

12914

2

3

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-119518
 Building Permit No. 07-119518
 Plat No. _____ Date 5/7/07
 Reviewer SPB

hla 5.15.07

PRIMARY PROJECT DATA

Service Address 12912 Park Drive Tax Parcel No. _____
 Legal Description _____
 Lot 77 Block A Subdivision Hughes Park Lake Subd. Section 1 Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
 New Residence Finish out
 Duplex _____
 Garage attached detached _____
 Carport attached detached _____
 Pool _____
 Remodel (specify) FINISH OUT - BPO3-8418R
Bldg-Mech, PLUMB
 Other (specify) "Hold" - to comply w/ 2007-118416
 Addition (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-2
 - Height of Principal building _____ ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? Yes No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 - Does this site have a septic system? Yes No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes No

Does this site front a paved street? Yes No A paved alley? Yes No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? Yes No?

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 15000 will Determine sq.ft.
 Job Valuation - Principal Building \$ 1500000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ _____
 (Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODEL
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Fred Purcell Telephone (h) 266-6392
 (w) 784-4920
 BUILDER Company Name Sakin Builders Telephone 663-7137
 Contact/Applicant's Name Jeff Sakin Pager _____
 FAX _____
 DRIVEWAY/ SIDEWALK Contractor _____ Telephone _____
 CERTIFICATE OF OCCUPANCY Name _____ Telephone _____
 Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:
 telephone e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Permit Finish out

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

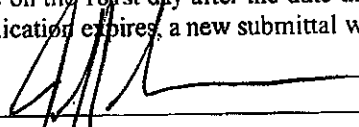
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/o the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 5/7/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

Refer to: 2007-118416 P&C
1- Pool Decking 8-10' High
2- Detached garage Encroachment
3- Garport - No Permit
4- Fence 12' High (Returning)
5- They say I am on an easement - Need Permit
6- Documentation on front lot Dimensions for IC-BC
7- Septic Approval (Paperwork)
8- Documents on Right of Way Release - New Setbacks
9- Final Determination - Appeal
10- grade line running above ground
Solid pavers to include 2' setbacks

Date 5/2/07

Applicant's Signature 

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"**

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	_____ sq.ft.	0 _____ sq.f
b. 2 nd floor conditioned area	_____ sq.ft.	_____ sq.f
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.f
d. Basement	_____ sq.ft.	_____ sq.f
e. Garage / Carport	_____ sq.ft.	_____ sq.f
_____ attached	_____ sq.ft.	_____ sq.f
_____ detached	_____ sq.ft.	_____ sq.f
f. Wood decks [<i>must be counted at 100%</i>]	_____ sq.ft.	_____ sq.f
g. Breezeways	_____ sq.ft.	_____ sq.f
h. Covered patios	_____ sq.ft.	_____ sq.f
i. Covered porches	_____ sq.ft.	_____ sq.f
j. Balconies	_____ sq.ft.	_____ sq.f
k. Swimming pool(s) [<i>pool surface area(s)</i>]	_____ sq.ft.	_____ sq.f
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.f
Specify _____		

TOTAL BUILDING AREA (*add a. through l.*) _____ sq.ft. _____ sq.f

TOTAL BUILDING COVERAGE ON LOT (*subtract, if applicable, b., c., d., k. and f. if uncovered*) _____ sq.ft.
 _____ % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (<i>see above</i>)	_____ sq.ft.
b. Driveway area on private property	_____ sq.ft.
c. Sidewalk / walkways on private property	_____ sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [<i>may be counted at 50%</i>]	_____ sq.ft.
f. Air conditioner pads	_____ sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (*add a. through h.*) _____ sq.ft.
 _____ % of lot

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 12912 Park Drive

Applicant's Signature [Signature] Date 5/7/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	_____ sq.f
b. 1 st floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.f
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.f
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	_____ sq.f
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.f
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.f
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.f
h. 3 rd floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.f
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.f
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.f
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	_____ sq.f
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.f
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.f
VII. TOTAL	_____ sq.ft.	_____ sq.f

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	_____ sq. ft.
GROSS AREA OF LOT	_____ sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	_____ %

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.

REVIEWED FOR ZONING ONLY

NO RECORD SHALL BE MAINTAINED FOR PUBLIC CONSUMPTION OR DRACONIAN MEASURES

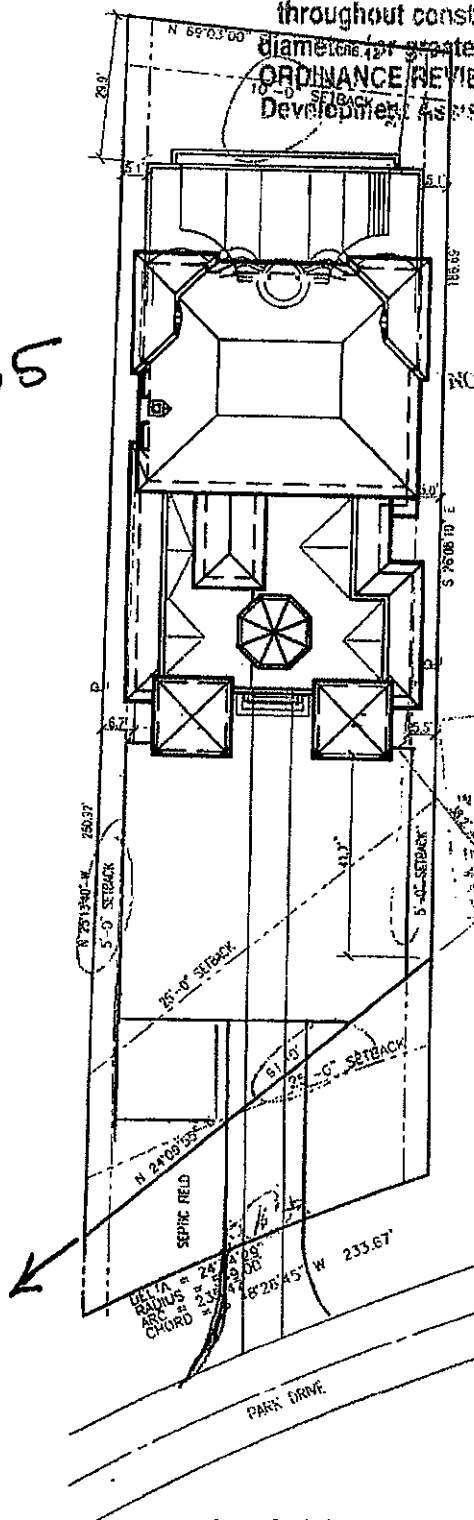
MUST Comply w/ 2007-118476R

"FINISH OUT ONLY"

Final Elect. Pmt - Pmt #2003-015465

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hsu, P.E.
 Wastewater Protection & Development Review Department
 By *[Signature]* Date *5/17/07*
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Idegon G. Pantlison, P.E.
 Wastewater Protection & Development Review Department
 By *[Signature]* Date *11-12-2007*
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



SCALE: 1"=30'-0"

NOTE: FINAL GRADE ADJACENT TO FOUNDATION SHALL BE NO LESS THAN 8 INCHES BELOW THE SILL PLATE. FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 4 PERCENT FOR 6 FEET. SITE SHALL BE GRADED AT A MINIMUM OF 1 PERCENT IN THE DIRECTION OF FLOW.

NO INLETS LOCATED WITHIN TEN FEET OF THE SIDE PROPERTY LINES NOR WITHIN THE LOT FRONTAGE.

New Setback Row taken by Travis County

AREA CALC.	
AREA	SQUARE FOOTAGE
LOT AREA	14253 s.f.
IMPERVIOUS COVER	8147 s.f.
BUILDING COVERAGE	2181 s.f.
PERCENTAGE BUILDING COVERAGE	35 %
PERCENTAGE IMPERVIOUS COVER	41 %
LIVING AREA OF HOUSE	3002 s.f.

LEGEND	
SYMBOLS	DESCRIPTION
	BOUNDARY LINES
	SETBACK LINE
	CENTELINE OF HIGHWAY
	EXISTING CONTOUR

N-VIZION
 ARCHITECTURAL
 VISUALIZATION
 AND DESIGN
 4815 Bee Cover, Suite 202, Austin, TX
 512.277.9955 512.277.7630 www.nvizion.net
Purcell Residence
 Lot 77, Hughes Park Lake
 Park Drive

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

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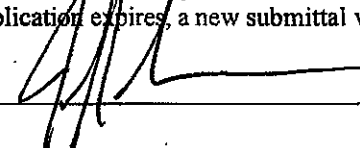
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APPLICANT'S SIGNATURE



DATE

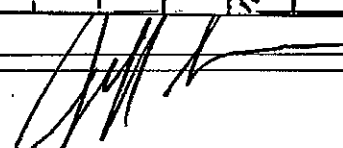
5/7/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

1- Pool Decking 8-10' High +
2- Detached garage Encroachment
3- Carport - No Permit
4- Fence 12' High (Retaining Wall)
5- They say Iron on our lot - Need Permit
6- Documentation on Exact lot Dimensions/Impervious (see)
7- Septic Approval (sewer)
8- Documents on Right of way Release - New Setback
9- 1764 Determination - Appeal!
10- Gasline running above ground *

Refer to: 2007-118416 PM

Applicant's Signature



Date

5/7/07

Subj: **Letter for permit**
Date: 5/13/2007 4:48:09 PM Central Daylight Time
From: Fredapurcell
To: rileys1223

Jeff Saikin
12909 Park Drive
Austin, Texas 78732
512-663-7137 Tel
512-266-6369 Fax

May 10, 2007

Sylvia Benavidez
City of Austin, Watershed Protection and Development Review
505 Barton Springs Rd.
Austin, Texas 78704

Re: 12912 Park Drive, Austin, Texas 78732; Hughes Park Lake Subdivision Project.

Dear Ms. Benavidez,

As you know, building permit #BP03-8418R was issued for the construction of the home at the above address in 2003. The lot on which the home was built is part of the Hughes Park Lake Subdivision project, an endeavor which began in 1939 when approval of the final plat became the first in a series of permits required to initiate and continue the project. The on-going construction of improvements for residential purposes continues today. When the project began it was not within any jurisdictional boundary of the City of Austin but was annexed for limited purposes by the City in 1986. No services, including water, wastewater, fire or police protection, libraries, parks etc. are provided by the City and none of the subdivision improvements such as roads etc. have ever been accepted for maintenance by the City.

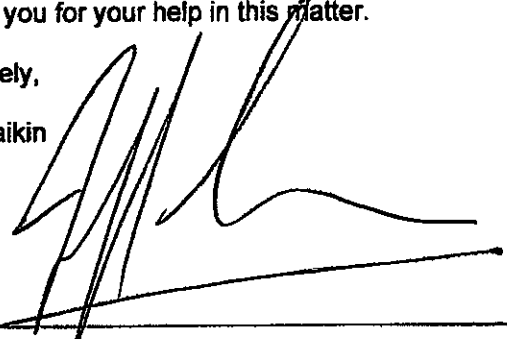
The house was constructed in compliance with all requirements of the project, including those of the final plat for the subdivision, and was substantially completed in 2004, at which time the owner moved in. In response to a complaint from a lawyer of a nearby lot owner, the City is requiring that we call for a final inspection and obtain a C.O. for the house. We called for the inspection under BP03-8418R but were told the permit was doormat. We asked that it be re-activated and were told that it had expired, could not be re-activated, and would no longer support an inspection necessary for issuance of a C.O.

Therefore, pursuant to the City's suggestion for us to authorize a final inspection to issue a C.O. for the home built in this project, we, respectfully, request that you issue the required permit so that we may comply with the City's request.

Thank you for your help in this matter.

Sincerely,

Jeff Saikin



See what's free at AOL.com.

① ~~need to know if lot 97 or lot 98. Can not match up lot dimensions~~
 ② ~~need flood plain~~
 ③ ~~need to know if a story of Basement is good~~
 ④ ~~need to know if swimming pool~~
 ⑤ ~~need dollar value for swimming & residence~~

10124 11:45 AM

BP Number BP-03-8412R
 Building Permit No. _____
 Plat No. _____ Date 6-30-2006
 Reviewer [Signature]



RESIDENTIAL PERMIT APPLICATION

PRIMARY PROJECT DATA

Service Address 12912 Park Drive Tax Parcel No. 01524401470000
 Legal Description
 Lot 77 Block A Subdivision Hughes Park Lake Subdiv Section 1 Phase _____
 If in a Planned Unit Development, provide Name and Case No. 03016064, 03016065, 03016066
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
 New Residence New 3 story Res w/att Remodel (specify) Looped Pallet 80%
 Duplex _____
 Garage attached detached Addition (specify) New Swimming Pool 100,000.00 400
 Carport attached detached Other (specify) New Detached Garage 10,000.00 400
 Pool _____
 Zoning (e.g. SF-1, SF-2...) SF-2 Height of building 32' ft. # of floors 1 +
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. Basement Unfinish
 Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? Yes No
 Does this site front a paved street? Yes No A paved alley? Yes No

VALUATIONS FOR REMODELS ONLY

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

PERMIT FEES (For office use only)

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway & Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

Lot Size 15,000 sq.ft.
 Job Valuation \$ 475,000.00
 (Labor and materials)
 Total Job Valuation (remodels and additions)
 \$ _____
 (Labor and materials)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>140.00</u>	\$ <u>33.00</u>
Electrical	\$ <u>460.00</u>	\$ <u>34.00</u>
Mechanical	\$ <u>540.00</u>	\$ _____
Plumbing	\$ <u>250.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL \$	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Walsh Tarlton, Ltd. Telephone (h) 266 6393
 (w) 784 4920
 BUILDER Company Name Saikin Builders Telephone 663 7137
 Contact/Applicant's Name Jeff Saikin Pager _____
 DRIVEWAY /SIDEWALK Contractor Saikin Builders FAX 266 6369
 Telephone 266 6393
 CERTIFICATE OF OCCUPANCY Name Walsh Tarlton, Ltd. Telephone 266 6393
 Address 5004 Lakeview Dr. City Austin ST TX ZIP 78732

Original permit

If you would like to be notified when your application is approved, please select the method:
 telephone e-mail: Susenhansen2@aol.com; 266-6393

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address: 12912 PARK RD.

Applicant's Signature _____

Date _____

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	_____ sq.ft.	<u>3902</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement (<u>unfinished</u>)	_____ sq.ft.	<u>2744</u> sq.ft.
e. Garage / Carport		
<u>attached</u>	_____ sq.ft.	_____ sq.ft.
<u>detached</u>	_____ sq.ft.	<u>400</u> sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	<u>1400</u> sq.ft.
i. Covered porches	_____ sq.ft.	_____ sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	<u>400</u> sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.

Specify _____

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 8,846 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)	<u>5902</u> sq.ft.
	<u>38</u> % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>5902</u> sq.ft.
b. Driveway area on private property	<u>400</u> sq.ft.
c. Sidewalk / walkways on private property	_____ sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	<u>70</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)	<u>6112</u> sq.ft.
	<u>41</u> % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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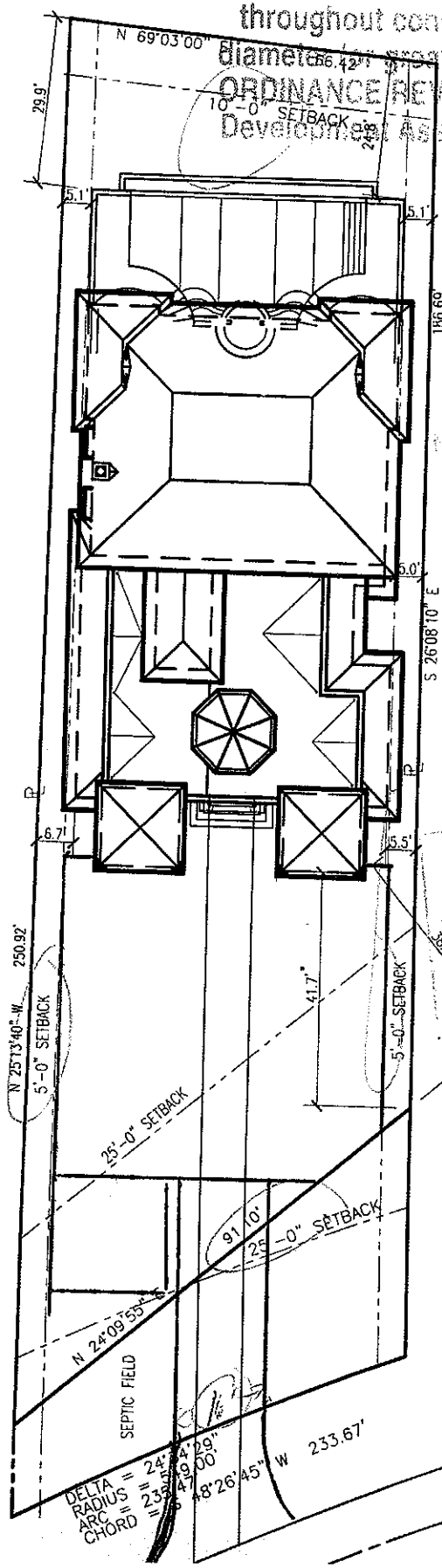
APPLICANT'S
SIGNATURE _____

DATE 10/21/09

Rejection Notes/Additional Comments (for office use only)

(b) need to know location of driveway & where accessing lot
(d) need to know parking space location

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.



REVIEWED FOR ZONING ONLY

MURPHY & ASSOCIATES, P.C. ARCHITECTS
PUBLIC WORKS DIVISION
INTEGRATED ELEMENTS

CITY OF AUSTIN
APPROVED FOR PERMIT
Joseph G. Pantalon, P.E.
Watershed Protection & Development Review Department
Joseph G. Pantalon Date *11-12-2013*
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

SEPTIC FIELD
DELTA = 24° 54' 29"
RADIUS = 233' 47"
ARC = 48° 26' 45"
CHORD = 233.67'