATE

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

<b>NAME OF APPLICANT</b>	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane, Fredericksburg, TX 78624

THE ABOVE-NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON 11/13/2023. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY ADMINISTRATOR AND IT IS HIS/HER DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF GILLESPIE COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY GILLESPIE COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY: ADDRESS:

1180 Boos Lane

Fredericksburg, TX 78624

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

---



---



---



---

**WARNING:**

The flood hazard boundary maps and other flood data used by the County Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Gillespie County, the County Administrator or any officer or employee of Gillespie County in the event flooding or flood damage does occur.

Acknowledgement of Warning by Applicant

Applicant's Signature

*Cathy Russell* *[Signature]*

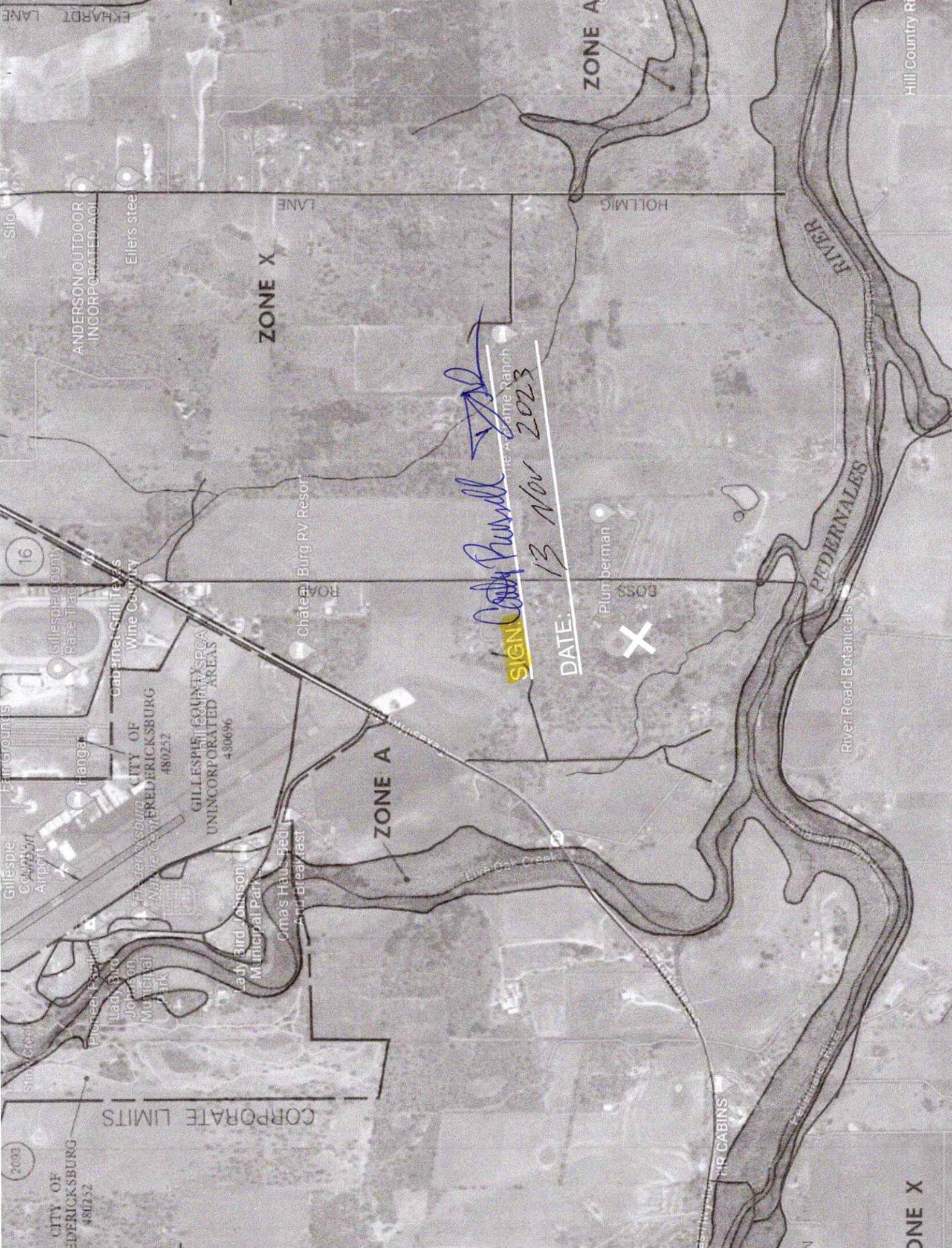
Signature of County Administrator

*Dwain C Boos*

Date Signed  
13 Nov 2023

Date of Issuance

*Dec 14, 2023*



**SIGNATURE:** *Cody Purcell*

**DATE:** 13 Nov 2023

X