
Llano County
Development Services
100 W Sandstone, Ste 200A
Llano, Texas 78643
325/247-2039
FAX: 325/247-3785

NOTICE OF APPROVAL OF ON-SITE SEWAGE FACILITY

PERMIT # 33602

John Baker
310 Cortez Trl
Buchanan Dam, Tx 78609

Property Location: Deer Hills, L63, 310 Cortez Trl; RV Park

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Llano County Department of Permitting and Emergency Management. This On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes. Please keep this document in a safe place with other important documents. These documents must transfer with the sale of this property.

ADDITIONAL INFORMATION: Chapter 285.39 of the Texas OSSF Rules states the following: Owners shall not allow driveways, storage buildings, or other structures to be constructed over the treatment or disposal systems.

Chapter 285.91 (10) of the Texas OSSF Rules states the following: Minimum required separation distances for On-Site Sewage Facilities. Private water lines may not be closer than 10 feet to the tank or drainfield. If a waterline crosses an OSSF line, it will need to be sleeved up to 10 feet.

 #27336
Designated Representative

Date: June 25, 2020

APPLICATION #:

33602

DATE:

6/25/2020 @ 2:00 pm

Posted: Yes / No

LLANO COUNTY OSSF INSPECTION REPORT

R #: 13075

Property Owner: John Baker

Property Location: Deer Hills, L63, 310 Cortez Trl.

Installer Name & OSSF Certification #: DJ Dinsmore # 30963

Inspection 1 ☒ 2 ☐ 3 ☐ Re-Inspection fee due before next inspection: ☐

Final Inspection: Yes / No

Final As Built in hand: Yes / No

PROFILE HOLES

of holes: 2 Soil Classification: III

Jumble 18" to 36"

SEPTIC/TREATMENT TANK

Capacity: 1500 Type of Tank: concrete Manufacturer: Buchanan

Number of Clean Outs: ☒ Distance b/w Cleanouts: N/ASlope from house to tank: ☒ (atleast 1/8 in.) Inlet: ☒ Outlet: ☒ Filler: Foam / Silicone silicone**PUMP TANK**

Capacity: N/A Pump make & model:

Audio/Visual High Water Alarm:

DRAINFIELD INFORMATION

Trenches (Absorbtion)

Minimum Sq. Ft. Required: 980' Actual Total Sq. Ft. Provided: 1000'

of Trenches 13 Distance Between: 3' Trench Width: 3' Total Linear Feet: 1000'

End Cap Check: Probe: (trench#: Depth:)

Liner/Gravel: ☒ No Leaching Chambers: Yes / ☒ No

Beds - Absorption or ET (circle one)

Minimum Sq. Ft. Required: N/A Actual Total Sq. Ft. Provided:

Dimension of Bed 1: x Bed 2: x Bed 3: x Bed 4: x

Liner/Gravel: Yes / No Leaching Chambers: Yes / No

Drip Irrigation Systems N/A

Minimum Sq. Ft. Required: Actual Total Sq. Ft. Provided:

Linear Feet - Field 1 Field 2 Bed 3 Bed 4 Line Spacing:

Surface Irrigation Systems N/A

Minimum Sq. Ft. of Surface Irrigation Area Required: Actual Total Sq. Ft. Provided:

Number of Sprinklers: Irrigation Area of Sprinkler Head:

Compressor Failure check: SH1: SH2: SH3: SH4: SH5:

DR# 31018

Llano County Inspector

Llano County Development Services

100 W Sandstone, Ste 200A

Llano, TX 78643

(325) 247-2039 phone / (325) 247-3785 fax

APPLICATION FOR ON-SITE SEWAGE FACILITY
NEW CONSTRUCTION AND MODIFICATION

(X) New Installation

() Modification

Date: 6/18/2020

R# 13075

Permit number: 33602

Fee: \$450.00

Owner: Baker, John

Phone: 512-850-0458

Mailing address: 310 Cortez Trl, Buchanan Dam, Tx 78609

Floodplain: No

Owner's Authorized Agent: DJ Dinscore

Site Address: Deer Hills, L63, 310 Cortez Trl

Description of structure to be served: RV Park, Commercial

Commercial/Institutional: See Attached

Number of Employees/Occupants/Units: See Attached

Number of Days occupied per week:

Source of Water: **Public System**

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Texas Commission on Environmental Quality and/or it's Authorized Agent's designated representative to enter upon the above described property for the purpose of lot evaluation and inspection of the installed system which indicates that the system was installed in compliance with Rules of Llano County, Texas for On-Site Sewage Facilities.

Issued to: UTD
Owner or Authorized Agent

Date: 6-19-20

Issued by: Christy Vaught 27336
Llano County Designated Representative

Date: 6-18-2020

Do not begin construction prior to application approval. Unauthorized construction can result in civil, criminal and/or administrative penalties.

***THIS PERMIT IS VALID FOR 360 DAYS**

OFFICIAL USE ONLY

SITE EVALUATION

Date: 6-25-2020

Permit No. _____ Fee: _____

TYPE SOIL - Rocky ☒ Gravel ☐ Sand ☐ Other _____

SLOPE - Flat ☒ Sloping ☐ Other _____ Flood Zone ☐

Date: 6/25/2020 Inspector: Smiley DR# 31018

AUTHORIZATION TO CONSTRUCT IS: ☒ GRANTED ☐ DENIED

Llano County Permitting
100 W Sandstone St., Ste A
Llano, Texas 78643
Phone (325) 247-2039
Fax (325) 247-3785

Designated Representative TCEQ License# OS0027336

1500 Gae + (1000 2/1 Tank Existing)
 $980 \text{ gpd} \div .20 \text{ Ra} = 4900$
 $4900 \div 5 = 980'$
1000' Installed

CERTIFICATION OF APPROVAL

FINAL INSPECTION

Floodplain: No

Date: 6/25/2020

Permit no: 33602

Fee: \$450.00

Manufacturer Buchanan

Tank#1 SN# 612202 Tank#2 SN# _____

Size Tank #1 1500 Gals. Tank #2 Existing 1000 1/2 Gals. TYPE concrete

Absorption Trench (☒) length 1000' width 3'

Absorption bed area () Square feet _____

GrPipe ☒ Leach _____ LowPrsDos _____ AbsMnds _____ DripEmit _____ EvopBed _____ SrfIrrig _____

Commercial (☒) Private Residence () Ft. from well to drain field _____

Installer or Contractor: DJ Dinscore

Address _____ City/Zip _____ Phone # _____

Date 6/25/2020 Final Inspection made by Smile DR# 31018

OSSF FIELD DRAWING

(Not to scale)

NTP/P.2(BD) #33602
R13075

LLANO COUNTY On Site Sewage Facilities
SITE EVALUATION FORM

Date: 6-15-2020

Property Owner: John Baker Address: 310 Cortez Trail
Telephone 512 Area 858-0458 Needs Development Permit? ☒ Already Exists# 33402
Site Evaluator Name & Certification #: Kay Young 10204
Installer Name & Certification#: Dee Dinscore 30963

Legal Description of Property:

Subdivision: Old spanish trail Deer Hills Sec _____ Lot 63 Blk _____
Survey: _____ Abstract: _____
Property Size: 5 acres Acres: 5+
Existing or proposed structure to be served: _____
_____ Bedrooms _____ Bathrooms _____ Square Footage - See attached

Topography: (Circle)

Slope: Flat (under 2%) Slight (under 4%) Severe (over 5%)
Vegetation: Grass/Brush Lightly Wooded Heavily Wooded
Site Drainage: Poor Adequate Good Other

Note: If slope is severe a Topo Survey with half foot contours must be provided with this form on the design. If the site drainage is poor or slope is flat then a detailed drainage plan must be provided on the design.

Flood Hazard: (Check)

Property is Located: ☒ Outside 100 Year Flood Plain ☐ In 100 Year Flood Plain
☐ In 100 Year Flood Plain and Floodway

Note: Attach a FEMA Flood Insurance Rate Map (FIRM) with property location identification or current survey with Flood Plain determination.

Water Supply: (Circle) Public Community Private

Name of Water Supplier: CORIX

Note: If well is on-site, complete the following:

Size of Well _____ Depth of Well _____ ft. Year Drilled _____
Driller: _____

(Check all that apply) ☐ Sealing Block Present ☐ Well House Protecting Well
☐ Well Log is Available (Attach if available)
☐ Neighboring Wells Within 100 Feet of Property Line (must be included on the design if checked)

Signature of Licensed Site Evaluator/Installer

Dee Dinscore
Christy Vaughn #27336

Date

6-15-2020

**LLANO COUNTY
OSSF SOIL EVALUATION FORM**

Owner's Name: John Baker
 Physical Address: 310 Cortez Trail, Buchanan Dam
 Site Evaluator: Kathryn Young (KAY) Certification Number: 10,204
 Date Performed: 2-27-2020 Proposed Excavation Depth: 4'5"

- At least two soil evaluations must be performed on the site, at the opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.
- for subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Depth (ft)	Textural Class	Structure (If app)	Drainage Mottles/ Water Table	Restrictive Horizon	Comments
0	III	Blocky	None	None	Sandy clay loam
1			note	note	to 4'5"
2			to 4'5"	to 4'5"	
3					
4					
5					
6					

Depth (ft)	Textural Class	Structure (If app)	Drainage Mottles/ Water Table	Restrictive Horizon	Comments
0	III	Blocky	None	None	Sandy clay loam
1			note	note	to 4'5"
2			to 4'5"	to 4'5"	
3					
4					
5					
6					

Kathryn Young 10,204
 Signature of Licensed Site Evaluator/Installer

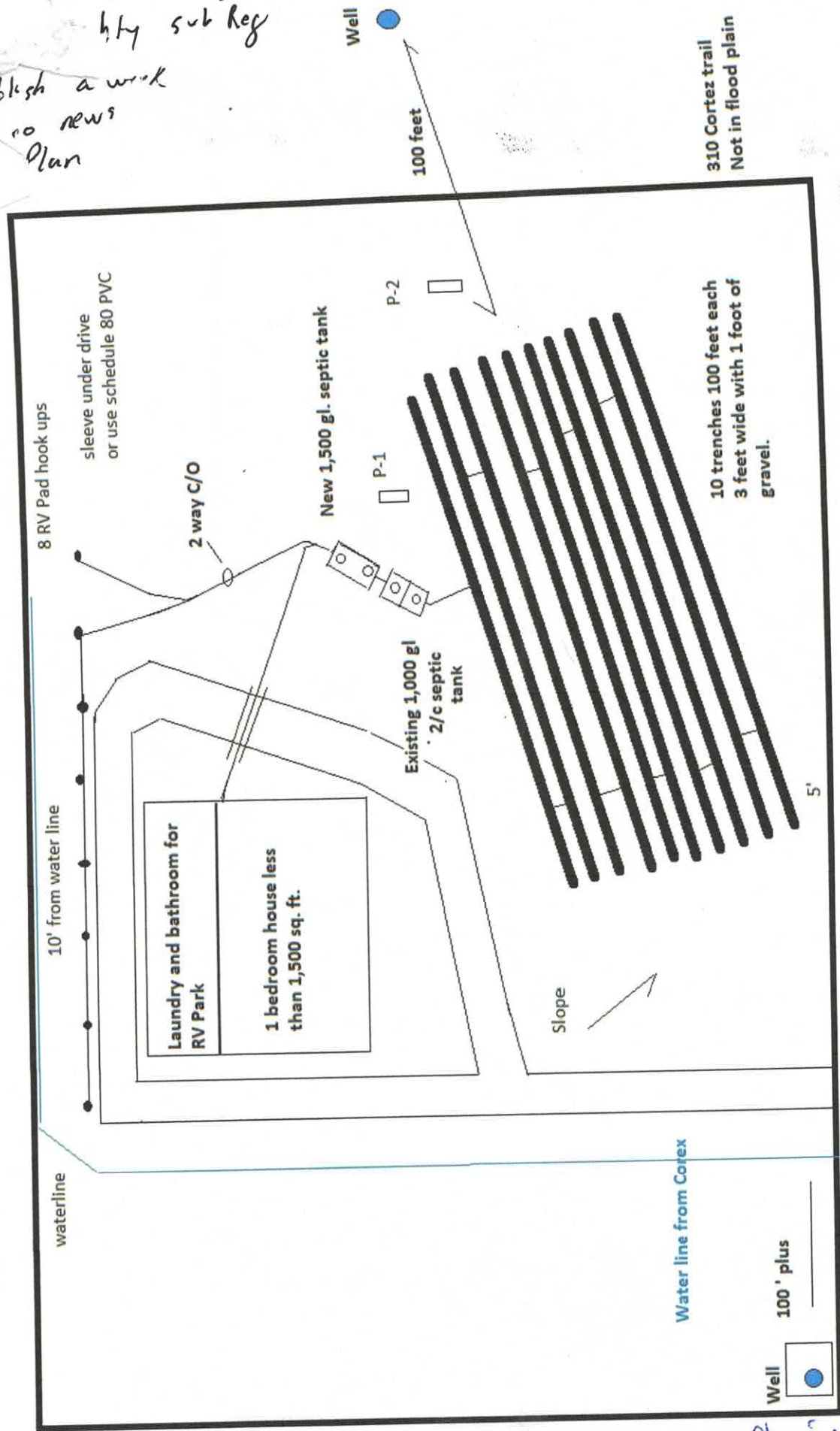
2-27-2020
 Date

Christy Vaughn #21336

Clano county sub Reg

division Reg
hly sub Reg

publish a work
no news
plan



310 Cortez trail
Not in flood plain

2-27-2020



Miss A. Vaughn # 27336



AS Built
By D'Anna Swindle
Inspector



075

310 CORTEZ

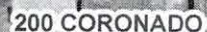
16104

210 CORTEZ

212 CORTEZ

216 CORTEZ

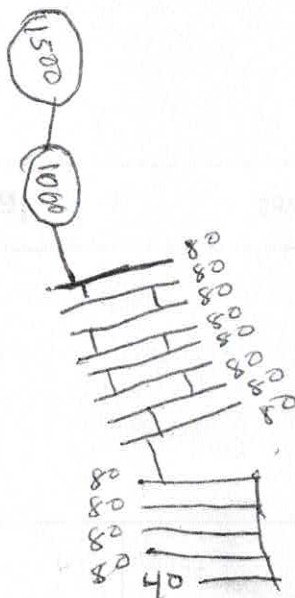
214 CORTÉZ



222 CORONADO

290 CORONADO

$\frac{1000}{1000}$
 $\frac{1000}{1000}$
 $\frac{1000}{1000}$



12x80
 1x40

Cortez Trc

Highland Lakes Engineering, Box 1164 Kingsland, Texas 78639

To: Llano County Septic Coordinator

From: Brad Shaw

Subject: 310 Cortez Trail, Buchanan Dam, Texas

This is to certify that a review of the attached septic design by Kay Young, RS, for the 1 bedroom house, laundry room and 8 RV sites was made and found to be acceptable per TCEQ Chapter 285 standards.

The design plans are acceptable by this office for installation. If needed, a final AS-BUILT certification will be furnished by this office.



AW
6/15/2020

February 27th, 2020

Ms. Cristi Vaught, D.R.
Department of Natural Resources
103 East Sandstone Street Suite B
Llano, Texas. 78643

Dear Ms. Vaught,

I have designed a conventional system for John Baker. The design is for a 1-bedroom house, with less than 1,500 of heated and cooled square feet, and for 8 RV pad sites, and 2 commercial washing machines for the RV tenants. The location of this project is located at 310 Cortez Trail, Buchanan Dam in Llano County. The design is based on the profile holes evaluated on-site. Based on a Ra of .20 and a water usage of 980 gallons a day with the use of low flow devices, the system's drain field will be constructed with pipe and gravel placed in a in a single field.

Please call me with any concerns or questions you may have at (512) 423-6237.

Sincerely,

Kathryn A. Young R.S.

Kathryn A. Young R.S.



THE DRAIN FIELD

The house will be sized on 180 GPD and the two commercial washers 400 GPD and 8 RV pad-sites 400 GPD = 980 GPD.

The drain field size will be based on a Ra of .20 and a daily waste-water flow of 980 gallons a day. ($980 \text{ divided by } .20 = 4,900 \text{ sq. ft.}$ It is recommended that a single drain field, consisting of 10 trenches 100 feet in length. The trench depth will not exceed 3 ft. in depth. Minimum depth will not be less than 18". A minimum of 3' between the trenches is required. There is a slight slope at the drain field site of less than 2%.

The existing drain field material encountered in the excavation of the new drain field shall be removed. (All Pipe and gravel.)

SEPTIC TANK

Based on Table II. $V = 2.5 \times 980 = 2,450$ gallons. There is an existing 1,000 Gallon two compartment tank in place. This tank was never inspected by the Llano county OSSF department. This tank shall be uncovered completely, and the tank shall be leak check and verified to be placed on 4 inches of sandy loam or sand. The existing tank shall be inspected by Llano county. There will be a new 1,500-gallon single compartment tank place in front of the existing 1,000-gallon tank, this tank must sit on at least a 4-inch sand, pea gravel, or sandy loam pad. The tank must be full of water at least 24 hours before the inspection. The tees must be in place on the inlet and outlet and a 2 way clean out located between the house and septic tank. The trunk line shall be either 3" or 4" sch. 40 PVC with a minimum of 1/8" of fall per foot. The total gallons of the septic tanks will be 2,500 gallons.

SETBACKS

The drain field will be at least 5' from all property lines, ground easements and house foundation. And all driveways. The drain field will be at least 100' from all private wells and the tanks shall be 50'. There must be 10' minimum from all components of the septic system and any water line.

Cindy Vaughn #27336



SYSTEM MAINTENANCE

1. Water conservation is very important in protecting this septic system from failure. Low flow toilets (1.6 gal. Flush or less) and water restricting shower heads and faucets are required for this system.
2. Avoid using garbage grinders as this tends to increase the amount of fats, grease and floating scum in the tanks as these can clog the lateral lines.
3. Septic tanks require periodic pumping. It is recommended that the tanks be pumped every three to five years, depending on usage
4. The owner should not use any additives to the septic tanks, i.e. commercial enzymes.
5. Vegetation to the drain fields is a necessity. Greases help in the evapotranspiration process. Keep grass mowed and maintain a healthy lawn over the drain field.
6. Don't allow vehicles or heavy equipment to drive over the drain field.

CONSTRUCTION NOTES

1. Construction materials, specifications and all construction methods shall conform to the requirements set forth in the Construction Standards for On-site Sewage Facilities, Texas Natural Resource Conservation Commission, for February 27th, 2020 and the Llano County Construction Standards.
2. The homeowner or an installer, who is licensed by the State of Texas, may install the system, and have the governing authority to inspect the system at the required construction intervals.
3. Schedule 40 PVC or SDR 26 must be used for the trunk line, inlets and outlets inside the tanks. The size pipe cannot be smaller than 3" diameter. A minimum of 1/8 inch per foot of fall is required from the house foundation to the tank.
4. Low-flow fixtures must be installed in faucets and shower heads. The use of 1.28- or 1.6-gallon flush toilets are required.
5. All water supply lines must maintain a minimum of 10' from any septic components.
6. Vegetation must be immediately established on the drain field. Proper care (regular mowing, watering and fertilization of the vegetation) is a necessity for effective evapotranspiration.
7. An automatic sprinkler system cannot be installed over the drain field area. All sprinkler system components must maintain a minimum of 10' from distance from all septic components. This includes the pipes, tanks and drain field.
8. Tanks buried more than 12 inches shall be equipped with risers.
9. All septic tank inlets and outlets shall be sealed thoroughly with waterproof sealant.



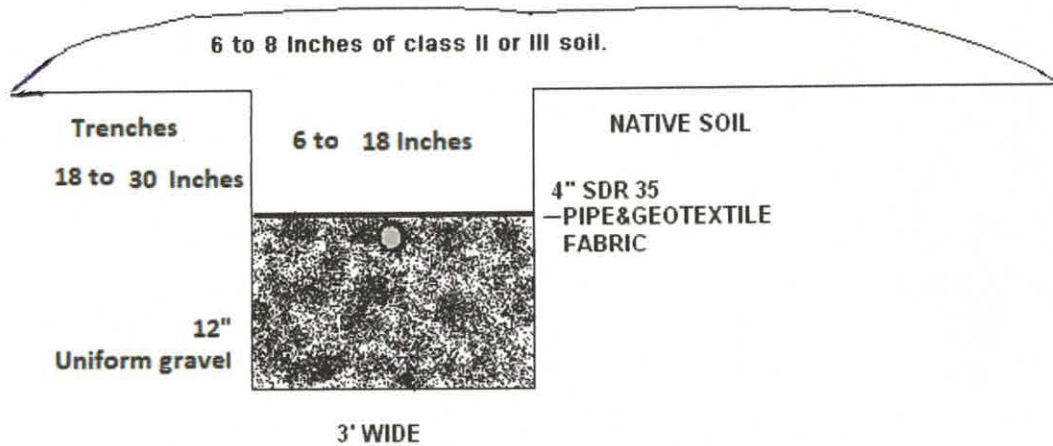
10. A two-way clean out is required every 100 feet between the foundation of each structure and the septic tank. Clean outs must also be placed anywhere the sewer pipe has more than a total 45-degree bend (from building to tank).
11. The bottom of the drain-field must be level, plus or minus 1 inch every 25 feet.



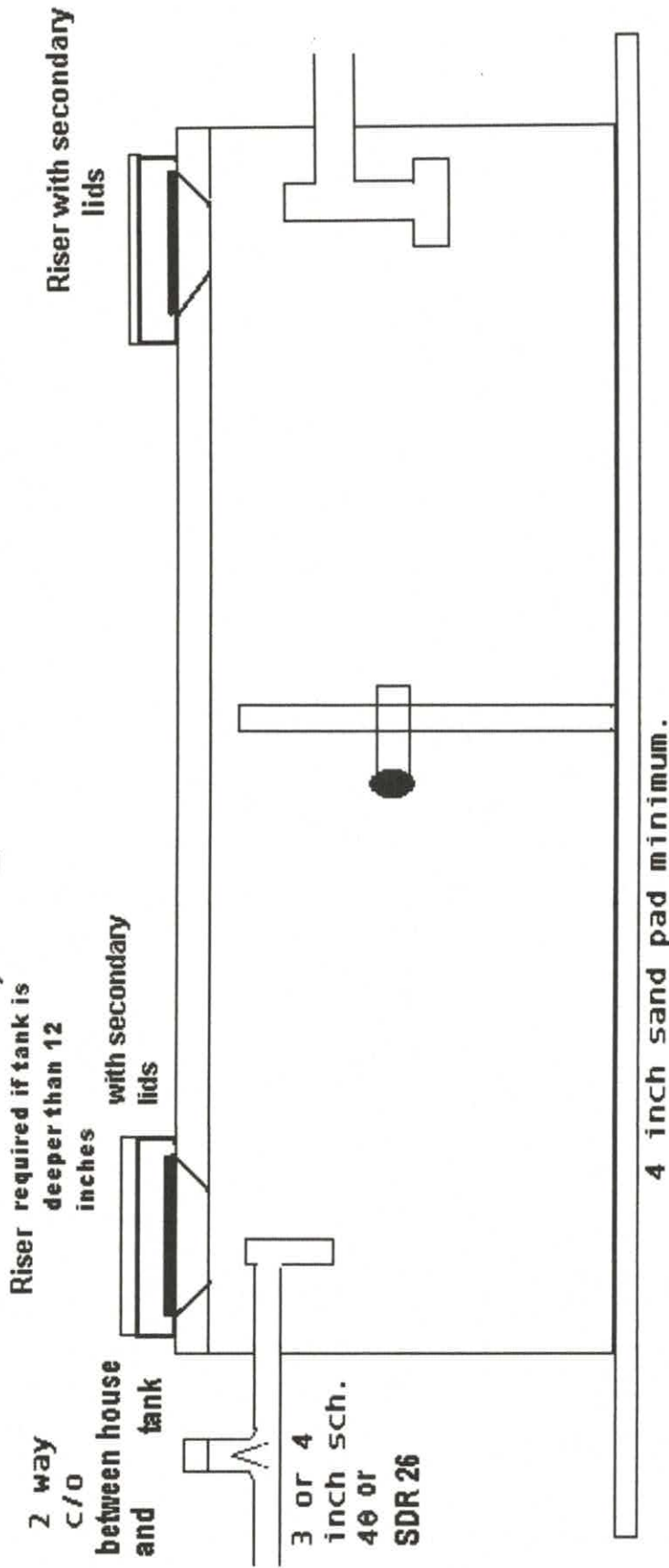
335 247 4510

Linda cistow.

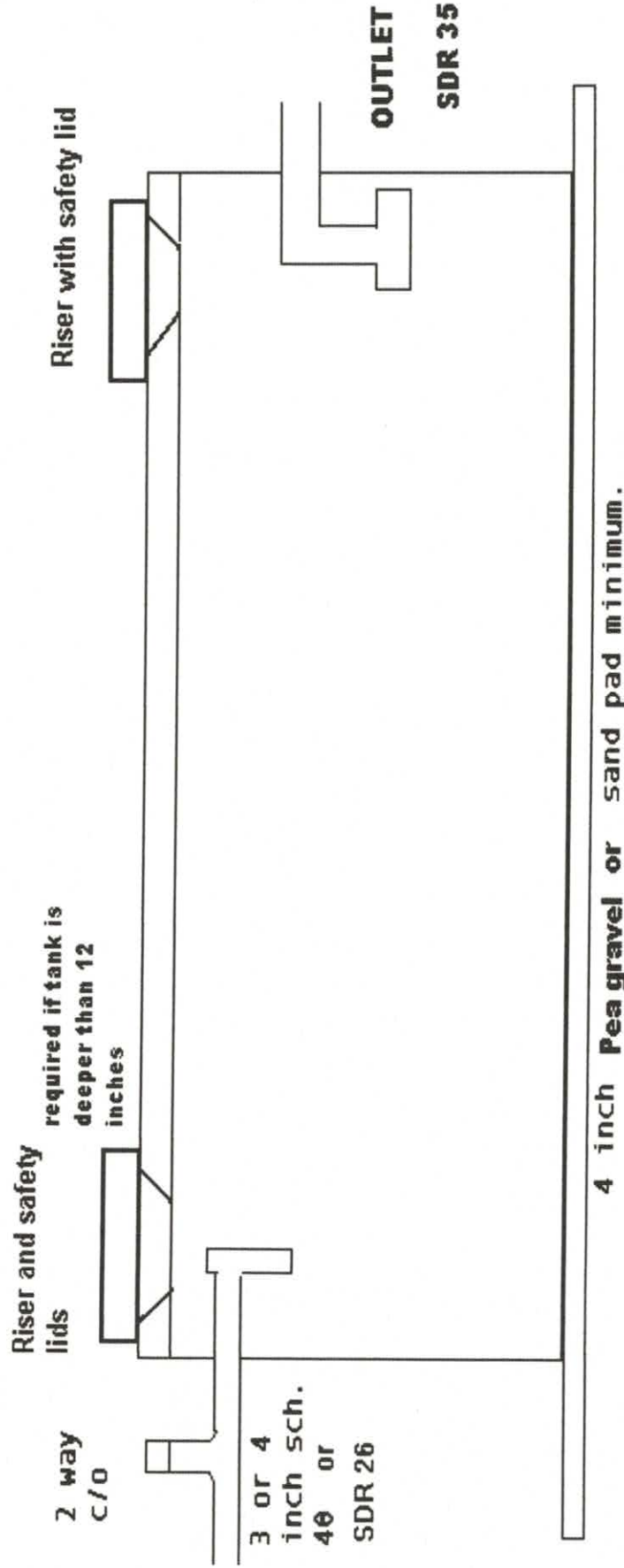
CONVENTIONAL DRAINFIELD CROSS SECTION



1,000 gl. TANK CROSS SECTION.



1,500 gl. TANK CROSS SECTION.



2-27-2020





DATE ISSUED 6-18-2020

LLANO COUNTY OSSF
PERMIT TO CONSTRUCT

33602

PERMIT NO.

Deer Hills, L63, 310 Cortez Trl, RV Park

This permit must be posted where visible to Inspector

This permit is valid for 360 days from date of issuance.



Quisty Vaught

OSSF Administrator

Llano, Texas

325-247-2039