

NOV 09 2015

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon

TODAY'S DATE: 10/26/15

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X November 9, 2015

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 2552 Cheyenne Lane, Crowley for a residence and garage with bath on one septic system, located in Precinct 2.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: X

WORKSHOP: _____

(Anticipated number of minutes needed to discuss item) CONSENT: _____

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

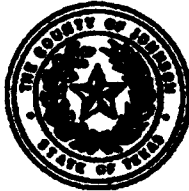
OTHER: _____

*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or
 two residences on one (1) septic system or
 installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Jobeth Bussey Date 10-22-18

Contact information: Phone no. 817-715-4170

Cell no. SAME Email address jobbussey@att.net

Property Information for Variance Request:

Property 911 address 2552 Cheyenne Lane Crowley Tx 76036

Subdivision name McCrary Addition Block 1 Lot 1

Lot size: 2.35 acres Size of existing residence: 2100 sq. ft.

Does this lot currently have a septic system? Yes No System type AEROBIC

ETJ: Yes - City _____ No

Is a part of the property located in a FEMA designated Floodplain? Yes No

Reason for request Adding a garage/bonus room w/bath and wet bar. @an not connect to house. (original plan)

Provide the following with this request:

- Copy of your plat if property has been platted
 Copy of property deed
 Survey or drawing showing existing home, buildings, existing & proposed septic system locations

F:/Platting/Variences/Septic System Variance Request App



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305, Cleburne, TX 76033

development@johnsoncountytexas.org - (817) 556-6380 - Fax (817) 556-6391

Application for 'Authorization to Construct' OSSF System

Office use only Authorization to Construct Permit # 50887 Date 9-28
 FIRM Panel # _____ Precinct 23

This is to certify that: Jo Beth Bussey has paid a
 Fee of: \$475.00 Aerobic Septic Systems \$375.00 All other Septic Systems Reinspect

And has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system - address and owner listed below. Inspector approval: [Signature] Date 10-26-15

This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner

Property Owner's Name: Jo Beth Bussey Ph. # 817 715 4170
 911 site address: 2552 Cheyenne Crowsley Current mailing address: _____
 Legal Description: Metes and Bounds: _____ Acreage: 2.35
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: McCrory Add Lot #: 1 Blk #: 1 Phase / Section #: _____

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Type of Home / Building: New Existing Site Built Manufactured Bldg. Sq. Ft. _____
 Single-Family # Bdrms _____ Multi-Family # Bdrms _____ Commercial # Employees _____
 Well -or- Water Co. _____ Reinspect

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

Jo Beth Bussey _____ 9-28-15 _____
 (Signature of Owner) (Date)

Site Evaluator: Doyle Culp License No. 6470
 Phone No: 817-797-2342 Other No. _____
 Mailing Address: Po 984 City Crowsley State TX Zip 76036
 Installer: _____ License No. _____
 Phone No: _____ Other No. _____
 Mailing Address: _____ City _____ State _____ Zip _____

****System must be installed according to specifications on attached design****





JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
 Designer Name: DOYLE CULP License Type and No. 2949
 Phone No. 817-297-2342 Other or Fax No. _____
 Mailing Address: PO 986 City: Cleburne State: TX Zip: 76036

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)

Stub out to treatment tank: 3" pvc sch 40
 Treatment tank to disposal system: 1/8" pvc ft

II. DAILY WASTEWATER USAGE RATE: Q= 300 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit

A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): _____
 Size proposed: _____ (gal)* Manufacturer: Existing
 Material/Model# _____
 Pretreatment Tank: Yes Size: _____ (gal) No NA
 Pump/Lift Tank: Yes Size: _____ (gal) No NA
 B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

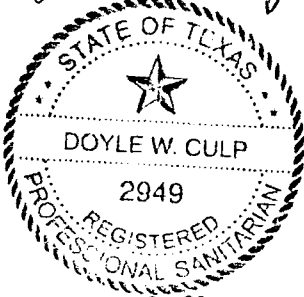
Disposal Type: Sprinkler
 Manufacturer and Model _____
 Area Proposed: 6434 sq ft Area Required: 4688 sq ft

V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.
 A. Soil/Site Evaluation B. Planning materials (If Applicable).

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF INSTALLER OR DESIGNER: Doyle W. Culp DATE: 9/23/15



JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 9/23/15
 Owner's Name JO Bussey
 Physical Address 2552 Cheyenne Ln Crawly TX
 Site Evaluator DOYLE CULP O.S. Number 6470
 Proposed Excavation Depth _____

*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on 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.

Soil Boring Number

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	Clay loam III	N/A	N/A	suitable
24	Clay II	N/A	yes	unsuitable
36				
48				
60				

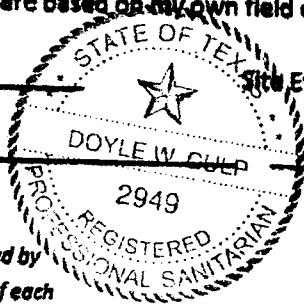
Soil Boring Number

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	Clay loam III	N/A	N/A	suitable
24	Clay III	N/A	yes	unsuitable
36				
48				
60				

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

ATTESTED BY:

Signature Doyle W. Culp
201980 Crawly TX
 Address



Site Evaluator No. 6470

817-297-2342

Phone

The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

Revised 7/10/2012

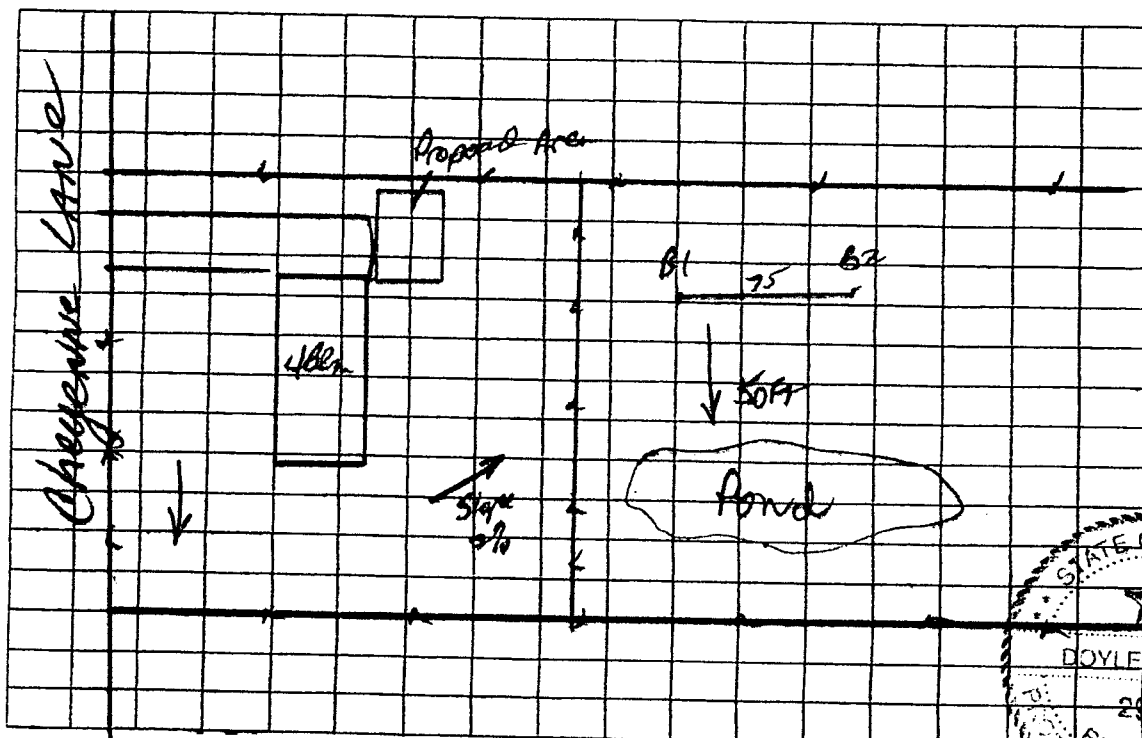
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JOHNSON COUNTY - SITE EVALUATION REPORT

Date 9/23/15
 Name Jo Bussey Phone 817-715-4170
 Address _____
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address 2552 Cheyenne Lane County TX
 Additional Information 432m

SCHEMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone Yes _____ No X
 Presence of upper water shed Yes _____ No X
 Presence of adjacent ponds, streams, water impoundment area Yes _____ No X
 Existing or proposed water well in nearby area Yes _____ No X
 ATTESTED BY: Doyle W. Culp Firm Panel # _____
 Signature _____ Site Evaluator No. 6470
20986 County TX Address 817-297-2392 Phone

The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

Revised 7/10/2012

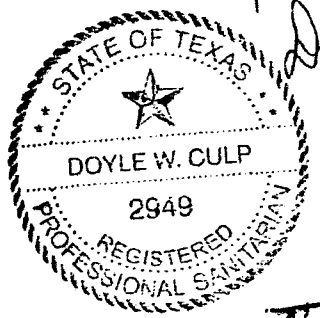
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Jo Bussey ⁴¹⁷ 715-4170
2552 Cheyenne Lane
Crowley TX 76036

3400 sq ft 4 BR

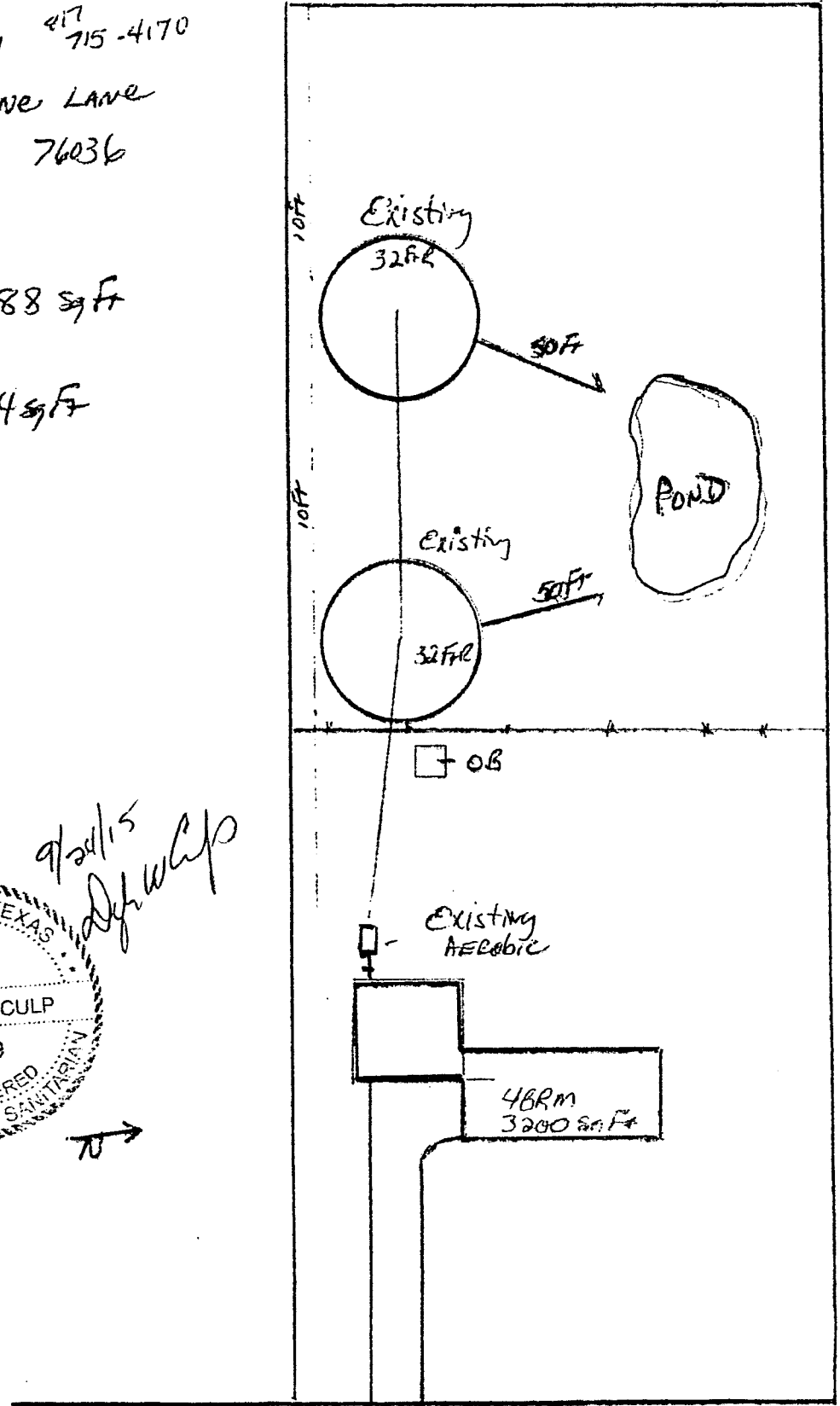
300/064 = 4688 sq ft
w/s

Design = 6434 sq ft



9/24/15
DWC

11060 →



Cheyenne Lane

COPY

September 24, 2015

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: Jo Bussey
ADDRESS: 2552 Cheyenne Lane Crowley, Texas
LEGAL: Johnson County Texas
INSTALLER: _____ #
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 300 Gallons (4 BRm) Water Saving Devices
LOADING RATE: .064
AREA REQUIRED: 4688 Sq. Ft.
AREA DESIGN: 6434 Sq. Ft.

SYSTEM PARAMETERS:

PRETREATMENT TANK: Existing
AERATION TANK: Existing Aerobic Unit
PUMP TANK: Existing
SPRINKLER AREA: 2-32 Ft Radius Full Circle
Total 6434 Sq. Ft.
PUMP SPECIFICATION: 1/2 H.P.
CHLORINATOR: Yes - 285.91 (4) ANSI / NSF Approved
WATER SUPPLY: Co-Op Water
VEGETATION COVER: Sprayfield areas to be sod in all season grasses
TIMER REQUIRED

PREPARED BY:

Doyle Culp
PO Box 986
Crowley, Texas 76036
(817) 297-2342

R.S. 2949



COPY

ON-SITE EVALUATION

DESIGN CALCULATIONS

Using the formula : $\text{GPD} = \text{Total Square Feet} \times \text{App. Rate}$

Required Area : $300 \text{ W/s} / .064 = 4688 \text{ Sq. Ft.}$

Designed Area : 6434 Sq. Ft.

SYSTEM LAYOUT

Discharge from the residence will flow by gravity (1/8 inch fall per foot minimum) to a 500 gallon pretreatment tank then to a 500 gallon Aerobic Unit via a PVC pipe. A clean out will be 3 Ft. within the house and every 100 Ft. if needed.

The clear effluent from the 500 gallon Aerobic Unit will discharge through a tablet chlorinator into a 750 gallon dosing tank. The chlorinated effluent will pass through a 1/2 horse power pump to 2 sprinkler heads of 28 feet radius supplied via a one inch pressure rated line. The sprinkler heads will be a low angle nozzle 13 degrees or less shall be used to keep spray low and to reduce aerosol. All sprayed area will be covered in grasses or trees, or prepared for seeding of grasses. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. All installers to abide by the section (285.38)

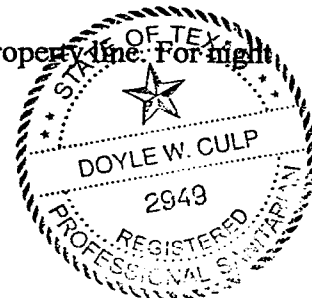
PUMP TANK

The pump tank volume will be 750 gallon minimum. In the event of pump failure a total volume of 195 gallons will be left exceeding the 1/3 flow above the alarm. The tank shall be provided with as audio and visual high water alarm. All electrical wiring shall be in accordance with the most recent edition of the National Electrical Code. When sprinklers are used as the application method, the maximum inlet pressure shall be 40 pounds per square inch.

VARIANCES

No variances are requested with any part of this system. Any changes in proposed system must be approved by the permitting authority.

A timer will be installed if any spray area is within 20 feet of property line. For night time distribution.



 **COPY**

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 104002495

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: August 14, 2015

Grantor: Don Bailey and Christy Bailey, Husband and Wife

Grantor's Address (including County):

Grantee: Jo Beth Bussey, A Single Woman

Grantee's Address (including County):

2552 Cheyenne Lane
Crowley, Texas 76036
Johnson County

Consideration: TEN AND NO/100 ~~(\$10.00)~~ DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

Lot 1, Block 1, McCrory Addition, as recorded in Volume 9, Page 304, Plat Records, Johnson County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

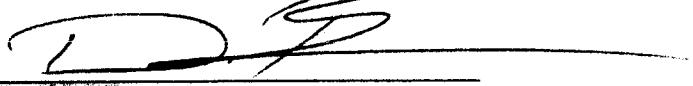
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

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, 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.

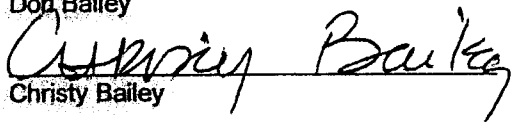
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.



Don Bailey



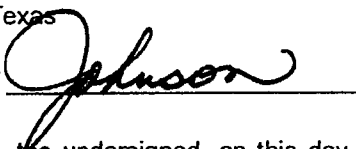
Christy Bailey

ACKNOWLEDGMENT

State of Texas

§

County of

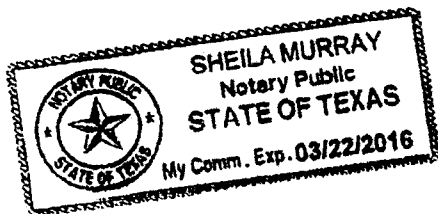


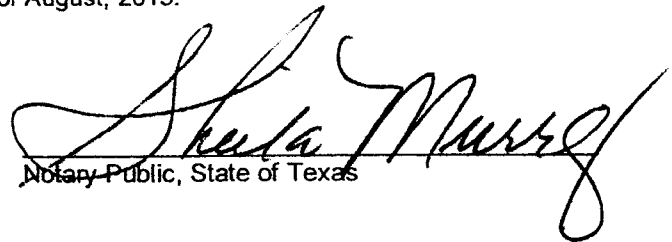
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Before me, the undersigned, on this day personally appeared Don Bailey and Christy Bailey known to me (or proved to me on the oath of _____ or through DL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of August, 2015.

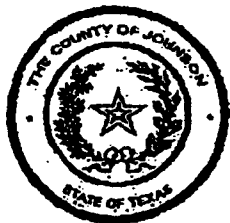



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jo Beth Bussey
2552 Cheyenne Lane
Crowley, Texas 76036

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, Texas 76017

***** Electronically Recorded Document *****

Johnson County**Becky Ivey
Johnson County Clerk
Cleburne, TX****Document Number: 2015-18186****Recorded As : ERX-WARRANTY DEED****Recorded On: August 18, 2015****Recorded At: 08:37:46 am****Number of Pages: 3****Recording Fee: \$30.00****Parties:****Direct-****Indirect-****Receipt Number: 39471****Processed By: Cheryl Woolsey*******THIS PAGE IS PART OF THE INSTRUMENT*****

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

A handwritten signature in cursive script that reads "Becky Ivey".

**BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS**

