COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **09/18/2019** Permit Number: **109328**

Location Description: 27207 EICHENBAUM RD
NEW BRAUNFELS, TX 78132

Subdivision:	Rockwall Ranch
Unit:	5
Lot:	32
Block:	18
Acreage:	

Type of System: Aerobic
Surface Irrigation

Issued to: Windmill Custom Homes, LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health

Michael Tapia OS8497
ENVIRONMENTAL HEALTH INSPECTOR

OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: JB Septic OSSF Installer #: OS0018531

1st Inspection Date: 9/16/19 2nd Inspection Date: 3rd Inspection Date: 9/18/19

Inspector Name: mike T. Inspector Name: Inspector Name: mike T.

Permit#: 109328 Address: 27207 Eichenbaum Rd. / Rockwall Ranch

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		9/16/19		9/18/19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT- 9/16/19
Tank set, leveled
operational ✓
Ready For Cover.

MF. 9/18/19
covered.

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	9/16/19		9/18/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Clean Stream	/		/
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(5) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
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OSSF Inspection Sheet

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33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		9/16/19		9/18/19
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)				
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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

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OSSF Inspection Sheet

Installer Name: JB Septic OSSF Installer #: OS0018531

1st Inspection Date: 9/16/19 2nd Inspection Date: 3rd Inspection Date:

Inspector Name: Mike T. Inspector Name: Inspector Name:

Permit#: 109328 Address: 27207 Eichenbaum Rd. / Rockwall Ranch

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number:	109328
Issued This Date:	07/18/2019
This permit is hereby given to:	Windmill Custom Homes, LLC

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

27207 EICHENBAUM RD
NEW BRAUNFELS, TX 78132

Subdivision:	Rockwall Ranch
Unit:	5
Lot:	32
Block:	18
Acreage:	

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Surface 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 OFFICE OF ENVIRONMENTAL HEALTH * * *

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

Date 6-19-19 Permit # 109328

Owner Name	Windmill Custom Homes, LLC	Agent Name	JB Septic Systems, Inc.
Mailing Address	26927 Rockwall Parkway	Agent Address	P.O. Box 1609
City, State, Zip	New Braunfels, TX 78132	City, State, Zip	Helotes, Texas 78023
Phone #	210-844-5310	Phone #	830-931-0292
Email	ron@windmillcustomhomes.com	Email	info@jbsepticsystemsinc.com

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

Subdivision Name Rockwall Ranch Unit 5 Lot 32 Block 18

Acreage/Legal

Street Name/Address 27207 Eichenbaum City New Braunfels Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3,294

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☐ 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

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants

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: $ 350,000 (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

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 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.

Vicki Millican 6-19-19

Signature of Owner Date

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

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

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

Planning Materials & Site Evaluation as Required Completed By Jim W. Blake, Sr. # 2289

System Description Aerobic Treatment with Spray Irrigation

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

Tank Size(s) (Gallons) 400/600/700 Absorption/Application Area (Sq Ft) 4,923

Gallons Per Day (As Per TCEQ Table III) 300

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

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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 ☒ No

Is 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 R.S. or P.E. 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: _____

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.

Signature of Designer _____ Date 6-25-19

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

Revised July 2018

J. B. Septic Systems, Inc.

Jim W. Blake, Sr., RS 2289
P. O. Box 1609
Helotes, TX 78023

Telephone (830) 931-0292
Fax (830) 931-0409

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JUN 26 2019
COUNTY ENGINEER

June 19, 2019

Comal County Environmental Office
195 David Jonas Drive
New Braunfels, TX 78132-3760

RE: Lot 32, Rockwall Ranch Subdivision, Block 18, Unit 5
(27207 Eichenbaum)

To Whom It May Concern:

I hereby certify that the On-Site Sewage Facility (OSSF) design for the above referenced property complies with all provisions of the proposed Water Protection Abatement Plan (WPAP), as approved by the Texas Commission on Environmental Quality (TCEQ).

Please contact me at the number listed above if you should have any desire to discuss this matter.

Sincerely,

Jim W. Blake, Sr.
JB Septic Systems, Inc.

1/c

AFFIDAVIT TO THE PUBLIC

201906021882 06/26/2019 11:47:39 AM 1/1

The County of Comal §
State of Texas §

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JUN 26 2019

COUNTY ENGINEER

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 & Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires 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 Lot 32, Block 18, Rockwall Ranch Subdivision-Unit 5, situated in Comal County, Texas, according to map or plat thereof recorded under County Clerk's file 200706009705, Map and/or Plat Records of Comal County, Texas.

The property is owned by Windmill Custom Homes, LLC

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 24th Day of June, 2019

Vicki Millican

Vicki Millican, President
Windmill Custom Homes

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF June, 2019

Notary Public, State of Texas

GRACE ROMAN BLAKE
Notary Public, State of Texas
Comm. Expires 10-09-2021
Notary ID 129589168

Notary/s Printed Name: Grace Roman Blake
My Commission Expires: 10-09-21

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/26/2019 11:47:39 AM
JESSICA 1 Page(s)
201906021882

Bobbie Koepp

J.B. Septic Systems, Inc.
Two-Year Initial Service Policy

System Owner:
Windmill Custom Homes, LLC

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: _____
Model Number: _____
Permit Number: _____

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Site: Legal Description: 27207 Eichenbaum, Lot 32, Blk 18
Rockwall Ranch Subdivision, Unit 5, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

J.B. Septic Maintenance, Inc. shall test and report on this system as required by rule on the following:

1. An Inspection/Service Call every 4 months, which includes inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
2. An effluent quality inspection every 4 months, consisting of a visual check for color, turbidity, scum overflow, and an examination for odors.
3. A sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will be notified and the system will be pumped upon owner authorization.
4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
5. If required, a chlorine residual test well be taken at each visit. (BOD and TSS annually on commercial only.) If a grab test is required, the Owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

VIOLATIONS OF WARRANTY including shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

This Policy Does Not Include;

1. **Cost of Pumping Sludge From Unit If Necessary.**
2. **Cost of System Repair Due to Damage or Parts Failure Due to Neglect.**
3. **Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.**

The Maintenance Company and the Owner agree to abide by the service policy as stated above.

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MAINTENANCE COMPANY:
J.B. Septic Maintenance, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292
(210)414-6289

MANUFACTURER:
Clearstream Wastewater Systems, Inc.
P.O. Box 7568
Beaumont, Texas 77726-7568
(409) 755-1500

Installation Company:
J.B. Septic Systems, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292

Permitting Authority:
Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, TX 78132-3760
(830) 608-2094

Jim Blake, J.B. Septic Systems, Inc.

System Owner

Service Company Operator License Number: MP0000892

J. B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

Telephone (830) 931-0292
Fax (830) 931-0409

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SITE EVALUATION

LOCATION: Lot 32, Rockwall Ranch Subdivision, Block 18, Unit 5
Comal County (27207 Eichenbaum)

I. USDA County Soils Survey Classification: (Doc) Doss Silty Clay

II. Soil Analysis Sample: Two soil borings located in the proposed absorption area
(Method and Location)

III. Soil Profile: 0 – 18" silty clay with stone underlain by limestone
(Describe sample) _____

IV. Soil Texture Classification:
____Soil Class Ia ____Soil Class Ib ____Soil Class II __Soil Class III __X__Soil Class IV

V. Soil Structure: Blocky

VI. Restrictive Horizons (Note any dense clay sub-soils, rock or fractured rock, depth of groundwater etc.): Rock

VII. Topography: 2% slope

VIII: Flood Hazard: No

IX. Overall Site Suitability: The site is suitable for Aerobic Treatment with Spray Irrigation.

X. Recharge Zone: Yes. No recharge features found within 150 Ft. of OSSF location

Signature | June 19, 2019 (Date) | OS0010832 (Registration #)

STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARIAN

J.B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

Telephone (830) 931-0292
Fax (830) 931-0409

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ON-SITE SEWAGE FACILITY DESIGN

FOR: Windmill Custom Homes
26927 Rockwall Parkway
New Braunfels, TX 78132

LOCATION: 27207 Eichenbaum
Lot 32, Block 18, Unit 5
Rockwall Ranch Subdivision
Comal County

DEVELOPMENT: Proposed Four bedroom residence with 3,294 sq. ft. living area.

ESTIMATE OF WATER CONSUMPTION: **300** gallons per day.

SEWAGE FACILITY DESCRIPTION: Clearstream Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 4,923 square feet. The timer is set for spray between midnight and 5:00 A.M.

CALCULATION:

Application Area Required = $\frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{300 \text{ Gals./Day}}{.064 \text{ Gals./Sq.Ft./Day}} =$ 4,688 Sq. Ft.

ACTUAL APPLICATION AREA TO BE COVERED:

(Radius of Sprinkler Head) X (Radius of Sprinkler Head) X 3.14	=	Sq. Ft.
Two Full circle sprinkler heads, each one with a 28 foot radius	=	4,923 Sq. Ft.
Total	=	4,923 Sq. Ft.

ELECTRICAL WIRING – All wiring must be in complete compliance with 30 Texas Administrative Code 285.34(c) and with the most recent National Electric Code. All electrical components should have an electrical disconnect within direct vision.

STATE OF TEXAS
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AEROBIC TREATMENT SYSTEM COMPONENTS AND REQUIREMENTS:

1. Minimum 400 gallon **Pre-Treatment Tank**.
2. **Aerobic Treatment Unit** – 600 gallon TCEQ approved unit.
3. **Liquid Chlorinator** – Only E.P.A. approved chlorine (Bleach) for use with wastewater shall be used. It is the owner's responsibility to ensure that it is functioning properly and has chlorine **IN IT AT ALL TIMES.**
4. 700 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Clearstream P-20 pump or approved equivalent.)
5. **Sprinkler heads** must be impact or gear driven rotary design with a maximum inlet pressure of 40 PSI. Only low angle (13 degree trajectory) nozzles shall be used. All sprinkler heads shall be self-draining type so as to prevent in-line freezing. The exact location of sprinkler heads shall be coordinated between the installer and the property owner so that spray patterns shall not be blocked by trees, etc; a minimum of 10 feet shall be required between any sprinkler head and the base of a tree.
6. **SURFACE APPLICATION AREA** - The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Exposed surface rock in the application area shall be removed or covered with soil and seeded or grassed laid. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off. Owners shall not allow driveways, fences, storage buildings, or other structures to be constructed over the treatment or disposal systems. Land that is used for growing food, gardens, orchards, or crops that may be used for human consumption, as well as unseeded bare ground, shall not be used for surface application.
7. **AFFIDAVIT** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that it give proper notification to future owners of the continuous maintenance and administrative requirements of this OSSF system.
8. **MAINTENANCE CONTRACT:**
   At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Service Policy as required by the TCEQ. Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

NOTE: SEE ATTACHMENT for water treatment equipment and appliances installation requirements. The back flush or discharge from water treatment equipment may be discharged into an On-Site Sewage Facility as provided in this attachment. Effective April 28, 2004.

REMARKS: The contractor may make minor field adjustments to the system with approval of the county regulatory agency. The referenced site has been evaluated and the on-site sewerage facility has been designed generally following the requirements given by the Texas Commission on Environmental Quality and Comal County. The site evaluation and design are based upon technical information available today. The proper performance of any on-site sewerage facility cannot be guaranteed even though all provisions of the regulations have been met.

CERTIFICATION: I hereby certify that this sewage facility design submitted conforms to the Texas Commission on Environmental Quality and Comal County requirements, and with proper use, maintenance, and under normal climatic conditions can be expected to function without creating a nuisance.

DATE: June 19, 2019

STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARIAN

Jim Blake, Professional Sanitarian #2289

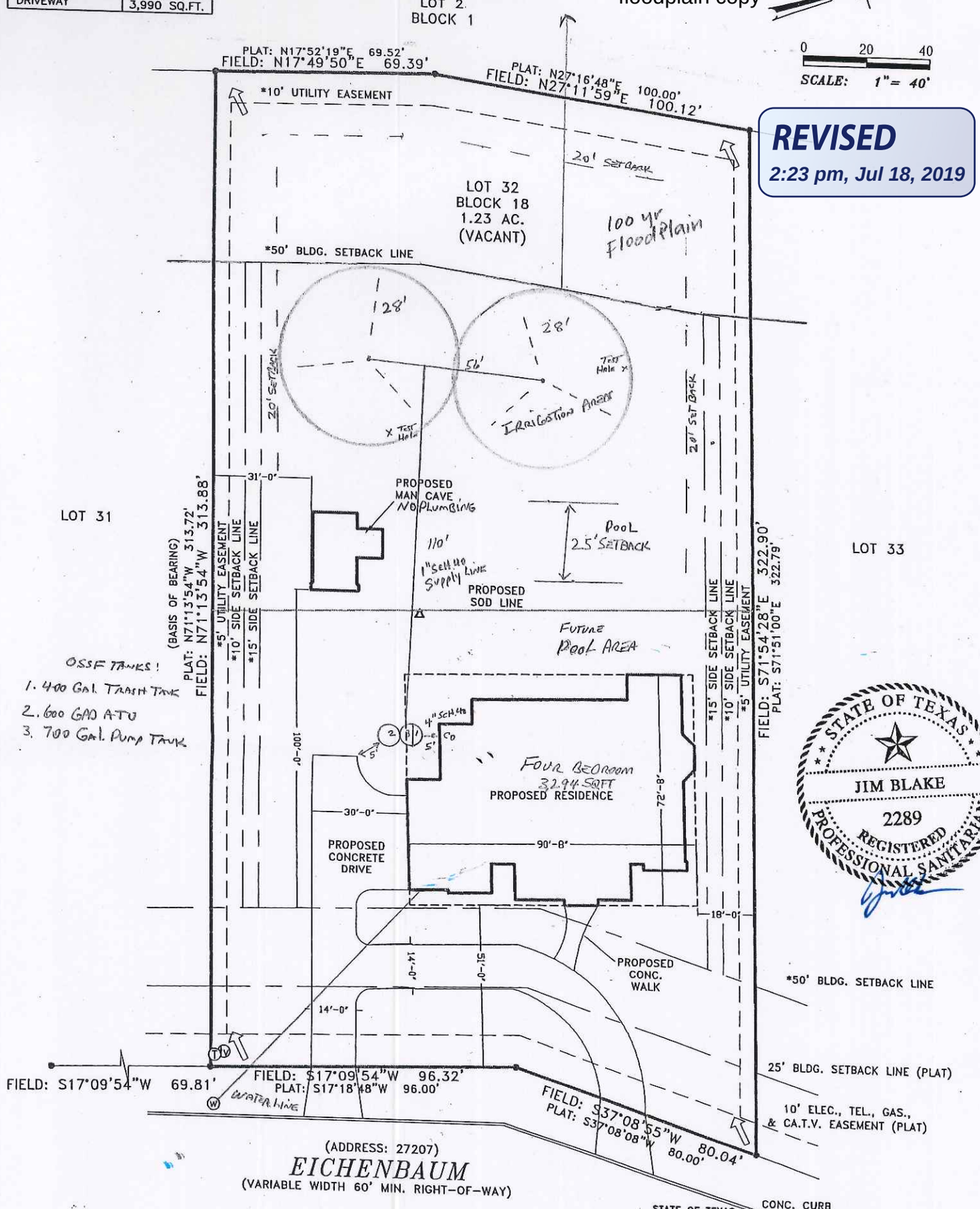
LOT COVERAGE

TOTAL LOT AREA	53,444 SQ.FT.
SOD AREA	19,396 SQ.FT.
ENTRY WALK	129 SQ.FT.
SLAB	5,032 SQ.FT.
DRIVEWAY	3,990 SQ.FT.

ROCKWALL RANCH SUBDIVISION
UNIT3
DOC. # 200606020726
LOT 2
BLOCK 1

Received 7-18-19
floodplain copy

REVISED
2:23 pm, Jul 18, 2019



STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARIAN

STATE OF TEXAS
COUNTY OF COMAL

I hereby certify that the above plat is a true and correct representation of the proposed development according to the recorded subdivision plat and information provided by the client.

NOTE:
1.) *RESTRICTIONS SHOWN ARE PER BUILDER.
2.) ALL FLATWORK TO BE DETERMINED BY BUILDER.
3.) DRAINAGE FLOW SHOWN IS APPROXIMATE PER THE RECORDED SUBDIVISION PLAT.

STATE OF TEXAS
REGISTERED
CAESAR A. GARCIA
5904
PROFESSIONAL
LAND SURVEYOR

Revised
This supersedes survey drawing dated: 06/19/2018
REVISION: HOUSE CHANGED

This 23RD day of APRIL, 2019 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

PLAT LEGEND

- ● 1/2" IRON ROD FOUND
- ○ STAKE FOUND
- △ NAIL SET (T.B.M.)
- ⇦ DRAINAGE FLOW
- Ⓣ TELEPHONE RISER
- Ⓣv CABLE TV RISER
- Ⓦ WATER METER

DATE: 04/23/2019
D.B. D.M.
S.B. A.O./D.M.

REVISIONS:

PREPARED FOR WINDMILL CUSTOM HOMES

CROSS BRANCH SURVEYING
2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

FINAL PLOT PLAN
27207 EICHENBAUM,
LOT 32, BLOCK 18,
ROCKWALL RANCH,
UNIT 5
COMAL COUNTY, TEXAS

W.O. No. 18-6-14A
W.O. No. --

STATE MANDATED REGULATION CONCERNING AEROBIC SYSTEMS

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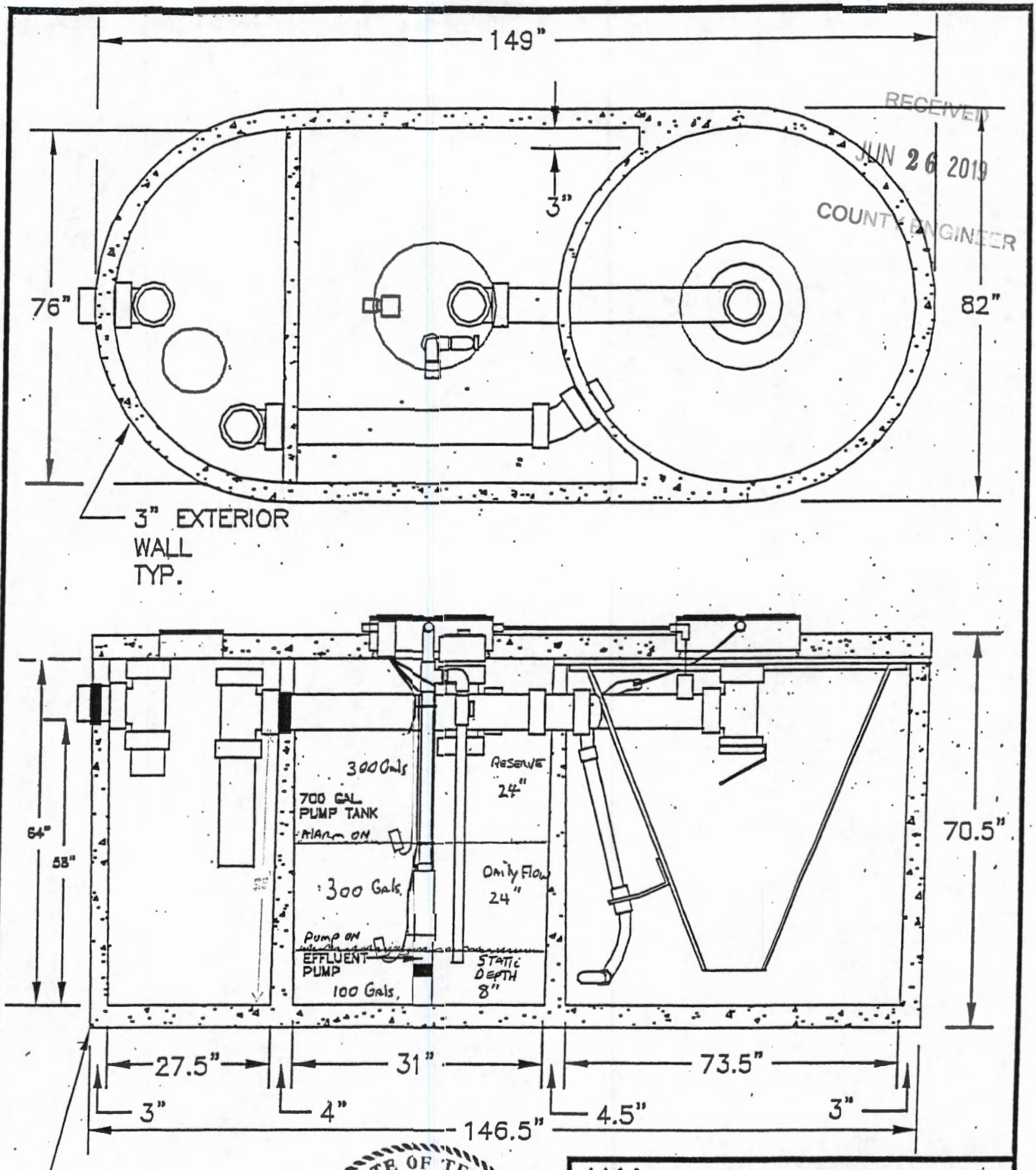
NAME: Windmill Custom Homes, LLC
LOCATION: 27207 Eichenbaum New Braunfels, TX 78132
DATE: June 19, 2019

As part of the installation of this system, the Texas Commission On Environmental Quality requires the following:

1. The property owner and the aerobic system maintenance contractor shall enter into a 2 year (minimum) full service maintenance contract in which the company will provide periodic inspections for system compliance with effluent standards. This contract will authorize the maintenance company to operate, maintain, and repair the system as needed. The costs of this service will be paid by the system's owner and may be included with the installation of the system. (See the attached Service Policy.)

2. The property owner shall submit an affidavit to the County Clerk's Office to be added to the Real Property Deed on which the surface application system is installed. (See the attached AFFIDAVIT TO THE PUBLIC.)

3. The maintenance company shall inspect this system as directed in the Service Policy and shall keep accurate records of their findings. These records shall be submitted to the County at the end of the first 2-year service life of the system.



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STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARIAN

CLEARSTREAM
WASTEWATER SYSTEMS, INC.
P.O. Box 7568 Beaumont, Texas 77726-7568

MODEL 600NC3T
600 G.P.D. TREATMENT SYSTEM

DRAWN:	CHKD:	DATE:	REV:	REV. DATE:	NUMBER:
CWP	JM	07/04	0		10000385

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CLEARSTREAM®
WASTEWATER SYSTEMS, INC.

OWNER'S MANUAL

SERIES P20 4" SUBMERSIBLE PUMP

Two Wire, 1/2 HP, 115 Volt, 60 Hz

Installation • Operation

LIMITED WARRANTY

Clearstream warrants to the original consumer of the products listed below, that they will be free from defects in material and workmanship for the Warranty Period from the date of installation as noted.

Product	Warranty Period
4" Submersible Pump	2 year

Our warranty will not apply to any product that has been subject to negligence, misapplication, improper installation or maintenance.

Buyer's only remedy and Clearstream's only duty is to repair or replace defective products (at Clearstream's choice). Buyer agrees to pay all labor and shipping charges associated with this warranty and to request warranty service through the installing dealer as soon as a problem is discovered. If warranty service is requested after the Warranty Period has ended, it will not be honored.

CLEARSTREAM SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR CONTINGENT DAMAGES WHATSOEVER.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS WARRANTIES, IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL NOT EXTEND BEYOND THE WARRANTY PERIOD PROVIDED HEREIN.

Certain states do not permit the exclusion or limitation of incidental or consequential damages or the placing of limitations on the duration of an implied warranty, therefore, the limitations or exclusions herein may not apply. This warranty sets forth specific legal rights and obligations, however, additional rights may exist, which may vary from state to state.

Supersedes all previous publications.

Clearstream, P.O. Box 9337, Beaumont, TX 77709

CLEARSTREAM
P.O. Box 9337, Beaumont, TX 77709

PRINTED IN U.S.A.

CL370 (12/14/95)

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open. Start pump. *Slowly* open valve until the *desired flow rate* is reached. Final setting *must* be within pump's recommended operating range.

OPERATION

1. *The pump must* be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump or the motor.

Table 1: Recommended Fusing Data

115 Volt/60 Hz/1 Phase 2-Wire Cable

HP	Volts/Hz/ Phase	Motor Winding Resistance Ohms	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
1/2	115/60/1	1.0-1.3	12.0	64.8	30/15

Table 2: Power Supply Wire (Cable) Length in Feet

1 Phase, 2 Wire Cable, 60 Hz (Copper Wire Size - Service to motor)

Volts	HP	14 AWG	12 AWG	10 AWG	8 AWG	6 AWG	4 AWG	3 AWG	2 AWG	1 AWG	0 AWG
115	1/2	100	160	250	390	620	960	1190	1460	1780	2160

1. Maximum wire lengths shown maintain motor voltage at 95% of service entrance voltage, running at maximum nameplate amperes. If service entrance voltage will be at least motor nameplate voltage under normal load conditions, 50% additional length is permissable for all sizes.
2. Sizes given are for copper wire. For aluminum wire go two sizes larger (i.e., if table lists #12 copper wire, use #10 aluminum wire.)

Motor Insulation Resistance Readings

Normal Ohm/Megohm readings for all motors, between all leads and ground. Set ohmmmeter to 100K scale.

Condition of Motor and Leads	Ohm Value	Megohm Value
New motor, without power cable	20,000,000 (or more)	20.0
Used motor, which can be reinstalled in tank	10,000,000 (or more)	10.0
Motor in Tank – Readings are Power Cable plus Motor		
New Motor	2,000,000 (or more)	2.0
Motor in reasonably good condition	500,000 to 2,000,000	0.5–2.0
Motor which may be damaged or have damaged power cable *Do not pull motor for these reasons*	20,000 to 500,000	0.02–0.5
Motor definitely damaged or with damaged power cable *Pull motor and repair*	10,000 to 20,000	0.01–0.02
Failed motor or power cable — *Pull motor and repair*	Less than 10,000	0–0.01

Important Electrical Grounding Information

⚠WARNING Hazardous voltage. Can shock, burn, or kill. To reduce the risk of electrical shock during pump operation, ground and bond the pump and motor as follows:

A. To reduce risk of electrical shock from metal parts of the assembly other than the pump, bond together all metal parts accessible at the tank top (including metal discharge pipe, metal tank top, and the like). Use a metal bonding conductor at least as large as the power cable conductors running down the well to the pump's motor.

B. Clamp or weld (or both if necessary) this bonding conductor to the grounding means provided with the pump, which will be the equipment-grounding terminal, the grounding conductor on the pump housing, or an equipment-grounding lead. The equipment-grounding lead, when provided, will be the conductor having green insulation; it may also have one or more yellow stripes.

C. Ground the pump, motor, and any metallic conduit that carries power cable conductors. Ground these back to the service by connecting a copper conductor from the pump, motor, and conduit to the grounding screw provided within the supply-connection box wiring compartment. This conductor must be at least as large as the circuit conductors supplying the pump.

Save these instructions.

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JUN 26 2019

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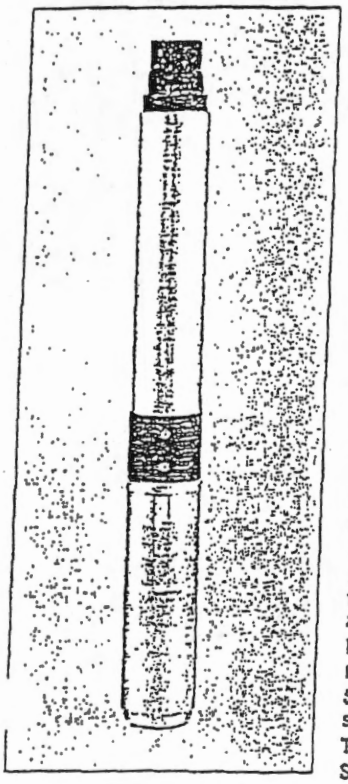
CLEARSTREAM®
WASTEWATER SYSTEMS, INC.

P20 Submersible Effluent Pump



GENERAL DESCRIPTION

The P20 multistage submersible effluent pump constructed from *precision-engineered, corrosion-resistant materials*, is an industry leader in high pressure effluent removal. *The floating stack design* resists abrasion wear and reduces motor bearing thrust loading. These pumps feature the patented Signa-Seal™ design, which provides dry running capability in the event of a system failure. This patented Signa-Seal design has no industry equal.

APPLICATIONS

Designed for pumping filtered effluent.

SPECIFICATIONS

Shell: stainless steel
Discharge: fiberglass-reinforced thermoplastic
Discharge bearing: Nylatron®
Intermediate bearing: (on larger units) polycarbonate, nitrile rubber, *and stainless steel*
Impellers: Delrin®
Diffusers: Lexan®
Suction caps: Lexan® with stainless steel insert
Thrust pads: proprietary spec.
Shaft and coupling: stainless steel
Intake: fiberglass-reinforced thermoplastic
Intake screen: polypropylene
Cable guard: stainless steel
Agency Listings: UL 778

FEATURES

- *Patented Staging System – Our* proven Signa-Seal™ staging system incorporates a harder-than-sand ceramic wear surface that when incorporated with our floating stack design, greatly reduces problems with abrasives, sand lock-up and running dry.
- Discharge – Fiberglass-reinforced thermoplastic material for durability in aggressive water. Octagon-shaped to fit pipe wrench.
- Discharge Bearing – Exclusive self-lubricating Nylatron® bearing resists wear from sand.
- Intake – Fiberglass-reinforced thermoplastic material for durability in aggressive water.
- Shaft – Positive drive from hexagonal heavy-duty 300 grade stainless steel.
- Coupling – Stainless steel press fit to pump shaft. Couples to all standard NEMA motors.
- Shell – Highest grade, heavy-walled corrosion-resistant stainless steel. *Threaded for easy servicing.*
- Hardware – All screws, washers and *nuts are corrosion-resistant* 300 grade stainless steel.
- Check Valve – Durable internal check valve.
- Cable Guard – Corrosion-resistant stainless steel guard protects motor *leads. Tapered ends prevent* pump from catching on well.
- Corrosion-proof intake screen
- *Franklin Electric Motor* – 100% corrosion-resistant stainless steel construction. Constant lubrication *through water-filled* design. Hermetically-sealed stator assures moisture-free windings. Built-in surge arrester provided on 1/2 HP through 1-1/2 HP, single-phase pumps for added protection. All thrust absorbed by durable Kingsbury-type thrust bearing. Replaceable motor lead assembly. *NEMA standard motors,* 2- and 3-wire.

ORDERING INFORMATION

Model No.	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length
P20	1/2	12	115	1/60	100'

PERFORMANCE

Discharge Pressure PSI	57	52	44	33	19
Gallons Per Minute	10	15	20	25	30

This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).

® Nylatron is a registered trademark of Polymer Corp.
® Lexan is a registered trademark of General Electric Co.
® Delrin is a registered trademark of E.I. DuPont de Nemours and Co.

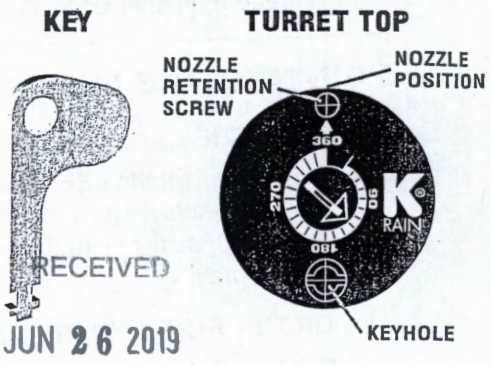
Specifications are subject to change without notice.

— NOTE —

We have a wide range of sump/sewage/effluent pumps to offer. If you need a catalog showing other available units, please contact your Clearstream representative.

PRO*PLUS*® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: All of our sprinklers are preset for you with a 90° arc setting, and include a pre-installed #2.5 nozzle.



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CHANGING A NOZZLE

1 USE YOUR K-KEY

After you remove the nozzle retention screw with your K-Key, insert the K-Key into the keyhole on the top of the turret. Then, turn the K-Key 1/4 turn so it doesn't slip out of the hole when you pull it up.

2 PULL UP THE RISER

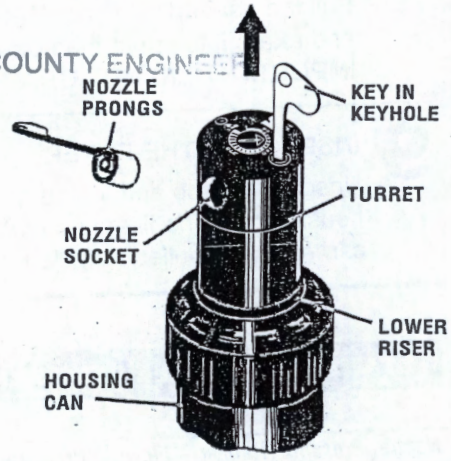
Firmly pull the entire spring loaded riser up with the K-Key to access the nozzle socket. Hold the riser up with one hand.

3 REMOVE THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, pivot your K-Key 1/4 of a turn to "hook" the nozzle and pull the nozzle out.

4 INSTALL A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. NOTE: The nozzle retention screw is also a break-up screw and adjusts the distance of the spray.

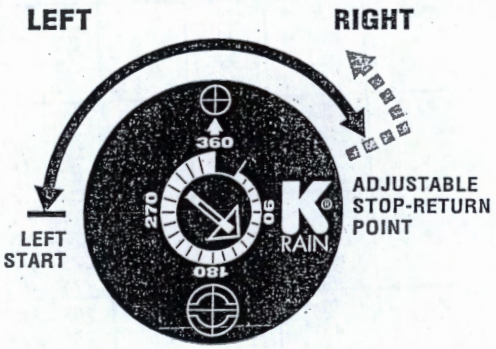


PRO*PLUS* IS ADJUSTABLE AND CONTINUOUS 360° ALL IN ONE MODEL

SETTING THE ARC ADJUSTMENT (PRESET AT 90°)

5 FIND THE LEFT START POSITION

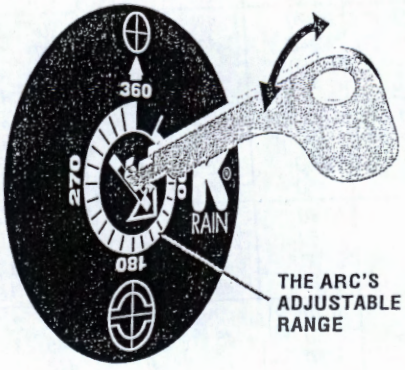
First, rotate the turret with your fingers around to the RIGHT (clockwise) until it stops. Then, rotate the turret around to the LEFT until it stops again. This is the LEFT START position. The sprinkler will begin spraying from this point and will rotate clockwise.



6 TO CHANGE THE ARC SETTING BEFORE INSTALLATION

Follow step 5 above to find the LEFT START as a reference point. To INCREASE THE ARC, insert the K-Key into the arc indication ARROW SLOT at the center of the turret. While holding the turret with your fingers, turn the K-Key CLOCKWISE until the arc INDICATION ARROW POINTS TO the RIGHT STOPPING POINT.

ARC SELECTION: 35° TO 360°



WHEN SET AT 360°, PRO*PLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

To DECREASE THE ARC, hold the turret steady and turn the K-Key COUNTERCLOCKWISE to the desired setting.

WITH THE SPRINKLER RUNNING

Follow step 2, hand-spinning the turret gently in the direction it is spraying. Once you have found the LEFT START as a reference point, following the directions to INCREASE THE ARC or DECREASE THE ARC as shown above.

§285.37. On-Site Sewage Facilities and Water Treatment Equipment and Appliances

(a) Water treatment equipment is defined as an appliance, which includes water softeners and reverse osmosis systems, used to:

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(1) alter the mineral content of water;

(2) alter the microbiological content of water;

(3) alter other substances found in water; or

(4) purify water.

(b) Back flush or discharge from water treatment equipment installed on or after September 1, 2003, may be discharged into an on-site sewage facility (OSSF) as provided in this subsection.

(1) Water softener.

(A) The water softener must regenerate using a demand-initiated regeneration (DIR) control device. The water softener must be clearly labeled as being equipped with a DIR control device as follows:

(i) the label shall be affixed to the outside of the water softener so the label can be easily inspected and read; and

(ii) the label shall provide the name of the company that installed the water softener.

(B) A water softener may be connected to an OSSF with a non-standard or proprietary treatment system only as described in §285.32(c) and (d) of this title (relating to Criteria for Sewage Treatment Systems) if the water softener drain line:

(i) bypasses the treatment system; and

(ii) connects directly to a pump tank if the OSSF has a pump tank or directly to the pipe between the treatment system and the disposal system if no pump tank exists.

(C) An owner may continue to use a water softener that discharges to an OSSF and does not meet the requirements of subparagraph (A) of this paragraph if the water softener was installed before September 1, 2003. An owner must replace any water softener installed before September 1, 2003, with a water softener that meets the requirements of subparagraphs (A) and (B) of this paragraph at such time as:

(i) an owner replaces the existing water softener; or

(ii) an owner or installer installs, alters, constructs, or repairs an OSSF for the structure or property served by the existing water softener.

(2) Reverse osmosis system.

(A) Point-of-use (under sink unit) reverse osmosis systems. The back flush from a point-of-use reverse osmosis system may be discharged into an OSSF without including calculations of the back flush water volume in the OSSF planning materials.

(B) Point-of-entry (whole house unit) reverse osmosis systems. The back flush from a point-of-entry reverse osmosis system may be discharged into an OSSF if:

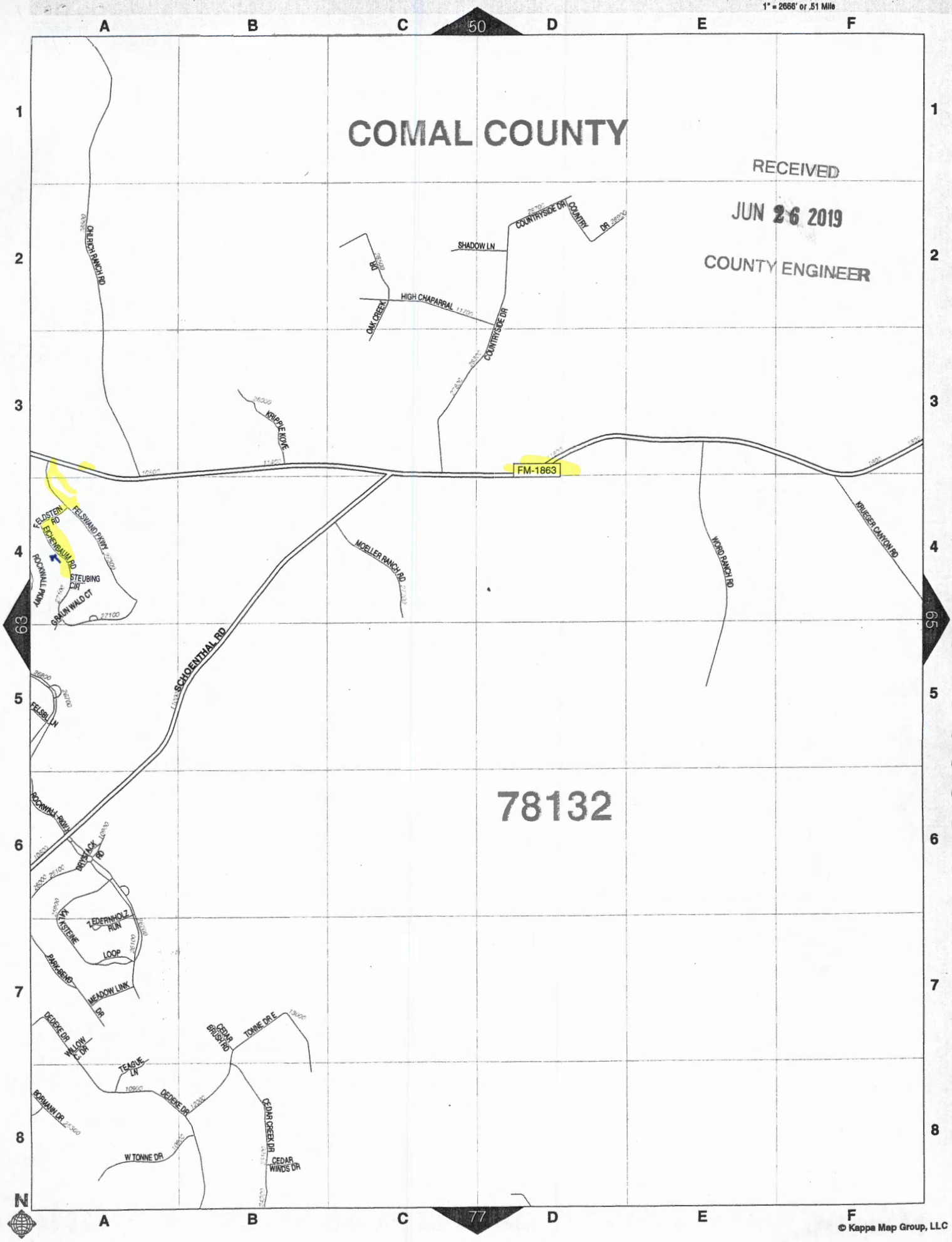
(i) the owner can demonstrate that the point-of-entry reverse osmosis system does not cause hydraulic overloading of the OSSF; or

(ii) the water volume from the point-of-entry reverse osmosis system is accounted for (added to the usage rate in §285.91(3) of this title (relating to Tables)) by providing calculations of the increase in wastewater volume with the OSSF planning materials.

(3) Water treatment equipment other than water softeners and reverse osmosis systems. If an owner uses water treatment equipment other than water softeners or reverse osmosis systems, the back flush from the water treatment equipment may be discharged into an OSSF if the water volume is added to the OSSF usage rate in §285.91(3) of this title. This water volume calculation must be provided with the OSSF planning materials.

(c) Discharges from all water treatment equipment shall enter the OSSF system through an airgap or an airgap device as required in the Uniform Plumbing Code (2000).

Adopted April 7, 2004 Effective April 28, 2004



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© Kappa Map Group, LLC

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Wednesday, July 3, 2019 1:18 PM
To: 'JB Septics Systems Inc.'
Subject: 109328 deficiency comment

RE: Rockwall Ranch, Unit 5, Lot 32, Block 18

Jim,
We received planning materials for the referenced permit application on June 26, 2019 and found those planning materials to be deficient. In order to continue processing this permit:

- ✔ Show the floodplain location on your site plan, and resubmit to our office.

If you have any questions, you can email me or call the office.

Thank you,

Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)

Griffin, Kathy

From: Griffin, Kathy
Sent: Wednesday, July 3, 2019 9:35 AM
To: 'JB Septics Systems Inc.'
Subject: RE: OSSF Permit 109328
Attachments: 27207 Eichenbaum.PNG

Grace,

Attached is the floodplain map showing the correct floodplain boundary for 27207 Eichenbaum. Please have Jim update the septic drawing.

Kathy Griffin, CFM
Floodplain Coordinator
Comal County Engineer's Office
830-608-2090
www.cceo.org

From: JB Septics Systems Inc. <info@jbsepticsystemsinc.com>
Sent: Monday, July 1, 2019 12:30 PM
To: Griffin, Kathy <griffk@co.comal.tx.us>
Subject: FW: OSSF Permit 109328

From: Grace [mailto:grace@jbsepticsystemsinc.com]
Sent: Monday, July 01, 2019 12:07 PM
To: 'JB Septics Systems Inc.' <info@jbsepticsystemsinc.com>
Subject: RE: OSSF Permit 109328

Hello Kathy,

Attached is the site plan showing the floodplain you requested.

Thanks,

Grace

From: JB Septics Systems Inc. [mailto:info@jbsepticsystemsinc.com]
Sent: Monday, July 01, 2019 11:36 AM
To: 'Grace' <grace@jbsepticsystemsinc.com>
Subject: FW: OSSF Permit 109328

From: Griffin, Kathy [mailto:griffk@co.comal.tx.us]
Sent: Thursday, June 27, 2019 11:28 AM
To: info@jbsepticsystemsinc.com
Subject: OSSF Permit 109328

RE: OSSF Permit 109328
Rockwall Ranch, Unit 5, Lot 32, Block 18

Dear Mr. Blake,

The floodplain boundary needs to be added to the design for 27207 Eichebaum.

Sincerely,

Kathy Griffin, CFM
Floodplain Coordinator
Comal County Engineer's Office
830-608-2090
www.cceo.org

S
48091C0410F
27207
A

Griffin, Kathy

From: Griffin, Kathy
Sent: Thursday, June 27, 2019 11:28 AM
To: 'info@jbsepticsystemsinc.com'
Subject: OSSF Permit 109328

RE: OSSF Permit 109328
Rockwall Ranch, Unit 5, Lot 32, Block 18

Dear Mr. Blake,

The floodplain boundary needs to be added to the design for 27207 Eichebaum.

Sincerely,

Kathy Griffin, CFM
Floodplain Coordinator
Comal County Engineer's Office
830-608-2090
www.cceo.org

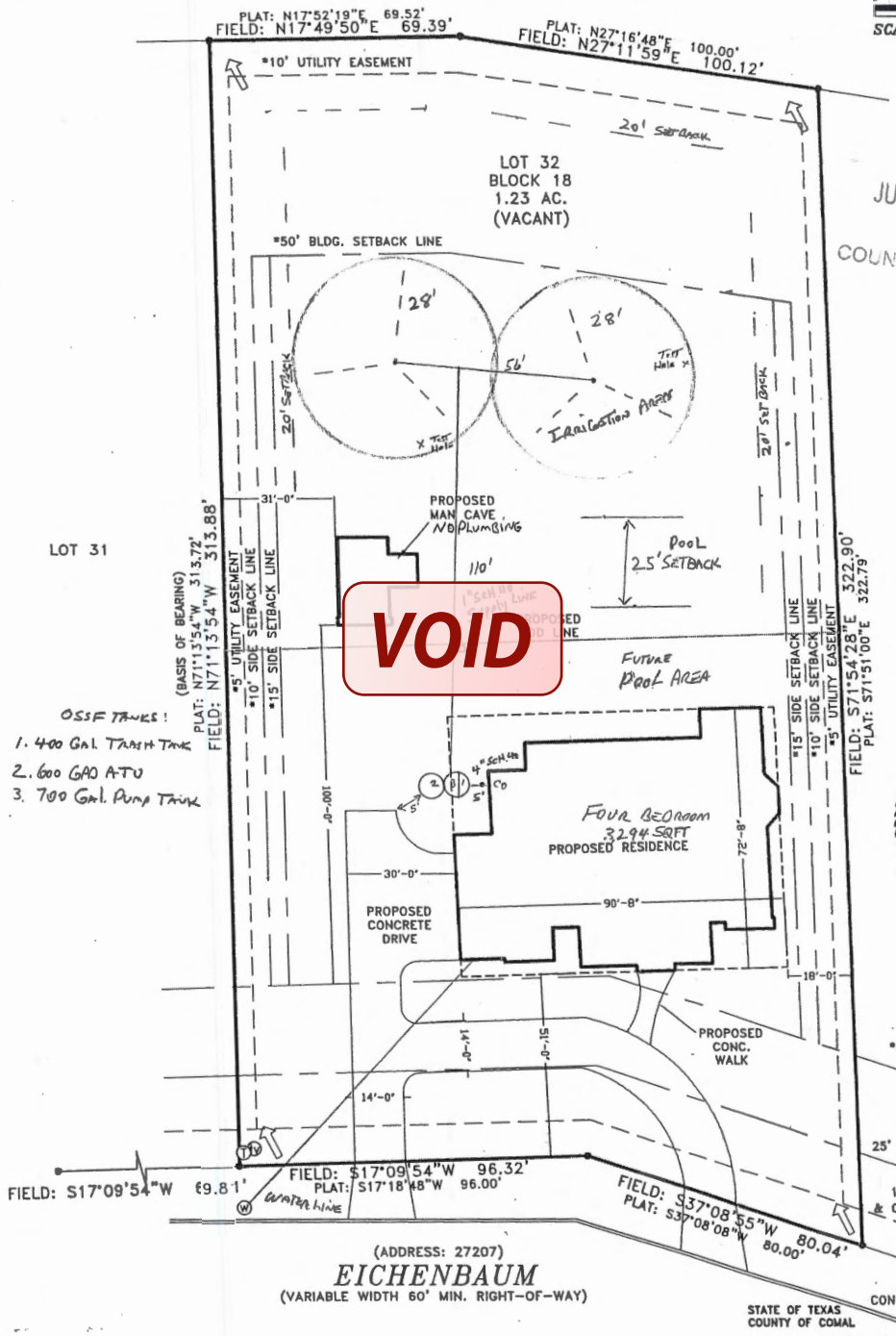
VOID

LOT COVERAGE

TOTAL LOT AREA	53,444 SQ.FT.
SOD AREA	19,396 SQ.FT.
ENTRY WALK	129 SQ.FT.
SLAB	5,032 SQ.FT.
DRIVEWAY	3,990 SQ.FT.

WALL RANCH SUBDIVISION
UNIT3
DOC. # 200606020726
LOT 2
BLOCK 1

SCALE: 1" = 40'



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STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARY

STATE OF TEXAS
COUNTY OF COMAL

I hereby certify that the above plat is a true and correct representation of the proposed development according to the recorded subdivision plat and information provided by the client.

This 23RD day of APRIL, 2019 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

STATE OF TEXAS
REGISTERED
CAESAR A. GARCIA
5904
PROFESSIONAL
LAND SURVEYOR

Revised
This supersedes survey drawing dated: 06/19/2018
REVISION: HOUSE CHANGED

NOTE:
1.) *RESTRICTIONS SHOWN ARE PER BUILDER.
2.) ALL FLATWORK TO BE DETERMINED BY BUILDER.
3.) DRAINAGE FLOW SHOWN IS APPROXIMATE PER THE RECORDED SUBDIVISION PLAT.

PLAT LEGEND
- ● 1/2" IRON ROD FOUND
- ○ STAKE FOUND
- △ NAIL SET (T.B.M.)
- ⇦ DRAINAGE FLOW
- Ⓣ TELEPHONE RISER
- Ⓣv CABLE TV RISER
- Ⓦ WATER METER

PREPARED FOR WINDMILL CUSTOM HOMES

CROSS BRANCH SURVEYING
2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

FINAL PLOT PLAN
27207 EICHENBAUM,
LOT 32, BLOCK 18,
ROCKWALL RANCH,
UNIT 5
COMAL COUNTY, TEXAS

W.O. No. --

DATE: 04/23/2019
D.B. D.M.
S.B. A.O./D.M.

VOID

GF: 2324234-SA30 **FATCO**

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.

General Warranty Deed

Date: May 29, 2018

Grantor: DANIEL A. RIVERA AND MICHELLE P. RIVERA, TRUSTEES OF THE RIVERA LIVING TRUST DATED JANUARY 25, 2013

Grantor's Mailing Address:

579 Solms Forest
New Braunfels, Texas 78132
Comal County

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Grantee: WINDMILL CUSTOM HOMES, LLC

Grantee's Mailing Address:

26927 Rockwall Pkwy
New Braunfels, Texas 78231
Comal County

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

LOT 32, BLOCK 18, ROCKWALL RANCH SUBDIVISION -UNIT 5, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 200706009705, MAP AND/OR PLAT RECORDS OF COMAL COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage,

GF: 2324234-SA30 **FATCO**

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Grantor's Mailing Address:

579 Solms Forest
New Braunfels, Texas 78132
Comal County

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Grantee: WINDMILL CUSTOM HOMES, LLC

Grantee's Mailing Address:

26927 Rockwall Pkwy
New Braunfels, Texas 78231
Comal County

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

LOT 32, BLOCK 18, ROCKWALL RANCH SUBDIVISION -UNIT 5, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 200706009705, MAP AND/OR PLAT RECORDS OF COMAL COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage,

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ownership, or both, the payment of which Grantee assumes.

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 and 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 Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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

GRANTOR:
THE RIVERA LIVING TRUST DATED JANUARY 25, 2013

By:_____
DANIEL A. RIVERA, Trustee

By:_____
MICHELLE P. RIVERA, Trustee

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on 5/29, 2018, by DANIEL A. RIVERA, TRUSTEE OF THE RIVERA LIVING TRUST DATED JANUARY 25, 2013.

KAREN STENSRUDE
Notary Public
STATE OF TEXAS
My Comm. Exp. 08/21/2020
ID# 12010790

_____
Notary Public, State of Texas
My commission expires:_____

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on 5/29, 2018, by MICHELLE P. RIVERA, TRUSTEE OF THE RIVERA LIVING TRUST DATED JANUARY 25, 2013.

KAREN STENSRUDE
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/21/2020
ID# 12010790

Notary Public, State of Texas
My commission expires:_____

AFTER RECORDING RETURN TO:
WINDMILL CUSTOM HOMES, LLC
26927 Rockwall Pkwy
New Braunfels, Texas 78231
GF: 2324234-SA30

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JUN 26 2019

COUNTY ENGINEER

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on 5/29, 2018, by MICHELLE P. RIVERA, TRUSTEE OF THE RIVERA LIVING TRUST DATED JANUARY 25, 2013.

KAREN STENSRUDE
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/21/2020
ID# 12010790

Notary Public, State of Texas
My commission expires:_____

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COUNT

AFTER RECORDING RETURN TO:
WINDMILL CUSTOM HOMES, LLC
26927 Rockwall Pkwy
New Braunfels, Texas 78231
GF: 2324234-SA30

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/30/2018 12:29:06 PM
CHRISTY 3 Pages(s)
201806020849

Bobbie Koepp

J.B. Septic Systems, Inc.
Two-Year Initial Service Policy

System Owner:
David & Donita Fontenot

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: 22940-06 NC-3T
Model Number: 600 NC-3T
Permit Number 109328
Effective: 11/08/19 thru 11/08 /21

Site Legal Description: 27207 Eichenbaum, Lot 32, Blk 18, Unit 5
Rockwall Ranch, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The service policy starts the date the "License To Operate" is issued by the permitting authority. This initial two year Service Policy will be at no additional charge to the property owner as required by State guidelines.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

J.B. Septic Maintenance, Inc. shall test and report on this system as required by rule on the following:

1. An Inspection/Service Call every 4 months, which includes inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
2. An effluent quality inspection every 4 months, consisting of a visual check for color, turbidity, scum overflow, and an examination for odors.
3. A sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will be notified and the system will be pumped upon owner authorization.
4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
5. If required, a chlorine residual test will be taken at each visit. (BOD and TSS annually on commercial only.) If a grab test is required, the Owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner.

VIOLATIONS OF WARRANTY including shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

This Policy Does Not Include;

1. **Cost of Pumping Sludge From Unit If Necessary.**
2. **Cost of System Repair Due to Damage or Parts Failure Due to Neglect.**
3. **Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.**

The Maintenance Company and the Owner agree to abide by the service policy as stated above.

MAINTENANCE COMPANY:
J.B. Septic Maintenance, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292
(210) 414-6289

MANUFACTURER:
Clearstream Wastewater Systems, Inc.
P.O. Box 7568
Beaumont, Texas 77726-7568
(409) 755-1500

Installation Company:
J.B. Septic Systems, Inc.
P.O. Box 1609
Helotes, Texas 78023

Permitting Authority:
Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, TX 78676
(830) 608-2094

Jim Blake, Sr. J. B. Septic Maintenance, Inc.

System Owner

Service Company Operator License Number: MP0000892

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 11/8/2019 **Scheduled Report** Permit Number: 109328

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every ~~4~~ months. Date of inspection visit: 3/10/2020

2. System inspected:

Owner: David & Donita Fontenot
System Name: Primary
Property Address: 27207 Eichenbaum
Serial Num: 22940- 06 NC 3T
City, State., ZipCode: New Braunfels, TX 78132
Brand Name: Clearstream
Inspected by: Pete Prado
Model Num: 600 NC 3T

(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	☑	☐	☐
Filters	☑	☐	☐
Irrigation Pumps	☑	☐	☐
Recirculation Pumps	☐	☐	☑
Disinfection Device	☑	☐	☐
Chlorine Supply	☑	☐	☐
Electrical Circuits	☑	☐	☐
Distribution System	☑	☐	☐
Sprayfield Vegetation/Seedir	☑	☐	☐
Other Item (Specify)		☐	

3. Repairs to system (list all components replaced):

4. Tests required and results:

Test	Required Check if YES	Results mg/1, mpn/100 ml, or trace	Test Method
BOD (Grab)	☐		
TSS (Grab)	☐		
Cl_2 (Grab)	☑	0.2mg/L	DPD
Fecal Coliform	☐		

5. Comments:

PT - 0"
ATU =0%
TT - 1" Lids secured at Departure

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 11/8/2019

Scheduled Report

Permit Number: 109328

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every 4 months. Date of inspection visit: 10/29/2021

2. System inspected:

Owner: David & Donita Fontenot

System Name: Primary
Serial Num: 22940- 06 NC 3T
Brand Name: Clearstream
Model Num: 600 NC 3T

Property Address: 27207 Eichenbaum
City, State., ZipCode: New Braunfels, TX 78132
Inspected by: Victor Alvarado

(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	☑	☐	☐
Filters	☑	☐	☐
Irrigation Pumps	☑	☐	☐
Recirculation Pumps	☐	☐	☑
Disinfection Device	☑	☐	☐
Chlorine Supply	☑	☐	☐
Electrical Circuits	☑	☐	☐
Distribution System	☑	☐	☐
Sprayfield Vegetation/Seedir	☑	☐	☐
Other Item (Specify)		☐	

3. Repairs to system (list all components replaced):
   Replaced diffuser stone.

4. Tests required and results:

Test	Required (Check if YES)	Results (mg/1, mpn/100 ml, or trace)	Test Method
BOD (Grab)	☐		
TSS (Grab)	☐		
Cl_2 (Grab)	☑	0.2mg/L	DPD
Fecal Coliform	☐		

5. Comments:
   PT= 0 "
   ATU= 5%
   TT= 2" Lids secure at departure.

J.B. SEPTIC MAINTENANCE, INC.

SERVICE CONTRACT AGREEMENT

In consideration of the pre-payment of the **annual fee of $ 275.00** licensed maintenance provider will provide the following services for your On-Site Sewage Facility.

- Routine service visits once every 4 months during the service period of one year from 04/11/2022 to 04/11/2023 on the Aerobic system indicated below.

Owner:	David & Donita Fontenot	Phone No:	(713) 898-5959
System:	Clearstream 600 NC 3T	Permit:	109328
Address:	27207 Eichenbaum	Sub Division:	Rockwall Ranch
City/County:	New Braunfels/Comal		

Service calls will include:

1. An effluent quality inspection consisting of a visual check for color and examination for odor.
2. Adjustment of any mechanical and electrical components that are out of order (Replacement of materials or parts is not covered).
3. Sampling of the settled solids in the aeration chamber.
4. Check chlorine residual when applicable.
5. Diffuser stones and air filters "normal wear and tear" items will be replaced as needed at an additional cost.
6. To avoid an additional trip charge, if your system needs a replacement part that is less than $100.00, we will replace the part without authorization.

If any improper operation is observed which cannot be corrected at the time of the inspection, you shall be notified immediately in writing of the conditions and the estimated date and cost, if applicable, for correction.

At the conclusion of the service policy, J. B. Septic Maintenance, Inc. will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance.

Owner / user operation instructions must be strictly followed. Also, it is the responsibility of the system owner to maintain chlorine in the system. The chlorine must be the appropriate type which is approved for waste water treatment.

J.B. Septic Maintenance, Inc. will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

Important: this service policy agreement does not cover the cost of service calls, labor or materials which are required or which are due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials such as chemicals, solvents, grease, oil, paint, etc.; pumping of sludge build-up from the system; or any usage contrary to the requirements as stated in the "Operation Manual." Additional service, including replacement of components, laboratory test work, and pumping of tanks will be done upon customer authorization and at an additional charge.

OWNER

David Fontenot

Signature

Date: 4/13/22

SERVICE DEALER

J.B. Septic Maintenance, Inc.

P.O. BOX 1609 HELOTES, TX 78023 FAX: 830-931-0409 Email: info@jbsepticsystemsinc.com

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 11/8/2019

Additional Inspection Report

Permit Number: 109328

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every 4 months. Date of inspection visit: 4/14/2022

2. System inspected:

Owner: David & Donita Fontenot

System Name: Primary
Property Address: 27207 Eichenbaum
Serial Num: 22940- 06 NC 3T
City, State., ZipCode: New Braunfels, TX 78132
Brand Name: Clearstream
Inspected by: Marco Rodriguez
Model Num: 600 NC 3T

(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	✓		
Filters	✓		
Irrigation Pumps	✓		
Recirculation Pumps			✓
Disinfection Device	✓		
Chlorine Supply	✓		
Electrical Circuits	✓		
Distribution System	✓		
Sprayfield Vegetation/Seedir	✓		
Other Item (Specify)			

3. Repairs to system (list all components replaced):
   Recommend pumping

4. Tests required and results:

Test	Required (Check if YES)	Results (mg/l, mpn/100 ml, or trace)	Test Method
BOD (Grab)			
TSS (Grab)			
Cl_2 (Grab)	✓	0.1 mg/L	DPD
Fecal Coliform			

5. Comments:
   PT= 5 "
   ATU= 50%
   TT= 1 ft Lids secure at departure.

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 11/8/2019

Scheduled Report

Permit Number: 109328

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every 6 months. Date of inspection visit: 11/3/2023

2. System inspected:

Owner: David & Donita Fontenot

System Name: Primary
Property Address: 27207 Eichenbaum
Serial Num: 22940- 06 NC 3T
City, State., ZipCode: New Braunfels, TX 78132
Brand Name: Clearstream
Model Num: 600 NC 3T

Inspected by: Jose J Roman

(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	☑	☐	☐
Filters	☑	☐	☐
Irrigation Pumps	☑	☐	☐
Recirculation Pumps	☐	☐	☑
Disinfection Device	☑	☐	☐
Chlorine Supply	☑	☐	☐
Electrical Circuits	☑	☐	☐
Distribution System	☑	☐	☐
Sprayfield Vegetation/Seedir	☑	☐	☐
Other Item (Specify)		☐	

3. Repairs to system (list all components replaced):

4. Tests required and results:

Test	Required Check if YES	Results mg/1, mpn/100 ml, or trace	Test Method
BOD (Grab)	☐		
TSS (Grab)	☐		
Cl_2 (Grab)	☐		
Fecal Coliform	☐		

5. Comments:

PT= 0"
ATU= 0%
TT= 1" Lids secure at departure.