



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/19/2024 Permit Number: 116790

Location Description: 347 VALLEYVIEW ST  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Mobile Home Estates  
Unit: 2  
Lot: 181-183  
Block: -  
Acreage: 0.6200

Type of System: Septic Tank  
Leaching Chambers

Issued to: Andrea Degroote

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

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

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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

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

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

Licensing Authority  
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:

Address:

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

Inspector Notes:

**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 Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
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)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 116790  
Issued This Date: 11/15/2023  
This permit is hereby given to: Andrea Degroote

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

347 VALLEYVIEW ST  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Mobile Home Estates  
Unit: 2  
Lot: 181-183  
Block: -  
Acreage: 0.6200

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
Leaching Chambers

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.



**RECEIVED**

By Kathy Griffin at 1:52 pm, Oct 20, 2023



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

--	--

*Date Received*

*Initials*

116790
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*Permit Number*

**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.**

Andrea DeLoate  
Signature of Applicant

9/12/2023  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
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RECEIVED

By Brandon Olvera at 4:17 pm, Nov 07, 2023



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 Andrea Degroote Agent Name Doug Dowlearn R.S.  
Mailing Address 331 Valley View St. Agent Address 703 Oak Dr.  
City, State, Zip Canyon Lake, TX 78133 City, State, Zip Blanco, TX 78606  
Phone # 830-765-4033 Phone # 210-878-8100  
Email andrea.degroote@gmail.com Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name CANYON LAKE MOBILE HOME ESTATES Unit 2 Lot 183 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .6198  
Address 347 cu City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 1230

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 150,000 (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.

Andrea Degroote  
Signature of Owner

9/12/2023  
Date

**RECEIVED**

By Brandon Olvera at 4:17 pm, Nov 07, 2023

\*\*\* COMAL COUNTY \*\*\*

OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICANT'S PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(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.



Signature of Designer

Date

Page 2 of 2



## OSSF SOIL EVALUATION REPORT INFORMATION

**RECEIVED**

By Brandon Olvera at 4:19 pm, Nov 07, 2023

**Date:** 10/17/2023**Applicant Information:****Name:** Andrea Degroote**Address:** 331 Valleyview St**City, State & Zip Code:** Canyon Lake, TX 78133**Phone:****Email:****Site Evaluator Information:****Name:** Douglas R. Dowlearn**Company:** D.A.D. Services, Inc.**Address:** 703 Oak Drive**City, State & Zip:** Blanco, TX 78606**Phone:** (210)240-2101 **Fax:** (866)260-7687**Email:** txseptic@gmail.com**Property Location:****Subdivision:** Canyon Lake Mobile Home Estates **Unit:** 2**Lot:** 183**Street/Road Address:** 347 Valleyview St**City:** Canyon Lake **Zip:** 78133**Additional Info:** Comal County**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-60" Clay Loam	Blocky	<30% gravel	None	None
Soil Boring #2 60"		Same as above				

### DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 2 Bedroom 1230 Sq. Ft House

180 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

675 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 180 \text{ gpd}/0.2 = 900 \text{ sq. ft.}$ Reduction for Leaching Panels (75%)  $900 \text{ sq. ft.} = 675 \text{ sq. ft.}$ 

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:****NAME:** Douglas R. Dowlearn, R.S.**Signature:****License No.** OS9902 **Exp.** 6/30/2026**TDH:** #2432 **Exp.** 2/28/2025

Douglas R. Dowlearn  
D.A.D. Services, Inc.  
PO Box 212  
Bulverde, TX 78163  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

August 18th, 2023  
Comal County Environmental Health Department  
195 David Jonas Dr.  
New Braunfels, TX 78132-3760  
RE: 347 Valleyview St - Leaching Chamber Variance Request

To whom it may concern:

I am requesting that leaching chambers be placed within five feet (actual distance between the fence and leaching chambers is four feet) of a fence in the following manner which provides equivalent protection to the requirements of TAC Chapter 285.91, Table X.

The weight of the fence and fence supports will exert minimal external forces to the leaching chambers. The fence is four feet away from the leaching chambers, therefore will not affect the absorption area of the drainfield. In my opinion, the proper functionality of the drainfield will not be affected by the fence.

If there are any questions concerning this matter, please contact me at (210)240-2101.

Sincerely,  
Douglas R. Dowlearn, R.S.





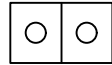
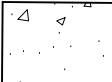
*Douglas R. Dowlearn*



SCALE 1" = 16'

DEGROOTE ANDREA  
347 VALLEYVIEW ST  
CANYON LAKE, TX 78133  
COMAL COUNTY

#### KEY

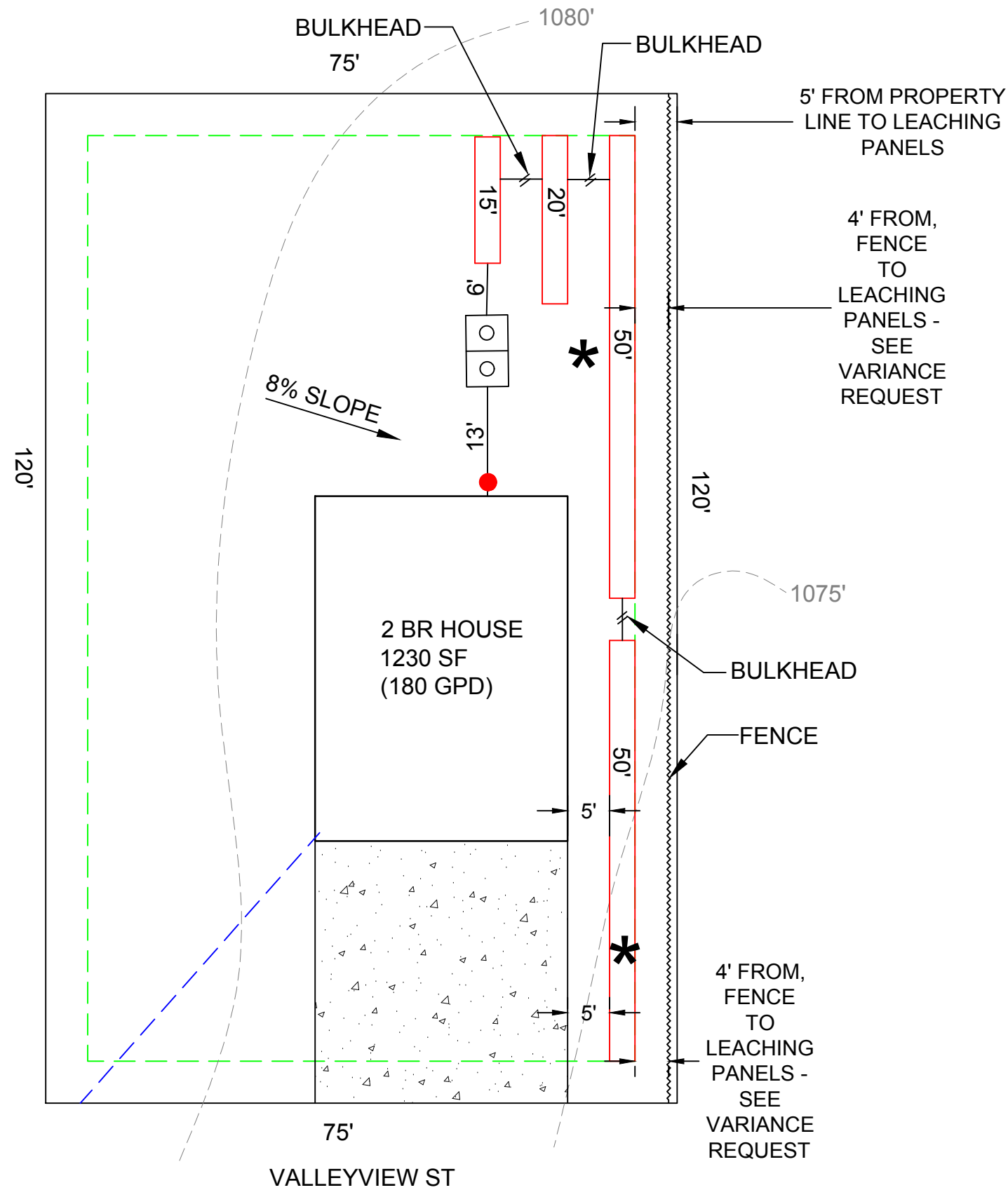
- - TWO WAY CLEANOUT
- - 5' OSSF OFFSET
- - PROPOSED WATER LINE
- ✱ - TEST HOLE
-  - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
-  - DRIVE/WALKWAY

#### NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURE.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.

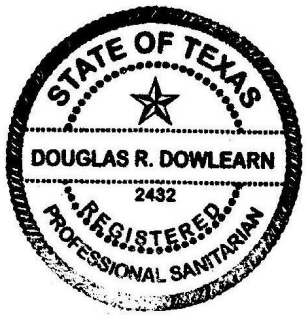
135 L.F. OF 3' WIDE LEACHING PANELS.  
2 ROWS @ 50 L.F. (10 PANELS EACH ROW).  
1 ROW @ 20 L.F. (4 PANELS)  
1 ROW @ 15 L.F. (3 PANELS)

27 TOTAL PANELS @ 5 L.F. EACH.



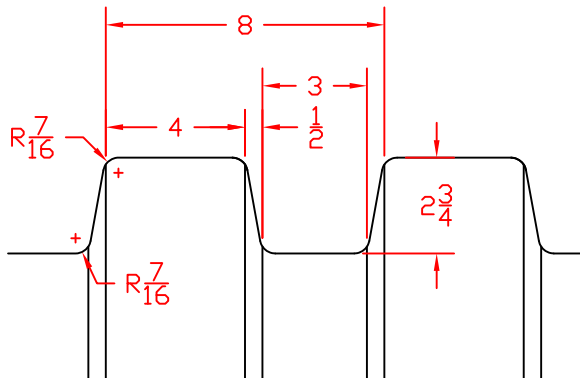
**RECEIVED**

By Brandon Olvera at 3:26 pm, Dec 12, 2023

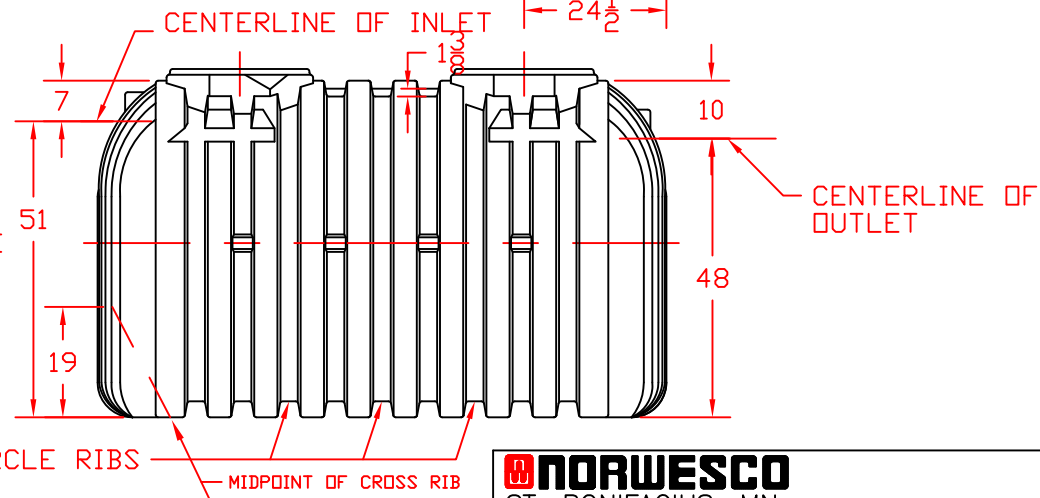
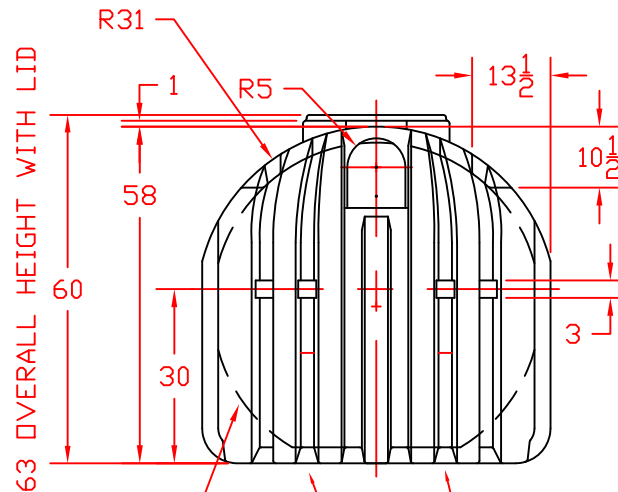
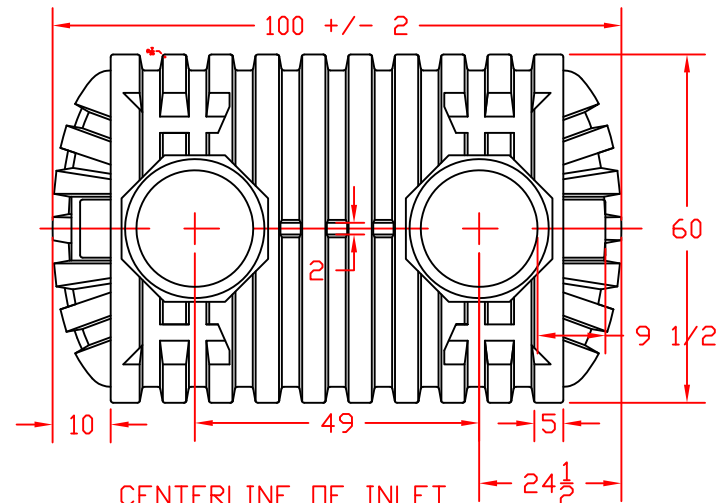


*Douglas R. Dowlearn*

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	C	REDRAWN, DIMS UPDATED	17FEB97	



RIB DETAIL 1/4 SCALE



**NORWESCO**  
ST. BONIFACIUS, MN  
1000 GALLON SEPTIC TANK

JTP	17FEB97	SIZE B	FSCM NO.	DWG NO.	REV C
		SCALE 1/24			SHEET 1 OF 2



**Below Ground Tanks**

- [Septic Tank Overview](#)
- [Low Profile Septic](#)
- [Legacy \(Ribbed\) Septic](#)
- [Bruiser \(Ribbed\) Multi-use](#)
- [Florida Pump & Septic](#)
- [Spherical Pump](#)
- [10,000 Gallon & Larger Cistern and Septic Holding Tanks](#)
- [2000-5025 Gallon Cistern Septic Holding Tanks](#)
- [Cistern, Legacy](#)
- [Cistern, Low Profile](#)
- [Accessories](#)
- [Frequently Asked Questions](#)

**Above Ground Tanks**

- [Elliptical Leg](#)
- [Freestanding](#)
- [Horizontal Leg](#)
- [Loaf Tanks](#)
- [PCO](#)
- [Pickup Truck](#)
- [Vertical](#)
- [Water, Specialty Hauling](#)
- [Water, Vertical - Black/Green](#)
- [Frequently Asked Questions](#)

Search

# Septic Tank Overview

The world's leading manufacturer of polyethylene tanks, Norwesco has been producing polyethylene septic tanks since 1980. With that kind of experience, Norwesco offers you proven products that you can count on for years of dependable, trouble-free service. Norwesco septic tanks are backed by a full three-year warranty from date of manufacture and have been approved by state and local health departments from coast to coast. Where applicable, Norwesco septic tanks have been certified by both IAPMO™ and CSA™.

Please consider the following features when you are looking to purchase a septic tank and you'll find that Norwesco tanks will exceed your expectations when it comes to performance and longevity.

**EASE OF INSTALLATION**

For septic system replacement and new home construction, Norwesco’s polyethylene septic tanks are designed for durability and quick, easy installation. Any Norwesco septic tank can be transported to the job site in a pickup truck and carried by just two people. This enables you to install the tank on your schedule.

**ROTATIONALLY MOLDED, ONE-PIECE CONSTRUCTION**

Norwesco septic tanks are manufactured by means of the rotational molding process which produces a one-piece, seamless, watertight tank.

**SUPERIOR STRENGTH DESIGN**

The rib design and placement in our Legacy tanks provide superior structural integrity to the tank.

**EXCELLENT CHEMICAL RESISTANCE**

Polyethylene is unaffected by soil chemicals and by the chemicals and gases present in sewage, so Norwesco septic tanks will not rust or corrode and require no additional coatings as other tanks do. Norwesco's strict quality guidelines ensure an environmentally safe septic tank.

**SINGLE OR DOUBLE COMPARTMENT**

We offer tanks in both single and double compartment (2/3 - 1/3). Prior to installing any septic tank, you should check with your local health department for specific requirements that your county or state may enforce.

**WATERTIGHT LID**

Norwesco septic tanks come outfitted with a watertight lid. This improved design is significantly stronger than other lid designs. When leaving our factory, the lid will be attached to the tank with stainless steel screws and comes standard with a gasket between the lid and the tank. The gasket provides a watertight seal at the lid area.

**ACCESSORIES AVAILABLE**

Manhole extensions and lid-riser combinations are available to bring tank access to grade and to meet code specifications.

**RECEIVED**  
*By Brandon Olvera at 8:21 am, Nov 15, 2023*

**How To Videos**



**Literature Downloads**

- [Liquid Storage Tanks Catalog](#)
- [Water & Waste Management Catalog](#)
- [Above Ground Water Tank Flyer](#)
- [Valves, Couplers, Fittings & Lids Brochure](#)
- [California Supply Chains Act](#)

**NORWESCO, LLC**

P. O. Box 439  
4365 Steiner Street  
St. Bonifacius, MN 55375-0439

Tel 800-328-3420  
Fax 800-874-2371

## BELOW GROUND TANKS

### LEGACY SEPTIC TANKS

Norwesco Legacy (ribbed) septic tanks are molded in one piece, requiring no additional assembly, reducing installation time and effort. These tanks cannot be used as pump tanks and must be kept full at all times.

- The rib design and placement provide superior structural integrity to the tank.
- Tanks 750 gallons and larger are available with PVC tees and gaskets supplied loose or with installed PVC tees and septic adapters.
- Lightweight- can be transported to the job site in a pickup truck and carried by just two people.
- Available in both single and double compartment (2/3 - 1/3).
- Accessories available to bring tank access to grade and to meet code specifications.



1250 2-MH Legacy Septic Tank

CAPACITY (GALLONS)	LENGTH	WIDTH	OVERALL HEIGHT	HEIGHT TO INLET	HEIGHT TO OUTLET	MANHOLE DIAMETER	COMPARTMENT AVAILABILITY
500	101"	51"	47"	36"	33"	1-20" (62408)	Single
750	96"	52"	62"	54"	51"	1-20" (62408)	Single
750	96"	48"	63"	52"	49"	2-20" (62408)	Single
1000	102"	60"	63"	51"	48"	2-20" (62408)	Single or Double
1250	116"	55"	70"	59"	56"	2-20" (62408)	Single or Double
1500	135"	55"	70"	59"	56"	2-20" (62408)	Single or Double

**RECEIVED**

By Brandon Olvera at 8:22 am, Nov 15, 2023

## Olvera,Brandon

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**From:** Olvera,Brandon  
**Sent:** Wednesday, November 8, 2023 9:19 AM  
**To:** Lauren Dowlearn ; andrea.degroote@gamail.com  
**Subject:** 116790

RE: 347 Valley View St.

Canyon Lake Mobile Home Estates 2

Lot 183

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. Submit documentation that the tank meets the requirements in 285.32(b)(1)(E)
2. 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](http://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](mailto: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](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number 116790

## 1. APPLICANT / AGENT INFORMATION

Owner Name Andrea Degroote Agent Name Doug Dowlearn R.S.  
Mailing Address 221 Valley View St Agent Address 703 Oak St  
City, State, Zip Canyon Lake, TX 78133 City, State, Zip Blanco, TX 78606  
Phone # 830-765-4033 Phone # 210-878-8100  
Email andrea.degroote@gmail.com Email TXSEPTIC@GMAIL.COM

## 2. LOCATION

Subdivision Name CANYON LAKE Mileage 1.83 Block .6198  
Survey Name / Address Number 34  
Address 221 Valley View St Canyon Lake State Zip 78133

## 3. TYPE OF DEVELOPMENT

- ☒ Single Family Residential  
Type of Construction (House, Mobile Home, Etc.) House  
Number of Bedrooms 2  
Indicate Sq Ft of Living Area 1230
- ☐ 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, Farms, Etc. - Indicate Number of Units \_\_\_\_\_  
Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 150,000 (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.

Andrea Degroote  
Signature of Owner

9/12/2023  
Date



**\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\***  
**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN**  
**ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(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 complies 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 Edwards Controlling Zone? ☐ Yes ☐ No

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

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

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

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

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

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

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



Signature of Designer

Date

Page 2 of 2

## OSSF SOIL EVALUATION REPORT INFORMATION

Date: 10/17/2023

**Applicant Information:**

Name: Andrea Degroote

Address: 331 Valleyview St

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

**Property Location:**

Subdivision: Canyon Lake Mobile Home Estates Unit: 2

Lot: 181-183

Street/Road Address: 347 Valleyview St

City: Canyon Lake Zip: 78133

Additional Info: Comal County

**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III - clay or silty clay)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
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Soil Boring #1	0-60"	Loam	Blocky	gravel	None	None
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Soil Boring #2	0-60"	Sam	ove			
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Application Rate (RA): 0.2

OSSF is designed for: 2 Bedroom 1230 Sq. Ft House

180 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

675 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 180 \text{ gpd}/0.2 = 900 \text{ sq. ft.}$

Reduction for Leaching Panels (75%)  $900 \text{ sq. ft.} = 675 \text{ sq. ft.}$

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 Exp. 6/30/2026

TDH: #2432 Exp. 2/28/2025



DEGROOTE ANDREA  
347 VALLEYVIEW ST

CANTON LAKE, TX 76135  
COMAL COUNTY



SCALE 1" = 16'

KEY

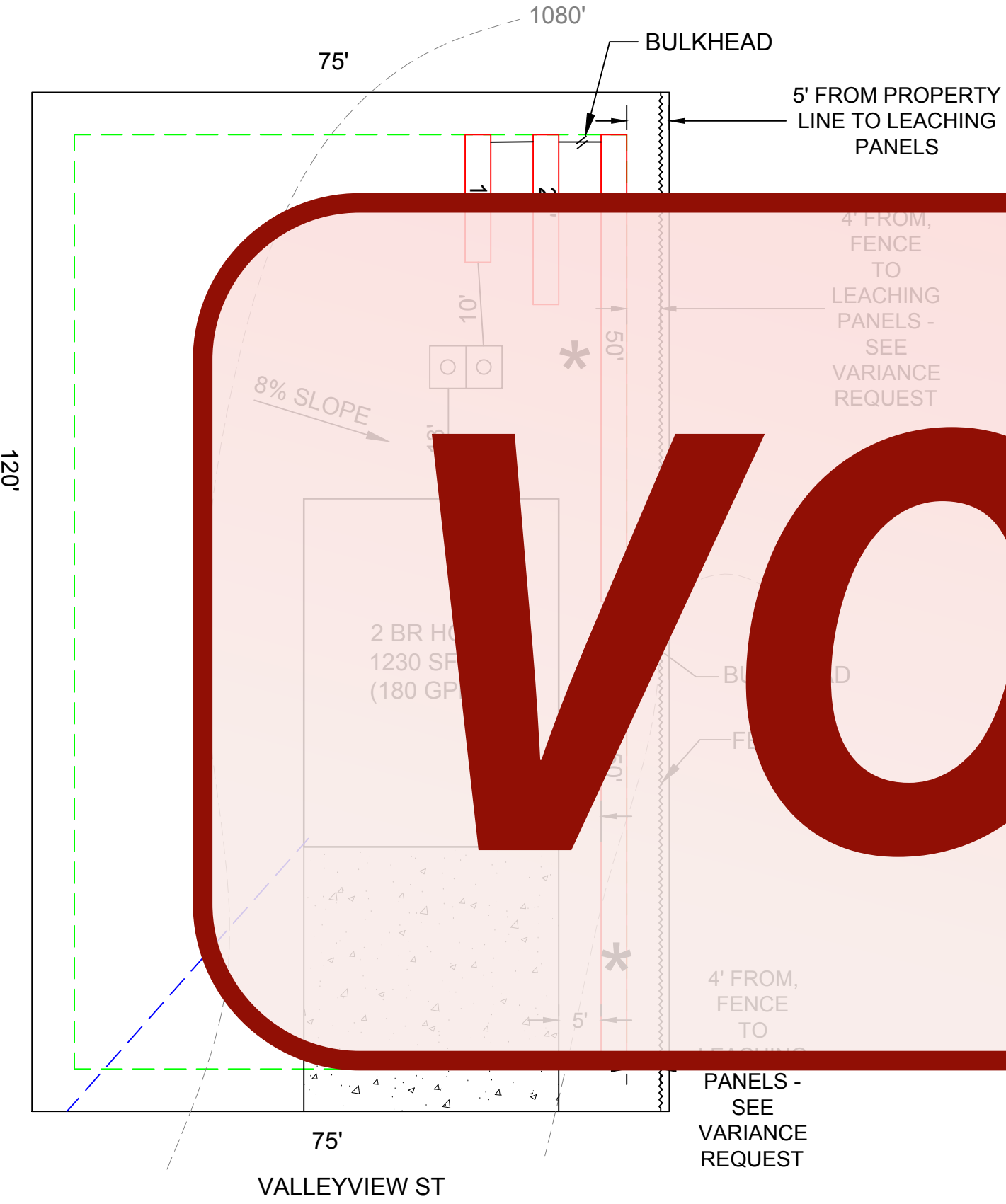
- TWO WAY CLEANOUT
- 5' OSSF OFFSET
- PROPOSED PROPERTY LINE
- TEST POINT
- 100' MINIMUM DUAL CHAMBER TREATMENT SEPTIC TANK
- DRAIN WALKWAY

NOTES

- CLEANOUT WITHIN STRUCTURE
- USE 1/2" SCH 40 PIPE TO CONNECT STRUCTURE TO TANK.
- SEWER LINE CONNECTION TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.

135 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.  
2 ROWS @ 50 L.F. (10 PANELS EACH ROW).  
1 ROW @ 20 L.F. (4 PANELS)  
1 ROW @ 15 L.F. (3 PANELS)

27 TOTAL PANELS @ 5 L.F. EACH.







NEW BRAUNFELS TITLE CO.  
CANYON LAKE OFFICE  
GF# 084456 NR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:  
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

THAT TEMPLETON MORTGAGE CORPORATION, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by ANDREA DEGROOTE, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Lots 180, 181, 182 and 183, of CANYON LAKE MOBILE HOME ESTATES UNIT 2, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 75, of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

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

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

THIS CONVEYANCE IS MADE ON AN "AS IS", WHERE IS, WITH ALL FAULTS" BASIS. GRANTEE, BY HER ACCEPTANCE OF THIS DEED ACKNOWLEDGES THAT SHE IS NOT RELYING UPON ANY REPRESENTATIONS, STATEMENTS, OR OTHER ASSERTION

WITH RESPECT TO THE PROPERTY CONDITION. EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY MADE HEREIN, GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY CONVEYED HEREIN, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, THE ENVIRONMENTAL CONDITION THEREOF, OR OF THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER EXPRESS OR IMPLIED WARRANTIES. ALL SUCH EXPRESS OR IMPLIED WARRANTIES ARE HEREBY DISCLAIMED BY GRANTOR AND SUCH DISCLAIMER IS ACCEPTED BY GRANTEE.

DATED this the 27<sup>th</sup> day of June, 2016.

TEMPLETON MORTGAGE CORPORATION

By: [Signature]  
Its: [Signature]

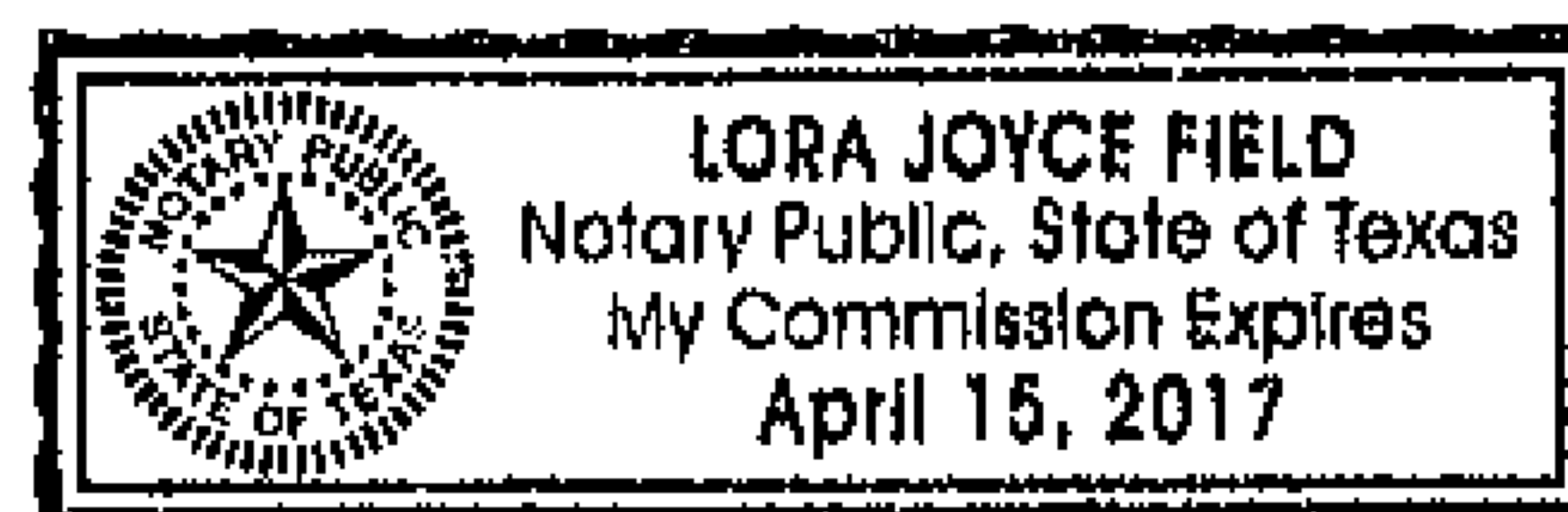
STATE OF TEXAS  
COUNTY OF Lubbock

This instrument was acknowledged before me on this the 27<sup>th</sup> day of June, 2016, by Mark Brown, of TEMPLETON MORTGAGE CORPORATION.

Lora Joyce Field  
Notary Public, State of Texas

Grantee's Mailing Address:

331 Valley View  
Canyon Lake, TX 78133



7472.deeds  
New Braunfels Title Co.  
GF #84456

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
06/28/2016 03:21:30 PM  
LAURA 2 Pages(s)  
201606025698



Bobbie Koepp