

REQUEST FOR AGENDA PLACEMENT FORM

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

MAR 12 2018

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 03/06/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 03/12/2018

SPECIFIC AGENDA WORDING: Consideration of variance for two structures on one septic system located at 7512 County Road 401, in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

ACTION ITEM: X

WORKSHOP _____

(Anticipated number of minutes needed to discuss item)

CONSENT: _____

EXECUTIVE: _____

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. Variance fee is \$100 per request. To request a variance for the purpose of:

_____ installing a septic system on a lot or tract of less than an acre or

X _____ 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 Bradley Lindsey Date 03/05/2018

Phone no. 817-550-3945

Email address _____

Property Information for Variance Request:

Property 911 address 7512 County Road 401 Grandview, TX 76050

Subdivision name _____ Block _____ Lot _____

Survey DN Carriger Abstract 136 Acreage 26

Size of existing residence: 2212 sq. ft.

Does this lot currently have a septic system? (X) Yes () No System type aerobic

ETJ: () Yes - City _____ (X) No

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

Reason for request _____

Will build home and add to existing septic currently serving storage building with bathroom

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
 2 North Mill Street/Suite 305, Cleburne, TX 78033
 development@johnsoncountytx.org (817) 556-6380

EL

Application for 'Authorization to Construct' OSSP System

Office use only Precinct _____
 Authorization to Construct Permit # _____ Firm Panel _____
 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 3/1/18
THIS AUTHORIZATION TO CONSTRUCT IS SUBJECT TO INSPECTOR APPROVAL and is valid for 2 years from the date this notice is posted for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner or authorized representative

Property Owner's Name: BRADLEY J LINDSEY Phone number: 817-550-3945
 911 site address: 7512 CR 401 GRANDVIEW, TX 76050
 Current mailing address: SAME

Please attach verification of legal description such as a copy of Deed and Survey or other documentation

Legal Description: Metes and Bounds Acres: 26
 Recorded deed: Volume 2788 Page 282 Survey DW. CARRIGER Abstract 136

~~OR~~ Subdivision: _____ Lot #: _____ Blk #: _____ Phase / Section #: _____

Well water or Water provider: JCSUD
 Is this building: New House or Existing (Storage)
 Site Built or Manufactured/Mobile Home Building Square Feet: 2212
 Single Family # Bedrooms 4 or Multi-Family # Bedrooms _____
 Commercial # Employees _____

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] _____ Date 2-28-18
 (Signature of Owner or Representative) (Date)

Site Evaluator: ON FILE @ Jo. County License No. _____
 Phone No: _____ Other No. _____
 Mailing Address: _____ City _____ State _____ Zip _____
 Installer: _____ License No. _____
 Phone No: _____ Other No. _____
 Mailing Address: _____ City _____ State _____ Zip _____

System must be installed according to specifications on attached design.



JOHNSON COUNTY PUBLIC WORKS
 2 North Mill Street/Suite 305, Cleburne, TX 76033
 development@johnsoncountytexas.org (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: Frederick J. Peterson License Type and No. RS II 4024

Phone No. 817.964.0015 Other or Fax No. -

Mailing Address: 1615 Lynnhaven City: FW State: TX Zip: 76103

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

Stub out to treatment tank: EXISTING FROM STRY BLDG; SDR 26 or Sch 40 5" or 4" For New House
 Treatment tank to disposal system: EXISTING

II. DAILY WASTEWATER USAGE RATE: 312 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit EXISTING

EXISTING

A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): _____

Size proposed: _____ (gal)* Manufacturer: _____

Material/Model# _____

Pretreatment Tank Yes No Size: _____ (gal) No NA

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

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

IV. DISPOSAL SYSTEM:

Disposal Type: - EXISTING -

Manufacturer and Model: _____

Area Proposed: _____ Area Required: _____

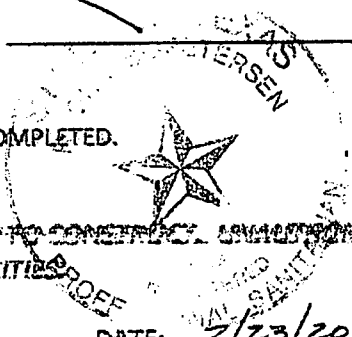
V. ADDITIONAL INFORMATION:

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 AN APPROVAL TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

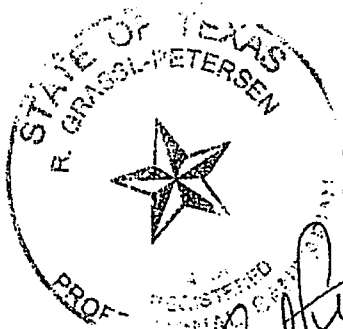
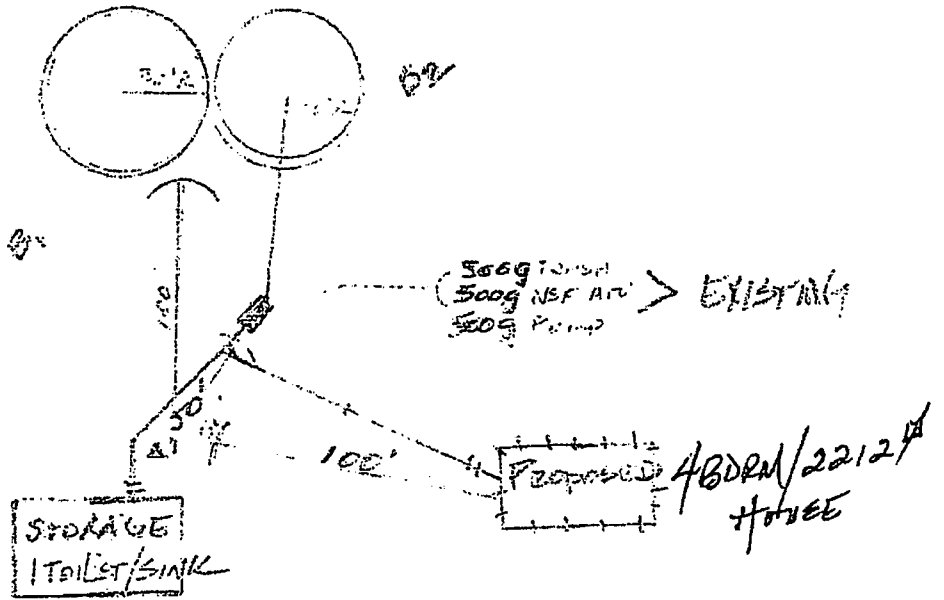
SIGNATURE OF INSTALLER OR DESIGNER: [Signature] DATE: 2/23/2018



Date 11/15/2014

N

SCALE 1" = 60'
SIZES
SLOPE = 3%



R. Grassl-Petersen
Registered Sanitarian No. 4024

25 2 015 001

Becca Grassl-Petersen, R.S II

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

Date: 02/23/2018

Design Purpose: Alteration to Existing Onsite Sewage Facility: 5 acres
Location of Proposed Onsite Sewage Facility: 7512 CR 401, Johnson County, TX
Designed for: Bradley Lindsey (Property Owner)

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

* **Addition: Number of Bedrooms:** 4 w/water saving devices
* **Deduction: From Apt to Storage:** keeping 1 toilet and handsink w/water saving devices
* **Addition: Square Footage:** 2212sqft
Soil Type: On file at Johnson County
Site Evaluation: This site is suitable to support vegetation for surface application
Estimated Daily Flow: 312gpd
Loading Rate: .064
Disposal Area Required: 4875sqft
Disposal Area Proposed: 5654sqft; 2-30' 360 degree spray heads
Special Comments: any existing OSSF tanks and components are to be properly abandoned
Private Water Well: Yes

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:

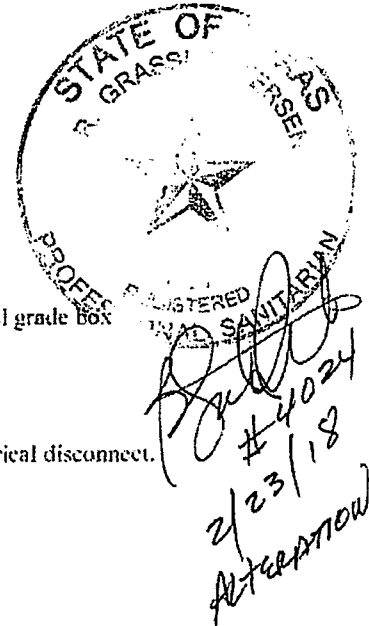
500 gallon
NSF Approved
See manufacturer's specifications

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, non metallic grey conduit
1/2 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 not 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 3/4" 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

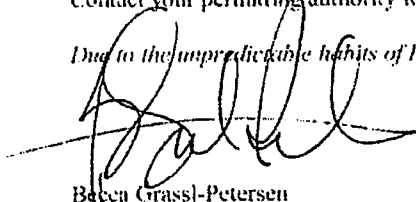
-Sludge pumping is recommended every 3 to 5 years

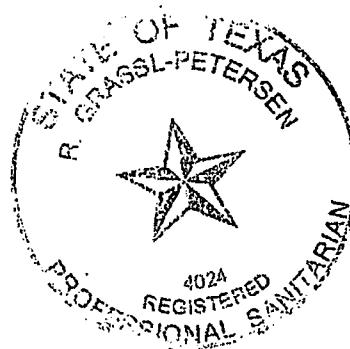
-Do not build, drive or torture this system in any way

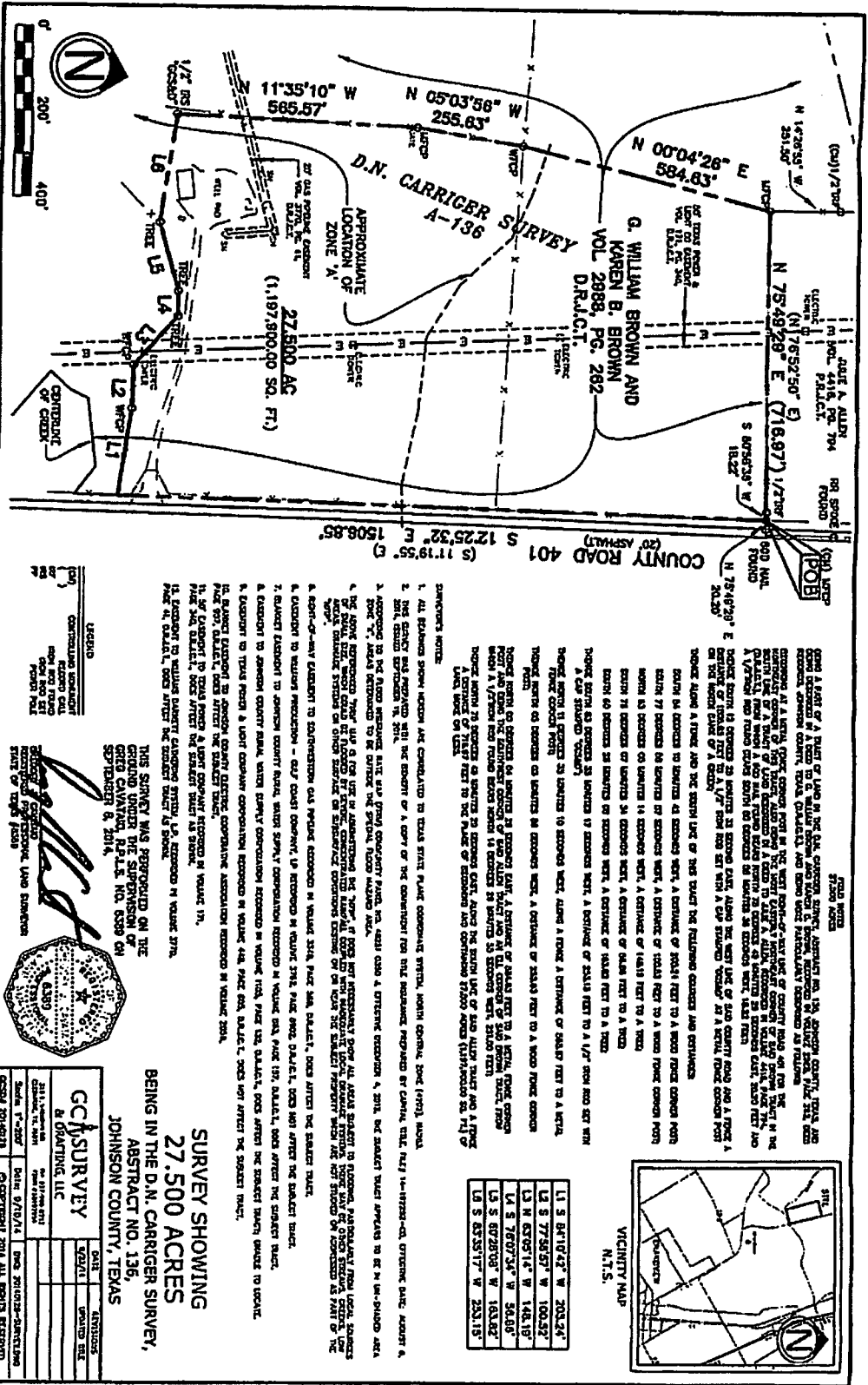
-Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment

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





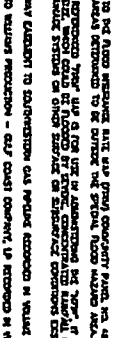
THIS SURVEY WAS PERFORMED ON THE GRADING UNDER THE SUPERVISION OF GREGG CAVALAN, P.L.L.C. NO. 5399 ON SEPTEMBER 8, 2014.

SURVEY SHOWING
27,500 ACRES
BEING IN THE D.N. CARRIGER SURVEY,
ABSTRACT NO. 136,
JOHNSON COUNTY, TEXAS

GCM SURVEY
BY OPERATING LLC
DATE 07/27/14
DATE 07/27/14
DATE 07/27/14

Table with 4 columns: BEARING, DISTANCE, AREA, and COMMENTS. It lists various survey points and bearings.

SURVEY NOTES:
1. All bearings shown herein are computed to true north...
2. The bearing and distance were determined by...
3. The area was computed by the double meridian...
4. The survey was performed under the supervision...
5. The survey was performed on the grading...
6. The survey was performed on the grading...
7. The survey was performed on the grading...
8. The survey was performed on the grading...
9. The survey was performed on the grading...
10. The survey was performed on the grading...



LEGEND
CONTOUR LINE
PROPERTY LINE
RIGHT OF WAY
ROAD RIGHT OF WAY
ROAD RIGHT OF WAY
ROAD RIGHT OF WAY

Capital Title

GF# 14-19272 UB

Warranty Deed with Vendor's Lien With Mineral Reservations

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 26, 2014

Grantor: Karen B. Brown, Individually and as Independent Executrix of the Estate of George William Brown, Deceased

Grantor's Mailing Address: 7801 E FM 4 Grandview, Tx 76050

Grantee: Bradley J. Lindsey and spouse, Heather D. Lindsey

Grantee's Mailing Address: 10533 FM 916, Grandview, Texas 76050

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of AgTexas, FLCA in the principal amount of \$100,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of AgTexas, FLCA and by a first-lien deed of trust of even date from Grantee to Mitchell Harris, trustee.

Property (including any improvements): See Attached Exhibit A

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Johnson County, Texas.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produces from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes production, the lease and all benefits from it.

Grantor waives any right to use of the surface of the property conveyed for the production of minerals from the mineral estate reserved above.

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien 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 will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to AgTexas, FLCA, the payee of such Note, and the successors and assigns of such payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 26 day of September, 2014.

GRANTORS:

Karen B. Brown
Karen B. Brown, Individually and as Independent Executrix of the Estate of George William Brown, Deceased

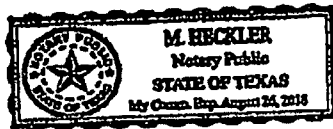
GRANTEES:

Bradley J. Lindsey
Bradley J. Lindsey
Heather D. Lindsey
Heather D. Lindsey

THE STATE OF Texas §
COUNTY OF Jackson §
§

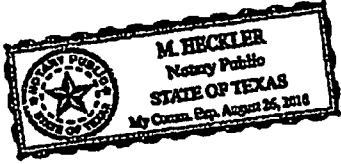
The foregoing instrument was acknowledged before me on the 26 day of September, 2014 by Karen B. Brown, Individually and as Independent Executrix of the Estate of George William Brown, Deceased.

M. Heckler
NOTARY PUBLIC, STATE OF
Texas



THE STATE OF Texas §
COUNTY OF Johnson §
§

The foregoing instrument was acknowledged before me on the 26 day of September, 2014 by Bradley J. Lindsey and Heather D. Lindsey.



M. Heckler
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:
Bradley J. Lindsey
10533 FM 916
Grandview, Texas 76050

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Exhibit A

Being a part of a tract of land in the D.N. Carriger Survey, Abstract No. 136, Johnson County, Texas, and being described in a deed to G. William Brown and Karen B. Brown, recorded in Volume 2988, Page 262, Deed Records, Johnson County, Texas, (D.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a metal fence corner post in the west right-of-way line of County Road 401 for the northeast corner of this tract, also being the most easterly northeast corner of said Brown tract in the south line of a tract of land described in a deed to Julie A. Allen, recorded in Volume 4416, Page 794, (D.R.J.C.T.), from which a 60D nail found bears north 75°49'29" east, 20.20 feet and a ½" iron rod found bears south 80°58'36" west, 18.22 feet;

THENCE south 12°25'32" east, along the west line of said county road and a fence a distance of 1506.85 feet to a ½" iron rod set with a cap stamped "GCS&D" at a metal fence corner post on the north bank of a creek;

THENCE along a fence and the south line of this tract the following courses and distances:

South 84°10'42" west, a distance of 205.24 feet to a wood fence corner post;

South 77°58'57" west, a distance of 100.52 feet to a wood fence corner post;

North 63°05'14" west, a distance of 148.19 feet to a tree;

North 76°07'34" west, a distance of 56.86 feet to a tree;

South 60°28'08" west, a distance of 163.82 feet to a tree;

THENCE south 83°35'17" west, a distance of 253.15 feet to a ½" iron rod set with a cap stamped "GCS&D";

THENCE north 11°35'10" west, along a fence a distance of 565.57 feet to a metal fence corner post;

THENCE north 05°03'56" west, a distance of 255.63 feet to a wood fence corner post;

THENCE north 00°04'26" east, a distance of 584.63 feet to a metal fence corner post and being the southwest corner of said Allen tract and an ell corner of said Brown tract, from which a ½" iron rod found bears north 14°26'55" west, 251.50 feet;

THENCE north 75°49'29" east, along the south line of said Allen Tract and a fence a distance of 716.97 feet to the PLACE OF BEGINNING and containing 27.5 acres (1,197,900.00 sq. ft.) of land, more or less.

***** Electronically Recorded Document *****

Johnson County

Becky Williams
Johnson County Clerk
Cleburne, TX

Document Number: 2014-20910

Recorded As : ERX-WARRANTY DEED

Recorded On: September 29, 2014

Recorded At: 01:04:14 pm

Number of Pages: 5

Recording Fee: \$38.00

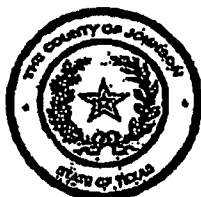
Parties:

Direct-
Indirect-

Receipt Number: 12310

Processed By: Leslie Shuler

THIS PAGE IS PART OF THE INSTRUMENT



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

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2018-291

3/6/2018 11:31 AM GA 1

Descriptions:

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

Received From:

Lindsey Bradley
7512 CR 401 Grandview

Amount Received:

\$100.00

Payment Information:

Check 1008

Permit

S13172

variance request for 2 structures on 1 system, @ 7512 7512 CR 401 Grandview

Signature / Initials: _____

GA 1 3/6/2018 11:31 AM