

Commissioners Court

JUL 10 2017

**REQUEST FOR AGENDA PLACEMENT FORM**

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

SUBMITTED BY: David Disheroon      TODAY'S DATE: 06/30/2017

DEPARTMENT:      Public Works

SIGNATURE OF DEPARTMENT HEAD: \_\_\_\_\_

REQUESTED AGENDA DATE:      07/10/2017

**SPECIFIC AGENDA WORDING:** Request for pre-variance for a duplex w/ 1 septic system on less than 2 acres located at 2312 County Road 314, Cleburne in Precinct 4. State minimum is 1/2 acre per home.

**PERSON(S) TO PRESENT ITEM:** David Disheroon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

TIME: 15 minutes	ACTION ITEM: <u>  X  </u>
	WORKSHOP <u>      </u>
(Anticipated number of minutes needed to discuss item)	CONSENT: <u>      </u>
	EXECUTIVE: <u>      </u>

**STAFF NOTICE:**

COUNTY ATTORNEY: \_\_\_\_\_ IT DEPARTMENT: \_\_\_\_\_  
AUDITOR: \_\_\_\_\_ PURCHASING DEPARTMENT: \_\_\_\_\_  
PERSONNEL: \_\_\_\_\_ PUBLIC WORKS:   X    
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 <sup>2</sup> an acre<sup>s</sup> (Duplex<sup>or</sup>)  
 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 Barton Date 6-30-17  
Contact Information: Phone no. 817 5384891  
Cell no. 817 5384891 Email address marshall@digitekllc.com

### Property Information for Variance Request:

Property 911 address 2312 CR 314 Cleburne  
Subdivision name Marshall's Crossing Block 1 Lot 2  
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: 76033

**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: 1/2" Pa FOOT

**II. DAILY WASTEWATER USAGE RATE: Q=** 200 ~~200~~ <sup>480</sup> (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  
Pump/Lift Tank:  Yes  No  NA

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

**IV. DISPOSAL SYSTEM:**

Disposal Type: sprinkler  
Manufacturer and Model \_\_\_\_\_  
Area Proposed: ~~3000~~ 8478 sq ft Area Required: ~~2750~~ 7500 sq ft

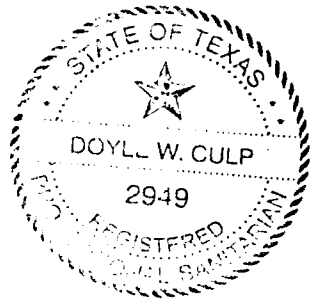
**V. ADDITIONAL INFORMATION:**

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: 6/21/17



June 21, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME:  
ADDRESS: County Road 314 Cleburne, Texas  
LEGAL: Lot 2 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.

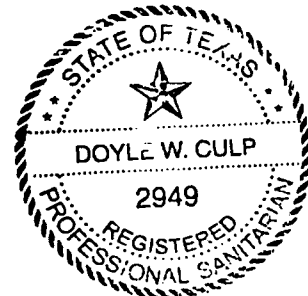
SYSTEM PARAMETERS:

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

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 )

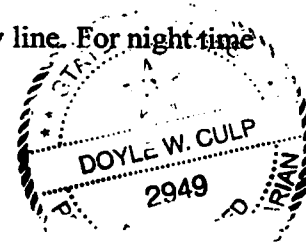
### PUMP TANK

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.

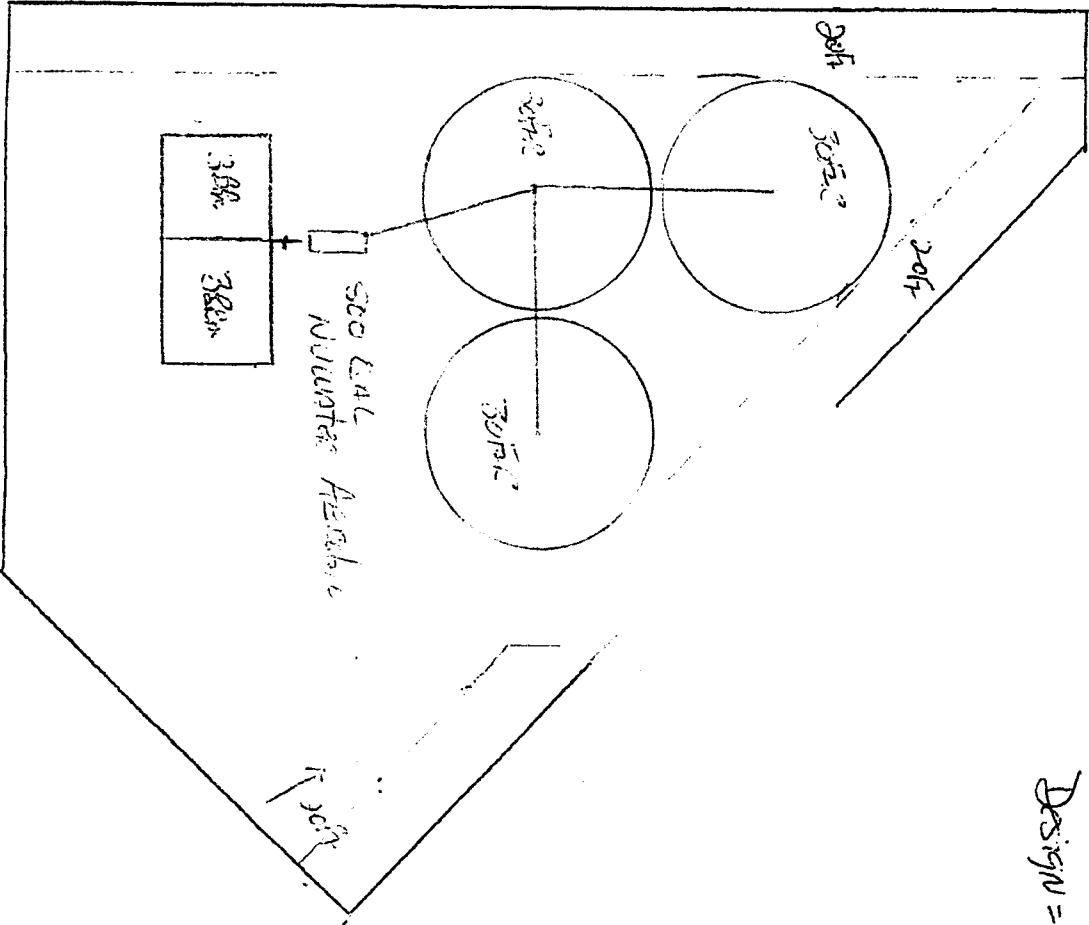
### VARIANCES

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.

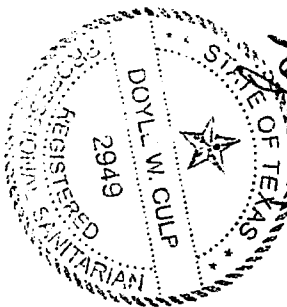


CR 314



lot 2 CR314  
 Cleburne TX  
 388m Duplex  
 4800 sq ft / 004 = 7500 sq ft  
 Design = 8478 sq ft

6/21/17  
 Doyle W. Culp  
 14250

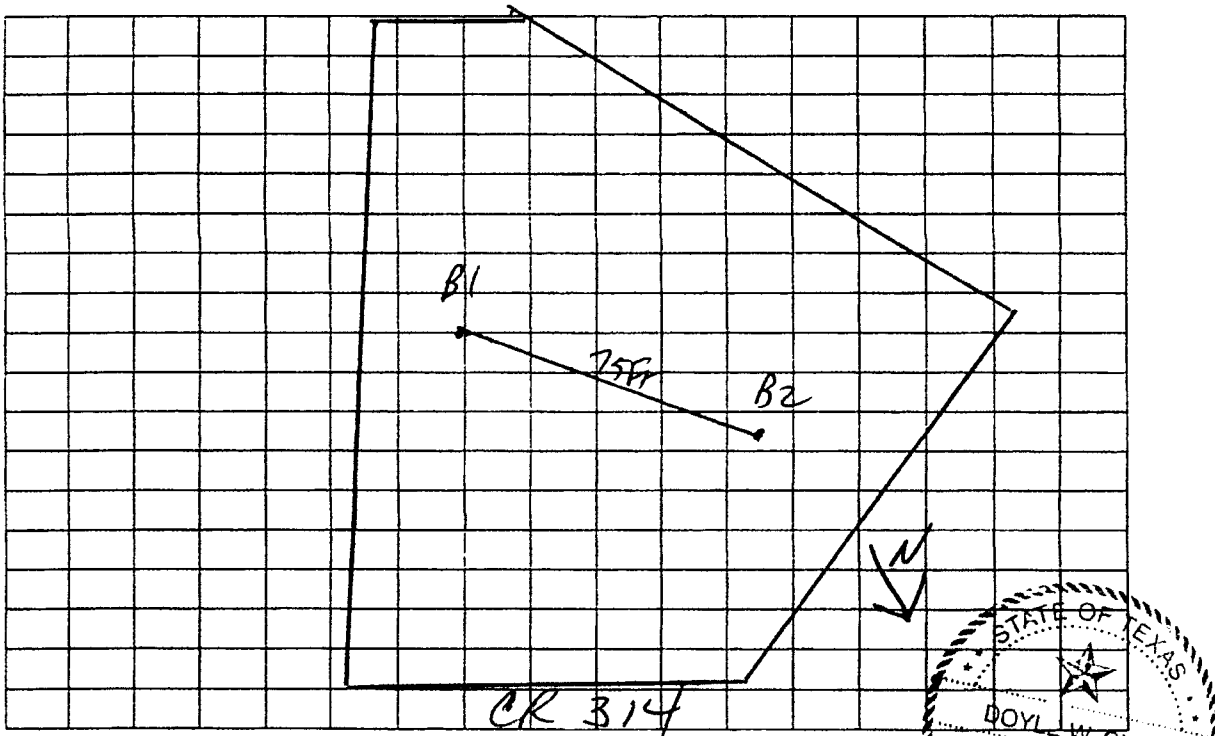


JOHNSON COUNTY - SITE EVALUATION REPORT

Date 6/19/17  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 PROPERTY LOCATION  
 Lot 2 Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Street/Road Address CR 314 Cleburne TX  
 Additional Information 382 mobil

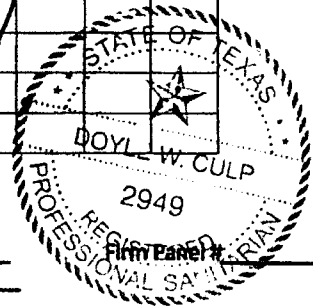
SCHEMATIC OF LOT OR TRACT

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

ATTESTED BY: \_\_\_\_\_  
 Signature Doyle W. Culp



10984 Crowley TX Address Site Evaluator No. 6470  
817-297-2342 Phone



# JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 6/19/17  
 Owner's Name \_\_\_\_\_  
 Physical Address Lot 2 CR 314 Cleburne TX  
 Site Evaluator Doyle Culp O.S. Number 4470  
 Proposed Excavation Depth \_\_\_\_\_

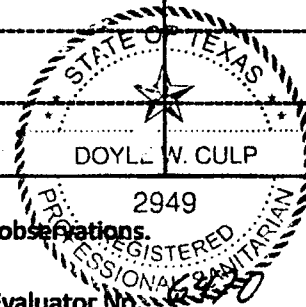
\*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.  
 \*For subsurface disposal, soil evaluations must be performed to a 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
12	Sandy loam II	N/A	N/A	Suitable
24	Clay IV	N/A	yes	unsuitable
36				
48				
60				

Soil Boring Number B2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
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 \_\_\_\_\_  
PO 986 Cleburne TX  
 Address

Site Evaluator No. 4470  
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