



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

182 Elm Wood Drive
Elgin, TX 78621

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front Yard ☐ Unknown

- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 11 yrs ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? December 2009
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller JAC

Page 1 of 2

RE/MAX Bastrop Area 87 Loop 150 West Bastrop, TX 78602
Phone: 512.921.9134

Fax: 512.366.9613

Janis Penick

Christian

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

Quentin A. Christian 9.22.11
Signature of Seller Date
Quentin A. Christian

Signature of Buyer _____ Date _____

"LICENSE TO OPERATE"

An On-Site Sewage Facility

18637
Permit Number
Seline Investments
Owner's Name
(Handicapped)
Leaching Chambers
Type Of System
128 Elmwood Drive
Property Location:
Mac Holbert
Installer:
License #:
Maintenance Holder: /
License #:

A **final inspection** for the on-site sewage facility being installed on your property has been completed. It is our determination that the system has been installed in basic compliance with the rules set forth under Title 30 TAC Chapter 285, On-Site Sewage Facilities and the Bastrop County Rules and Regulations for On-Site Sewage Facilities.

Aerobic Wastewater Treatment Units Requiring An On-Going Maintenance Contract

Required? YES _____ NO X

(To be completed if applicable)

Maintenance Contract

Beginning Date: / Expiration Date: /

If you or your Maintenance Contract Holder should disagree with these dates, please contact our office. Also, please be reminded that thirty-days (30) prior to the contract expiration you must submit another contract that must be effective for at least one (1) year.

Designated Representative Signature
License #
Date

OFFICE COPY - PINK

OWNER'S COPY - WHITE

DAVID W. COOMBS, P.E.

REGISTERED PROFESSIONAL ENGINEER
WATER AND WASTEWATER TREATMENT
ON-SITE SEPTIC SYSTEM DESIGN
STORMWATER MANAGEMENT
SITE DEVELOPMENT

October 2, 2002

Bastrop County Department of
Health and Sanitation
305 Eskew Street
Bastrop, TX 78602

Attention: Mr. James Gurka

Subject: Septic System Design for 128 Elmwood Drive;
Lot 1, The Arbors Sec. 1;
Sabine Investments

Dear Mr. Gurka:

The proposed OSSF is a leaching chamber trench septic system to serve a proposed 3 bedroom, 2,900 SF single family residence at the above referenced site. The system is sized as for a 4-bedroom residential unit, as per the OSSF Rule, Chapter 285, Texas Administrative Code, 6/13/01. Potable water is to be supplied by an existing community system.

A summary of the proposed system components is as follows:

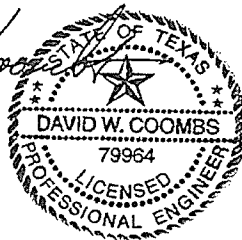
- A 1,250 gal. 2-compartment septic tank.
- 181.25 linear feet of absorption trench equipped with 29 Infiltrator standard 36" leaching chamber panels.

If you have any comments regarding this application, please call my office at (512)281-3500.

Sincerely,


David W. Coombs, P.E.

Attachments



DESIGN CALCULATIONS FOR:

=====

Owner: Sabine Investments

Site: _____ Elmwood Dr.

SITE DATA

The textural soil classification for drainfield sizing is Class Ib, per the attached site evaluation report. Drainfield sizing is done on the basis of Class II soil.

DRAINFIELD CALCULATIONS

The proposed residence is 3 bedrooms, 2,900 sq ft; sizing for 4 bedrooms is used, in accordance with the OSSF Rule, Chapter 285, Texas Administrative Code, 6/13/01. An application rate of 0.25 GPD/SF is used, and a 20% reduction in water use rate is made for the use of low-flow water fixtures (per Table III):

$$\text{Area req'd} = Q / Ra = (300 \text{ GPD}) / 0.25 \text{ GPD/SF} = \underline{1,200 \text{ SF}}$$

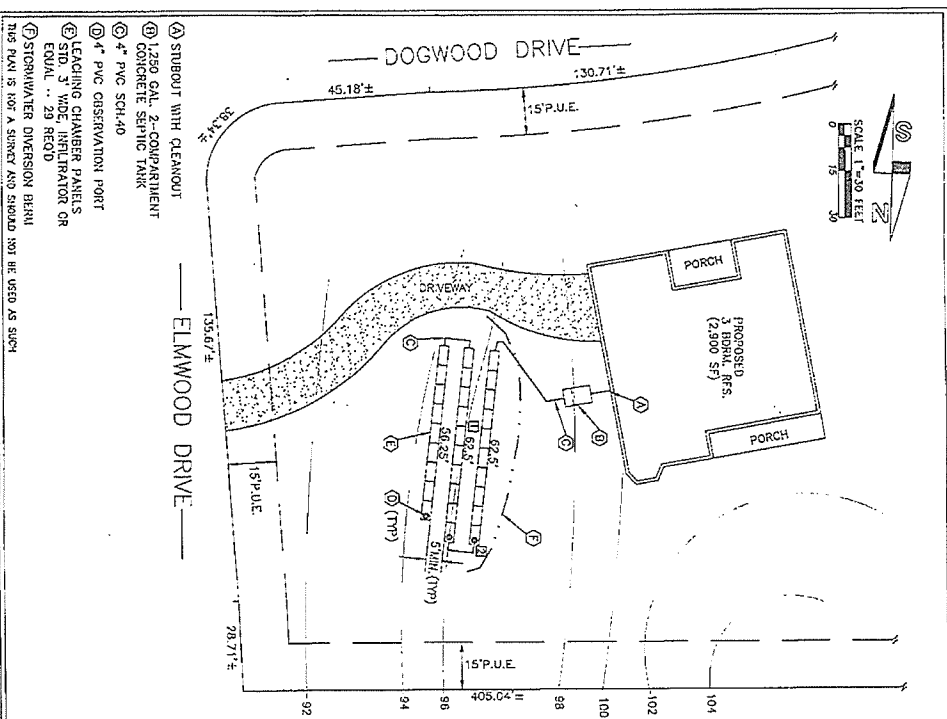
Per 30 TAC 285.33(c)(2)(A)(ii), using a trench width, $W = 3 \text{ ft}$:

$$L = 0.75 \times A / (W + 2) = (0.75 \times 1,200) / (3 + 2) = \underline{180 \text{ LF required.}}$$

For Infiltrator standard chambers, 6.25' long, 29 panels = 181.25 LF proposed.

SEPTIC TANK CALCULATIONS

Tank volume req'd = 1,250 two-compartment tank required for 4-bdrm equivalent applications, per Table II.



- (A) SUBROUT WITH CLEANOUT
 - (B) 1,250 GAL. 2-COMPARTMENT CONCRETE SEPTIC TANK
 - (C) 4" PVC SCH. 40
 - (D) 4" PVC OBSERVATION POINT
 - (E) LEACHING CHAMBER PANELS STD. 3" WIDE, INFLTRATOR OR EQUAL -- 29 REQD
 - (F) STORMWATER DIVERSION BASIN
- THIS PLAN IS NOT A SURVEY AND SHOULD NOT BE USED AS SUCH

GENERAL NOTES

NOTE: This septic system is designed to treat and dispose of a maximum of 300 gallons of domestic waste water per day. Installation of this system is subject to the requirements set forth in the "OS&P" Rule, 30 TAC Chapter 285, effective 6/13/01 (TRACO), as well as the requirements of the approving agency.

1. The installer shall not install any pipe, manhole or vent without the consent of the approving agency and the engineer.

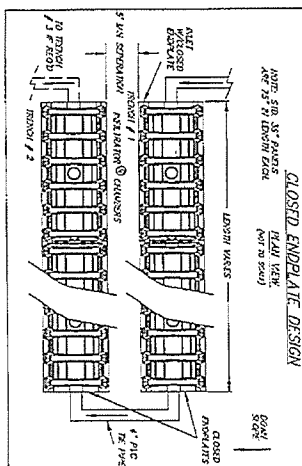
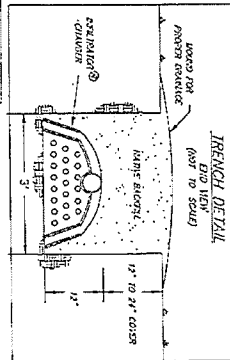
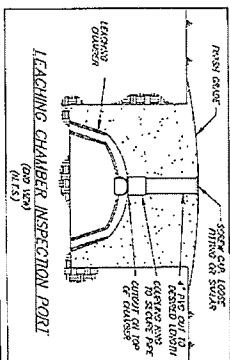
2. The installer shall install all pipe, manhole and vent within 15 feet of the house.

3. The installer is responsible for locating all underground utilities on site. The installer shall verify the location of tank holes, manholes and the owner shall coordinate for the preservation of desirable vegetation. Disturbed areas may be adjusted for this purpose with engineer's permission.

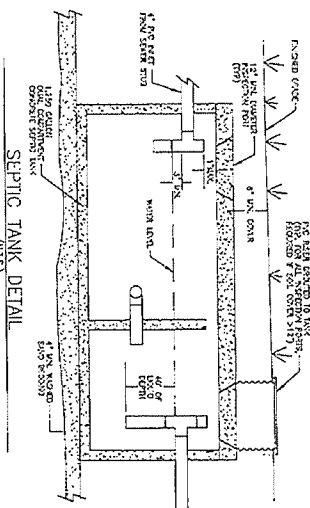
4. The installer is responsible for contacting the approving agency and the engineer to schedule construction inspections. Notification to the engineer is required at the following points:

- After final landscaping.
- Engineer requires min. 48 hr. notice for inspection visits.
- The installer shall insure that all surface and roof drainage is directed away from tanks and drainfields by grading, berms, etc.
- The installer shall be responsible for informing the owner regarding proper system operation and maintenance, including location and operation observation points.
- The use of low volume flush toilets (1.6 gpi) low flow shower heads (2.5 gpm @ 80psi) and faucets (2.2 gpm @ 60 psi) is required.

DAVID W. COOMBS, P.E. P.O. BOX 966 ELGIN, TX 78621 (512) 281-3500 FAX: (512) 285-5117				APPLICANT: SABINE INVESTMENTS C/O WINDHAWK DEVELOPMENT 7206 LOCH LOMMOND AUSTIN, TX. 78749 (512) 879-1330		SITE: ELMWOOD DRIVE.	
LEACHING CHAMBER SEPTIC SYSTEM DESIGN SITE PLAN				DWG NO: 22066 DATE: 10/1/02		DWN BY: DNK CHK BY: DWG	
SHEET 1 OF 2							

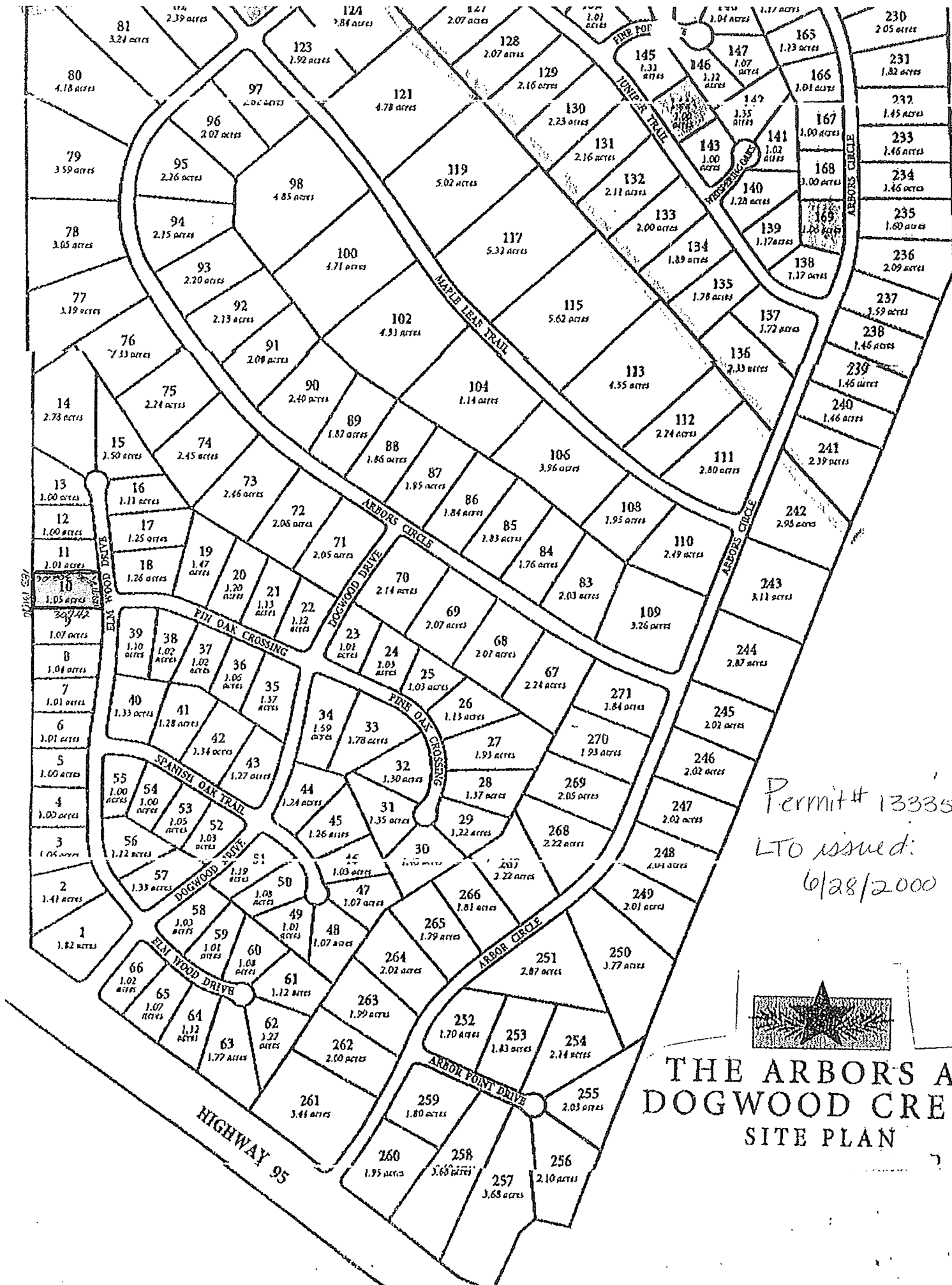


- TANK INSTALLATION NOTES**
1. All tanks shall be set level on a min. 4" thick sand pad. Any over-excavation of the tank hole bottom shall be filled with sand to prevent settling. Tank excavation shall be backfilled with sand, pea gravel, select backfill or loam.
 2. Tank lids and pipe connections shall be grouted or otherwise sealed to prevent groundwater intrusion.
 3. Tanks shall be covered with at least 6" of clean material on completion. Tanks buried more than 12" below finished grade shall have rigid ribbed PVC risers grouted to the tank lid over each inspection port and brought to within 6" of the finished grade.
 4. Riser lids shall be gasketed or otherwise sealed to prevent groundwater intrusion and shall be permanently marked at grade for ease of location for maintenance. Risers may extend to grade, but must be bolted or padlocked to prevent unauthorized access.
 5. Tank location may be changed from that shown on the design plan with engineer's approval.
 6. If building construction is on-going subsequent to tank backfill, installer shall clearly mark tank locations to avoid damage by construction traffic.
 7. If a tank of material other than concrete is to be used, contractor shall contact engineer before installation.



- DRAINFIELD INSTALLATION NOTES**
1. The drainfield for this system shall be 181.25 LF of absorption trench, 3' wide, and equipped with 29 "infiltrator" model H-20 leaching chamber panels, or approved equal. Trench depth shall be a maximum of 36" below original grade. Fill as required to provide min. 12" cover over panels.
 2. The installer is responsible for trench staking and verification of grades and setbacks prior to trench excavation. Any grade discrepancies greater than 6" or other site changes adversely affecting the drainfield area shall be reported to the engineer prior to excavation.
 3. Should ground water be encountered during excavation that was not previously indicated on the system plans, the installer shall stop construction and notify the approving agency and the engineer.
 4. Pipe sizes for this system:
House sewer to tank connection = 4" PVC Sch. 40
Transfer line to drainfields = 4" PVC ASTM D-3034, SDR 35
Relief lines between trenches = 4" PVC ASTM D-3034, SDR 35
 5. Consider trenches only with soil materials meeting the USDA textural criteria for "sand", "loamy sand" and "sandy loam" as specified. Other material may be rejected and replacement by the installer required.
 6. No automatic lawn sprinkler system shall be installed over any part of the drainfield area.
 7. If not naturally vegetated, the finished disposal area must be seeded or hydromulched (do not soil-sod) before final inspection. Use hulled Bermuda for summer application or an equal mix of hulled Bermuda and Winter Rye for winter application. Final approval will not be given to a system lacking established vegetative cover.

DAVID W. COOMBS, P.E. P.O. BOX 966 ELGIN, TX 75621 (512) 281-3500 FAX: (512) 285-5117				APPLICANT: SABINE	SITE: ELMWOOD DR.
LEACHING CHAMBER SEPTIC SYSTEM DESIGN TANK & DRAINFIELD DETAILS					
DWG NO: 22066 DATE: 12/16/01	SHEET 2 OF 2				DWN BY: DNK CHK BY: DWG



Permit # 13335
LTO issued:
6/28/2000



THE ARBORS AT DOGWOOD CREEK SITE PLAN

Lot 10, Sect. 1, Arbors @ DogWood Creek

Leaching chamber system.

4-BR. 2050 sqft. residence - with water saving devices

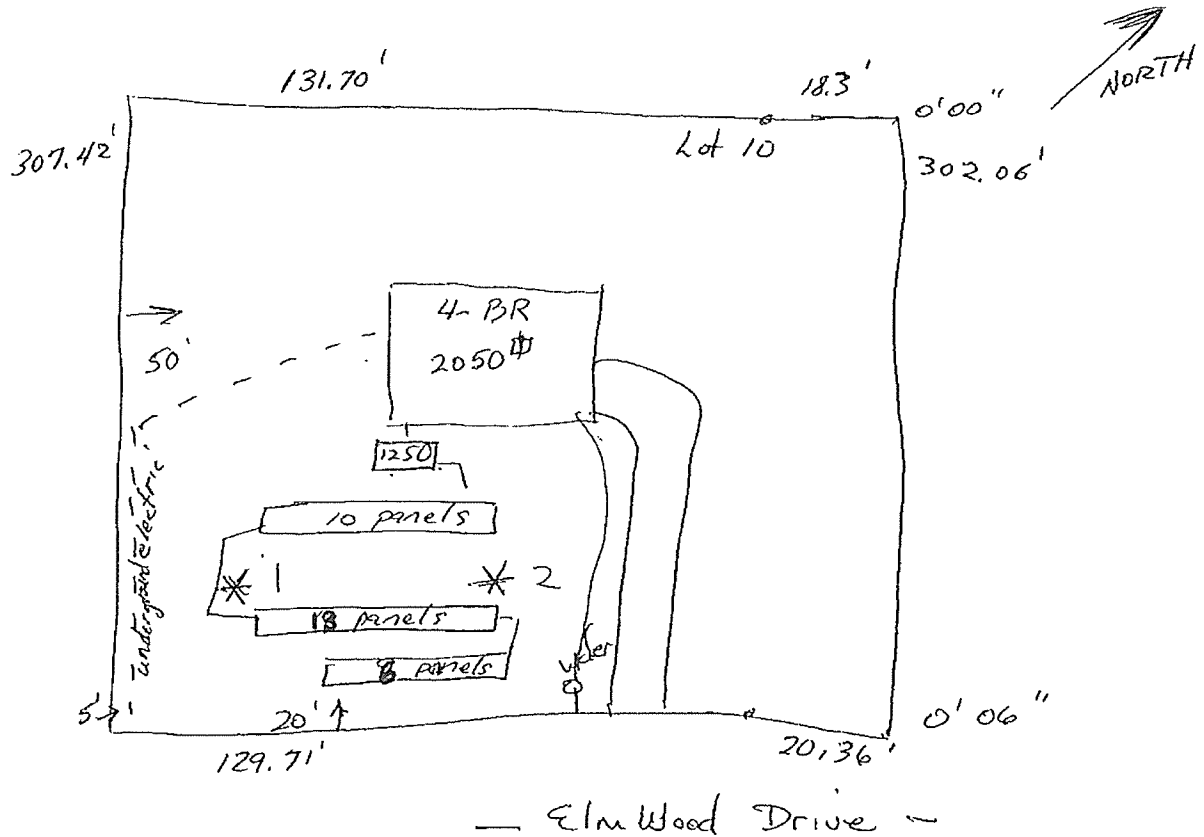
$Q = 300$ gpd

$R_a = .25$

- From Table VIII

29 leaching chambers required (3' wide x 6.25 long)

1250 gal septic tank



Class II soil

No ground water

slope - less than 10% slope

set backs - meets all set back criteria

No backfill needed