



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/09/2021 Permit Number: 111701

Location Description: 599 PECAN ST
CANYON LAKE, TX 78133

Subdivision: Canyon Corner
Unit: Section 2
Lot: 4
Block:
Acreage:

Type of System: Septic Tank
Leaching Chambers

Issued to: Janna & Tristan Richards

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

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

Alterations to this permit including, but not limited to:

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

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

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

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

OS0035625

Comal County Environmental Health OSSF Inspection Sheet

FINAL

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

FINAL

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 111701
Issued This Date: 12/03/2020
This permit is hereby given to: Janna & Tristan Richards

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

599 PECAN ST
CANYON LAKE, TX 78133

Subdivision: Canyon Corner
Unit: Section 2
Lot: 4
Block:
Acreage:

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.

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

Date 11/30/2020 Permit # 111701
 Owner Name Janna & Tristan Richards Agent Name Eric Schneider
 Mailing Address 356 Kessler St. Agent Address 1124 Running River
 City, State, Zip New Braunfels, Tx 78130 City, State, Zip New Braunfels, TX 78130
 Phone # 830-477-1663 Phone # 512-757-5827
 Email janna-lott@yahoo.com Email planetfriendlydesigns@gmail.com

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

Subdivision Name Canyon Corner Subdivision; Section 2 Unit _____ Lot 4 Block _____
 Acreage/Legal _____
 Street Name/Address 599 Pecan Street City Canyon Lake Zip 78133

Type of Development:

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) House
 Number of Bedrooms 3
 Indicate Sq Ft of Living Area 2110 Sq. Ft.

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Non-Single Family Residential
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
 Type of Facility _____
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
 Restaurants, Lounges, Theaters - Indicate Number of Seats _____
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

Estimated Cost of Construction: \$ _____ (Structure Only)
 Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well
 Are Water Saving Devices Being Utilized Within the Residence? Yes No

By signing this application, I certify that:
 - The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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.

Janna Lott Signature of Owner Date 12/1/20

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

Planning Materials & Site Evaluation as Required Completed By Eric Schneider & Corrie Smith

System Description Standard Septic System with Leaching Chambers

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

Tank Size(s) (Gallons) 750 Gallons Absorption/Application Area (Sq Ft) 900 Sq. Ft. (180 Linear Ft.)

Gallons Per Day (As Per TCEQ Table III) 240 GPD

(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: Canyon Lake

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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

11/24/2020
Date

Page 2 of 2

PLANET FRIENDLY DESIGNS
PLANETFRIENDLYDESIGNS@GMAIL.COM
512-757-5827

November 24, 2020

To Whom It Concerns:

The attached OSSF design is for a new single family residence. The system is designed for a 3 bedroom, <2,500 Sq. Ft single family residence. It is located at 599 Pecan Street in Canyon Lake, TX.

If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,



Eric Schneider, R.S.
R.S. #4431

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COUNTY ENGINEER



Eric Schneider
11/24/2020

From: eric.schneider
To: Ritzen, Brenda
Cc: janna_lott@yahoo.com; Brad
Subject: Re: Permit 111701
Date: Thursday, December 3, 2020 9:52:39 AM
Attachments: [image001.png](#)

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good morning Brenda,

On the Soil Evaluation form that was submitted, there is **a 6 inch mark on the left side of the form that shows where the Class IV soil stops** and transitions to the Class III soil. On the cross-section of the trenches (last page) and in the narrative of the design, I specified that the panels must be buried at a minimum of 18", which would put the top of the panels (12 inches tall) below the 6" of Class IV soil.

I thought I covered everything you are requesting in the original design, but if there is more that is needed, please let me know and I can submit a revision.

Eric Schneider
Planet Friendly Designs
512-757-5827

On Thu, Dec 3, 2020 at 8:40 AM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Re: Janna & Tristan Richards

Canyon Corner Subdivision Section 2 Lot 4

Application for Permit for Authorization to Construct an On-Site Sewage Facility

-

Property Owner & Agent,

-

The following information is needed before I can continue processing the referenced permit submittal:

-

1. Clarify on the Site & Soil Evaluation Report the depth/location of the Class IV and Class III soils. Show on the trench detail that the absorption area for the drainfield will be below the clay layer and within suitable soils. Modify

OSSF SOIL EVALUATION FORM

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Owner's Name: Janna + Tristan Richards
 Physical Address: 599 Pecan St. Canyon Lake, TX 78133
 Date Performed: November 15, 2020 Proposed Excavation Depth: 5 Feet

Profile Hole 1

Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0					
6"	<u>Class IV</u>	<u>Black Clay</u>	<u>None</u>	<u>None</u>	<u>< 30% Gravel</u>
1					
2	<u>Class III</u>	<u>Caliche</u>	<u>None</u>	<u>None</u>	<u>< 30% Gravel</u>
3					
4					
5					

Profile Hole 2

Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0					
6"	<u>Class IV</u>	<u>Black Clay</u>	<u>None</u>	<u>None</u>	<u>< 30% Gravel</u>
1					
2	<u>Class III</u>	<u>Caliche</u>	<u>None</u>	<u>None</u>	<u>< 30% Gravel</u>
3					
4					
5					

I certify that the above statements are true and based on my own field observations.

Presence of 100 year flood zone: **N** Recharge features within 150 feet: **N**

Existing or proposed water well: **N**

Presence of adjacent ponds, streams, water impoundments: **N**

Conni Smith
 Site Evaluator

050029488
 SE #

The proposed system has been designed to serve a new 3 bedroom, < 2,500 sq ft single family residence. The maximum daily water usage rate will be 240 gal/day, as per table III of the Chapter 285 Rules for On-Site Sewage Facilities by the TCEQ.

Site Description and Site Evaluation

The subject property is located within a subdivision. The legal description of this property is Lot 4 in the Canyon Corner Subdivision, Section 2 in Canyon Lake, TX. The site evaluation indicates that there is Class III soil as deep as 48 inches so a standard drain field with panels will be utilized. The property will utilize a public water source for potable water. There is no floodplain located on the property. Minimum separation distances as stated in Chapter 285.30 TCEQ, On-Site Sewage Facilities must be maintained.

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Description of On-Site Sewage Facility

GPD: 2,500 Sq. Ft. SFR = 240 GPD

Total Combined GPD: 240 Gallons Per Day

Septic Tank: 750 gallon, 2 compartment concrete tank

Required Drain Field Area: 240 gpd/.2 gpd per ft² = 1,200 ft²

Drain Field Reduction due to use of panels: 1,200 ft² X .75 = 900 ft²

Actual Linear feet of Drain field installed: 900 ft²/5 = 180 linear feet of panels required

Actual Drain Field Size: 3 Total Trenches – 2 @ 68 ft, 1 @ 44 ft (3 feet of separation between trenches) = 45 panels at 4 feet each

Panels: Panels will be Infiltrator Quick4 Plus Standard Chambers or equivalent.

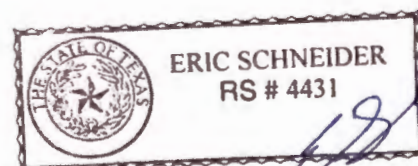
An effluent filter must be used in the outlet tee of the septic tank to prevent solids from escaping the septic tank.

The trenches will be backfilled with the soil excavated from the property.

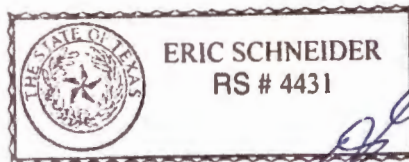
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Wastewater will leave the structure and gravity flow through a 3" or 4" Sch 40 PVC pipe (or equivalent) into the septic tank. From the tank, the effluent will gravity flow to the drain field through a 3" SDR 35 PVC pipe (or equivalent). The trenches will be at a minimum depth of 18" and a maximum depth of 30", leaving more than 24" of soil above any known restrictive horizons or water tables. The bottom of the trenches will be a minimum of 12" below the outlet of the septic tank. The trenches will use a step down method to allow wastewater to gravity flow from one trench to the next.

This proposed system has been designed generally following the minimum requirements under TCEQ Chapter 285 On-Site Sewage Facilities. The site evaluation and subsequent design are based on technical information currently available. There was no indication of shallow groundwater or slopes where seeps could occur at the time of the site evaluation. The performance of the OSSF is not, and cannot be guaranteed, even though all provisions of the Standards have been complied with. If failure should occur, additions or modifications to the OSSF may need to be made. By accepting this design, the homeowner/builder understands that the designer/site evaluator will not be liable for more than the agreed upon design fee.



Eric Schneider
11/24/2020



Construction/Installation Notes & Requirements

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, Chapter 285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum an Installer I certification.
- The installer must notify the designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- Diversion berms will be placed when needed to protect irrigation and tank areas from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter 285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, the water line shall be sleeved with Sch. 40 PVC pipe 10 feet in both directions and sealed with silicone to prevent contamination.

Tank Notes

- The bottom of the excavation for the tanks should be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2012.) This includes access limitation (<65 lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. Risers are required to be to grade level.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from house to tank.

Operation and Management Notes

- The OSSF should not be treated as a normal city sewer.
- Feminine hygiene products should never be disposed of in the toilet. Products such as these can be detrimental to a septic system, causing backups inside the home and/or overflowing of the tank due to pump malfunction.
- The excessive use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage grinders can cause a rapid buildup of sludge or scum resulting in a more frequent cleaning and possible system failure.
- Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesirable solid load on the treatment system.

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ERIC SCHNEIDER
RS # 4431

ES
11/24/2020

- Septic tanks should be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tank at two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owner of OSSF's will contract only persons registered with TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures of system components on the disposal field.
- Chemical additives, or so-called enzymes, are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the system's operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.
- The homeowner shall observe Chapter 285.37 regarding water softeners and reverse osmosis entering into the OSSF.
- The liquid from the OSSF is still heavily laden with bacteria. The surfacing of this liquid constitutes a health hazard to those that might come into contact with it.

Water Conservation Practices

- Showers usually use less water than baths. Installing water saving shower heads that use less than 2.5 gallons per minute saves both water and energy.
- If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.
- Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.
- Leaking toilets may not be evident. Add a few drops of food coloring into the tank. Do not flush. If the color appears in the bowl within a few minutes, adjustments and/or repairs to the toilet need to be made.
- Install low-flow fixtures throughout the house and use faucet aerators that restrict water flow to help reduce consumption.
- Try to run dishwasher with a full load.
- Avoid running the water continuously for brushing teeth, washing hands, shaving, or rinsing kitchen utensils.
- Water can be saved in the laundry room by adjusting water levels to match the size of the load. If the washing machine does not have a variable load control, water can be saved by running it only when the washer is full.
- Keep a container of drinking water in the refrigerator instead of running a faucet until it turns cold.
- Insulate hot water pipes to avoid long delays of wasted water while waiting for the water to heat.
- Ask your federal, state, county, city, or other local government about programs to conserve water and how they can help you save water.

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Janna and Tristan Richards
599 Pecan Street
Canyon Lake, TX 78133

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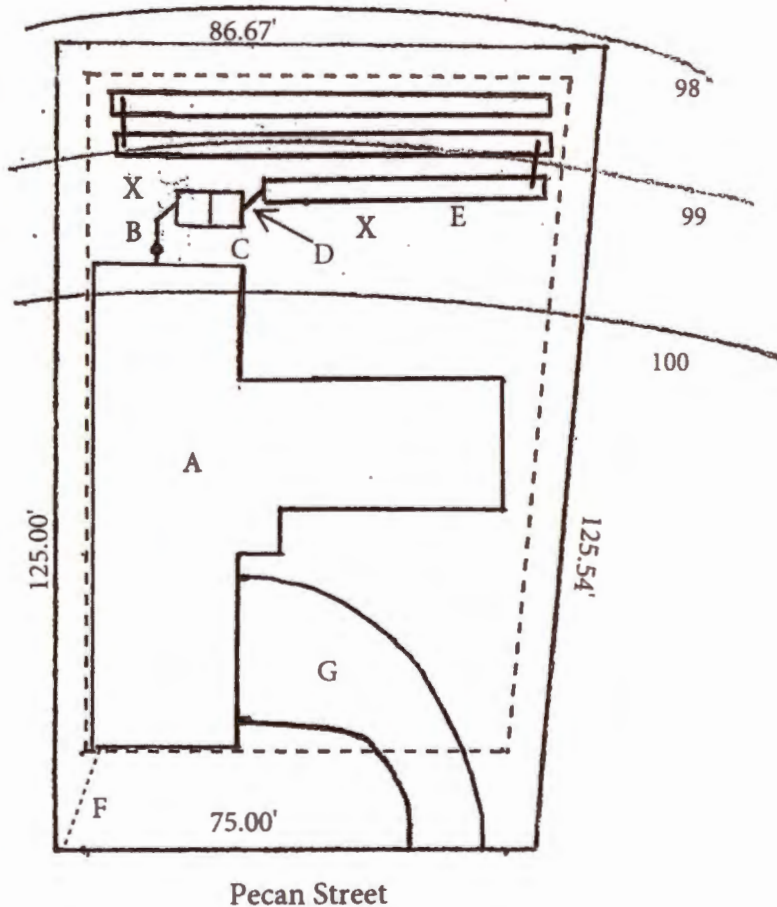
LEGEND

- A: 3 Bedroom, Single Family Residence, < 2,500 Sq. Ft.
- B: 3" or 4" SCH 40 PVC Pipe, or equivalent, with Two Way Clean Out
- C: 750 Gallon, Concrete, Two Compartment Septic Tank
- D: 3" SDR 35 PVC Pipe, or equivalent
- E: 180 Linear Feet of Quick4 Plus Standard Chambers, 2 Trenches @ 68' and 1 Trench @ 44' (45 panels total)
- F: Waterline
- G: Driveway
- X: Profile Hole

Property Notes

- 15' Building Setback on Front Property Line
- 5' Building Setback on Side Property Lines
- 5' OSSF Setback on all Property Lines
- 5' Setback between Septic Tank and Structure
- 3' Separation between Trenches

SCALE
 1 INCH = 30 FEET



THE STATE OF TEXAS
 ERIC SCHNEIDER
 RS # 4431

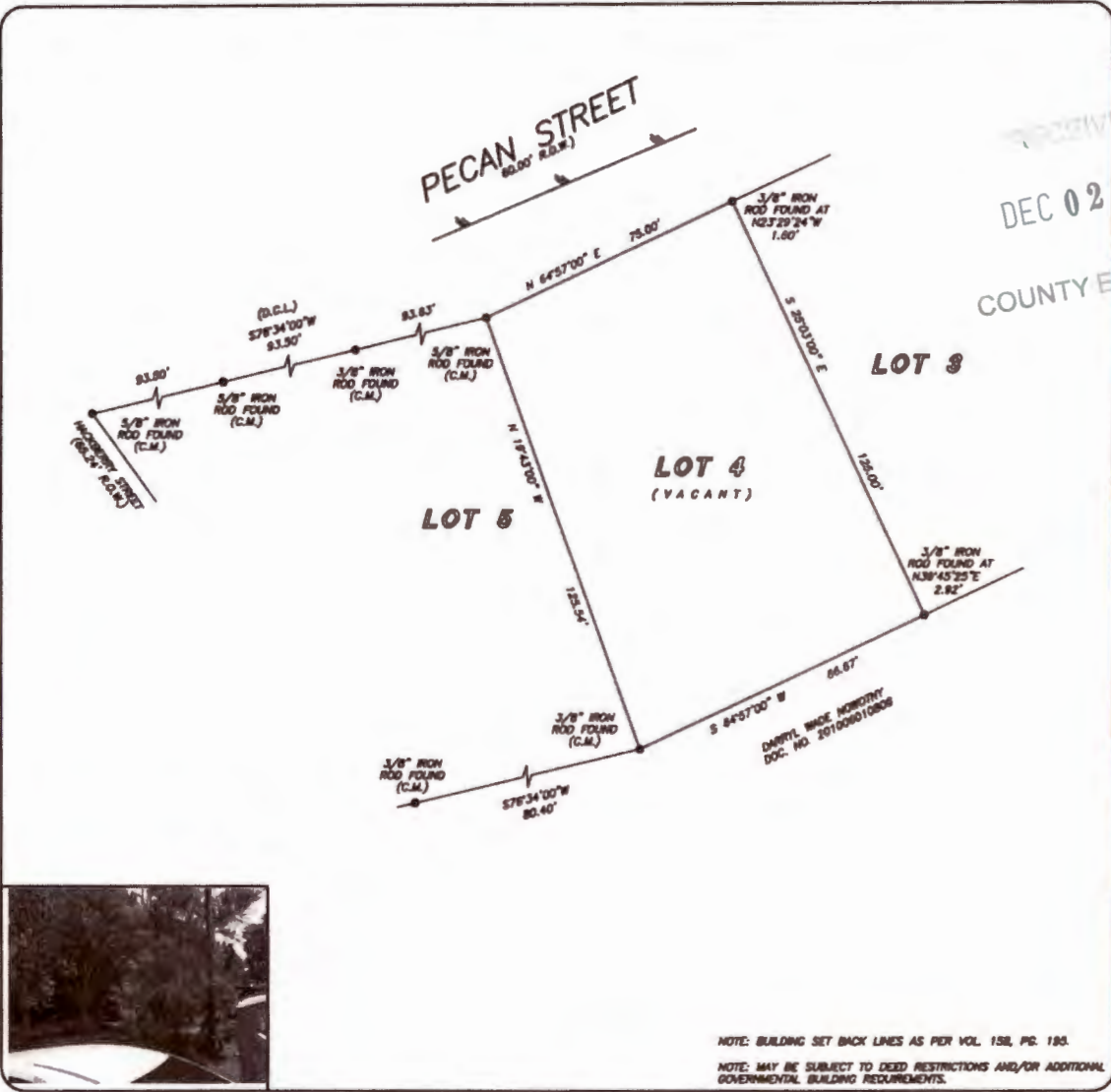
[Handwritten Signature]
 11/24/2020

GF NO. 838754 STEWART TITLE
 ADDRESS: 599 PECAN STREET
 CANYON LAKE, TEXAS 78133
 BORROWER: SELLARDOR HOMES, LLC

SCALE: 1" = 40'

LOT 4 CANYON CORNER SUBDIVISION, SECTION 2

SITUATED IN COMAL COUNTY, TEXAS
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 2, PAGE 50 OF THE MAP AND PLAT RECORDS
 OF COMAL COUNTY, TEXAS



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NOTE: BUILDING SET BACK LINES AS PER VOL. 158, PG. 188.
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48081C 0200 F MAP REVISION: 09/02/2009 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INCONCURRENCES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARINGS: VOL. 2, PG. 80, C.C.M.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. SA2020-02083
 AUGUST 3, 2020
 REVISED: AUGUST 4, 2020



DRAWN BY: PR

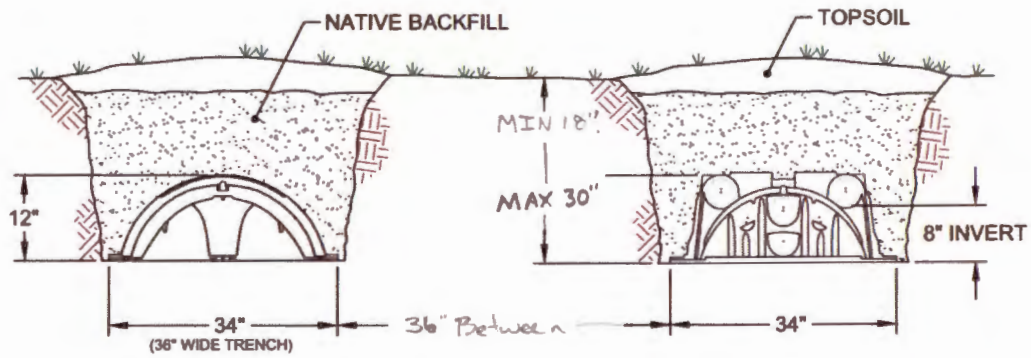
		<p>BRENDA ARRAZATE 830-609-6029</p>	
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**INFILTRATOR SYSTEMS INC.
QUICK4 PLUS STANDARD CHAMBER
TYPICAL TRENCH DETAIL
SECTION VIEW
(NOT TO SCALE)**

 ERIC SCHNEIDER
RS # 4431

[Signature]
11/24/2020



* LENGTH AND NUMBER OF TRENCHES DETERMINED BY DESIGN.

 INFILTRATOR		
INFILTRATOR SYSTEMS INC. 4 Business Park Rd. Old Saybrook, CT 06475 (800) 221-4436		
QUICK4 PLUS STANDARD CHAMBER TYPICAL TRENCH DETAIL SECTION VIEW		
Drawn by: EMB	Date: 07/11/2013	
Scale: NOT TO SCALE	Checked by: DFH	Sheet: 1 of 1



TUF-TITE®

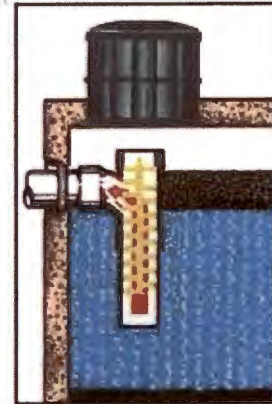
Effluent Filters

Tuf-Tite® Effluent Filters.

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Tough Problem

Solids entering the septic field significantly reduce the life of the field, resulting in premature failure of the entire system.



TUF-TITE Solution

The EF-4 & EF-6 Effluent Filters, filter solids down to 1/16", increasing the life of your septic system.

EF-4
800 gpd

86 ft. of 1/16" filtration area.

4" Sch. 40 & SDR-35

800 GPD ANSI/NSF Standard 46

TB-4 T-Baffle™

ANSI/NSF Standard

COMPONENT

EF-6
1500 gpd

244 ft. of 1/16" filtration area.

4" Sch. 40 & SDR-35

1500 GPD ANSI/NSF Standard 46

TB-6 T-Baffle™

ANSI/NSF Standard 46

COMPONENT

Molded-in Gas/Solids Deflector

TB-4x3 Reducer.

Adapts 4" TB-4 for use with 3" pipe.



Molded-in lid gasket.

No fighting with flimsy foam rubber gaskets. Assures a watertight seal every time.



Screws on outside of Riser, where they belong, away from corrosive gases.



Rear of EF-4 filter - close-up.



Optional Gas Baffle for EF-4 for extended filter life.

EF-4
EF-6

TB-4
TB-6

Every filter needs a Riser*

for easy cleaning and inspection. Stackable, interlocking Risers make filter maintenance easy. Available in 12", 16", 20", and 24" diameters.

*Tuf-Tite® products are U.V. Stabilized.

Installation:

Tuf-Tite Effluent Filters are designed to extend the life of your drainfield by preventing solids from leaving the septic tank. The filter fits into either a 4" or 6" Tee Baffle which in many cases is already attached to the outlet pipe. If a Tee Baffle is not installed, install as shown in Figure 2, allowing enough clearance from the end of the tank to permit easy filter access.

1. Insert the filter into the Tee Baffle with arrow on the top of the filter pointing toward the outlet pipe (as shown in Figure 1 and Figure 2).
2. Push down firmly until top of the filter seats into hub of the Baffle Tee.

Maintenance:

Tuf-Tite Effluent Filters will, under normal conditions, operate efficiently for several years or more before requiring removal and cleaning. It is suggested that the unit be cleaned every time the tank is pumped or at least every three years.

1. Do not use plumbing during filter cleaning.
2. Pull the filter straight out of the Tee.
3. Hose filter off, making sure that all solids fall back into the septic tank, not back into the Tee Baffle.
4. Replace filter as in installation instructions above.

For replacement parts and warranty information, contact Tuf-Tite, Inc. 800-382-7009

EF-4 NSF
EF-6 NSF

TB-4 NSF
TB-6 NSF



Figure 1:
Arrow on top of filter unit must point in the direction of the outlet pipe. Top rim of filter will seat in hub of Tee.



Figure 2:
Diagram of installed filter and Tee Baffle. Note: drawing is not to scale.

The Tuf-Tite® Riser System:



Riser Lids

Rounded or Flat with Molded-in gasket. Available in 12", 16", 20" and 24" diameters.

Concrete Lid w/ handle

Safety Pan™

Safety Pan™ available in 16", 20" and 24" diameters.

Riser

For septic tanks. Stackable in 6" & 12" increments. Available in 12", 16", 20" and 24" diameters.

Tank Adapter Ring

For mounting riser flush to top of tank when casting-in is not an option.

12, 16, 20, & 24" Dia.

Tuf-Tite® products are U.V. Stabilized.

Pat. Nos.: 5,617,679
5,852,90; other pats. pending.



Drainage and Septic Products

Tuf-Tite® Inc.
1200 Flex Court
Lake Zurich, Illinois 60047

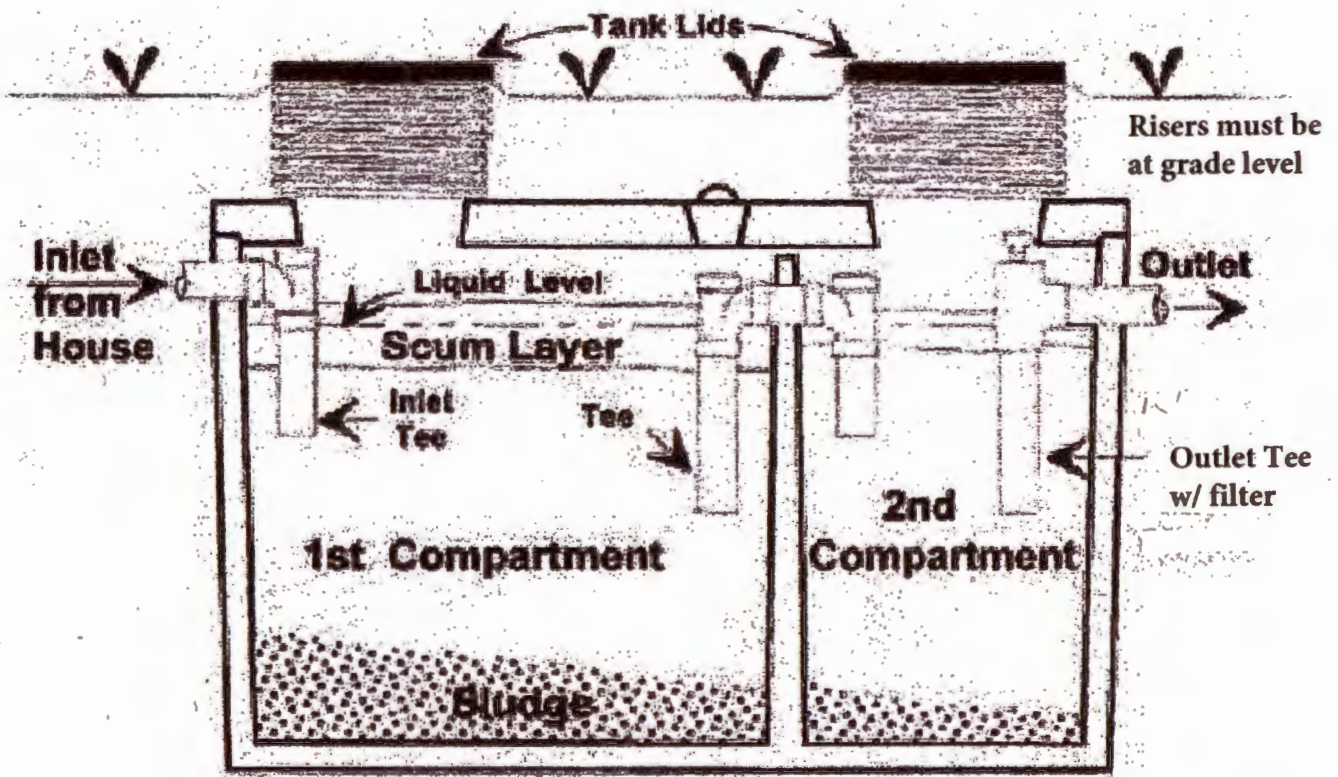


Water-tight
Lids and Risers
by Tuf-Tite®

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750 Gal

Two Compartment Septic Tank



A secondary plug, net, or mesh must be installed inside all risers.

ERIC SCHNEIDER
RS # 4431

[Handwritten signature]
11/24/2020

RECE

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COU.

From: Ritzen, Brenda
To: ["janna_lott@yahoo.com"](mailto:janna_lott@yahoo.com)
Cc: ["eric_schneider"](mailto:eric_schneider)
Subject: Permit 111701
Date: Thursday, December 3, 2020 8:40:00 AM
Attachments: [image001.png](#)

Re: Janna & Tristan Richards
Canyon Corner Subdivision Section 2 Lot 4
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Property Owner & Agent,

The following information is needed before I can continue processing the referenced permit submittal:

1.  Clarify on the Site & Soil Evaluation Report the depth/location of the Class IV and Class III soils. Show on the trench detail that the absorption area for the drainfield will be below the clay layer and within suitable soils. Modify proposed excavation depth as needed.
2. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org


DEC 02 2020

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executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

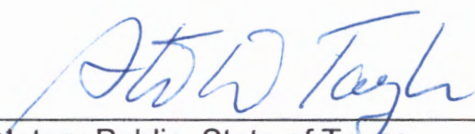
DATED this the 25 day of **November, 2020**.

SELLAR DOOR HOMES, LLC

By: 
BRADLEY TODD SELLARS, Manager

STATE OF TEXAS §
COUNTY OF COMAL §

This instrument was acknowledged before me on the 25th day of **November, 2020**, by **BRADLEY TODD SELLARS, Manager of SELLAR DOOR HOMES, LLC**.


Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:

356 Kessler Street
New Braunfels, Texas 78130

233a.DEEDS2



COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

12/2/2020	P	11701
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

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I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Jana Behrens
Signature of Applicant

12/1/20
Date

COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

EFFECTIVE JANUARY 1, 2019 COMAL COUNTY

ENVIRONMENTAL HEALTH DEPARTMENT FEES

Sewerage Facility Permit (<500 gallons per day) - \$300.00 was \$150.00

Sewerage Facility Permit (>500 gallons per day) - \$500.00 was \$180.00

Permit Renewal within 12 months - \$80.00

Permit Renewal after 12 months - \$150.00

Remodel Permit - \$100.00

Re-inspection Fee - \$40.00

Holding Tank Permit - \$150.00

Subdivision Review (5 lots/tracts or less) - \$20.00/lot

Subdivision Review (6 lots/tracts or more) - \$100.00 plus charge per
lot/tract - \$5.00

State Research Council Fee - \$10.00

TCEQ O.S.S.F. Rules & Regulations - \$6.50

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