



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
 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 JUSTIN VAN VLEET Date 1-11-2018

Contact Information: Phone no. 817-228-0999

Cell no. 817-228-0999 Email address VTEC.JUSTIN@YAHOO.COM

Property Information for Variance Request:

Property 911 address 5301 BIG SIX ST.

Subdivision name BIG SIX Block 1 Lot 1

Lot size: 1.41 acres Size of existing residence: 6000 sq. ft. (COMMERCIAL)

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

ETJ: Yes - City FT. WORTH No

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

Reason for request ADDING A SECOND COMMERCIAL BUILDING TO

THIS LOT. EXISTING SEPTIC WAS DESIGNED FOR BOTH. (EXISTING - 6000 SQ FT
NEW - 9000 SQ FT.

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 Public Works
Johnson County Public Works
1 North Main Street, Suite 305
Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2018-42

1/11/2018 03:03 PM CG 1

Descriptions:

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

Received From:

Van Vleet Carolina & Justin
5301 Big Six Street Alvarado

Amount Received:

\$100.00

Payment Information:

Mastercard Fee = \$0.00

Permit

S13097

100162272422

Signature / Initials: _____

CG 1 1/11/2018 03:03 PM



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 # S13097 Date 11/10/14
 FIRM Panel # 100 J Precinct 3
 This is to certify that: Charles Bleeker 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 11-5-14
 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

Plat information C. Stone Vol. 813, pg 164 D.R.J.C.T

To be completed and signed by Property owner

Property Owner's Name: Justin Van Vleet Ph. # 817-228-0999
 911 site address: 5301 Big Six St. Alvarado TX 76009 Current mailing address: PO Box 737 Lillian TX 76061
 Legal Description: Metes and Bounds: Acreage: 1.41
 Recorded deed: Volume 9 Page 201 Survey Robert Mark Abstract _____ -or-
 Subdivision: _____ 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. 6,000
 Single-Family # Bdrms _____ Multi-Family # Bdrms _____ Commercial # Employees 50 R4 GPO
 Well -or- Water Co. Johnson city Spec. Util. Dist.

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 of Owner)

11-4-14
(Date)

Site Evaluator: Berka Gmross-Petersen License No. 57616
 Phone No: 817-994-6695 Other No. _____
 Mailing Address: 1615 Lyndhurst City FEDW State TX Zip 76103
 Installer: Charles Bleeker License No. 1426
 Phone No: 817-910-2998 Other No. _____
 Mailing Address: 908 CR 914 City Burleson State TX Zip 76028

****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 - 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: Becerra Grimes-Petersen License Type and No. PSIT-4024
Phone No. 817-944-1095 Other or Fax No. _____
Mailing Address: Lynn Rowlin City: FTW State: TX Zip: 76103

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)
Stub out to treatment tank: SCH 40 OR SDIR 26 PVC
Treatment tank to disposal system: 3/4" TO 1" PURPLE SCH 40 PVC

II. DAILY WASTEWATER USAGE RATE: Q= 200 (gallons/day)
Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit
A. Tank Dimensions: 5' x 5' x 14' Liquid Depth (bottom of tank to outlet): 60"
Size proposed: 500 (gal)* Manufacturer: NH-Water
Material/Model# B-550
Pretreatment Tank: Yes No NA Size: 400 (gal) No NA
Pump/Lift Tank: Yes No NA Size: 500 (gal) No NA
B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:
Disposal Type: SPRAYFIELD
Manufacturer and Model _____
Area Proposed: 56.54 sqft Area Required: 3,125 sqft

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: [Signature] DATE: 11/01/2014

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 10/30/2014
 Owner's Name Justin Van Vleet
 Physical Address 5301 Big Six St., Alvarado, TX 76009
 Site Evaluator BCCOY-GILBERT-PETERSEN O.S. Number 27616
 Proposed Excavation Depth 21

*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
= <u>12</u>	CLASS IV CLAY	/	4	US
= <u>24</u>				
= <u>36</u>				
= <u>48</u>				
= <u>60</u>				

Soil Boring Number B2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
= <u>12</u>	CLASS IV CLAY	/	4	US
= <u>24</u>				
= <u>36</u>				
= <u>48</u>				
= <u>60</u>				

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

ATTESTED BY: [Signature]
 Signature _____

Site Evaluator No. 27616

Lynnhaven FTW TX
 Address _____

877.594.0095
 Phone _____

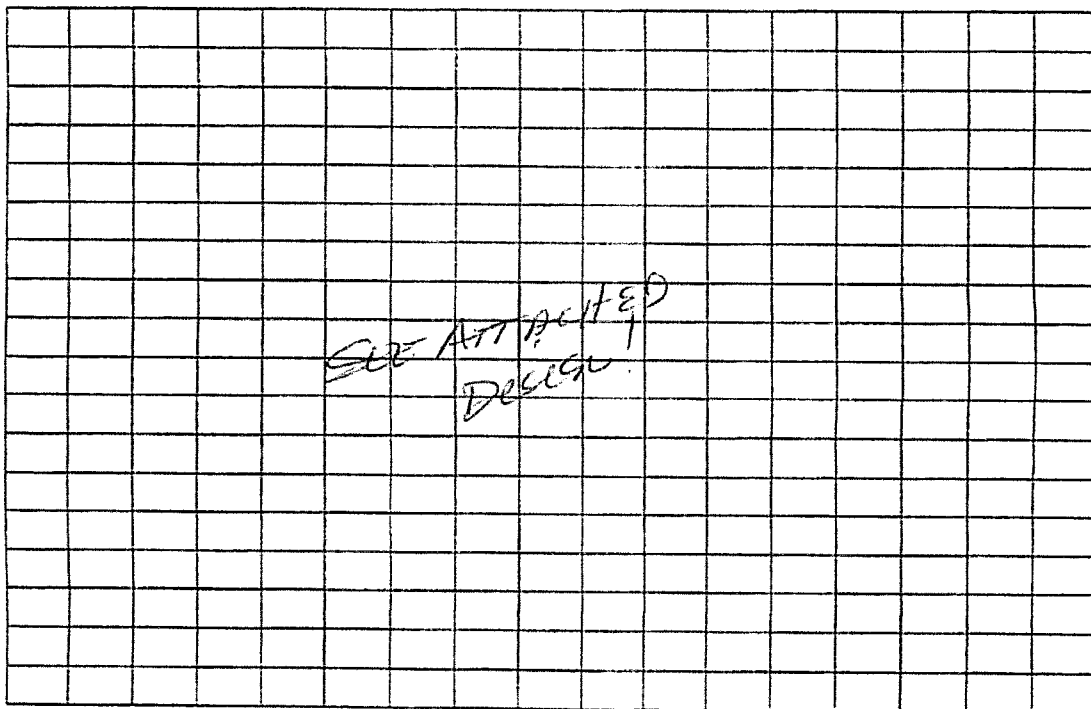
The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 10/30/2014
 Name Justin Van Vleet Phone 817-228-0999
 Address 5301 Big Six St. Alvarado, TX 76009
 PROPERTY LOCATION
 Lot 1 Block 1 Subdivision ?
 Street/Road Address _____
 Additional Information _____

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).



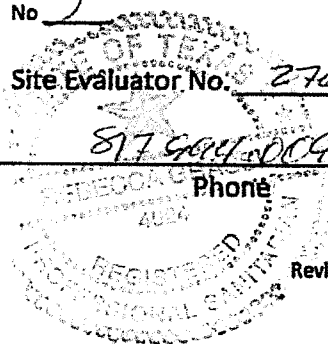
Presence of 100 year flood zone Yes _____
 Presence of upper water shed Yes _____
 Presence of adjacent ponds, streams, water impoundment area Yes _____
 Existing or proposed water well in nearby area Yes _____

No _____ Firm Panel # _____
 No _____
 No _____
 No _____

ATTESTED BY: [Signature]
 Signature _____

Site Evaluator No. 27616

FTW, TX 76103
 Address _____



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.

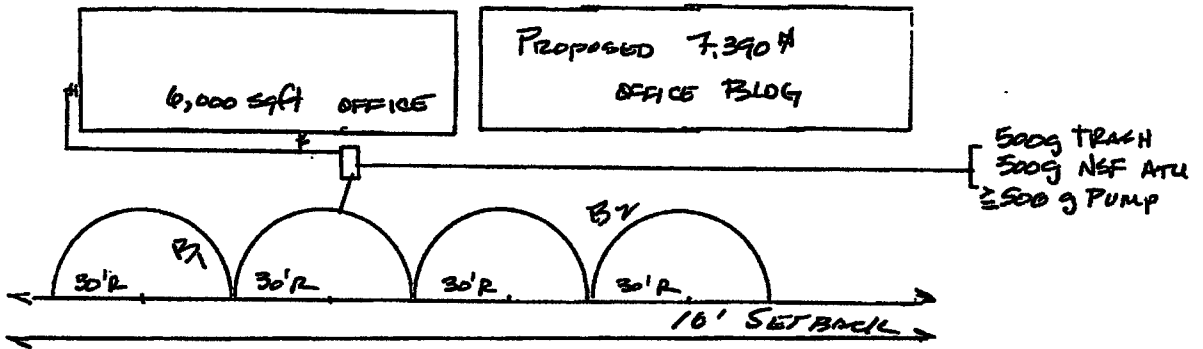
Revised 7/10/2012

Date: 11/01/2014
Scale: 1" = 60'



↓ PARILIAH AREA ↓

SLOPE $\frac{1}{4}$ 3%



Becca Grassl-Petersen
Registered Sanitarian II, #4024



Becca Grassl-Petersen, R.S II

Professional Sanitarian #4024
1615 Lynnhaven Road
Fort Worth, TX. 76103
817.994.0095

Date: 11/01/2014

Design Purpose: Commercial/Office Onsite Sewage Facility
Location of Proposed Onsite Sewage Facility: , Johnson County, TX
Designed for: Charles Bleeker (Installer)

The following information is designed in accordance with TAC 285 for the location intended.

Number of Employees: 50 w/water saving devices x 4gpd each
Square Footage: 6,000sqft
Soil Type: Class IV
Site Evaluation: This site is suitable to support vegetation for surface application
Estimated Daily Flow: 200gpd
Loading Rate: .064
Disposal Area Required: 3125sqft
Disposal Area Proposed: 5654sqft; 4-30' 180 degree spray heads
Special Comments: any existing OSSF tanks and components are to be properly abandoned

Minimum Requirements for System Installation:

Sewer Cleanout: Double
Sewer Pipe: Schedule 40 or SDR 26 PVC from building to tank inlet
Sewer Pipe Slope: 1/8 per foot of fall
Tank Installation: If needed, follow specifics from TAC 285.32 (F);
4" Class III Soil pad below tanks
All tanks with ground surface risers must have double lids for protection from unauthorized access
All tanks must be watertight

Primary Tank:

500gallon
TAC 285.32 required inlet/outlet devices used

Aerobic Class I Tank:

500 gallon
NSF Approved
See manufacturer's specifications

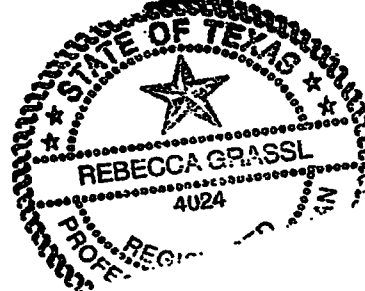
Inline Chlorinator(s): installed post aerobic unit; must be NSF approved

Pump Tank:

≥ 500 gallon
All electrical wiring must meet the National Electric Code requirements
All electrical components must be contained in a code approved watertight electrical grade box
All wiring must be contained in code approved rigid, none metallic grey conduit
½ hp
Manual override
Mercury floats on a separate circuit from the pump
Wall mounted electrical components are to be in site of the lift station with an electrical disconnect.
Visual and audible high water alarm required
Dosing Volume: 150 gallons
Timer: is required for this system
For more specifications see TAC 285.34(c)

Pipes and Fittings:

Schedule 40 or SDR 26 PVC for sewer line is required
Between tanks: SDR 35 is allowed



Disposal line from the treated effluent pump tank: Schedule 40 PVC ¾" to 1" purple pipe is required

One-foot of separation below any water line

Disposal line is to be a depth of 12 inches to avoid freezing

******ALL pipes crossing areas of vehicle traffic must be protected from compaction and damage: (i.e. pea gravel padded around the pipes, concrete or steel beam support on either side of pipes, top with asphalt for easy access to repairs, etc.)***

Sprinkler Heads:

Low angle (13 degree), non-aerosol nozzles are to be used

Purple colored tops

Heads are to be installed at grade and protected, if need be from hooved animals or mowers

*A check valve is required to prevent back flow into the pump tank

Natural grasses are to be mowed and maintained in the disposal field year round

Important Facts:

-Grease, oil, bleach, medications and other non-biodegradable products or hazardous compounds and chemicals are to be avoided at all cost to protect the integrity of this system. Failure to comply could result in costly damage to the system and legal action against the operator by the permitting authority.

-Avoid hydraulic over use; stay with in permitted daily flow

-Only septic system approved chlorine is allowed in the chlorinator

-Chlorine residual is to be maintained at 1.0mg/l at all times

-pH is to be maintained between 7 and 8

-Water saving devices are required

-Sludge pumping is recommended every 3 to 5 years

-Do not build, drive or torture this system in any way

-Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment

Contact your permitting authority for service contract requirements in your area.

Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed



Becca Grassl-Petersen
Registered Sanitarian II, #4024



Johnson County
Becky Williams
County Clerk
Cleburne 76033

COPY



70 2014 00024435

Instrument Number: 2014-24435

Recorded On: November 10, 2014

As
Affidavit

Parties:

To

Billable Pages: 1

Number of Pages: 2

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Affidavit	26.00
Total Recording:	26.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

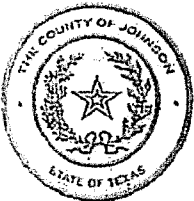
File Information:

Document Number: 2014-24435
Receipt Number: 15772
Recorded Date/Time: November 10, 2014 03:31:22P

Record and Return To:

JUSTIN RICHARD VAN VLEET
P O BOX 737
LILLIAN TX 76061

User / Station: L Shuler - CCL83



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

Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

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):

Lot 1 Block 1 5301 Big Six Street, Alvin, TX 77609

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

Justin Richard Van Vleet & Carolina Aurora Van Vleet

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 4th DAY OF November, 2014

Justin Van Vleet
Owner(s) Signature(s) Carolina Van Vleet

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4 DAY OF November, 2014.

Brandon Beach
Notary Public, State of Texas

Notary's Printed Name:
My Commission Expires:

09/05/2018



Charles Bleeker Wastewater

908 C.R 914.
Burleson, Texas 76028

817-295-3270 office
817-295-5170 fax

Two year Initial Service Policy

Beginning Date: _____ Ending Date: _____

Our firm Charles Bleeker Wastewater will inspect your 1000-1000-0000 aerobic septic system serial # _____, for two years from the date of the contract. There will be three inspections made, one every four months from the original date of the contract.

Effluent quality inspections will include a visual inspection for color, turbidity, sludge build-up, scum overflow, and odor. An onsite chlorine and pH test will be performed. Mechanical and electrical inspections and services include inspecting aerator, air filter, and alarm panel. Replacing or repairing any component not found to be functioning correctly will be an additional charge.

Upon expiration of this policy, our firm will offer a continuing service policy on a yearly basis to cover labor for normal maintenance and service on a year-by-year basis.

Violations include shutting off the electric current to the system, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

All service calls will be responded to within a 72-hour time period.

Homeowner agrees to maintain a constant supply of chlorine tablets or bleach at all times. If a chlorine test reveals residual lower than the state allows a Grab Test will be performed and chlorine added as needed for an additional charge.

This policy does not include pumping sludge from the unit if necessary.

HOMEOWNER INFORMATION

PRINTED OWNER NAME: _____

OWNER SIGNATURE: _____

ADDRESS: _____

MAILING ADDRESS: _____

HOME PHONE # _____ WORK/CELL # _____

DATE: _____

SERVICE DEALER & LICENCE # .

Authorized To Service

NAME; Charles Bleeker License # 1426

Jake McWhirter

SIGNATURE _____

Johnson County Public Works

1 North Main St., Suite 305
Cleburne, TX 76033
Phone: (817) 556-6380
Fax: (817) 556-6391

JCAD
NOV 10 2014



APPLICATION FOR INSTALL / OPERATION OF PRIVATE ON-SITE SEWER

Permit #: S13097

Location: 5301 Big Six Street, Alvarado TX 76009
Big Six Block: 1 Lot: 1

Permit Date: 11/10/2014

Owner: Van Vleet, Carolina & Justin

Mailing address: 5301 Big Six Street Alvarado TX 76009

In compliance with Johnson County Commissioners Court Order and by the authority of Section 21.084 of the Texas Water Quality Act, I hereby make application to the County Public Health Department to install/operate a private liquid wastes disposal facility at the location and within the conditions set out below and/or attached hereto:

NEW () EXISTING () RENOVATION () TRANSFER (other)

SINGLE FAMILY RESIDENCE

() MULTIPLE FAMILY RESIDENCE

OF BEDROOMS & BR # OF PERSONS

() BUSINESS TYPES OF WASTES

OF EMPLOYEES

NUMBER OF TANKS & TK LATERAL LINES COMMENTS: ** BACKFILL

() MANUFACTURED HOME

SITE BUILT HOME

I UNDERSTAND THAT APPROVAL OF APPLICATION DOES NOT CONSTITUTE A PERMIT LICENSE FOR OPERATION

11-10-14
DATE


SIGNATURE OF APPLICANT

Application Action: Approved
By:

COMMENTS:

Lot 1 Block 1 Big Six
Site built metal building

Geneva Goode
Agency Official

11/10/14
Date

11/10/2014 03:42 PM Page 1