

Approved

Commissioners Court

SEP 18 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon TODAY'S DATE: 09/12/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 09/18/2017

SPECIFIC AGENDA WORDING: Consideration of variance granting a second septic system to be installed on less than two acres at 1217 Scott Street (Willowcreek Estates, block 3, lot 1), located in Precinct 3.

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 _____



Approved

Pct. 3

Commissioners Court

SEP 18 2017

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 / structures on one (1) septic system or
- X 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 Christy & Bruce Gilliland Date 8-25-17

Contact Information: Phone no. 817-360-1270

Cell no. 817-360-1270 Email address christygilliland@misdmail.org

Property Information for Variance Request:

Property 911 address 1217 Scott St.

Subdivision name Willowcreek Estates Block 3 Lot 1

Lot size: 1.46 acres Size of existing residence: 1400 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request Father passed away suddenly in June
Needed to move mother close by due to being disabled.

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

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-1012

8/25/2017 10:41 AM MM 1

Descriptions:

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

Received From:

Christy Gilliland

1217 Scott St Alvarado, Texas 76009

Amount Received:

\$100.00

Payment Information:

Mastercard Fee = \$0.00

100156477522

Signature / Initials:

MM 1 8/25/2017 10:42 AM

99 200 155 STCO CG 1504...

24909 WARRANTY DEED WITH VENDOR'S LIEN

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Twenty-second day of September, 1999

Grantor: Donna Jill Rush

Grantor's Mailing Address: 311 Lakeview, Alvarado, TX 76009

Grantee: Bruce D. Gilliland and wife, Christy A. Gilliland

Grantee's Mailing Address: 1217 Scott Street, Alvarado, TX 76009

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Fifty One Thousand Seven Hundred Fifty and 00/100 Dollars - (\$51,750.00) made by Grantee payable to the order of Alpha Mortgage Group, Inc., "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Michael H. Peterson, Trustee.

Property (including any improvements): Lot 1, in Block 3, of Willow Creek Estates, an addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 77, Plat Records, Johnson County, Texas.

TOGETHER WITH the Manufactured Home described as follows: MAKE: Fleetwood MODEL: AMERICAN MANSION YEAR: SERIAL NUMBER(S): TXFLAM 2AG358405006 & TXFLAM2AG358405006 WIDTH & LENGTH: 14X48 14X48

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

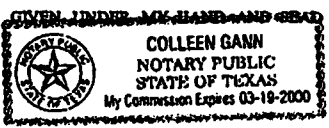
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns"

Donna Jill Rush (Signature)

THE STATE OF Texas COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Donna Jill Rush

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity(ies) therein stated.



23 of Sept 9, 19 99 (Signature) Notary Public - State of Texas Printed Name of Notary: My Commission Expires:

AFTER RECORDING RETURN TO: 1217 Scott Street, Alvarado, TX 76009

WARRANTY DEED WITH VENDOR'S LIEN

BK 2386PG 0080

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

Filed For Record 2:03 AM/PM Q

SEP 27 1999

County Clerk Johnson County
By KE Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE RENTAL OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE 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
hereon.

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS



JOHNSON COUNTY Department of Public Works

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

development@johnsoncountytx.com - (817) 556-6380 - Fax (817) 556-6391

Application for 'Authorization to Construct' OSSF System

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: [Signature] Date 9.11.17
 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: Bruce + Christy Gilliland Ph. # 817-360-1220
 Site address: 1217 Scott St. Alvarado 76009 Current mailing address: Same

Legal Description: Metes and Bounds: Acreage: 1.46
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: Willow Creek Estates Lot #: 1 Blk #: 3 Phase / Section #: 126/6/23

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. 1300
 Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees _____
 Well -or- Water Co. Johnson County Rural Water Supply

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] [Signature]
 (Signature of Owner) (Date) 9/12/17

Site Evaluator: DOYLE CUIP License No. 6470
 Phone No: 817-297-2342 Other No. _____
 Mailing Address: PO 986 City Proctor State TX Zip 76036
 Installer: [Signature] **DFW Septic** License No. 30384
Bryan E. Russell
 TCEQ # 30384, MP1856
 Phone No: _____ Other No. _____
 Mailing Address: _____ PO Box 129
 Joshua, TX 76066
 817-714-4202 City _____ State _____ Zip _____

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

Material/Model# Concrete B-550
Pretreatment Tank: Yes Size: 420 (gal) No NA
Pump/Lift Tank: Yes Size: 720 (gal) No NA
B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Sprinklers
Manufacturer and Model: ABeta-Pro
Area Proposed: 4290 Area Required: 3750 sq ft

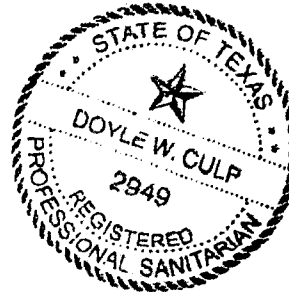
V. ADDITIONAL INFORMATION:

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: 8/31/17





JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380 - Fax (817-556-6381)
development@johnsoncountytexas.org



DFW Septic
Bryan E. Russell
TCEQ # 30384, MP1854
PO Box 128
Joshua, TX 76058
817-714-4202

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
Designer Name: DONALD COLE License Type and No. 2949 RS
Phone No. 817-297-2342 Other or Fax No. @817-297-2100
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: 1/2" PVC FECT

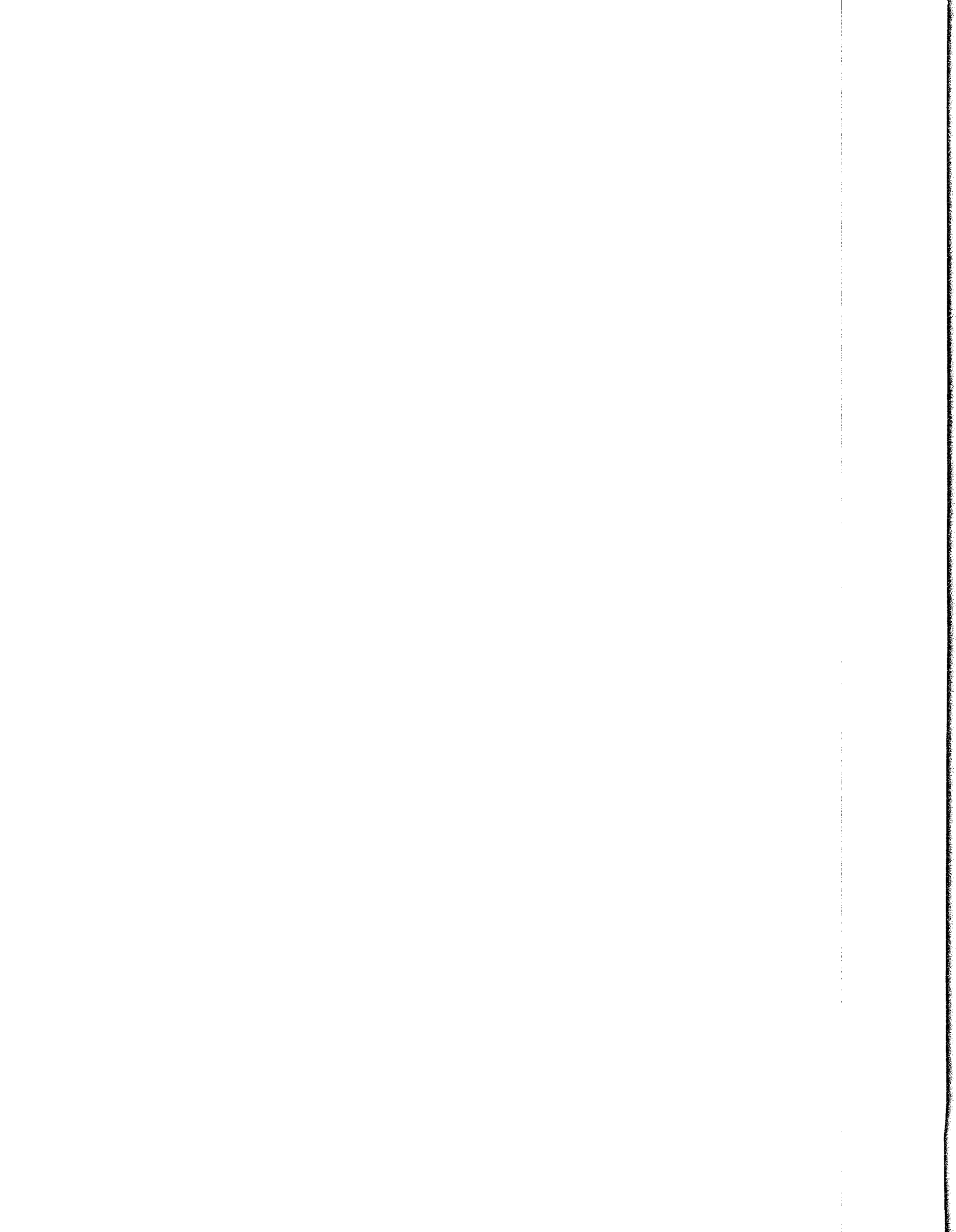
II. DAILY WASTEWATER USAGE RATE: Q= 240 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank

Aerobic Unit

57'



JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

DFW Septic
Bryan E. Russell
TCEQ # 30384, MP1855
PO Box 129
Joshua, TX 76058
817-714-4202

Date Performed 8/30/17
 Owner's Name B. Gilliland
 Physical Address 1217 Scott ST ALVARADO TX
 Site Evaluator Dwight Culp O.S. Number 4470
 Proposed Excavation Depth 9ft

*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

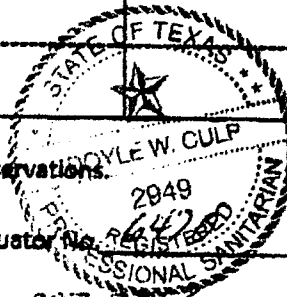
Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12				
24	Clay II	N/A	yes	unsuitable
36				
48				
60				

Soil Boring Number B2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12				
24	Clay II	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 Dwight W. Culp
PO 936 Clewley TX
 Address


 Site Evaluator No. 2949
817-297-2592
 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

JOHNSON COUNTY - SITE EVALUATION REPORT



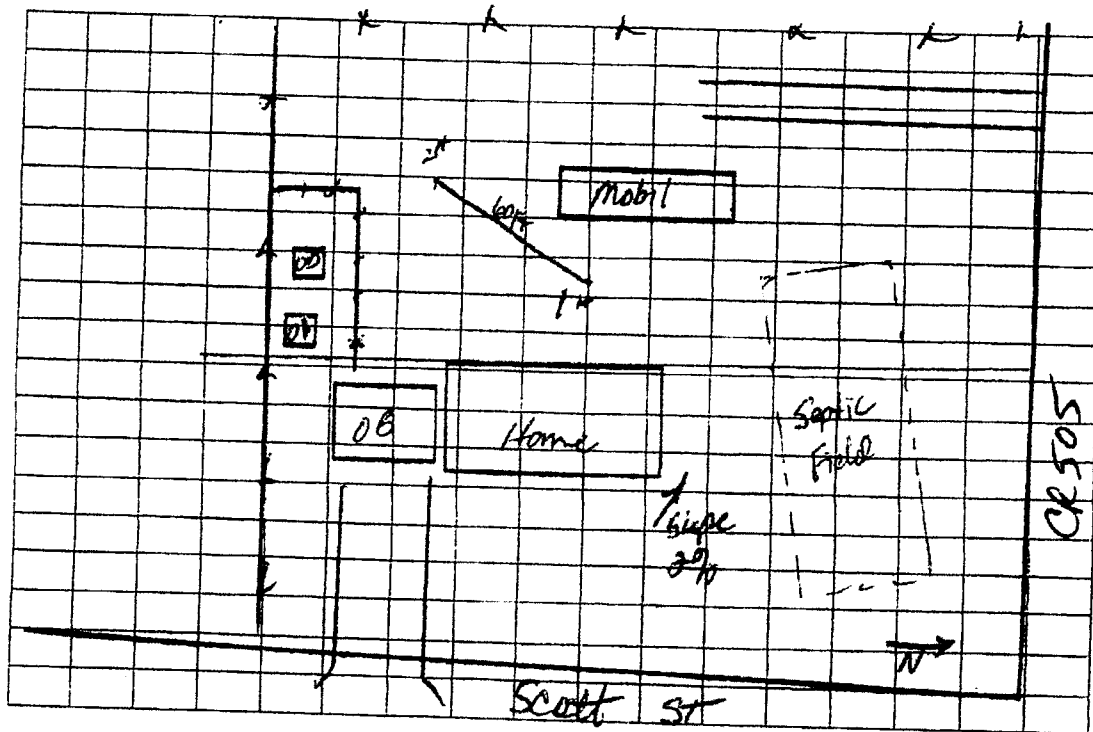
DFW Septic
 Bryan E. Russell
 TCEQ # 30384, MP1255
 PO Box 129
 Joshua, TX 76056
 817-714-4202

Date 8/30/17
 Name Bryan Gilliland Phone _____
 Address 1217 Scott St Alvarado TX

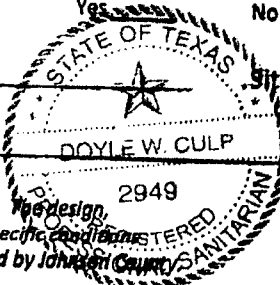
PROPERTY LOCATION
 Lot 1 Block 3 Subdivision Willow Creek Estates
 Street/Road Address 1217 Scott St Alvarado TX
 Additional Information 362 Mobil

SCHMATIC OF LOT OR TRACT

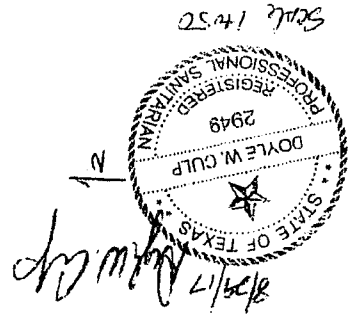
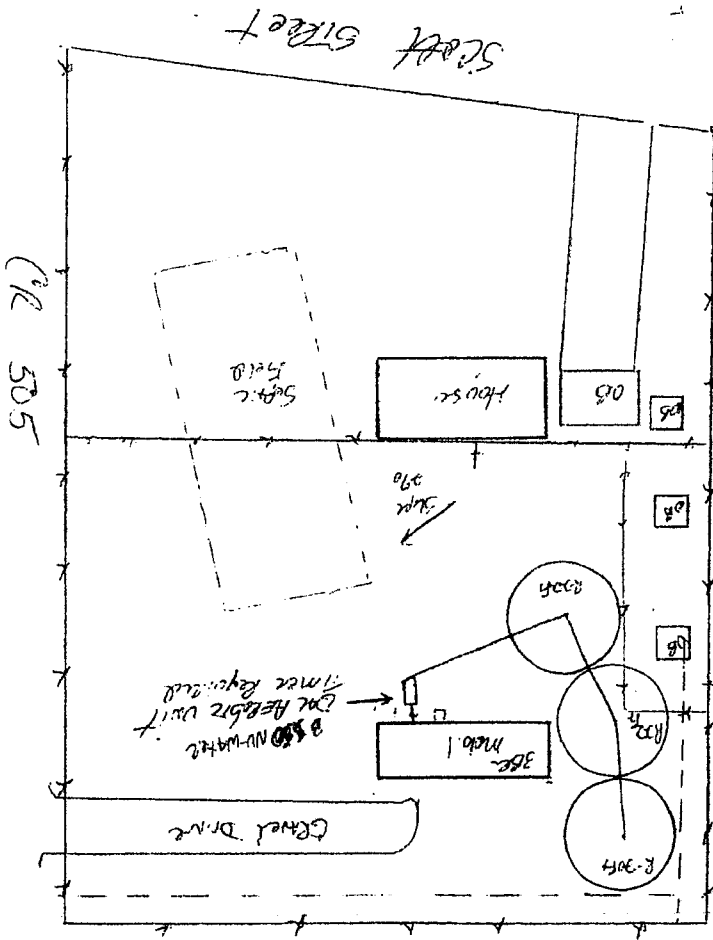
Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show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



Presence of 100 year flood zone Yes _____ No A Firm Panel # _____
 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 Site Evaluator No. 6470
 Signature _____
Po 984 Charles TX Address 2949 Phone 817-297-2342



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.



Timer Required

$$\frac{4290 \text{ gph}}{1250} = 3.432$$

$$3.432 \times 22 = 75.504$$

Design = 4290 gph

$$240 \text{ wds} / 0.64 = 375.0 \text{ gph}$$

380m Model

DFW Septic
 Bryan E. Russell
 TCEQ # 30384, MP1855
 PO Box 129
 Joshua, TX 76068
 817-714-4202

ALVARADO TX
 1217 SCOTT STREET



DFW Septic
 Bryan E. Russell
 TCEQ # 30384, MP1856
 PO Box 129
 Joshua, TX 78068
 817-714-4202

August 30, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: Bruce Gill, Band
 ADDRESS: 1217 Scott St. Road Alvarado, Texas
 LEGAL: Lot 1 Blk 3 Willow Creek Estates Johnson County Texas
 INSTALLER: Bryan E Russell # 30384
 DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 240 Gallon (3 BRm) Water Saving Devices
 LOADING RATE: .064
 AREA REQUIRED: 3750 Sq. Ft.
 AREA DESIGN: 4290 Sq. Ft.

SYSTEM PARAMETERS:

PRETREATMENT TANK: 353 Gallon
 AERATION TANK: 600 Gallon NuWater Aerobic Unit
 PUMP TANK: 798 Gallon
 SPRINKLER AREA: 2- 22 Ft. Radius Full Circle 1- 20 FT.
 Total 4290 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





DFW Septic
Bryan E. Russell
TCEQ # 30384, MP1855
PO Box 129
Joshua, TX 76058
817-714-4202

ON-SITE EVALUATION

DESIGN CALCULATIONS

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

Required Area: $240 \text{ W/s} / .064 = 3750 \text{ Sq. Ft.}$
Designed Area: 4290 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 353 pretreatment tank then to a 550-B 600 Nu Water Aerobic Unit. 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 720 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 22,20 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 720 gallon minimum. In the event of pump failure a total volume of 220 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.



AFFIDAVIT TO THE PUBLIC

**County of Johnson
State of Texas**

CERTIFICATION OF OSSF

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Johnson County, Texas.

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II.

An OSSF according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

1217 Scott St. Alvarado, TX 76009

Willowcreek Estates Lot #1, Block #3, Phase/section # 126.6623

The property is owned by (print owner's full name):

Bruce Dwayne Gilliland Christy Ardenia Gilliland

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

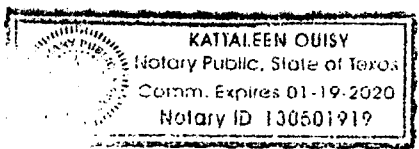
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

WITNESS BY HAND(S) ON THIS 7 DAY OF September, 2017

Christ Ardenia Gilliland Bruce Dwayne Gilliland
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF September, 2017

Kattaleen Ouisy
Notary Public, State of Texas
Notary's Printed Name: Kattaleen Ouisy
My Commission Expires: 11/19/2020



KountyWide Septic Service
5311 Burleson Oaks Drive
Burleson, TX 76028



Phone: (817) 714-4202

Date: 9/7/2017

www.kountywide.com / bryan@kountywide.com

To: Bruce Gilliland
1217 Scott Street
Alvarado, TX 76009

Contract Period
Start Date:
End Date:

Phone: (817) 360-0262 Subdivision:
Site: 1217 Scott Street, Alvarado, TX 76009
County: Johnson
Installer: DFW Septic
Agency: Johnson County Public Works Department
Mfg/Brand: CXT / NuWater

KountyWide Septic Service
3 visits per year - one every 4 months
550 gallons per day
Map Key: ID: 11952

AEROBIC SEPTIC SYSTEM INSPECTION AGREEMENT

SERVICE PROVIDED:

- A. An inspection visit approximately every four months for a total of three per annual period. The Report of the visit will be filed with the permitting agency.
- B. Verifying the proper operation of the audio and visual alarms, aerator/air compressor, disinfection device, chlorine level, irrigation pump, sludge levels in accessible tanks, and sprinkler heads.
- C. Routine maintenance as required to accessible components such as air compressor filters, aerator shafts, sprinkler heads that are not buried, minor adjustments (parts not included) to components, adding customer purchased chlorine or bleach. If any improper operation is observed, the owner shall be notified of the condition and the estimated cost of repairs.
- D. Customer requested service calls will be responded to within two business days and will result in a \$75 trip charge plus parts and labor (\$125 plus parts and labor for service outside normal business hours or on weekends or holidays).

PROPERTY OWNER RESPONSIBILITIES:

- E. Property owner is responsible for keeping the area around all components accessible, free of high grass and fire ants, the operation of the disinfection device and for adding chlorine between visits.
- F. Property owner will not alter without a permit, install unapproved components on or disconnect the electrical power more than 24 hours to - the aerobic septic system.
- G. Property owner will provide inspector unrestricted access, including gate or lock codes, to the septic system and components. If the property owner requires a pre-visit prior to an appointment, additional fees may apply. Please call KountyWide for details.

GENERAL LIMITATIONS:

This Agreement does not include the cost of any BOD/TSS test, septic tank cleaning, pumping or repairs.

Owner Signature: Christy Gilliland Date: 9/7/17
Phone #: 817-360-1270 Email: christygilliland@msdmail.org

Maintenance Provider,

*Bryan E Russell MPH#1855 signed electronically per Texas
Business Code Title 10, Sub B, Chapter 322.007*