



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 Eddie & Taffy Ward Date 04/25/2018

Phone no. 682-429-6675

Email address _____

Property Information for Variance Request:

Property 911 address 2845 CR 805B Cleburne, TX 76031 Precinct 4

Subdivision name Falling Meadow Estates Block 1 Lot 1

Survey JB Brown Abstract 23 Acreage 4.07

Size of existing residence: 2500+ sq. ft.

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

ETJ: (X) Yes - City Keene - new plat filed () No

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

Reason for request _____

connecting residence and shop (with one toilet/one sink) to single septic system

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: 2018-559

4/26/2018 10:48 AM CG 1

Descriptions:

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

Received From:

Rumfields Custom Homes
2845 CR 805B Cleburne

Amount Received:

\$100.00

Payment Information:

Check # 7969

Permit

D17008

Variance Request -connecting residence and shop (one toilet/one sink to single septic system)

Signature / Initials: _____

CG 1 4/26/2018 10:48 AM



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

Application for 'Authorization to Construct' OSSF 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:
Date 4.25.18
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 or authorized representative

Property Owner's Name: Eddie & Taffy Ward Phone number: 682 429 6675
911 site address: 2845 CR 805B Cleburne, TX 76031
Current mailing address: 2845 CR 805B Cleburne, TX 76031

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

Legal Description: Metes and Bounds Acreage: 4.07 file # 2017-19525
Recorded deed: Volume Page Survey JB Brown Survey Abstract 23
-OR- Subdivision: Falling Meadow Estates Lot #: 1 Blk #: 1 Phase / Section #:
Well Water or Water provider Monrovia Utilities

Is this Building: New or Existing
Site Built or Manufactured/Mobile Home: Building Square Feet: 2544
Single Family # Bedrooms 3 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 of Owner or Representative: Eddie Ward Date: 4-19-18

Site Evaluator: Becca Gensel-Peterson License No. 274616
Phone No: 817-994-0095 Other No.
Mailing Address: 1615 Linnhaven City FTW State TX Zip 76103
Installer: Charles Blecker License No. 1426
Phone No: 817-980-2998 Other No.
Mailing Address: 908 CR 914 City Hudson State TX Zip 76028

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



JOHNSON COUNTY PUBLIC WORKS
 2 North Main 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: Becca Grossi License Type and No. RS II 4024

Phone No. 817-994-0095 Other or Fax No.

Mailing Address: 11015 Haven City: FTW State: TX Zip: 76003

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

Stub out to treatment tank: 3" SCH 40

Treatment tank to disposal system: 3/4" OR 1" SCH 40 P.V.C

II. DAILY WASTEWATER USAGE RATE: 300 (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: Wu - Water

Material/Model#: B-550

Pretreatment Tank: Yes No Size: 380 (gal) No NA

Pump/Lift Tank: Yes No Size: 750 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: Spray Sealed

Manufacturer and Model: K Drain 160 Plus

Area Proposed: 56.54 Area Required: 46.66

V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Size Evaluation & 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: Becca Grossi DATE: 4-14-18

Revised 02/05/2018



Becca Grossi
Becca Grossi

2/24/2018

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 4/6/2010
 Owner's Name _____
 Physical Address 2845 County Road 805B
 Site Evaluator Bella Grasse-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
12	S Class II clay	/	Y	US
24				
36				
48				
60				

Soil Boring Number b2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	SAME	/	Y	US
24				
36				
48				
60				

I certify that the above statements are true and are based on my own field observations.
 ATTESTED BY: _____
 Signature Bella Grasse-Petersen Site Evaluator No. 27616
1605 Lynn Haven Address 27616 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

Revised 08/09/2017

JOHNSON COUNTY - SITE EVALUATION REPORT

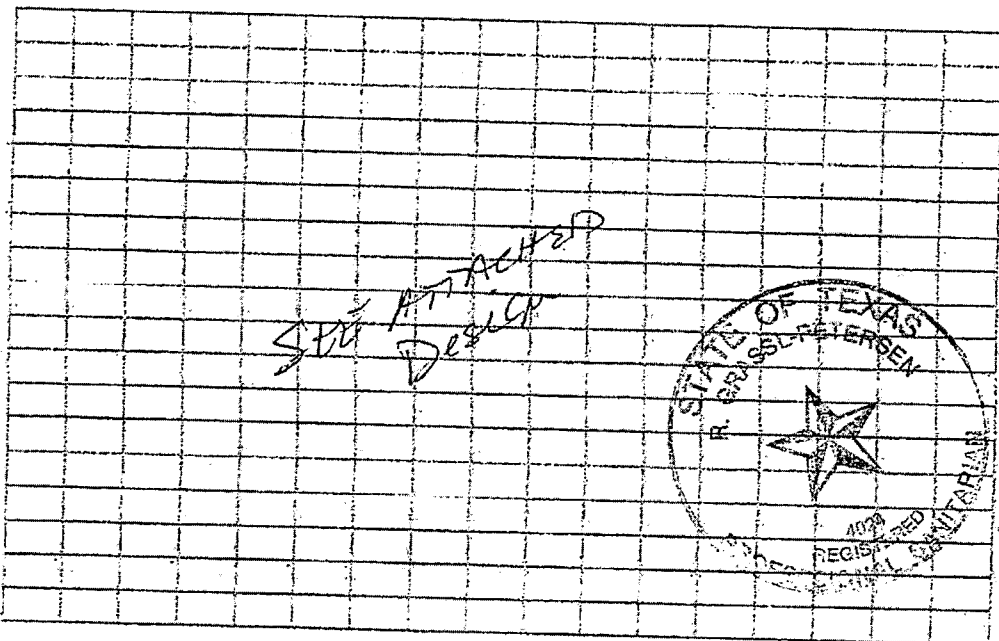
Date 4/6/2018
 Name Eddie S. Tallman Phone 682-429-6675
 Address 2845 CR 805B

PROPERTY LOCATION

Lot 1 Block 1 Subdivision Falling Meadows Estates
 Street Address 2845 CR 805-B Cleburne TX 76031
 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).



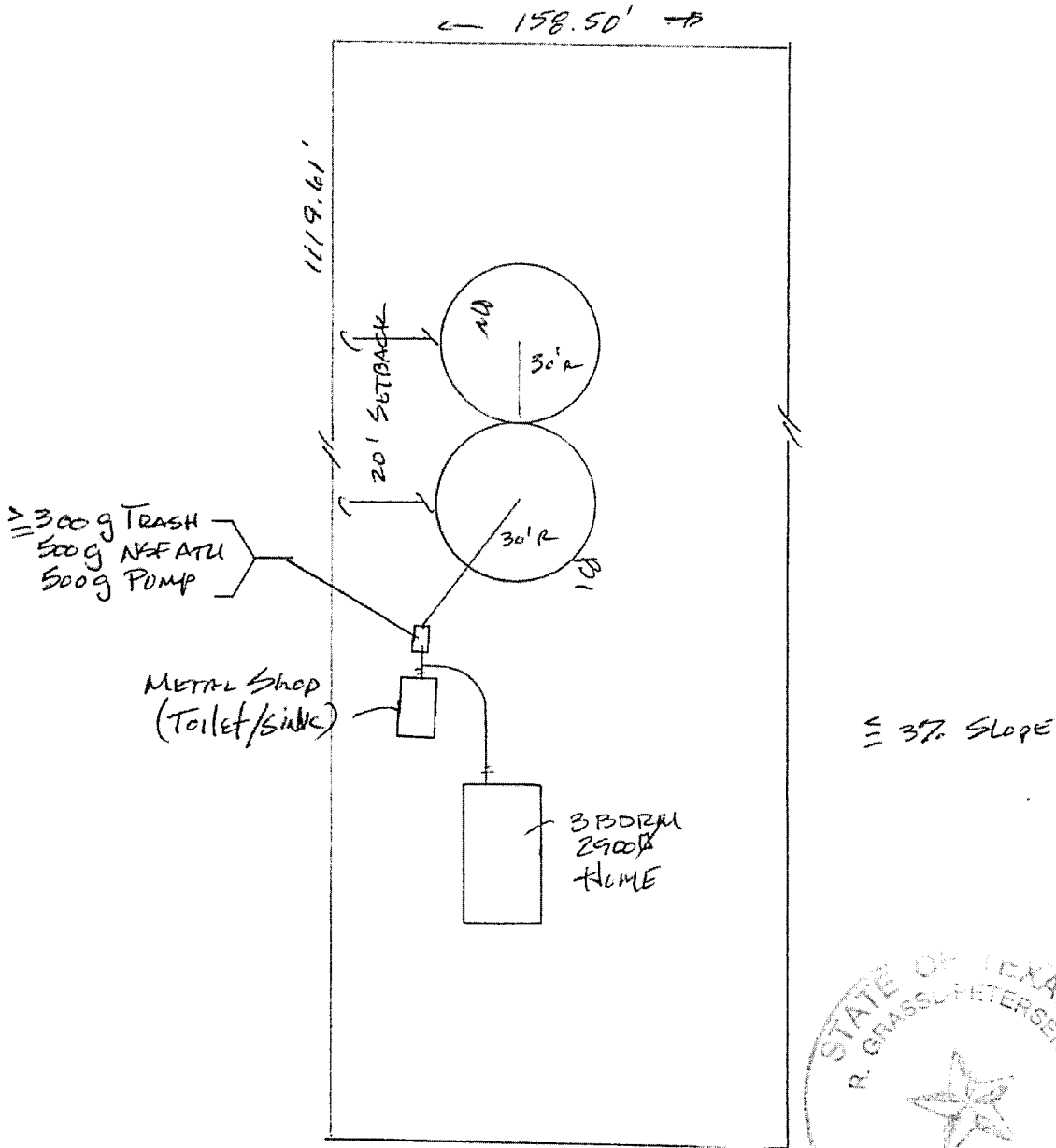
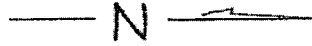
Presence of 100 year flood zone	Yes _____	No <input checked="" type="checkbox"/>	Firm Panel # <u>0180J</u>
Presence of upper water shed	Yes <input checked="" type="checkbox"/>	No _____	
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <input checked="" type="checkbox"/>	<u>Zonex</u>
Existing or proposed water well in nearby area	Yes _____	No <input checked="" type="checkbox"/>	

ATTESTED BY: [Signature]
 Signature _____ Site Evaluator No. 27616
1615 Lymanhewen 817.944.0095
 Address Phone

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.

Date: 04/11/2018

Scale 1" = 60'



2845 County Road 805B

Becca Grassl-Petersen
Registered Sanitarian II, #4024



Becca Grassl-Petersen
#4024
4/11/2018

Becca Grassl-Petersen, R.S II

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

Date: 04/01/2018

Design Purpose: Proposed Residential Onsite Sewage Facility
Location of Proposed (Onsite Sewage Facility): 2845 County Road 805B, Johnson County, TX
Designed for: Charles Bleeker (Installer)

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

Number of Bedrooms: 3 w/water saving devices, plus shop toilet (a variance may be required)

Square Footage: 2900

Soil Type: Class IV

Site Evaluation: This site is suitable to support vegetation

Estimated Daily Flow: 300gpd

Loading Rate: .064

Disposal Area Required: 4688sqft

Disposal Area Proposed: 5654sqft; 2-30' 360 degree spray heads

Primary water source: Co-op

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

Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback

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; liquid or tablet fed; 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

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

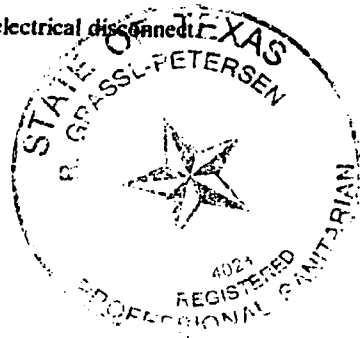
Timer: is not required for this system per property owners request

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

Private water lines within 10' of sewer manifold must be sleeved or moved to adhere to 10' setback

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 on, drive on 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 is your area. .

Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed. Any changes to this design may require additional charges.



Becca Grassl-Petersen
Registered Sanitarian II. #4024

