

JUL 1 0 2017

3 of 3

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 06/30/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 07/10/2017

SPECIFIC AGENDA WORDING: Request for pre-variance for a duplex w/ 1 septic system on less than 2 acres located at 2330 County Road 314, Cleburne in Precinct 4. State minimum is 1/2 acre per home.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 15 minutes
(Anticipated number of minutes needed to discuss item)

ACTION ITEM:	<u>X</u>
WORKSHOP	_____
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. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than 2 acres ^(Duplex) _{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 Marshall Barton Date 6-30-17

Contact Information: Phone no. 817 538 4891

Cell no. 817 538 4891 Email address marshall@digitekllc.com

Property Information for Variance Request:

Property 911 address 2330 CR 314 Cleburne

Subdivision name Marshall's Crossing Block 1 Lot 3

Lot size: 1.06 acres Size of existing residence: _____ sq. ft.

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

ETJ: Yes - City Cleburne No

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

Reason for request Mult: family

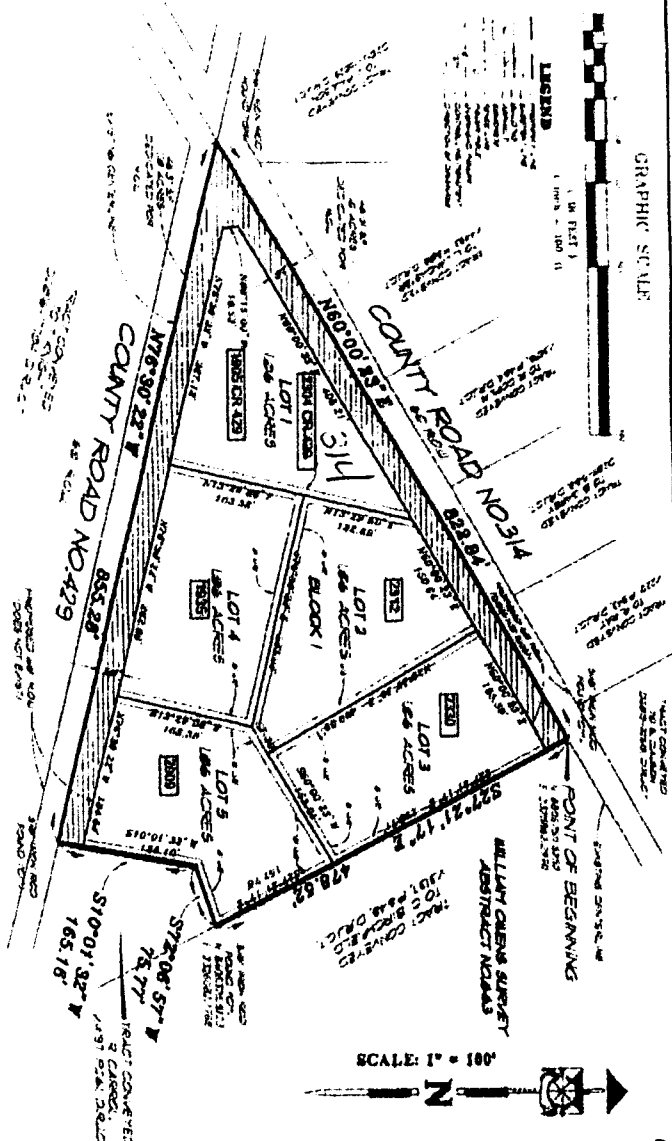
Provide the following with this request:

- 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

GRAPHIC SCALE

LEGEND

1" = 100'



SCALE: 1" = 100'



General Notes

1. THE SURVEY IS BASED ON THE SURVEY RECORDS OF THE COUNTY ENGINEER, AND THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THEM TO BE CORRECT AND ACCURATE.

2. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

3. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

4. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

5. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

VICINITY MAP



APPROVED BY THE CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
ON 11/17/17
By: *[Signature]*

APPROVED BY THE CITY OF CLEBURNE
CITY COUNCIL ON 11/17/17
By: *[Signature]*



CONTRACTOR OF CONSTRUCTION OF PUBLIC WORKS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLEBURNE AND THE COUNTY ENGINEER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLEBURNE AND THE COUNTY ENGINEER.

Private Storage Facility

1. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

2. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

3. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.

Owners Certificates

Whereas Marshall Justice and Lucas Robison are the owners of a tract or parcel of land situated in the City of Cleburne, Johnson County, Texas, being the same 6.39 acre tract conveyed by deed recorded under County Clerk's File No. 2016-08778, David Reardon, Johnson County, Texas, being more particularly described as follows:

Beginning at a 5/8" iron rod found for corner to County Road No. 314, being the southwest corner of a tract conveyed to C. B. Bledsoe by deed recorded in Volume 1137, Page 544, David Reardon, Johnson County, Texas and the southeast corner of said 6.39 acre tract;

Thence South 27°17' East with the southeast line between said 6.39 acre tract and said Bledsoe tract a distance of 478.54 feet to a 5/8" iron rod found for corner, being the southwest corner of said Bledsoe tract and a line of a tract conveyed to B. Carroll by deed recorded in Volume 4191, Page 341, being the west easterly southeast corner of said 6.39 acre tract;

Thence South 72°05' West with the common line between said 6.39 acre tract and said Carroll tract a distance of 75.78 feet to a 5/8" iron rod found for corner, being a corner of said Carroll tract and said 6.39 acre tract;

Thence South 18°05' West with the common line between said 6.39 acre tract and said Carroll tract a distance of 165.16 feet to a 5/8" iron rod found for corner in County Road No. 429, being the southwest corner of said Carroll tract and the southeast corner of said 6.39 acre tract;

Thence North 76°30' West with said County Road No. 429 and the south line of said 6.39 acre tract a distance of 555.39 feet to a 5/8" iron rod found for corner at the intersection of said County Road No. 429 with said County Road No. 314, being the southwest corner of said 6.39 acre tract;

Thence North 69°02' East with said County Road No. 314 and the west line of said 6.39 acre tract a distance of 628.85 feet to the POINT OF BEGINNING and containing 6.39 acres of land, more or less, as surveyed on the ground in January, 2017 by Tucker Surveyors.

New Tract, Known As Lots 1, 2, 3, 4 & 5, Block 1

The undersigned, Tucker Surveyors, being duly sworn, depose and say that the above described tract is a new tract of land situated in the City of Cleburne, Johnson County, Texas, and is being surveyed for the purpose of subdividing the same into lots for sale or lease. The survey was made by the undersigned on or about the 15th day of November, 2017, and the same is true and correct to the best of our knowledge and belief.

[Signature]
Tucker Surveyors

SURVEYORS DECLARATION

I, the undersigned, Tucker Surveyors, being duly sworn, depose and say that the above described tract is a new tract of land situated in the City of Cleburne, Johnson County, Texas, and is being surveyed for the purpose of subdividing the same into lots for sale or lease. The survey was made by the undersigned on or about the 15th day of November, 2017, and the same is true and correct to the best of our knowledge and belief.

[Signature]
Tucker Surveyors

Final Plat:
Showing
Lots 1, 2, 3, 4 & 5, Block 1
Marshalls Crossing

TUCKER SURVEYORS
1001 West 10th Street
Cleburne, Texas 76031
Phone: 817-246-2899
Fax: 817-246-3383





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: Doyle Culp License Type and No. 2949 RS
Phone No. 817-297-2342 Other or Fax No. 817-297-4007
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" Dia FOOT

II. DAILY WASTEWATER USAGE RATE: Q= 240480 (gallons/day)

Water Saving Devices: Yes No

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

A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): 52"
Size proposed: 600 (gal)* Manufacturer: _____
Material/Model# _____

Pretreatment Tank: Yes No NA
Pump/Lift Tank: Yes No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: Sprinker
Manufacturer and Model _____
Area Proposed: 3480 sq ft Area Required: 3480 sq ft
8478 sq ft 7500

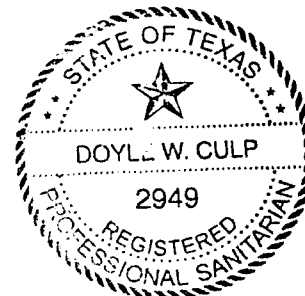
V. ADDITIONAL INFORMATION:

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: 6/21/17



June 21, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME:
ADDRESS: County Road 314 Cleburne, Texas
LEGAL: Lot 3 Johnson County Texas
INSTALLER: _____ # _____
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 480 Gallon (3 BRm Duplex) Water Saving Devices
LOADING RATE: .064
AREA REQUIRED: 7500 Sq. Ft.
AREA DESIGN: 8478 Sq. Ft.

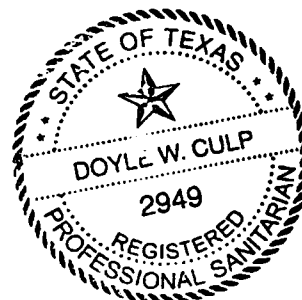
SYSTEM PARAMETERS:

PRETREATMENT TANK: 431 Gallon
AERATION TANK: 800 Gallon NuWater Aerobic Unit
PUMP TANK: 854 Gallon
SPRINKLER AREA: 3 - 30 Ft. Radius Full Circle 2826 Sq. Ft. Each
Total 8478 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

PREPARED BY:

Doyle Culp
PO Box 986
Crowley, Texas 76036
(817) 297-2342

R.S. 2949



ON-SITE EVALUATION

DESIGN CALCULATIONS

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

Required Area: $480 \text{ W/s} / .064 = 7500 \text{ Sq. Ft.}$
Designed Area: 8478 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 Nu Water B-800 Aerobic Treatment Plant. 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 854 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 30 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 854 gallon minimum. In the event of pump failure a total volume of 246 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.

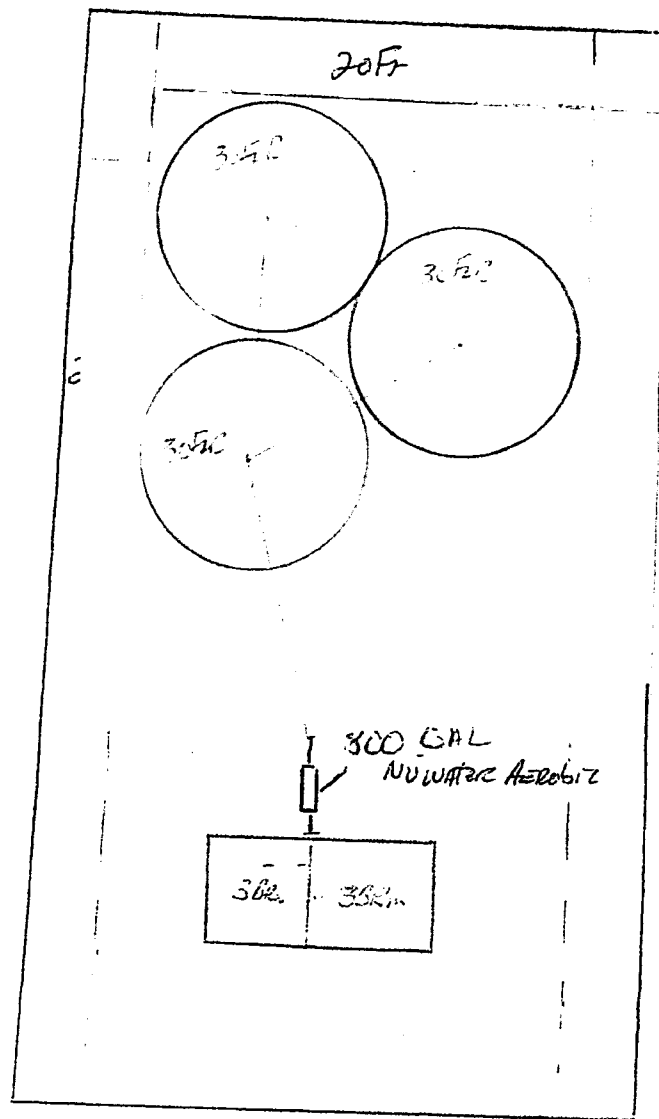
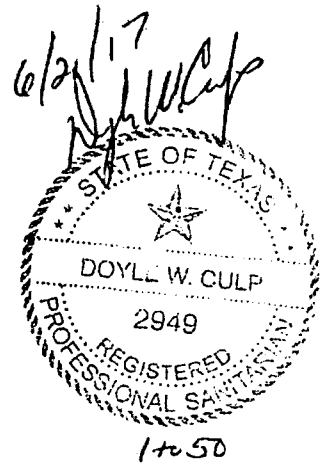
A timer will be installed if any sprinkler is within 20 feet of property line. For night time distribution.



LOT 3 CR 314
Cleburne TX

36in 480 w/sqals/64 = 7500 sqF
Duplexes

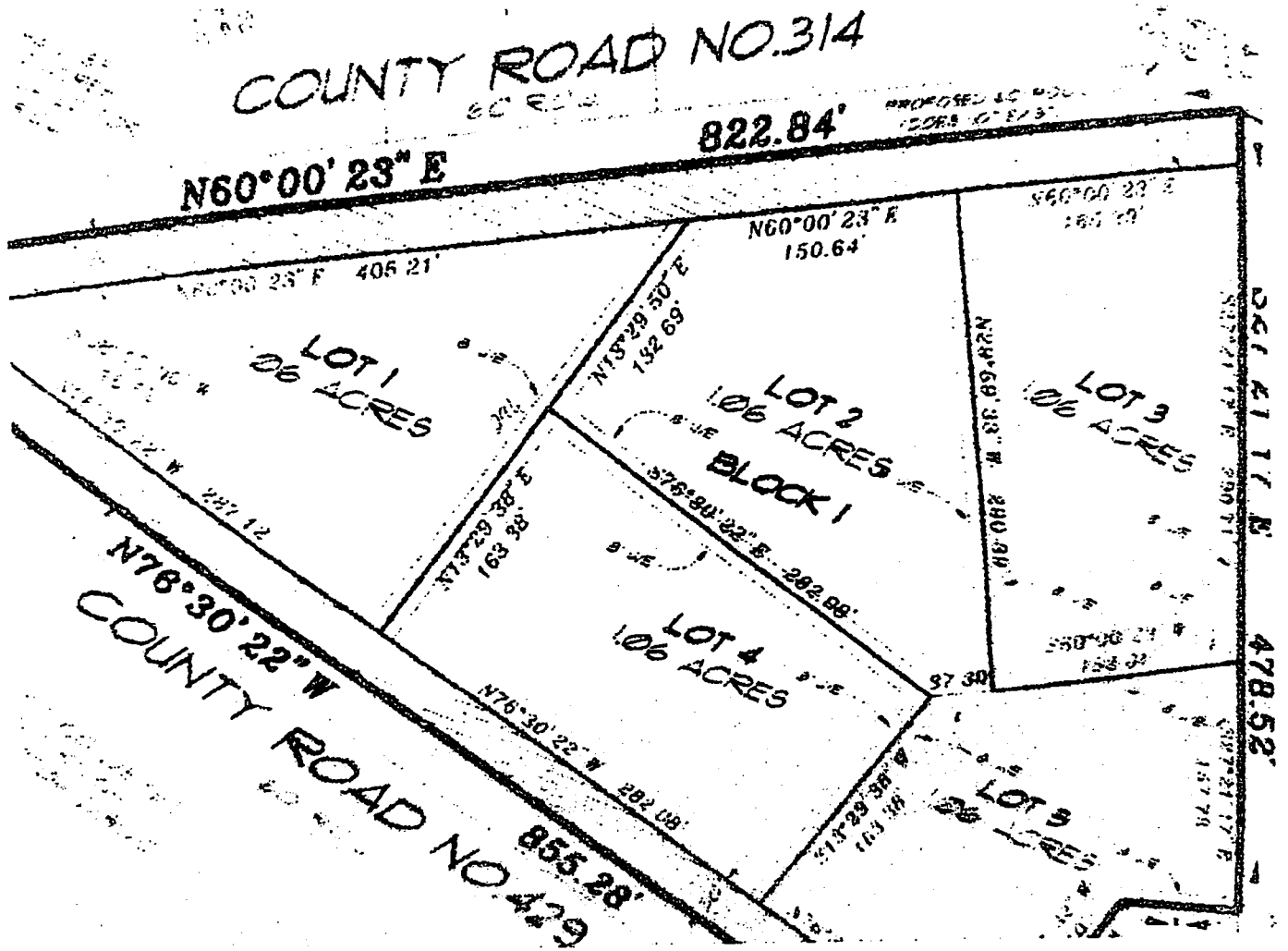
DESIGN = 3478 sqF



CR 314

From: dulp4 dulp4@att.net
Date: Jun 20, 2017, 1:02:12 PM
To: dulp4@att.net

Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

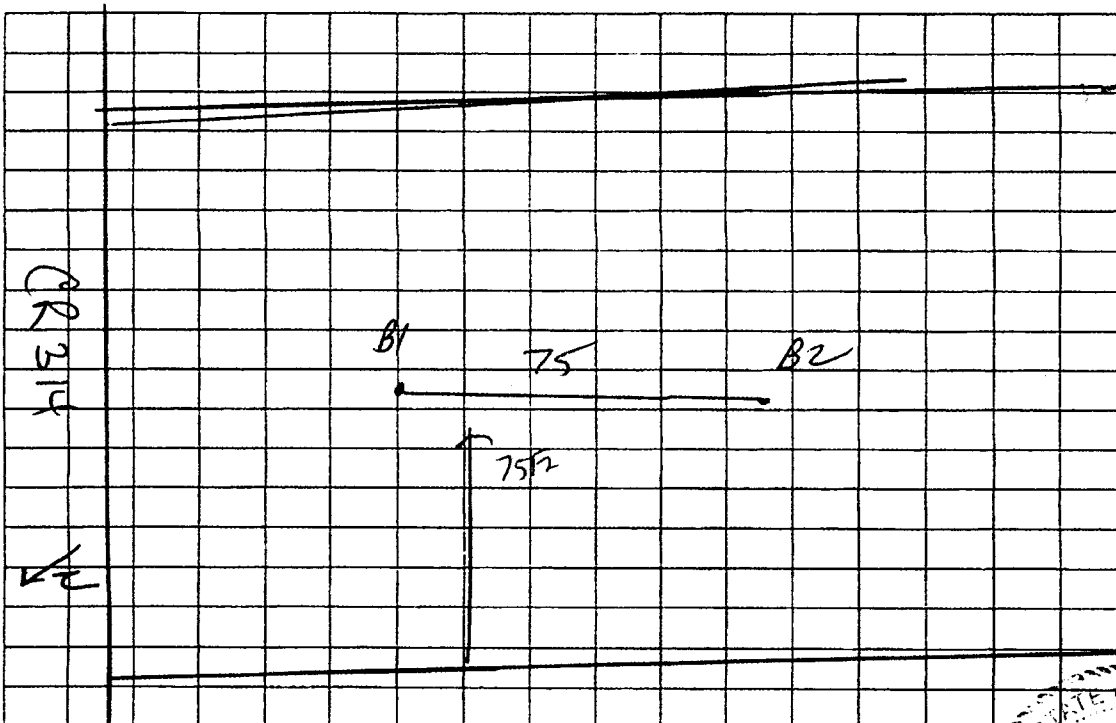


JOHNSON COUNTY - SITE EVALUATION REPORT

Date 6/19/17
 Name _____ Phone _____
 Address _____
PROPERTY LOCATION
 Lot 3 Block _____ Subdivision _____
 Street/Road Address CR 314 Cleburne TX
 Additional Information _____

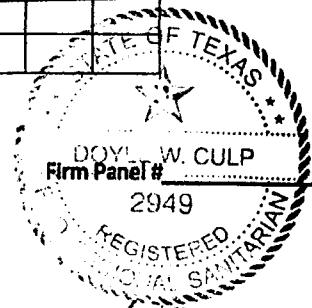
SCHMATIC OF LOT OR TRACT

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 discernible point).



Presence of 100 year flood zone	Yes _____	No <u>X</u>
Presence of upper water shed	Yes _____	No <u>X</u>
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <u>X</u>
Existing or proposed water well in nearby area	Yes _____	No <u>X</u>

ATTESTED BY: D.W. Culp
 Signature _____



PO 984 Cleburne TX Address 6470 Site Evaluator No.
817-297-3342 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.

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 6/19/17

Owner's Name _____

Physical Address Lot 3 Cleburne TX

Site Evaluator Doyle Culp

O.S. Number 4470

Proposed Excavation Depth _____

*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.

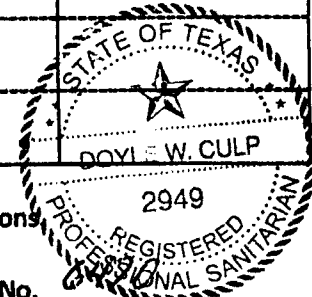
* Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number B1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
<u>12</u>	<u>Sandy loam II</u>	<u>N/A</u>	<u>N/A</u>	<u>Suitable</u>
<u>24</u>	<u>Clay II</u>	<u>N/A</u>	<u>yes</u>	<u>unsuitable</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>	<u>Sandy loam II</u>	<u>N/A</u>	<u>N/A</u>	<u>Suitable</u>
<u>24</u>	<u>Clay II</u>	<u>N/A</u>	<u>yes</u>	<u>unsuitable</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: Doyle W. Culp
Signature _____

Site Evaluator No. _____

PO 986 Cleburne TX
Address _____

87-297-2342
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