



Variance Request for Septic System

Approved

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: Commissioners Court

- installing a septic system on a lot or tract of less than an acre or MAR 14 2016
- two residences / Structures 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 Sidney A. Rasmick Date 2-19-16

Contact Information: Phone no. 877-532-2688

Cell no. _____ Email address SIDRA222008.YAHOO.COM

Property Information for Variance Request:

Property 911 address 8048 ROSE CREEK CT, BOULEVARD IT 76028

Subdivision name VINEYARD NEIGHS Block 1 Lot 28

Lot size 1.478 acres Size of existing residence 2800 sq. ft.

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

ETJ: Yes - City FORT WORTH No

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

Reason for request Adding Apartment Building,

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





Johnson County Public Works Department

1 North Main Street, Suite 305
Cleburne, Texas 76033
817-556-6380 Fax: 817-556-6391

Septic Permit Application Checklist

Items that do not have a check must be provided to complete the approval process for your Septic Permit.

Property Owner: Sidney Rasnick Site Address: 8048 Rose Creek Ct
Bullerton

Filed Deed attached Survey or Plat attached Acreage: -

Septic Application OWNER SIGNATURE
 Current OSI license Current OSII license

Technical Sheet _____

Soil Test _____

Site Sheet _____

- Bore Holes
- Slope %
- Flood Zone
- Ground Water
- Acreage

variance

Drawing _____

Spec Sheets _____

[REDACTED]
[REDACTED]
[REDACTED]

Other _____

Sign Brought in

Date 2-19-16



Office use only Authorization to Construct Permit # _____ Date _____
 FIRM Panel # _____ Precinct _____

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

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: _____ Date 2.22.16
 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: SID RASHICK Ph. # 817-532-2688
 911 site address: 5048 ROSE CRK CT, BURLESON TX 76028 Current mailing address: SOME
 Legal Description: Metes and Bounds: Acreage: 1.478
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: VINEYARD HEIGHTS Lot #: 2B 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 ~~HOME~~ Existing Site Built Manufactured Bldg. Sq. Ft. 3682 SF

Single-Family # Bdrms 4 Multi-Family # Bdrms _____ Commercial # Employees _____
HOME - 3 BEDROOM (2800 SF) + PROPOSED APT - 1 BEDROOM (882 SF)
 Well -or- Water Co. BETHESDA CO-OP

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.

 (Signature of Owner) (Date)

Site Evaluator: JIMMY NED WALLACE License No. 11465
 Phone No: 817-645-4924 Other No. 817-939-3301
 Mailing Address: 5348 CR 423 City GRANDVIEW State TX Zip 76050
 Installer: INGRAM SEPTIC License No. 19854
 Phone No: 817-598-0843 Other No. _____
 Mailing Address: 3616 DOVE CRK RD City CLEBURNE State TX Zip 76031

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

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COPY



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: TIM WALLACE License Type and No. 113369
 Phone No. 817-682-4993 Other or Fax No. _____
 Mailing Address: 6690 CR 204 City: GRANDVIEW State: TX Zip: 76050

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

Stub out to treatment tank: 3" P-SCH. 40-PVC

Treatment tank to disposal system: 1" P-SCH. 40-PVC

II. DAILY WASTEWATER USAGE RATE: Q = 482 (gallons/day) HOME 500 GPD
 APT 180 GPD
 Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank

Aerobic Unit (EXISTING 500 GPD-UNIT)

A. Tank Dimensions: _____
 Size proposed: 500 (gal)*
 Material/Model# CONCRETE

Liquid Depth (bottom of tank to outlet): _____
 Manufacturer: DELTA

Pretreatment Tank: Yes No NA Size: 500 (gal)
 Pump/Lift Tank: Yes No NA Size: 500 (gal)

B. OTHER Yes No If yes, please attach description.

500 GAL. LIFT STATION FOR PROPOSED APARTMENT

IV. DISPOSAL SYSTEM:

Disposal Type: SURFACE IRRIGATION
 Manufacturer and Model EXISTING DELTA UNIT
 Area Proposed: 8481 SF Area Required: 7500

V. ADDITIONAL INFORMATION:

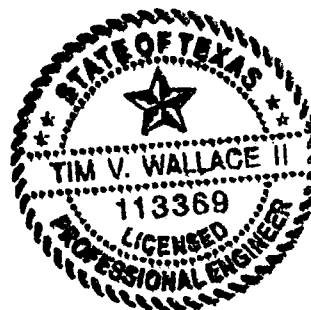
NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

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: Tim Wallace DATE: 2/16/16

Tim Wallace, P.E., Consulting Engineer
Firm Registration No. F-2776



Date Performed 2-12-16
 Owner's Name SID RASHICK
 Physical Address 5345 ROSE GREEK ST. FURLEIGH, TX. 76038
 Site Evaluator DIMMY NED WALLACE O.S. Number 11469
 Proposed Excavation Depth N/A

*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 #1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	III S.C. LOAM	NO	—	SUITABLE
24	IV CLAY		CLAY	UNSUITABLE
36				
48				
60				

Soil Boring Number #2 SITE IS SUITABLE

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12				
24	SAME AS #1			
36				
48				
60				

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

ATTESTED BY
 Signature [Signature] Site Evaluator No. 11469
5345 ROSE GREEK ST. GRANDVIEW, TX. 76038 817-628-4924
 Address 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

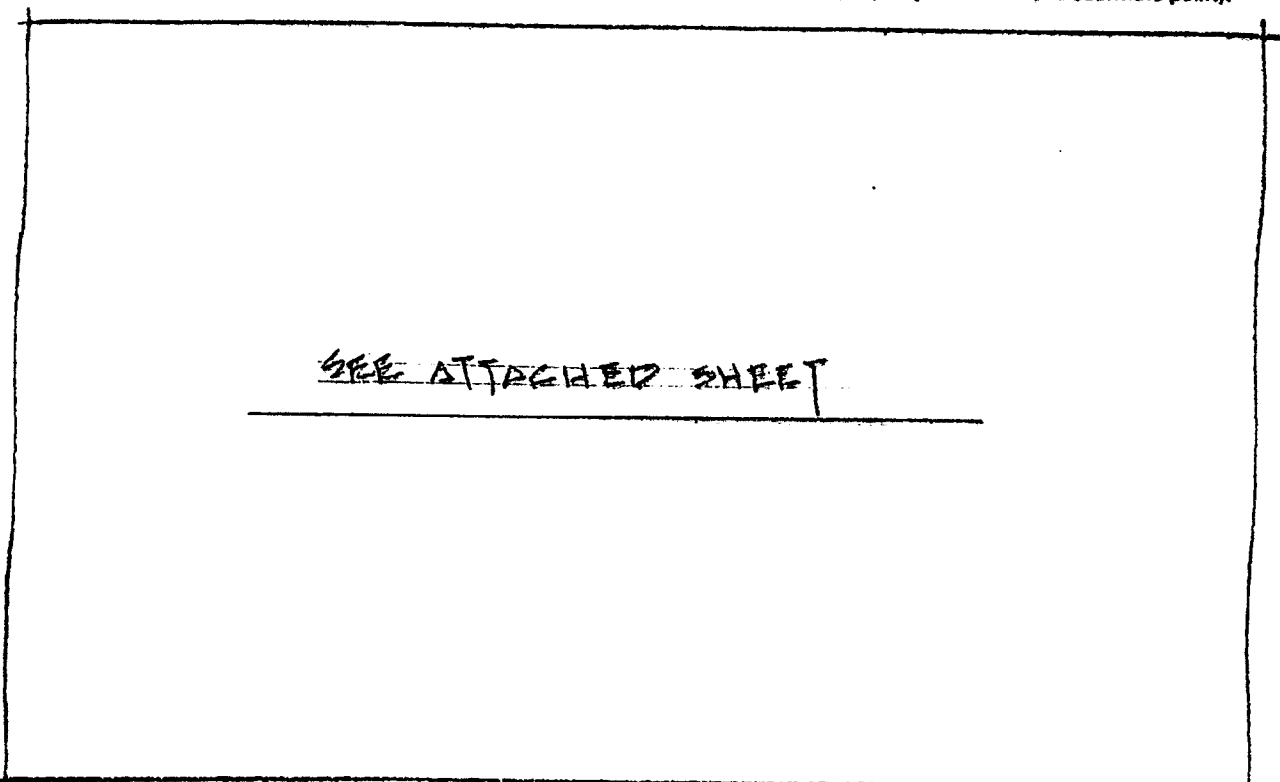
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Date 2-11-16
 Name SIP RAGNICK Phone 817-582-2623
 Address 8048 ROSE CREEK COURT BURLETON, TX 76028
 PROPERTY LOCATION
 Lot 2E Block 1 Subdivision VINEYARD HEIGHTS
 Street/Road Address 8048 ROSE CREEK CT, BURLETON, TX 76028
 Additional Information MAP 262 970-D

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Firm Panel # <u>100-J</u>
Presence of upper watershed	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Presence of adjacent ponds, streams, water impoundment area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Existing or proposed water well in nearby area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

ATTESTED BY
 Signature [Signature] Site Evaluator No. 11465
5348 CR 427 GREARVIEW, TX 76090 817-649-4924
 Address 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

NOTE:

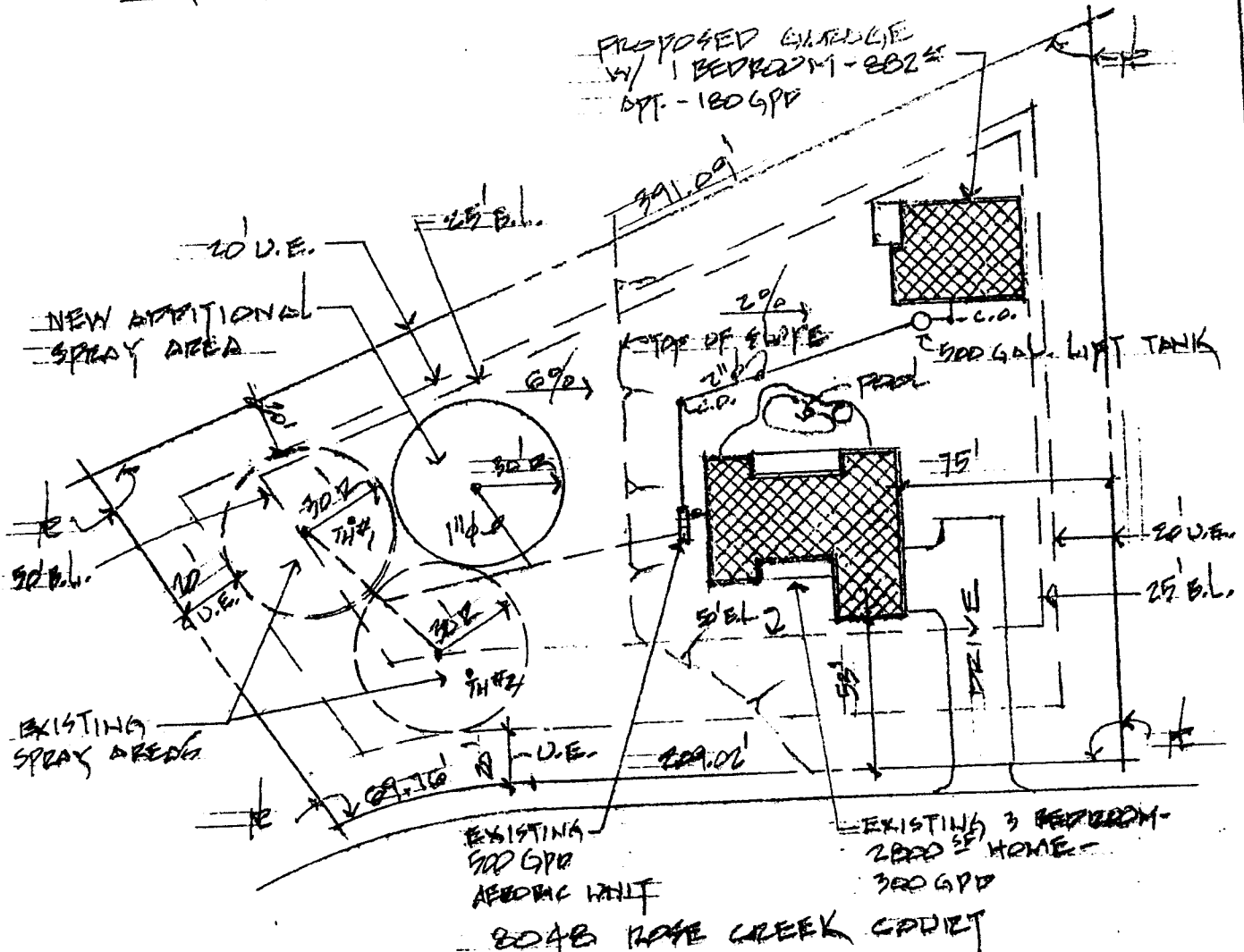
SPRAY AREAS TO BE SOODED AND/OR SEEDED WITH AN APPROPRIATE VEGETATIVE COVER.

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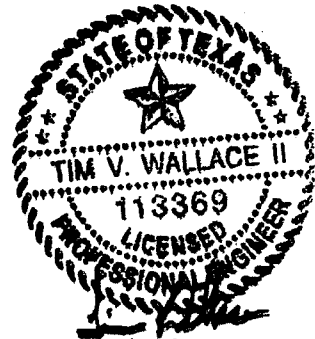
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NORTH

PROPOSED GARAGE
w/ 1 BEDROOM - 202 sq
OPT. - 180 GPD



SITE LAYOUT
SCALE 1" = 60'



2/16/16

NOTE
SURFACE IRRIGATION AREAS TO BE
GRADED AND/OR COVERED WITH
APPROPRIATE VEGETATIVE COVER.

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SID RASNICK



**DESIGN DATA FOR
A PRIVATE SEWAGE DISPOSAL SYSTEM WITH
AEROBIC TREATMENT POWERED SURFACE DISCHARGE**

PREPARED FOR:

SID RASHNICK
8048 ROSE CREEK CT.
BURLESON TX 76028
817-538-2638

USAGE AND SITE LOCATION:

EXIST'G. 3 BEDRM. HOME
2800 SF (300 GPD) +
PROPOSED DET. 1 BEDRM.
800 SF (100 GPD)

8048 ROSE CREEK CT., BURLESON, TX 76028

Design information reported herein will serve as design documentation for the installation of an aerobic surface discharge wastewater disposal system. This design report is to be submitted for review and approval by the Johnson County Public Works Department.

The specifications used herein for the design are based on data supplied by the Engineering Extension Service of Texas A&M University. The design derived from using the data should provide operation within the normal limits and expectations without causing significant threat or harm to existing water or water supplies.

This system is designed with a design capacity of 400 gallons per day. Usage in excess of this quantity over a period of time will most likely result in system failure.

DESIGN PARAMETERS FOR THIS PROJECT:

Estimated Flow:	<u>400</u> gallons/day
Loading Rate:	<u>1.00</u> gallons/sq. ft.
Area Required:	<u>700</u> sq. ft.
Area Provided:	<u>800</u> sq. ft.

SYSTEM SPECIFICATIONS:

Trash tank size:	<u>EXISTING 500</u> gallon
Aeration tank:	<u>500</u> gallon
Pump tank:	<u>500</u> gallon (minimum)
Pump spec.:	<u>1/2 HP</u>
Chlorinator:	<u>Tube type in line</u>
Water Supply:	<u>POTABLE</u>

Tim Wallace P.E. Consulting Engineer
Plan Registration No. P-2776



6/7

COPY

2/11/10

SPECIFICATIONS FOR PROPOSED SYSTEM

TREATMENT UNIT: Pretreatment of effluent shall meet the requirements for an NSF, Standard 46, Class I effluent by means of aerobic action and a contact chlorine chamber. Effluent shall maintain a residual chlorine level of no less than 0.1 mg/liter with a pH rating between 7 and 8.

PIPING: Piping shall be 1 inch schedule 40 PVC. Sprinkler lines shall be installed a minimum of 12 inches beneath any water lines crossed in the installation.

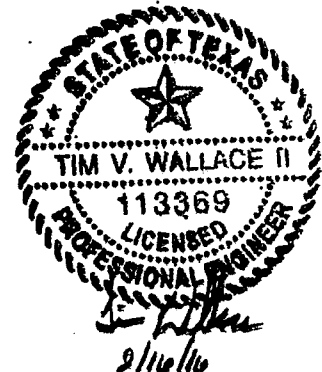
PUMP CONTROLS AND ALARM SYSTEM: A Clearstream P18 pump, or equivalent, shall be required. Control for the pump shall include a manual over-ride of an automatic float control in case of an emergency. An automatic float switch on a dedicated electrical circuit shall be the normal controlling device for on/off operation of the pump. The pump motor shall have its own dedicated electrical circuit. A high water switch with both audible and visual alarm shall be required in the pump chamber and pre-set to the 200 gallon level. All electrical connections shall be made outside the liquid chambers.

SPRINKLER HEADS: Toro or equivalent shall be used. Sprinkler heads placed at an elevation higher than the pump tank shall be equipped with check valves in order to prevent liquid back-flow into the holding tanks. If sprinkler heads are placed lower than the tank, an antisiphon device shall be added to the supply line.

SITE LAYOUT: The treatment unit, pump tank, and distribution system shall be installed at the site approximately as shown on the attached site plan. All supply lines shall be placed a minimum of 12 inches below grade. All spray patterns shall be adjusted in order to provide separation of the spray from concrete improvements, property lines, and any surface impounds of 5 ft., 20 ft., and 50 ft., respectively.

MAINTENANCE:

1. A two-year service contract is required to provide, as part of the basic purchase price, maintenance and inspection of the system, by manufacturers and distributors of on-site aerobic plants sold in Texas.
2. An additional fee can be charged for renewal of the service contract after the initial two-year period.
3. Owners or plants utilizing surface application for disposal of wastewater must have a service contract continuously in place to legally operate their systems.
4. State policy requires site visits at least once every four months, more frequent visits are better.
5. Sludge accumulation in the tanks should be monitored and pumped as required.
6. THE CHLORINATOR SHALL BE NSF INTERNATIONAL APPROVED STACKABLE TABLET DISPENSER (EPOXON FE-1)
7. UNIT RISERS TO HAVE SAFETY LIDS.



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SK 3698 PG 0330

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, Paul Bartolucci and Sharon F. Bartolucci hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, Sidney A. Rasnick and wife, Debbie A. Rasnick, the receipt and sufficiency of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of One Hundred Forty One Thousand and 00/100 Dollars (\$141,000.00), payable to the order of First Horizon Home Loan Corp, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Jerry Baker, TRUSTEE, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Sidney A Rasnick and Debbie A Rasnick, herein referred to as "Grantee," whether one or more, the real property as follows:

Lot 28, Block 1, VINEYARD HEIGHTS, an Addition in Johnson County, Texas, according to the Plat thereof recorded in Volume 8, Page 899, Plat Records, Johnson County, Texas.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. First Horizon Home Loan Corp, ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

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

EXECUTED this date:

Paul Bartolucci
Paul Bartolucci

Sharon F. Bartolucci
Sharon F. Bartolucci

Grantee's Address:

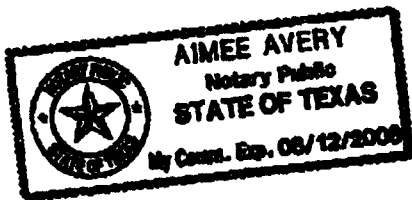
8048 Rosa Creek Ct., Burleson, TX 76028

ACKNOWLEDGMENT

STATE OF TEXAS

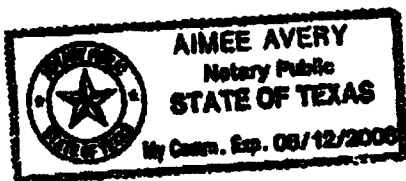
COUNTY OF TARRANT

This instrument was acknowledged before me on 12-12-05 by Paul Bartolucci.



Aimee Avery
Notary Name: Aimee Avery
State of: TX
County of: Tarrant
Expires: 8/12/08

This instrument was acknowledged before me on 12-12-05 by Sharon F. Bartolucci.



Aimee Avery
Notary Name: Aimee Avery
State of: TX
County of: Tarrant
Expires: 8/12/08

BK 3698P60332

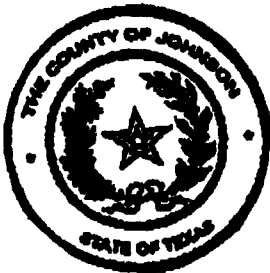
WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 1202 AM PM

DEC 27 2005

County Clerk Johnson County
By ts Deputy

**ANY PROVISION HEREIN WHICH
RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL LAW**



**STATE OF TEXAS
COUNTY OF JOHNSON**

that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

