



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 2 acres ^(Duplex)_{or}
- 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 Marshall Burton Date 6-30-17

Contact Information: Phone no. 817 538 4891

Cell no. 817 538 4891 Email address marshall@digtextllc.com

Property Information for Variance Request:

Property 911 address 2304 CR 314 Cleburne

Subdivision name Marshall's Crossing Block 1 Lot 1

Lot size: 1.06 acres Size of existing residence: _____ sq. ft.

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

ETJ: Yes - City Cleburne No

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

Reason for request Multi-family

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/Variations/Septic System Variance Request App



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380 - Fax (817) 556-6391
development@johnsoncountytexas.org

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 RS
Phone No. 817-297-2342 Other or Fax No. 817-297-4007
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" 12" FOOT

II. DAILY WASTEWATER USAGE RATE: Q= 480 (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): 52"
Size proposed: 600 (gal)* Manufacturer: _____
Material/Model# _____

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

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

IV. DISPOSAL SYSTEM:

Disposal Type: Spinkler
Manufacturer and Model _____
Area Proposed: 8478 sq ft Area Required: 17500

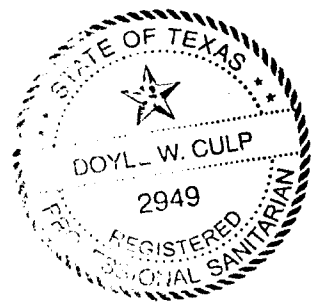
V. ADDITIONAL INFORMATION:

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: 6/21/17



June 21, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME:
ADDRESS: County Road 314 Cleburne, Texas
LEGAL: Lot 1 Johnson County Texas
INSTALLER: _____ # _____
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 480 Gallon (3 BRm Duplex) Water Saving Devices
LOADING RATE: .064
AREA REQUIRED: 7500 Sq. Ft.
AREA DESIGN: 8478 Sq. Ft.

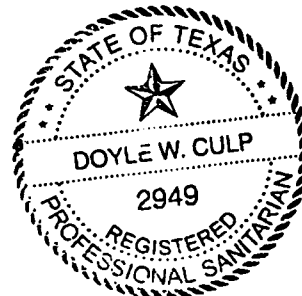
SYSTEM PARAMETERS:

PRETREATMENT TANK: 431 Gallon
AERATION TANK: 800 Gallon NuWater Aerobic Unit
PUMP TANK: 854 Gallon
SPRINKLER AREA: 3 - 30 Ft. Radius Full Circle 2826 Sq. Ft. Each
Total 8478 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

PREPARED BY:

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

R.S. 2949



ON-SITE EVALUATION

DESIGN CALCULATIONS

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

Required Area: $480 \text{ W/s} / .064 = 7500 \text{ Sq. Ft.}$

Designed Area: 8478 Sq. Ft.

SYSTEM LAYOUT

Discharge from the Residence will gravity flow via a three inch PVC pipe (1/8 inch per ft. fall minimum) to a Nu Water B-800 Aerobic Treatment Plant. There will be a clean out installed within 3 Ft. of house and every 100 Ft. if needed.

The clear effluent from the Nu Water Aerobic Unit will discharge through a chlorinator into 854 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 30 feet radius with 3 sprinkler heads via a one inch pressure rated line. Low angle nozzle 13 degree or less shall be used to keep the spray low and reduce aerosol. All spray areas 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. (285.38)

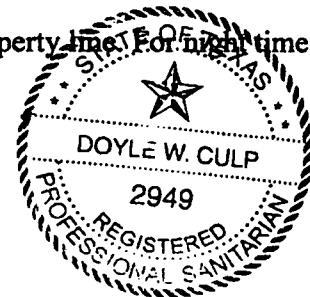
PUMP TANK

The pump tank volume will be 854 gallon minimum. In the event of pump failure a total volume of 246 gallons will be left exceeding the 1/3 flow above the alarm. The tank shall be provided with an 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 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 before the installer is authorized to make change.

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

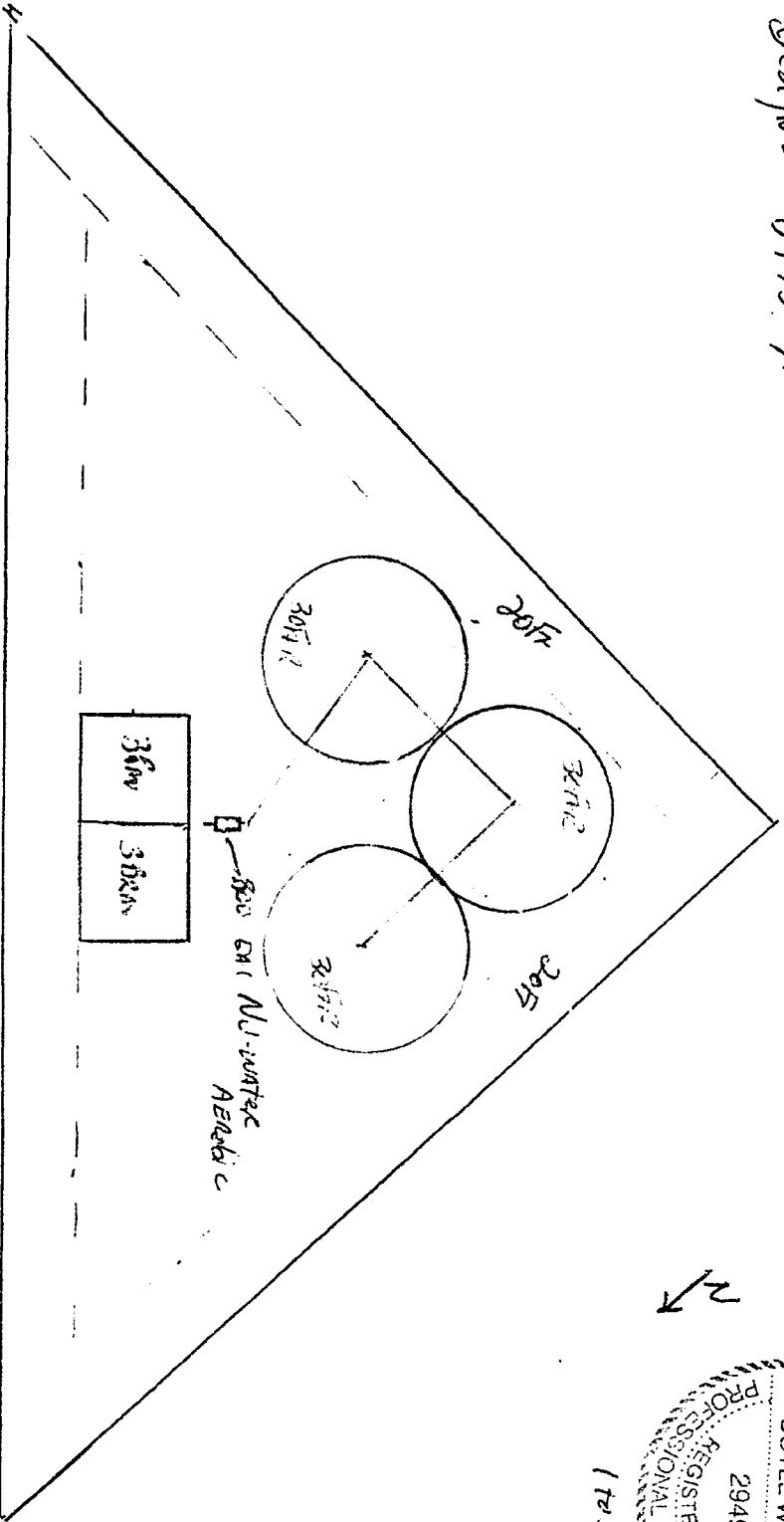


Lot 1 CR 314
Cleburne TX

38km Duplexes

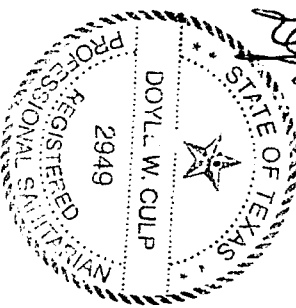
480 w/s/obv = 7500 sqft

Design = 8478 sqft



CR 314

W. W. Culp
17550

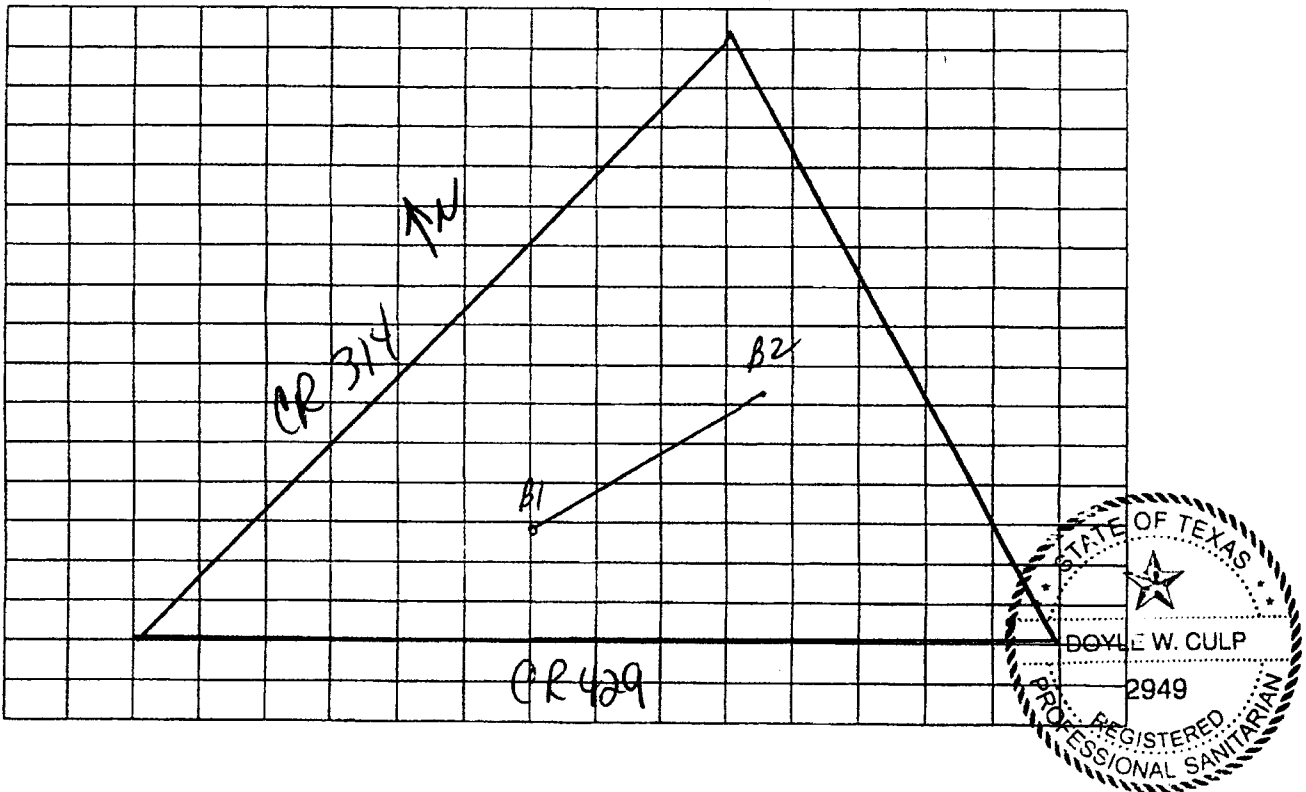


JOHNSON COUNTY - SITE EVALUATION REPORT

Date 6/19/17
 Name _____ Phone _____
 Address _____
 PROPERTY LOCATION
 Lot 1 Block _____ Subdivision _____
 Street/Road Address CR 314 Meburne TX
 Additional Information _____

SCHMATIC 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 <u>K</u>	Firm Panel # _____
Presence of upper water shed	Yes _____	No <u>K</u>	
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <u>K</u>	
Existing or proposed water well in nearby area	Yes _____	No <u>K</u>	

ATTESTED BY: _____
 Signature Boyle W. Culp
10984 Cro. Ave TX Address 877-297-3342 Phone
 Site Evaluator No. 6470

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.

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 6/19/17
 Owner's Name _____
 Physical Address LOT 1 CR 314 Cleburne TX
 Site Evaluator Doyle Culp O.S. Number 6470

Proposed Excavation Depth

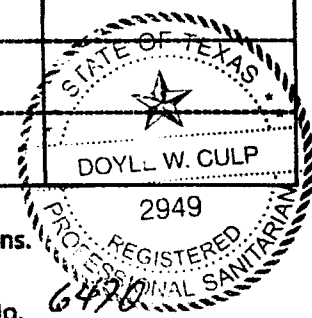
*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.
 *For subsurface disposal, soil evaluations must be performed to a depth 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 B1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
10 - 12	Sandy loam II	N/A	N/A	Suitable
24	Clay IV	N/A	yes	unsuitable
36				
48				
60				

Soil Boring Number _____

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
10 - 12	Sandy loam II	N/A	N/A	Suitable
24	Clay IV	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: Doyle W. Culp
 Signature _____ Site Evaluator No. 6470
PO 986 Cleburne TX Address 87-297-3342 Phone
 Address Phone

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-768

6/30/2017 11:10 AM JE 1

Descriptions:

1.	\$100.00	Variance Request
2.	\$100.00	Variance Request
3.	\$100.00	Variance Request
4.		

Received From:

Digitex Excavating LLC
800 Conveyor Drive Joshua TX

Amount Received:

\$300.00

Payment Information:

Check #1954

Variance request for 2304 CR 314, 2312 CR 314 & 2330 Cr 314.

Signature / Initials: _____

JE 1 6/30/2017 11:10 AM