

OCT 13 2015

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 9/29/2015

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X October 13, 2015

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 8609 Kelly Ln., Alvarado for a residence and garage on one septic system, located in Precinct 3.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: X

WORKSHOP:

(Anticipated number of minutes needed to discuss item) **CONSENT:**

EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

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 an acre or
- two residences 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 Celso & Rebeca Gutierrez Date 9-17-15

Contact Information: Phone no. 817.938.2569

Cell no. 817692-9472 Email address celsogutierrez80@gmail.com

Property Information for Variance Request:

Property 911 address 8609 Kelly Ln. Alvarado 76009

Subdivision name Homesteads IV Block 1 Lot 25C

Lot size: 1.414 acres Size of existing residence: 3150 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request _____

Wants to hook new site built garage up to same septic as home

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

G.T.# 0100418

2K2611P60346

FATCO

008300

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 17, 2001

Grantor: Metroplex Homesteads, Inc. dba Sun West Community Development, Co.

Grantor's Mailing Address (including county): 510 S. Congress, Suite 400, Austin, Travis County, Texas 78704

Grantee: Celso Gutierrez and Leticia Gutierrez

Grantee's Mailing Address (including county): 1203 Hidden Creek Drive, Mansfield, Johnson County, Texas 76063

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and accepted, and a note of even date that is in the principal amount of Nine Thousand, One Hundred Sixty-Five and NO/100 Dollars (\$9,165.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Darline Boultinghouse, Trustee;

Property: The surface in and to that certain parcel of land being described as Lot 25C, Block 1 of THE HOMESTEADS, Phase Four, an addition in Johnson County, Texas, according to the map or plat thereof recorded in Book 6, Page 165, of the Plat Records of Johnson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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 hereby binds Grantor and Grantor'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 warranty.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

BK2611PG0347

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

EXECUTED this the 22nd day of March, 2001.

Metroplex Homesteads, Inc. dba
Sun West Community Development Co.

By: *Darline Boultinghouse*
Darline Boultinghouse
Vice-President

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22nd day of MARCH, 2001, by Darline Boultinghouse, Vice President of Metroplex Homesteads, Inc., dba Sun West Community Development Co., a Texas corporation, on behalf of said corporation.



Helen R. Harrington
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Celso Gutierrez and Leticia Gutierrez
1203 Hidden Creek Drive
Mansfield, Texas 76063

BK2611PG0348

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

Filed For Record 10⁴⁰ AM/PM

APR 05 2001

County Clerk Johnson County
By [Signature] 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

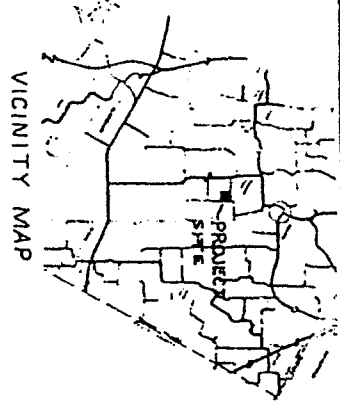


STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the
time stamped herein by me and was duly RECORDED in the OFFICIAL PUBLIC
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown
herein.

[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS



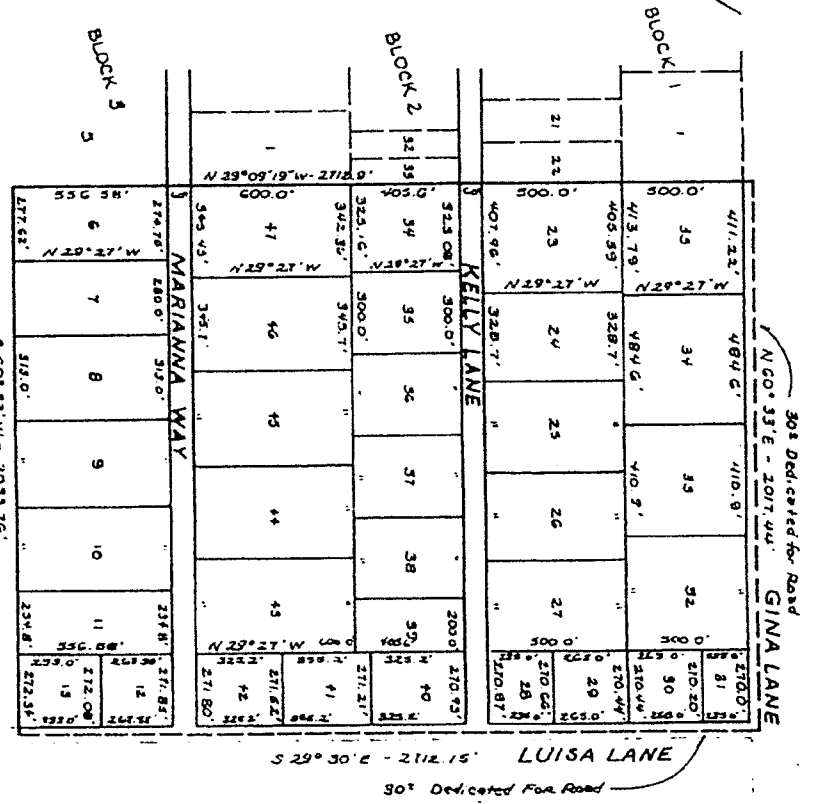
THE HOMESTEADS
 PHASE FOUR
 Being a portion of the Edwin Hendricks Survey, A-328
 Johnson County, Texas

Scale: 1" = 400'

APPROVED THIS 2nd DAY OF 7th 1983

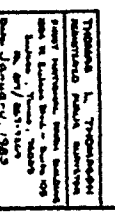
Henry Albano
 COUNTY CLERK

COMMISSIONER, DISTRICT 7
 COMMISSIONER, DISTRICT 7
 COMMISSIONER, DISTRICT 7



I hereby certify that this plat is a true and correct copy of the original as recorded in my office.

Henry Albano
 COUNTY CLERK



Filed for record April 26, 83 at 9:00 A. M. and recorded April 26, 83 at 9:10 A. M.
 Joe L. Townes, County Clerk
 Deputy

Plat 3

September 28, 2015

Johnson County

Department of Public Works

1 North Main Street/Suite 305

Cleburne, Texas 761031

Ref: Request to connect to existing septic system

8609 Kelly Lane

Alvarado, Texas 76009

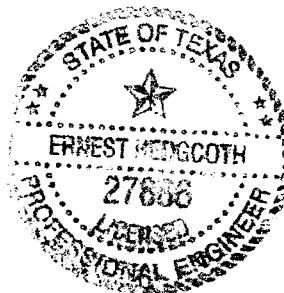
EHCE Proj. No. 2015-137

I have inspected the existing site and the proposed building which will be connected to the existing aerobic system. The system has two 750 gallon tanks and a septic field. The residence is 3150 square feet single family home on 1.414 acres of land. The existing system will handle 300 gallons per day. The new connection is a small bath room in the garage which will be used irregular to wash off after loading or parking the vehicles.

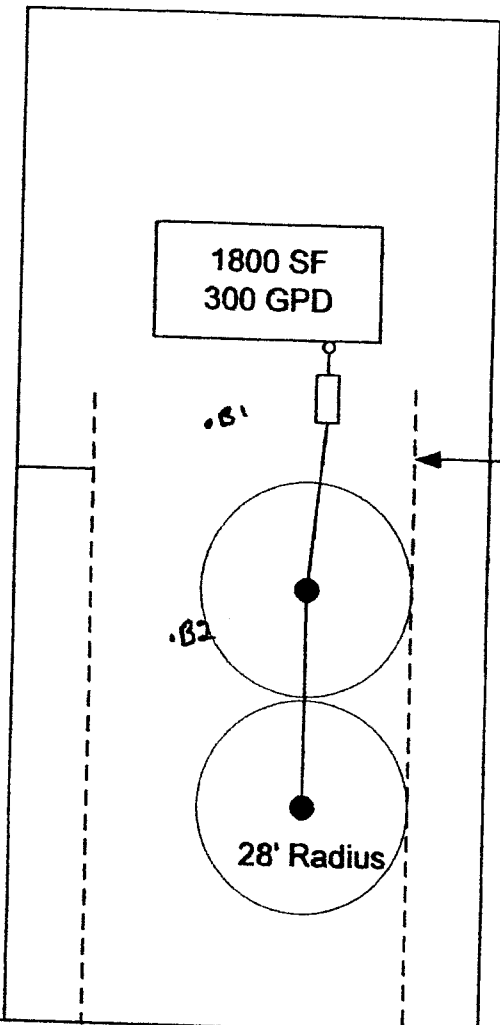
It is my professional opinion that the existing system will easily handle the small additional use of the owner.

If you need any additional information please call me at 817-831-7711 or email projects.ehce1@engineer.com.

Ernest Hedgcoth
Ernest Hedgcoth, P.E.

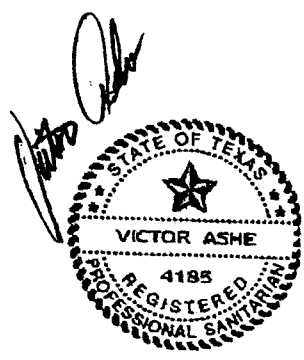


9/28/15



Twenty-Foot Property
Line Buffer For
Demand Pump Tank

Proposed 300 GPD OSSF:
 *500 GPD Aerobic Treatment UNit
 *Chlorination Device
 *750-Gallon Demand Pump Tank
 *Two 28' Radius, Low Angle, Spray Irrigation Nozzles



Aerobic Treatment Design Calculations		
1	Facility Type	SFR
2	Number Bedrooms	3
3	Square Footage	1800
4	Design Flow Rate GPD	300
5	Total Design Flow Rate GPD	300
6	Water Saving Devices	No
7	Required Aerobic Treatment Capacity GPD	400
8	Design Aerobic Treatment Capacity	500
9	Chlorination Device	Yes
10	Pump Tank Controls (Demand or Timer)	Demand
11	Capacity Pump-On & Alarm-On Gallons	300
12	Capacity Between Inlet & Pump-On	100
13	Surface Application Rate (Gallons/Square Ft.)	0.064
14	Required Surface Application Area (Square Feet)	4688
15	Proposed Low-Angle, Spray Nozzle Radius (Feet)	28
16	Surface Area Per Nozzle	2462
17	Number Nozzles Required	1.9
18	Nozzle Configuration (Degrees)	360
19	Number Nozzles Proposed	2
20	Total Surface Area Proposed (Square Feet)	4924

1. The proposed OSSF provides secondary treatment followed by surface application for a four bedroom dwelling under 2500 square feet.
2. Clean-outs are to be installed.
3. Slope of 3" Sch. 40 PVC drain from dwelling to tank is to be a minimum of 1/8th inch per foot.
4. Effluent gravity flows to the pretreatment tank, then to the aerobic treatment chamber, then through the clarifier, then through a Tablet Chlorinator, then into the 750-gallon demand pump tank.
5. Treated and chlorinated effluent is applied to a minimum of 4688 square foot surface application area via low-angle, spray irrigation nozzles.
6. Surface application area is to have a vegetative cover, such as grass.
7. Buffer for surface application area to property lines is 20'.
8. This OSSF requires a Maintenance Contract.

