

# Home Owner's Manual

B&R Septic & Water Well Service, Inc.  
7063 Clark Rd.  
Plantersville, TX 77363

Phone: (936) 894-0782    ♦    Fax: (936) 894-0769

❖ **DON'T KILL THE BUGS!** Your Aerobic Wastewater Treatment Plant is a “living” machine that houses a micro-organism “bug colony” that consumes organic waste. These micro-organisms require oxygen & appropriate “food” (organic waste devoid of toxins) to survive.

## Do's & Don'ts

For Owners of Aerobic Wastewater Treatment Systems

The following “do's” and “don'ts” should be practiced by the homeowner.

- ✓ Medicines: If anyone in your household is ingesting strong medicines; antibiotics, chemotherapy or other, the health of your “bug colony” may be jeopardized.
- ✓ Do not dispose of grease, fats or oils down the drains.
- ✓ Do not dispose of pesticides, herbicides or any other toxins.
- ✓ The garbage disposal should be used sparingly. Food waste, grease, etc. should be disposed of in the solid waste bin. Food waste represents additional loading the Aerobic Treatment Unit would have to digest, increasing pump out intervals.
- ✓ Do not dispose of paints, household chemicals, automobile fluids, or discard mop water into the system.
- ✓ Do not dispose of non-biodegradable items such as cigarette butts, disposable diapers, feminine hygiene products, condoms, hair, coffee grounds, paper towels, bandages, ect.
- ✓ Wash loads must be spread out over the week. More than one wash load per day is not recommended. Never use laundry detergents with “built in” bleach.
- ✓ Do not dispose of citrus products (oranges, lemons, grapefruit, ect.)
- ✓ Do not use drain cleaners or additives for septic systems like Rid-X® or similar products.
- ✓ Do not connect other waste sources to the system.
- ✓ Water softener discharge kills the micro-organisms in your wastewater treatment system.
- ✓ Do not dispose of alcoholic beverages or home brewery waste.
- ✓ Do not dispose of strong disinfectants or bleaches, such as Clorox® , Lysol® , or Pine-Sol®. Anti-bacterial soaps should be avoided.
- ✓ Never use automatic toilet bowl cleaning dispensers such as Tidy Bowl®
- ✓ Recommended detergents are low-sudsing, low in phosphates, and biodegradable, with washing soda ingredients. Fabric softener dryer sheets are recommended.
- ✓ Recommended cleaning products are non-chlorine, biodegradable, non-toxic and non-corrosive.

Improper or excessive loading will result in costly and more frequent pumping out of sludge from your aerobic wastewater treatment system. Homeowner is responsible for chlorine maintenance.

## WATER CONSERVATION MEASURES FOR ON SITE SEWAGE FACILITY (OSSF)

### OSSF SHOULD NOT BE TREATED AS IF IT WERE A NORMAL CITY SEWER SYSTEM

Excessive use of in-sink garbage grinders and grease discharging should be avoided.

Don't use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and import undesired solids loaded into the treatment system.

The tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or solids accumulate to that point, solids will leave the tank with the liquid and possible cause clogging of the perforations in the drain field line resulting in sewage surfacing or backing up into the house through the plumbing fixtures.

Since it is not practice for the average homeowner to inspect his tank and determine the need for cleaning, a regular schedule of cleaning the tank at intervals of two to three years should be established. Commercial cleaners are equipped to readily perform the cleaning operation.

Owners of septic tank systems shall engage only person's registered with the TNRCC to transport the septic tank cleanings.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be hazardous to the system's operation.

Soaps, detergents, bleaches, drain cleaner, and other household cleaning materials will very seldom effect the operation of the system. However, consideration should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Do not water over field lines nor within 10 feet of field lines.

### WASTEWATER CONSERVATION MEASURES/PRACTICES:

Showers usually use less water than baths. Install a water saving shower head that uses less than 2 ½ gallons per minute and save 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.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve need to either be adjusted to prevent water from overflowing and tank pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following. A new toilet (1.6 gallon), a toilet tank, dam, or the capped one-quart bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the existing 3.5 gallon tank or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

Whenever possible, try to run the dishwasher with a full load.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cold.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

### RECOMMENDED CARE OF SURFACE OR SUBSURFACE-DISPOSAL AREA:

Do not paint any shade trees in this area.

Settling of the backfill will occur over time. Owner should continually check for this and fill in any places to prevent rainfall from pooling on the surface of the drain field or spray field.

Plant a dense grass or ground cover in the spray field/ drain field area. Over seed with winter grasses (or evergreen ground cover) for absorption during dormant growing seasons.

The grass should be kept mowed to allow as much sunlight as possible to reach the ground surface. This aids in the evaporation water/wastewater and prevent soil erosion.



7063 Clark Rd ~ Plantersville, TX 77363 ~ Office (936) 894-0782 ~ Fax (936) 894-0769

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Dear Apostolo Residence,

**Thank you for your confidence in our services. We are fortunate to have customers like you. If we could be of further assistance to you, please do not hesitate to call.**

**936-894-0782**

**B & R Septic,**

*Bill Allen*

Owner

*Robert Allen*

Owner

# LIBERTY COUNTY

## SEPTIC TANK LICENSE

THIS NOTICE CONFIRMS THAT LIBERTY COUNTY PERMIT NO.

**21-1891**

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WAS ISSUED TO:

**APOSTOLO & ASSOCIATES**

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AT THE FOLLOWING BUILDING SITE:

**1905 CR 6763, DAYTON, TX**

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**W.W.H.III, BLK 9, LOT 23**

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**- MOB. HOME -**

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IN THE LIBERTY COUNTY, TEXAS. THIS NOTICE CAN BE  
DISCARDED AFTER FINAL INSPECTION IS MADE.

**MUST BE POSTED FOR  
FINAL INSPECTION**

PERMITS VALID FOR ONE YEAR FROM PERMIT DATE:

**5/12/2021**

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DATE: 6-24-2021 INSPECTOR: mt LICENSE # 34319



**Coast to Coast Water Well Service & Septic Maintenance, LLC**  
 7063 Clark Rd  
 Plantersville, TX 77363  
 (936) 894-0756 • FAX (936) 894-0769

**2 Year Initial Maintenance Contract**

This service company agrees to the following:

To make an inspection once every 4 months during the service period from 6/24/2021 to 6/24/2023 on the aerobic system indicated below:

Property Owner:	Stanley Apostolo
Property Address:	1905 CR 67763
City:	Dayton
County:	Liberty
Phone Numbers:	(936) 689-6608
Email Address:	stanjr@mobilehomeforless.com
Residential or <del>Commercial</del> :	Permit Number: 2021-1891

Inspections calls will include:


1. An effluent quality inspection consisting of a visual check for color and examination for odor.
2. Adjustments and servicing of any mechanical and electrical components that are out of order.
3. Periodic sampling of the settled solids in the aeration chamber.
4. Additional service: Check chlorine residual each inspection when applicable.
5. If any improper operation is observed, which cannot be corrected at the time, the user shall be notified in writing of the conditions.


This contract is effective from 6/24/2021 for a period of 2 years. After the initial two year term this contract will Auto Renew. If you wish to change plans or cancel your contract we must be notified 30 days in advance in writing, by mail or email. For a list of plans offered please contact our office.

Additional service, as ordered including replacement of components, laboratory test work, and pumping of unit pre-tank will be done upon written authority from the customer and at an additional charge.

Important: This service agreement does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc; or any usage contrary to the requirements as stated in the "Operation Manual". \*Chlorine costs for the chlorinator are the homeowner's responsibility.

All Complaints by the property owner, regarding the operation of the system, will be responded to within 2 days.

Accepted By  Date 05/05/2021  
 Property Owner Signature

Accepted By  Date 6/24/2021  
 Inspector - Justin Wehrich  
 #MP0001458

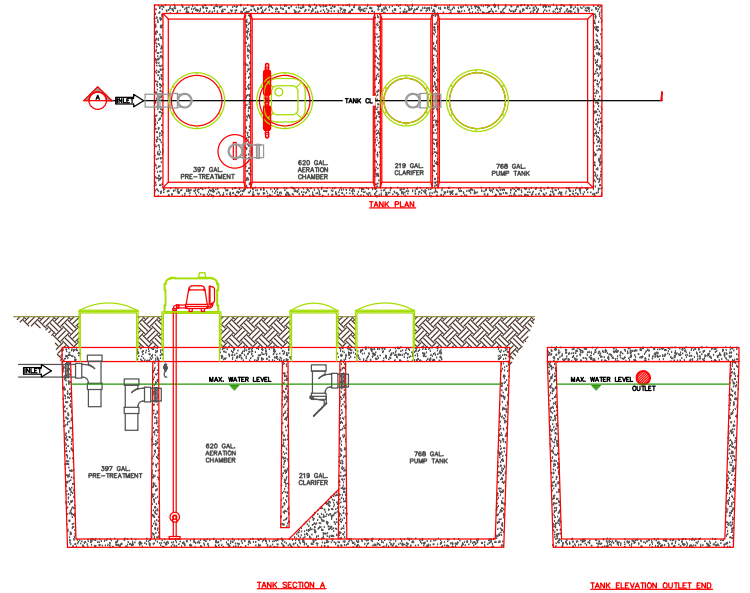
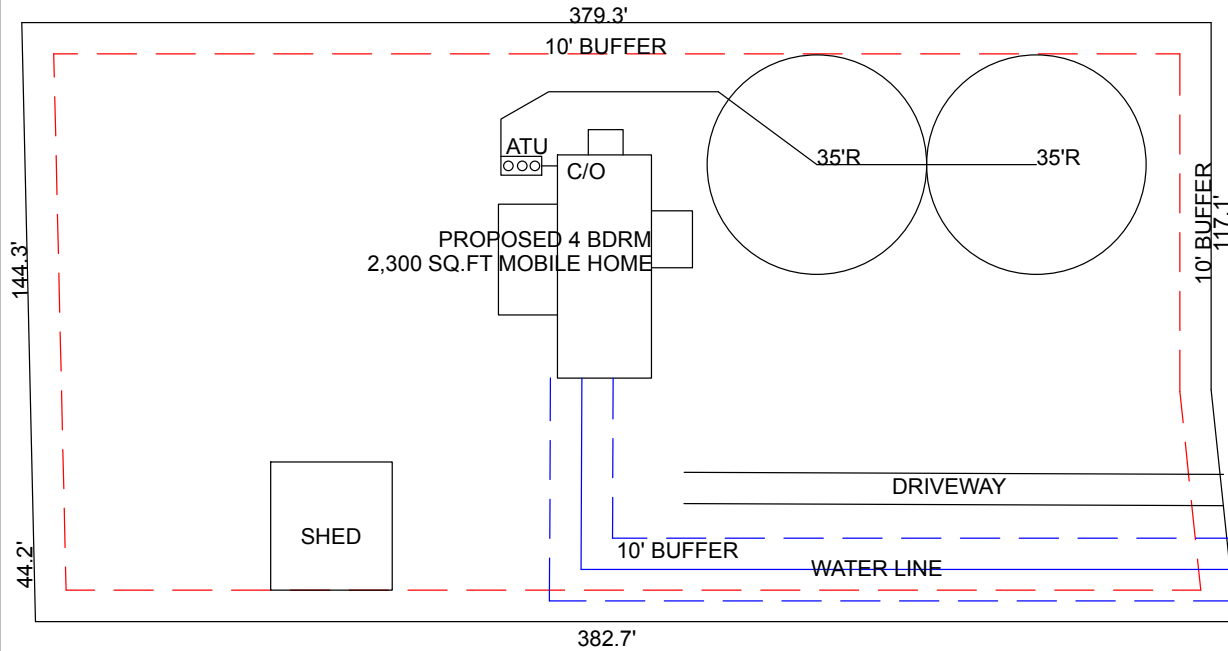
\*\*\*\*\*Is there any information our inspector should know before entering the property to make inspection: (Ex. Gated, dogs, etc.)

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DRAWING DATE: 5/3/21



DESIGNED FOR:  
 STANLEY APOSTOLO  
 1905 COUNTY ROAD 6763  
 DAYTON TEXAS  
 LIBERTY COUNTY  
 DESIGNER: B&R SEPTIC DESIGN



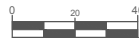
TANK DIAGRAM  
 NOT TO SCALE

**PROPOSED ON-SITE SEWAGE FACILITY**

TOTAL GPD: 300 GALLONS PER DAY  
 APPLICATION RATE: .041 GALLONS/SQ.FT/DAY  
 SPRAY AREA REQUIRED: 7,317 SQ.FT  
 SPRAY AREA DESIGNED: 7,692 SQ.FT  
 500 GALLON PRE-TREATMENT TANK  
 500 GALLON PER DAY AEROBIC UNIT  
 750 GALLON PUMP TANK  
 C/O= 2 WAY CLEANOUTS AT ALL STUB-OUTS FROM HOUSE  
 1 WAY CLEANOUTS EVERY 50' AND AT EVERY 90 DEGREE TURN  
 R'= RADIAL DISTANCE OF SPRINKLER  
 2-35'R K-RAIN SPRINKLERS OR EQUIV.  
 \* = BORE HOLE SITE  
**FIELD LINE FOOTAGE:**  
 A=/  
 B=/

**LOT INFORMATION**

SURVEY: /  
 ABSTRACT: /  
 SUBDIVISION: WEST WOODLAND HILLS  
 LOT: 23  
 BLOCK: 9  
 SECTION: III  
 SCALE: 1:40'  
 BEDROOMS: 4  
 LIVING AREA: 2,300 SQ.FT



**GENERAL NOTES:**

1. AN ON-SITE SEWAGE LICENSE MUST BE OBTAINED PRIOR TO INSTALLING THIS WASTEWATER DISPOSAL SYSTEM
2. SYSTEM INSTALLATION MUST BE BY A REGISTERED INSTALLER OF ON-SITE SEWAGE FACILITIES AS REQUIRED BY ARTICLE 4477-7E OF VERNON'S CIVIL STATUTES OR BY THE OWNER OF THE PROPERTY UNDER LICENSE. NO COMPONENT OF THIS SYSTEM SHALL BE COVERED UP WITHOUT COUNTY'S APPROVAL
3. IF ANY DISCREPANCIES EXIST BETWEEN THIS DESIGN AND ACTUAL FIELD CONDITIONS IT IS THE INSTALLERS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE ENGINEER AND THE JURISDICTION PRIOR TO BEGINNING OF CONSTRUCTION
4. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH COUNTY AND STATE RULES AND POLICIES, UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS AND ARE APPROVED BY THE JURISDICTION
5. SITE SHALL BE CAREFULLY FINISH GRADED AFTER CONSTRUCTION OF SYSTEM IS COMPLETED TO PROVIDE ADEQUATE STORM WATER DRAINAGE. ABSORPTION AREA SHALL BE CROWNED, DRAINAGE SWALES SHALL BE CONSTRUCTED TO ADEQUATELY CONVEY STORM WATER DRAINAGE AWAY FROM ABSORPTION AREA
6. THIS SYSTEM INSTALLED AND OPERATED IN ACCORDANCE WITH THIS PLAN SHALL NOT PRESENT A HAZARD TO PUBLIC HEALTH OR THREATEN PROPOSED OR ADJACENT WATER WELLS
7. THERE SHALL BE AT LEAST ONE DAY OF DRY STORAGE VOLUME OF ONE-THIRD THE DAILY FLOW BETWEEN THE ALARM-ON LEVEL AND THE INLET TO THE PUMP TANK
8. IF SYSTEM IS LOCATED IN FLOOD PLAIN, THEN ALL ELECTRICAL COMPONENTS TO BE INSTALLED 18" ABOVE BASE FLOOD ELEVATION
9. PUMP TANK FLOAT ELEVATIONS MUST BE SET IN COMPLIANCE WITH 30 TAC 285.33(D)(2)(G)(III)(1)
10. SPRAY HEADS TO BE NO CLOSER THAN 10' FROM TREES OR OTHER OBSTRUCTIONS THAT INTERFERE WITH SPRAY PATTERN
11. TIMER MUST BE SET TO DISCHARGE BETWEEN THE HOURS OF MIDNIGHT AND 5AM.