Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Winters **OSSF Installer #:** OS0039711

1st Inspection Date: 7/2/25 **2nd Inspection Date:** _____ **3rd Inspection Date:** _____

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

Permit#: 118670 **Address:** 1101 Whitewater

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: **7/2/25 CA: not connected to structure no tightline or tee leave connections exposed to verify. Cover tank to connections only. Do not cover field. Need pump receipt**

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	X	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)		X		
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	X	285.38(d)		X		
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	X	285.38(d) 285.38(e)		X		
12	SEPTIC TANK Tank Volume Installed	X		2500	X		
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	X	285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)		X		
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	X			X		
26	DRAINFIELD Area Installed	X					
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation	X	285.33(b)(1)(A)(v)		X		
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media	X X X X X			X X X X X		
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.)	X	285.33(c)(2)		X		
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

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: 118670

Issued This Date: 06/24/2025

This permit is hereby given to: Robert Potosky

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

1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132

Subdivision: Gruene River
Unit: 0
Lot: 24
Block: 0
Acreage: 0.0000

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.

Docusign Envelope ID: 6232E0DF-82D3-4B7B-AECC-5E3A0566061A

RECEIVED
By Kathy Griffin at 1:33 pm, May 22, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118670
Date Received	*Initials*	*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.

Signed by:
9A213B9D13C94EC...

Signature of Applicant

5/15/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

Revised: September 2019

Docusign Envelope ID: 6232E0DF-82D3-4B7B-AFCC-5E3A0566061A

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 RECEIVED By Kathy Griffin at 1:33 pm, May 22, 2025

Permit Number 118670

1. APPLICANT / AGENT INFORMATION

Owner Name	Robert Potosky	Agent Name	David Winters Septics LLC.
Mailing Address	1101 White Water	Agent Address	P.O Box 195
City, State, Zip	New Braunfels, TX 78132	City, State, Zip	Spring Branch, TX 78070
Phone #	832-526-9147	Phone #	830-935-2477
Email	Rpotosky@affiliatedenergy.com	Email	Wintersseptics@gvtc.com

2. LOCATION

Subdivision Name Gruene River Unit ____ Lot 24 Block ____

Survey Name / Abstract Number ____ Acreage 1.399

Address 1101 White Water Rd. City New Braunfels State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2600

☐ 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: $ Existing (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.

Signed by: 9A213B9D13C94EC

Signature of Owner

5/15/2025

Date

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 CONVENTIONAL W/ LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 2500GAL DUAL COMPARTMENT Absorption/Application Area (Sq Ft) 900SF REQUIRED
1400SF
UTILIZED

Gallons Per Day (As Per TCEQ Table III) 300

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

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: NEW BRAUNFELS

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

5/13/2025
Date

Revised
06/30/2025 2:19:54 PM

May 13th, 2025

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE- **Septic design**
1101 WHITE WATER RD.
NEW BRAUNFELS, TX 78132

Brandon/Brenda,

The referenced property is located within the Edwards Aquifer Recharge Zone.

I, Garrett R. Winters, have reviewed the WPAP for this location and certify that this design meets all the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing WPAP and the orders of Comal County.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S
(210) 854-2673

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 5 / 15 / 2025

Property Owner: ROBERT POTOSKY

Site Location: 1101 WHITE WATER RD NEW BRAUNFELS, TX 78132 Proposed Excavation Depth: 5FT

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.					
2 FT.					
3 FT.					60" Test Holes On Site
4 FT.					
5 FT.	II	<30%	None	None Observed	FINE SANDY LOAM

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.					
2 FT.		SAME AS	TH1		
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone ☑ Yes ☐ No

Presence of upper water shed ☐ Yes ☐ No

Presence of adjacent ponds, streams, water impoundments ☑ Yes ☐ No

Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☑ No

Ground Slope 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) 05/13/25 (Date) OS#0037882 Registration Number and Type

RECEIVED
By Brandon Olvera at 8:17 am, Jun 24, 2025

June 16th, 2025
Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132
DATE: 6/18/2025

RE- Septic Design Revision for Permit# 118670
1101 WHITE WATER RD.
NEW BRAUNFELS, TX 78132

1. Application Page 2:
a. The gallons per day (GPD) purposed is below the minimum requirement for a 3-bedroom home greater than 2500 sq. ft.
b. 285.91(2) the GPD would need to be designed for 300.
GPD has been revised to 300gpd
c. Provide our office with the TCEQ Approved WPAP.
No TCEQ approved WPAP. Corrected on Application Pg. 2
2. Planning Materials:
a. Potable waterlines state a 9 ft separation distance referenced in TAC 290. The OSSF rules in 285 states there is a 10 ft separation distance. If you want to use the 9 ft separation distance, this will need to be in the form of a variance request.
10ft Separation Distance to Water lines corrected
b. Indicate depth your trenches will be.
Trench Depth shown under "materials" in planning materials for 18-36 inches
3. The actual amount of absorption area differs depending on the planning materials and the site plan and the application.
a. The calculations I am getting based on the design are 1572 sq. ft. including the ends or 1300 sq. ft. not including the ends.
The absorption area calculations have been corrected to 1300 square feet (without end caps)

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
P.E.

GATCO TREATMENT SYSTEMS

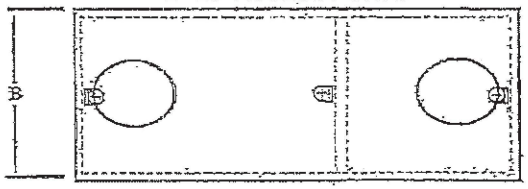
(Formerly Comal Concrete Products)

4222 FM 482 NEW BRAUNFELS TX 78132
830-608-1699 SA Metro: 830-606-4732 Fax: 830-608-1396

2500 GALLON SEPTIC TANK

PLAN VIEW TOP

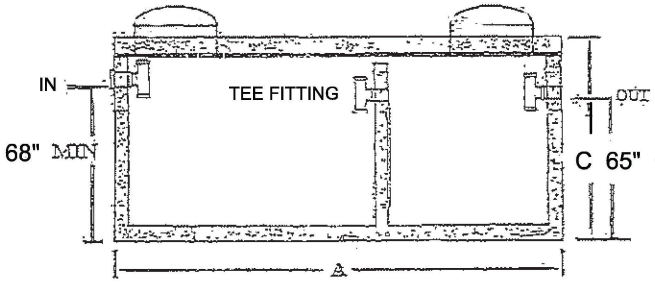
2 - 20" ACCESS PORTS

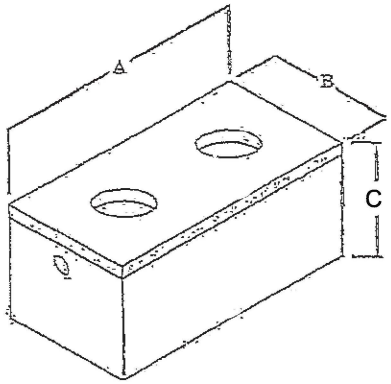


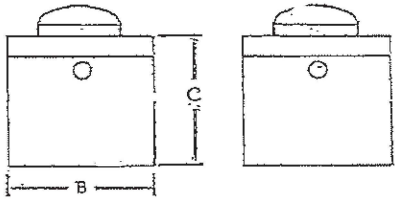
NOTE: DRAWING NOT TO SCALE

GAL CAPACITY	DIM A	DIM B	DIM C
2500	176	74	79

SECTION:ELEVATION







SEPTIC TANK
DESIGN CONFORMS TO: ASTM C1227

CONCRETE:
4500 PSI CONFORMING TO ASTM C150

STEEL REINFORCEMENT:
GRADE 60 CONFORMING TO ASTM A615

BEDDING SPECIFICATION:
6" TO 8" DEPTH OF PEA GRAVEL BED
RECOMMENDED BY MANUFACTURER

REVISED 9/2010 K.B.
APPROVED ____

INFILTRATOR
water technologies

Quick5™
CHAMBER SYSTEMS

The Quick5® Standard Chamber

Quick5® Series

Quick5 Standard with MultiPort EndCap

The Quick5® Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection™ which permits turns up to 10°, right or left. The MultiPort™ endcap allows multiple piping options and eliminates pipe fittings. The chamber's five-foot length provides optimal installation flexibility.

Chamber Benefits:

- Advanced contouring connections swivel up to 10°, right or left
- Latching mechanism allows for quick installation
- Five-foot chambers are easy to handle and install
- The Quick5 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)

MultiPort Endcap Benefits:

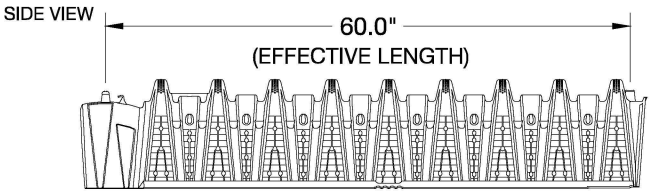
- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick5 Standard Chamber

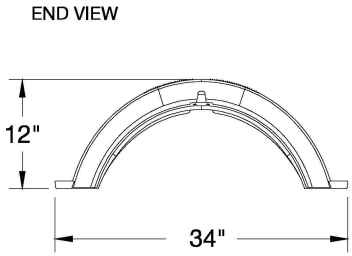
Quick5® Series

Because installations are faster with Quick5 chambers, you save on heavy equipment operation and labor.

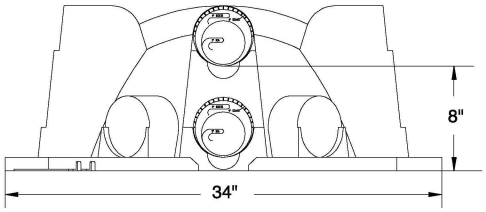
Quick5™ CHAMBER SYSTEMS

Quick5 Standard Chamber

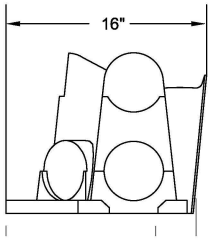




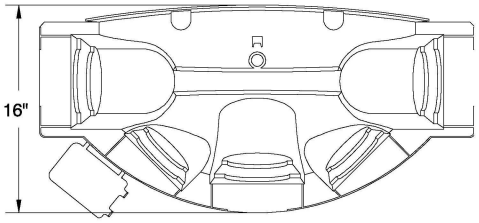
MultiPort EndCap



FRONT VIEW

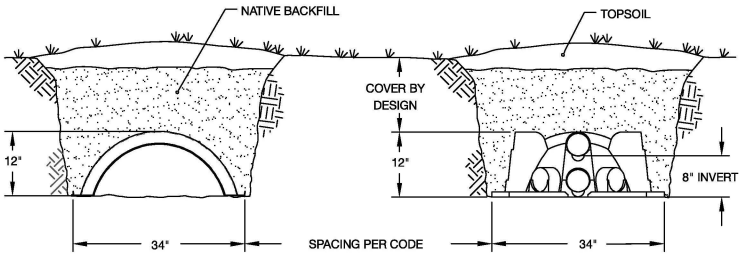


SIDE VIEW



TOP VIEW

Typical Trench View



Quick5® Standard Chamber Specifications	
Size	34”W x 65”L x 12”H (864 mm x 1651 mm x 305 mm)
Effective Length	60” (1524 mm)
Louver Height	8” (203 mm)
Storage Capacity	56.5 gal (215 L)
Invert Height	8” (203 mm)

INFILTRATOR WATER TECHNOLOGIES, LLC (“INFILTRATOR”)
Infiltrator Water Technologies, LLC STANDARD LIMITED Drainfield WARRANTY

(a) The structural integrity of each chamber, endcap, EZflow expanded polystyrene and/or other accessory manufactured by Infiltrator (“Units”), when installed and operated in a leach-field of an onsite septic system in accordance with Infiltrator’s instructions, is warranted to the original purchaser (“Holder”) against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator’s liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, conse-quential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator’s installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder. The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator’s Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

INFILTRATOR water technologies

4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com
info@infiltratorwater.com

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Contact Infiltrator Water Technologies’ Technical Services Department for assistance at 1-800-221-4436

RECEIVED
By Brandon Olvera at 8:10 am, Jul 02, 2025

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: Gwinterssseptics@gmail.com

RECEIVED
By Brandon Olvera at 8:10 am, Jul 02, 2025

Owner/Site Location

Owner/Builder: VALENTINE GLORIA J
Address: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
Subdivision: GRUENE RIVER, LOT 24
DATE: 5/13/2025

LOT DESCRIPTION

The proposed method of wastewater treatment will be a conventional system utilizing leaching chambers for effluent distribution. 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 Public Water Supply.

This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality.

MATERIALS

- Class I, II OR III Soils for Backfilling with <30% Gravel
- 3" OR 4" Diameter Sewer Line SCH40 PVC OR SDR 26
- 3" OR 4" Effluent Line SCH40 PVC OR SDR 35
- Gravel: None (Leaching Chambers)
- Infiltrator Quick 5' Leaching Chambers
- Trenches to be Spaced 3' Apart Minimum
- Test Holes On Site 60" Depth Minimum.
- Trench Depth to be 18"-36"

WASTEWATER DESIGN FLOW

- Structure: 2,600SF SINGLE FAMILY RESIDENCE
- Bedrooms: 3
- Wastewater Usage Rate: 300GPD
- Tank Size: 2,500GAL DUAL COMPARTMENT
- Application Rate (Ra): .25
- Absorption Area: Q/Ra = 1200sf
- Reduction for Leaching Panels (75%): 900sf Proposed: 1400sf
- Excavation Length & Width: L = 0.75A/ (W+2) ***(3' Wide)*** = 180LF (900sf)
- Minimum # of Leaching Panels: 36
- Proposed # Leaching of Panels: 56 (280LF)

Potable Water Lines

The water line shall be centered over the wastewater line such that the joints of the waterline are equidistant and at least 10 feet horizontally from the center of the wastewater main. If possible, the crossing should be centered between the wastewater joints; otherwise, the waterline should be sleeved with SCH40 PVC pipe. The waterline shall be embedded in cement stabilized sand for the total length of the pipe segment plus 12 inches beyond the joint on each end.
Refer to TAC 290

Revised
06/30/2025 2:20:05 PM

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By Brandon Olvera at 8:10 am, Jul 02, 2025

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. 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

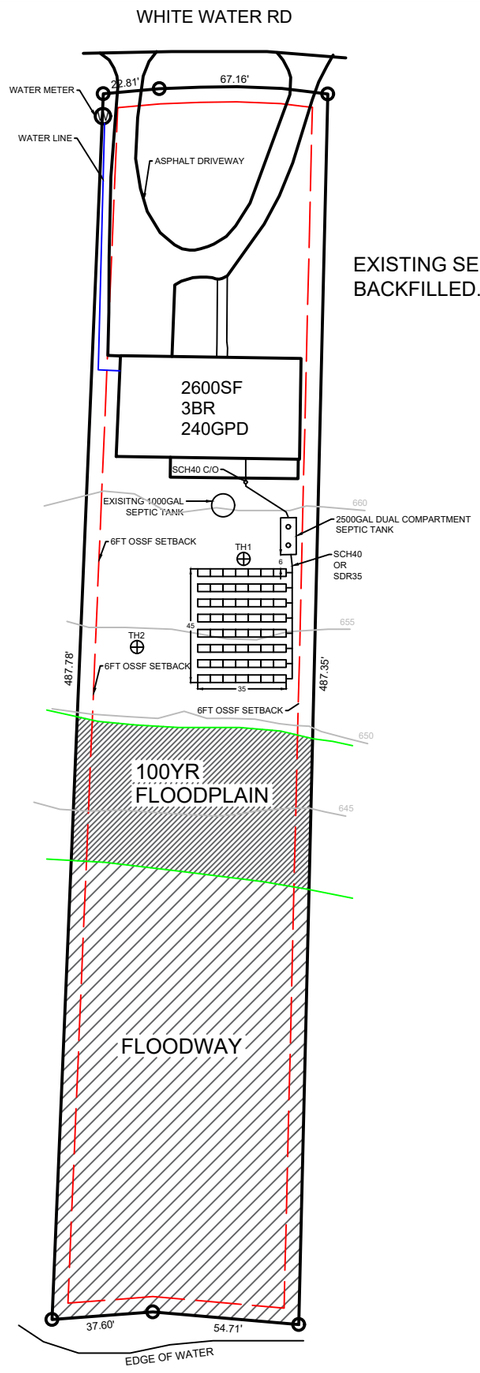
LANDSCAPING

The location of an individual sewage system shall not be in a poorly drained or filled area, or in any area where seasonal flooding/seeping occurs, without prior written approval. Stormwater runoff should not be allowed to flow over the field or tanks. Berms, swales and/or rain gutters should be installed by the owner/contractor to minimize erosion and field saturation.

As the septic designer for this project, responsibility is limited to the design and layout of the septic system based on the conditions at the time of design. There can be no liability for any drainage issues or system performance problems arising from construction activities or modifications made by contractors or other parties after the design has been finalized. It is essential for all parties to consult with qualified professionals before making changes that could impact on the system.

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

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. A 100YR FLOODPLAIN IS EXISTING ON THE SOUTHERN PORTION OF THE PROPERTY AS WELL AS A FLOODWAY. ALL OSSF COMPONENTS ARE PROHIBITED FROM THE FLOODWAY.



NOTE
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACKFILLED. EXISTING DRAINFIELD TO BE ABANDONED

TANK AND DRAINFIELD DETAILS
- STRUCTURE: 2600SF
- BEDROOMS: 3
- DAILY WASTEFLOW: 300GPD
- TANK SIZE: 2500 DUAL COMPARTMENT
- MINIMUM LF OF CHAMBERS: 144LF
- ACTUAL LF OF CHAMBERS: 280LF

NOTES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE OSSF
- TANK SEWER PIPE MUST HAVE AT MINIMUM 1/8" FALL PER 1'
- A MINIMUM OF 12" OF FALL IS REQUIRED FROM THE BOTTOM OF THE TANK OUTLET TO THE BOTTOM OF EXCAVATION
- USE 3" OR 4" SCH40 PIPE TO CONNECT STRUCTURE TO TANK
- ALL EFFLUENT PIPING SHALL BE SCHEDULE 40 PVC OR SDR35, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
- BACKFILL SHALL CONSIST OF CLASS Ib, II, OR III SOILS, CLASS IV SOILS ARE STRICTLY PROHIBITED WHEN BACKFILLING THE DRAINFIELD
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUCTED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

N

RECEIVED
By Brandon Olvera at 8:10 am, Jul 02, 2025

Revised
06/30/2025 2:21:25 PM

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

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

OWNER: VALENTINE GLORIA J

ADDRESS: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
SUBDIVISION: GRUENE RIVER,
LOT: 24

DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"- 60'

DATE: 6/30/2025

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

R.S.

Revised
06/30/2025 2:21:31 PM

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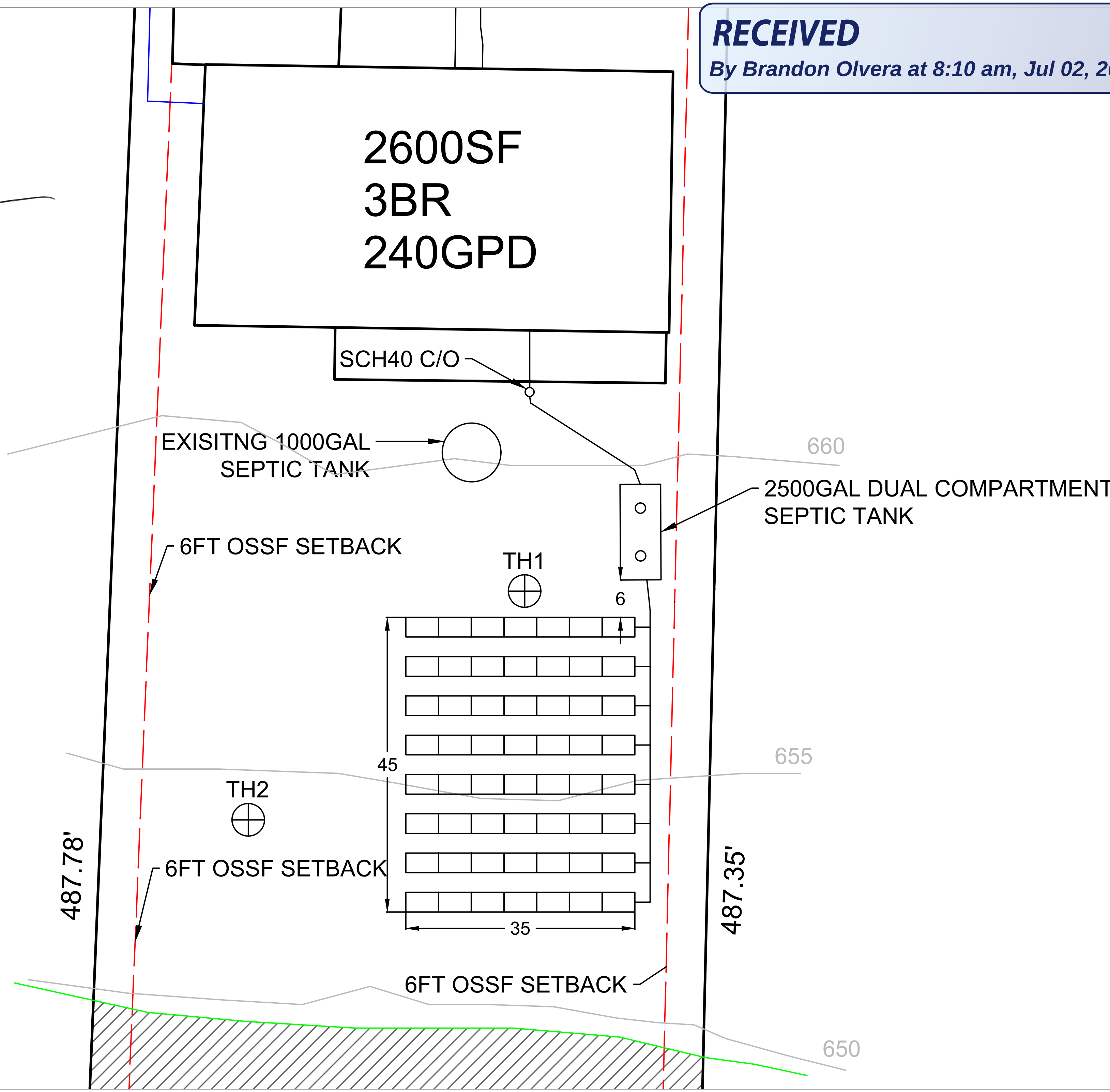
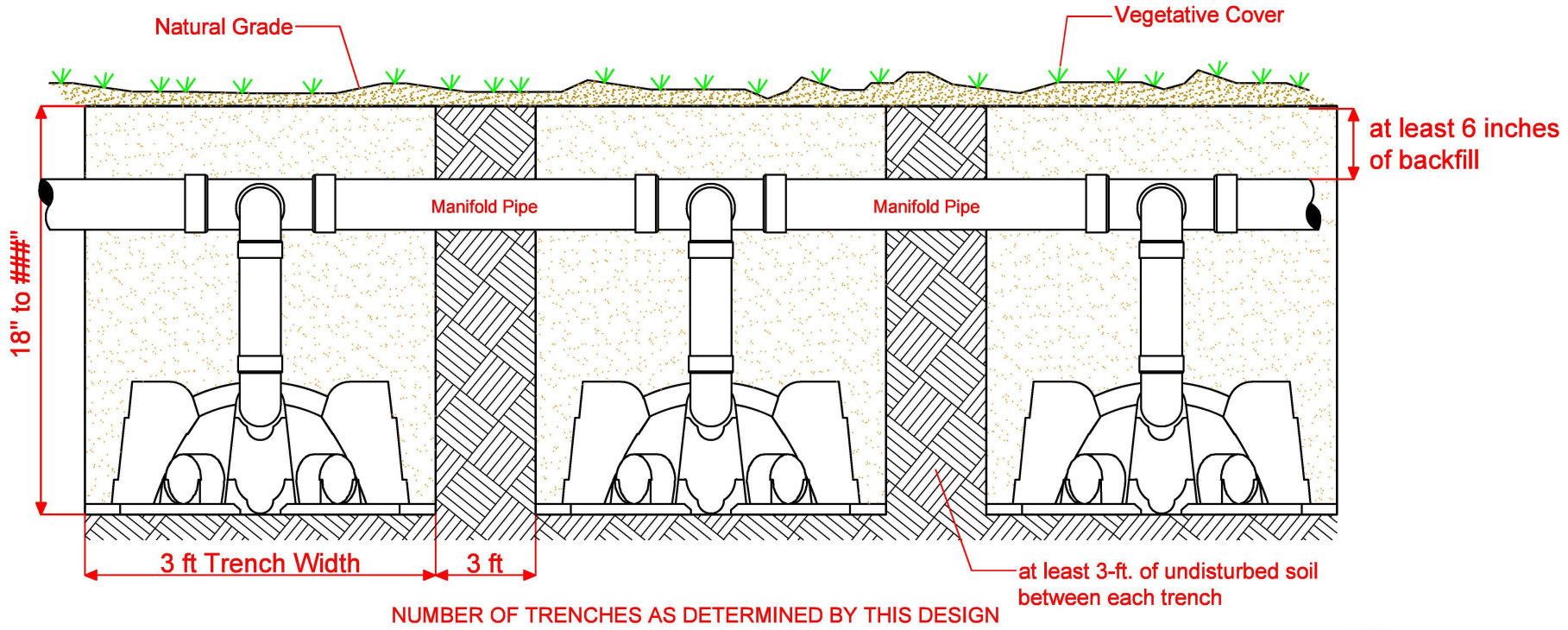
By Brandon Olvera at 8:10 am, Jul 02, 2025



Leaching Chamber Cross Section (Side View)

NOT TO SCALE

INFILTRATOR WATER TECHNOLOGIES - QUICK5 STANDARD CHAMBERS



Notes:

- The maximum trench depth for this design is 36 inches based on the profile hole depths.
- Ends of each row of panels shall be capped.
- A Minimum of 12" of fall is required from the bottom of the outlet of the tank to the bottom of the proposed excavation

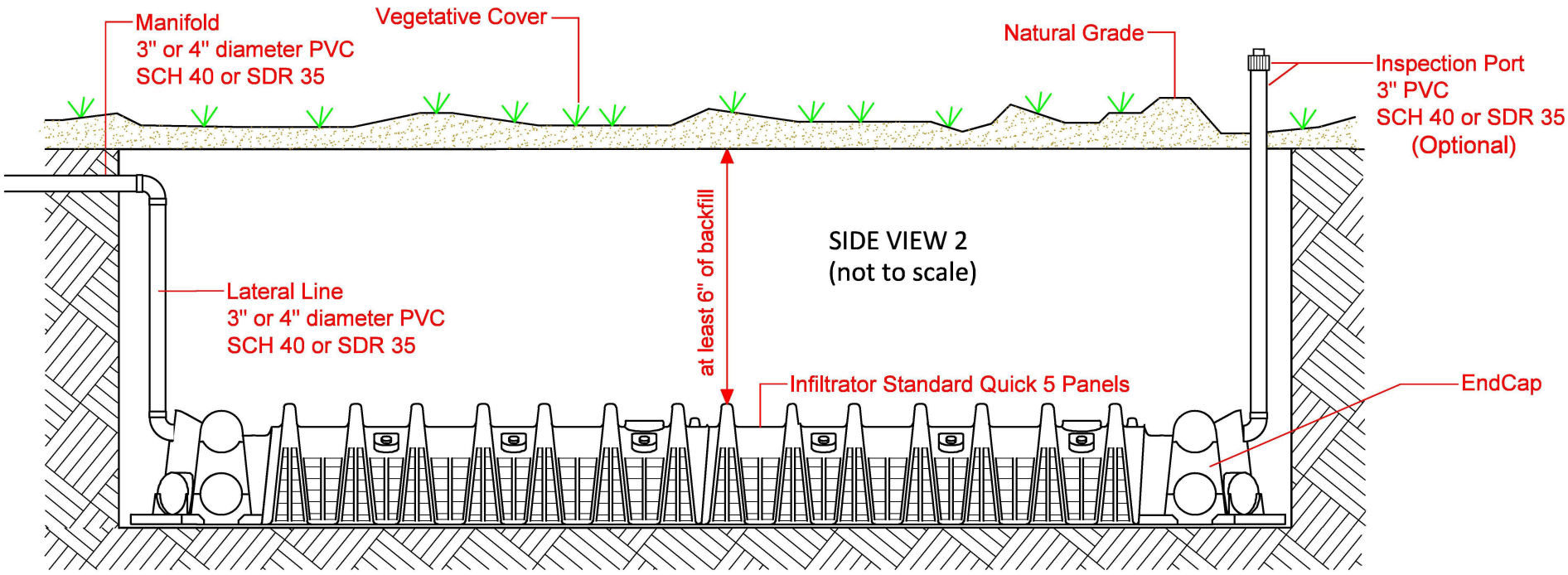
INFILTRATOR® water technologies

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED PROFESSIONAL SANITARIAN

R.S.

Leaching Chamber Cross Section (Side View 2)

NOT TO SCALE



- Backfill = class IB, II, or III type soils with <30% gravel.
- Backfill shall be free of any organic material, rocks, or grains larger than 1/2".
- The ends of each row of panels shall be capped.

STATE OF TEXAS
GARRETT R. WINTERS
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REGISTERED
PROFESSIONAL SANITARIAN

R.S.

INFILTRATOR®
water technologies

June 18, 2025

118670

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***1101 White Water Rd.***
Gruene River
Lot 24

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:

1. ✔ Application Page 2:
    a. The gallons per day (GPD) purposed is below the minimum requirement for a 3-bedroom home greater than 2500 sq. ft.
    b. 285.91(2) the GPD would need to be designed for 300.
    ✘ Provide our office with the TCEQ Approved WPAP.
2. ✔ Planning Materials:
    a. Potable waterlines state a 9 ft separation distance referenced in TAC 290. The OSSF rules in 285 states there is a 10 ft separation distance. If you want to use the 9 ft separation distance, this will need to be in the form of a variance request.
    b. Indicate depth your trenches will be.
3. ✔ The actual amount of absorption area differs depending on the planning materials and the site plan and the application.
    a. The calculations I am getting based on the design are 1572 sq. ft. including the ends or 1300 sq. ft. not including the ends.
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 | f: 830-608-2078 | e: olverb@co.comal.tx.us |

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

Owner/Site Location

Owner/Builder: ROBERT POTOSKY
Address: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
Subdivision: GRUENE RIVER, LOT 24
DATE: 5/13/2025

LOT DESCRIPTION

The proposed method of wastewater treatment will be a conventional system utilizing leaching chambers for effluent distribution. 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 Public Water Supply.

This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality.

MATERIALS

- Class I, II OR III Soils for Backfilling with <30% Gravel
- 3” OR 4” Diameter Sewer Line SCH40 PVC OR SDR 26
- 3” OR 4” t Line SCH4 R SDR 35
- Gravel: N eaching Ch)
- Infiltrator 5’ Leachi mber
- Trenches paced 3 Mini
- Test Holes e 60” Minim

WASTEWATE SIG OW

- Structure: 2 E FAMILY NCE
- Bedrooms:
- Wastewater e: 240GPD
- Tank Size: 2, UAL COMPARTME
- Application Rate (Ra): .25
- Absorption Area: Q/Ra = 960sf
- Reduction for Leaching Panels (75%): 720sf
- Excavation Length & Width: L = 0.75A/ (W+2) ***(3’ Wide)*** = 144LF
  Minimum # of Leaching Panels: 28.8
-

VOID

Potable Water Lines

The water line shall be centered over the wastewater line such that the joints of the waterline are equidistant and at least 9 feet horizontally from the center of the wastewater main. If possible, the crossing should be centered between the wastewater joints; otherwise, the waterline should be sleeved with SCH40 PVC pipe. The waterline shall be embedded in cement stabilized sand for the total length of the pipe segment plus 12 inches beyond the joint on each end.
Refer to TAC 290

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. 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

LANDSCAPING

The location of an individual sewage system shall not be in a poorly drained or filled area, or in any area where seasonal flooding/seeping occurs, without prior written approval. Stormwater runoff should not be allowed to flow over the field or tanks. Berms, swales and/or rain gutters should be installed by the owner/contractor to minimize erosion and field saturation.

As the septic d for this pr sponsi esign an t of th n the conditions at th of design an b ity for a ge issu stem nance pro ising from constructi ities or ation by contracto er par er the has been fi It is essential for all to co h qua ofessionals be king s that mpact on the .

VOID

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

GW Septic Designs

Designs

On-Site Sewage Facility Application and Design

VOID

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S.# 13

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

<u>Contact Information</u>
Phone: (210) 854-2673
Email: Gwintersseptics@gmail.com

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 CONVENTIONAL W/ LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 2500GAL DUAL COMPARTMENT Absorption/Application Area (Sq Ft) 960SF REQUIRED
1733SF
UTILIZED

Gallons Per Day (As Per TCEQ Table III) 240

(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 Edwards 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.)

VOID

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

If yes, indicate the city: NEW BRAUNFELS

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

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 5/13/2025

Revised July 2018

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. A 100YR FLOODPLAIN IS EXISTING ON THE SOUTHERN PORTION OF THE PROPERTY AS [illegible] A FLOODWAY. ALL OSSF COMPONENTS ARE PROHIBITED FROM THE FLOODWAY.

TANK AND DRAINFIELD DETAILS
- STRUCTURE: 2600SF
- BEDROOMS: 3
- DAILY WASTEFLOW: 240GPD
- TANK SIZE: 2500 DUAL COMPARTMENT
- MINIMUM LF OF CHAMBERS: 144LF
- ACTUAL LF OF CHAMBERS: 260LF

NOTES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE OSSF
- TANK SEWER PIPE MUST HAVE AT MINIMUM 1/8" FALL PER 1'
- A MINIMUM OF 12" OF FALL IS REQUIRED FROM THE BOTTOM OF THE TANK OUTLET TO THE BOTTOM OF EXCAVATION
- USE 3" OR [illegible] SCH40 PIPE TO CONNECT STRUCTURE TO TANK
- ALL EFFLUENT PIPING SHALL BE SCHEDULE 40 PVC OR SDR35, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
- BACKFILL SHALL CONSIST OF CLASS Ib, II, OR III SOILS. CLASS IV SOILS ARE STRICTLY PROHIBITED WHEN BACKFILLING THE DRAINFIELD
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUCTED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

VOID

N

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

OWNER: Robert Potosky

ADDRESS: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
SUBDIVISION: GRUENE RIVER,
LOT: 24

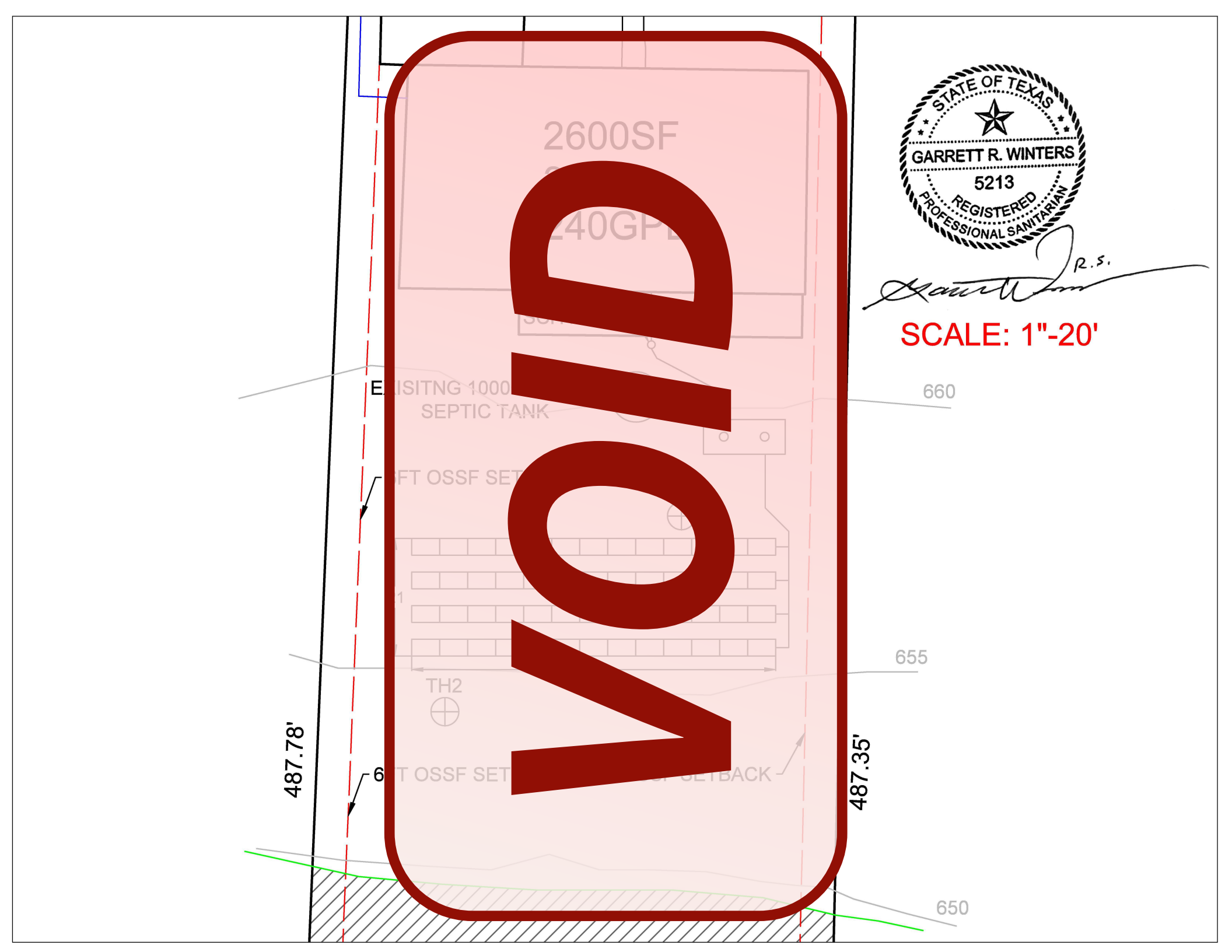
DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"= 60'

DATE: 5/13/2025

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


VOID
STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.
SCALE: 1"-20'
2600SF
SEPTIC TANK
660
655
650
TH2
487.78'
487.35'

COMAL COUNTY
ENGINEER'S OFFICE

RECEIVED
By Brandon Olvera at 8:13 am, Jun 24, 2025

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 CONVENTIONAL W/ LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 2500GAL DUAL COMPARTMENT

Absorption/Application Area (Sq Ft) 900SF REQUIRED
1300SF
UTILIZED

Gallons Per Day (As Per TCEQ Table III) 300

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

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 Recharge 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.)

VOID

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

If yes, indicate the city: NEW BRAUNFELS

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

R.S.

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

5/13/2025
Date

Revised
06/18/2025 3:47:43 PM

RECEIVED
By Brandon Olvera at 8:17 am, Jun 24, 2025

GW Septic Designs

VOID

Contact Information
Phone: (210) 854-2673
Email: Gwintersseptics@gmail.com

RECEIVED
By Brandon Olvera at 8:17 am, Jun 24, 2025

Owner/Site Location

Owner/Builder: VALENTINE GLORIA J
Address: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
Subdivision: GRUENE RIVER, LOT 24
DATE: 5/13/2025

LOT DESCRIPTION

The proposed method of wastewater treatment will be a conventional system utilizing leaching chambers for effluent distribution. 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 Public Water Supply.

This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evalu[illegible] in accordance [illegible] Chapter 285, Sub[illegible]apter D, regarding [illegible] Features, of the Texas Commission on En[illegible]ental Quali[illegible]

VOID

MAT[illegible]S

- Cl[illegible] OR III S[illegible] Back[illegible] with <30% Grav[illegible]
- 3" [illegible] Diam[illegible]ewer Li[illegible]40 PVC OR SDR[illegible]
- 3" [illegible] Efflu[illegible]e SCH4[illegible] OR SDR 35
- Gra[illegible]on[illegible]ching Cha[illegible])
- Infi[illegible]5' Leaching [illegible]bers
- Tren[illegible] Spaced 3' Ap[illegible]mum
- Test[illegible] Site 60" Depth [illegible]
- Tren[illegible]h to be 18"-36"

WASTEWATER DESIGN FLOW

- Structure: 2,600SF SINGLE FAMILY RESIDENCE
- Bedrooms: 3
- Wastewater Usage Rate: 300GPD
- Tank Size: 2,500GAL DUAL COMPARTMENT
- Application Rate (Ra): [illegible]
- Absorption Area: Q/Ra = 1200sf
- Reduction for Leaching Panels (75%): 900sf Proposed: 1300sf
- Excavation Length & Width: L = 0.75A/ (W+2) ***(3' Wide)*** = 180LF (900sf)
- Minimum # of Leaching Panels: 36
- Proposed # Leaching of Panels: 52 (260LF)

Potable Water Lines

The water line shall be centered over the wastewater line such that the joints of the waterline are equidistant and at least 10 feet horizontally from the center of the wastewater main. If possible, the crossing should be centered between the wastewater joints; otherwise, the waterline should be sleeved with SCH40 PVC pipe. The waterline shall be embedded in cement stabilized sand for the total length of the pipe segment plus 12 inches beyond the joint on each end.
Refer to TAC 290

Revised
06/18/2025 3:48:04 PM

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By Brandon Olvera at 8:17 am, Jun 24, 2025

Installation

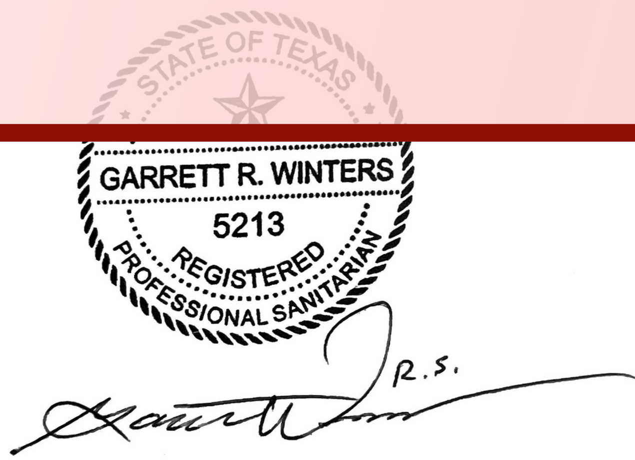
A 3” or 4” solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, 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. 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

LANDSCAPING

The location of an individual sewage system shall not be in a poorly drained or filled area, or in any area where seaso[illegible]oding/seepin[illegible]s, withou[illegible] approval. St[illegible]ter ru[illegible]e allowed to flow over t[illegible]d or tanks. [illegible] swales [illegible]hould be [illegible]ed by t[illegible] to minimize erosio[illegible] field satur[illegible]

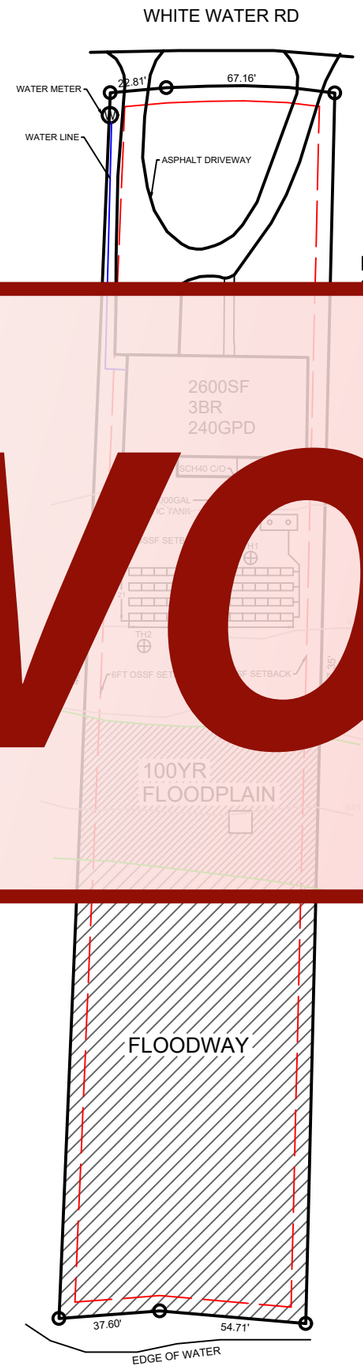
As the [illegible] designe[illegible]s proje[illegible]onsibility is limi[illegible]he des[illegible]l layou[illegible] septic system[illegible] on the conditio[illegible]he tim[illegible]sign. Th[illegible] be no liability fo[illegible]raina[illegible]es or sy[illegible]erformance pr[illegible] arising from co[illegible]ion o[illegible]s or mod[illegible]ns made by cont[illegible]or oth[illegible]ties aft[illegible]esign has bee[illegible]ed. It is essentia[illegible]l p[illegible] consult w[illegible]alified professio[illegible]ore m[illegible] change[illegible]ould impact o[illegible]stem.

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

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. A 100YR FLOODPLAIN IS EXISTING ON THE SOUTHERN PORTION OF THE PROPERTY AS WELL AS A FLOODWAY. ALL OSSF COMPONENTS ARE PROHIBITED FROM THE FLOODWAY.



RECEIVED
By Brandon Olvera at 8:21 am, Jun 24, 2025

NOTE
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACKFILLED. EXISTING DRAINFIELD TO BE ABANDONED

VOID

TANK AND DRAINFIELD DETAILS
- STRUCTURE: 2600SF
- BEDROOMS: 3
- DAILY WASTEFLOW: 300GPD
- TANK SIZE: 2500 DUAL COMPARTMENT
- MINIMUM LF OF CHAMBERS: 180LF
- ACTUAL LF OF CHAMBERS: 260LF

Revised
06/18/2025 3:47:55 PM

NOTES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE OSSF
- TANK SEWER PIPE MUST HAVE AT MINIMUM 1/8" FALL PER 1'
- A MINIMUM OF 12" OF FALL IS REQUIRED FROM THE BOTTOM OF THE TANK OUTLET TO THE BOTTOM OF EXCAVATION
- USE 3" OR 4" SCH40 PIPE TO CONNECT STRUCTURE TO TANK
- ALL EFFLUENT PIPING SHALL BE SCHEDULE 40 PVC OR SDR35, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
- BACKFILL SHALL CONSIST OF CLASS Ib, II, OR III SOILS, CLASS IV SOILS ARE STRICTLY PROHIBITED WHEN BACKFILLING THE DRAINFIELD
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUCTED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

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

OWNER: VALENTINE GLORIA J

ADDRESS: 1101 WHITE WATER RD
NEW BRAUNFELS, TX 78132
SUBDIVISION: GRUENE RIVER,
LOT: 24

DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"- 60'

DATE: 5/13/2025

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

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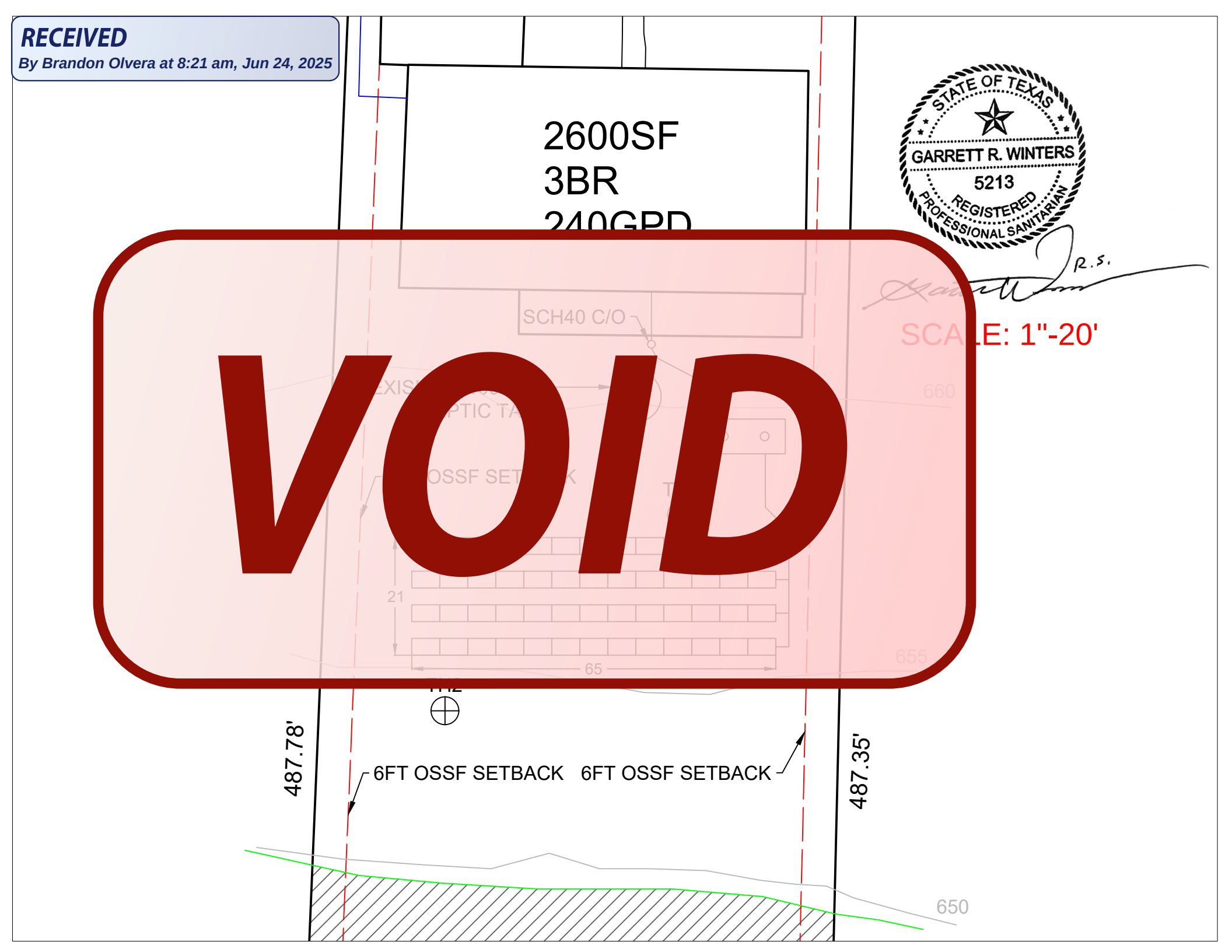
By Brandon Olvera at 8:21 am, Jun 24, 2025



Comal County Web Map

5/13/2025, 10:01:22 AM

1:1,181

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

TCEQ Recharge Zone

Addresses

Streets

City ETJs

New Braunfels ETJ

Parcels

Water Bodies Outline

Scaled County Boundary

Permits

Septic

Floodplain

County Maintained Roads

CAPITAL TITLE
GF #_____
25-855665-AS

General Warranty Deed

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

Date: **May 2, 2025**

Grantor: **Gloria Jean Valentine, a single person and Robert Dale Valentine, a married man as his sole and separate property**

Grantee: **Robert Potosky**

Grantee's Mailing Address: 1101 White Water Rd, New Braunfels, TX 78132

Consideration: the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 24, GRUENE RIVER, an Addition in Comal County, Texas, according to the Map or Plat recorded in Volume 5, Page 281, Map Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.
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,

UNOFFICIAL

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

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

EXECUTED this 2nd day of May, 2025.

Gloria Jean Valentine

Robert Dale Valentine

THE STATE OF TX §
§
COUNTY OF Travis §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2 day of May, 2025 by Gloria Jean Valentine and Robert Dale Valentine who personally appeared before me, and who is known to me through pic ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF TX

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

DIANE MYERS NOTARY PUBLIC STATE OF TEXAS ID # 124652848 EXPIRES 09-12-2028

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/07/2025 08:40:13 AM
TERRI 2 Pages(s)
202506013333

Bobbie Koepp

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