Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Winters **OSSF Installer #:** OS0005924

1st Inspection Date: 2/26/25 **2nd Inspection Date:** 4/16/25 **3rd Inspection Date:** 10/9/25

Inspector Name: Corey Allen **Inspector Name:** Corey Allen **Inspector Name:** Corey Allen

Permit#: 116752 **Address:** 1518 Oak Meadows

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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)				

Inspector Notes: **2/26/25 CA: Tank level no leaks cover tank. Needs tee in trash tank. Waterline near shop needs relocated or sleeved. 4/16/25 CA: Operational. Leave waterline exposed to verify sleeving cover all 10/9/25 CA: Covered waterline abandoned flow meter installed**

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, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC 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	X		800	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Solar Aerobic	X X		
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)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
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)	x	285.33(d)(6) 285.33(c)(4)	Surface Application	x		
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)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
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	X X X			X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X			X		

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		X		
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	X X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X		
42	APPLICATION AREA Area Installed	X					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Special Permit Conditions on next page

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:	116752
Issued This Date:	03/04/2024
This permit is hereby given to:	James Barker

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

1518 OAK MEADOWS
CANYON LAKE, TX 78133

Subdivision:	Valley (A-452 SUR- 4 M W Potter)
Unit:	0
Lot:	0
Block:	0
Acreage:	5.7900

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.

March 4, 2024

COMAL COUNTY
ENGINEER'S OFFICE

RE: **1518 Oak Meadows**
5.787 Acres of land, more or less, being out of
the Michael W. Potter League Survey No. 4 Abstract 452

Special Permit Conditions for Permit 116752

A flow meter has been installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and recorded. The recorded daily readings must be submitted to the Comal County Environmental Health Office monthly beginning 30 days after the issuance of the License to Operate and continuing monthly every 30 days for 12 consecutive months. Failure to provide the required meter readings every month as indicated, or if at any time the daily meter readings are shown to exceed the total permitted flow of 700 gallons per day, the License to Operate will be void and a new permit must be obtained.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

RECEIVED
By Kathy Griffin at 1:45 pm, Oct 05, 2023

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		116752

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.

James K Barker — Signature of Applicant

Sept. 25 - 2023 — Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

Revised: September 2019

COMAL COUNTY ENGINEER'S OFFICE

E FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____ Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name James R. Barker
Mailing Address 1518 Oak Meadows
City, State, Zip Canyon Lake, TX 78133
Phone # _____
Email _____

Agent Name David Winters Septics LLC.
Agent Address P.O Box 195
City, State, Zip Spring Branch, TX 78070
Phone # 830-935-2477
Email wintersseptics@gvtc.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number 4 M POTTER/452 Acreage 5.787
Address 1518 OAK MEADOWS City CANYON LAKE State TX Zip 78133

3. 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 _____
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 6 RV'S
Miscellaneous _____

Estimated Cost of Construction: $ 25,000 (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

4. SIGNATURE OF OWNER

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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

James R Barker
Signature of Owner

Sept 25-2023
Date

COMAL COUNTY
ENGINEER'S OFFICE

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S

System Description Aerobic System w/ Spray

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

Tank Size(s) (Gallons) 800gpd Absorption/Application Area (Sq Ft) 11,545

Gallons Per Day (As Per TCEQ Table III) 700

(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 ☐ 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.

R.S

Signature of Designer

7/25/2023
Date

Revised July 2018

2/C5

202306030802 09/26/2023 09:12:38 AM 1/2

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), 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, give 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 owners 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):

BEING 5.787 ACRES OF LAND, MORE OR LESS, (LOT 8, THE VALLEY, UNRECORDED) AND BEING OUT OF AND PART OF THAT CERTAIN 253.86 ACRE TRACT OUT OF THE MICHAEL W. POTTER LEAGUE SURVEY # 4, ABSTRACT 452 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN "EXHIBIT A" ATTACHED

The property is owned by (Insert owner's full name):

JAMES R. BARKER

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 OSSF may be obtained from **Comal County Engineer,s Office.**

WITNESS BY HAND(S) ON THIS 26th **DAY OF** September 2023

X _____ X _____

James R Barker — James R. Barker

Owner(s) signature(s) **(PRINTED NAME)**

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th **DAY OF** September 2023

_____

Notary Public, State of Texas
Notary,s Printed Name: Amy Whitten
My Commission Expires: 1/10/2027

AMY J WHITTEN
Notary Public, State of Texas
Comm. Expires 01-10-2027
Notary ID 1138083-7

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being 5.787 acres of land, more or less, same being out of and a part of that certain 253.86 acre tract of land out of the MICHAEL W. POTTER SURVEY NO. 4, which was conveyed to James H. Ashley, Trustee, by deed dated September 24, 1976, and recorded in Vol. 243, page 761, Comal County, Texas Deed Record; and being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes;

BEGINNING at a point on the centerline of a road and 60 foot wide road easement, said point being located approximately South 06° 44' East, 9622 feet from the northwest corner of the Michael W. Potter League Survey No. 4;

THENCE with the centerline of said road and easement, North 30° 46' West, 217.78 feet and North 61° 11' 30" West, 77.43 feet to a point;

THENCE North 71° 48' 30" East, at 20.51 feet an iron pin on line, crossing Potters Creek, a total distance of 1058.6 feet to an iron pin in fence;

THENCE South 01° 10" East, with fence, 271.96 feet to an iron pin;

THENCE South 71° 14' East, crossing Potters Creek, at 863.36 feet an iron pin on line, a total distance of 878.7 feet to the place of BEGINNING.

Doc# 200306002423
8 Pages 4
01/22/2003 02:49:28 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees $15.00

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/26/2023 09:12:38 AM
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202306030802

Bobbie Koepp

DAVID WINTERS SEPTICS, LLC
PO BOX 195
SPRING BRANCH, TX 78070
830-935-2477 OFFICE
830-935-2477 FAX
wintersseptics@gvtc.com

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement,,) is entered into, by, and between JAMES R. BARKER (referred to as "Client,,) and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor,,) located at 1518 OAK MEADOWS Date beginning on Issue Date of License to Operate and contract ending 2 years from Issue Date of License to Operate
By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This agreement will provide for all required inspections, testing, and service for your Aerobic Treatment System. The policy will include the following:

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (6) over the two-year period, including inspection, adjustment, and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.

2. An effluent quality inspection consisting of a visual check of color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3 If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified on your inspection report.

4. The Client is responsible for the chlorine tablets and/or liquid chlorine; they must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will not be covered by this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy cover NORMAL inspection, maintenance and repair.

The Homeowners Manual must be strictly followed or warranties are subject invalidation. Pumping of sludge build up is not covered by this policy and will result in additional charges.

This agreement does not cover any labor or parts for items which must be replaced due to acts of God, i.e., lightning strikes, high winds, flooding, freezing.

This agreement DOES NOT COVER materials or parts which must be replaced due to misuse or abuse of the system. These include but are not limited to: Sewage flows exceeding the recommended daily hydraulic design capabilities, Disposal of Non-Biodegradable materials, such as chemicals, grease or oil, sanitary napkins, tampons, baby wipes, disposable diapers, Clogs in the line between the house and the tank.

This agreement DOES NOT COVER LABOR OR PARTS for out- of- warranty items.

ACCESS BY CONTRACTOR
The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of service described above.

PAYMENT AGREEMENT
The client will pay compensation to the contractor for the services in the amount of First 2 years included with new install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a $25.00 late penalty.

TERMINATION OF THIS AGREEMENT
Either party may terminate this agreement within 10 days of written notice in the event of substantial failure to perform in accordance with its terms by other party without fault of the terminating party. If this agreement is terminated, the contractor will immediately notify the appropriate health authority.

LIMIT OF LIABILTY
The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this agreement.

Permit # __ _____

The effective date of this initial maintenance agreement shall be the date the license to operate is issued.

Client

JAMES R. BARKER
Name

1518 OAK MEADOWS
Address

CANYON LAKE, TX 78133
City/State/Zip Code

830 832 3415
Phone Number

James K Barker
Signature of Client

Contractor

David Winters Septic's, LLC, Inc.

P.O. Box 195

Spring Branch, Texas 780170

Office 830-935-2477 Fax 830-935-2477

By: David Winters
Signature of Contractor

Maintenance Provider #-MP0001686

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 7 / 25 / 2023

Property Owner: James Barker

Site Location: 1518, Oak Meadows 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 borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	III	<30%	None Observed	None	Loam
2 FT.					
3 FT.					Brown
4 FT.					
5 FT.	III	<30%	None Observed		Loam

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.		SAME	AS		ABOVE
2 FT.					
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone	Yes
Presence of upper water shed	No
Presence of adjacent ponds, streams, water impoundments	Yes
Existing or proposed water well in nearby area (within 150 feet)	Yes
Ground Slope	5-10 %

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

R.S

(Signature of person performing evaluation) 7/25/2023 (Date) OS # 0037882 Registration Number and Type

Form # PA5/030204-Final

RECEIVED
By Brandon Olvera at 9:19 am, Mar 04, 2024

GW Septic Designs

On-Site Sewage Facility Application and Design

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S# 5213

Contact Information
Phone: (210) 854-2673
Email: Gwinterssepticsgmail.com
1332 Mountain View Dr.
Canyon Lake, TX 78133

RECEIVED
By Brandon Olvera at 9:19 am, Mar 04, 2024

Owner/Site Location

Owner/Builder: Jimbob Barker
Address: 1518 Oak Meadows. Canyon Lake, TX 78133
Subdivision: Oak Meadows
Lot: 8

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is not within the 100-Year flood plain (see site plan). Water to the property will be serviced by WELL.

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- **Flow Meter to be installed on supply pipe**
- 800 gpd Aerobic treatment unit
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH40 PVC Sewer pipe
- 1" purple PVC SCH40 supply line
- Liquid Chlorinator
- K-Rain Gear Driven Pop-up Sprinklers not to exceed 40PSI.
- Sprinklers: (3) 360's Spraying at 35' radius
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

Wastewater Design Flow

Structure: (6 RV's @ 114gpd) (2 Work Sheds 1 person Max each Shed)
- Sheds are to be utilized by the property owners only.
Wastewater Usage Rate: 700
Application Rate: 0.064
Application Area Required: 10,938sf
Actual Application Area: 11,545sf

System Components

Pretreatment Tank: 461gal
Pump Tank: 1000gal
Aeration Tank: 800gpd
Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 233gal

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.
If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.

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Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. And it must be sleeved with SCH40 OR use SCH80 PVC Pipe at a minimum of 10 feet on both sides of the water line.

Installation

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. *For all OSSF's permitted on OR after September 1, 2023, inspection and cleanout ports shall risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.*

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

Maintenance Requirements

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for this type of OSSF. The following provisions are required by the homeowner:

- A maintenance contract must be maintained for the first 2 years by a licensed maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system.
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining the pretreatment tanks by pumping them out every 3-5 years to avoid sludge buildup.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

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By Brandon Olvera at 9:22 am, Mar 04, 2024

Affidavit

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.

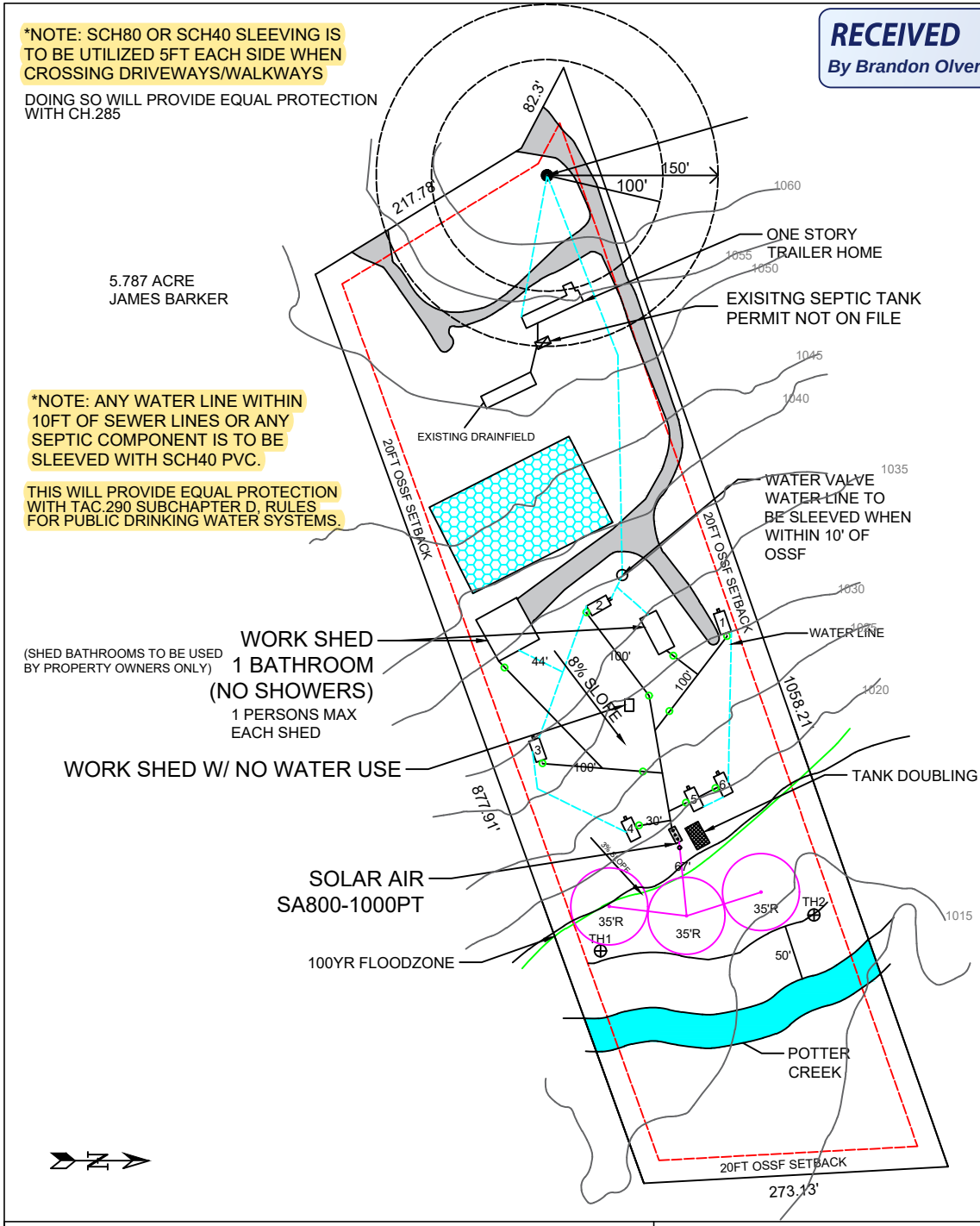
The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

*NOTE: SCH80 OR SCH40 SLEEVING IS TO BE UTILIZED 5FT EACH SIDE WHEN CROSSING DRIVEWAYS/WALKWAYS

DOING SO WILL PROVIDE EQUAL PROTECTION WITH CH.285

*NOTE: ANY WATER LINE WITHIN 10FT OF SEWER LINES OR ANY SEPTIC COMPONENT IS TO BE SLEEVED WITH SCH40 PVC.

THIS WILL PROVIDE EQUAL PROTECTION WITH TAC.290 SUBCHAPTER D, RULES FOR PUBLIC DRINKING WATER SYSTEMS.



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By Brandon Olvera at 10:21 am, Apr 29, 2025

OSSF DETAILS
TANK: SA800-1000PT (800GPD)
6 TOTAL RV'S @ 114GPD = 684 GPD
2 SHEDS W/ 1 BATHROOM = 8 GPD
TOTAL GPD: 16 GPD
TOTAL GPD: 700 GPD

REQUIRED SPRAY AREA: 10,938SF
ACTUAL SPRAY AREA: 11,545SF

SLOPE FROM HIGHEST RV (#2) TO OSSF COMPONENTS IS 8% GRADE.

A flow meter has been installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and recorded. The recorded daily readings must be submitted to the Comal County Environmental Health Office monthly beginning 30 days after the issuance of the License to Operate and continuing monthly every 30 days for 12 consecutive months. Failure to provide the required meter readings every month as indicated, or if at any time the daily meter readings are shown to exceed the total permitted flow of () gallons per day, the License to Operate will be void and a new permit must be obtained.

A PORTION OF THE SPRAY DISPERSAL AREA (SPRINKLERS) IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. ALL OTHER COMPONENTS OF THE OSSF ARE LOCATED OUTSIDE THE FLOODPLAIN. THE SYSTEM IS DESIGNED IN COMPLIANCE WITH TCEQ §285.31(C)(2) AND WILL NOT INCREASE THE BASE FLOOD ELEVATION. THE INSTALLATION ENSURES THE SYSTEM WILL NOT BE ADVERSELY AFFECTED BY FLOOD CONDITIONS OR CAUSE CONTAMINATION DURING A FLOOD EVENT.

LEGEND

	RV'S
	SH40 CLEANOUTS
	SCH40 SEWER PIPE
	SCH40 SUPPLY PIPE
	OSSF SPRAY DOUBLING AREA (12,417SF)
	TANK DOUBLING AREA 286SF

NOTES

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- USE SCH40 3" OR 4" TO CONNECT STRUCTURE TO TANK
- A MINIMUM OF 1/8" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

Revised
04/23/2025 11:47:29 AM

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

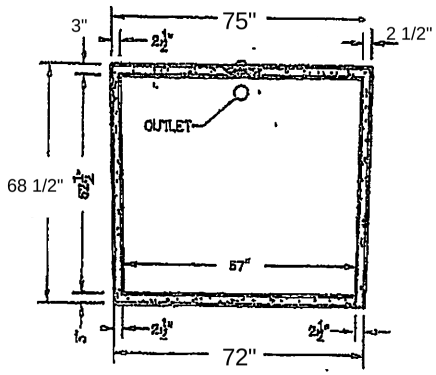
PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: James Barker

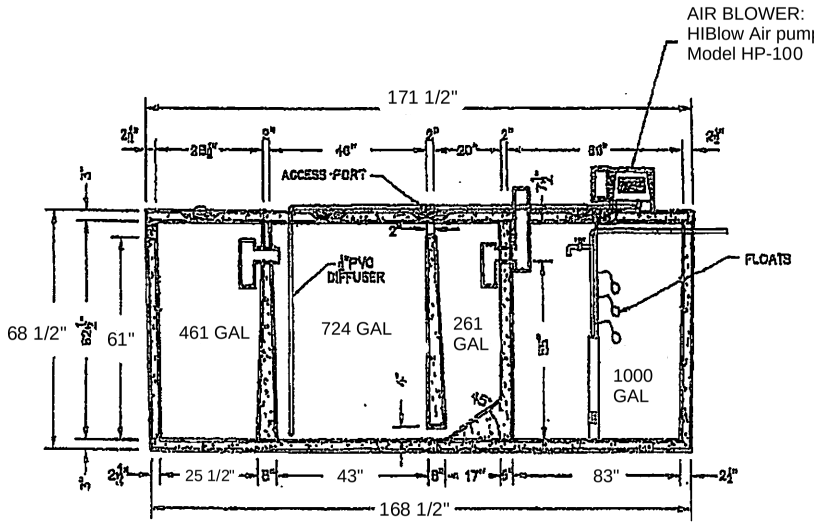
ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133
LOT: 8

SCALE:1"- 150

DATE: 04/23/2025



SECTION B-B



SECTION A-A

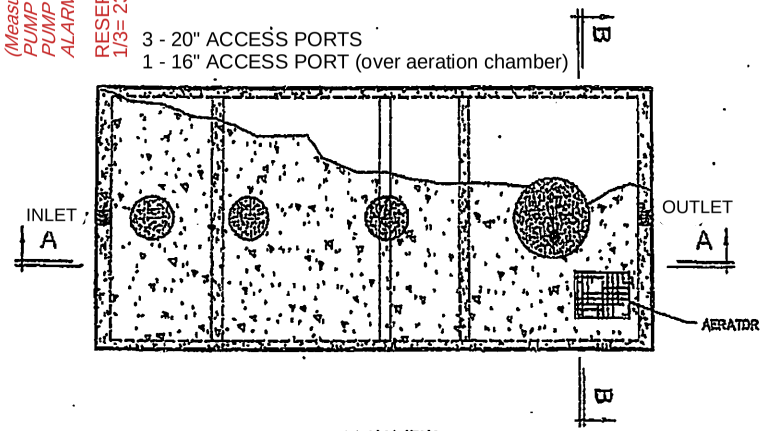
61" from bottom of tank to bottom of inlet

Float Settings for 700GPD

1000GAL PUMP TANK
55" To Outlet 18.182gal/inch

(Measure From Bottom tank floor)
PUMP OFF: 12" (218.2GAL)
PUMP ON: 22" (400GAL)
ALARM: 40" (727.3GAL)

RESERVE: 273GAL
1/3= 233GAL



PLAN VIEW

MODEL SA800-1000PT
SEWER TREATMENT SYSTEM

SOLAR AEROBIC
6754 HWY 80 EAST
LAKE CHARLES, LA 70615
PHONE: (337) 439-0680

TREATMENT PLANT

SA-5

JULY 2011

LBC Manufacturing

"EZ-Tank"

GRAVITY FLOW Liquid Bleach Chlorinator

US Patent Pending

LBC Manufacturing
P.O. Box 454
Fayetteville, TEXAS 78940
(979) 826-0139 off.

www.liquidchlorinator.com

THIS PRODUCT WAS EVALUATED AS A CHLORINE DISINFECTION DEVICE AND MEETS OR EXCEEDS THE APPLICABLE REQUIREMENTS OF STANDARD 46

RECOMMENDED INSTALLATION INSTRUCTIONS

**** LBC Manufacturing recommends installation by TCEQ licensed and trained installers. ****

1. Locate the Aerobic System Holding/Pump tank

2. Remove the green access lid mounting screws and remove green access lid.

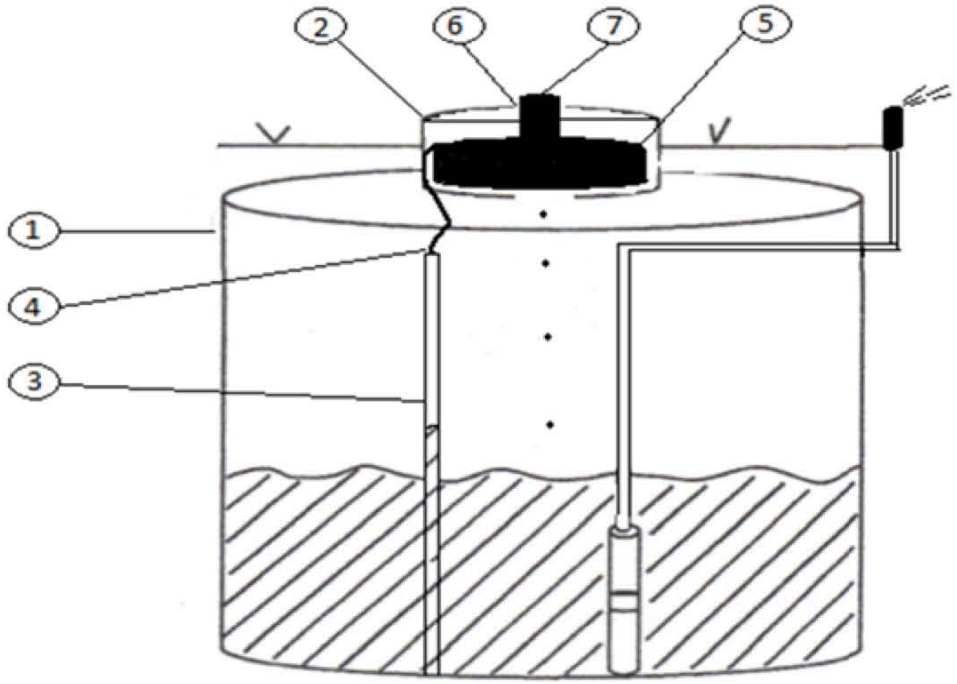
3. Install vertical sensing pipe into Holding/Pump tank. Ensure sensing pipe is resting on the bottom of the Holding/Pump tank. Cut the sensing pipe off below the top of the Holding/Pump tank lid, and secure the sensing pipe to remain vertical in the Holding/Pump tank

4. Using PVC Cleaner and PVC glue, attach the barb fitting adapter (supplied on the end of EZ-Tanks vinyl tubing) to the sensing pipe.

5. Place the EZ-Tank reservoir inside the holding tank access riser. (EZ-Tank reservoir rests on the secondary safety lid inside the holding tank access riser. If the holding tank access riser does not have a secondary safety lid, replace with new access riser that accommodates the secondary safety lid to code.)

6. Next, drill 4.25 inch hole in center of holding tank access lid. (this allows the fill lid to be accessed without having to reopen the holding tank lid) Next, Re-Install holding tank access lid and replace mounting and safety screws.

7. Open EZ-Tank gasketed fill lid. Fill with 6% -10% sodium hypochlorite. Once filled, Replace the gasketed fill lid ensuring a firm secure seal. (If the fill lid is not tightened securely, a vacuum will not form and reservoir will empty sodium hypochlorite contents into Holding/Pump tank prematurely.)



ProPlus®

Tough, proven and advanced.

Features

- Patented Top Arc Set – Allows for wet or dry adjustment in seconds
- Full arc range adjustment from 40° to continuous 360°
- Patented Arc Set Degree Markings – Clearly indicates current watering pattern & simplifies arc set adjustment
- Arc Memory Clutch – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop
- Patented Reversing Mechanism – Assures continuous reverse and return
- Ratcheting Riser – Allows for easy adjustment of the fixed starting position with a simple turn of the riser
- Rubber Cover – Seals out dirt, increases product durability
- Wide Selection of Nozzles – Including standard and low angle, provides flexibility in system design
- Replaces all standard rotors
- Optional Check Valve – Prevents low head drainage

Specifications

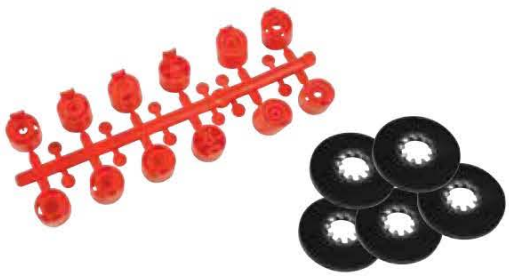
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 – 10.0 GPM (1,9 – 37,8 LPM)
- Pressure Rating: 20 – 70 PSI (1,4 – 4,8 bar)
- Precipitation Rate: .12 – 1.01 in/hr (3 – 25,7 mm/hr) (depending on spacing and nozzle used)
- Recommended Spacing: 28' – 44' (8,5 – 13,4 m)
- Radius: 22' – 50' (6,7 – 15,2 m)
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzles Included

Model

11003 ProPlus®

Accessories

See page 24-25



Fast Facts

Inlet: 3/4" (1,9 cm) female thread NPT	
Retracted height:	7 1/2" (19 cm)
Riser height:	4 1/4" (10,8 cm)

Easy Arc Setting

Arc Selection: 40° to continuous 360°
Adjust from left start

Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr ■	PRECIP in/hr ▲
#0.5	30	28	0.5	.12	.14
	40	29	0.6	.14	.16
	50	29	0.7	.16	.19
	60	30	0.8	.17	.20
#0.75	30	29	0.7	.16	.19
	40	30	0.8	.17	.20
	50	31	0.9	.18	.21
	60	32	1.0	.19	.22
#1.0	30	32	1.3	.24	.28
	40	33	1.5	.27	.31
	50	34	1.6	.27	.31
	60	35	1.8	.28	.33
#2.0	30	37	2.4	.34	.39
	40	40	2.5	.30	.35
	50	42	3.0	.33	.38
	60	43	3.3	.34	.36
#2.5 Pre-installed	30	38	2.5	.33	.38
	40	39	2.8	.35	.41
	50	40	3.2	.39	.44
	60	41	3.5	.40	.46
#3.0	30	38	3.6	.48	.55
	40	39	4.2	.53	.61
	50	41	4.6	.53	.61
	60	42	5.0	.55	.63
#4.0	30	43	4.4	.46	.53
	40	44	5.1	.51	.59
	50	46	5.6	.51	.59
	60	49	5.9	.47	.55
#6.0	40	45	5.9	.56	.65
	50	46	6.0	.55	.63
	60	48	6.3	.53	.61
	70	49	6.7	.54	.62
#8.0	40	42	8.0	.87	1.01
	50	45	8.5	.81	.93
	60	49	9.5	.76	.88
	70	50	10.0	.77	.89

Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr ■	PRECIP mm/hr ▲
#0.5	2,1	8,5	1,9	3	4
	2,8	8,8	2,3	4	4
	3,4	8,8	2,7	4	5
	4,1	9,1	3,0	5	5
#0.75	2,1	8,8	2,7	4	5
	2,8	9,1	3,0	4	5
	3,4	9,4	3,4	5	5
	4,1	9,8	3,8	5	6
#1.0	2,1	9,8	4,9	6	7
	2,8	10,1	5,7	7	8
	3,4	10,4	6,1	7	8
	4,1	10,7	6,8	7	8
#2.0	2,1	11,3	9,1	9	10
	2,8	12,2	9,5	8	9
	3,4	12,8	11,4	8	10
	4,1	13,1	11,4	8	9
#2.5 Pre-installed	2,1	11,6	9,5	8	10
	2,8	11,9	10,6	9	10
	3,4	12,2	12,1	10	11
	4,1	12,5	13,3	10	12
#3.0	2,1	11,6	13,6	12	14
	2,8	11,9	15,9	13	15
	3,4	12,5	17,4	13	15
	4,1	12,8	19,0	14	16
#4.0	2,1	13,1	16,7	12	13
	2,8	13,4	19,3	13	15
	3,4	14,0	21,2	13	15
	4,1	14,9	22,4	12	14
#6.0	2,8	13,7	22,4	14	17
	3,4	14,0	22,7	14	16
	4,1	14,6	23,9	13	15
	4,8	14,9	25,4	14	16
#8.0	2,8	12,8	30,3	22	26
	3,4	13,7	32,2	21	24
	4,1	14,9	36,0	19	22
	4,8	15,2	37,9	20	23

Low Angle Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr ■	PRECIP in/hr ▲
#1.0	30	22	1.2	.48	.55
	40	24	1.7	.57	.66
	50	26	1.8	.51	.59
	60	28	2.0	.49	.57
#3.0	30	29	3.0	.69	.79
	40	32	3.1	.58	.67
	50	35	3.5	.55	.64
	60	37	3.8	.53	.62
#4.0	30	31	3.4	.68	.79
	40	34	3.9	.65	.75
	50	37	4.4	.62	.71
	60	38	4.7	.63	.72
#6.0	40	38	6.5	.87	1.00
	50	40	7.3	.88	1.01
	60	42	8.0	.87	1.01
	70	44	8.3	.86	0.99

Low Angle Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr ■	PRECIP mm/hr ▲
#1.0	2,1	6,7	4,5	12	14
	2,8	7,3	6,4	14	17
	3,4	7,9	6,8	13	15
	4,1	8,5	7,6	12	14
#3.0	2,1	8,8	11,4	18	20
	2,8	9,8	11,7	15	17
	3,4	10,7	13,2	14	16
	4,1	11,3	14,4	14	16
#4.0	2,1	9,4	12,9	17	20
	2,8	10,4	14,8	17	19
	3,4	11,3	16,7	16	18
	4,1	11,6	17,8	16	18
#6.0	2,8	11,6	24,6	22	25
	3,4	12,2	27,7	22	26
	4,1	12,8	30,3	22	26
	4,8	13,4	32,6	22	25

**All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.*

How to Specify with Options

MODEL	OPTION	
11003	-CV	Check valve
	-LA	Low angle nozzle
	-NN	No nozzle
	-RCW	Reclaimed water use

Example: 11003-RCW-CV

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____

Permit Number 116752

1. APPLICANT / AGENT INFORMATION

Owner Name James R. Barker
Mailing Address 1518 Oak Meadows
City, State, Zip Canyon Lake, TX 78133
Phone # _____
Email _____

Agent Name David Winters Septics LLC.
Agent Address P.O Box 195
City, State, Zip Spring Branch, TX 78070
Phone # 830-935-2477
Email wintersseptics@gvtc.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number 4 M [illegible]ER/45[illegible] Acreage 5.787
Address 1518 OAK MEA[illegible]WS CANYO[illegible]KE [illegible] Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential
Type of Construction [illegible]us[illegible]bile, RV)
Number of Bedrooms
Indicate Sq Ft of Living

☒ 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 2 RVS TO START 6 FUTURE
Miscellaneous _____

Estimated Cost of Construction: $ _____ (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

4. SIGNATURE OF OWNER

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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

James R Barker
Signature of Owner

Sept 25-2023
Date

Revised January 2021

GW Designs
Garrett R. Winters
1332 Mountain View DR, Canyon Lake TX
(210) 854-2673

LOT DESCRIPTION

The installation will occur at 1518 Oak Meadows Dr. Canyon Lake, TX 78133
The proposed OSSF will treat wastewater from 2 current RVs and 6 future RVs, the proposed method of wastewater treatment is aerobic treatment with spray irrigation.

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- Solar Aerobic 800 gpd Aerobic treatment unit (2 current RVs and 6 Future) 40gpd each
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH40 sewer pipe
- 1" purple PVC SCH 40 supply
- Liquid Chlorinator
- 2 K-Rain Nano Dual Pop-up sprinklers spray at 360° with radius of 32' not to exceed 40PSI.
- Visual and audio alarms monitoring high water and pump failure placed in conspicuous location.

Design Specifications

Wastewater Usage Rate: 320gpd
Application Rate: 0.064
Application Area Required: 5,000sf.
Actual Application = 6,434sf
Pump Tank: 800gal
Pump: C1 20gpm submersible pump or equivalent (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 100gal

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. And it must be sleeved with SCH40 OR use SCH80 PVC Pipe at a minimum of 10 feet on both sides of the water line.

Installation

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockouts.

Maintenance Requirements

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for this type OSSF. The following provisions are required by the homeowner:

- A maintenance contract must be maintained for the first two years by a maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system.
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining the pretreatment tanks by pumping them out every 3-5 years to avoid sludge buildup.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permit will be transferred to the new owner automatically upon legal transfer of property. The transfer of an OSSF permit under this section does not relieve all or any part of any contract for the transfer of property on which the OSSF is located unless the ownership of the OSSF has been released from the contract by the parties to the contract.

VOID

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

LEGEND

	RRENT RV'S
	FUTUR RV'S
	SH40 C ANOUTS
	SCH40 S WER PIPE
	SCH40 S PPLY PIPE
	OSSF SP AY DOUBLIN AREA

SPRAY AREA REQUIRED: 5,000SF
ACTUAL SPRAY AREA: 6,434SF

RV'S 40GPD
8X40= 320GPD
320/0.64= 5000SF

NOTES

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- USE SCH40 3" OR 4" TO CONNECT STRUCTURE TO TANK
- A MINIMUM OF 1/8" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

N

PREPARED BY: GARRETT R. WINTERS
R.S #5213

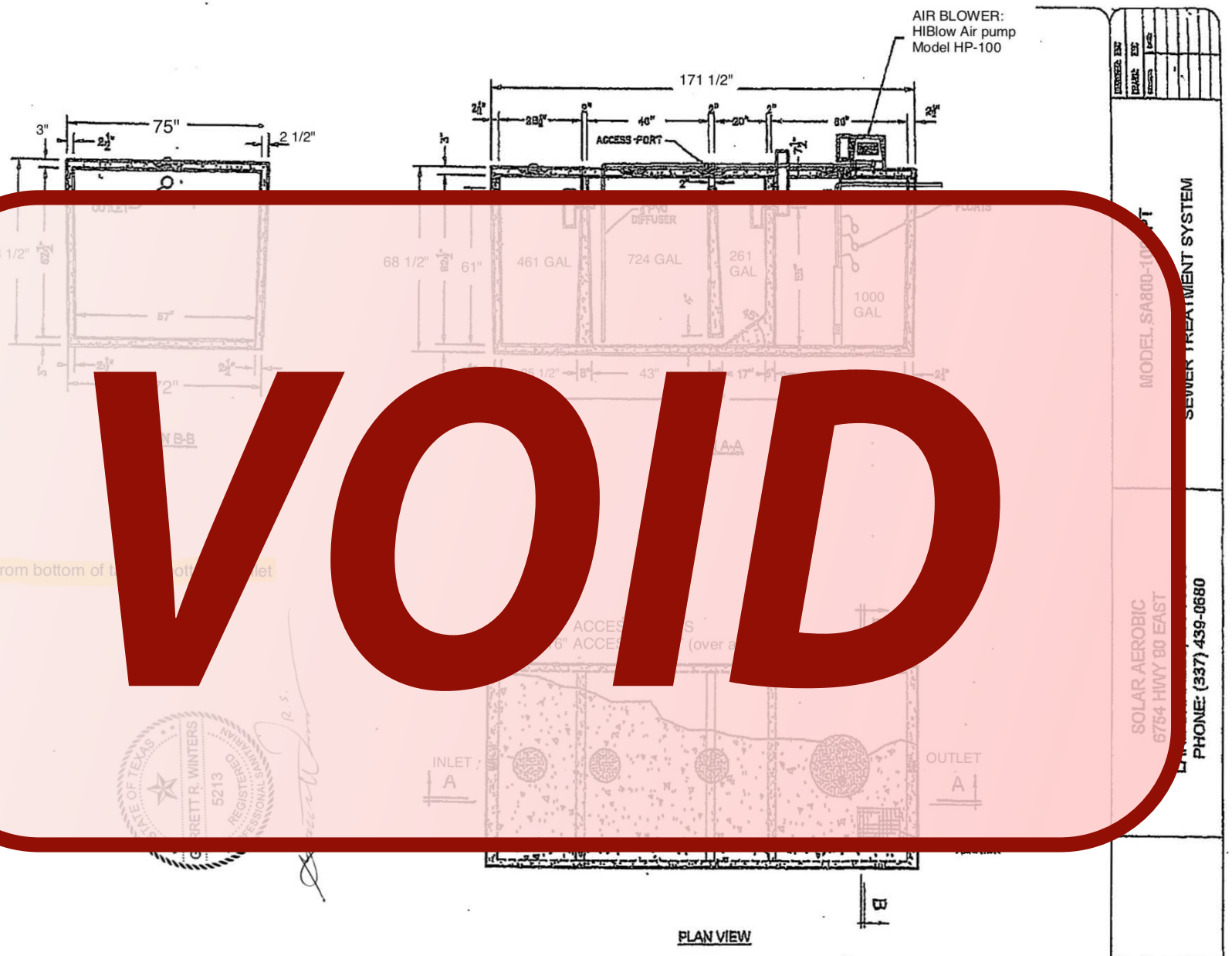
OWNER: James Barker

ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133

SCALE:1"- 150

DATE: 7/24/2023

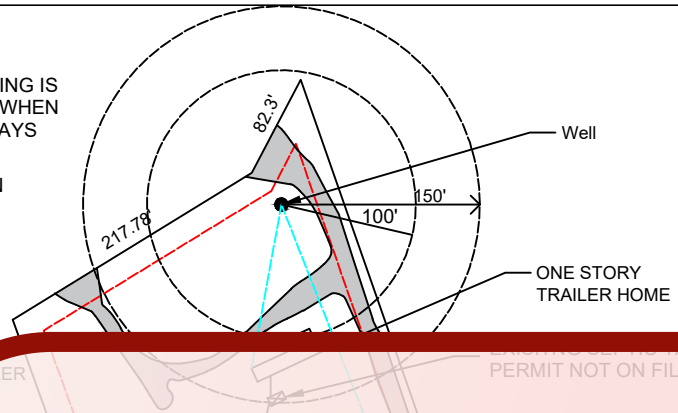
STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.


AIR BLOWER:
HIBlow Air pump
Model HP-100
171 1/2"
75"
3"
2 1/2"
ACCESS PORT
68 1/2"
61"
461 GAL
724 GAL
261 GAL
1000 GAL
43"
INLET
A
OUTLET
A
B
PLAN VIEW
SEWER TREATMENT SYSTEM
MODEL SA800-10
SOLAR AEROBIC
6754 HWY 90 EAST
PHONE: (337) 439-0680
TREATMENT PLANT
SA-5
JULY 2011

VOID

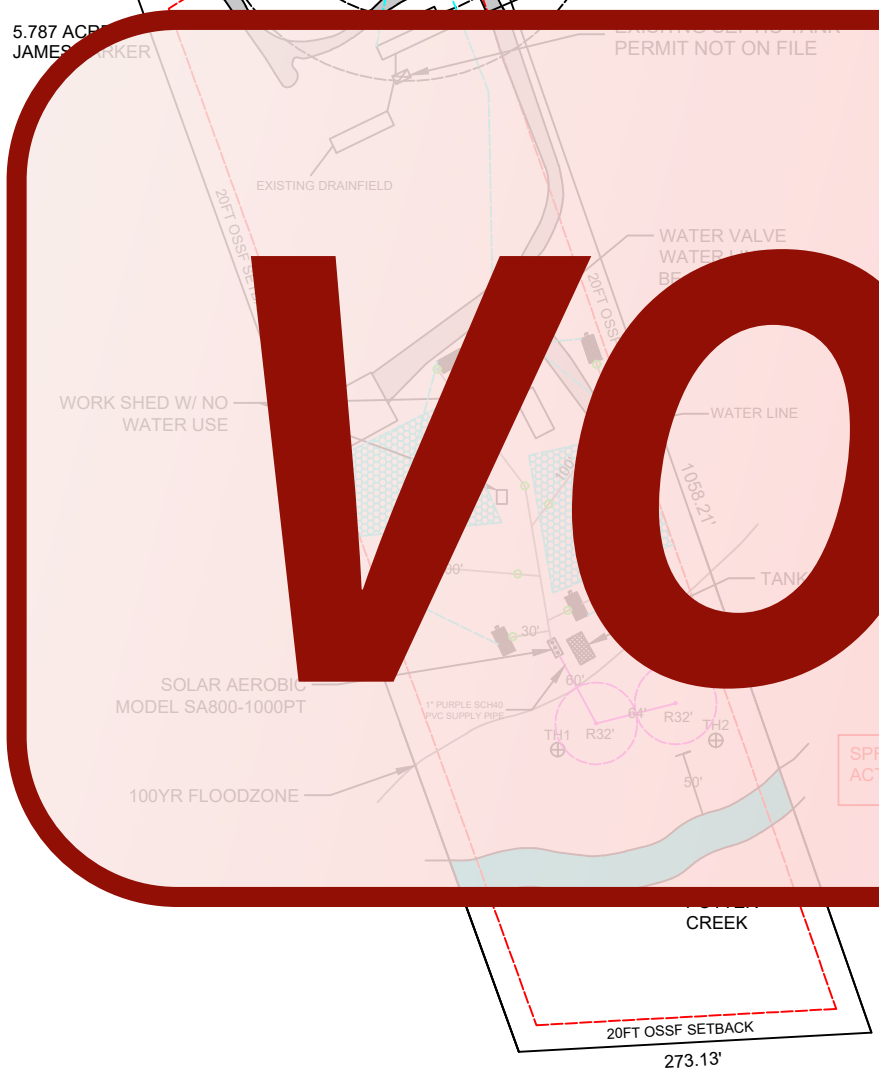
*NOTE: SCH80 OR SCH40 SLEEVING IS TO BE UTILIZED 5FT EACH SIDE WHEN CROSSING DRIVEWAYS/WALKWAYS

*NOTE: ANY WATER LINE WITHIN 10FT OF SEWER LINES OR ANY SEPTIC COMPONENT IS TO BE SLEEVED WITH SCH40 PVC.



LEGEND

	RV'S
	SH40 CLEANOUTS
	SCH40 SEWER PIPE
	SCH40 SUPPLY PIPE
	OSSF SPRAY DOUBLING AREA (17,953SF)
	TANK DOUBLING AREA 286SF



NOTES

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- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

N

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: James Barker

ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133
LOT: 8

SCALE:1"- 150

DATE: 11/15/2023

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, January 2, 2024 2:51 PM
To: Nicole Barnes; Ritzen, Brenda; gwintersseptics
Subject: RE: 1518 Oak Meadows/116752

Good Afternoon,

File has been updated.

1. Will any of the tightlines be driven over by the RV's?
✓ Certify that the sleeving of the waterlines complies with TAC 290.

Thank You,

Note: Beginning January 1, 2024 our reinspection fees will be changing to $150.00. Permit fee includes 3 inspections, $150 each additional inspection

Brandon Olvera | **Designated Representative OS0034792** | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, November 1, 2023 10:59 AM
To: Nicole Barnes
Subject: 116752

RE: 1518 Oak Meadows

5.787 Acre Tract Out of the

Michael W. Potter League Survey No. 4, Abs1rac1 452

Property Owner & Agent,

We received planning materials for the referenced permit application and found those planning materials to be deficient. To continue processing this permit, we need the following:

1. ✓ Application Page 1:
    a. Write out the full legal description.
    b. Both private well and public water are checked.
        1. Are both available on the property?
2. ✓ Planning Materials:
    a. RVs are considered high strength.
        1. Submit the BOD calculations signed and sealed by a professional engineer.
        2. Due to this being high strength we will be submitting this to TCEQ for executive Director approval.
3. Drawing:
    ✗ We do not permit future construction.
        1. Are the 6 future sites going to be there during the inspection process?
        2. Remove all future construction,
        3. or mark all future construction with, “will require a new permit.”
    ✓ Show the other septic systems on the property.
    ✓ Shiw the waterlines going to the RVs sites.
    ✓ Show the doubling area of the treatment unit.
    e. Will the tightlines be under any future driveways?
        1. You may want to consider schedule 80 or Schedule 40 sleeving of the tightlines. (TAC 285.91(10) Table X)
4. Revise accordingly and resubmit.

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

Thank You,

Note: Beginning January 1, 2024 our reinspection fees will be changing to $150.00. Permit fee includes 3 inspections, $150 each additional inspection

Brandon Olvera | **Designated Representative OS0034792** | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S

System Description Aerobic System w/ Spray

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

Tank Size(s) (Gallons) 800gpd

Absorption/Application Area (Sq Ft) 6,434

Gallons Per Day (As Per TCEQ Table III) 320

(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 ☒ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒

(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.

R.S

Signature of Designer

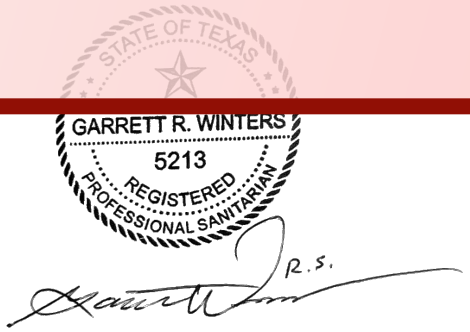
7/25/2023

Date

VOID

Revised July 2018

GW Septic Designs



Contact Information
Phone: (210) 854-2673
Email: Gwinterssepticsgmail.com
1332 Mountain View Dr.
Canyon Lake, TX 78133

Owner/Site Location

Owner/Builder: Jimbob Barker
Address: 1518 Oak Meadows
Subdivision: Oak Meadows
Lot: 8

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is within the 100-Year flood plain (see site plan). Water to the property will be serviced by a Well.

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- 800gpd Aerobic treatment unit (Solar Aerobic Model SA800-1000PT)
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH Sewer pip
- 1" p PVC SCH4 y line
- Liqui rinator
- 2 K-R ear Driv p-up ers not to e 40PSI
- Sprin 2 360 Head ying at 32ft R
- Visua audi ns mo g high water rato e pla a noticeabl on.

VOID

Wastewater Flow

Structure: 8 RV
Bedrooms: N/A
Wastewater Usage Rate: 320gpd
Application Rate: 0.064
Application Area Required: 5,000sf.
Actual Application Area: 6,434sf

System Components

Pretreatment Tank: 461gal
Pump Tank: 1000gal
Aeration Tank: 800gpd
Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 107gal

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.
If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

Installation

A 3” or 4” solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4” layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved jun boxes. All e al com ve an elec iscon vision from the place where t ctrical de being t. Ele disconne ust be oved for outdoor use) ave mai ce lo rovisions.

Maintenanc quir nts

The homeown rim esponsi r maintaining erly oning ic treatme em. The installer is resp e rnishing omeowner w inst n ma d instructi homeowner on proper use f of OSSF. T owing pro are r d by t meowner

- A maintenanc must be ma f 2 year licens ractor.
- A constant sup lorine must be pr OSSF sys Avg. 1
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining OSSF Chambers by pumping each of them out every 3-5 years to avoid sludge ildup

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the [illegible] Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

R.S.

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400
Firm No. F-5549

December 11, 2023

Comal County Office of Environmental Health
195 David Jones Drive
New Braunfels, Texas 78132

Subject: Supporting documentation to represent the organic loading located at:
1518 Oak Meadows, Canyon Lake TX 78133
OSSF Permit application Number OSSF-116752

VOID

Dear Sirs:

BOD_5 for Recreation Vehicles (R.V.s) for temporary living only. No Long term living will be allowed.

Total flow = gpd Refe GW P eted by tt R

Organic loadi OD

n / day 85 L/gallo 0.00 L/da
590 mg/# ng/#

#BOD_5 / Day = 0.00267 (L/day)/(mg/#BOD)* (900 mg/L) = **2.40 #BOD_5 / Day**

The Solar Aerobic 800 PT treatment unit can treat up to 2.5 #BOD_5 / Day. No additional treatment is required.

Call if you have any further questions,

Kaeleigh Crandall

Kaeleigh Crandall, P.E.

(830)931-0400

Kaeleigh R. Crandall
STATE OF TEXAS
KAELEIGH ROSE CRANDALL
134570
LICENSED
PROFESSIONAL ENGINEER
12/11/23

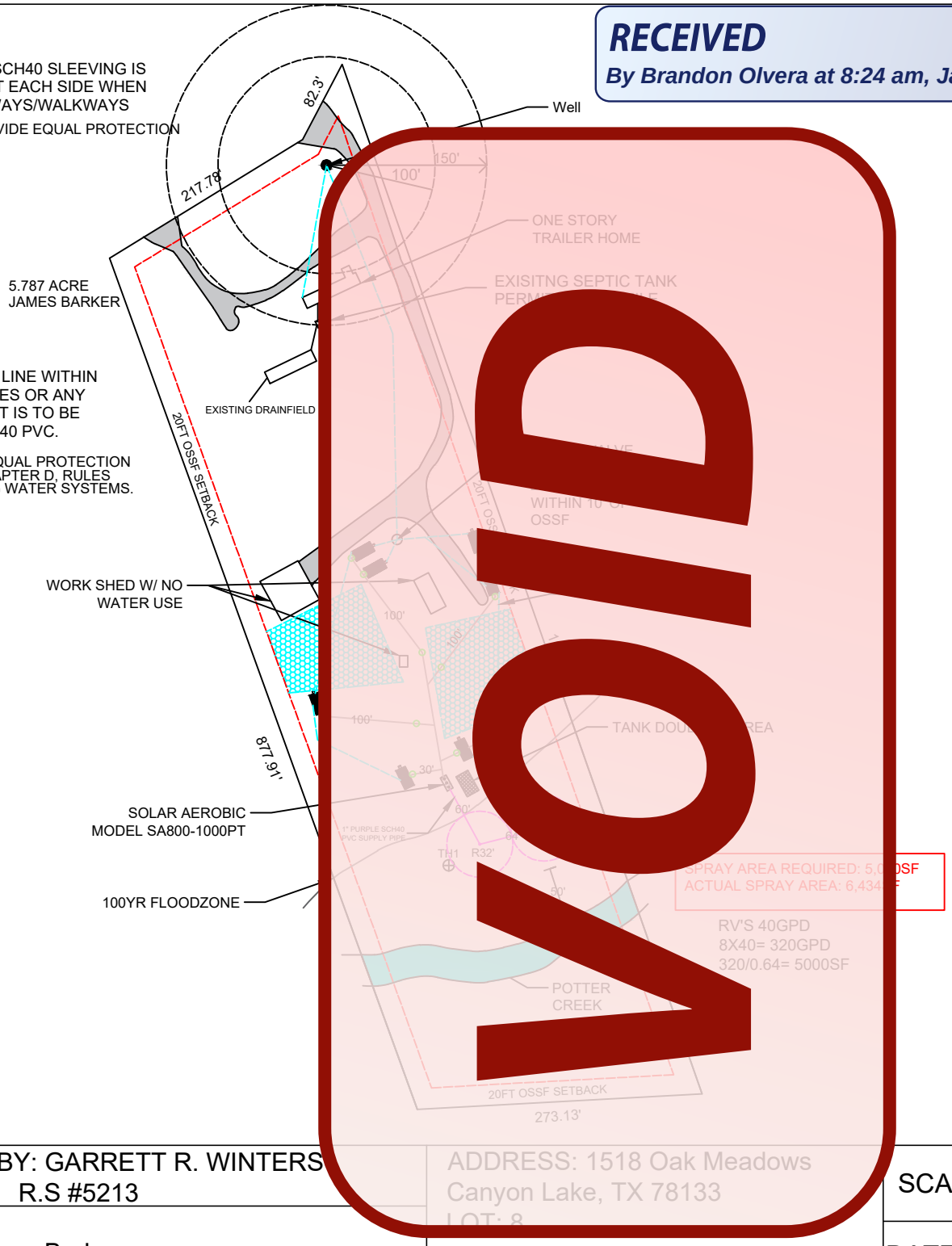
RECEIVED
By Brandon Olvera at 10:13 am, Jan 02, 2024

*NOTE: SCH80 OR SCH40 SLEEVING IS TO BE UTILIZED 5FT EACH SIDE WHEN CROSSING DRIVEWAYS/WALKWAYS

DOING SO WILL PROVIDE EQUAL PROTECTION WITH CH.285

*NOTE: ANY WATER LINE WITHIN 10FT OF SEWER LINES OR ANY SEPTIC COMPONENT IS TO BE SLEEVED WITH SCH40 PVC.

THIS WILL PROVIDE EQUAL PROTECTION WITH TAC.290 SUBCHAPTER D, RULES FOR PUBLIC DRINKING WATER SYSTEMS.



LEGEND

	RV'S
	SH40 CLEANOUTS
	SCH40 SEWER PIPE
	SCH40 SUPPLY PIPE
	OSSF SPRAY DOUBLING AREA (17,953SF)
	TANK DOUBLING AREA 286SF

NOTES

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- USE SCH40 3" OR 4" TO CONNECT STRUCTURE TO TANK
- A MINIMUM OF 1/8" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
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- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: James Barker

ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133
LOT: 8

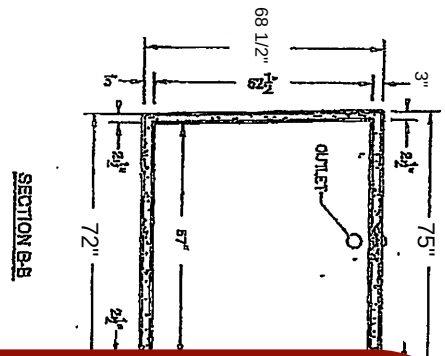
SCALE:1"- 150

DATE: 11/15/2023

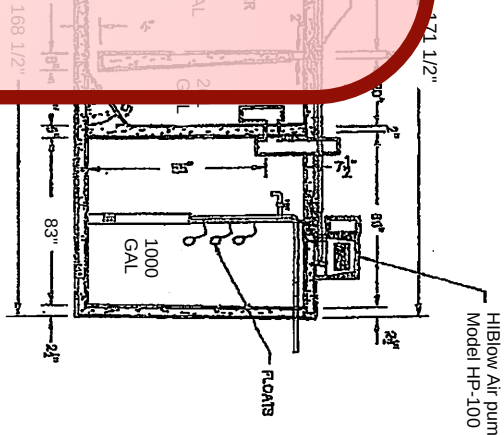
STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

REVISED
1/4/2024

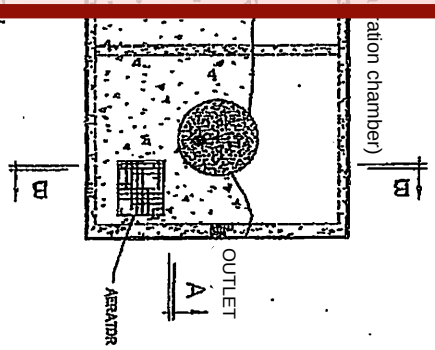
61" from bottom of tank to bottom of in



SECTION B-B



AIR BLOWER:
HIBlow Air pump
Model HP-100



TREATMENT PLANT SA-5 JULY 2011		SOLAR AEROBIC 6754 HWY 90 EAST LAKE CHARLES, LA 70615 PHONE: (337) 439-0680	MODEL SA800-1000PT SEWER TREATMENT SYSTEM

ArcGIS Web Map

7/25/2023, 11:04:1

Permits
- Septic
- Piprow/Driveway
- Floodplain
- Utility
- TCEQ Contributing Zone
- Parcels
- Streets
- Addresses

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____ Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name James R. Barker
Mailing Address 1518 Oak Meadows
City, State, Zip Canyon Lake, TX 78133
Phone # _____
Email _____

Agent Name David Winters Septics LLC.
Agent Address P.O Box 195
City, State, Zip Spring Branch, TX 78070
Phone # 830-935-2477
Email wintersseptics@gvtc.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Michael W. Potter League Suvey # 4 Abstract 452 Acreage 5.787
Address 1518 OAK MEADOWS City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential
Type of Construction (House, Mobile, RV, _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____
☒ Non-Single Family Residential
(Planning material must show adequate land area for doubling if required or needed _____ treatment unit _____ disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks - 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 8 RVS
Miscellaneous _____

Estimated Cost of Construction: $ _____ (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

4. SIGNATURE OF OWNER

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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

James R Barker
Signature of Owner

Sept 25-2023
Date

Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, January 11, 2024 9:03 AM
To: 'OSSF@tceq.texas.gov'
Cc: Donna Cosper
Subject: 116752 - 1518 Oak Meadows
Attachments: 116752.pdf

Good Morning,

Our office is submitting this permit to TCEQ for nonstandard/high-strength wastewater. Attached is the pdf of the permit, or the link below will take you to the online version.

https://[illegible]ceo.org/environmental/documents/septic_permits/116752.pdf

Thank You,

Note: Beginning Janu[illegible] 2024 ou[illegible]spect[illegible]anging [illegible]50.0[illegible]udes 3 inspection[illegible] $150 [illegible]ach additional [illegible]ction

**Brandon Olvera | Des[illegible]ed R[illegible]enta[illegible]S0034792 [illegible]nal [illegible] | w[illegible]eo.org

195 D[illegible]vid Jonas Dr, New[illegible]f[illegible]-7813[illegible]830-608-20[illegible]830[illegible]078 [illegible]olverb@co[illegible]tx.us

VOID

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 18, 2024

Mr. Brandon Olvera, Designated Representative
Comal County, TCEQ ID No. 620049
695 David Jonas Dr.
New Braunfels, Texas 78132

Re: Non-Standard Review of an On-Site Sewage Facility Located at:
1518 Oak Meadows Canyon Lake, Texas
OSSF Permit Application No. [illegible]72

Dear Mr. Ol[illegible]

We received your request for Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design signed January 11, 2024. The nonstandard design review is to evaluate compliance with applicable requirements for On-Site Sewage Facilities (OSSFs) specified by 30 Texas Administrative Code (TAC) §285.5(b)(2). [illegible] Lesikar of the Texas Technical Program conducted a review of the above-referenced application, planning materials, and related technical information. The nonstandard planning materials and related technical information submitted have been determined to generally not meet the requirements for further OSSF system permitting activity. This letter serves as notification that your nonstandard design review request is determined to be unfavorable, as submitted. Specifically, the following items are required to be addressed prior to the issuance of an Authorization to Construct by the applicable Authorized Agent:

LIST OF DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.5(a) requires that planning materials be submitted by the owner, or owner's agent, to the permitting authority for review and approval according to this section. All planning materials shall comply with this chapter and shall be submitted according to §285.91(9) of this title (relating to Tables). A legal description of the property where an on-site sewage facility (OSSF) is to be installed must be included with the permit application. Additionally, a scale drawing of the OSSF, all structures served by the OSSF, and all items specified in §285.30(b) of this title (relating to Site Evaluation) and §285.91(10) of this title (relating to Tables) must be included with the permit application.

    - A contour map with one-foot contours should be included to allow verification of specified flow paths for the collection system, treatment components, and spray fields.

- The sewer piping was specified as 3" or 4" solid-wall SCH 40 or SDR 26 PVC piping with a minimum downward slope of 1/8" per foot. The collection system has relatively long runs of piping to collect wastewater from the various RV pad sites. The designer shall provide an estimate of the flow line elevation of the sewer piping at the entry point of the first treatment tank to demonstrate standard treatment tanks can support the soil load on top of the tanks.

2. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.

- The designer shall provide adequate design data and specific set of equipment sizing requirements for the design and demonstrating compliance with the TCEQ rules. The equipment will be presented with the specifications and associated literature for evaluation. The designer may use an "or equivalent" statement allowing the use of an equivalent product that meets the same performance specifications as the original specifications. If an equivalent substitution is made at the installation, the designer should approve only the equivalent that meets the design requirements.

- The design indicates an organic loading rate from the RV units as 2.4 pounds of BOD per day. The proposed 800 GPD aerobic treatment unit has a manufacturer identified organic loading rate of 2.5 pounds per day. The design is loading the aerobic treatment unit at 96% of the manufacturer's design value without the benefit of flow equalization. Typically, flow equalization is recommended for any treatment train experiencing peak loading rates or when the hydraulic and/or organic loading is greater than 70% of the treatment unit capacity.

- The designer shall provide the manufacturer literature indicating the organic loading rate with aerobic treatment unit flow capacity to demonstrate the 800 GPD treatment unit is rate for 2.5 pounds of BOD per day.

3. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

- The designer is proposing a treatment train without flow equalization. The discharge from RV blackwater tanks is a slug flow system due to the operational characteristics of RV toilets. Additionally, the RV users will typically empty their tanks during daylight hours, thus reducing the daily runoff period. Because of the slug loading factors and the design loading at 96 % of manufacturer design limitation, the design shall incorporate flow equalization into the treatment train after a pretreatment unit and before

VOID

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, February 14, 2024 11:14 AM
To: Nicole Barnes
Subject: RE: 1518 Oak Meadows updated 116752

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***1518 Oak Meadows***
5.787 Acre Tract Out of the

Michael W. Potter League Survey No. 4, Abstract 452

Property Owner & Agent,

We received planning materials for the referenced permit application and found those planning materials to be deficient. To continue processing this permit, we need the following:

1. Application Page 1:
   a. Update Section 3 (Type of Development) to align with the new structures and RVs.
2. Planning Materials:
   a. How is the 6 gallons per day (GPD) calculated for the work sheds with restrooms?
   b. Note that TAC 285.91 (3) specifies park restrooms without bathhouses as 8 GPD per person.
   c. Who will be utilizing these facilities, and how will their activity be monitored?
3. System Summary Section:
   a. There seems to be a discrepancy:
      i. In one area, you mention 2 spray heads, while in another, it's 3 spray heads.
      ii. The site plan depicts 3 spray heads. Clarification is needed.
4. Include the 30 TAC 285.38 rules in the planning materials:
   a. Attached are the new rules, effective from September 1, 2023.
5. Site Plan:
   a. Please display the contours.
   b. What is the slope from the Structures/RVs to the Treatment components?
6. Special Conditions for this Permit:
   a. Ensure the following conditions are incorporated into the planning materials.

   Special Permit Conditions for Permit 116752

   A flow meter has been installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and recorded. The recorded daily readings must be submitted to the Comal County Environmental Health Office monthly beginning 30 days after the issuance of the License to Operate and continuing monthly every 30 days for 12 consecutive months. Failure to provide the required meter readings every month as indicated, or if at any time the daily meter readings are shown to exceed the total permitted flow of () gallons per day, the License to Operate will be void and a new permit must be obtained.

7. Revise accordingly and resubmit.

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

Thank You,

Brandon Olvera | **Designated Representative OS0034792** | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

COMAL COUNTY ENGINEER'S OFFICE

...VAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S

System Description Aerobic System w/ Spray

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

Tank Size(s) (Gallons) 800 Absorption/Application Area (Sq Ft) 11,545

Gallons Per Day (As Per TCEQ Table III) 696

(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 WPAP has been approved by the appropriate regional office.)

Is the property located over the Comal Contributing Zone? ☒ ☐

Is there an existing TCEQ approved CZP for the property? ☒

(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.

R.S

Signature of Designer

01/31/2024

Date

the aerobic treatment unit to effectively utilize the 24-hour period for wastewater treatment.

4. 30 TAC §285.38 identifies the Prevention of Unauthorized Access to On-site Sewage Facilities (OSSF).
   - The proposed facility is serving a location with public access to the treatment tanks. Consideration for fencing or other means to limit access should be discussed with the owner and identified as part of the maintenance and management program.
   - Effective September 1, 2023, inspection and cleanout ports shall have risers of the port openings extended to two inches below grade. A secondary plastic cap or other suitable restrictive system shall be provided between the riser cap to prevent tampering by curious children or unknowing persons damaged or removed. 30 TAC §285.38 (c).

VOID

This letter serves as notification of an unfavorable OSSF non-standard system design review by the TCEQ Technical Programs Team. A new design for the system is required. The Authorized Agent should submit the design to TCEQ for review. The Authorized Agent or their Designated Representative should submit responses to comments to confirm they are complete. If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239-0451 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

Joseph L. Hopkins

Joseph L. Hopkins, P.G.
PSEAD Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

RECEIVED
By Brandon Olvera at 4:30 pm, Feb 13, 2024

GW Septic Designs

Designs

On-Site Sewage Facility Application and Design

VOID

Prepared By
Garrett R. Winters
Registered Professional Sanitarian
#5213

Contact Information
Phone: (210) 854-2673
Email: Gwinterssepticsgmail.com
1332 Mountain View Dr.
Canyon Lake, TX 78133

Owner/Site Location

Owner/Builder: Jimbob Barker
Address: 1518 Oak Meadows
Subdivision: Oak Meadows
Lot: 8

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is partially within the 100-Year flood plain (see site plan). Water to the property will be serviced by a Private WELL.

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- 800gpd Aerobic treatment unit
- Mar… HR control t…
- 20gp… mersible e… t pum…
- SCH4… Sewer p…
- 1" pu… VC SCH… ply l…
- Liquid… inato…
- 2 K-Ra… ar D… op-up… lers not to ex… 0PS…
- Sprink… 3… ay Head… ying at 35ft P…
- Visual… arms mo… high wate… erato… re pla… a noticeab… tion.

Wastewater … low

Structure: 6 RV's … D) + 2 Work Sheds … owers (12GP… al)
Bedrooms: N/A
Wastewater Usage Rate: 696 gpd
Application Rate: 0.064
Application Area Required: 10,875sf.
A…al Application Area: 11,545sf

System Components

Pretreatment Tank: 461gal
Pump Tank: 1000gal
Aeration Tank: 800gpd
Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 230gal

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.
If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.

Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

Installation

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at circuit breaker panel or similar connections shall be in approved junction boxes. All electrical components shall have a electrical disconnect in direct vision from the place where the electrical service is serviced. Electrical disconnects shall be weatherproof (approved for outdoor use) and have manufacturer's cut provisions.

Maintenance Requirements

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for the type of OSSF. The following provisions are required of the owner:

- A maintenance contract must be maintained for the first 2 years by a licensed maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system. (Avg. 1gal/month)
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining OSSF Chambers by pumping each of them out every 3-5 years to avoid sludge buildup.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

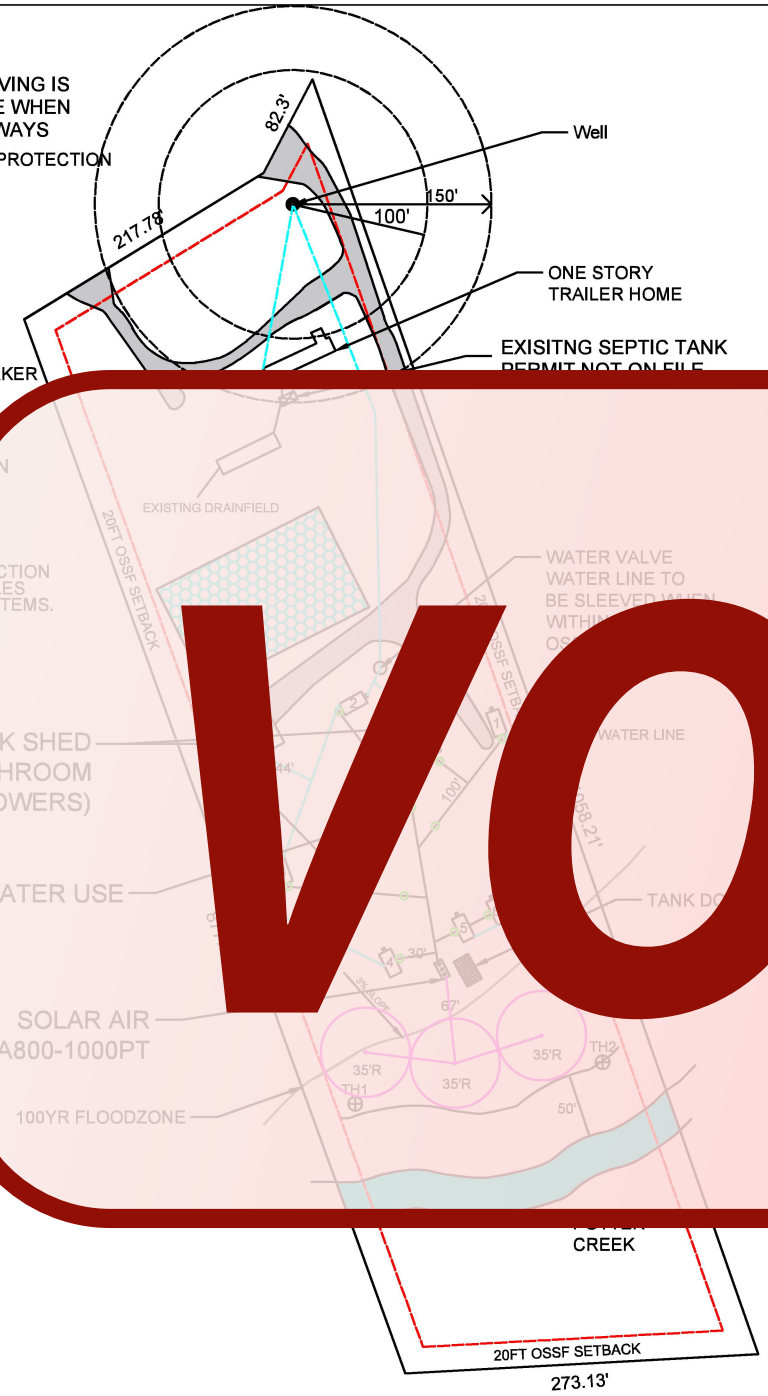
Affidavit

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

*NOTE: SCH80 OR SCH40 SLEEVING IS TO BE UTILIZED 5FT EACH SIDE WHEN CROSSING DRIVEWAYS/WALKWAYS

DOING SO WILL PROVIDE EQUAL PROTECTION WITH CH.285



OSSF DETAILS
TANK: SA800-1000PT (800GPD)
6 TOTAL RV'S @ 114GPD = 684GPD
2 SHEDS W/ 1 BATHROOM = 12GPD
TOTAL GPD: 696 GPD

REQUIRED SPRAY AREA: 10,875SF
ACTUAL SPRAY AREA: 11,545SF

LEGEND

	RV'S
	SH40 CLEANOUTS
	SCH40 SEWER PIPE
	SCH40 SUPPLY PIPE
	OSSF SPRAY DOUBLING AREA (12,417SF)
	TANK DOUBLING AREA 286SF

*NOTE: ANY WATER LINE WITHIN 10FT OF SEWER LINES OR ANY SEPTIC COMPONENT IS TO BE SLEEVED WITH SCH40 PVC

THIS WILL PROVIDE EQUAL PROTECTION WITH TAC.290 SUBCHAPTER D RULES FOR PUBLIC DRINKING WATER SYSTEMS.

NOTES

- SEPTIC TANK TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- USE SCH40 3" OR 4" TO CONNECT STRUCTURE TO TANK
- A MINIMUM OF 1/8" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

REVISED
01/31/2024

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

R.S.

PREPARED BY: GARRETT R. WINTERS
R.S #5213

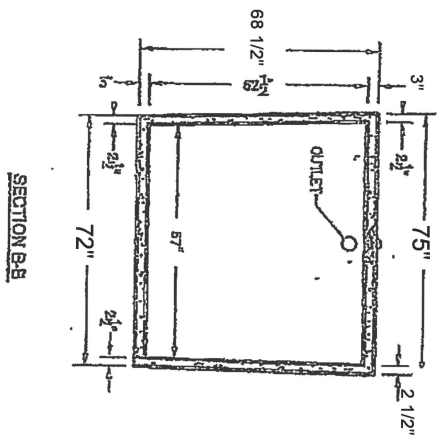
OWNER: James Barker

ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133
LOT: 8

SCALE:1"- 150

DATE: 01/31/2024

61" from bottom of tank to bottom of inlet



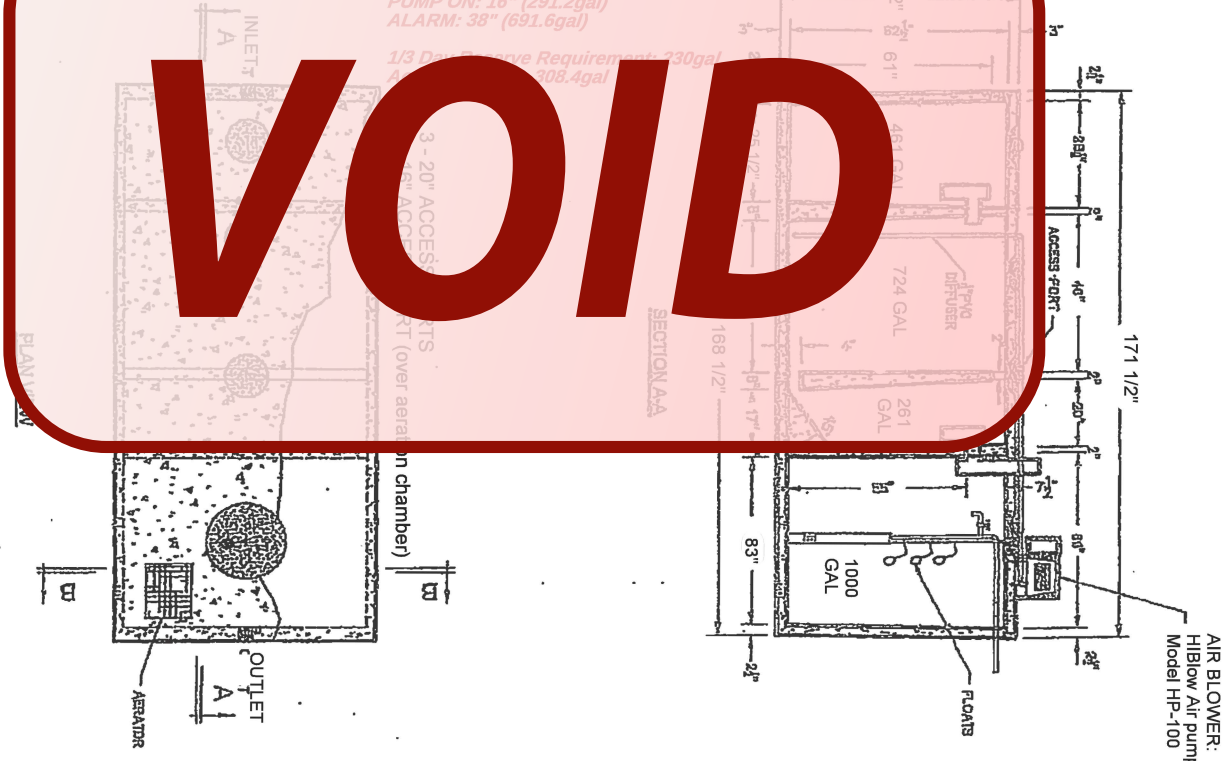
STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

Float Settings for 684GPD Wasteflow
1000gal pump tank
55" to Bottom Inlet
18.2 Gal/Inch

PUMP OFF: 12" (218.4gal)
PUMP ON: 16" (291.2gal)
ALARM: 38" (691.6gal)

1/3 Day Reserve Requirement: 230gal
208.4gal

VOID

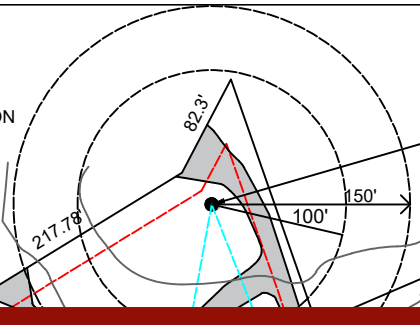


TRTMENT PLANT SA-5 JULY 2011		SOLAR AEROBIC 6754 HWY 90 EAST LAKE CHARLES, LA 70615 PHONE: (337) 439-0680	MODEL SA800-1000PT SEWER TREATMENT SYSTEM

*NOTE: SCH80 OR SCH40 SLEEVING IS TO BE UTILIZED 5FT EACH SIDE WHEN CROSSING DRIVEWAYS/WALKWAYS

DOING SO WILL PROVIDE EQUAL PROTECTION WITH CH.285

RECEIVED
By Brandon Olvera at 9:29 am, Mar 04, 2024



OSSF DETAILS
TANK: SA800-1000PT (800GPD)
6 TOTAL RV'S @ 114GPD = 684 GPD
2 SHEDS W/ 1 BATHROOM = 8 GPD
TOTAL GPD: 16 GPD
TOTAL GPD: 700 GPD

REQUIRED SPRAY AREA: 10,938SF
ACTUAL SPRAY AREA: 11,345SF

SLOPE FROM HIGHEST RV (#2) TO OSSF COMPONENTS IS 8% GRADE.

A flow meter has been installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and ... and daily readings ... nal County ... monthly ... 30 days ... issuanc... License to Oper... continu... ly every 30 days ... conse... ths. Failure to pr... the re... er readings every ... as ind... if at any time the d... meter ... are shown to exce... total ... flow of () gallons p... the ... Operate will be vo... new ... ust be obtained.

LEGEND

	RV'S
	SH40 CLEANOUTS
	SCH40 SEWER PIPE
	SCH4... SUPPLY PIPE
	OSSF ... SPRAY DOUB... NG AREA (12,4... SF)
	TANK DOU... LING AREA 28... SF

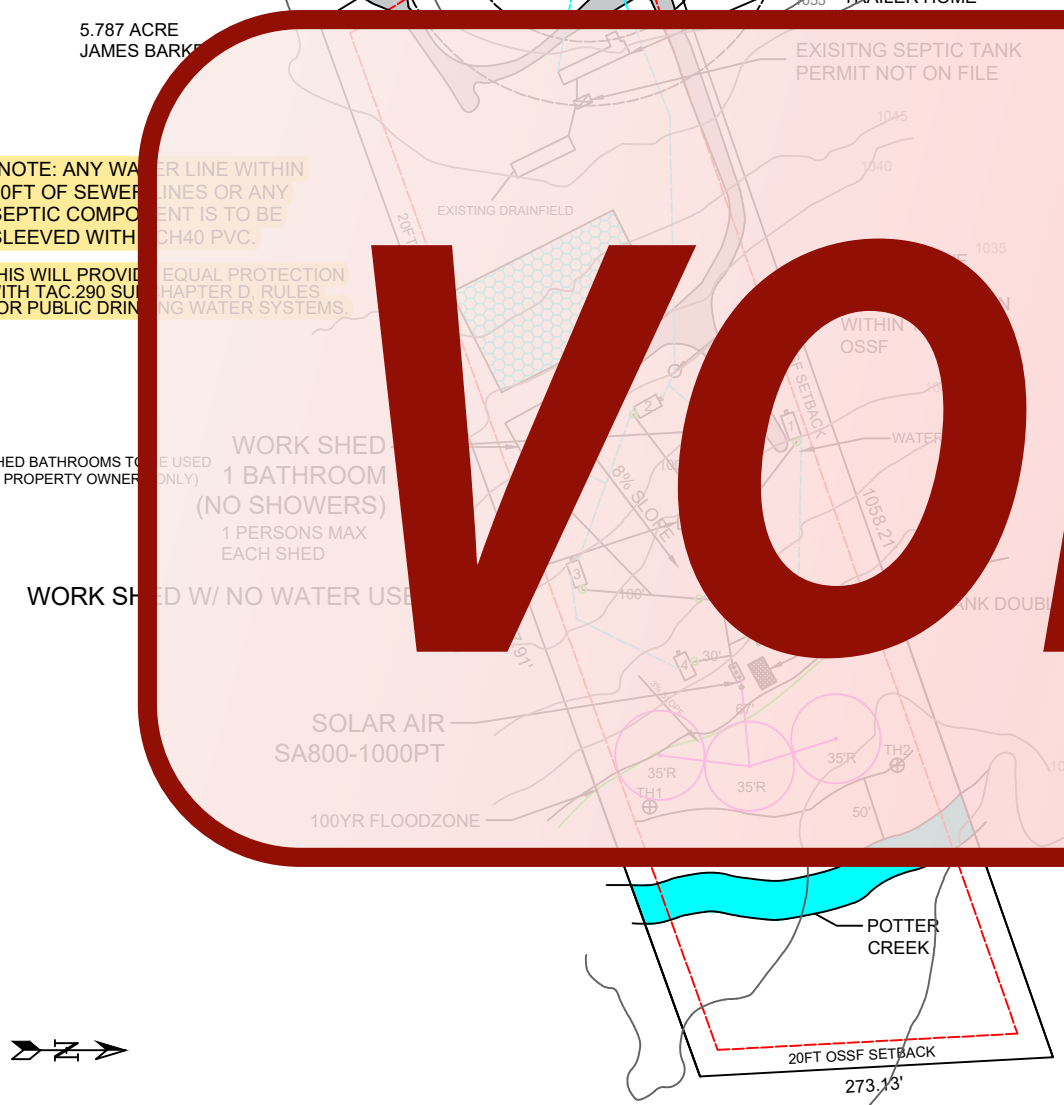
5.787 ACRE
JAMES BARKE...

*NOTE: ANY WA... ER LINE WITHIN 10FT OF SEWER ... INES OR ANY SEPTIC COMPO... ENT IS TO BE SLEEVED WITH ... CH40 PVC.

THIS WILL PROVID... EQUAL PROTECTION WITH TAC.290 SU... HAPTER D, RULES FOR PUBLIC DRIN... NG WATER SYSTEMS.

(SHED BATHROOMS TO ... E USED BY PROPERTY OWNER ... ONLY)

WORK SH... D W/ NO WATER USE



NO... ES

- TANK IS TO PLAC... AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WA... ER LINES SHALL BE A MINIMUM OF 10' F... OM ANY PART OF THE OSSF
- USE SCH40 3" OR ... ' TO CONNECT STRUCTURE TO T... NK
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- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- SCH40 CLEANOUTS TO BE PLACED EVERY 100'

REVISED
02/19/2024

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

PREPARED BY: GARRETT R. WINTERS
R.S #5213

ADDRESS: 1518 Oak Meadows
Canyon Lake, TX 78133
LOT: 8

SCALE:1"- 150

OWNER: James Barker

DATE: 01/31/2024

RECEIVED
By Brandon Olvera at 4:32 pm, Feb 13, 2024

ArcGIS Web Map

1/31/2024, 5:50:57 PM

Permits
- Septic
- Piprow/Driveway
- Floodplain
- Utility
- FEMA Floodplain 100 Yr
- TCEQ Contributing Zone
- Parcels
- Streets
- Addresses
- County Maintained Roads

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

ArcGIS Web AppBuilder

NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
GF # 13131DK

Doc# 200306002423

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 17, 2003

Grantor: PAMELA ANN SOMERS, owning, claiming and occupying other real property as her homestead property

Grantor's Mailing Address (including county): 1230 Grand Pass, Canyon Lake, Comal County, Texas 78133

Grantee: JAMES R. BARKER, a single person

Grantee's Mailing Address (including county): 1792 Rocky River, Canyon Lake, Comal County, Texas 78133

Consideration: TEN AND NO/100 DOLLARS ($10.00) DOLLARS and other good and valuable consideration and a note of even date that is in the principal amount of SIXTY-EIGHT THOUSAND HUNDRED AND NO/100 ($68,000.00) DOLLARS and is executed by Grantee, payable to the order of THE BLANCO NATIONAL BANK. The note is secured by a vendor's lien in favor of THE BLANCO NATIONAL BANK in this deed and by a Deed of Trust of even date from Grantee to DEAN C. MYANE, Trustee.

Property (including any improvements):

BEING 5.787 acres of land, more or less, (Lot 8, The Valley, unrecorded) and being out of and a part of that certain 253.86 acre tract out of the Michael W. Potter League Survey No. 4, Abstract 452, and being further described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all easements, restrictions, reservations, covenants and conditions of record, in Comal County, Texas, including, but not limited to, the following:

1. Easement to Perdernales Electric Cooperative, Inc. recorded in Volume 255, Page 745, Comal County, Texas Deed Records.

2. Road easements and utility easements as recorded in Volume 309, Page 665, Comal County, Texas Official Public Records.

Taxes for the current year have been prorated and are assumed by the Grantee herein.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

THE BLANCO NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of THE BLANCO NATIONAL BANK and are transferred to that party without recourse on Grantor.

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

PAMELA ANN SOMERS

THE STATE OF TEXAS *
*
COUNTY OF COMAL *

This instrument was acknowledged before me on the 17th day of January, 2003, by PAMELA ANN SOMERS.

Debra A. Koehn
Notary Public, State of Texas

DEBRA A. KOEHN
Notary Public
State of Texas
Comm. Exp. 02-22-2005

Prepared in the Law Office of:
Barry D. Moore
245 S. Seguin Avenue
New Braunfels, Texas 78130

After recording, return to:

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