

## Olvera,Brandon

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**From:** Olvera,Brandon  
**Sent:** Wednesday, May 1, 2024 2:27 PM  
**To:** 'Traci Field'  
**Cc:** Greg Johnson  
**Subject:** RE: 117366

Good Morning,

File has been updated. Based on the address document submitted, all the documents need to have the new address.

Thank You,

| **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

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ENGINEER'S OFFICE

RE: ***2507 Lost Mine Road***  
***First mountain 1***  
***Lot 33***

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓. Our office will be conducting a site visit on 04-24-2024.
- ✓. Both applicants need to sign the application or,
  - a. Submit documentation showing who can sign on behalf of the Living Trust.
- ✓. See letter from our addressing coordinator.
- 4. 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](http://www.cceo.org) | f: 830-608-2078 | e: [olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us) |



## Olvera,Brandon

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**From:** Helms,Avery  
**Sent:** Thursday, April 18, 2024 8:48 AM  
**To:** Olvera,Brandon  
**Cc:** Braun,Holly; Matheney,Heather  
**Subject:** Septic Permit 117366

Brandon,

For the following septic permit #117366, the property owner is using 2507 Lost Mine which is an invalid address. Our system has 1011 Sierra Blanca as the currently assigned address based on driveway access point. Please reach out to property owner to have this changed accordingly regarding their documentation.

Best,

**Avery Helms**

GIS Technician- Address Coordinator

Comal County

195 David Jones Dr.

New Braunfels TX, 78132

w: <https://www.cceo.org/>

e: [helmsa@co.comal.tx.us](mailto:helmsa@co.comal.tx.us)

(830) 608-2090





**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

--	--

*Date Received*

*Initials*

117366
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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.**

\_\_\_\_\_  
Signature of Applicant

04/10/2024

\_\_\_\_\_  
Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refeused)



**RECEIVED**

By Brandon Olvera at 2:04 pm, May 01, 2024

**COMAL COUNTY**  
ENGINEER'S OFFICE**ON-SITE SEWAGE FACILITY APPLICATION**195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEQ.ORG](http://WWW.CCEQ.ORG)

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**1. APPLICANT / AGENT INFORMATION**

Owner Name SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE, TRUSTEES OF THE SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE JOINT LIVING TRUST DATED NOV. 12, 2020

Mailing Address c/o 23011 FM 306

City, State, Zip Canyon Lake, TX 78133

Phone # 830-935-4936

Email kateilyn@psseptics.com

Agent Name GREG W. JOHNSON, P.E.

Agent Address 170 Hollow Oak

City, State, Zip New Braunfels, TX 78132

Phone # 830-905-2778

Email gregjohnsonpe@yahoo.com

**2. LOCATION**

Subdivision Name FIRST MOUNTAIN Unit 1 Lot 33 Block \_\_\_\_\_

Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_

Address 2507 LOST MINE ROAD City CANYON LAKE State TX Zip 78133

**3. TYPE OF DEVELOPMENT**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) HOUSENumber of Bedrooms 4Indicate Sq Ft of Living Area 3384☐ 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: \$ \_\_\_\_\_ (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**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.

Scott Randolph Gale  
Signature of Owner

6/9/23  
Date



## \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

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

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

Tank Size(s) (Gallons) PRO-FLO 600 SLPT Absorption/Application Area (Sq Ft) 2500Gallons Per Day (As Per TCEQ Table III) 300

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

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

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

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

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

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

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

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

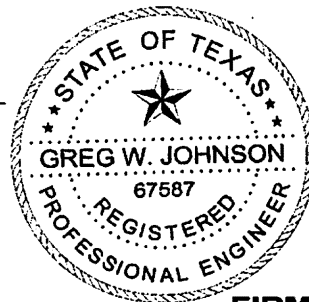
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

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



FIRM #2585

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 [Signature]Date December 11, 2023



**AFFIDAVIT****THE COUNTY OF COMAL  
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (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, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

**II**

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

1 UNIT/PHASE/SECTION BLOCK 33 LOT FIRST MOUNTAIN SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): THE SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE JOINT LIVING TRUST, dated November 12, 2020, Scott Randolph Gale & Sandra Biasello Gale - Trustees

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

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

WITNESS BY HAND(S) ON THIS 9<sup>th</sup> DAY OF June, 2023

Scott Randolph Gale  
Sandra Biasello Gale  
Owner(s) signature(s)

SCOTT RANDOLPH GALE - TRUSTEE

SANDRA BIASELLO GALE - TRUSTEE

Owner (s) Printed name (s)

SCOTT R. & SANDRA B. GALE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9<sup>th</sup> DAY OF

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

June, 2023

Notary Public Signature



(Notary Seal Here)

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/02/2023 03:11:32 PM  
CHRISTY 1 Pages(s)  
202306031583



*Bobbie Koepf*



# **Luna Environmental Service Agreement**

**(Formerly AMS & PS Septic Supply)**

## **Agreement**

**I. General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776) or (830-850-0080). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

**II. Effective Dates:** If this is an Initial Install Contract, the contract will be for three years and **BEGINS** when the License To Operate (LTO) has been issued. A 30-day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

**III. Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.**

**IV. Services by Contractor:** Contractor will provide the following services (Referred to as the "Services").

- 1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. The contractor does not provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.**
- 2. Contractor will provide a weatherproof tag on the control panel containing company name, phone number and inspection dates.**
- 3. Contractor will do inspections 3 times a year, every 4 months.**
- 4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.**
- 5. The contractor's inspection will include the following: Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the**



**Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)**

- 6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24-hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at a going rate.**

**V. Clients Responsibilities:**

- 1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.**
- 2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.**
- 3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.**
- 4. Provide for pumping of the tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.**
- 5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.**
- 6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.**
- 7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.**
- 8. Maintain site drainage to prevent adverse effects on OSSF.**
- 9. Promptly and fully pay Contractor's Bills, Fees or Invoices as described herein.**

**VI. Contractor will schedule with client, dates to perform the above-described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$75.00 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.**



VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. The contract fee is \$ INCLUDED WITH SEPTIC.

VIII. Severability: If any provision of this agreement shall be considered to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

Client

SCOTT RANDOLPH GALE & SANDRA DIABELLO GALE, TRUSTEES OF THE SCOTT RANDOLPH GALE & SANDRA DIABELLO

Print Name: \_\_\_\_\_

Signature: Scott Randolph Gale Sandra Diabello Gale

Client Address: LOT 33 FIRST MOUNTAIN SUBDIVISION  
2507 LOST MINE ROAD (NOTE: ADDRESS MAY CHANGE)  
UPON COMPLETION

Client Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Contractor Luna Environmental LLC:

MP Signature: Ryan Seidensticker

MP NUMBER: 0001708

Contract Date: \_\_\_\_\_ to \_\_\_\_\_ County: COMAL

Permit #: \_\_\_\_\_



**Greg W. Johnson, P.E.**

170 Hollow Oak

New Braunfels, Texas 78132

830/905-2778

December 11, 2023

Comal County Office of Environmental Health

195 David Jonas Drive

New Braunfels, Texas 78132-3760

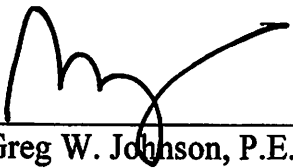
RE- SEPTIC DESIGN  
2507 LOST MINE RD  
FIRST MOUNTAIN, UNIT 1, LOT 33  
CANYON LAKE, TX 78133  
GALE RESIDENCE

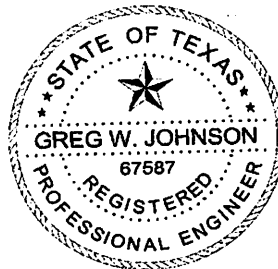
**Brandon/Brenda,**

The referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with requirements in the CZP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

  
12/11/23  
Greg W. Johnson, P.E. No. 67587 / F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132 - 830/905-2778





# ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: June 20, 2023

Site Location: FIRST MOUNTAIN, UNIT 1, LOT 33

Proposed Excavation Depth: N/A

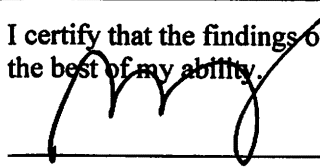
**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
Locations of soil boring or dug pits must be shown on the site drawing.  
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.  
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>          </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
1						
2						
3						
4						
5						

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

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

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

06/20/2023  
Date



**FIRM #2585**



Comments

Add Comment

Sort ▲

▼ JCONNOR

04/24/2024 1:44 PM

Tank installed. Area built up with scrapings from carving out lot.

Close

CCEO  
COPY



CCEO  
COPY





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COPY





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COPY





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**DRIP TUBING SYSTEM**  
DESIGNED FOR:  
THE SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE  
JOINT LIVING TRUST, 11/12/2020  
c/o 23011 FM 306  
CANYON LAKE, TX 78133

**SITE DESCRIPTION:**

Located in First Mountain, Unit 1, Lot 33, at 2507 Lost Mine Road, the proposed system will serve a four bedroom residence (3384 sf.) situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses, mountain cedar, and oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

**PROPOSED SYSTEM:**

A 3 inch SCH-40 pipe discharges from the residence into a ProFlo Model 600 SLPT 600gpd aerobic treatment plant containing a 447 gal. pretreatment chamber and a 796 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP submersible well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 10 minute run time with float setting at 300 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 Arkal disc filter then through a 1" SCH-40 manifold to a 2500 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with *0.61 gph* emitters set every two feet, as per the attached schematic. Due to slope check valves in the field manifold area required to prevent migration of water after pumping cycles. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. . A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be bermed and terraced and graded then Type II or III soil will be built up 4" on the scarified ground then the drip tubing will be laid and capped with 6" of Type II or Type III soil (*NOT SAND*). The field area will be covered with Curlex erosion control blankets and heavily seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.



**DESIGN SPECIFICATIONS:**

Daily waste flow: 4 Br. Res  $Q=(4+1)*75-(20\%) = 300$  GPD

Pretreatment tank size: 447 Gal

Plant Size: ProFlo Model 600 SLPT 600 gpd (TCEQ Approved)

Pump tank size: 796 Gal

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

Application Rate:  $R_a = 0.2$  gal/sf

Total absorption area:  $Q/R_a = 300 \text{ GPD}/0.20 = 1500 \text{ sf}$ . (Actual 2500 sf.)

Total linear feet drip tubing: 1250' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 625 emitters @ .61 gph @ 20 psi = 6.354 gpm

Pump Requirement (cont.): (0.5 HP FPS)

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

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

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

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

$$\text{MSV} = 1.5 \text{ gpm PER LINE} * 4 \text{ LINES} = 6 \text{ GPM MIN FLOW RATE}$$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

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

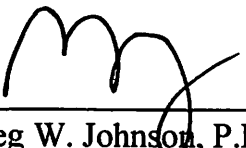
$$\text{MSV} = 2(3.14159((1.049/12)^2)/4) * 7.48 * 60$$

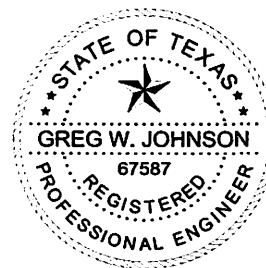
$$\text{MSV} = 5.4 \text{ GPM}$$

**PIPE AND FITTINGS:**

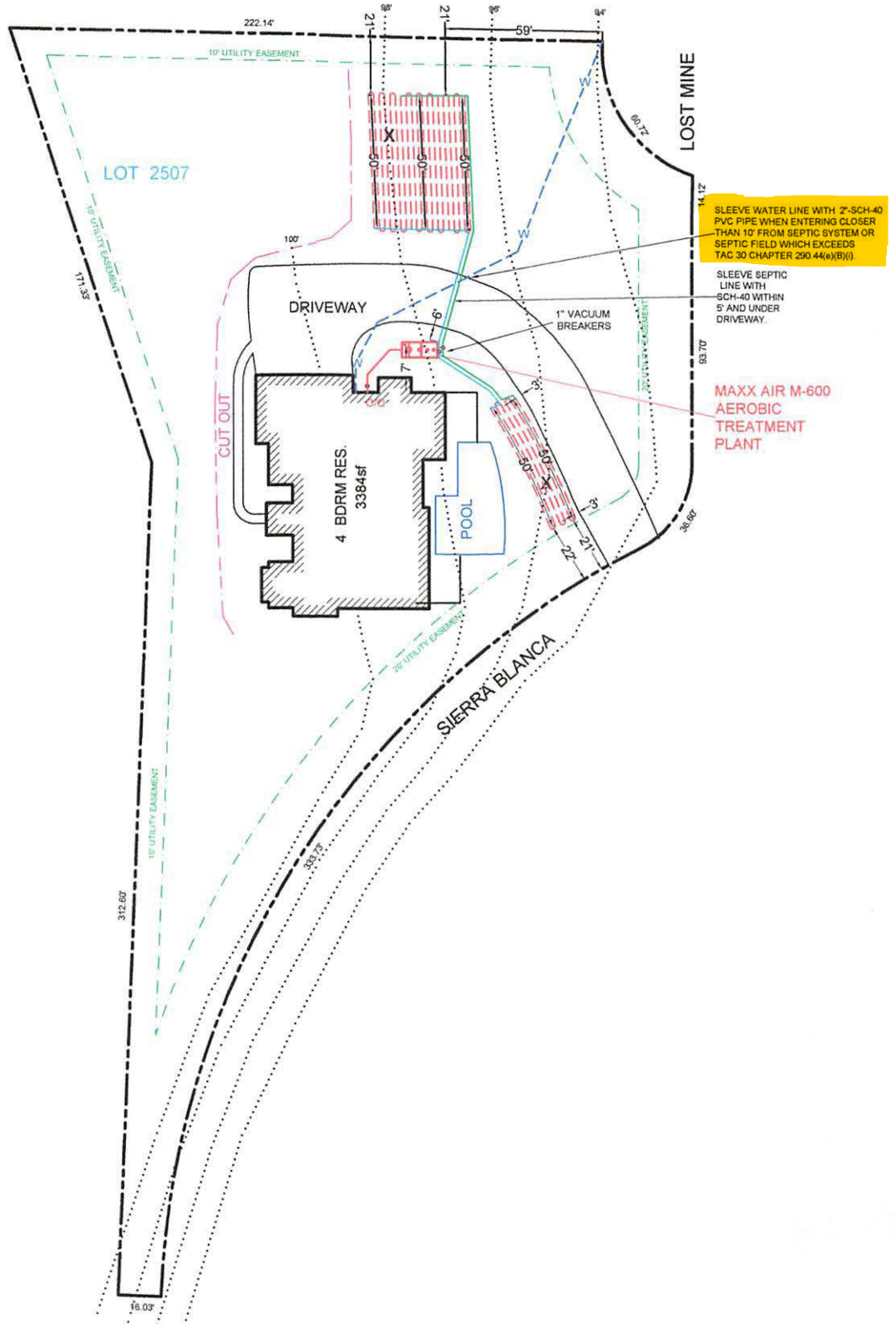
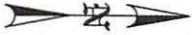
All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

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

 06/21/2023  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587 / FIRM #2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778







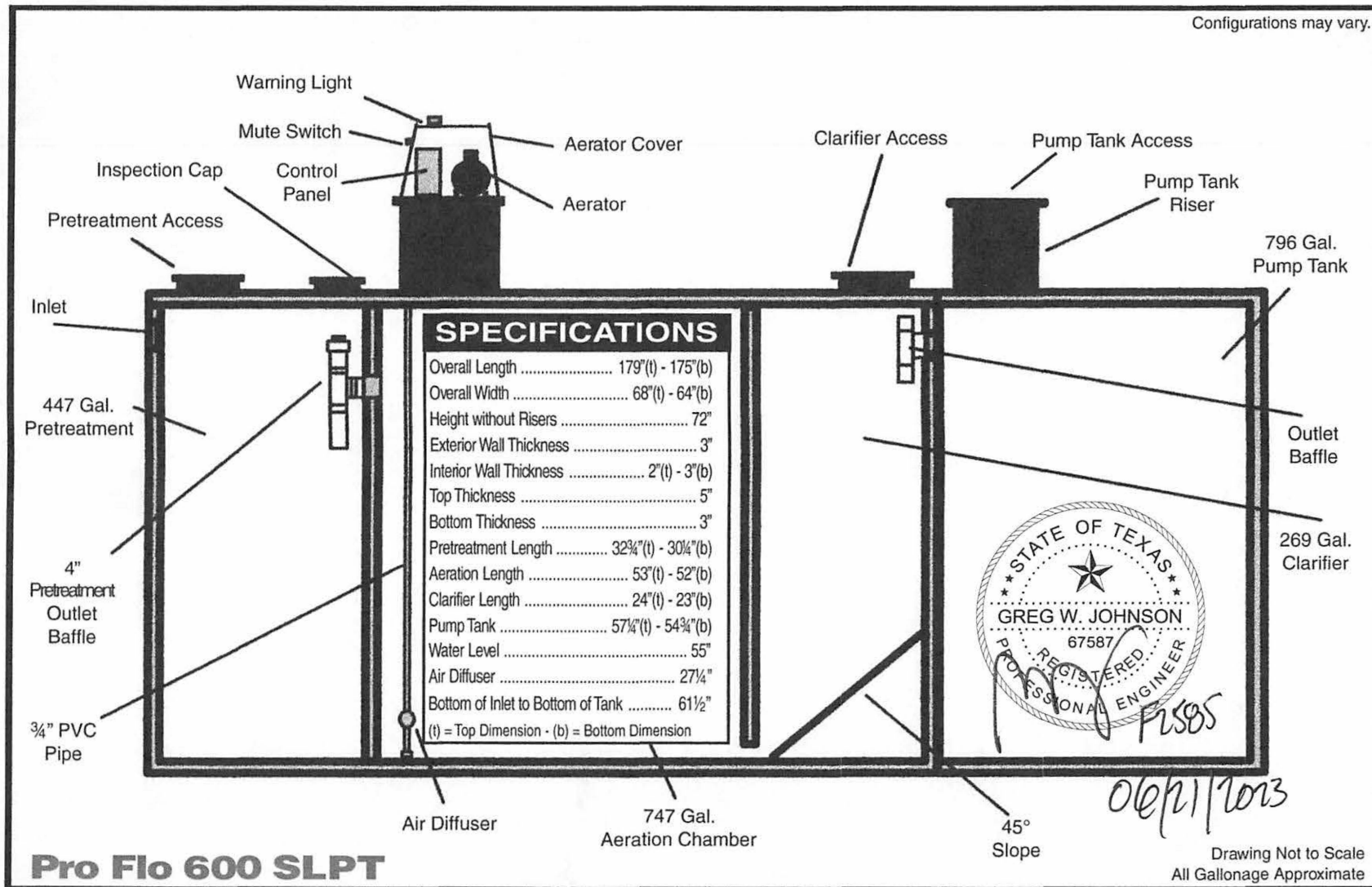
OWNER: SCOTT RANDOLPH & SANDRA BIASELLO GALE JOINT LIVING TRUST DATED 11/12/2020					DRAWN BY: EJS III	
STREET ADDRESS: 2507 LOST MINE ROAD						
LEGAL DESC: FIRST MOUNTAIN			UNIT/SECTION/PHASE: 1		BLOCK:	LOT: 33
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=60'	DATE: 6/21/2023		3rd REVISION: 12/11/2023	







# Pro Flo 600 SLPT System Diagram





## TANK NOTES:

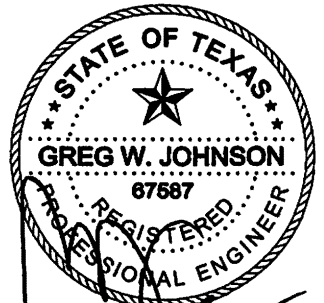
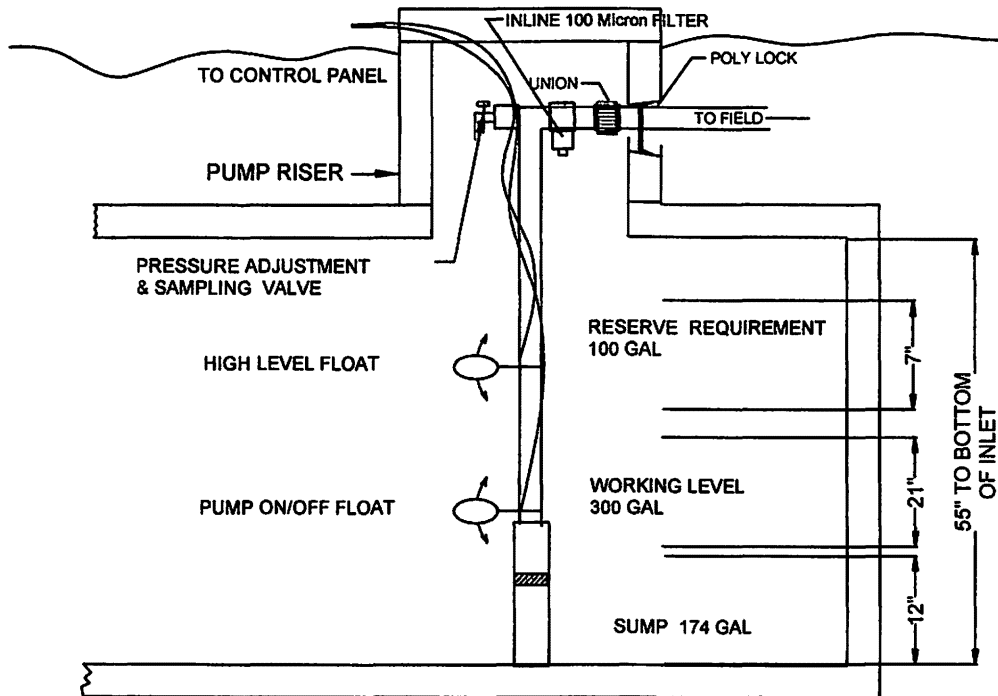
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

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



TYPICAL PUMP TANK CONFIGURATION  
PRO-FLO 796 GAL PUMP TANK



# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_

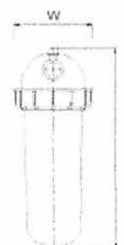
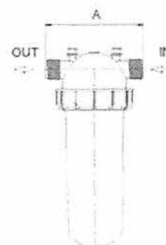
## Features

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



## Technical Data

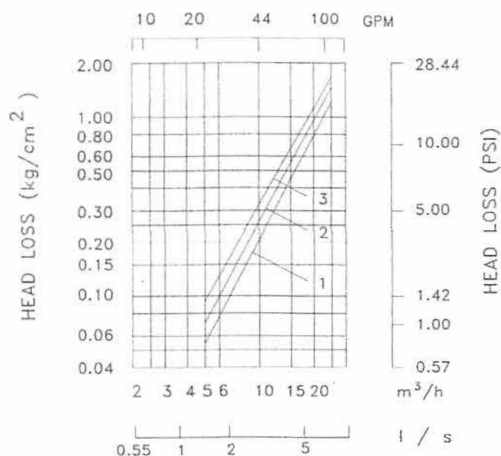
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>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



## Filtration Grades

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

## Head Loss Chart





# PMR-MF

## PRESSURE-MASTER REGULATOR - MEDIUM FLOW

### Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure\*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

#### Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

#### Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

### Physical

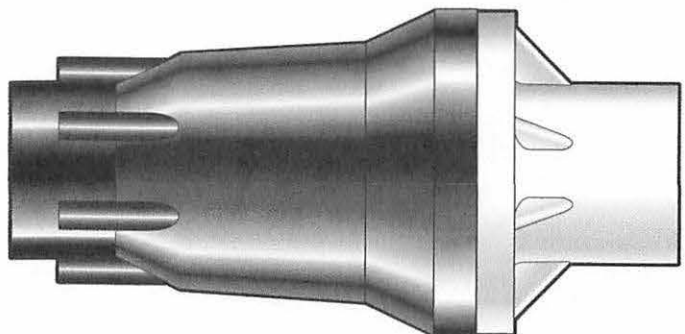
#### ¾" FNPT x ¾" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

#### 1" FNPT x 1" FNPT model

#### 1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



\* Please consult factory for applications outside of recommended guidelines.





# PMR-MF

## PRESSURE-MASTER REGULATOR - MEDIUM FLOW

### Model Numbers

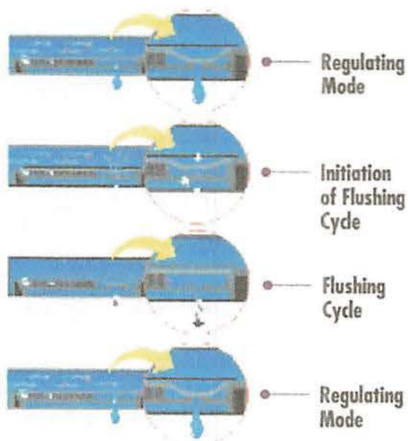
Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)





## Bioline® Dripperline

### Pressure Compensating Dripperline for Wastewater



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

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



### Product Advantages

#### The Proven Performer

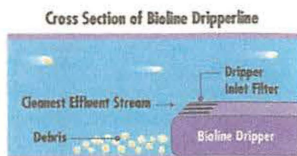
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

#### Quality Manufacturing with Specifications Designed to Meet Your Needs

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

#### Long-Term Reliability

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



#### Root Safe

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



### Applications

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

### Specifications

Wall thickness (mil): 45\*

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

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

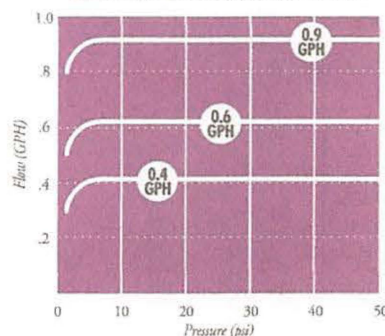
Recommended filtration: 120 mesh

Inside diameter: .570\*

Color: Purple tubing indicates non-potable source

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

BIOLINE Flow Rate vs. Pressure



#### NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727  
888.638.2346 • 559.453.6800  
FAX 800.695.4753  
[www.netafimusa.com](http://www.netafimusa.com)



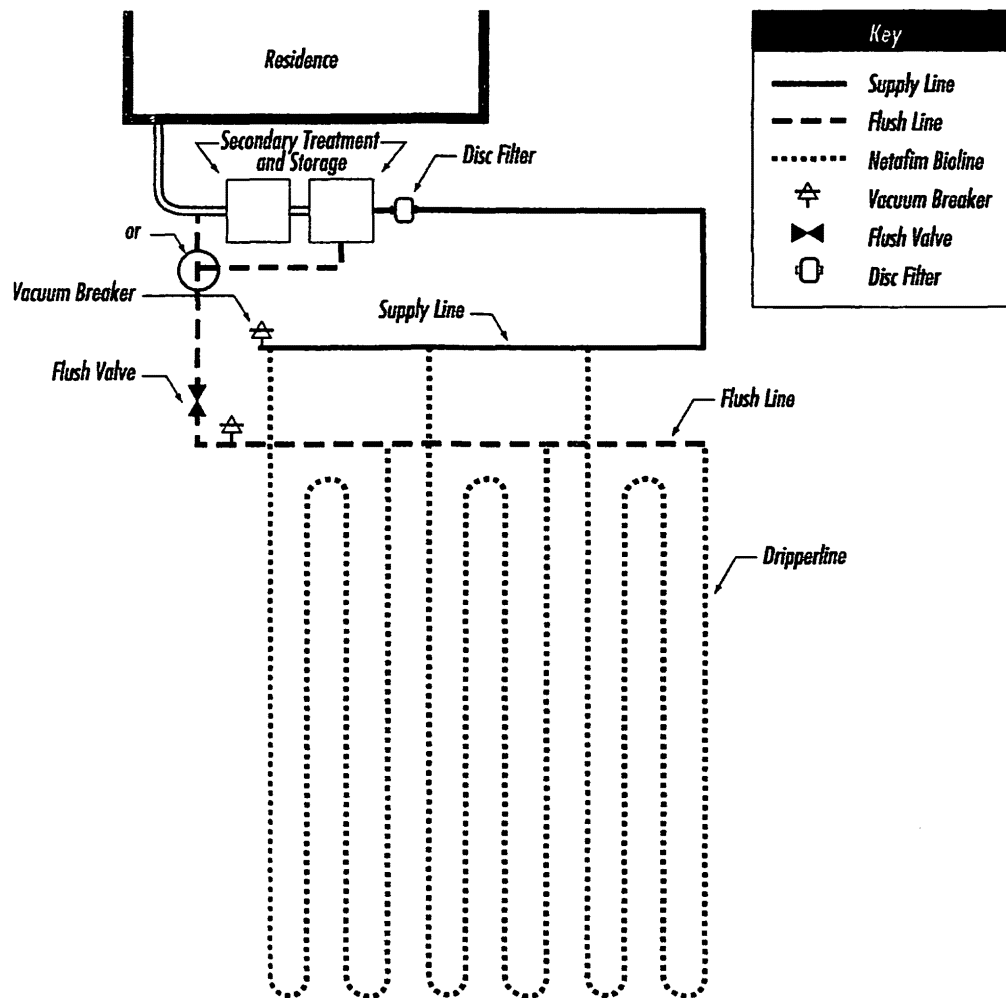
# NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

## SAMPLE DESIGNS

### SINGLE TRENCH LAYOUT

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

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







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 6/9/23

Permit Number 117366

### 1. APPLICANT / AGENT INFORMATION

Owner Name SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE, TRUSTEES OF  
THE SCOTT RANDOLPH GALE & SANDRA BIASELLO GALE JOINT LIVING  
TRUST DATED NOV. 12, 2020  
Mailing Address c/o 23011 FM 306  
City, State, Zip Canyon Lake, TX 78133  
Phone # 830-935-4936  
Email traci@psseptics.com

Agent Name GREG W. JOHNSON, P.E.  
Agent Address 170 Hollow Oak  
City, State, Zip New Braunfels, TX 78132  
Phone # 830-905-2778  
Email gregjohnsonpe@yahoo.com

### 2. LOCATION

Subdivision Name FIRST MOUNTAIN Unit 1 Lot 33 Block   
Survey Name / Abstract Number  Acreage   
Address 2507 LOST MINE ROAD City CANYON LAKE State TX Zip 78133

### 3. TYPE OF DEVELOPMENT

- ☒ Single Family Residential  
Type of Construction House, Mobile Home, RV, HO  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 1884  
☐ Non-Single Family Residential  
(Planning materials must provide adequate land for doubling, require needed treatment 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: \$ 600,000 (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

### 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.

Signature of Owner [Signature]

Date 6/9/23





**COMAL COUNTY**  
ENGINEER'S OFFICE

**RECEIVED**

By Brandon Olvera at 2:20 pm, May 01, 2024

July 11, 2023

Scott & Sandra Gale  
1520 Anhalt Ranch  
New Braunfels. Tx 78132

Re: Assigned Address

To Whom It May Concern:

Please be advised the request for a physical address on the property referenced below has been approved. The address assigned to the property is:

Property ID	Legal Description	Assigned Address
362920	FIRST MOUNTAIN 1, LOT 33	1101 SIERRA BLANCA CANYON LAKE, TX. 78133

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes. If you receive mail at a post office box, your mailing address will not change. In this case the address listed above will be used for location purposes only.

If you have questions or need further assistance, please let us know.

Sincerely,

Joseph Aguirre  
GIS Technician – Addressing Coordinator

Cc:

- ❖ Comal Appraisal District
- ❖ Bexar Metro 9-1-1
- ❖ United States Postal Service
- ❖ PEC



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

**GENERAL WARRANTY DEED**

**Date:** July 26, 2022

**Grantor:** ROLLINS CANYON LAKE RETREAT, LLC, a Texas limited liability company

**Grantor's Mailing Address:** 15720 Garrett Road, Houston, TX 77044

**Grantee:** SCOTT RANDOLPH GALE and SANDRA BIASSELLO GALE, Trustees of THE SCOTT RANDOLPH GALE AND SANDRA BIASSELLO GALE JOINT LIVING TRUST DATED NOVEMBER 12, 2020

**Grantee's Mailing Address, and after Recording, Return to:** 931 Olive Court, Marco Island, FL 34145

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 33, First Mountain, Unit 1, a subdivision in Comal County, Texas, according to map or plat thereof, recorded in County Clerk's File No. 200906008485, of the Map and Plat Records, Comal County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

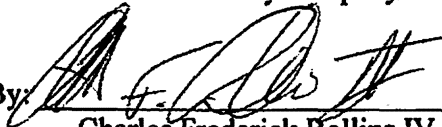
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from



The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

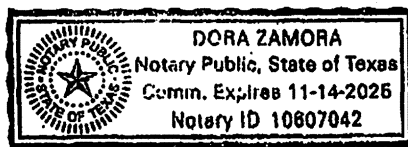
When the context requires, singular nouns and pronouns include the plural.


ROLLINS CANYON LAKE RETREAT, LLC,  
a Texas limited liability company

By:   
Charles Frederick Rollins IV, Manager

STATE OF TEXAS  
COUNTY OF Comal }

This instrument was acknowledged before me on July 26 2022 by Charles Frederick Rollins IV, Manager of ROLLINS CANYON LAKE RETREAT, LLC, a Texas limited liability company, on behalf of said company.



  
Notary Public, State of Texas

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
07/26/2022 02:32:29 PM  
TERRI 2 Pages(s)  
202206033968

 Bobbie Koepp



