



City of Garden Ridge

"A way of life, not just a place to live"

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING THURSDAY, FEBRUARY 20, 2020, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Thursday, February 20, 2020, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approvals and Authorizations

The following are for discussion, consideration, and action.

- a) Petition by Shawn M. Willis on behalf of ACTC Investments, for property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The petition requests the following variances to Ordinance No. 13-122018, Section 6, Commercial Zones, 6.1. Office and Professional District (B-2):
 - 6.1.4.5. Impervious Cover: Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of forty-two percent (42%).
 - 6.1.4.3. Side Yard: Alley rights-of-way of fifteen (15) feet down each side property line shall provide access to the rear alley. The City shall determine required right-of-way improvements based upon location, type, and density of projected structures. The petition requests to eliminate the side yard alley due to interference with natural drainage of the property.
 1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.
- b) Petition by Shawn M. Willis on behalf of ACTC Investments, for the issuance of a Special Use Permit for construction and operation of a one (1) story 8,974 square foot professional business office building, with associated sidewalks and parking spaces, on property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision.
 1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.

5. Citizen Comment Period – limited to 20 minutes total

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
 2. Show the Commission the same respect that you would like to be shown.
 3. End your speaking at the time allotted below.

b) Speaking:

1. You are not required to sign up and you are limited to one 2-minute period.
2. State your name and address before your comments begin.
3. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

6. Adjournment

AGENDA NOTICES:

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, other city boards, commissions, and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council, other city boards, commissions, and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions, and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This is to certify that I, Marisa Spencer, posted this Agenda at 6:00 p.m. on February 13, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, February 20, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, February 20, 2020 at 7:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

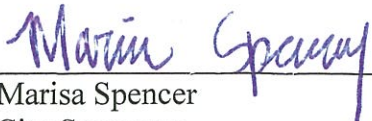
The public hearings will be to consider a petition by Shawn M. Willis on behalf of ACTC Investments, for property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The petition requests the following variances to Ordinance No. 13-122018, Section 6, Commercial Zones, 6.1. Office and Professional District (B-2):

6.1.4.5. Impervious Cover: Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of forty-two percent (42%).

6.1.4.3. Side Yard: Alley rights-of-way of fifteen (15) feet down each side property line shall provide access to the rear alley. The City shall determine required right-of-way improvements based upon location, type, and density of projected structures. The petition requests to eliminate the side yard alley due to interference with natural drainage of the property.

The public is invited and welcome to attend the public hearings and may submit oral or written comments on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 12:00 p.m. on February 12, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary



January 14, 2020

Ms. Nancy Cain, City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

RE: T Blackwell Garden Ridge Office
SW Corner Tonkawa and FM 2252
Site Plan and Variance Request, December, 2019 Submittal

Dear Ms. Cain:

Trihydro Corporation (Trihydro) reviewed the additional documentation provided for the Site Plan and Variance request for the T Blackwell Garden Ridge Office submitted by Shawn Willis, of Acufarm Architecture. Our review was based upon City of Garden Ridge (City) Ordinance #13-122018, standard engineering practices, and previous review letter, dated 9/12/19, 10/7/19, and 12/11/19. We are providing the following comments for your consideration:

VARIANCE REQUESTS

While additional information is required to properly complete review of the site plan, there was sufficient information provided to adequately evaluate the variance requests.

1. Ordinance 13-122018, Section 6.1.1 – Septic Tank

While the applicant has submitted an approved Comal County on-site disposal permit, they have indicated their willingness to participate in the City's centralized wastewater collection and disposal project. Hence, no variance is necessary.

2. Ordinance 13-122018, Section 6.1.4.3 – Side Yard Alley

Based on adjacent property use, addition of rear fencing, and the parking area access provided, Trihydro's recommendation is to approve the variance request.

3. Ordinance 13-122018, Section 6.1.4.5 – Impervious Cover

The December 2019 submittal reduced impervious cover from 47.9 to 42%. While still in excess of 33% limit sufficient measures such as pervious cover addition, removal on-site wastewater disposal, landscaping and rear fence addition, allows Trihydro to support this variance request.



Ms. Nancy Cain
January 14, 2020
Page 2

Trihydro is prepared to recommend approval of the three variances requested by the applicant. Please feel free to contact me with any questions you may have.

Sincerely,
Trihydro Corporation

Patrick Lackey, P.E.
Senior Engineer

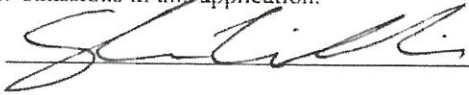


Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: 8/9/2019 Case #: _____
2. Applicant Name: Shawn M. Willis
(First) (Middle) (Last)
3. Mailing Address: 10223 McAllister Fwy., Suite 205
(Street)
San Antonio, Texas 78216
(City) (State) (Zip)
Phone: (210)-829-1600
4. Applicant's relationship to property:
Sole owner () Part owner () Other: Architect
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 18875 FM 2252, Garden Ridge, Texas 78266
(Street address or street property front)
6. Legal description:
Plat: Lot(s) 10 Block(s) 12
Subdivision: Forest of Garden Ridge
Acreage: 1.52 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # 15 Page # 190-192
7. Cite City Ordinance number, page and paragraph from which variance is needed: _____
Ordinance 13-122018, Page 28, Article 6.1.4.5 Impervious Cover.
Ordinance 13-122018, Page 28, Article 6.1.4.3 Side Yard Alley
8. State what you want to do instead: _____
The proposed impervious cover is proposed to be 47.85% rather than the 33.3% required.
We are proposing to eliminate the side yard.
9. Give reason why a variance should be granted (cost alone is not acceptable): The increased impervious cover allows for a more efficient use of the land while demonstrating compliance with stormwater and septic system requirements.
The side yard alley is no benefit to the property. The required fire access is achievable with the current layout and no access to FM 2252 will be allow. A side yard alley will interfere with the natural drainage of the property.
10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: None.

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: 

____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
VARIANCE REQUEST

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

OWNER AGENT AUTHORIZATION

10223 McAllister Fwy. Ste 205
San Antonio, Texas 78216

210 829 1600 P.
210 829 1603 F.

August 7, 2019

Nancy Cain, City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266

Re: T. Blackwell Office
18875 FM 2252, Garden Ridge, Texas 78266

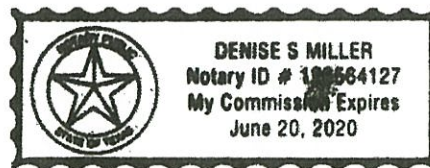
Dear Ms. Cain:

Please be advised that Shawn Willis of Acuform Architecture is hereby authorized to act as my agent in matters pertaining zoning, platting, and building regulatory efforts for the above referenced project. Please don't hesitate to contact me should you have any further questions or concerns.

Respectfully,

Tracey Blackwell
T. Blackwell Insurance Group

STATE OF TEXAS §
COUNTY OF BEXAR §



8/7/19 DM

On this the 7th day of August, 2019, Tracey Blackwell of T. Blackwell Insurance Group, personally appeared before me and executed this document.

Denise S. Miller

Notary Public in and for the State of Texas

Denise S. Miller

Notary Public Printed or Typed Name





19269 FM 2252 Ste 100, Garden Ridge, TX 78266

12.18.19

Dear City of Garden Ridge Leaders,

We are working tirelessly on our project to bring the city of Garden Ridge the third Class A building in city proper. What separates this particular project from the rest is that this will be the FIRST building that you see as you enter into our little gem of a city on FM 2252. It will make a beautiful statement and will provide the WOW factor that others will strive to set as the expansion of FM 2252 begins.

The purpose of this building will be utilized as follows:

- To house the daily operations of T Blackwell Insurance Group, LLC and possibly one or two other professional businesses.
- To create more space to allow for the growth in of our company for the next 10-15 years.
- To compliment the look and feel of our beautiful city—the outside design will stay true to the look and feel of the current buildings at 19269 FM 2252. (Interlinc Mortgage)
- To provide adequate parking for training and community appreciation events.
- To function as an investment not only for us personally, but for also for our community.

Additionally, it is a one-story building, which is favorable for tenants and the surrounding residents as it provides for more privacy for those around us. In fact, we are putting up a cedar fence on the Forests of Garden Ridge, with the sole intent of being good neighbors. It is not required, but we want to try to respect the privacy for both the neighbors and our company.

Please know this building will make Garden Ridge proud. Please let me know if you have any questions and we respectfully ask to help facilitate the launch of this project!

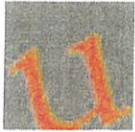
Respectfully,

A handwritten signature in black ink, appearing to read 'Tracey A. Blackwell', with a large, stylized loop at the end.

Tracey A. Blackwell

Acuform Architecture
10223 McAllister Fwy, Ste 205
San Antonio, Texas 78216

210 829 1600 P.
210 829 1603 F.



January 16, 2020

The City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

Re: ACTC Variance Request
Southeast Corner of Tonkawa Pass and FM 2252

I have outlined responses to the issues discussed at the meeting held at the City offices on November 19 at 3:00pm. Members in attendance are as follows:

Nancy Cain, City of Garden Ridge City Administrator
Patrick Lackey, PE, Trihydro - City of Garden Ridge City Engineer
Bryan Lantzy – City of Garden Ridge City Councilmember Place 3
Jim Miller – City of Garden Ridge Planning and Zoning Chair, Place 1
Scott Dye, PE, Dye Enterprises – Civil Engineer
Joel Bost, Acuform Architecture – Project Manager
Shawn Willis, Acuform Architecture – Principal

Impervious Cover

We have reviewed the request to reduce the overall amount of impervious coverage as previously submitted at 47.85%. We are now proposing an impervious coverage of 42%, an increase of 9% from the City Ordinance. To achieve this reduction in our variance request we are proposing to consolidate the parking spaces along the northern property line and provide pervious concrete pavement in the parking spaces as shown. These changes are reflected on the attached drawings.

Onsite Sewage System (Septic)

By making the adjustments to the parking areas along the northern property line we are able to provide additional septic reserve area if the system ever needs to be expanded due to capacity issues. I have attached a copy of our approved onsite sewage permit that was issued by Comal County Engineer's Office on December 3, 2019.

As discussed in our meeting the Owners are willing to consider tying into a City provided sewer system if the system is available prior to the installation of the septic system.

Storm Water Drainage and Detention Pond

The drainage and detention pond design concept has not been changed based on the verbal approval given by the City Engineer at the meeting referenced above. We understand the drainage and detention will be reviewed at the permit stage and we will address any additional comments as necessary. The drawings will be signed and sealed when the documents are submitted for a building permit.

Side Yard Alley

No changes have been made to this request since the City Engineer recommended approval during the previous review.

Additional information

The architectural site plan (sheet G1.3) has been updated with the information previously mentioned in this letter. We have also addressed some additional concerns that were brought up at our meeting on November 19.

- There was concern that existing trees located in the proposed septic drip system drain field would need to be removed. We have confirmed with the Septic Engineer that these trees can remain and the system can be worked around them with no impact to the health of the tree.
- Trees to be removed that are outside of the building pad have been shown. These trees must be removed due to the grading of the site. The building finished floor must be brought up nearly 4' from natural grade to provide the required handicap access to the front of the building. Because of this the trees at the back of the building will be covered up. We are proposing to install several new trees to mitigate the trees that are being removed. Our intent is to keep as many of the existing oak trees on site as possible.
- For clarity on what is being proposed with regards to landscaping we have updated the site plan to show proposed new trees (oak or cedar elm) and landscape areas. The landscape areas are shown as general locations and do not have specific plant species called out at this time. We will engage the services of a landscape architect to design the landscape and irrigation system upon approval of the specific use and variance requests.
- A general note has been added to site plan to clearly note the installation of a new 6' high cedar privacy fence along the northern property line that adjoins the residential zoned lot. We are also proposing to add some landscaping and trees in this area to provide addition screening. Although not reflected on this site plan we are proposing to keep as much of the natural vegetation along this property line as possible to maintain a good buffer between the two properties.
- We are resubmitting the site photometric plan (unchanged) previously submitted to reiterate the site lighting will be on the building only and no new site lighting will spill onto neighboring lots.
- We are also resubmitting the building elevations and colored renderings previously submitted for reference.

Please review and consider the responses and the attached drawings in your consideration for approval of the Special Use Permit and Variance requests. As a representative of the Owner and a resident of The City Garden Ridge I believe we have demonstrated that we are bringing a high quality project to the City that will fit well into the look and feel of the City. The Owners are deeply rooted in the community and wish to keep their business within the City of Garden Ridge and truly want to be a good neighbor to all. The attachments are listed below.

Respectfully,



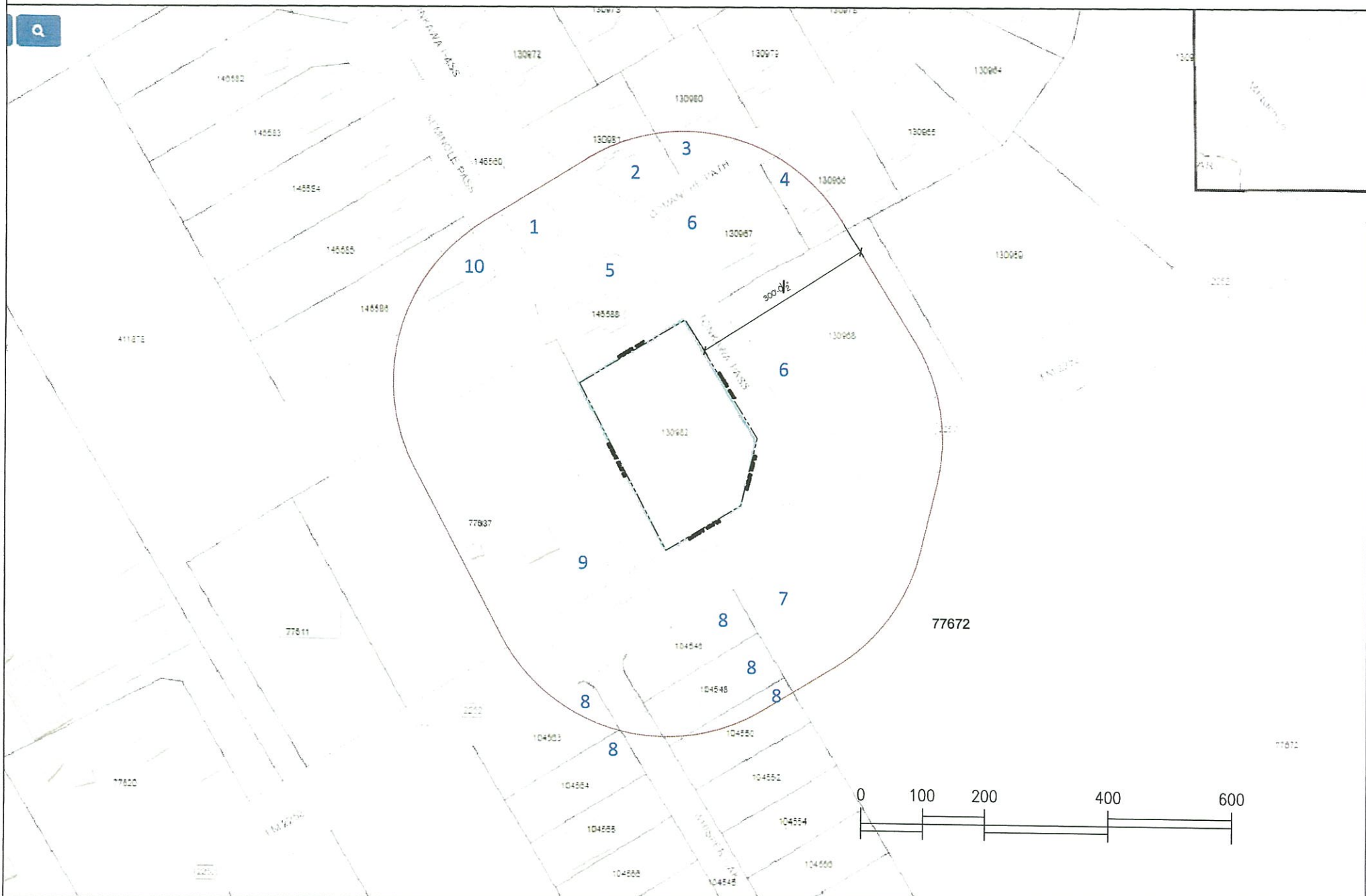
Shawn Willis
shawn.willis@acuform.com

Attachments: Architectural Site Plan G1.3, Civil Site Plan C3.0, Civil Grading Plan C4.0, Fire Protection Plan C6.0, Site Lighting Photometric Plan, Building Elevations A3.0, Colored Elevation Exhibit, Approved Septic Permit Documents.

ATTACHMENT 3

**SUBJECT
PARCEL**





NAME & ADDRESS OF OWNERS WITHIN 300' OF SUBJECT PARCEL

The names, addresses and zip codes listed below are those listed on the latest adopted ad valorem tax rolls as reflected by Comal Appraisal District for the current tax year.

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
1	NAME: GARDEN RIDGE BRACKEN HOMEOWNERS ASSOC INC % ASSOC MNGMNT SVS	146560 WOODS OF BRACKEN (THE), BLOCK 12, LOT 1
	ADDRESS: 1600 NE LOOP 410, STE 202 STE 200	
	CITY, STATE: SAN ANTONIO, TX ZIP: 78209-1613	

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
2	NAME: REECE LIVING TRUST	130981
	ADDRESS: CHARLES R & CAROLYN J REECE TR 8903 COMANCHE PATH	FOREST OF GARDEN RIDGE (THE), BLOCK 11, LOT 10
	CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2926	

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
3	NAME: GALLETTS STEPHEN M & BEVERLY R	130980
	ADDRESS: 8907 COMANCHE PATH	FOREST OF GARDEN RIDGE (THE), BLOCK 11, LOT 9
	CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2926	

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
4	NAME: HERNANDEZ HERBERT & MARY A	130966
	ADDRESS: 8910 COMANCHE PATH	FOREST OF GARDEN RIDGE (THE), BLOCK 10, LOT 17
	CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2926	

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
5	NAME: CHAMBERLIN BILLY W & ZELDA I	146588
	ADDRESS: 8810 COMANCHE PATH	WOODS OF BRACKEN (THE), BLOCK 12, LOT 8
	CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2843	

	NAME AND ADDRESS OF OWNER	PROPERTY IDENTIFICATION #
6	NAME: BOBBITT CALVIN L	130967 & 130968
	ADDRESS: 8906 COMANCHE PATH	FOREST OF GARDEN RIDGE (THE), BLOCK 10,
	CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2926	LOTS 18 & 19

7	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	CAVERN RIDGE LLC	77672
	ADDRESS:	20525 FM 3009	A-383 SUR-114 V MICHELI, ACRES 49.552
	CITY, STATE:	GARDEN RIDGE, TX ZIP: 78266-2529	

8	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	RHEINLAENDER JAMES G ET AL	104546, 104548, 104550, 104563, 104564
	ADDRESS:	8950 GARDEN RIDGE DR	PLAZA OAK CENTER, LOTS 1, 2, 3, 10 & 11
	CITY, STATE:	SAN ANTONIO, TX ZIP: 78266-2128	

9	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	BURKHARDT BROTHERS PROPERTIES LLC	77637
	ADDRESS:	2208 CUSTER PKWY	A-383 SUR-114 V MICHELI, ACRES 5.31
	CITY, STATE:	RICHARDSON, TX ZIP: 75080-2502	

10	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	KUENZEL KENNETH K & JEANNIE A	146586
	ADDRESS:	19003 SEMINOLE PASS	WOODS OF BRACKEN (THE), BLOCK 12, LOT 7
	CITY, STATE:	GARDEN RIDGE, TX ZIP: 78266-2842	



COMAL COUNTY
ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility
Permit Valid For One Year From Date Issued

Permit Number: 110061
Issued This Date: 12/03/2019
This permit is hereby given to: ACTC Investments, LLC

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

18875 FM 2252
GARDEN RIDGE, TX 78266

Subdivision: The Forest of Garden Ridge
Unit:
Lot: 10
Block: 12
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

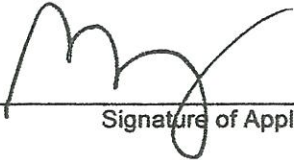
Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.



Signature of Applicant

12/02/19

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date September 19, 2019

Permit # 112061

Owner Name ACTC INVESTMENTS, LLC
Mailing Address c/o 23011 FM 306
City, State, Zip CANYON LAKE, TX 78133
Phone# 830-935-4936
Email _____

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both

Method: ☐ Mail ☒ Email

Subdivision Name THE FOREST OF GARDEN RIDGE Unit/Phase/Section _____ Lot 10 Block 12

Acreage/Legal _____

Street Name/Address 18875 F.M. 2252 City GARDEN RIDGE Zip 78266

Type of Development:

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility OFFICE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants UP TO 60 PEOPLE

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 1,250,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Page 1 of 2

Revised April 2019

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COUNTY ENGINEER

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) MAXX AIR M800 Absorption/Application Area (Sq Ft) 3068Gallons Per Day (As Per TCEQ Table III) 300
(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ)Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(if yes, the R. S. or P. E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☐ No

(If yes, the R.S. or P. E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☐ Yes ☒ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☐ No

(if yes, the P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____



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By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

 A handwritten signature in black ink, appearing to be "M. Johnson", written over a horizontal line.

Signature of Designer

September 19, 2019

Date

AFFIDAVIT



201906043283 12/02/2019 12:02:16 PM 1/1

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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 owner's 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.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

UNIT/PHASE/SECTION 12 BLOCK 10 LOT THE FOREST OF GARDEN RIDGE SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): ACTC INVESTMENTS, LLC,
a Texas limited liability company

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

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 4 DAY OF Nov, 2019

Owner(s) signature(s)

[Signature]

Owner(s) Printed name(s)

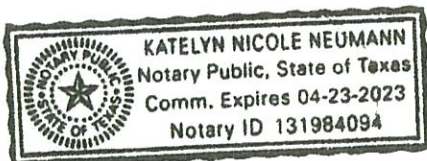
Tracey Ann Blackwell

Tracey Ann Blackwell
November, 2019

Katelyn Neumann
Notary Public Signature

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4th DAY OF

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/02/2019 12:02:16 PM
TERRI 1 Page(s)
201906043283



Bobbie Koepp

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PAUL SWOYER SEPTIC SUPPLY &
SERVICE
23011 FM 306
CANYON LAKE, TX 78133

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

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PROPERTY LEGAL DESCRIPTION:

THE FOREST OF GARDEN RIDGE, BLOCK 12, LOT 10

Customer: ACTC INVESTMENTS, LLC COUNTY ENGINEER

Site Address: 18875 F.M. 2252

City/State: GARDEN RIDGE Zip: 78266

County: COMAL Permit#: _____

Phone Number: _____

E-mail: _____

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between ACTC INVESTMENTS, LLC (hereinafter referred to as "Client") and PS Supply & Service LLC (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO Last Date of Service: 3 years from LTO

III. Services by Contractor: Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor included w/ install for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: [Signature]

Contractor: [Signature]

V. Client's Responsibilities: Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

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VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor.

VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any work performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

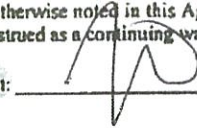
IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

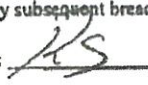
X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

XIII. Waiver. Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client: 

Contractor: 

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: September 18, 2019

Site Location: The FOREST of GARDEN RIDGE, BLOCK 12, LOT 10

Proposed Excavation Depth: N/A

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil boring or dug pits must be shown on the site drawing.

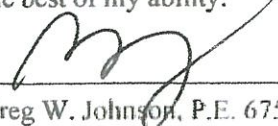
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	RECEIVED DEC 02 2019 COUNTY ENGINEER
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

09/18/19
Date

XIV. **Headings** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

XV. **GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS - SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

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XVI. **JURY TRIAL WAIVER.** THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT. THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor:

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client:

XVII. **Reservation of Rights** Contractor reserves all rights not specifically granted herein.

XVIII. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

XIX. **Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

XX. **Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client:

Contractor:

Date: September 19, 2019

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Installer Information:

Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____
 Zip Code: _____ Phone: _____

Topography: Slope within proposed disposal area:	<u>3</u>	%	
Presence of 100 yr. Flood Zone:	YES	<u> </u>	NO <u>X</u>
Existing or proposed water well in nearby area.	YES	<u> </u>	NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES	<u>X</u>	NO <u> </u>
Presence of upper water shed	YES	<u> </u>	NO <u>X</u>
Organized sewage service available to lot	YES	<u> </u>	NO <u>X</u>

10' +

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I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - S.E. 11561

09/19/19
DATE



FIRM #2585

Ritzen, Brenda

From: Greg Johnson
Sent: Tuesday, December 3, 2019 11:34 AM
To: Ritzen, Brenda
Subject: Re: Permit 110061

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

The aerobic tank is already sized for doubling of flow.

Thanks,
Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

On Tuesday, December 3, 2019, 10:46:12 AM CST, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Re: ACTC Investments, LLC

The Forest of Garden Ridge Lot 12 Block 10

Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

The following information is needed before I can continue processing the referenced permit submittal:

1. Identify the reserve area for the treatment system.

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
ACTC INVESTMENTS
c/o 23011 FM 306
CANYON LAKE, TEXAS 78133**

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SITE DESCRIPTION:

Located in The Forest of Garden Ridge, Block 12, Lot 10, at 18875 F.M. 2252, the proposed system will serve an office building with up to 60 people, situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses, oak, and Mountain Cedar trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges from the business into a Maxx Air M-800 800 gpd aerobic plant containing a 431-gallon pretreatment tank, an aerobic treatment plant, and then into a 854gallon pump tank containing a (0.5 HP FPS E-Series-20FE05P4-2W115) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 6 minute run time with float setting at 300 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter then through a 1" SCH-40 manifold to a 3068 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with *0.61 gph* emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the entire field area will be scarified and built up with 6" of a Type II or III soil. Drip tubing will be laid and will be capped with ~6" of Type II or Type III soil (**NOT SAND**). The field area will be covered in curlex fabric and heavily seeded or sodded with grass prior to system startup.

Tanks must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.

DESIGN SPECIFICATIONS:

Daily flow: 60 people at 5 gpd = 300 gpd (Table III)

Pretreatment tank size: 431 Gal

Plant Size: Maxx Air M800 800 gpd (TCEQ Approved)

Pump tank size: 854 Gal

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Reserve capacity after High Level: 100 Gal (1/3 day Req'd)

Application Rate: $R_a = 0.1$

Total absorption area: $Q/R_a = 300 \text{ GPD}/0.10 = 3000 \text{ sf.}$ (Actual 3068 sf.)

Total linear feet drip tubing: 1534' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 767 emitters @ .61 gph @ 30 psi = 7.8 gpm

Pump Requirement (cont.): (0.5 HP FPS E-Series-20FE05P4-2W115)

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

IN DRIP TUBING W/ NOM. DIA. 0.55" ID

$MSV = 2 \text{ FPS } (\pi d^2/4) * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$

$MSV = 2(3.14159((.55/12)^2/4) * 7.48 * 60$

$MSV = 1.5 \text{ gpm PER LINE} * 5 \text{ LINES} = 7.5 \text{ GPM MIN FLOW RATE}$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

$MSV = 2 \text{ FPS } (\pi d^2/4) * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$

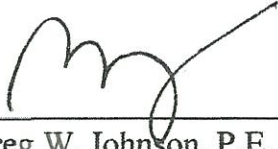
$MSV = 2(3.14159((1.049/12)^2/4) * 7.48 * 60$

$MSV = 5.4 \text{ GPM}$

PIPE AND FITTINGS:

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

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)

 12/02/19

Greg W. Johnson, P.E. No. 67587 F# 2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

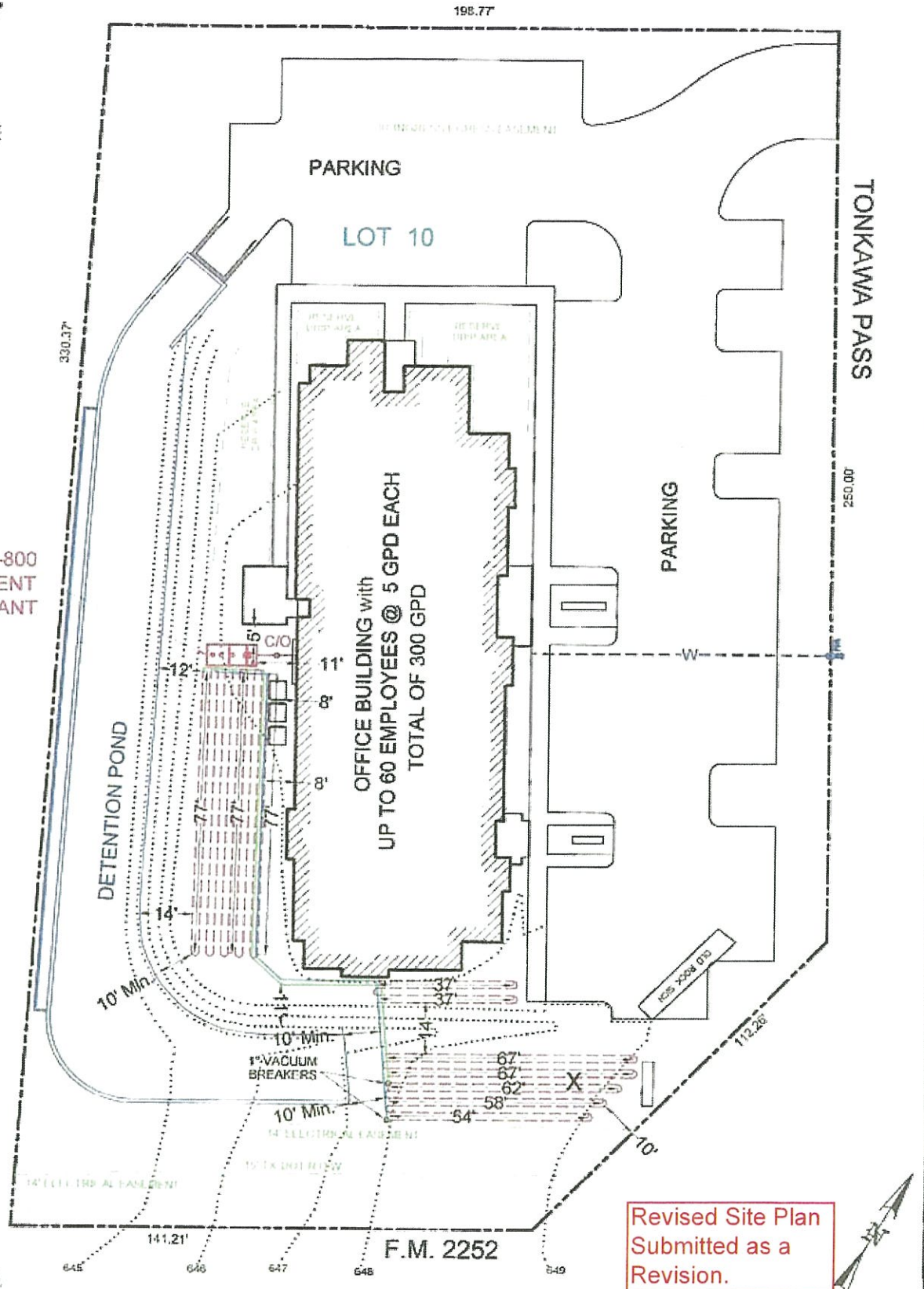


INSTALL 3068sf OF
FIELD USING 1534'
OF DRIP TUBING.
THERE SHALL BE
NO PARKING,
DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT
ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

MAXX AIR M-800
AEROBIC TREATMENT
PLANT



Revised Site Plan
Submitted as a
Revision.

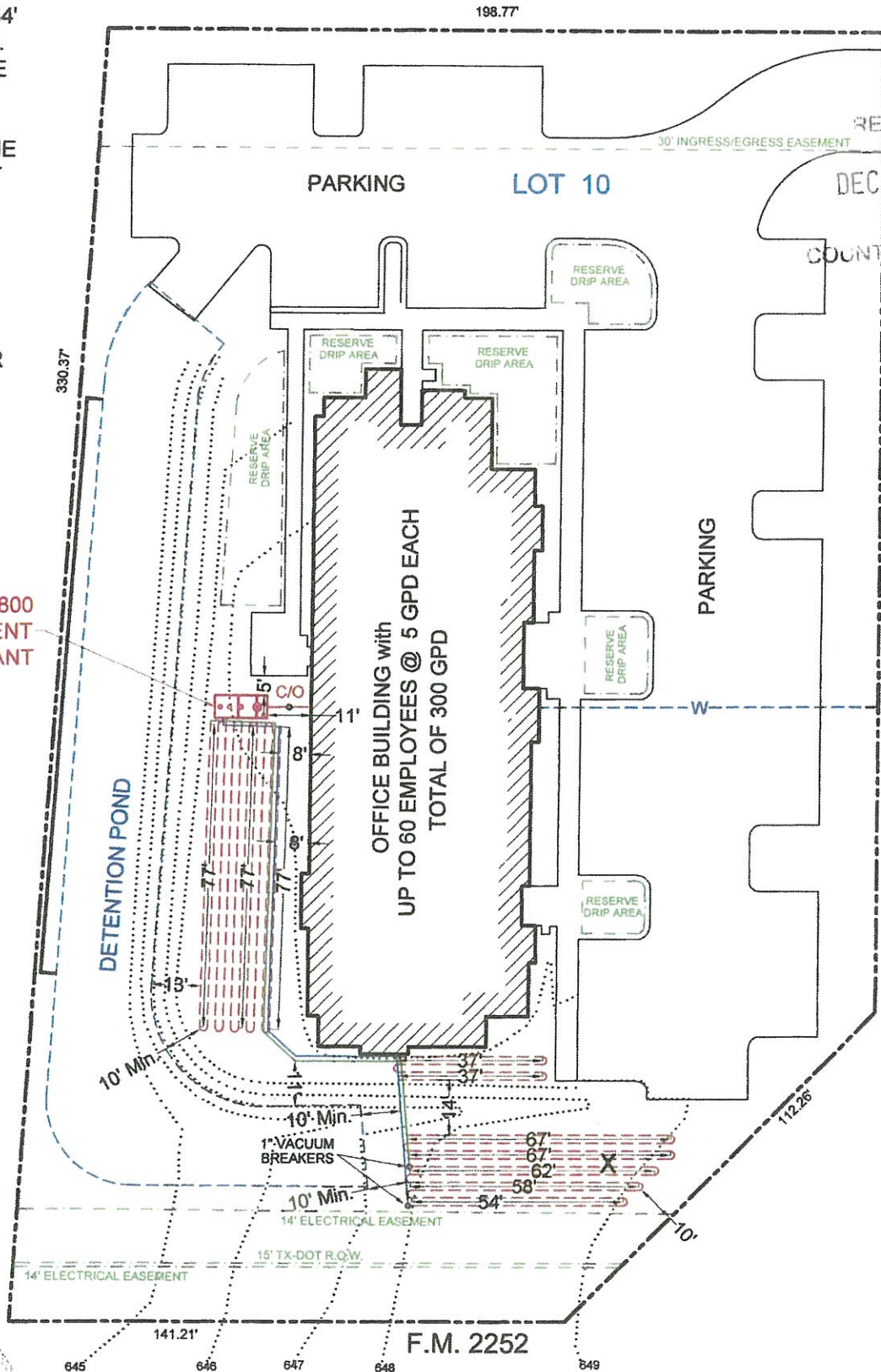
OWNER ACTC INVESTMENTS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS 18875 F.M. 2252			
LEGAL DESC The FOREST of GARDEN RIDGE	UNIT/SECTION/PHASE	BLOCK 12	LOT 10
PREPARED BY GREG W. JOHNSON, P.E. F#002585	SCALE 1"=40'	DATE 9/18/2019	5th REVISION 12/10/2019

INSTALL 3068sf OF
FIELD USING 1534'
OF DRIP TUBING.
THERE SHALL BE
NO PARKING,
DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT
ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

MAXX AIR M-800
AEROBIC TREATMENT
PLANT



RECEIVED
DEC 02 2019

TONKAWA PASS
COUNTY ENGINEER



OWNER: ACTC INVESTMENTS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 18875 F.M. 2252			
LEGAL DESC: The FOREST of GARDEN RIDGE	UNIT/SECTION/PHASE:	BLOCK: 12	LOT: 10
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 9/18/2019	1st REVISION: 10/23/2019

TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

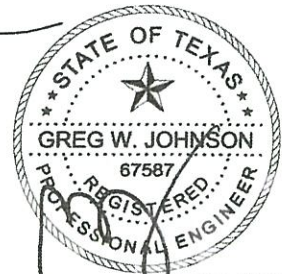
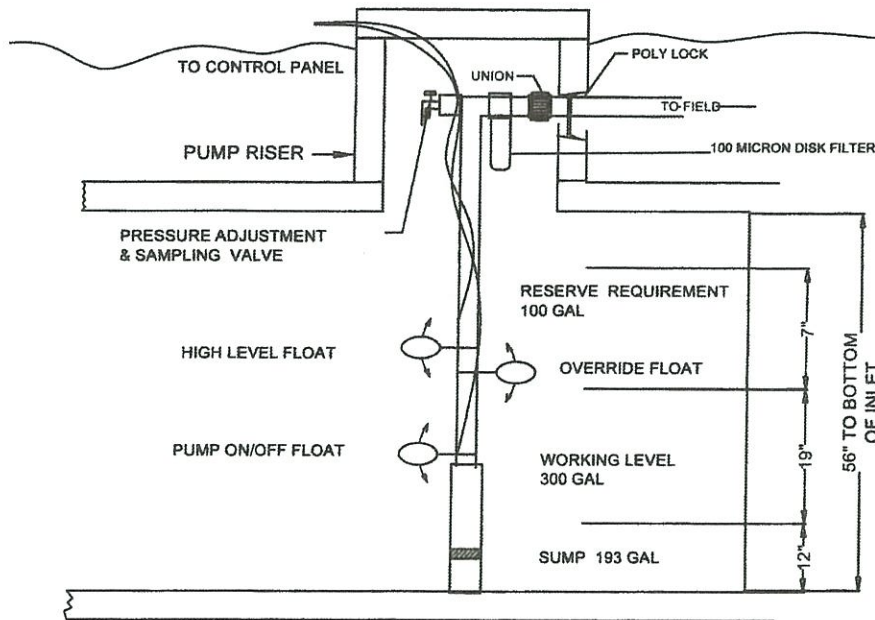
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



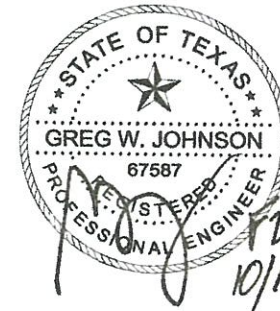
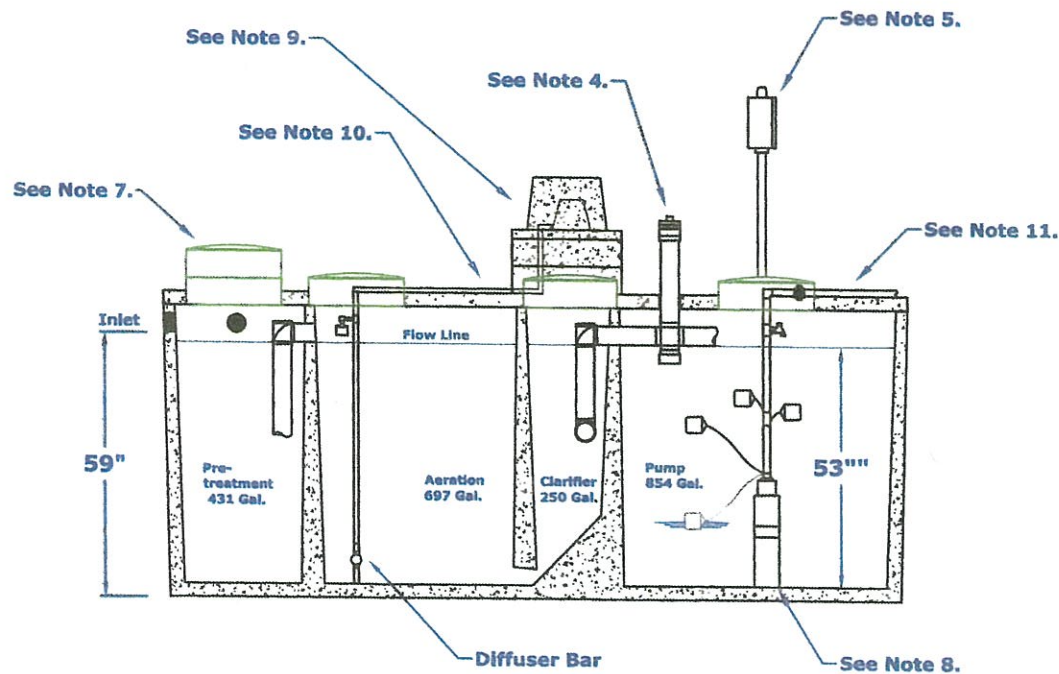
F-2585

10/14/19

**TYPICAL PUMP TANK CONFIGURATION
MAXX AIR - M800 PUMP TANK**

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Weight = 16,700 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 2.60 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.



DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"

MAXX AIR M-800 Aerobic Treatment Plant (Assembled)

March, 2010
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions Inc.

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

NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

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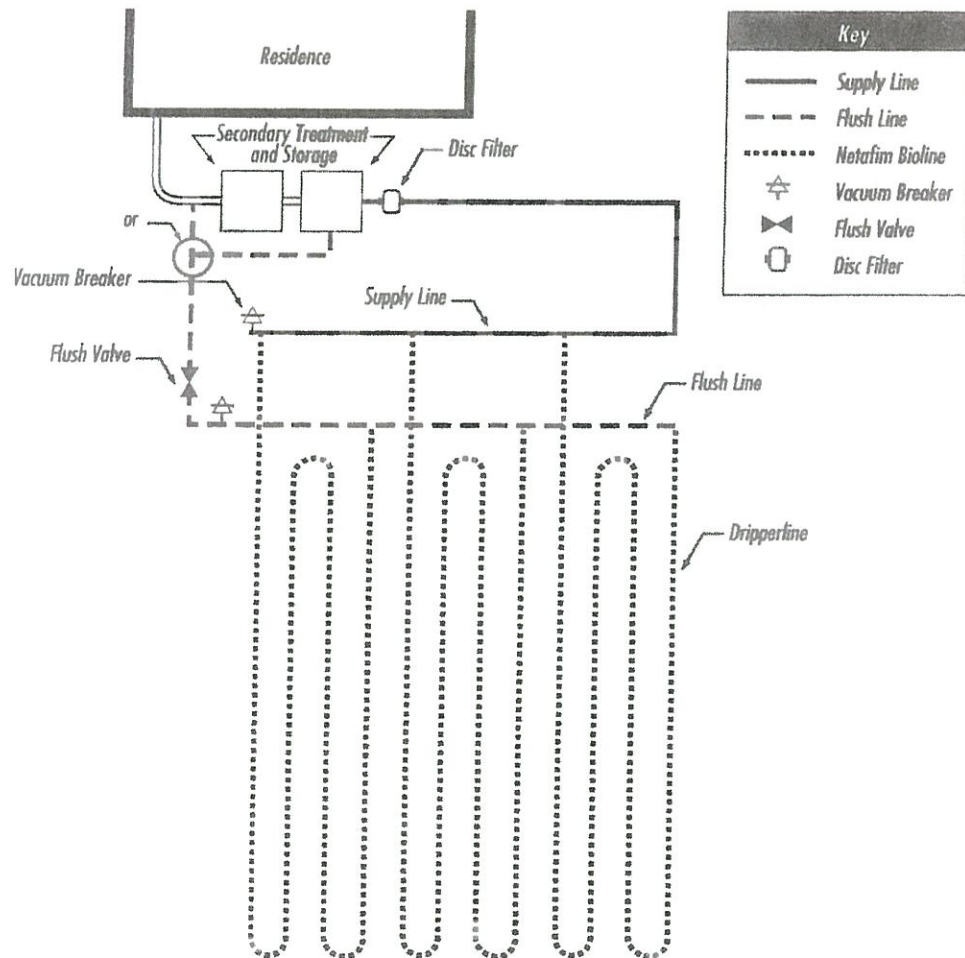
SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated

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Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

Features

- ♦ A "T" shaped filter with two 1" male threads.
- ♦ A "T" volume filter for in-line installation on 1" pipelines.
- ♦ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ♦ Manufactured entirely from fiber reinforced plastic.
- ♦ A cylindrical column of grooved discs constitutes the filter element.
- ♦ Spring keeps the discs compressed.
- ♦ Screw-on filter cover.
- ♦ Filter discs are available in various filtration grades.

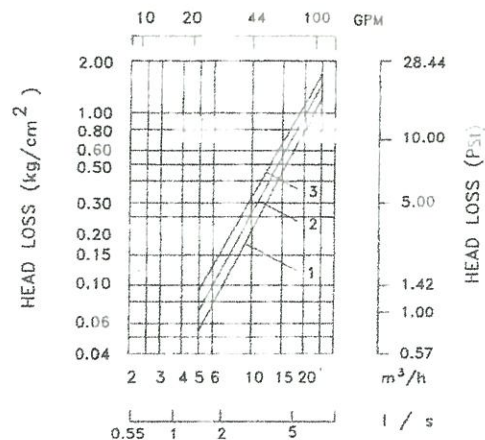
Technical Data

Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11

Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



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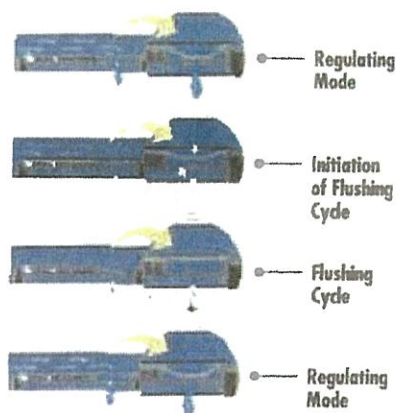
COUNTY ENGINEER



NETAFIM™

Bioline Dripperline

Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

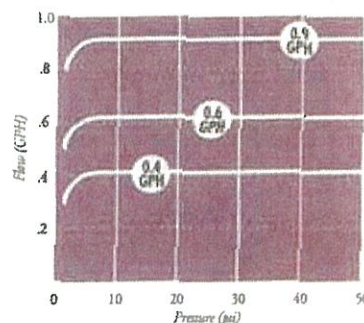
Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



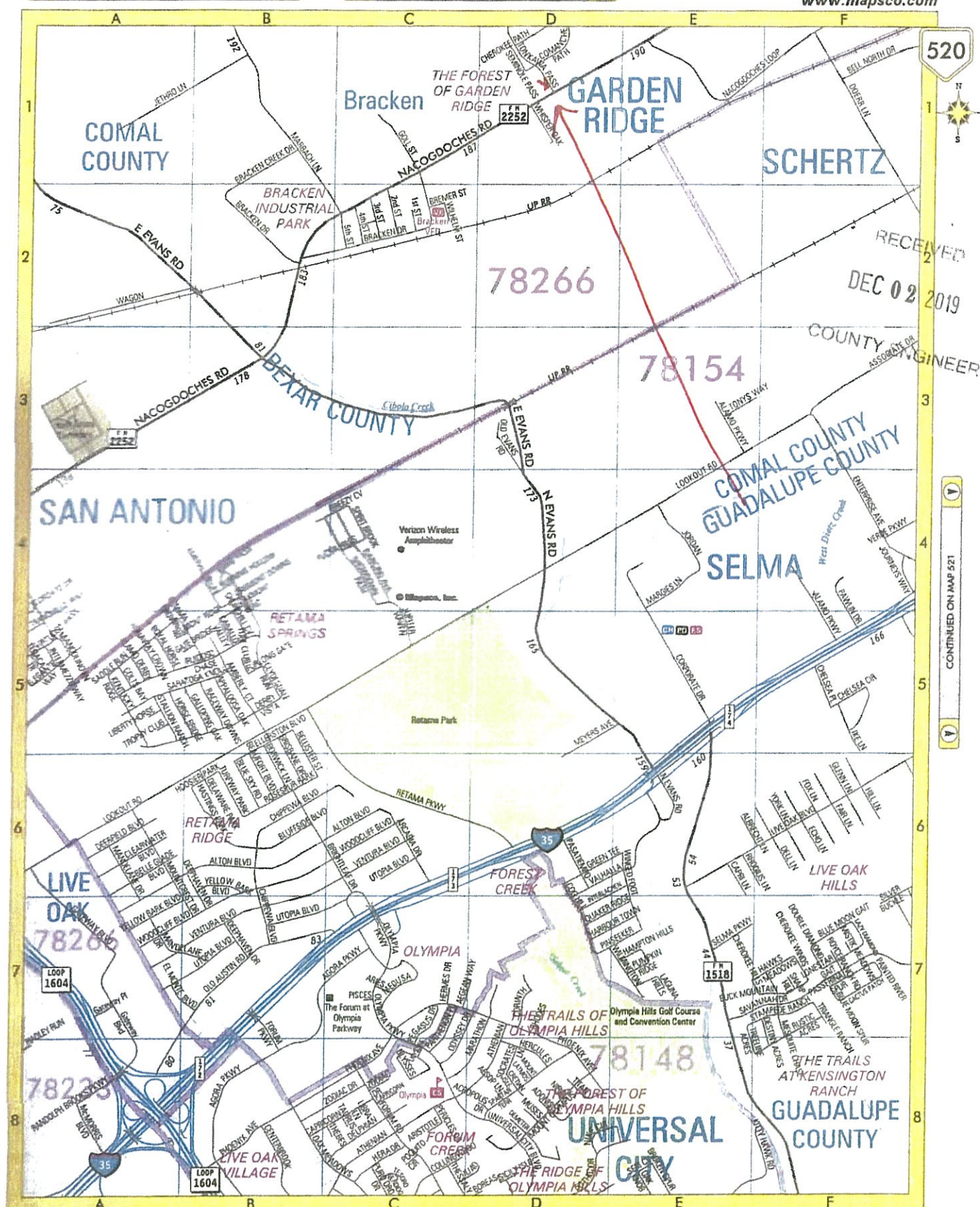
NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727
 888.638.2346 • 559.453.6800
 FAX 800.695.4753
www.netafimusa.com

CONTINUED IN SAN ANTONIO MAPSCO
ON MAP 519

CONTINUED ON MAP 486

Directions Made Easy
www.mapsco.com



SCALE IN MILES
0 1/8 1/4 3/8 1/2

CONTINUED IN SAN ANTONIO MAPSCO
ON MAP 554

SCALE IN FEET
0 1000 2000 3000

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Ritzen, Brenda

From: Ritzen, Brenda
Sent: Tuesday, December 3, 2019 10:46 AM
To: 'Greg Johnson'
Subject: Permit 110061

Re: ACTC Investments, LLC
The Forest of Garden Ridge Lot 12 Block 10
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

The following information is needed before I can continue processing the referenced permit submittal:

1.  Identify the reserve area for the treatment system.
2. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

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COUNTY ENGINEER

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 15, 2019

Grantor: R&C Matthews Enterprise LP, A Nevada Limited Partnership

Grantor's Mailing Address: 19115 FM 2252 SUITE 4 GARDEN RIDGE TX 78266

Grantee: **ACTC Investments LLC**, a Texas limited liability company

Grantee's Mailing Address: 9745 Trophy Oaks Garden Ridge, TX 78266

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Randolph-Brooks Federal Credit Union in the principal amount of \$200,000.00 (Two Hundred Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Randolph-Brooks Federal Credit Union and by a first-lien deed of trust of even date from Grantee to Miguel Maldonado, trustee.

Property (including any improvements):

Lot 10, Block 12, THE FOREST OF GARDEN RIDGE, City of Garden Ridge, Comal County, Texas, according to plat recorded in Volume 15, Pages 190-192, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Comal County, Texas.

Grantor, for the Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all

and singular the Property to Grantee and Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 15 day of May, 2019.

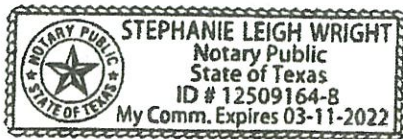
R & C Matthews Enterprise,
a Nevada Limited Partnership,

By: 2252 Holding, LLC,
a Nevada Limited Liability Corporation
its: General Partner


By: Patrick Matthews, Manager

THE STATE OF TEXAS
COUNTY OF BELAR

Before me, a Notary Public, the foregoing instrument was acknowledged on 15th day of May, 2019 by Patrick Matthews, Manager of 2252 Holding, LLC, a Nevada Limited Liability Corporation as General Partner for R&C Matthews Enterprise LP, A Nevada Limited Partnership who personally appeared before me, and who is known to me through driver license to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.




NOTARY PUBLIC, STATE OF
TEXAS

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/20/2019 11:16:02 AM
TERRI 2 Pages(s)
201906017042



Bobbie Koepp

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City of Garden Ridge

"A way of life, not just a place to live"

LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, February 20, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, February 20, 2020 at 7:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearings will be to consider a petition by Shawn M. Willis on behalf of ACTC Investments, for the issuance of a Special Use Permit for construction and operation of a one (1) story 8,974 square foot professional business office building, with associated sidewalks and parking spaces, on property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision.

The public is invited and welcome to attend the public hearings and may submit oral or written comments on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 12:00 p.m. on February 12, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

City Administrator

From: City Administrator
Sent: Monday, February 10, 2020 2:18 PM
To: 'Tracey Blackwell'
Subject: RE: Removal of fence
Attachments: DOC150.PDF

Tracey,

Please see highlighted 12.1.3.1 of Section 12 of the City's Zoning Ordinance that I have attached. Although there is not a specific requirement for a fence in the Zoning Ordinance it does mention "type of visual screening such as walls, plantings and fences" as an essential requirement on site plans submitted with Specific Use Permit application.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Tracey Blackwell
Sent: Monday, February 10, 2020 1:22 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: RE: Removal of fence

Nancy,

Thank you for the response. please email me the ordinance that requires me to put up a fence.

Many thanks!

Tracey

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Date: 2/10/20 11:39 AM (GMT-06:00)
To: Tracey Blackwell
Subject: RE: Removal of fence

Tracey,

I will need something from you stating you will not be installing the cedar fence with reason/s why it will not be installed. Also I will need a new site plan showing the fence removed. You may want to be prepared to discuss with

P&Z and City Council other potential options for screening between the abutting residential property and yours. The P&Z and City Council meeting packets will be sent out Thursday of this week and it would be good if the fence removal is a part of the package. Could we receive the information by noon on Thursday, Feb. 13?

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Tracey Blackwell
Sent: Friday, February 7, 2020 8:53 AM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Cc: Shawn Willis
Subject: Removal of fence

Dear Nancy,

Unfortunately, due to budget constraints we will no longer be installing a cedar fence on the property. The cost that we have incurred with attorney fees and the now required impervious parking have exceeded the budget. Unless there is a current ordinance/zoning requirement we will be removing this from the plans. What do you need from us?

Thank you for your timely response.

Respectfully,

Tracey A. Blackwell/Owner
19269 FM 2252 Suite 100 | Garden Ridge, TX 78266

Home | Auto | Life | Disability | Boat | Motorcycle | Long Term Care

WWW.TBlackwellInsuranceGroup.com

OUR OFFICE WILL BE CLOSING AT 4:00 PM TODAY, JANUARY 31ST



19269 FM 2252 Ste 100
Garden Ridge, TX 78266

☎ 210-651-3715

tracey@tblackwellinsurance.com

Tracey Blackwell
Independent Insurance Agent / Owner



www.tblackwellinsurancegroup.com



SECTION 12
CONDITIONAL USES

12.1. SPECIFIC USE PERMITS.

12.1.1. Authority to Issue. Use shall not be made of any property in commercial or industrial districts, nor shall any buildings be constructed thereon, added to, or altered in any way (maintenance and repairs alone excepted) without the prior issuance of a specific use permit. The City Council may, upon notice to adjoining property owners and after public hearings before the Planning and Zoning Commission and City Council, authorize the issuance of a specific use permit for use allowed in the governing Zoning District. The issuance of such specific use permit shall, in each case, be deemed to constitute an amendment to this ordinance. Possession of a specific use permit for existing structures shall not be construed as meeting this requirement. Significant changes in use activity resulting in increased emissions (air, water, waste etc.), physical agent (noise, light, heat vibration etc.) levels at the property line, or increase in commercial vehicle traffic by more than twenty percent, shall require a new specific use permit. Upon application, Council may approve transfer of an existing Permit expiring solely because of a change in property or business ownership to a new owner without hearings provided that there shall be no change in the kind and level of permitted activity.

12.1.2. Purpose of Hearing. The purpose of such hearings by the Planning and Zoning Commission and by the City Council shall be to determine that the granting of the Specific Use Permit will not adversely affect the character and appropriate use of the adjoining area or neighborhood; will not substantially depreciate the value of adjacent and nearby properties for the use in accordance with the regulations in the zoning district in which they are located; will be in keeping with the spirit and intent of this Ordinance; will not adversely affect the implementation of the Comprehensive Plan; will comply with the applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety, and the general welfare.

12.1.3. Application for Specific Use Permit.

12.1.3.1. All applications for Specific Use Permits shall be submitted with site plans drawn to scale and showing the general arrangement of essential the project, together with essential requirements such as off-street parking facilities, locations of buildings and uses to be permitted, means of ingress and egress to public streets, and type of visual screening such as walls, planting and fences, the location of adjacent residences and buildings and the location and area coverage of all outside lighting.

12.1.3.2. No Specific Use Permit shall be granted unless the applicant, owner and the grantee of the Specific Use Permit shall in writing accept to be bound by and comply with the terms of the Specific Use Permit, in such form as may be approved and provided by the City Council. Specific Use Permits expire upon change in property ownership.

12.1.3.3. All applications for Specific Use Permits shall be in writing, signed and filed with the City Secretary for presentation to the Planning and Zoning Commission for official processing using Planning and Zoning Form 3. The Planning and Zoning Commission shall have a minimum of thirty (30) days for processing.

12.2. CERTIFICATES OF OCCUPANCY.

12.2.1. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the grantee before a certificate of occupancy may be issued by the Council for the use of such buildings on such property pursuant to such permit. Such conditions shall not be construed as conditions precedent to the granting of the Specific Use Permit or the change in zoning of such property, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

12.2.2. No person shall use, occupy or change the use of a building hereafter erected or structurally altered in any district, until a Certificate of Occupancy shall have been issued by the City Council, stating that such building complies with all applicable provisions and regulations of the City.

Planning and Zoning Form 3
APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

1. Date: 8/9/2019 Case #: _____
2. Applicant Name: Shawn M. Willis
(First) (Middle) (Last)
- Doing Business as: Acuform Architecture
(First) (Middle) (Last)
- Texas Sales & Use Tax Permit Number: _____
3. Mailing Address: 10223 McAllister Fwy., Suite 205
(Street)
San Antonio, Texas 78216
(City) (State) (Zip)
- Phone: (210)-829-1600
4. Physical Address of Business: 19269 FM 2252, Suite 100
(Street)
Garden Ridge, Texas 78266
(City) (State) (Zip)
- Phone: ()-210-651-3715
5. Applicant's relationship to property or business:
Sole owner () Part owner () Other; Architect
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
6. Legal description of property on which business is to be located:
Plat: Lot(s) 10 Block(s) 12
Subdivision THE FOREST OF GARDEN RIDGE SUBDIVISION
Acreage: 1.52 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # 15 Page # 190-192
7. Existing use of property: Vacant land (not previously developed)
8. Use of property being requested (Be specific and give details - attach additional sheets as needed):
Professional business' office consistent with current city zoning.

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: None Applicable.

12. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

13. Applicant Signature: _____

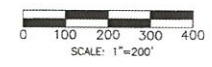
____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for Special Use Permit fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
Special Use Permit

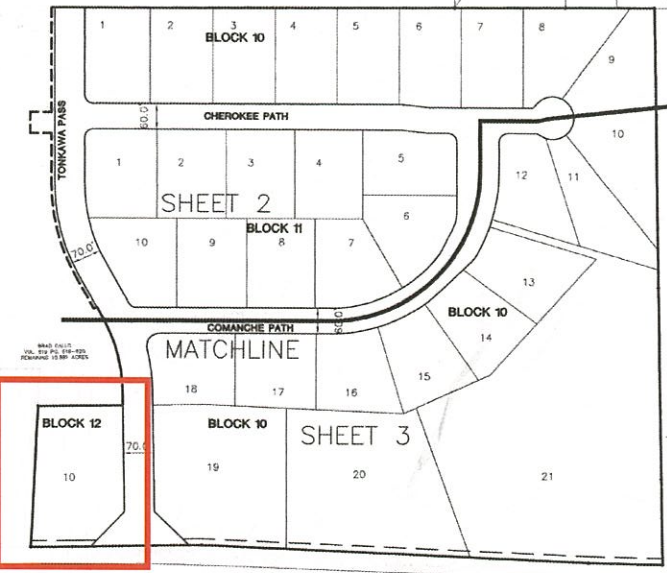
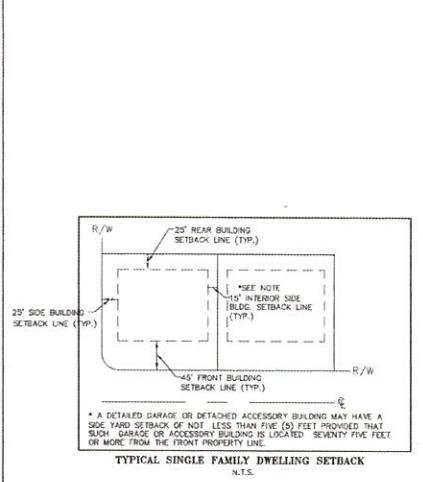
		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____

Doc # 200506011615



- LEGEND**
- IRON PIN FOUND
 - 1/2" IRON ROD W/ CAP SET
 - R.O.W. RIGHT-OF-WAY
 - EXISTING CONTOURS
 - E.G.T.CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

- NOTE:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT), PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
 4. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG FM 2252 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 1482.77 FEET.
 5. ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
 6. BEARING BASIS FOR THIS PLAT IS TEXAS STATE PLANE SOUTH CENTRAL GRID COORDINATES USING THE NAD83/HARN3 DATUM.



NOTE:
THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "DAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, PERFECTING, PATROLLING, AND DIRECTING POLICES, HANDING OR BURNING WIRES, CABLES, CONDUITS, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO UTILITY CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE OTHERWISE BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

JOSE ANTONIO TREVIÑO NO. 5552
REGISTERED PROFESSIONAL SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 1 DAY OF Feb. 2005.
Tiffany B. Hunt
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.
Billy K. Classen
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 1 DAY OF Feb. 2005.
Tiffany B. Hunt
NOTARY PUBLIC

SUBDIVISION PLAT ESTABLISHING THE FOREST OF GARDEN RIDGE

PLAT OF 41.00 ACRES OF LAND OUT OF THE VICENTI MICHELI SURVEY NO. 114, ABSTRACT NO. 383, COMAL COUNTY, TEXAS AND BEING A PART OF A CERTAIN 51.670 ACRES (CALLED 51.701 ACRES) TRACT THAT TOGETHER WITH A CERTAIN CALLED 19.349 ACRE TRACT COMPOSED A 71.05 ACRE PARTIAL REMAINDER TRACT OUT OF A CALLED 191 ACRE TRACT CONVEYED BY ALFRED BURKHARDT AND WIFE TO ERWIN BURKHARDT BY DEED DATED OCTOBER 31, 1958 AND RECORDED IN VOLUME 114, PAGES 619-620 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS

Carter & Burgess
Consultants in Engineering, Surveying, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4825
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DATE: 02/26/2004 JOB NO. 310203.012.1.5001

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN IN THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
ABC DEVELOPMENT
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABC DEVELOPMENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF Feb. 2005.
[Signature]
NOTARY PUBLIC



THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.
[Signature]
CITY ENGINEER

THIS PLAT OF THE FOREST OF GARDEN RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

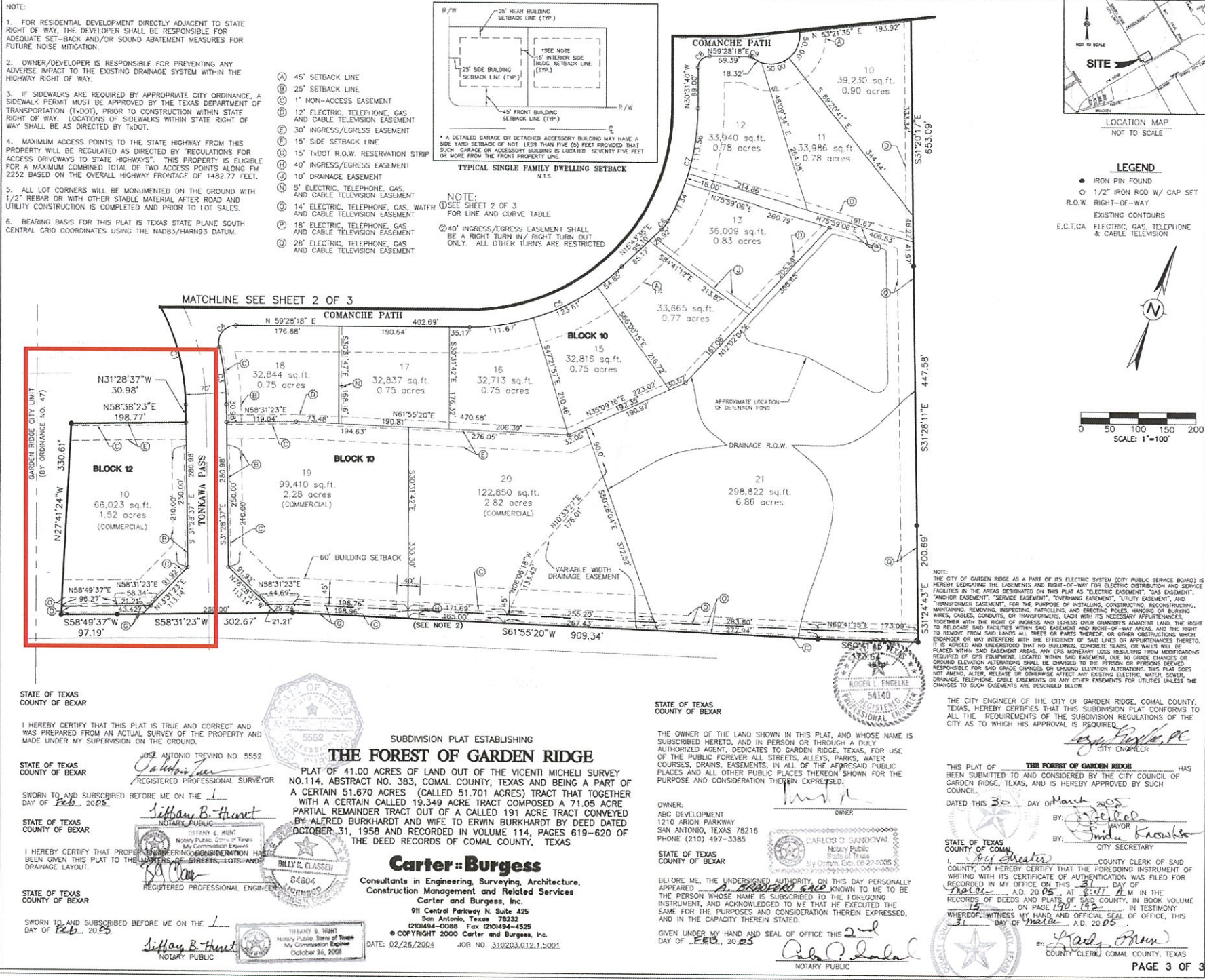
DATED THIS 30 DAY OF March 2005.
[Signature]
MAYOR
[Signature]
CITY SECRETARY

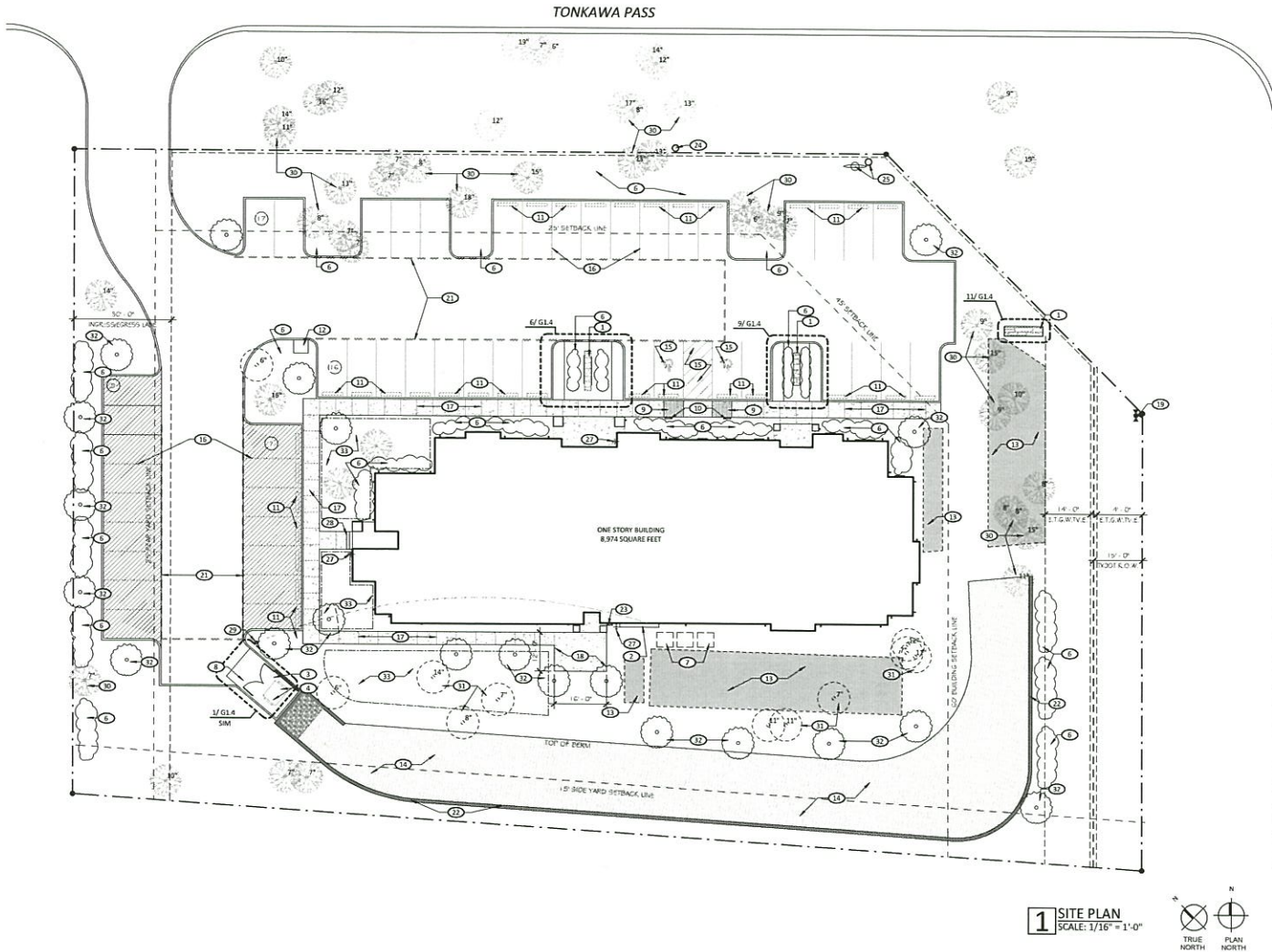
COUNTY OF COMAL
I, Carol Strater, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS 31st DAY OF March 2005, A.D. 2005, AT 2:44 P.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 15, ON PAGE 190-192, IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 31st DAY OF March 2005.

[Signature]
COUNTY CLERK, COMAL COUNTY, TEXAS

Vol 15 Pg 190

200506011615





1 SITE PLAN
SCALE: 1/16" = 1'-0"



FM 2252

GENERAL NOTES

1.

KEYNOTES

1. MONUMENT SIGN, REF. DETAILS ON G2.0
2. ELECTRICAL METER & GEAR, REF. M.E.P. AND DETERMINE ELEVATIONS
3. CMU DUMPSTER ENCLOSURE, REF. DETAILS ON G2.0
4. PROTECTIVE AREA BOLLARDS, REF. DETAIL S.F. G1.4
5. NOT USED
6. LANDSCAPING, REF. LANDSCAPE DWGS
7. MECHANICAL PACS, REF. MECHANICAL
8. CONCRETE DUMPSTER PAD, REF. CIVIL
9. ADA RAMP, REF. CIVIL
10. ADA SIGN, REF. CIVIL
11. WHEEL STOP, REF. CIVIL
12. MAILBOX, REF. DETAIL R.F. G1.4
13. SEPTIC AREA, REF. M.E.P.
14. DETENTION POND AREA, REF. CIVIL
15. ACCESSIBLE PAVEMENT MARKINGS, REF. CIVIL
16. PAVEMENT MARKINGS
17. CONCRETE SIDEWALK WITH LIGHT BROOM FINISH, REF. CIVIL
18. CONCRETE PATIO, REF. CIVIL
19. EXISTING FIRE HYDRANT, REF. CIVIL
20. NOT USED
21. FIRE LANE, REF. CIVIL
22. DETENTION POND RETAINING WALL, REF. CIVIL
23. IRRIGATION CONTROLS, REF. LANDSCAPING
24. DOMESTIC WATER METER, REF. CIVIL
25. EXISTING BACKFLOW PREVENTOR AND WATER METER TO BE USED FOR LANDSCAPING IRRIGATION, REF. LANDSCAPING
26. RUN 2" CONDUIT FOR FUTURE LIGHT POLE LOCATIONS, REF. CIVIL / ELECTRICAL
27. HOSE END, REF. PLUMBING
28. CONCRETE STEPS, REF. CIVIL
29. PROVIDE CONDUIT FOR ELECTRICAL OUTLET IN PLANTER, REF. ELECTRICAL
30. TREE TO REMAIN
31. TREE TO BE REMOVED
32. NEW TREE
33. RESERVE DRIP AREA

LINE LEGEND

- BLDG. SETBACK / LANEWAY
- FIRE LANE
- PROPERTY LINE
- TYPICAL 10' W. RESERVATION STOP
- OTHER TO CIVIL FOR ADDITIONAL INFORMATION

IMPERVIOUS COVERAGE CALCULATIONS:
TOTAL SITE AREA: 63,264 S.F.
BUILDING AREA: 8,974 S.F.
PAVING AND SIDEWALKS: 18,800 S.F.
TOTAL IMPERVIOUS COVER: 27,824 S.F. = 42%
TOTAL PERMEABLE COVER: 2,592 S.F.

PARKING SPACES:
17 PARKING SPACES PROVIDED
2 HANDICAP SPACES PROVIDED
40 TOTAL PARKING SPACES PROVIDED
43 PARKING SPACES REQUIRED
RATIO OF 4.7 SPACES / 1,000 SF



ACTC INVESTMENTS OFFICE BUILDING
18875 FM 2252
GARDEN RIDGE, TEXAS 78266



G1.3

GENERAL NOTES

1. MONUMENT SIGN, REF. DETAILS ON G2.0
2. ELECTRICAL METER & PANEL, REF. M.E.P. AND EXTERIOR ELEVATIONS
3. OILY DUMPSTER ENCLOSURE, REF. DETAILS ON G2.0
4. PROTECTIVE AREA BOLLARDS, REF. DETAIL: 5/1 G1.4
5. NOT USED
6. LANDSCAPING, REF. LANDSCAPE DWGS.
7. MECHANICAL PADS, REF. MECHANICAL
8. CONCRETE DUMPSTER PAD, REF. CIVIL
9. ADA RAMP, REF. CIVIL
10. ADA SIGN, REF. CIVIL
11. WHEEL STOP, REF. CIVIL
12. VALENO, REF. DETAIL: 8/1 G1.4
13. SETTING AREA, REF. M.E.P.
14. DETENTION POND AREA, REF. CIVIL
15. ACCESSIBLE PAVEMENT MARKINGS, REF. CIVIL
16. PAVEMENT MARKINGS
17. CONCRETE SIDEWALK WITH LIGHT BROOM FINISH, REF. CIVIL
18. CONCRETE PATIO, REF. CIVIL
19. EXISTING FIRE HYDRANT, REF. CIVIL
20. NOT USED
21. FIRE LANE, REF. CIVIL
22. DETENTION POND RETAINING WALL, REF. CIVIL
23. IRRIGATION CONTROLS, REF. LANDSCAPING
24. DOMESTIC WATER METER, REF. CIVIL
25. EXISTING BACKFLOW PREVENTER AND WATER METER TO BE USED FOR LANDSCAPING IRRIGATION, REF. LANDSCAPING
26. RUN 2" CONDUIT FOR FUTURE LIGHT POLE LOCATIONS, REF. CIVIL / ELECTRICAL
27. HOSE BIB, REF. PLUMBING
28. CONCRETE STEPS, REF. CIVIL
29. PROVIDE CONDUIT FOR ELECTRICAL OUTLET IN PLANTER, REF. ELECTRICAL
30. TREE TO REMAIN
31. TREE TO BE REMOVED
32. NOW TREE
33. RESERVE DRIP AREA

LINE LEGEND

- BLDG. SETBACK / LANDSCAPE
- FIRE LANE
- PROPERTY LINE
- TYPICAL FLOOD PROTECTION STAIR
- REFER TO CIVIL FOR ADDITIONAL INFORMATION

IMPERVIOUS COVERAGE CALCULATIONS:
TOTAL SITE AREA: 65,956 S.F.
BUILDING AREA: 8,974 S.F.
PAVING AND SIDEWALKS: 18,850 S.F.
TOTAL IMPERVIOUS COVER: 27,824 S.F., 42%
TOTAL PERMEABLE COVER: 3,596.75 S.F.

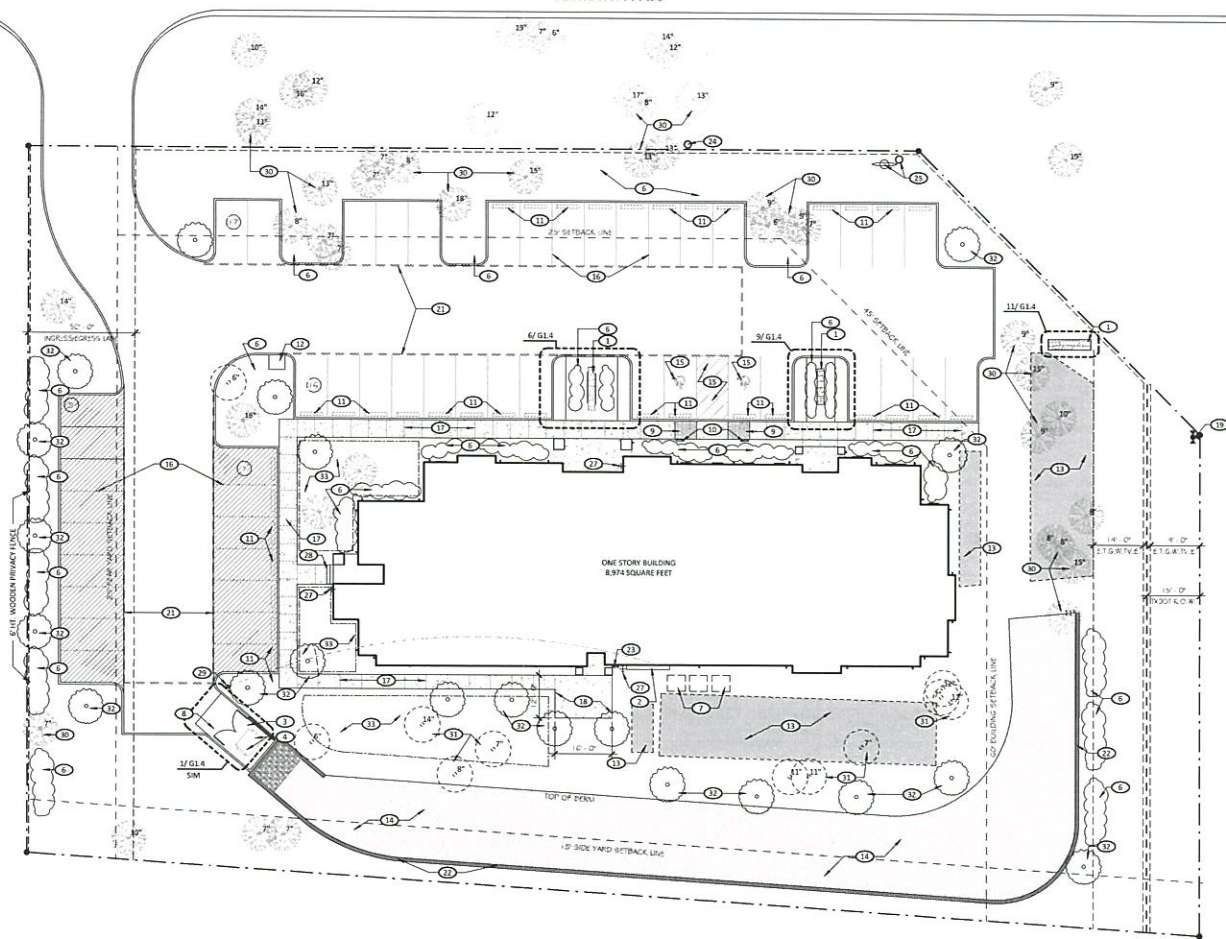
PARKING SPACES:
47 PARKING SPACES PROVIDED
2 HANDICAP SPACES PROVIDED
49 TOTAL PARKING SPACES PROVIDED
43 PARKING SPACES REQUIRED
RATIO OF 4.7 SPACES / 1,000 SF

1 SITE PLAN
SCALE: 1/16" = 1'-0"

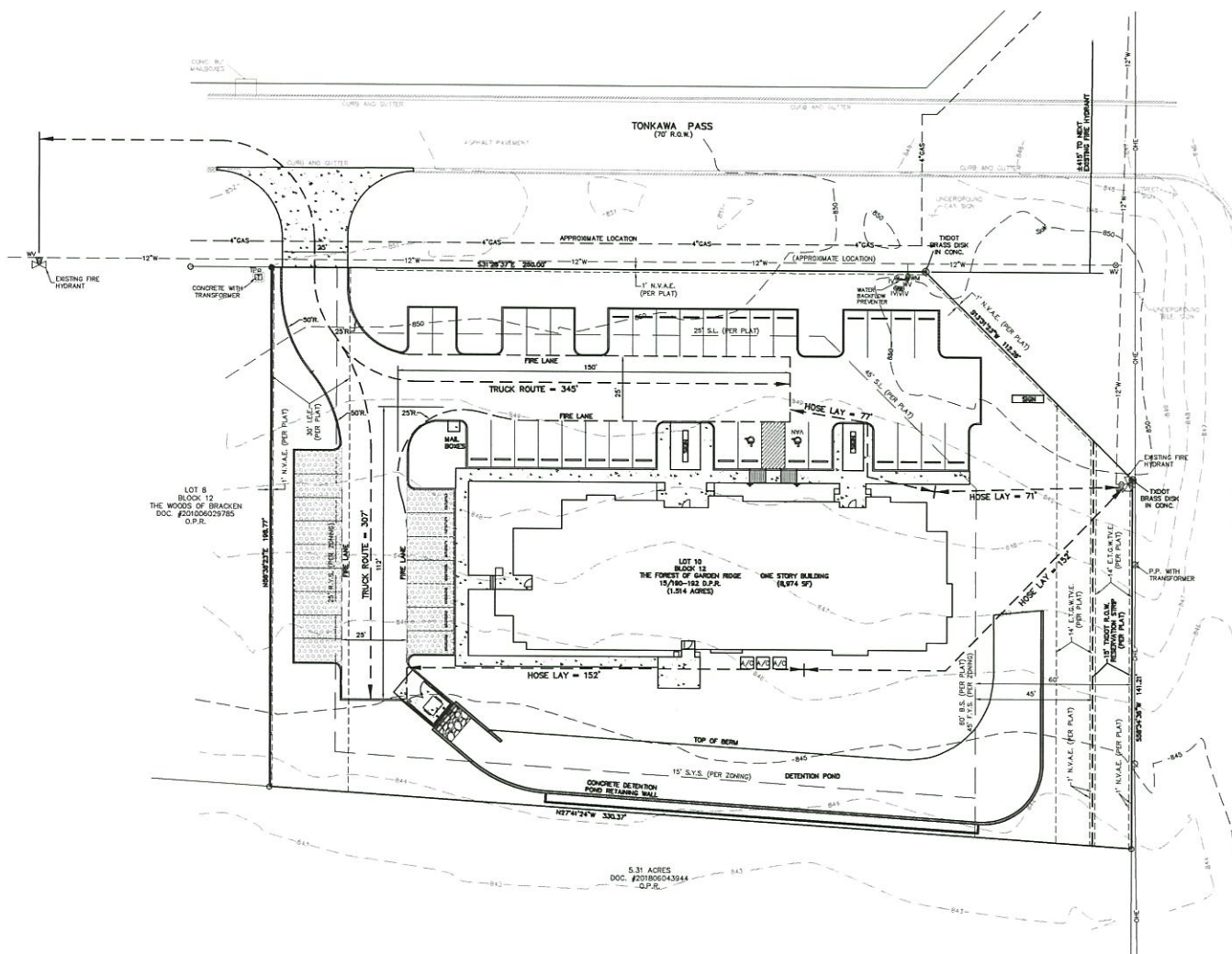


TONKAWA PASS

FM 2252



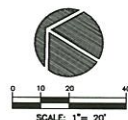
C4.0



NOTE:
PER THE 2018 IFC -- THE FIRE CODE OFFICIAL IS
AUTHORIZED TO MODIFY THE LOCATION, NUMBER AND
DISTRIBUTION OF FIRE HYDRANTS BASED ON SITE-SPECIFIC
CONSTRAINTS AND HAZARDS. THIS PROJECT HAS RECEIVED A
WAVEFORM FROM THE COCAL COUNTY FIRE MARSHAL FOR
THE 2018 IFC REQUIREMENT FOR A THIRD FIRE HYDRANT.

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF THE FOREST OF GARDEN RIDGE RECORDED IN VOLUME 15, PAGES 180-192 OF THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



LEGEND

- | | |
|--------------|--|
| ● | CALCULATED POINT
(NO MOVEMENT) |
| ○ | 1/2" STEEL REBAR (UNLESS
NOTED OTHERWISE) |
| D.P.R. | DEED & PLAT RECORDS OF
BEXAR COUNTY, TEXAS |
| D.P.R. | OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS |
| 1832A/134 | VOLUME/PAGE |
| N.Y.E.E. | NON-MECHANICAL
ACCESS POINT |
| E.T.C.W.E.E. | EXISTING TELEPHONE, GAS,
CABLE & CABLE T.V. FURNISHMENT |
| I.E.E. | IMPROVED/ADDRESS EXISTENCE |
| B.S. | BUILDING SETBACK |
| S.L. | SETBACK LINE |
| F.Y.S. | FRONT YARD SETBACK |
| S.Y.S. | SIDE YARD SETBACK |
| R.Y.S. | REAR YARD SETBACK |
| —OH— | EXISTING OVERHEAD ELECTRIC |
| —E— | EXISTING POWER POLE |
| —EL— | EXISTING DOWN LIGHT |
| —EB— | EXISTING ELECTRIC BOX |
| TPFD | EXISTING TELEPHONE PEDIESTAL |
| WM | EXISTING WATER METER |
| WS | EXISTING SPRINKLER |
| WV | EXISTING WIRING VALVE |
| WV | EXISTING WATER VALVE |
| WPH | EXISTING FIRE HYDRANT |
| — | EXISTING WATER LINE |
| — | EXISTING CONCRETE CURB |
| — | EXISTING CONCRETE SURFACE |
| — | PROPOSED CONCRETE SURFACE |
| — | PROPOSED PERMEABLE PAVEMENT |
| — | PROPOSED CONCRETE CURB |
| —854— | EXISTING CONTOUR |

ACTC INVESTMENTS OFFICE BUILDING
18875 FM 2252
GARDEN RIDGE, TEXAS 78266

REVISIONS

04.29.2019	SOL REVIEW
05.13.2019	SOL REVIEW
05.14.2019	CITY STAFF PLAN COMMENT
05.19.2019	PLAN REVIEW
06.04.2019	F.F. BRASFIELD COMMENT
06.24.2019	CITY STAFF PLAN COMMENT
07.30.2019	F.F. BRASFIELD COMMENT

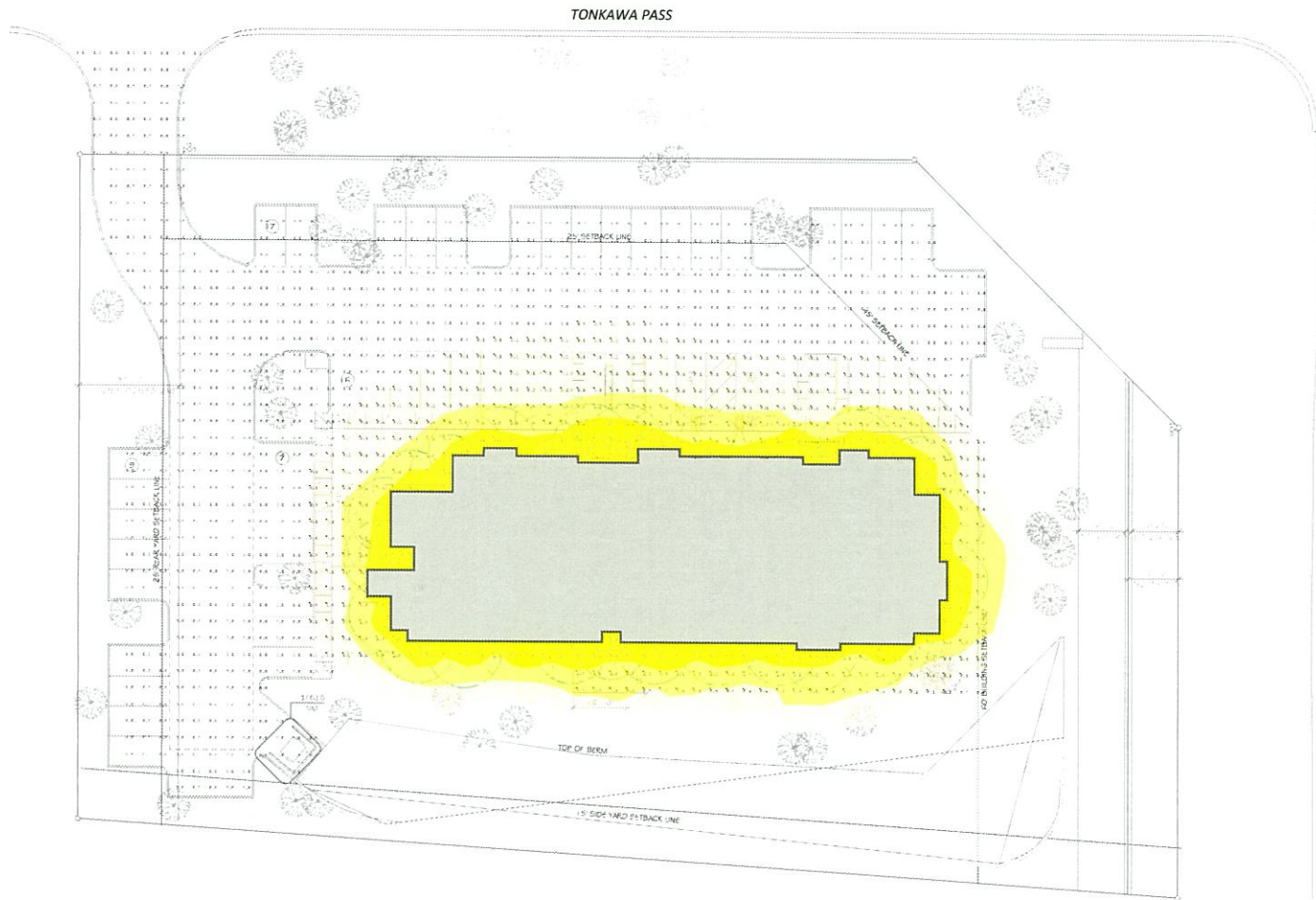
12.04.2019 REVISIONS

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PROJECT NO.	33622.03
DATE/NO.	03.01.19
CHECKED	D.S.O.

SITE FIRE PROTECTION PLAN

C6.0



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Arr. Lum. Lumens	LLF	Arr. Watts	BUG Rating	Description	
•	33	D1	SINGLE	1295	0.900	14.3	B1-U0-G0	PORTFOLIO # LD4B1SD010 EU4B10208040 4LBWH1	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPls_1	Illuminance	Fc	0.84	24.9	0.0	N.A.	N.A.



4602 Perrin Creek, Suite 128
San Antonio, TX 78217
201.599.4040

Disclaimer:
We make no representation as to this drawing's completeness, currency or accuracy because of reasons inherent to CAD and the nature of lighting design. The user of this data takes full responsibility for the accuracy and correctness of all measurements, area, inventories or other data extracted from this, either manually or with the use of a computer. The light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on site photos. The analysis is a mathematical model and can be only as accurate as the input data. In addition, calculated values may vary from actual measurements in certain situations due to variances, such as but not limited to, lamp output, input voltage, ballast variances, manufacturing tolerances and application variances. The presence of objects will decrease light levels and may cause shadows. Lighting calculations are based on these interior reflectance values = 80% walls, 50% ceilings, 20% floors.

Designer:
ZM

Date:
2019-08-22

Project Name:
ACTC INVESTMENTS

www.acuform.com



ACUFORM ARCHITECTURE
10223 McALLISTER FWY., SUITE 205
SAN ANTONIO, TEXAS 78216
210 829 1600

ACTC INVESTMENTS OFFICE BUILDING
AUGUST 9, 2019

acuform
ARCHITECTURE

18875 FM 2252
GARDEN RIDGE, TEXAS 78266

1. ALL EXTERIOR COLORS AND MATERIALS TO BE SELECTED BY THE OWNER.

1. EXTERIOR DECORATIVE WALL SCIENCE BY OWNER, REF. ELECTRICAL
2. STONE WINDOW SILL REF. DETAILS **STN-2**
3. STANDING SEAM METAL ROOF **RF-3**
4. 2" EPS FROM AT WINDOW + 2" ASIDE, REF. DET. PLAN **TP-2**
5. ELECTRICAL WITH A GROUND, REF. ELECTRICAL
6. FINISHED MESH PLANK ROOF AND GUTTER ROOF PLAN **MT-1**
7. DEGRADATION AND TRUSS REF. STRUCTURE
8. IRRIGATION CONTROLS REF. CIVIL
9. EPS FROM AT WINDOW SILL REF. DETAILS PLAN **TP-2**
10. STUCCO REVEAL JOINTS
11. STRUCTURAL COUPLING WITH STONE VENEER REF. STRUCTURE AND DETAILS **STN-1**
12. CAP STONE AT STONE, REF. DETAILS **EP-3**
13. FLOOR BID, REF. FLOORING

	EP-1	EXTERIOR PAINT (FIELD)- STUCCO
	EP-2	EXTERIOR PAINT (ACCENT)- EPS WINDOW HEADER
	EP-3	EXTERIOR PAINT (ACCENT)- EPS SILL AT STONE
	STN-1	EXTERIOR STONE VENEER
	STN-2	EXTERIOR STONE (ACCENT)- STONE & SILL
	MT-1	PREFINISHED METAL GUTTER TO MATCH ROOF
	RT-1	STANDING SEAM METAL ROOF
	ST-1	STAINED WOOD TRUSS

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
REGULATORY
APPROVAL

PROJECT NO: 1902.01
DRAWN: JB/HH
CHECKED: SW
DESCRIPTION:
ELEVATIONS

A3.0

