

APPLICATION DATE: 10/26/23



P.O. Box 369 (Mail)
303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

APPLICATION FOR VARIANCE Municipal Code of Ordinances

NAME OF APPLICANT: DW & E Conlon

MAILING ADDRESS: Po Box 804 JC TX 78636

PHONE No.: 830-868-2886 EMAIL: dconlon@techcontrenching.com

STATUS OF APPLICANT: OWNER: AGENT:

(IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 281 North, Johnson City, Tx

LEGAL DESCRIPTION: (S12) 520 Highway, 281 North, Johnson City, TX, 78636

CURRENT ZONING: Highway Commercial EXISTING USE: Highway Commercial

ACRES/SQ. FT.: (12.94) 12,34 ACRES DOES OWNER OWN ADJACENT PROPERTIES? YES NO

CODE SECTION SEEKING VARIANCE / RELIEF FROM:
Administrative Code, Chapter 285 & Texas Health and Safety Code Chapter 366

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

- Variance from mandatory wastewater system connection
- Exemption Article 13.02.014 (d): An existing well and septic system are located on the property.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

DW & E Conlon
APPLICANT'S SIGNATURE

10-25-2023
DATE

OFFICE USE ONLY:

§ 13.02.014. Mandatory connection to city water and wastewater systems.

(a) **Mandatory connection.**

- (1) No building, tract of land, or structure in an area of the city for which water or sewer service is available shall be occupied for residential, commercial, industrial, or other such purposes unless such buildings or structures are connected by a separate connection to the city water and sewer system unless specifically exempted herein or a variance request is approved and issued by the city council.
- (2) Each residential unit and business unit within the city shall be connected by separate connection to the city water and sewer system as soon as city water and sewer service is available to such unit, unless specifically exempted herein or a variance request is approved and issued by the city council. Property that abuts a street, road, or other public way in which a public water supply is located and is within two hundred feet (200') of such water and sewer line is deemed to have access to the city water and sewer system.

(b) **Separate connection required.**

- (1) Any unoccupied residential unit or business unit within the city for which water and sewer service has been provided previously by the city water and sewer system or its predecessor shall be connected to the city water and sewer system by a separate connection prior to occupancy.
- (2) Any two or more residential units that are found to be obtaining water and sewer service through a single meter shall be required to connect each such unit by a separate connection to the city water and sewer system within thirty (30) days of notice from the city.
- (3) Each business unit within the city shall be connected by a separate connection to the city water and wastewater system as soon as city water and wastewater service is available to such unit, unless specifically exempted herein.

(c) **Master meter.**

- (1) Any commercial or industrial establishments or entities located within a single building and served by a master meter on the effective date of the ordinance enacting this section may elect to continue to receive water service through a master meter.
- (2) From the effective date of the ordinance enacting this section, no person or commercial or industrial establishment shall be permitted to obtain service through a master meter or otherwise provide water service to another person or entity.

- (d) **Exemption.** Any residential unit within the city which is being served by a privately owned water well or on-site septic system on the effective date of the ordinance enacting this section shall be connected to the city water and sewer

system by a separate connection at such time as the well or on-site septic system fails to meet the county, Blanco-Pedernales groundwater conservation district, state department of licensing and regulation, or state commission on environmental quality permitting requirements or other statutes or regulations of the state.

(e) Variance from mandatory wastewater system connection.

- (1) The city council may consider a variance request for installation of an on-site sewage facility (OSSF) on a property in lieu of the mandatory wastewater system connection.
- (2) An application for a variance request shall include information prepared by either a professional sanitarian or a professional engineer (with appropriate seal, date, and signature) on the planning, materials, construction, installation, alteration, repair, extension, operation, maintenance, permitting, and inspection of the OSSF. The information shall demonstrate compliance with minimum standards for OSSF installation and operation pursuant to Texas Administrative Code, chapter 285 on-site sewage facilities, as amended, and as promulgated by the state commission on environmental quality (TCEQ); the Texas Health and Safety Code chapter 366 on-site sewage disposal systems; and with the rules and regulations for OSSFs of the county.
- (3) A variance request must be submitted to the city as part of a plat application for the property for which the variance is sought. The variance request shall be processed in accordance with the plat application process to include review by the city planning and zoning commission, public notice and hearing, and consideration and final decision by the city council. An application shall include payment of an application fee to recover administrative costs for review of a variance request and shall be an amount as set in the master fee schedule.
- (4) No variance shall be approved and issued unless the city council finds that:
 - (A) There are special circumstances or conditions affecting the land involved such that strict application of the mandatory connection would result in an unreasonable impact on and use of the land;
 - (B) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship, as distinguished from mere inconvenience to the owner, would result from the mandatory connection. Pecuniary hardship, standing alone, shall not be deemed to constitute undue hardship;
 - (C) The variance is necessary for the preservation and enjoyment of a substantial property right;
 - (D) The granting of the variance will not be detrimental to the public health, safety, welfare or injurious to other property in the area; and

- (E) The conditions upon which a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property.
 - (5) A variance permitting an OSSF shall be issued with conditions including, but not limited to, imposing an expiration deadline of the variance if OSSF installation is not initiated; providing a copy to the city of the TCEQ annual report regarding operation and maintenance of the OSSF; immediately notifying the city of emergency issues or substantial problems with the OSSF; reserving to the city the right to enter upon the property at any time for the purpose of reviewing emergency matters; submitting monthly payments in accordance with the city's wastewater sewer rates for administrative costs incurred by the city for initial review of the variance application and continuing OSSF oversight upon issuance of the variance; and recording the plat with appropriate notations indicating OSSF installation is permitted.
 - (6) Failure to comply with conditions shall result in revocation of the variance and imposition of fines for violation of this article.
- (Ordinance 21-0301 adopted 3/2/21)



Texas Administrative Code

TITLE 30 ENVIRONMENTAL QUALITY
PART 1 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 285 ON-SITE SEWAGE FACILITIES

Subchapters

SUBCHAPTER A GENERAL PROVISIONS
SUBCHAPTER B LOCAL ADMINISTRATION OF THE OSSF PROGRAM
SUBCHAPTER C COMMISSION ADMINISTRATION OF THE OSSF PROGRAM IN AREAS WHERE NO AUTHORIZED AGENT EXISTS
SUBCHAPTER D PLANNING, CONSTRUCTION, AND INSTALLATION STANDARDS FOR OSSFS
SUBCHAPTER E SPECIAL REQUIREMENTS FOR OSSFS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE
SUBCHAPTER F LICENSING AND REGISTRATION REQUIREMENTS FOR INSTALLERS, APPRENTICES, DESIGNATED REPRESENTATIVES, SITE EVALUATORS, MAINTENANCE PROVIDERS, AND MAINTENANCE TECHNICIANS
SUBCHAPTER G OSSF ENFORCEMENT
SUBCHAPTER H DISPOSAL OF GRAYWATER
SUBCHAPTER I APPENDICES

[HOME](#) [TEXAS REGISTER](#) [TEXAS ADMINISTRATIVE CODE](#) [OPEN MEETINGS](#)

HEALTH AND SAFETY CODE

TITLE 5. SANITATION AND ENVIRONMENTAL QUALITY

SUBTITLE B. SOLID WASTE, TOXIC CHEMICALS, SEWAGE, LITTER, AND WATER

CHAPTER 366. ON-SITE SEWAGE DISPOSAL SYSTEMS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 366.001. POLICY AND PURPOSE. It is the public policy of this state and the purpose of this chapter to:

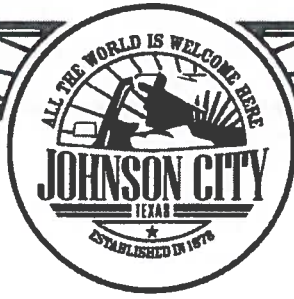
- (1) eliminate and prevent health hazards by regulating and properly planning the location, design, construction, installation, operation, and maintenance of on-site sewage disposal systems;
- (2) authorize the commission or authorized agent to impose and collect a permit fee for:
 - (A) construction, installation, alteration, repair, or extension of on-site sewage disposal systems; and
 - (B) tests, designs, and inspections of those systems;
- (3) authorize the commission or authorized agent to impose a penalty for a violation of this chapter or a rule adopted under this chapter;
- (4) authorize the commission to license or register certain persons; and
- (5) allow the individual owner of a disposal system to install and repair the system in accordance with this chapter.

Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 11.113, eff. Sept. 1, 1995; Acts 2001, 77th Leg., ch. 880, Sec. 21, eff. Sept. 1, 2001.

Sec. 366.002. DEFINITIONS. In this chapter:

- (1) "Authorized agent" means a local governmental entity authorized by the commission to implement and enforce rules under this chapter.
- (2) "Commission" means the Texas Natural Resource Conservation Commission.
- (3), (4) Repealed by Acts 2001, 77th Leg., ch. 880, Sec. 25(2), eff. Sept. 1, 2001.

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Conditional Use Permit - Residential Structure

Permit Number: 23-00144-01

This permit must be displayed on site during construction and visible from the street.

Permit Date: 9/6/2023 Site Address: 512 N US Hwy 281
Expire Date: N/A City/State/Zip: Johnson City, TX 78636
Project Cost: \$0.00
Square Ft.: 950

Contractor: David Conlon
Address: PO Box 804

City/State/Zip: Johnson City, TX 78636
Phone: 830-868-2886
Email: dconlon@techcontrenching.com

Comments:

Reviewed by the P&Z Commission on 8/22/23 and approved by the City Council on 9/5/23 with the following conditions: 1) Construction / installation of a residential structure to house Tech Con Trenching, Inc. employees.; 2) Only one (1) residential structure consisting of five (5) dwelling units permitted.; 3) Placement of residential structure to be located to the most Northwestern portion of the property.; and 4) Residential structure to be permanently affixed to the ground for tax purposes.

Fee Total: \$0.00 Paid Amount: \$0.00 Balance: \$0.00

Inspections must be called in before 3:00 p.m. for a next business day inspection. Please call 830.868.7111, Ext. 8, or email rschroder@johnsoncitytx.org to schedule an inspection. Re-inspection fees of \$163.22 each will be calculated at the end of the project and will be due before a Certificate of Occupancy and/or Building Final will be issued. You are on notice that State and Federal laws mandate Texas Department of Licensing and Regulation (TDLR) registration if the construction valuation is \$50,000 or more. You are on notice that State and Federal laws mandate asbestos surveys be completed before commencing commercial renovation / demolition work within the State of Texas. You are on notice that Hill Country Waste Solutions is the City's solid waste collection franchisee. Contractors shall coordinate all disposal services through the City by contacting the Utility Department at 830.868.7111, Ext. 5, or by email at rschroder@johnsoncitytx.org.

9/6 2023

Rick Schroder

From: Rick Schroder
Sent: Thursday, September 7, 2023 10:09 AM
To: dconlon@techcontrenching.com
Cc: Travis Kaatz; Michael OLSON; Larry Bible; Brent J Sultemeier
Subject: Conditional Use Permit - 512 N US Hwy 281
Attachments: DOC669.pdf

Mr. Conlon –

Last night, City Council approved the attached Conditional Use Permit for the construction / installation of a residential structure to house Tech Con Trenching, Inc. employees. The approval is based upon four (4) conditions, which are noted on the Permit.

Please be advised of the following:

1. The Municipal Code of Ordinances mandates connection to the City's water and wastewater system. You had previously mentioned wanting to use bulk potable water and pumping sewage for the residential structure. Under current rules, this is not allowed. There are fees associated with connecting to the City's water and wastewater system:

a. Water Tap Fees:

6. Tap Fee	- New 3/4" Meter w/ Up to 60 ft. of Service Line (Commercial & Residential) (Inside City Limits)
	- New 1" Meter w/ Up to 60 ft. of Service Line (Commercial & Residential) (Inside City Limits)
	- New 2" Meter w/ Up to 60 ft. of Service Line (Commercial & Residential) (Inside City Limits)
	- New Meter >2" w/ Up to 60 ft. of Service Line (Commercial & Residential) (Inside City Limits)

b. Sewer Tap Fees:

1. Tap Fee	- New Sewage Connection
	- Labor, Materials, and Equipment Related to New Sewage Connection, including Roadway Repair

c. Impact Fees:

3. Impact Fees	- 5/8" Water Meter
	- Water
	- Sewer

	- 3/4" Water Meter
	- Water
	- Sewer
	- 1" Water Meter
	- Water
	- Sewer
	- 1-1/4" Water Meter
	- Water
	- Sewer
	- 1-1/2" Water Meter
	- Water
	- Sewer
	- 2" Water Meter
	- Water
	- Sewer
	- 3" Water Meter
	- Water
	- Sewer
	- 4" Water Meter
	- Water
	- Sewer
	- 6" Water Meter
	- Water
	- Sewer
	- 8" Water Meter
	- Water
	- Sewer
	- 10" Water Meter
	- Water
	- Sewer

d. The City would complete the taps. The property owner's contractor would be responsible from the tap to the residential structure.

2. Moreover, a building permit is required for the residential structure. The building permit application can be found here: <https://storage.googleapis.com/proudcity/johnsoncitytx/uploads/2022/01/Updated-Residential-Building-Permit-Application.pdf>

a. This is a manufactured home. Consequently, some of the following are not applicable. However, building permit applications for residential structures typically consist of the following:

i. Plot Plan:

1. 1" = 20' Scale
 2. Address and Legal Description
 3. Lot Dimensions
 4. Building Footprint and Distance from Property Lines
 5. Platted Building Setback Lines (if applicable)
 6. Driveways
 7. Easements
- ii. Energy Compliance Report (2015 edition of "The International Energy Conservation Code")
- iii. Stamped, Engineered Foundation Plans and Letters (form survey required prior to plumbing rough inspection)
- iv. House Plan Set (Qty. 2):
1. ¼" = 1' Scale
 2. Room Dimensions (including Ceiling Heights) and Names
 3. Window and Door Types
 4. Cabinet and Fixture Types
 5. Exterior Materials
 6. Roof Slopes
 7. Chimneys (if applicable)
 8. Overhangs
 9. Framing
 10. Electrical and Plumbing Plans:
 - a. ¼" = 1' scale
 - b. Location of Receptacles, Outlets, Exhaust Fans, Smoke Detectors, Light Fixtures, Service Equipment, and Panels
 - c. Location of Fixtures, Water Heaters, and Gas Outlets
11. Engineered Driveway Approach Plans (driveways accessing State rights of way require TxDOT review and approval)
12. Drainage Culvert Plans

b. Building permit fees consist of the following:

Residential Building Permit Fee	
(Subcontractor fees included; Square footage includes total living, garage, and covered porches and balconies (all area under roof))	
1 to 200 sq. ft.	\$1.96 / sq. ft.
201 to 500 sq. ft.	\$1.60 / sq. ft.
501 to 1000 sq. ft.	\$1.23 / sq. ft.
1,001 to 2,000 sq. ft.	\$0.94 / sq. ft.
2,001 to 3,000 sq. ft.	\$0.80 / sq. ft.

3,001 to 4,000 sq. ft.	\$0.74 / sq. ft.
4,001 to 5,000 sq. ft.	\$0.71 / sq. ft.
5,001 sq. ft. and up	\$0.64 / sq. ft.

c. Plan review fees consist of the following:

Plan Review Fee	
1.	Residential Plans

3. Lastly, because this property touches the floodplain, a floodplain development permit is required. The application can be found here: [https://storage.googleapis.com/proudcity/johnsoncitytx/uploads/2022/01/Model Floodplain Development Permit Application.pdf](https://storage.googleapis.com/proudcity/johnsoncitytx/uploads/2022/01/Model_Floodplain_Development_Permit_Application.pdf)

a. The fee for the floodplain development permit is as follows:

Floodplain Development Permit Fee	\$ 322.08
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Please let me know if you have any questions.

Best,



Rick A. Schroder
 Chief Administrative Officer
 303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636
 (830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | www.johnsoncitytx.org
Yesterday is not ours to recover, but tomorrow is ours to win or lose. – President LBJ

OPEN MEETINGS ACT / CONFIDENTIALITY NOTICE: City Councilpersons and members of other Johnson City boards and / or commissions shall not “reply all” to this e-mail message. Please reply only to the original sender of this e-mail message. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



P.O. Box 369 (Mail)
 303 E. Pecan Dr. (Physical)
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Residential Building Permit Application

Please visit <https://www.johnsoncitytx.org/departments/permits/> for additional information on the Building Official, building codes, and plan review & inspection requirements.

Project Name: TechCon Trenching Valuation: \$ _____
 Project Address: 520 Highway, 287 North, Johnson City, TX Zoning: Commercial
 Lot: _____ Block: _____ Subdivision: _____ Square Foot: _____

Project Description: New Addition Remodel Finish Out Plumbing
 Mechanical Electrical Sign Fence Accessory Structure
 Irrigation Swimming Pool Other

Scope of Work: New Manufactured Commercial residence

Is this property in the floodplain? No Yes If yes, provide floodplain certificate or application.

Owner Name: DW & TE Conlon Project Contact (if different): David Conlon
 Owner Address: 631 North Nugent Ave, Johnson City City, State, Zip Code: 78636
 Phone Number: 830-868-2886 Email Address: dconlon@techcon-trenching.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: <u>Manufactured Housing Consultants</u>	Contact Person: <u>Robert Lopez</u>	Phone Number: <u>830-625-5240</u>	Email / License No: <u>mhrlopez@gmail.com</u>
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor:	Contact Person:	Phone Number:	Email / License No:
TPO Energy Provider:	Contact Person:	Phone Number:	Email / License No:

A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local laws regulating construction or the performance of construction.

Signature of Applicant: DW & TE Conlon Date: 10-25-2013

Building Permit Fee: _____ Plan Review Fee: _____ Water Fees: _____ Sewer Fees: _____

Meter Deposit Fee: _____ Total Fees: _____ Receipt No.: _____ Issued Date: _____ Issued By: _____



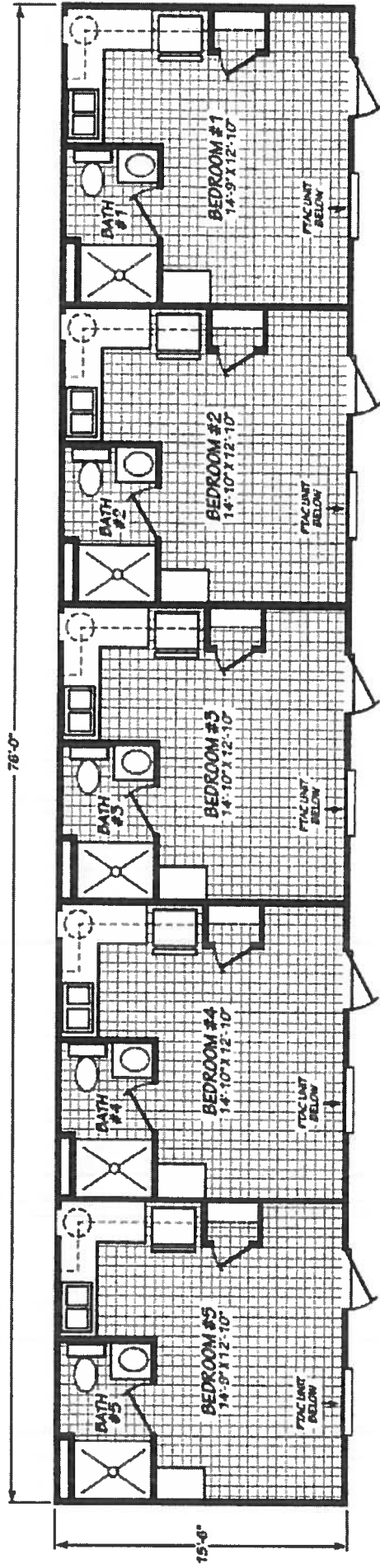
Americana 16764K and 16765K

Standard Features List (February 2023)

- 8 foot sidewalls
- Thermal Zone 2 (21-11-11) insulation
- PTAC heat/air unit per room (shipped loose for buyer installation)
- 20 electric water heater per room
- Water shut off valves T/O
- 200 amp electric service
- Exterior electrical panel box
- LED can lights T/O
- 2x8 floor joists
- 5/8" OSB floor decking
- Vinyl flooring T/O
- Built in desk per room
- 18cf refrigerator per room
- Single burner drop-in cooktop per room
- Shingled roof
- Smart Panel siding
- 40"x53" thermal pane window per room
- House type door w/ storm per room
- 2" cordless blinds T/O
- China sinks with metal faucet per bathroom
- 48" fiberglass shower per bathroom – NO door
- Towel bar and tissue holder per bathroom

SPECIAL RESTRICTIONS and INFORMATION:

- Non-Labeled Unit (NLU) – there is **NO** HUD or Modular tag on this product
- Cash sales only. Units cannot be floor planned or financed like traditional MH
- 90 day one-trip warranty
- **NO** MCO provided



MODEL 16765K

5 Bedroom • 5 Bath • 1,178 Square Feet

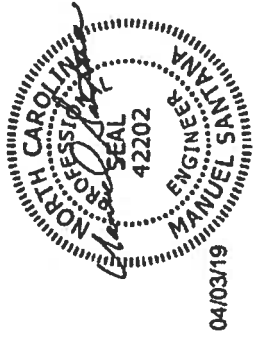
FLOOR INFO	
JOIST SIZE	2x8
JOIST MATERIAL	STP
JOIST SPACING	19.2
WALL INFO	
SIDEWALL HGT.	9'-0"
EXT WALL SIZE	2x4
EXT SIDING MATL	CMDF SIDING
CEILING/ROOF INFO	
CEILING THICKNESS	5/16"
CEILING MATERIAL	US GYP
FRONT EAVE O'HANG	2"
REAR EAVE O'HANG	2"
FRONT GABLE O'HG	12"
REAR GABLE O'HG	3"

WIND CODE: 1	WIND CODE: 2	WIND CODE: 3	WIND CODE: 4	WIND CODE: 5
A	A	A	A	A
B	B	B	B	B
C	C	C	C	C
D	D	D	D	D

DOOR SCHEDULE	SIZE	DESCRIPTION	GLAZ	VENT	U VALUE
3876	34 x 76	BLANK			0.32

WINDOW SCHEDULE	SIZE	DESCRIPTION	GLAZ	VENT	AREA
V40543H	40 x 54	66L HUNG WINDOW	12.16	6.07	15.16

FLEETWOOD HOMES
 WACO 240
 PROJECT NAME AMERICANA
 HOTEL No. 16765K
 DRAWING TITLE SPEC DRWG
 DRAWN BY Vivienne P.
 DATE: 03/26/19
 REV
 SPEC. 1 A
 SHEET 63K



THE THERMAL CALCULATION RESULTS

CELL WALL FLAG	U	DESCRIPTION	TEST TYPE	RESULT	MAX	MIN	AVAIL.
1	21	11	0.55	FIBRO WINDL CLEAR	177.74	257.42	
1	21	11	0.35	FIBRO WINDL INS-E	177.74	257.42	
2	21	11	0.55	FIBRO WINDL CLEAR	177.74	257.42	
2	21	11	0.35	FIBRO WINDL INS-E	177.74	257.42	
3	21	11	0.55	FIBRO WINDL CLEAR	177.74	257.42	
3	21	11	0.35	FIBRO WINDL INS-E	177.74	257.42	
SUBTRACT 2 S.F. OF GLASS FOR EACH S.F. OF WINDOW AREA							
* U.A. = THIS BENE CANNOT BE BUILT FOR THIS THERMAL ZONE WITH THESE CONDITIONS							

STANDARD OPENINGS

SIZE	DESCRIPTION	TYPE	AREA	TOTAL U VALUE
5' 34" x 7' 6"	GLASS	DOOR	177.74	93.72
5' 40" x 5' 4"	GLASS WINDOW	WINDOW	15.15	75.81
TOTAL WINDOW AREA :				75.81

SEE THERMAL CHART FOR WINDOW U VALUES

FLEETWOOD HOMES

NACO
240

PROJECT NAME
AMERICANA

PROJECT NO.
1 67 65K

DATE
01/29/19

PROJECT TITLE
THERMAL SPECS

DATE
01/30/19

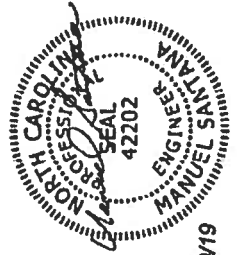
ENGINEER
MANUEL SANTANA

SEAL

42202

TS.1

01/30/19

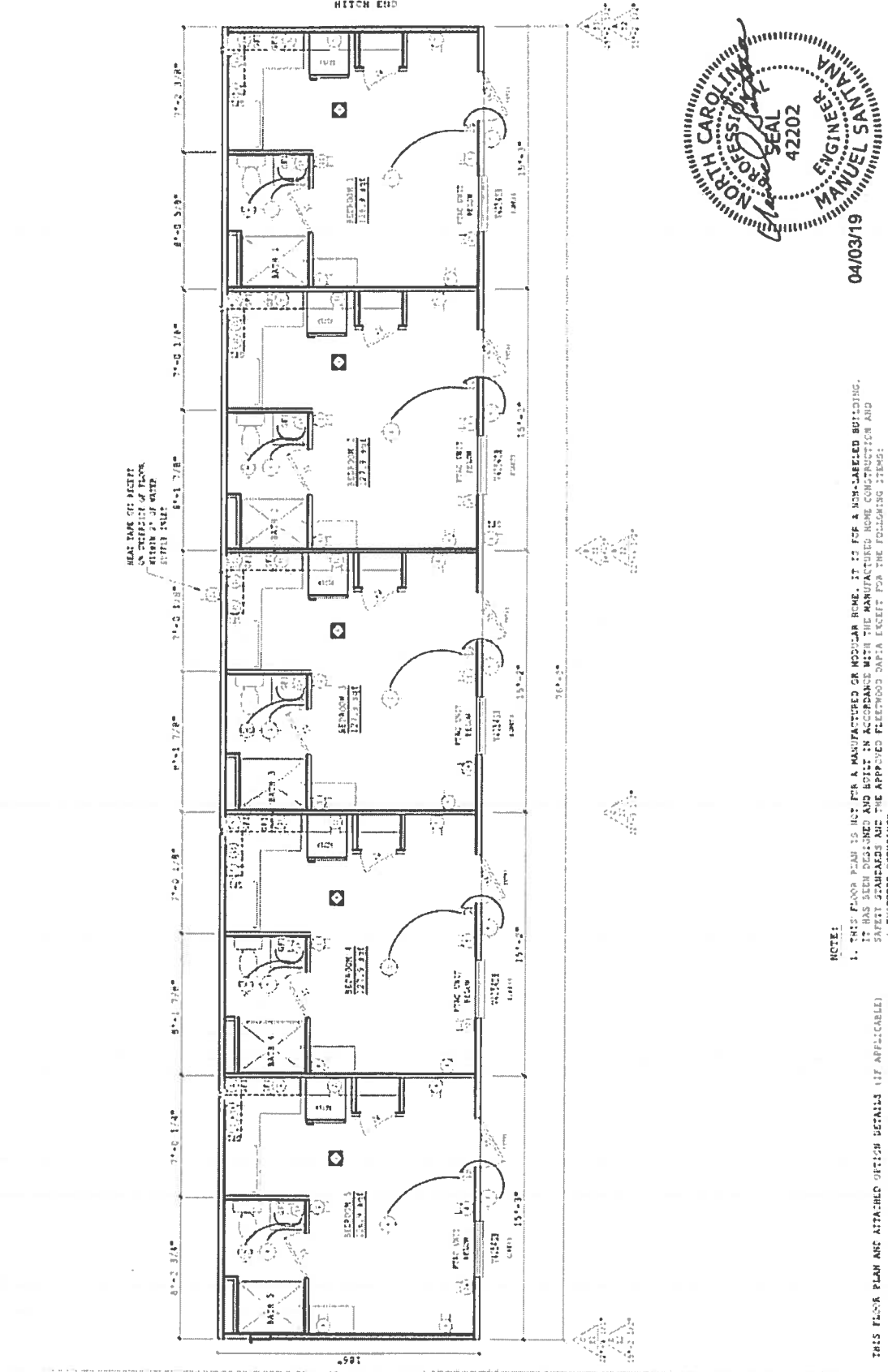
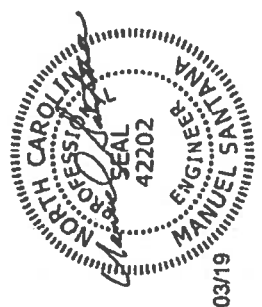


01/30/19

FLEETWOOD HOMES

MODEL NO. 16765K
DATE: 03/26/19
DRAWN BY: Vivienne P.
CHECKED BY: [Signature]
DATE: 02/26/19
REV. 1
PP. 1 A
24AE16765K

RECEPTACLE
SWITCH
THERMOSTAT
SMoke ALARM
SMoke ALARM
LIGHT FIXTURE
FLUORESCENT LIGHT
RECESSED LIGHT
EXHAUST FAN
PANEL BOX
SOLAR TUBE
AIR REPAIR
REPAIR
WAS RETURN AIR
CRINK
CHECKED REGISTER
FLOOR REGISTER
WALL-MOUNTED REGISTER
CROSS-OVER
LOCATION
DIFFUSE POST
HEADWALL
186 x 76-B
K
K



HITCH END

8'-2 3/4" 9'-0 1/4" 9'-1 7/8" 9'-1 7/8" 9'-0 1/4" 9'-1 7/8" 7'-2 3/4"

16'-0 1/2" 15'-0 1/2" 15'-0 1/2" 15'-0 1/2" 15'-0 1/2" 15'-0 1/2" 36'-0 1/2"

BATH 5
BATH 4
BATH 3
BATH 2
BATH 1

BEDROOM 1 11'-3 1/2" x 11'-3 1/2"
BEDROOM 2 11'-3 1/2" x 11'-3 1/2"
BEDROOM 3 11'-3 1/2" x 11'-3 1/2"
BEDROOM 4 11'-3 1/2" x 11'-3 1/2"
BEDROOM 5 11'-3 1/2" x 11'-3 1/2"

TOILET
HALLWAY
STAIRS
CLOSET
TUB
SINK
STOVE
REF

LEGEND

- 1 WAY ELL
- 45° ELL
- 90° ELL
- 45° WYE
- AUTO VENT
- 1/2" CAP TEE
- 1/2" ELL
- 1 1/2" PIPING
- 2" PIPING
- 3" PIPING

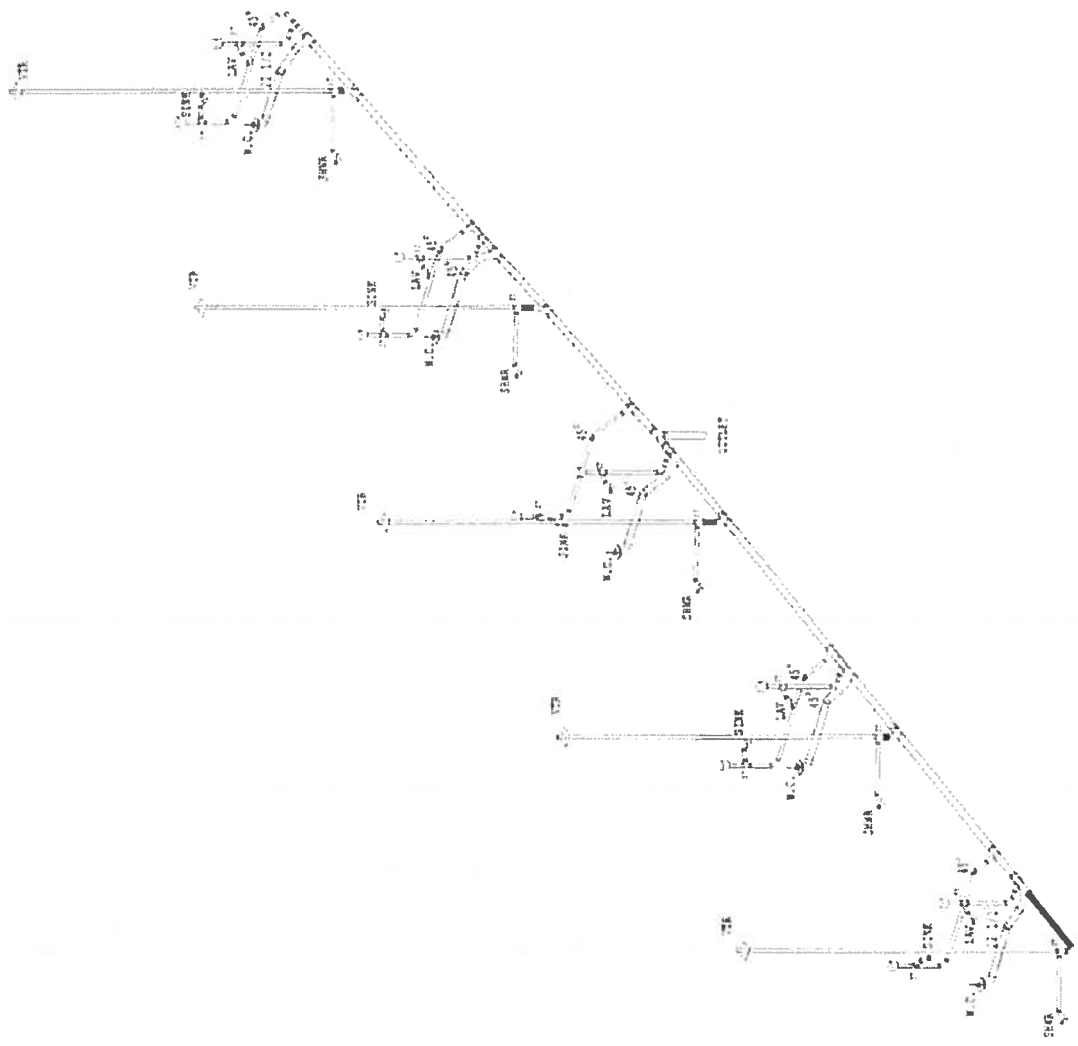
* INDICATES OPTIONAL
PIPE LOOSE RISE AND
ATTACHED FITTING.

FLEETWOOD HOMIES
 NACO
 240
 AMERICAN

16765K
 PLUMBING DRAIN

04/03/19
 CHEAS R.
 42202

PLD.1
 2-04216-63K



NORTH CAROLINA
 PROFESSIONAL SEAL
 42202
 ENGINEER
 MANUEL S. ANTANA
 04/03/19

LEGEND



FOR PIPE FITTING, SEE
FIG. 25, 35-41-2003

**FLEETWOOD
HOMES**

WACO
240

PROJECT NAME
AMERICANA

DATE: 01/23/19

16765K

PLUMBING WATER

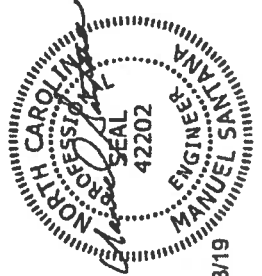
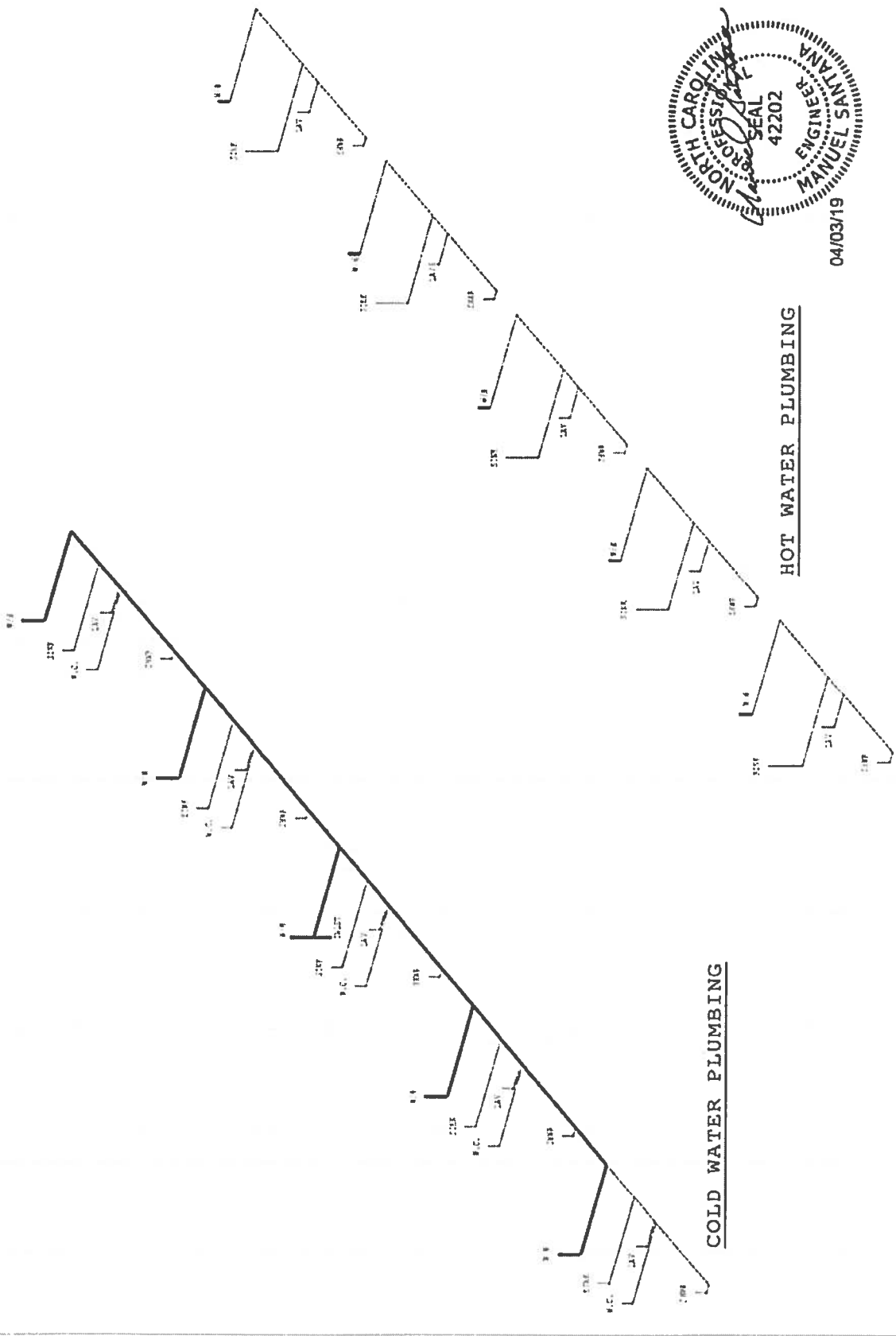
ENGINEER

DATE: 01/23/19

REV

PLW.1

16765K



04/03/19

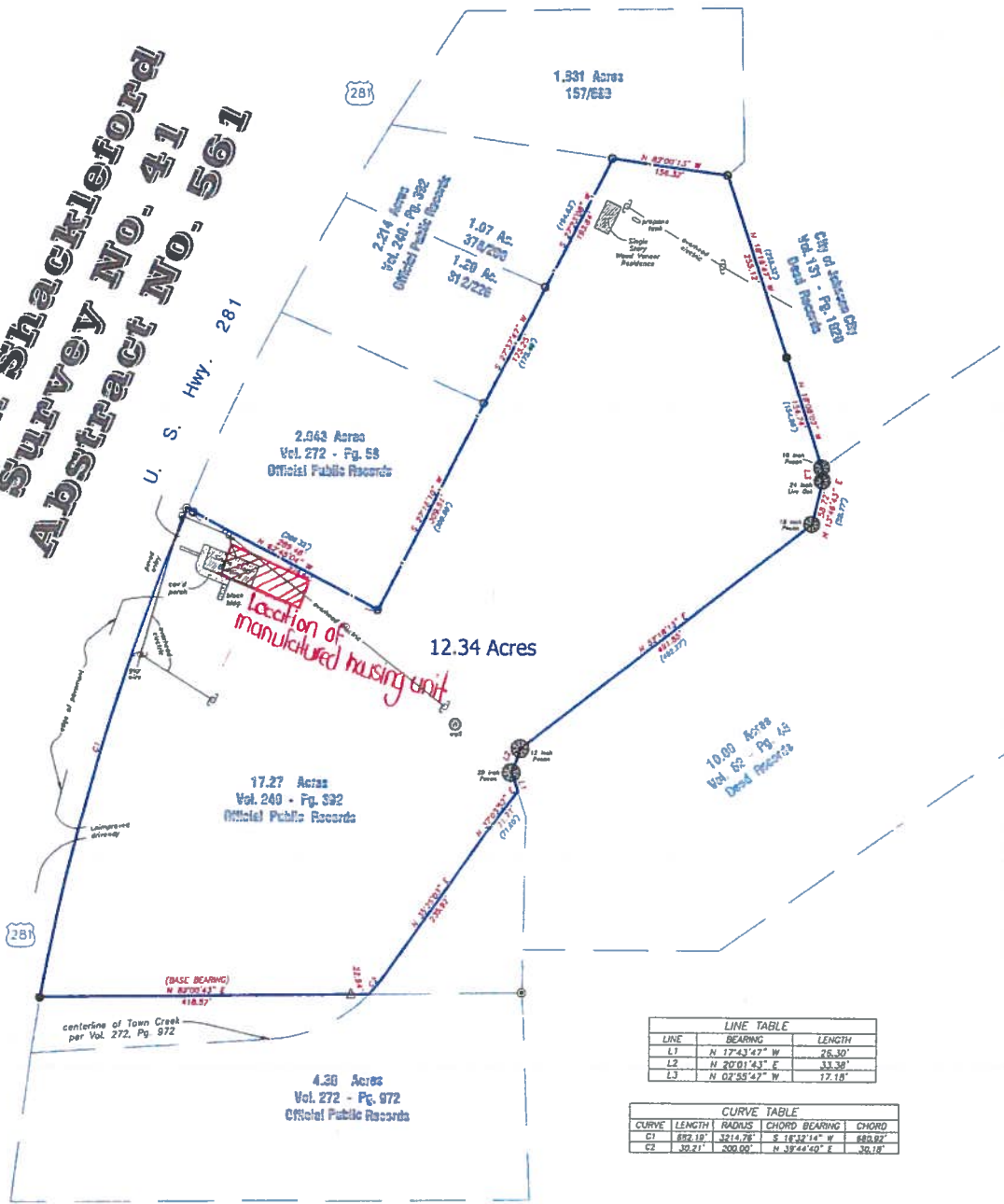
COLD WATER PLUMBING

HOT WATER PLUMBING

Floodplain



Jack Shackelford Survey No. 41 Abstract No. 561



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 17°33'27" W	26.30'
L2	N 20°01'43" E	33.30'
L3	N 02°55'47" W	17.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	882.18'	3214.76'	S 18°32'14" W	880.82'
C2	30.21'	200.00'	N 38°44'59" E	30.18'

NOTE: Title Commitment not available.

This and accompanying legal description prepared from an on the ground survey performed under my direction and supervision.


 Dale Allan Sultemeier
 Registered Professional Land Surveyor
 No. 4542 - State of Texas



10-16-12

LEGEND

- ⊙ 1/2 inch dia. iron rod found
- iron pipe fence post found
- cedar fence post found
- 1/8 inch dia. iron rod set
- ⊗ tree, found
- △ 60d nail set
- ⊕ utility pole



SULTEMEIER SURVEYING & ENGINEERING

Boundary—Title—Topographic—Construction Surveys
 Engineering — Land Development Services
 805 North Llano Street
 Fredericksburg, Texas 78624
 (830) 990-1221 Fax (830) 990-1222
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sultemeiersurveying.com

PLAT SHOWING A 12.34 ACRE TRACT OF LAND
 OUT OF THE JACK SHACKLEFORD SURVEY NO.
 41, ABSTRACT NO. 561; BLANCO COUNTY,
 TEXAS.



Floodplain Development Permit Application City of Johnson City, TX

This application packet is for a Floodplain Development Permit. Section I is to be completed by the applicant; the local Floodplain Administrator (FPA) will help fill in any missing information. Local participation in the National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers. In order to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal monies, the community must agree to meet certain floodplain development standards. This application packet is a tool to ensure those standards are met. Please keep in mind that depending on the type of development, *you may be required to hire a surveyor or engineer to help complete required forms.*

NFIP policies can be purchased from most insurance agents at the national NFIP rate in participating communities. The rates are determined by the flood risk zone in which you live, by the elevation of the lowest floor of your home, and other determining factors. The rate should be the same regardless of which agent or agency sells you the insurance policy.

If the property you propose to develop is located within a "Special Flood Hazard Area" on a flood map issued by the Federal Emergency Management Agency (FEMA), you **MUST** obtain a Floodplain Development Permit prior to beginning the project. This is a requirement of the local Flood Damage Prevention Ordinance of your community, and there are penalties for failing to do so, including high insurance rates.

If you are proposing development of any kind (constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc...) in a floodplain, you **MUST** submit this application to your local FPA. Depending upon the type of development you are proposing, additional forms may be required. For example, all new buildings in a Special Flood Hazard Area require an Elevation Certificate to document that the lowest floor of the building is elevated at or above the base flood elevation (BFE). Your local FPA will help you determine the BFE.

Typically, the Applicant completes Section I of this packet and submits the information to the local FPA. The FPA reviews the submission and determines, then notifies whether or not additional information is needed. Once all required materials have been submitted, the FPA will make a permitting decision and either issue (and may include conditions of approval) or deny the requested permit.

The Applicant should understand that a Floodplain Development Permit is only a permit to complete the proposed development; for example, a permit to build a house, small accessory structures, construct a park, storage of materials/cars/misc. items, installing pools or ditches, or to grade a parcel of land. A community official, or the FPA, will perform inspections throughout the project, as well as when the project is completed to ensure that the development is compliant with the requirements of the local ordinance.

INSTRUCTIONS FOR COMPLETION

SECTION I

Complete General Information and Owner Information

Applicant Information

If you are applying for this development permit, but are not the owner of the property, list your contact information here. If you are the property owner, leave this section blank.

Project Information

Check the box(es) beside the type of development that is being proposed.

SECTION II

Floodplain Information

The FPA will determine the position of the proposed development relative to community floodplains and floodways. This determination is used to determine

whether or not a Floodplain Development Permit and/or any other forms are required prior to commencing the proposed project.

If any of the additional documentation is required, the FPA is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the permit will be issued.

SECTION III

Additional Forms that May Be Required

- Elevation Certificate
- Substantial Improvement Determination
- Floodproofing Certificate
- H&H Analysis and "No-Rise Certification"

SECTION IV

Permit Determination

The FPA will indicate whether or not the proposed development is conformant with the requirements of the local Flood Damage prevention ordinance, and whether or not the requested permit is issued. If the decision is to NOT issue the permit, the FPA will provide an explanation of the perceived deficiencies to the Applicant.

SECTION V

Certificate of Compliance

The FPA will indicate the "As-Built" lowest floor elevation for structural developments, list inspections which have been performed, and issue the Certificate of Compliance to the Applicant if appropriate.



Floodplain Development Permit Application
City of Johnson City, TX

OFFICE USE ONLY
Date Received:
File Number:

SECTION I: Applicant and Project Information

General Information

1. No work of any kind may begin in a floodplain until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made in this application.
3. If revoked, all work must cease until a permit is re-issued.
4. The development may not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within 6 months of the date of issue.
6. The permit will not be issued until any other necessary local, state or federal permits have been obtained.

By signing and submitting this application, the Applicant gives consent to the local Floodplain Administrator or his/her representative to make reasonable inspections prior to the issuance of a Certificate of Compliance.

By signing and submitting this application, the Applicant certifies that all statements contained in SECTION I of the application, and in any additional attachments submitted by the Applicant, are true and accurate.

Owner Information

Property Owner: <u>DW & TE Conlon</u>	Mailing Address: <u>P.O. Box 302</u>
Telephone: <u>830-868-2886</u>	<u>Johnson City</u>
Email Address: <u>dconlon@techcontrenching.com</u>	<u>TX, 78636</u>
Signature: _____	Date: <u>10-25-2023</u>

Applicant Information

Applicant: <u>DW & TE Conlon</u>	Notes: <div style="border: 1px solid black; width: 200px; height: 80px;"></div>
Telephone: <u>830-868-2886</u>	
Fax Number: <u>-</u>	
Signature: _____	

Project Information

Project Address: <u>520 Highway, 281 North, Johnson City TX, 78636</u>
Subdivision: _____
Lot: _____
Block: _____

Attach Legal Description to application.

Project Information (continued)

Type of Structure:

- Residential (1 to 4 families)
- Residential (More than 4 families)
- Non-Residential
 - Elevated
 - Floodproofed
- Combined Use (Residential and Non-Residential)
- Manufactured Home
 - Located **INSIDE** a Manufactured Home Park
 - Located **OUTSIDE** a Manufactured Home Park

Type of Structural Activity:

- New Structure
- Addition to Existing Structure*
- Alteration of Existing Structure*
- Relocation of Existing Structure **
- Demolition of Existing Structure
- Replacement of Existing Structure

* Substantial Improvement

If the value of an addition or alteration to a structure equals or exceeds 50% of the value of the structure before the addition or alteration, the entire structure must be treated as a substantially improved structure.

Substantial Improvement Evaluation:

Cost of Improvement (a): \$ 100 000 - 00

Market Value of Building (b): \$: 100 000 - 00

Percent of Value Change (a/b): _____

Disclaimer: Substantial Improvement Evaluation must be supported by project cost documentation and approved market evaluation. Attach supporting documentation.

** Relocation or Replacement

A relocated structure or a structure being replaced must be treated as new construction.

Other Development Activities

- Excavation (not related to a structural development)
- Clearing
- Placement of Fill Material
- Grading
- Mining
- Drilling
- Dredging
- Watercourse alteration
- Drainage improvement (including culvert work)
- Individual water or sewer system (not included to a structural development listed above)
- Roadway or bridge construction
- Specify other development not listed above:

Property Owner Signature

I certify that to the best of my knowledge the information contained in the application is true and accurate.

Mesa E Conlon

Signature of Property Owner

10-25-2023

Date

SECTION II: (To be completed by Floodplain Administrator)

Flood Information

1. The proposed development is located on FIRM map panel: _____ (number and suffix)
2. Effective date on the FIRM: _____
3. The proposed development is located in Zone _____ of the SFHA.
4. Is the proposed development located within the regulatory floodway: No Yes *(If YES, attach completed H&H analysis for a No-Rise Certificate)*

Structural Development

For structures, the provisions of the flood ordinance specify that the lowest floor, including utilities, be elevated at or above the flood protection elevation.

The minimum required elevation for the proposed development is: _____

The Base Flood Elevation at the site of the proposed development is: _____

Source of Base Flood Elevation: FIRM FIS or other: _____

The following documents are required:

- An Elevation Certificate *
- Site Plan (Showing location of SFHA and development)

The following documents may be required:

- Floodproofing Certificate * – required if floodproofing a non-residential structure
- A No-Rise Certificate * – if any of the proposed development is in a “regulatory floodway”
- An elevation study showing BFEs on developments/ subdivisions exceeding 50 lots or 5 acres in Zone A

** Certificates require completion by a Professional Land Surveyor or Registered Professional Engineer as indicated.*

SECTION III: (To be completed by Floodplain Administrator)

Permit Determination

I have determined that the proposed development:

IS in conformance with the local Flood Damage Prevention Ordinance.

IS NOT in conformance with the local Flood Damage Prevention Ordinance.

(non-conformance described in separate document)

The Floodplain Development Permit:

IS issued subject to any conditions attached to and made part of this permit.

IS NOT (denials are described in separate document)

Signature of Floodplain Administrator

Date

SECTION IV: (To be completed by Floodplain Administrator)

Certificate of Compliance

Certificate of Compliance is issued, and the development is found to be in compliance with all applicable ordinances.

Signature of Floodplain Administrator

Date

This Certificate of Compliance indicates that structures may now be occupied, and non-structural developments may be utilized.