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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2016-0077  
LOCATION: 1604 West Lane



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1" = 219'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin.



**CITY OF AUSTIN**  
**Development Services Department**  
One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

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## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # C15-2016-0077 ROW # 11549107 Tax # 01-2758-0611  
TCADV

### Section 1: Applicant Statement

Street Address: 1604 West Lane, Austin, Texas 78732

Subdivision Legal Description:

Lot 8 Lake Austin Village

Lot(s): 8 Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We Gregory M. Millard on behalf of myself/ourselves as  
authorized agent for Gregory M. Millard affirm that on  
Month May, Day 23, Year 2016, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Single family residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

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I am requesting the following four (4) variances: (Note: All 4 variances were granted in 3/2015)  
1. Decrease front setback from 40' to 15'; 2. Decrease side setback from 10' to 5';  
3. Decrease front lot width from 100' to 48.7' (requested, measured at the 40' setback line); and  
4. Increase impervious cover from 35% to 38%

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The .15 acre lot which was originally platted in 1964 was platted long before the current "LA" zoning took effect. The setback requirements of "LA" zoning makes the lot unbuildable. In the original deed from 1964 there is a prescribed front setback of 15'. Additionally, Austin Energy has a utility easement (granted by applicant in 2015) and energized power lines that cross the center of the property, significantly limiting the buildable area of the lot.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The setback requirements of "LA" zoning and the utility easement/energized power lines crossing the property make the lot unbuildable. Allowing the requested four (4) variances would allow the single family house detailed in attachments A&B to be built. Lot 8 is the only lot in the Lake Austin Village subdivision that has a utility easement and overhead energized power lines running through the middle of the property (see attachment G).

b) The hardship is not general to the area in which the property is located because:

Lot 8 is the only lot in the Lake Austin Village subdivision that has a utility easement and overhead energized power lines running through the middle of the property. In 2015, I granted AE an easement for the existing powerlines. Additionally, I paid AE \$1600 to narrow the profile of the powerlines to gain 2' of buildable area (See attachments C&D).

## Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

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Placing a residential structure on Lot 8 with the requested setbacks will not alter the character of the neighborhood. There is no standardization to the development in Lake Austin Village.

Two other properties on adjacent East Lane were granted similar setback variances in 2015.

1509 East Lane (Lot 19-21) C-15-2015-0066 - Granted 15' front setback

1506 East Lane (Lot 27 & 26) C-14-2014-0172 - Granted 15' front setback

## Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

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### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Greg Millard Date: 05/23/2016

Applicant Name (typed or printed): Gregory M. Millard

Applicant Mailing Address: US Consulate Chiang Mai, Box C

City: APC State: AP Zip: 96546

Phone (will be public information): (850) 509-3529

Email (optional – will be public information): Gregory.m.millard@usdoj.gov

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Swiki A. Anderson Date: 5-31-16

Owner Name (typed or printed): Swiki Anderson

Owner Mailing Address: 1805 Hondo Drive

City: College Station State: TX Zip: 77840

Phone (will be public information): (979) 779-6068

Email (optional – will be public information): saa@saai-svc.com

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

See attached Letter and attachments A-K.

Waterloo Surveyors Inc. J14187  
SURVEY PLAT

POWER LINE PROFILE "A"

scale  
1" = 40'

overhead power lines

property line

ground level

ground 96°

47.2'

26.0' (L1)  
28.9' (L2)  
26.7' (L3)

29.5' (L1)  
31.9' (L2)  
29.6' (L3)

36.2' (L1)  
37.5' (L2)  
35.2' (L3)

property line

ground 99°

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IMPERVIOUS AREA'S	
TOTAL SLAB	1609
PATIO	111
SIDEWALK	158
DRIVEWAY	408
TOTAL	2286

TOTAL LOT AREA	6572
TOTAL IMPERVIOUS	2286
IMPERVIOUS PERC.	34.78%

Thomas P. Dixon R.P.L.S. 4324

**LOT 8 IS SUBJECT TO:  
RESTRICTIONS AND EASEMENT  
RIGHTS OF RECORD**

19/88  
10' Elec. Est.

100

72

RE

ASSESSMENT F  
CORD.

RIGHTS OF

---

L

West Lane

## SITE PLAN

SCALE: 1/8"=1'-0"

一、

WEST LANE  
LOT 8  
LAKE AUSTIN  
VILLAGE

DESIGN ORIGINALS of Texas  
home design center

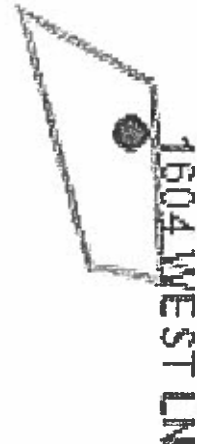
MILLARD  
RESIDENCE

607-13-0000 (222) 5712, 51  
24,57000, TEL 70720  
OFFICE 01 121 224-1170



3/3

S QUINLAN PARK R.



1604 WEST LN

SCOON LN

WEST LN

EAST LN

CH...



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**Questions?** Click here for help and contact information.

## Disclaimer

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

**Location:** 1604 WEST LN  
(3.055, 919.61, 10.091, 308.18)

**Grid:** WZ27

**Future Land Use (FLUM):**

**Regulating Plan:**

**Zoning:** LA

**Zoning Case:**

**Zoning Ordinance**  
(Mostly after 2000): 99-0225-70(b)

**Zoning Overlays:** LAKE AUSTIN ZONE



S QUINLAN PARK RD

RIVER BND

WEST LN

FAST LN

1604 WEST LN

SCOTIA LN



## Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.







# 1604 WEST LANE

## CITY OF AUSTIN DEVELOPMENT WEB MAP

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### Legend

- Lot Lines
- Streets
- Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Millard, Gregory M.

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**From:** Kellogg, Eben   
**Sent:** Thursday, December 04, 2014 1:25 AM  
**To:** Millard, Gregory M.  
**Cc:** Heldenfels, Leane  
**Subject:** 1604 West lane  
**Attachments:** AE - 12-03-2014 - 1604 WEST LANE.pdf

1604 West Lane  
Austin TX, 78732  
Lot 8, Lake Austin Village  
Vol. 19, Page 88  
O.P.R.T.C.TX

Gregory Millard  
12104 Palisades Pkwy  
Austin, TX 78732

Dear Mr. Millard,

December 3, 2014

Austin Energy (AE) has reviewed your application for the above referenced property, requesting a variance from the 25' ft. front building setback to become 15' and the 10' ft. sideline building setback to become 5' ft. and a variance from the required 50 ft. lot width to become 40 ft., in order to construct a single family home. Austin Energy does not oppose this application for variance to build a single family home, within building footprint, which is shown on the attached stamped sketch, provided any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA.

Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, as she will provide you with direction for the relocation of service drop.

Thank you for contacting Austin Energy and if you have any further questions, please feel free to contact our office.

Regards,

Eben Kellogg

# ATTACHMENT "G" 1604 WEST

APPROVED BY  
AUSTIN ENERGY  
FOR BOA

Waterloo Surveyors Inc. J14187  
**SURVEY PLAT**

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DATE: DEC 3, 2014

LEGAL DESCRIPTION:

LOT 8, LAKE AUSTIN VILLAGE,  
A SUBDIVISION IN TRAVIS  
COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT OF  
RECORD IN VOLUME 19,  
PAGE 88 OF THE PLAT  
RECORDS OF TRAVIS  
COUNTY, TEXAS

State of Texas:  
County of Travis:

The undersigned does hereby  
certify that this survey was  
this day made on the property  
legally described hereon and is  
correct, and this survey complies  
with the current Texas Society  
of Professional Surveyors  
Standards and Specifications for  
a Category 1B & 5 Condition II survey.

And I certify that the property shown  
hereon IS NOT within a special  
flood hazard area as identified by the  
Federal Insurance Adm. Department of  
HUD Flood hazard boundary map  
revised as per Map Number 48453C0410H  
Zone: X Dated: 09/26/08

Survey Dated: August 8, 2014

Thomas P. Dixon R.P.L.S. 4324

LOT 8 IS SUBJECT TO:  
RESTRICTIONS AND EASEMENT  
RIGHTS OF RECORD



Found 1/2"  
Iron Rod  
concrete pad

BENCH MARK  
Set Spindle  
in pole, assumed  
elevation 100'

SCALE  
1"=20'

10' OFF OUTERMOST  
LINE

power line  
elevation 121'  
ground 99'

power poles  
9/88  
Utility Esmt.

Found 1/2"  
Iron Rod

BEARING BASE (146.58")  
S 75°17'40" W 146.35'

N 77°33'24" W 69.68'  
overhead electric

N 89°19'01" E 111.08'  
(S 89°09'34" E 111.07')

LOT 7

19/88  
10' Elec. Esmt.

Elev. 98'  
Found 1/2"  
Iron Rod

as found  
on the ground

Radius = 80.05'  
Arc = 40.14' (40.00)  
Chord = 39.72' (39.59)  
S 14°24'34" W  
(S 15°41' W)

Found  
Iron Rod  
with/cap

water  
meters

West Lane

POWER LINE PROFILE "A"

scale  
1" = 40'

overhead power lines

26.0' (L1)  
28.9' (L2)  
26.7' (L3)

29.5' (L1)  
31.9' (L2)  
29.6' (L3)

36.2' (L1)  
37.5' (L2)  
36.2' (L3)

ground 98'

ground 99'

NOTE:  
LOT 8 IS SUBJECT TO  
RESTRICTIONS AND  
EASEMENT RIGHTS OF  
RECORD.

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1064 West Lane, Austin, Texas 78732

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To: City of Austin Board of Adjustment Members:

I just wanted to take a moment to explain where I am at in the development of the lot located at 1604 West Lane (Lot 8 Lake Austin Village Estates). In March 2015, I applied for and was granted a variance request by the Board of Adjustment for four variances: front setback, side setback, lot width and impervious cover (see attached Board of Adjustment Decision Sheet). Due to unforeseen circumstances I was unable to begin the construction project within the required 12 month period and the variance has expired. In December 2015, I was transferred out of Austin, Texas to an assignment in Asia. At that time I made the decision to sell the lot in question to a friend, Mr. Anderson. After relocating to Asia I regretted selling the lot and not seeing the building process through to completion. Luckily, Mr. Anderson has agreed to sell me the lot back and I currently have the lot under contract. I am re-applying for the exact same four variances that were granted in March 2015.

I originally purchased the lot in the summer of 2013 with the intention of building a two story residence (attachments A&B). The two story residence depicted in attachments A&B was designed to fit the unique challenges the lot presents. When I purchased the lot there was a small wooden building on the property that was approximately 400 sq. ft. (attachment C). The structure had previously been used as a primary residence; however, the structure had not been maintained and succumbed to termite and water damage. The structure has since been removed. The lot was originally platted (attachment I) in 1964 and is approximately .15 acres (6572sq. ft.) with a front lot width of 40' (arc = 40.14', chord = 39.72'). The original deed (attachment H) from 1964 specified a 15' front setback, 5' rear setback, and 5' side setback.

The lot is currently zoned LA, the most restrictive residential zoning regulations in Austin. I had been previously told by City of Austin Personnel on several occasions that I would be subject to SF-2 setbacks because the lot does not meet the LA minimum size requirement of 43,560 sq. ft. as required by 25-2-492 (attachment J). On November 21, 2014, I was notified by Ms. Heldenfels that the LA section of the Zoning ordinance was changed effective July 2014 and the exemption for lot design was taken out - so now all LA lots must meet LA requirements regardless of the size. Based on the small size and unique shape of the lot in addition to the overhead power lines running above the lot I am requesting a variance to allow a reduction from a 40' front setback to a 15' front setback, the reduction of the side setback from 10' to 5', the reduction of the minimum front lot width from 100' to 48.7' (requested, measured at the 40' setback line); and increase impervious cover from 35% to 38%. Note: The impervious cover calculated for the residence and corresponding flat work in attachment B is 33.96%. I am asking for four extra percent (total 38%) to have enough impervious cover to build a storage shed.

At the time I purchased the lot there were Austin Energy (AE) power lines running over the residence. After a significant amount of legal research and conversations with AE, it was

1064 West Lane, Austin, Texas 78732

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determined that AE had no recorded utility easement for the power lines. AE advised that if challenged in court they would assert a prescriptive easement based on the length of time power lines had been in place. I briefly explored the option of relocating or burying the power lines, however, the expense was prohibitive. I then worked with AE to have the overhead lines narrowed. AE developed a plan that switched the cross member supporting the power lines from a large wood timber (attachment C) to a narrow profile arm (attachment D). Although this change seems minor I gained approximately two feet of building width. As a prerequisite of this project I granted AE a recorded utility easement that crosses the lot (attachment E). In addition I paid for the cost of the utility construction (attachment F).

Based on the trajectory of the existing overhead power lines a reduction of the front setback from 40' to 15' and side setback from 10' to 5' would allow me a significant amount of building area (width) to place the proposed structure (attachment A&B). The proposed structure will have a footprint as represented in attachment B. The lot currently has no neighbors on any side. The rear of the lot adjoins the property that makes up Quinlan Park owned by Travis County, all lots to the south and east (lots 9-18) were bought by the Lake Austin Spa and fenced off, the lot across the street (lot 32) is a septic drain field for the duplex located on lot 33, and lots 6 & 7 to the north are currently vacant.

Additionally, in July 2015, with the March 2015 variance in place I was able to obtain a City of Austin OSSF permit (See attachment J).

I have previously contacted the two property owners whose lots are in the immediate vicinity of my lot. Gary Attal (lots 31-34) and David Keymer (lots 6&7) have given me their approval for the requested variance.

The development of Lake Austin Village has varied over the years with no standardization to the neighborhood. Allowing me the requested variance would not affect the character of the neighborhood. I hope after a thorough review of the documents you will agree and re-grant a me a variance allowing a reduction of the front setback to 15', side setback to 5', the reduction of the minimum front lot width from 100' to 48.7' (requested, measured at the 40' setback line); and increase impervious cover from 35% to 38%. Thank you for your consideration.

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**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, March 9, 2015**

**CASE NUMBER: C15-2014-0171**

☒ Y ☐ Jeff Jack - Chair  
☒ Y ☐ Michael Von Ohlen MOTION TO GRANT Items A, B, C, and D to 38% IC  
☒ Y ☐ Melissa Whaley Hawthorne - Vice Chair 2<sup>ND</sup> THE MOTION  
☒ Y ☐ Sallie Burchett  
☐ - ☐ Ricardo De Camps OUT  
☐ - ☐ Brian King OUT  
☒ Y ☐ Vincent Harding  
☒ Y ☐ Will Schnier - Alternate  
☒ Y ☐ Stuart Hampton - Alternate

**OWNER/APPLICANT: Gregory Millard**  
**ADDRESS: 1604 WEST LN**

**VARIANCE REQUESTED:** The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the front yard setback from 40 feet (required) to 15 feet (requested) and;
  - B. decrease minimum lot width from 100 feet (required) to 40 feet (requested)
- in order to construct a single family home in a "LA", Lake Austin zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to January 12, 2015, Board Member Sallie Burchett second on a 7-0 vote; POSTPONED TO January 12, 2015. Jan 12, 2015 POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST; FEB 9, 2015 POSTPONED TO March 9, 2015 AT THE APPLICANT'S REQUEST

**Re-notification request:**

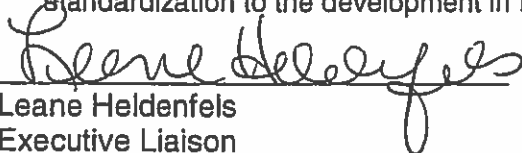
- A. decrease the front yard setback from 40 feet (required) to 15 feet (requested); and to
- B. decrease minimum lot width from 100 feet (required) to 48.7 feet (requested, measured at 40 foot front setback line); and to
- C. decrease the minimum side setback on north side of lot from 10 feet (required) to 5 feet (requested); and to
- D. Section 25-2-551(C) (3) (Lake Austin District Regulations) to increase the maximum impervious cover from 35% (required for slope gradient of 15% or less) to 45% (requested)

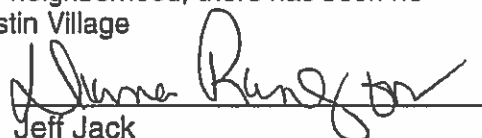
in order to construct a single family home in a "LA", Lake Austin zoning district.  
**FINDING:**

March 9, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A, B, C, and D to 38% impervious coverage, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED ITEMS A, B, C AND D TO 38% IMPERVIOUS COVERAGE.

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1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot 8 was platted in 1964 with a 15' front setback, 5' side, 5' rear, and a front lot width of 40, lot 8 is now zoned LA-25' front setback, 10'side, 20'rear, additionally COA requires a 50' minimum lot width
2. (a) The hardship for which the variance is requested is unique to the property in that: the overheard power lines combined with the LA setbacks severely limit what structure can be erected on the property  
(b) The hardship is not general to the area in which the property is located because: the only lot in the subdivision that has the overhead power lines running through the middle of the property
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: placing a residential structure on lot 8 with a 15' will not alter the character of the neighborhood, there has been no standardization to the development in Lake Austin Village

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

7-1



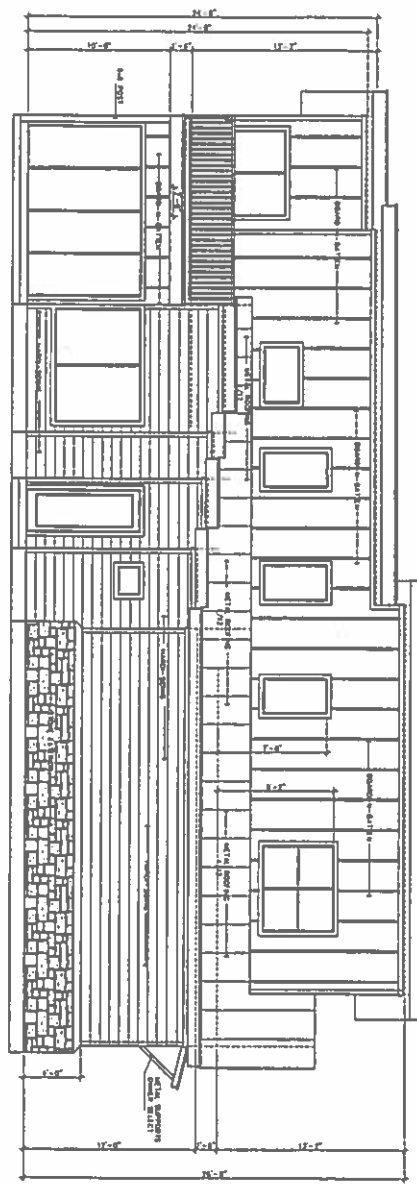
COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS

MILLARD  
RESIDENCE

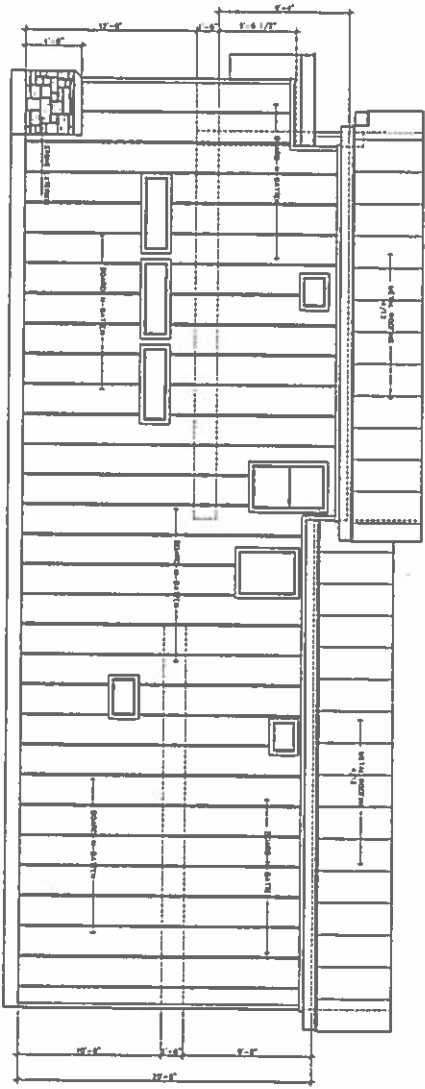


M-2

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LEFT SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"

Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the center of the wall unless otherwise noted.  
3. All dimensions are to the finished surface unless otherwise noted.  
4. All dimensions are to the exterior face of the wall unless otherwise noted.  
5. All dimensions are to the interior face of the wall unless otherwise noted.  
6. All dimensions are to the center of the door unless otherwise noted.  
7. All dimensions are to the center of the window unless otherwise noted.  
8. All dimensions are to the center of the porch unless otherwise noted.  
9. All dimensions are to the center of the roof unless otherwise noted.  
10. All dimensions are to the center of the foundation unless otherwise noted.

R.302.3 VISITABLE BATHROOMS

- 1. A VISITABLE BATHROOM SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 2. THE VISITABLE BATHROOM SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 3. THE VISITABLE BATHROOM SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
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- 9. THE VISITABLE BATHROOM SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 10. THE VISITABLE BATHROOM SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.

R.320.4 VISITABLE LIGHT SWITCHES

- 1. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 2. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 3. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 4. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
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- 7. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 8. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 9. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 10. VISITABLE LIGHT SWITCHES SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.

R.320.6 VISITABLE DWELLING ENTRANCE

- 1. VISITABLE DWELLING ENTRANCE SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 2. VISITABLE DWELLING ENTRANCE SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
- 3. VISITABLE DWELLING ENTRANCE SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.
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R.320.7 VISITABLE DWELLING ROUTE

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- 10. VISITABLE DWELLING ROUTE SHALL BE LOCATED IN THE FIRST FLOOR OF THE HOUSE.

SIDE ELEVATIONS

SCALE: 1/4"=1'-0"

COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS

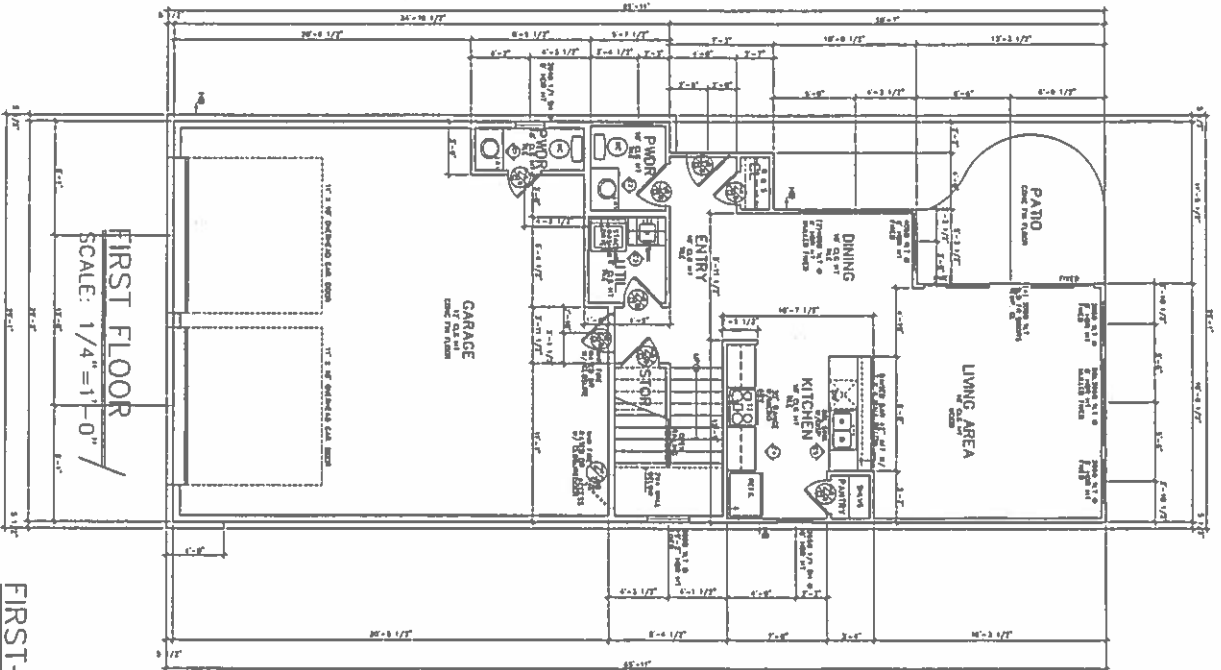
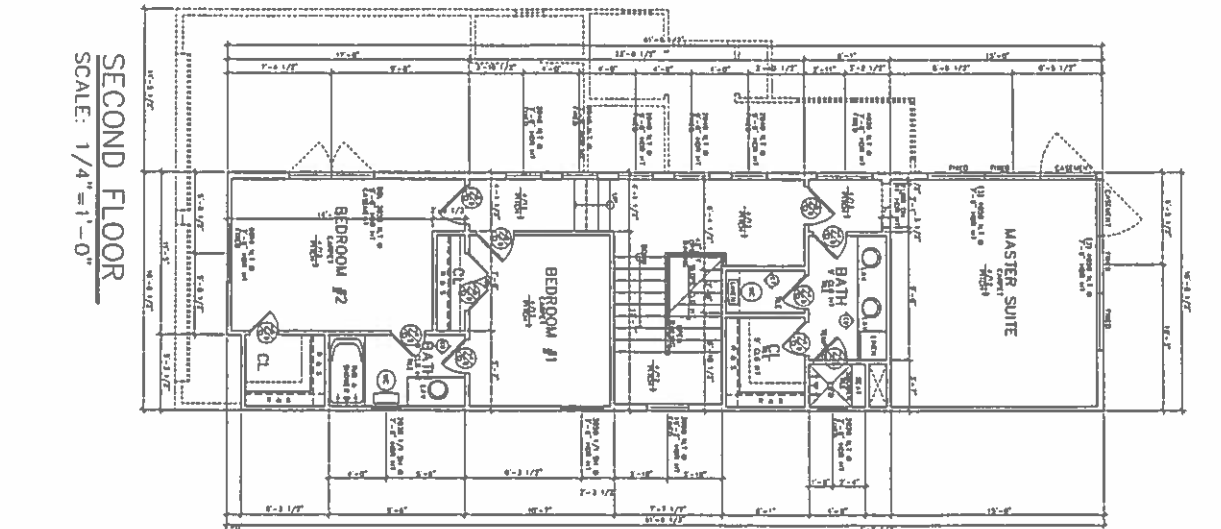
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RESIDENCE

DESIGN ORIGINALS of Texas  
home design center  
10011 FM 1900, SUITE 200, DALLAS, TX 75249  
972.341.1175

WEST LANE  
LOT 8  
LAKE AUSTIN  
VILLAGE

DATE: 06/11/15  
DRAWN BY: JZC/MD

4 OF 8



AREA'S	
FIRST FLOOR	773
SECOND FLOOR	932
TOTAL LIVING	1705
GARAGE	836
TOTAL COVERED	2541
PATIO	711

SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 80" AFT
	DOOR SLAT TAG

1. **Global health**
2. **Healthcare**
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[illegible]

$$\frac{m^3}{19}$$

Waterloo Surveyors Inc. J14187  
SURVEY PLAT

**Survey Dated: August 8, 2014**

**POWER LINE PROFILE "A"**

scale  
1" = 40'

overhead power lines

26 0' (L1)  
28 9' (L2)  
26 7' (L3)

property line

ground 98'

47 2'

ground level

29 5' (L1)  
31 9' (I2)  
29 6' (L3)

ground 99'

36 2' (L1)  
37 5' (I2)  
35 2' (L3)

property line

**www.WaterlooSurveyors.com - Austin, Texas -- (512)481-9602**

TOTAL LOT AREA	6572
TOTAL IMPERVIOUS	2232
IMPERVIOUS PERC.	33.96%
SLAB	1674
SIDEWALK	160
DRIVEWAY	398
TOTAL IMPERVIOUS	2232

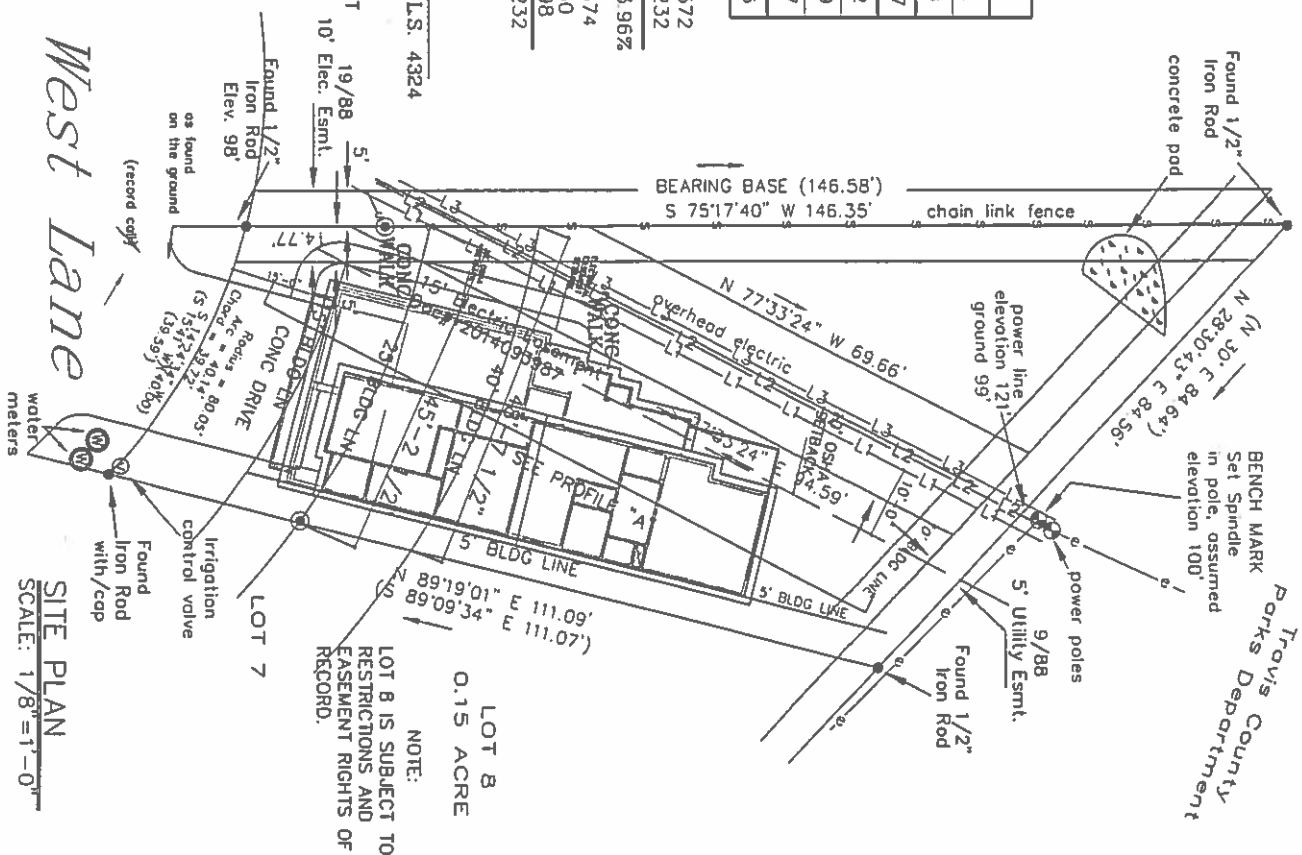
Thomas P. Dixon R.P.L.S. 4324

LOT 8 IS SUBJECT TO:  
RESTRICTIONS AND EASEMENT  
RIGHTS OF RECORD

West Lane

## SITE PLAN

SCALE: 1/8"=1'-0"



Troy's County  
Parks Department

WEST LANE  
LOT 8  
LAKE AUSTIN  
VILLAGE

**DESIGN ORIGINALS of Texas**  
home design center

MILLARD  
RESIDENCE



ORIGINAL POWERLINE  
PROFILE

m3  
20

Original  
STRUCTURE

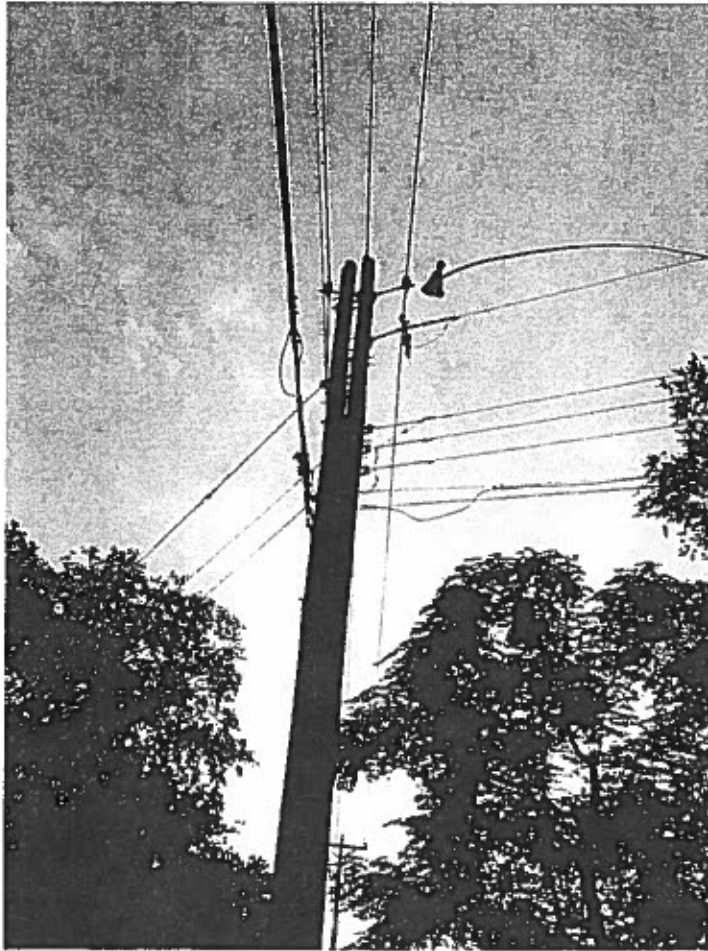
Attachment C

1604 West Lane

Attachment D

m3  
21

1604 West Lane



MODIFIED "NARROW"  
POWER LINE  
PROFILE

m3  
22



**City of Austin**

Austin's Community-Owned Electric Utility

[www.austinenenergy.com](http://www.austinenenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

March 6, 2014

Mr. Gregory Millard  
12104 Palisades Parkway  
Austin, Texas 78732  
[gregory.m.millard@usdoj.gov](mailto:gregory.m.millard@usdoj.gov)

Subject: Electric Utility Easement – 1604 West Lane

Dear Mr. Millard:

Attached is the Electric Utility Easement for the above-described Project. Please sign and notarize the document and return it to me at the above address, along with a check in the amount of \$50.00, payable to the Travis County Clerk for the recording fee. If submitting a personal check, please put your Driver's License number and a telephone number on the check.

Should you have any questions regarding the Easement, please contact me at (512)322-6237.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wendi Broden".

Wendi Broden  
Public Involvement/Real Estate Services

Attachment

m3  
23

Easement No. \_\_\_\_\_  
File No. \_\_\_\_\_  
Address: 1604 West Lane \_\_\_\_\_  
Initials: WEB \_\_\_\_\_

### ELECTRIC DISTRIBUTION UTILITY EASEMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

DATE: \_\_\_\_\_

GRANTOR: GREGORY MILLARD

GRANTOR'S ADDRESS: 12104 Palisades Parkway  
Austin, Texas 78732

GRANTEE: THE CITY OF AUSTIN

GRANTEE'S ADDRESS: P. O. Box 1088  
Austin, Travis County, Texas

PROPERTY: Lot 8, of LAKE AUSTIN VILLAGE, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 88, of the Plat Records of Travis County, Texas. Being the same property conveyed to GRANTOR by General Warranty Deed, recorded under Document Number 2013139706, Official Public Records, Travis County, Texas.

GRANTOR, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant, sell and convey to GRANTEE an easement and right of way along, over, under, and across that portion of the Property bounded and described on Exhibit A and shown on Exhibit B, attached hereto and incorporated herein (the "Easement"), to place, construct, reconstruct, install, operate, repair, maintain, inspect, replace, upgrade or remove (in whole or in part) electric distribution and telecommunications lines and systems and all necessary or desirable appurtenances and structures (the "Facilities"), and to permit telephone and cable television lines and systems to be placed, constructed, reconstructed, installed, operated, repaired, maintained, inspected, replaced, upgraded or removed (in whole or in part), and maintained in the Easement, and to cut or trim trees and shrubbery and to remove obstructions as necessary to keep them clear of the Facilities and permit GRANTEE unimpeded access to the Facilities.

m3  
24

GRANTOR may not place, erect or maintain in the Easement (a) any permanent structures, including, but not limited to habitable structures such as homes or offices, (b) any structure of any kind in such proximity to the Facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor, (c) without Grantee's prior written consent, any structure, including, but not limited to drainage, filtration or detention ponds, or make changes in grade, elevation, or contour of the land which would impair Grantee's access to its Facilities in the Easement for the purposes stated above.

Upon completion of initial construction or any subsequent work in the Easement, GRANTEE shall repair any material damage to the Property so as to restore same to substantially the same condition it was in prior to commencement of the work, but GRANTEE shall not be required to replace any trees, shrubbery or obstructions which GRANTEE removed due to interference with its use of the Easement.

TO HAVE AND HOLD the same perpetually unto GRANTEE and to its successors and assigns, together with the right and privilege at any reasonable time or times to enter upon and cross the Property to the extent necessary for the foregoing purposes.

GRANTOR, does hereby covenant and bind itself, and its heirs, successors, assigns and legal representatives to warrant and forever defend all and singular the Easement unto GRANTEE, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Such rights and Easement shall be covenants running with the land and shall be binding upon the GRANTOR, its personal representatives, heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first above stated.

GRANTOR:

GREGORY MILLARD



E4

m3  
25

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2014, by GREGORY MILLARD.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Printed or Typed Name

\_\_\_\_\_  
Notary's Commission Expires

AFTER RECORDING RETURN TO:  
City of Austin – Austin Energy  
721 Barton Springs Road  
Austin, Texas 78704  
Attn: Melody Giambruno  
Electric Distribution Utility Easement  
Legal Review 06/15/07

m3  
26



**EXHIBIT "A"**

**SURVEY PLAT OF A 0.028 ACRE (1232 SQUARE FEET) TRACT OF LAND, BEING A 15 FOOT WIDE STRIP OF LAND AND EASEMENT OUT OF AND A PART OF LOT 8, LAKE AUSTIN VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.028 ACRE TRACT OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**BEGINNING** at a point for the north corner of the herein described 0.028 acre tract of land (Texas State Plane Grid Coordinates, Texas Central Zone 4203 N(Y) 10091322.268, E(X) 3055902.817 NAD83) same being a point on the southeast line of that certain five foot utility easement as show on said plat of Lake Austin Village and point within the bounds of said Lot 8, from this point a one-half inch iron rod found for the northwest corner of the said Lot 8, same being the southwest corner of Lot 7, of the said Lake Austin Village and a point on the east line of that called 5.8 acres of land described to Travis County, Texas (Mary Quinlan Park) in that certain Warranty Deed as recorded in Volume 608, Page 271, of the Deed Records of Travis County, Texas bears: North 14°52'28" East, a distance of 21.21 feet crossing over the said Lot 8;

**THENCE** South 77°33'24" East, crossing over the said Lot 8 a distance of 94.59 feet to a point for the east corner of the herein described 0.028 acre tract of land, same being point on the common dividing line of the said Lot 8 and Lot 9, of the said Lake Austin Village and from this point a one-half inch iron rod found for the southeast corner of the said Lot 8, same being the northeast corner of the said Lot 9 and a point on the ourving west right of way line of West Lane, a public road in Travis County, Texas, bears: North 75°17'40" East, a distance of 14.62 feet;

**THENCE** South 75°17'40" West, along the common dividing line of the said Lot 8 and the said Lot 9 a distance of 32.87 feet to a point for the south corner of the herein described 0.028 acre tract of land, same being a point on the common dividing line of the said Lot 8 and the said Lot 9 and from this point a one-half inch iron rod found for the common west corner of the said Lot 8, and the said Lot 9, bears: South 75°17'40" West, a distance of 98.70 feet;

**THENCE** North 77°33'24" West, crossing over the said Lot 8 a distance of 69.66 feet to a calculated point for the west corner of the herein described 0.028 acre tract of land, same being a point on the southeast line of the said five foot utility easement as show on said plat of Lake Austin Village and point within the bounds of said Lot 8, from this point the last said one-half inch iron rod found for the common west corner of the said Lot 8, and the said Lot 9, bears: South 34°25'06" West, a distance of 48.57 feet crossing over the said Lot 8, same being a point on the southeast line of the said 5.8 acres of land;

**THENCE** North 28°30'34" East, coincident with the southeast line of the said five foot utility easement as show on said plat of Lake Austin Village and crossing over the said Lot 8, 15.61 feet

m3  
27

to the POINT OF BEGINNING and containing 0.028 acres or 1232 square feet of land more or less.

**BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

Reference the attached sketch marked **EXHIBIT "B"**.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in February 2014.

Prepared By: **AUSTIN ENERGY**

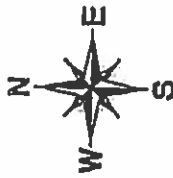
Robert C. Steubing 02/28/2014  
Robert C. Steubing  
Registered Professional Land Surveyor No. 5548



# **LEGEND:**

- CAPPED IRON ROD FOUND
- 1/2" IRON ROD FOUND
- POB POINT OF BEGINNING
- PRCT PLAT RECORDS TRAVIS COUNTY, TX
- OE- EXISTING OVER HEAD ELECTRIC
- EXISTING POLE

SURVEY PLAT OF A 0.028 ACRE (1232 SQ. FT.) 15 FOOT WIDE TRACT OF LAND BEING A PROPOSED CITY OF AUSTIN EASEMENT AND BEING OUT OF LOT 8, LAKE AUSTIN VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 19, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



NUM	BEARING	DISTANCE
L1	N75°17'40"E	14.62'

Travis County, Texas  
Mary Quillen Park  
Warranty Deed  
608/271 DRCT  
5.8 Acres

POB GRID COORDINATES  
TEXAS CENTRAL ZONE 4203  
NORTH AMERICAN DATUM 83  
N(Y) 10091322.268  
E(X) 3055902.817

LOT 7

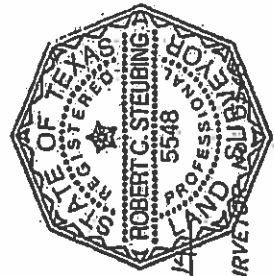
LOT 8

LOT 9

LAKE AUSTIN VILLAGE  
VOL 19 PG 88 PRCT

WEST LANE

0.028 Acres  
1232 Sq. ft.



AS SURVEYED BY:  
AUSTIN ENERGY

*Robert C. Steubing 02/28/2014*  
ROBERT C. STEUBING  
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYED ON THE GROUND IN FEBRUARY 2014

DRAWING: F:\SURVEYING\DISTRICTION\MISC-DIST 2014\1604 WEST LANE.DWG\1604 WEST LANE.DWG BEARING BASIS: GRID NORTH, TX STATE PLANE COORD., NAD 83, TEXAS CENTRAL ZONE 4203

EXHIBIT "B"

283

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TRAVIS COUNTY CLERK  
P.O. BOX 149325  
AUSTIN, TX 78714-9325  
(512) 854-9188

ISSUED TO:  
GREGORY MILLARD

RECEIPT # 73304  
DATE 06/26/2014 01:20:03 PM

DOCUMENT #	PGS	FEE
2014093987	6	
EASEMENT		46.00

Total Amount Due 46.00

CHECK 1096 50.00

Total Payment 50.00

Overage Amount: 4.00

UNLESS REQUESTED ALL AMOUNTS  
FOR OVERPAYMENTS IN THE AMOUNT  
OF \$5 OR MORE WILL BE ISSUED  
AT THE END OF THE MONTH

A  
Z

HAVE A NICE DAY  
INDEXES AVAILABLE  
[WWW.TRAVISCOUNTYCLERK.ORG](http://WWW.TRAVISCOUNTYCLERK.ORG)  
DANA DEBEAUVOIR  
COUNTY CLERK  
Deputy: RODRIGUEZA

# Work Request Charges Quotation Austin Energy

m3  
31

To: GREGORY MILLARD  
GREGORY MILLARD  
1604 WEST LN  
Relocate OH lines

Quote Number: NO1250902  
Designer Name: BOXTON, JAMES  
Description: COST TO REPLACE OVERHEAD 8 FEETWOOD  
ARM CONSTRUCTION WITH NARROW  
PROFILE CONSTRUCTION ON TWO POLES.

Quote Date: 3/11/2014  
Preferred Option: Yes  
No. Payments: 1  
Project:

## Quotation Details

Description	Refundable?	Unit Cost	Quantity	Total	Due Before Work	Paid
Time & Materials	No	1,414.52	1.15	1,626.70	Y	

Charges Due Before Work Starts:

1,626.70

Tax:

0.00

Subtotal:

1,626.70

Charges Due On Completion:

0.00

Tax:

0.00

Subtotal:

0.00

Total Charges:

1,626.70

Total Tax:

0.00

Total Including Tax:

1,626.70

## CITY OF AUSTIN, TEXAS RECEIPT FOR PAYMENT OF FUNDS

NO.23975644

DATE RECEIVED:

4-28-14

RECEIVED FROM:

Gregory + Christina Millard

\$ 1,626.70

IN PAYMENT FOR:

Change Overhead arm construction to narrow prof

\*AMOUNT VERIFIED BY:

125090

CITY OF AUSTIN, TEXAS

XXXXXX	FUND	AGENCY	ORG	SUB ORG	ACTV	REV/ OBJT	WORKORDER	REPT CATG	B/S ACCT	AMOUNT
HOW PAID:	XXX	XXX	XXXX	XX	XXXX	XXXX	XXXXXXXXXX	XXXX	XXXX	XXXXXX
CASH <input type="checkbox"/>	3250	1107	9900		4564	4525	125090	2700		1,626.70
CHECK <input checked="" type="checkbox"/>										
MONEY ORDER <input type="checkbox"/>										

*austinenenergy*

*Cynthia Kadka*

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J141B7

SCALE  
1"=20'



THE STATE OF TEXAS      ~~WARRANT~~      •      120  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, that we, Charles O. Hard and wife, Loretta L. Hard, of the County of Travis, State of Texas, hereinafter referred to as GRANTORS, for And in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by A. C. Brodnax of Harris County, Texas, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged and for the payment of which no lien, either express or implied, is retained, have SOLD, GRANTED, and CONVEYED, and by these presents do SELL, GRANT, and CONVEY unto A. C. Brodnax, all of the following described property being situated in Travis County, Texas, to-wit:

Lot Number Twenty-Three (23) of Lake Austin Village Subdivision, in Travis County, Texas, according to the map or plat thereof of record in Book 19, Page 88, of the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, his heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEPEND, all and singular, the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made subject to all valid easements affecting the use of said property as this date reflected by the records of Travis County, Texas, and is subject to the following restrictions affecting the use of the property herein conveyed, to-wit:

1. No-building shall be erected or maintained on any lot in said sub-division other than a private residence and a private garage for the sole use of the owner or occupant.
2. No old, used, existing building or structure of any kind nor any part of an old, used, existing building or structure shall be moved on, placed on, or permitted to remain on any lot. All construction shall be of new material.
3. No house trailers shall be placed on any lot, either temporarily or permanently. No temporary sheds or structures will be placed on any lot.

DEED RECORDS  
Travis County, Texas

.v.2533 p. 5

33  
133

H-2

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4. Any residence placed on lots 1 through 7; lots 33 through 36; lots 25 through 28, and lots 18 through 24, shall have a minimum of 650 sq.ft. of floor area exclusive of porches, stoops, balconies, open or closed carports, patios or garages. Any residence placed on lots 8 through 17; and lots 29 through 32 shall have a minimum of 800 sq.ft. of floor area exclusive of porches, stoops, balconies, open or closed carports, patios, or garages.
5. No building shall be erected, placed, or altered on any lot until the construction plans and specifications are approved by the Architectural Control Committee. This approval will be in writing and one copy of the plans and specifications will remain on file.
6. The Architectural Control Committee is composed of 3 members appointed by Charles G. Hard.
7. Minimum setback lines shall be as follows: No residential structure shall be located nearer the front line than 15 ft., or nearer the side street line than 10 ft., nor nearer the side or rear lot line than 5 ft. Detached garages, carports, and storage buildings may be located within 3 ft. of side lot line and within 5 ft. of rear lot line. The exception being lot 36, on which there is an existing structure. Construction must be completed within one year after starting.
8. No fence shall be permitted to extend nearer to any street than the setback lines indicated above.
9. No animals or birds, other than household pets shall be kept on any lot.
10. No noxious or offensive trade or any other activity shall be permitted on any lot that may be or become an annoyance to the neighborhood.
11. No structures, wires, poles, or other obstructions shall be located in violation of any such easements indicated on the plat.
12. No sign of any kind shall be displayed to the public view on any lot other than one sign of not more than 5 sq. ft. Advertising the property for sale or rent, or sign used by the builder to advertise the property during construction and sales periods.
13. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Travis County and the State of Texas.
14. No lot in this subdivision shall be sold to, or resided upon, other than members of the Caucasian race.

Said restrictions are to run with the land and are to be binding upon and observed by GRANTEE, his heirs and assigns, and may be enforced by any person owning an interest in any of the property situated in Lake Austin Village Subdivision. If any person or persons shall violate or attempt to violate these restrictions, it shall be lawful for any person owning any interest in Lake Austin Village Subdivision

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to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions, or any of them, either to prevent him or them from so doing or to correct such violations and to recover damages or other relief for such violation or violations.

Witness our hands At Austin, Texas, this 31<sup>st</sup> day of August, 1964.

8/1/64  
ES-107. MY STAMP CANCELLED

Charles G. Hard  
Charles G. Hard

Loretta L. Hard  
Loretta L. Hard

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles G. Hard and Loretta L. Hard, his wife, both known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Loretta L. Hard, wife of the said Charles G. Hard, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Loretta L. Hard, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 31<sup>st</sup> day of August, 1964.

(NOTARY SEAL)

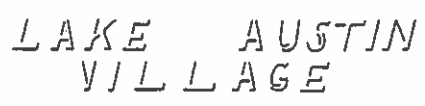
Frederick J. Haymes  
Frederick J. Haymes  
Notary Public in and for  
Travis County, Texas

FILED  
F. J. Haymes  
COUNTY CLERK  
- TRAVIS COUNTY, TEXAS  
SEP 1 10 43 AM 1964

DEED RECORDS  
Travis County, Texas

2633 7 (504)

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## Attachment J - 1604 West Lane

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## § 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

\* See Section 25-2-551 (*Lake Austin District Regulations*).

\*\* See Section 25-2-556 (*Family Residence District Regulations*).

\*\*\* See Section 25-2-780 (*Conservation Single Family Residential Use*).

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	SF-4A	SF-4B	SF-5	SF-6	MF-1
MINIMUM LOT SIZE (square feet):	*	**	5,750	5,750	8,000
MINIMUM CORNER LOT AREA (square feet):	*	**	—	—	—
MINIMUM LOT WIDTH:	*	**	50	50	50
MINIMUM CORNER LOT WIDTH:	*	**	50	—	—
MAXIMUM DWELLING UNITS PER LOT:	*	**	—	—	***
MAXIMUM HEIGHT:	*	**	35	35	40
MINIMUM SETBACKS:					
FRONT YARD:	*	**	25	25	25
STREET SIDE YARD:	*	**	15	15	15
INTERIOR SIDE YARD:	*	10	5	5	5
REAR YARD:	*	**	10	10	10
MAXIMUM BUILDING COVERAGE:	*	40%	40%	40%	45%
MAXIMUM IMPERVIOUS COVER:	*	60%	55%	55%	55%

\* See Section 25-2-779 (*Small Lot Single-Family Residential Uses*) and Section 25-4-232 (*Small Lot Subdivisions*).

\*\* See Section 25-2-558 (*Single-Family Residence Condominium Site District Regulations*).

\*\*\* See Section 25-2-559 (*Urban Family Residence District Of Townhouse And Condominium Residence District Retirement Housing Use*).

	MF-2	MF-3	MF-4	MF-5	MF-6	MH
MINIMUM LOT SIZE (square feet):	8,000	8,000	8,000	8,000	8,000	—

m3  
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MINIMUM LOT WIDTH:	50	50	50	50	50	—
MAXIMUM DWELLING UNITS PER LOT:	*	**	***	***	—	—
MAXIMUM HEIGHT:	40 or 3 stories	40	60	60	90	—
MINIMUM SETBACKS:						
FRONT YARD:	25	25	15	15	15	—
STREET SIDE YARD:	15	15	15	15	15	—
INTERIOR SIDE YARD:	5	5	5	5	5	—
REAR YARD:	10	10	10	10	10	—
MAXIMUM BUILDING COVERAGE:	50%	55%	60%	60%	70%	—
MAXIMUM IMPERVIOUS COVER:	60%	65%	70%	70%	80%	—
MAXIMUM FLOOR AREA RATIO	—	.75:1	.75:1	1:1	—	—

\* See Section 25-2-561 (Multifamily Residence Low Density District Regulations).

\*\* See Section 25-2-562 (Multifamily Residence Medium Density District Regulations).

\*\*\* See Section 25-2-563 (Multifamily Residence Moderate-High Density and Multifamily Residence High Density District Regulations).

	NO	LO	GO	CR	LR	GR
MINIMUM LOT SIZE (square feet):	5,750	5,750	5,750	20,000	5,750	5,750
MINIMUM LOT WIDTH:	50	50	50	100	50	50
MAXIMUM HEIGHT:	35 or 2 stories	40 or 3 stories	60	40	40 or 3 stories	60
MINIMUM SETBACKS:						

m3  
40

FRONT YARD:	25	25	15	50	25	10
STREET SIDE YARD:	15	15	15	50	15	10
INTERIOR SIDE YARD:	5	5	5	20	—	—
REAR YARD:	5	5	5	20	—	—
MAXIMUM BUILDING COVERAGE:	35%	50%	60%	25%	50%	75%
MAXIMUM IMPERVIOUS COVER:	60%	70%	80%	60%	80%	90%
MAXIMUM FLOOR AREA RATIO	.35:1	.7:1	1:1	.25:1	.5:1	1:1

	L	CBD	DMU	W/LO	CS	CS-1
MINIMUM LOT SIZE (square feet):	5,750	—	—	43,560**	5,750	5,750
MINIMUM LOT WIDTH:	50	—	—	100	50	50
MAXIMUM HEIGHT:	200	*	120	25 or 1 story **	60	60
MINIMUM SETBACKS:						
FRONT YARD:	10	—	—	25	10	10
STREET SIDE YARD:	10	—	—	25	10	10
INTERIOR SIDE YARD:	—	—	—	5	—	—
REAR YARD:	—	—	—	25	—	—
MAXIMUM BUILDING COVERAGE:	50%	100%	100%	—	95%	95%
MAXIMUM IMPERVIOUS COVER:	50%	100%	100%	70%	95%	95%
MAXIMUM FLOOR AREA RATIO	8:1	8:1	5:1	.25:1	2:1	2:1



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	DR	AV	AG**	P
MINIMUM LOT SIZE (square feet):	10 acres	*	10 acres	***
MINIMUM LOT WIDTH:	100	*	—	***
MAXIMUM DWELLING UNITS PER LOT	1	*	—	***
MAXIMUM HEIGHT:	35	*	60	***
MINIMUM SETBACKS:				
FRONT YARD:	25	*	100	***
STREET SIDE YARD:	25	*	100	***
INTERIOR SIDE YARD:	10	*	100	***
REAR YARD:	10	*	100	***
MAXIMUM BUILDING COVERAGE:	12,000	*	—	***
MAXIMUM IMPERVIOUS COVER:	15,000	*	—	***
MAXIMUM FLOOR AREA RATIO	—	*	—	***

\* See Section 25-2-623 (*Aviation Services District Regulations*).

\*\* See Section 25-2-621 (*Agricultural District Regulations*).

\*\*\* See Section 25-2-625 (*Public District Regulations*).



AUSTIN WATER UTILITY  
Utility Development Services Division  
625 East 10<sup>th</sup> Street  
Austin, Texas 78701  
(512) 972-0050 fax: (512) 972-0251



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**PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY**

ISSUED DATE: July 29, 2015

UNIQUE #: 23826941

SITE ADDRESS: 1604 West Ln, Austin, Texas 78732  
LEGAL DESCRIPTION: Lot 8 Lake Austin Village  
OWNER'S NAME: Gregory Millard  
LAKE PROPERTY (YES/NO): NO  
WATER SOURCE: Water Control & Improvement District 17  
TYPE OF STRUCTURE: Single Family Residence

SIZE: 3 bedrooms/ 1,705 sq. ft. / 240 gpd

**FACILITY SPECIFICATIONS**

1. One Aqua Aire AA500-4073 four compartment concrete tank composed of a 400-gallon trash compartment, 500 gpd aerobic compartment, a clarifier sludge return compartment, and a 750-gallon pump compartment.
2. One Sta-Rite model 20DOM05121 ½ HP effluent pump with floats and controls for time dosing.
3. One ETI control panel with audio and visual alarms.
4. One drip irrigation field with a total of 1,800 square feet of application area (a total of 900 linear feet of Netafim Bioline 0.6 GPH drip emitter tubing).

INITIAL TWO-YEAR SERVICE POLICY REQUIRED (YES/NO): YES

DESIGNER: Derrick E. Lormand, R.S.

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE ATTACHED DESIGNED PLAN WHICH IS APPROVED BY THE AUSTIN WATER UTILITY ON THIS DATE WITH THE SPECIFICATIONS DESCRIBED ABOVE.

**THIS PERMIT MUST BE POSTED ON THE SITE**

**SPECIAL REQUIREMENTS**

1. Construct per designer's plan and the Austin Water Utility's approval letter. If construction cannot proceed exactly as specified by approved plan and the Austin Water Utility's approval letter, stop construction and have the designer submit a revised plan to the Austin Water Utility for review and approval.
2. This property may be located within the habitat boundaries of an endangered species. Issuance of this permit to construct an on-site sewage facility does not assure compliance with the Endangered Species Act. For information, please call the Travis County Transportation and Natural Resources Department, (512) 854-9383.
3. The issuance of this permit is not a verification that this tract of land has been subdivided in accordance with the laws and regulations governing subdivision of land. It is also not, therefore, a guarantee of future provision of other utility services to this tract of land.
4. Landscaping and vegetation of drainfield must be complete before a license to operate will be issued.
5. ALL INSTALLATION WORK IN THE STATE OF TEXAS MUST BE PERFORMED BY AN INSTALLER LICENSED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

**NOTE:** This on-site sewage facility must meet all of the requirements of the City of Austin Ordinance No. 20131003-97, including setback distances. If unforeseen and/or adverse conditions are encountered (including but not limited to excessive rock, seepage, or high water table), stop construction and contact the Austin Water Utility. A revised construction permit may be issued. **THIS PERMIT TO CONSTRUCT SHALL EXPIRE ONE YEAR FROM THE ORIGINAL ISSUED DATE. DO NOT START THE OSSF CONSTRUCTION BEFORE OBTAINING BUILDING PERMIT APPROVAL (IF APPLICABLE). THE AUSTIN WATER UTILITY SHALL NOT PERFORM ANY INSPECTION OF THE OSSF UNTIL BUILDING PERMIT APPROVAL HAS BEEN OBTAINED.**

APPROVED:  P.E., OS0030469 DATE: July 29, 2015



AUSTIN WATER UTILITY  
Utility Development Services Division  
625 East 10<sup>th</sup> Street  
Austin, Texas 78701  
(512) 972-0050 fax: (512) 972-0251



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July 29, 2015

Mr. Derrick Lormand, R.S.  
12713 Majestic Oaks Drive  
Austin, Texas 78732

Re: **Letter of Approval**  
Private On-Site Sewage Facility (OSSF) for 1604 West Lane  
Lot 8, Lake Austin Village

Dear Mr. Lormand:

The Austin Water Utility has completed the review of your revised plans for the proposed facility consisting of one Aqua Aire AA500-4073 four compartment concrete tank composed of a 400-gallon trash compartment, 500 gpd aerobic compartment, a clarifier sludge return compartment, and a 750-gallon pump compartment; one Sta-Rite model 20DOM05121 ½ HP effluent pump with floats and controls for time dosing; one ETI control panel with audio and visual alarms; one drip irrigation field with a total of 1,800 square feet of application area (a total of 900 linear feet of Netafim Bioline 0.6 GPH drip emitter tubing); and related appurtenances to serve a single family residence with a design flow of 240 gallons per day.

The attached plan is approved as submitted to allow construction of the OSSF with the following stipulations:

1. A copy of a deed-recorded instrument must clearly state that a continuous service policy shall be provided for this facility for the first two years. Within thirty (30) days of the expiration of the initial two-year service policy, the owner shall either obtain a new maintenance contract, or maintain the system personally (only homeowners of aerobic treatment systems who have taken a City-approved training and registered with the City may maintain their own system).
2. A copy of the initial two-year service policy ("maintenance contract") for this facility shall be furnished to the Austin Water Utility prior to the issuance of the License to Operate.
3. The Austin Water Utility's approval of this plan will be automatically rescinded if any site grading cuts are constructed within twenty five (25) feet of the proposed drainfield sites.
4. If it is necessary to modify your proposed plan, the Austin Water Utility will require a 30-day review period for the modified plan. All construction on this project will be required to stop until the modified plan is approved by the Austin Water Utility.
5. This property may be located within the habitat boundaries of the Golden-Cheeked Warbler, an endangered species. The Austin Water Utility's approval of your plan and the issuance of a Permit to Construct a private sewage facility does not assure compliance with the Endangered Species Act. For information, please call Travis County Transportation and Natural Resources Department, (512) 854-9383.
6. This Permit to Construct does not authorize the use of the single-family residence as a short-term rental property. Utilizing the single-family residence as a short-term rental property constitutes an alteration of the OSSF permit (30 TAC §285.2(C) & COA §15-5-3), which would require a new permit under 30 TAC §285.3(a) & COA §15-5-3.

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Mr. Derrick Lormand, R.S.  
July 29, 2015  
Page 2 of 2

7. All private water lines, including non-potable irrigation lines, must maintain a 10-foot separation to all OSSF components.

Our approval of this plan is based upon the data and information submitted with it. The Austin Water Utility reserves the right to revoke this approval if conditions are encountered during construction, which are not reflected by the plan and may affect the proper operation of the proposed system.

The issuance of this Approval Letter is not a verification that this tract of land has been subdivided in accordance with the laws and regulations governing subdivision of land. It is also not, therefore, a guarantee of future provision of other utility services to this tract of land.

The Permit to Construct for this project is enclosed with this letter, and must be posted on the job site before any work is done. The Austin Water Utility expects you to make the contractor of this project aware of all of the above approval stipulations prior to the start of construction. **The Permit to Construct shall expire one year from the issued date. Do not start the OSSF construction before obtaining building permit approval (if applicable). The Austin Water Utility shall not perform any inspection if building permit approval has not been obtained at that time.**

Regular inspections of these facilities by the Austin Water Utility's personnel during construction in accordance with the inspection schedule enclosed with this letter are required. In addition, the Austin Water Utility must receive a written certification from you, upon completion of this project, that this system was installed in accordance with this plan. This certification must be based upon your independent inspections of this system during construction. The Austin Water Utility also must receive a copy of the as-built plan, which has the same format as the approved plan for permit to construct, upon completion of this project. The final inspection will not be performed until we receive your certification, the as-built plan, and the completion of all inspections listed on the enclosed inspection schedule. A License to Operate will be issued after the passing of the final inspection.

I will look forward to receiving your letter of certification upon completion of this project. If I can provide any additional information, please contact me at 512-972-0202.

Sincerely,

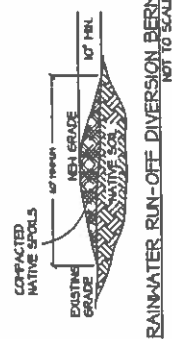


Reyna E. Holmes, P.E., OS0030469  
Utility Development Services Division  
Austin Water Utility

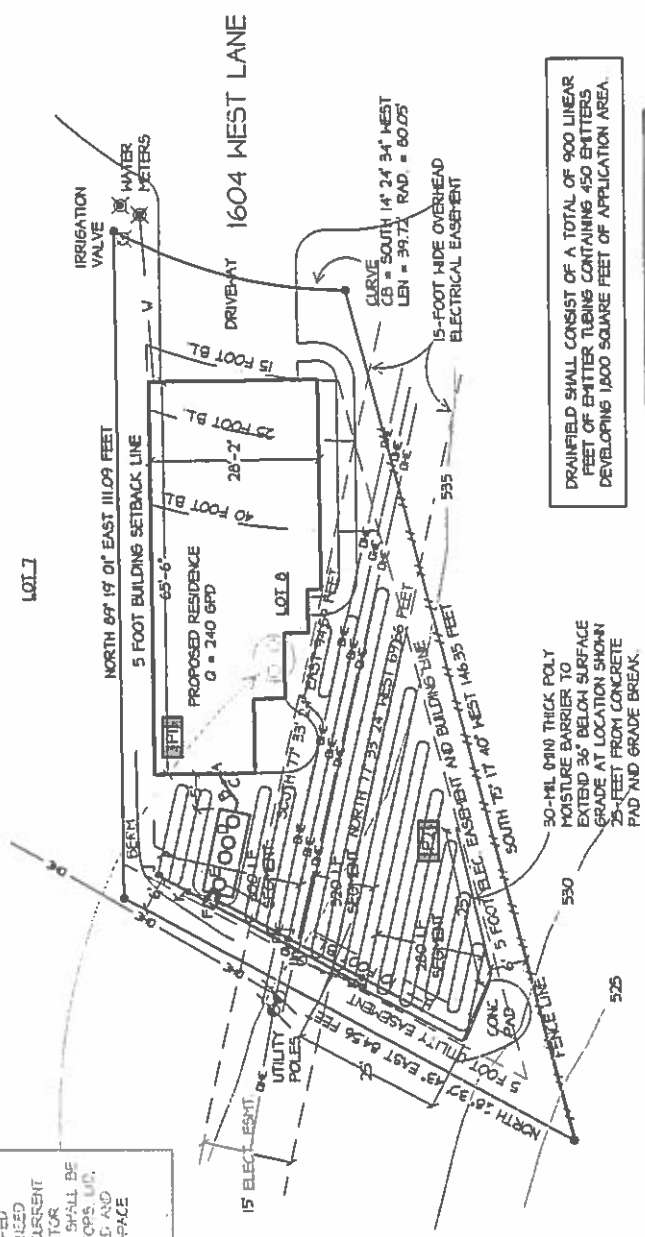
Attachment: Approved plans.

**EXISTING TANK(S) NOTE:**  
EXISTING SEPTIC TANK(S) SHALL BE ABANDONED. TANK(S) SHALL BE PUMPED CLEAN OF ALL EFFLUENT BY A LICENSED WASTEWATER CARRIER HOLDING A CURRENT LICENSE WITH THE EXECUTIVE DIRECTOR. PROOF OF THIS PUMP-OUT SERVICE SHALL BE AVAILABLE FOR REVIEW BY INSPECTORS. UTILITY POLES SHALL BE CRUSHED AND BURIED IN PLACE, REMAINING VOID SPACE SHALL BE BACKFILLED WITH CLEAN 12-IN. GRANULAR SOIL.

**EXISTING DRAINFIELD NOTE:**  
EXISTING DRAINFIELDS SHALL BE ABANDONED IN CONJUNCTION WITH PROPOSED DRAINFIELD INSTALLATION. EXISTING DRAINFIELD MATERIAL INCLUDING PIPES, GRAVEL, SOIL, ETC. MAY REMAIN UNDISTURBED AND BLFIED. EXISTING DRAINFIELD MATERIAL ENCOUNTERED DURING INSTALLATION THAT COMPLIES WITH PROPOSED DRAINFIELD SHALL BE REMOVED AND DISPOSED OFF SITE VIA SANITARY LANDFILL.



**RAINWATER RUN-OFF DIVERSION BERM**  
NOT TO SCALE



DRAINFIELD SHALL CONSIST OF A TOTAL OF 900 LINEAR FEET OF EXISTING TUBING CONTAINING 450 EXISTERS DEVELOPING 1800 SQUARE FEET OF APPLICATION AREA.

- LEGEND:**
- A. SEWAGE SUB-OUT
  - B. 4\"/>
  - C. 140-WAY CLEAN-OUT
  - D. ABSOLUTE SINKHOLE UNIT
  - E. 1\"/>
  - F. FIELD BOX
  - G. 1\"/>
  - H. 1\"/>
  - I. 1\"/>
  - J. 1\"/>
  - K. IN-LINE CHECK VALVE

**AUSTIN WATER**  
**UTILITY DEVELOPMENT SERVICES**  
**APPROVED**  
Permit to Construct OSSF  
OSS3030469, 07/29/2015

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER FIRM, RATE MAPS

**SETBACK REQUIREMENTS:**  
INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 205, EFFECTIVE DECEMBER 2012, AND ANY ADDITIONAL LOCAL REQUIREMENTS.  
MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SHEDDING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.  
MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT FROM FOUNDATIONS AND EASEMENTS, 5 FEET FROM PROPERTY LINES AND SHEDDING POOLS, 25 FEET FROM GRADE BREAKS, 10 FEET FROM WATER LINES, 100 FEET FROM EXISTING OR PROPOSED WATER WELLS.

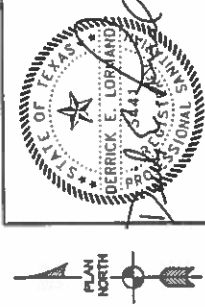
REVISED SHEET 1 - SITE PLAN

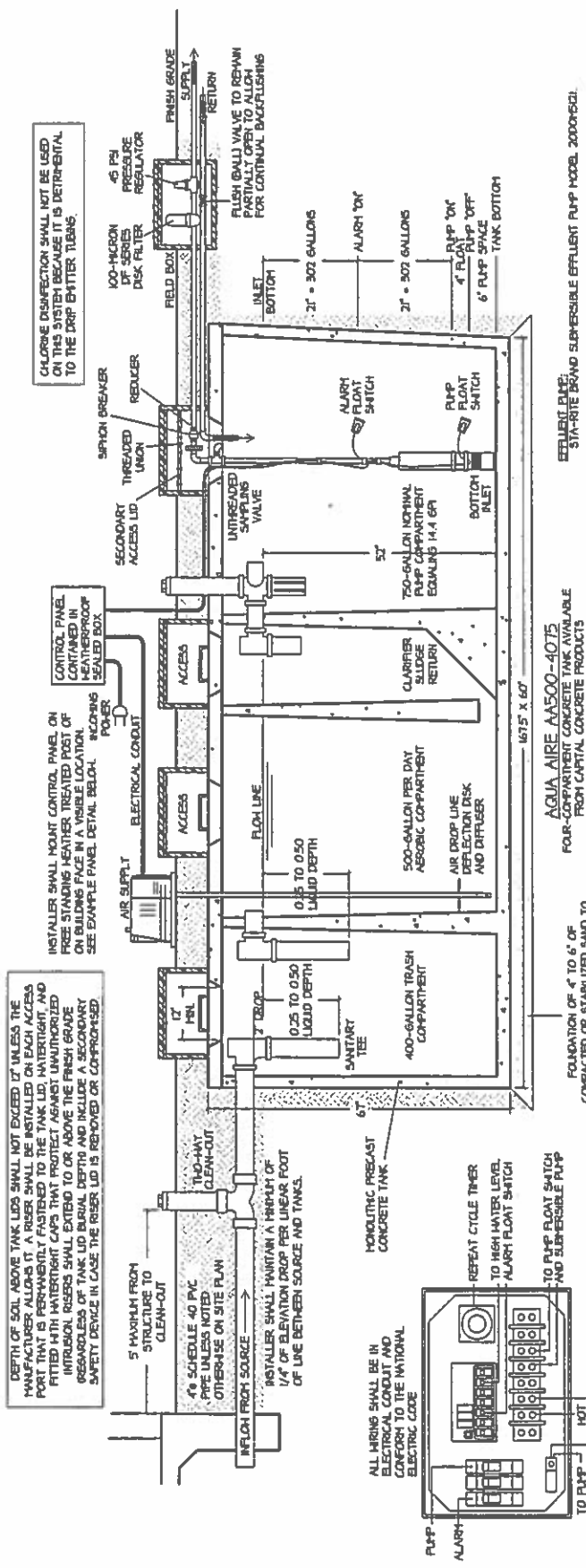
**ENVIRONMENTAL SYSTEMS, L.L.C.**  
12713 MALESTIC OAKS DRIVE  
AUSTIN, TEXAS 78732  
(512) 593-1397

**DELCON**

CLIENT:	THE MILLARD RESIDENCE
STREET:	1604 WEST LANE, AUSTIN, TEXAS 78732
LOT SUBDIVISION:	LOT 8, LAKE AUSTIN VILLAGE
PERMIT AUTHORITY:	THE CITY OF AUSTIN
DRAWN BY:	D. E. LORRANO, R.S.
DATE:	07/29/2015
SCALE:	1" = 20'

9/3/15



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**TIMED DOSING SCHEDULE:**  
SET TIMER FOR 6 EQUAL-DURATION DOSES LASTING 9 MINUTES  
EACH. EACH DOSE SHALL DELIVER A TOTAL OF 40 GALLONS.  
DOSE FOR 9 MINUTES AND REST FOR 231 MINUTES.

DRAINFIELD SHALL HAVE GRASS COVER. THE EXISTING SOIL IS SUITABLE TO SUPPORT VEGETATIVE GROWTH. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE VEGETATION AT THE DRAINFIELD LOCATION. ALL ROCKS SHALL BE REMOVED FROM DRAINFIELD PRIOR TO CONCRETING WITH FILL MATERIAL. INSTALLER SHALL SEED HYDRONALKAL OR PLACE SANDY LOAM-BLUEGRASS 500 AT DRAINFIELD TO HELP DEVELOP VEGETATION AND REDUCE EROSION.

AEROBIC TREATMENT UNIT WITH SURFACE DRAIN APPLICATION. SOIL APPLICATION RATE = 0.25 TONS PER SQUARE FOOT PER DAY = PER TCEO O&F WORKSHOPS 86-276/01 REVISED DECEMBER 2012; TABLE 1, APPENDIX B.

**TREATMENT METHOD:**

iii) 500 GALLON PER DAY CONCRETE FOUR-COMPARTMENT AEROBIC TREATMENT UNIT

REVISED SHEET 2 - SECTION DETAIL.



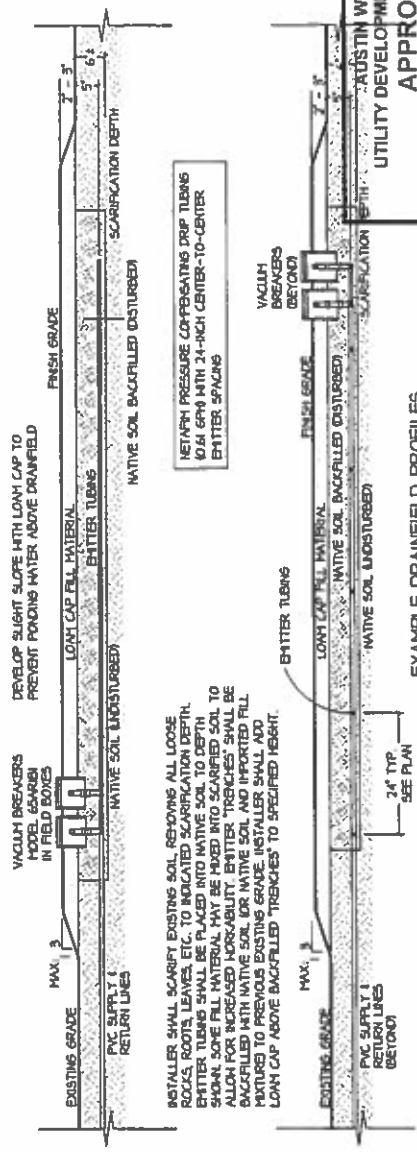
**ENVIRONMENTAL SYSTEMS, L.L.C.**  
12713 MAJESTIC OAKS DRIVE  
AUSTIN, TEXAS 78732  
(512) 583-1397

CLIENT:	THE HILLARD RESIDENCE
STREET:	1804 KES LANE AUSTIN TEXAS 78752
LOT SUBDIVISION:	LOT 4 LAKE AUSTIN VILLAGE
PERMIT AUTHORITY:	THE CITY OF AUSTIN
DRAWN BY:	DATE: 05/03/2006
D. E. LOHMAN, P.E.	SCALE: 1/2" = 1'-0"

0-1 • 2/1:37PM



**APPROVED**  
Permit to Construct OSS# 0712-055030469



## EXAMPLE DRAINFIELD PROFILES



12713 MAJESTIC OAKS DRIVE  
AUSTIN, TEXAS 78732  
OFFICE: (512) 583-1397  
DELCON@AUSTIN.RR.COM

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E N V I R O N M E N T A L S Y S T E M S . L L C .

May 8, 2015

The City of Austin Water Utility  
Utility Development Services Division  
625 East 10th Street, Suite 715  
Austin, Texas 78701  
Attn: Ms. Reyna Holmes, P.E.

Septic System Design for:  
The Millard Residence  
1604 West Lane, Austin, Texas 78732  
Lot 8, Lake Austin Village

Ms. Holmes,

The following are revised calculations and design drawings for an aerobic treatment unit with drip emitter disposal to serve a proposed three-bedroom single-family residence with less than 2,500 square feet of conditioned living space located at the above referenced address. A license agreement has been obtained by the Owner from Austin Energy allowing the septic drainfield to be installed within an overhead electrical easement. The proposed tank will honor the required setbacks. Excellent soil conditions were observed within both soil test holes, however, the space limitations of this site force the use of the drip emitter disposal. The system has been sized in accordance with Chapter 285 of the TCEQ OSSF Rule, December 2012 and the additional criteria of the City of Austin.

For your reference, I have included a summary of the system components:

One 500 gallon per day rated aerobic treatment unit with 750-gallon pump chamber  
1/2 horsepower effluent pump with floats and controls for "timed" dosing  
900 linear feet of emitter tubing developing 1,800 square feet of application area

Please feel free to contact me with any questions or comments.

Respectfully,

Derrick E. Lormand, R.S.  
Managing Partner  
Delcon Environmental Systems, LLC



AUSTIN WATER  
UTILITY DEVELOPMENT SERVICES

**APPROVED**

Permit to Construct OSSF

, OSS030469, 07/29/2015

**Revised Site Evaluation Form**m3  
48

Address: 1604 West Lane, Austin, Texas 78732  
 Subdivision: Lake Austin Village Sec.:        Lot: 8 Blk:         
 Or, Survey:        Abstract:        Acres:         
 Slope: Flat (Under 2%) [ ] Slight (2% to 15%) [ X ] Severe (Over 15%) [ ]  
 Site Drainage: Poor [ ] Adequate [ X ] Good [ ] Other [ ]  
 Outside 100-Year Flood Plain [ X ] In 100 Year Flood Plain [ ] In 100 Year Flood Plain/Floodway [ ]  
 Water Supply: Public [ X ] Community [ ] Private [ ]  
 Other wells within 100 feet of property lines: Yes [ ] No [ X ] (If yes, shown on site plan)

**Soil Evaluation****Profile Hole Number 1**

Depth	Texture (USDA)	Description
0" - 19"	Class II	Gray/brown sandy loam with a few roots. < 30% rock content
19" - 70"	Class II	Brown sandy loam. < 30% rock content

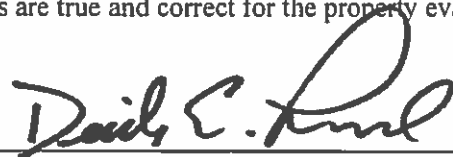
**Profile Hole Number 1**

Depth	Texture (USDA)	Description
0" - 66"	Class II	Brown sandy loam. < 30% rock content

Indication of Seasonal Water Table: YES [ ] NO [ X ]  
 If yes, at what depth: None observed  
 Property Located Within Edwards Aquifer Recharge Zone: YES [ ] NO [ X ]  
 Indication of Recharge Features within 150 feet: YES [ ] NO [ X ]  
 Is Soil Suitable for a Standard System YES [ X ] NO [ ]  
 Application Rate: 0.25 Gal/SF\*Day

I, Derrick E. Lormand, a Registered Professional Sanitarian and Licensed Site Evaluator, conducted the site evaluation at the referenced location. I certify that these results are true and correct for the property evaluated.

Date of Site Visit: 5/07/2015



Derrick E. Lormand, R.S., OS# 0026727

AUSTIN WATER  
UTILITY DEVELOPMENT SERVICES

**APPROVED**

Permit to Construct OSSF

, OSS030469, 07/29/2015



m3  
49Design Calculations

5/8/2015

1604 West Lane

Design Basis

Per The Texas Commission on Environmental Quality's (TCEQ)

Health and Safety Code Chapter 366, On-Site Sewage Disposal Systems, September 11, 2007

On-Site Sewage Facilities, Title 30, TAC Chapter 285, Effective December 2012

Proposed single-family residence

Number of Equivalent Bedrooms = 3

HVAC Living Space = 1705 Square Feet (SF)

Estimated Wastewater Flow Rate, Q = 240 Gallons Per Day (GPD)

(Per TCEQ OSSF Title 30 TAC Chapter 285, Table III)

Long-Term Soil Loading Rate, Ra = 0.25 GPD/SF

(Refer to Site Evaluation for soil loading rate determination)

Treatment Tank Determination

(Per TCEQ OSSF Title 30 TAC Chapter 285, Table II)

Required aerobic treatment plant rating 400 GPD

Proposed aerobic treatment plant rating 500 GPD

Drainfield CalculationMinimum Required Application Area =  $Q / Ra = 960$  SF

Emitters are assumed to achieve 4 square feet of application area each.

Thus, Required Number of Emitters = 240 Emitters

Proposed Number of Emitters = 450 Emitters = 1800 SF

Effluent Pump Performance Requirements

Flow Rate per Emitter = 0.01 Gallons Per Minute

(Refer to emitter tubing specifications for this flow rate determination)

Flow Rate of Emitters = 4.5 GPM

It is recommended to include an additional 1.6 gallons per minute for each emitter tubing connecting to a return line in order to achieve an appropriate flushing (scouring) velocity

Flow Rate per Return Line Connection = 1.6 GPM

Number of Return Line Connections = 3 Connections

Flow Rate for Connections = 4.8 GPM

Required Flow Rate = 9.3 GPM

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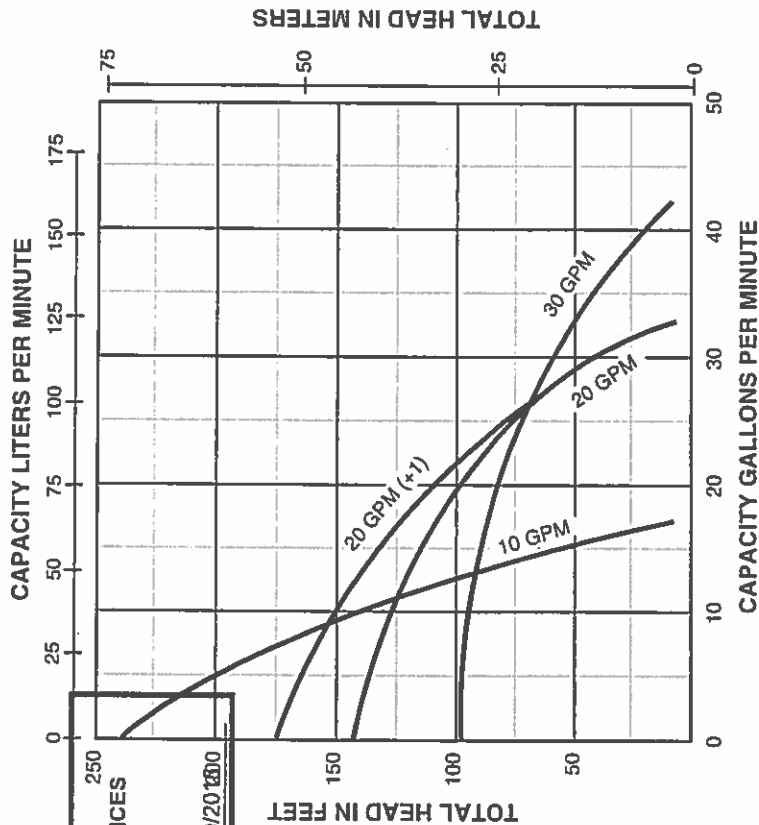
Total System Head = Friction Head + Elevation Head + Operating Head

Pipe Friction Head Determination		Pipe Length (Feet)	Pipe Diameter (Inches)	Flow Rate (GPM)	Head Loss (Feet)
Supply Pipe		6	1	9.3	0.3
		17	1	6.2	0.4
		13	1	3	0.1
		Friction Loss in Supply Pipe =			0.8
Return Pipe		21	1	1.6	0.1
		13	1	3.2	0.1
		18	1	4.8	0.2
		Friction Loss in Return Pipe =			0.4
	Total Pipe Friction Loss =			1.2	
	Add 20% for joints, elbows, tees, etc. =			1.4	

Total Pipe Friction Head = 1.4 Feet  
 Filter Head Loss = 9 Feet  
 Elevation Head Loss = 5 Feet  
 Operating Head = 82 Feet  
 Total System Head = 97.4 Feet (41.9 psi)

Calculated System Work Point =	9.3	GPM Operating At
	97.4	Feet of Head

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PUMP PERFORMANCE (Capacity in Gallons per Minute)													
Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

07/33

K-11



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E N V I R O N M E N T A L S Y S T E M S . L L C .

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The on site wastewater system has been designed to dispose of the specified wastewater flow rate. In addition to the proper design and construction of the system, it is the owner's responsibility to properly maintain the system. The following care should be taken to help ensure proper operation and high quality effluent:

**Do Not:**

1. Pour strong disinfectants or bleaches, other than small amounts used in day to day house cleaning and laundries into the system.
2. Discharge from any type of water softener into the system.
3. Put coffee grounds, chemical wastes, paint or paint thinner, oils or grease (such as used cooking grease), pet shampoo or pet dip disinfectant into the system.
4. Permit disposable diapers, tampons, sanitary napkins, large quantities of paper products, tobacco products or similar items to enter the system.
5. Overload the system with large amounts of wastewater.
6. Plant large trees or shrubs near the system tanks or disposal field – the root systems may damage the installed system components.

**Do:**


1. Maintain the vegetation (grass) in the disposal field area.
2. Conserve water usage as much as possible. Maintain low-flow plumbing fixtures throughout the structure.
3. Monitor the drainfield periodically for signs of effluent surfacing and odors.
4. Use care when digging in the vicinity of the system tanks or drainfield to avoid damaging any of the disposal system's components.

It is recommended that the tanks be inspected periodically by a trained service person to determine the frequency of solids removal, and to review the mechanical operation of the system.

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GENERAL NOTES.

1. ON-SITE SEWAGE FACILITY PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BE OBTAINED FROM THE LOCAL PERMITTING AUTHORITY AND POSTED ON SITE IN A HIGHLY VISIBLE LOCATION PRIOR TO THE COMMENCEMENT OF THE INSTALLATION OF THIS SYSTEM. NO WORK MAY BEGIN UNTIL THE PERMIT TO CONSTRUCT HAS BEEN POSTED ON SITE.
2. THE INSTALLATION OF THIS SYSTEM MUST BE PERFORMED BY A STATE LICENSED INSTALLER HOLDING A CURRENT CLASS I OR CLASS II CERTIFICATE, OR BY A STATE LICENSED APPRENTICE OPERATING UNDER THE DIRECT SUPERVISION OF A STATE LICENSED INSTALLER. THE LICENSED INDIVIDUAL MUST MAINTAIN CURRENT PROOF OF LICENSE AT THE JOB SITE. THIS LICENSE MUST BE MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THIS PLAN IS SITE SPECIFIC. THE DESIGN AND THE INFORMATION CONTAINED WITHIN REMAIN THE OWNERSHIP OF THE DESIGNER AND DECON ENVIRONMENTAL SYSTEMS, LLC. ADDITIONAL COPIES OF THIS DESIGN MAY BE PRINTED AND REPRODUCED OR OBTAINED FROM DECON ENVIRONMENTAL SYSTEMS, LLC. FOR CONVENIENCE ASSOCIATED WITH THE PERMIT REVIEW, INSPECTION, INSTALLATION AND LICENSING OF THIS SYSTEM. ADDITIONAL FEES MAY BE REQUIRED. ELECTRONIC COPIES OF THIS DESIGN THAT INCLUDE THE SEAL AND SIGNATURE OF THE DESIGNER ARE VALID AND SHALL BE CONSIDERED AS ORIGINAL COPIES.
4. THE LAWS AND REGULATIONS CONTAINED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TITLE 30 TEXAS ADMINISTRATIVE CODE CHAPTER 205 FOR ON-SITE SEWAGE FACILITIES ADOPTED MAY 2001, EFFECTIVE JUNE 2001 AND MOST RECENTLY REVISED DECEMBER 5, 2012 GOVERN THE DESIGN, PERMIT AND INSTALLATION OF THIS SYSTEM. ANY ADDITIONAL REGULATIONS ADOPTED BY THE LOCAL PERMITTING AUTHORITY ABOVE AND BEYOND THE REQUIREMENTS OF THE STATE MANUAL SHALL SUPERSEDE ANY ADDITIONAL REQUIREMENTS AND/OR SPECIFIC STIPULATIONS LISTED IN THE PERMIT TO CONSTRUCT OR THIS DESIGN SHALL BE STRICTLY FOLLOWED.
5. IT IS THE RESPONSIBILITY OF THE INSTALLER TO READ AND UNDERSTAND THE LAWS REGARDING THE INSTALLATION OF ON-SITE SEWAGE FACILITIES, THE SPECIAL CONDITIONS (IF ANY) CONTAINED IN THE PERMIT OR AUTHORIZATION TO CONSTRUCT AND THE REQUIREMENTS AND SPECIFICATIONS OF THIS DESIGN.
6. THIS PLAN IS INTENDED FOR USE AS A SEPTIC SYSTEM INSTALLATION GUIDE. THE PROPERTY DESCRIPTION, DIMENSIONS AND LOCATION OF ALL SITE FEATURES HAVE BEEN DEVELOPED FROM SURVEYS (IF PROVIDED), GLOBAL INFORMATION SYSTEM DATA, AERIAL PHOTOGRAPHY, SITE PLANS, SITE VISITS, FIELD MEASUREMENTS AND ANY ADDITIONAL INFORMATION PROVIDED BY THE BLUNDER, INSTALLER AND OWNER. THIS SITE PLAN IS NOT A LEGAL LAND SURVEY OR PLAT MAP AND SHOULD NOT BE TREATED AS SUCH.
7. TREES AND VEGETATION WITHIN THE VICINITY OF THE PROPOSED SYSTEM SHALL BE PROTECTED. IT IS POSSIBLE THAT DAMAGE MAY OCCUR TO TREES AND VEGETATION DURING THE INSTALLATION OF THIS SYSTEM. NEITHER THE DESIGNER NOR THE INSTALLER SHALL BE RESPONSIBLE FOR DAMAGE TO VEGETATION AND/OR TREES CAUSED DURING CONSTRUCTION. NEITHER THE DESIGNER NOR THE INSTALLER SHALL BE RESPONSIBLE FOR VEGETATION REPLACEMENT ABOVE AND BEYOND THE SPECIFIC STIPULATIONS CONTAINED IN THIS DESIGN. REMOVAL AND/OR TRIMMING OF TREES AND VEGETATION MAY BE REQUIRED TO PROPERLY INSTALL AND OPERATE THIS SYSTEM.
8. NO WATER WELLS MAY BE INSTALLED CLOSER THAN 50 FEET FROM THIS SYSTEM. ALL WATER SUPPLY LINES (INCLUDING IRRIGATION SYSTEM LINES) SHALL REMAIN AT LEAST 10 FEET AWAY FROM ALL SEPTIC SYSTEM COMPONENTS UNLESS NOTED OTHERWISE ON PLAN AND SPECIFICALLY APPROVED AND APPROVED BY THE PERMITTING AUTHORITY.
9. NO AUTOMATIC WATER SPRINKLER SYSTEM MAY BE INSTALLED TO DIRECTLY IRRIGATE THE VEGETATION ABOVE THE APPLICATION FIELD. HAND WATERING IS PERMISSIBLE TO HELP MAINTAIN APPLICATION FIELD VEGETATION.
10. A MAINTENANCE CONTRACT WITH AN LICENSED AND CERTIFIED MAINTENANCE PROVIDER MAY BE REQUIRED BY STATE LAW WITH THIS SYSTEM. REGULAR MAINTENANCE IS NECESSARY TO MAINTAIN OPTIMUM SYSTEM PERFORMANCE AND ENVIRONMENTAL PROTECTION. IT IS HIGHLY RECOMMENDED THAT PERIODIC ROUTINE MAINTENANCE BE PERFORMED AT THREE-MONTH INTERVALS.
11. TO THE BEST OF MY KNOWLEDGE THERE APPEARS TO BE NO EDWARDS' ADAPTER RECHARGE FEATURES WITHIN 150 FEET OF THIS SYSTEM.
12. IT IS MY PROFESSIONAL OPINION THAT THIS ON-SITE SEWAGE FACILITY CAN BE OPERATED WITHOUT CAUSING A THREAT OR HAZARD TO THE PUBLIC HEALTH OR TO THE ENVIRONMENT. THIS SYSTEM MUST BE PROPERLY INSTALLED AND MAINTAINED TO ACHIEVE THE DESIRED LEVEL OF TREATMENT AND DISPOSAL TO PREVENT THREATS OR HAZARD TO THE PUBLIC HEALTH OR TO THE ENVIRONMENT.

INSPECTION AND COORDINATION NOTES.

1. THE INSTALLER SHALL COORDINATE WITH THE PERMITTING AUTHORITY TO SCHEDULE ALL REQUIRED INSPECTIONS THROUGHOUT THE INSTALLATION PROCESS. THE INSTALLER MAY CONTACT THE PERMITTING AUTHORITY TO OBTAIN A SCHEDULE OF INSPECTIONS REQUIRED FOR THIS SYSTEM. SEVERAL INSPECTIONS MAY BE REQUIRED AT GIVEN INTERVALS DURING CONSTRUCTION. ADDITIONAL INSPECTION FEES MAY BE REQUIRED IF INSPECTIONS ARE NOT APPROVED OR IF THE INSTALLATION DEVIATES FROM THE PERMITTED DESIGN WITHOUT PRIOR APPROVAL FROM BOTH THE PERMITTING AUTHORITY AND DECON ENVIRONMENTAL SYSTEMS, LLC.
2. NO PORTION OR COMPONENT OF THIS SYSTEM SHALL BE COVERED UNTIL REVIEWED AND APPROVED BY THE PERMITTING AUTHORITY. THE DESIGNER SHALL BE NOTIFIED TO PERFORM AN INSPECTION AT LEAST 48 HOURS IN ADVANCE PRIOR TO COVERING ANY SYSTEM COMPONENTS.
3. PERMANENT UTILITIES INCLUDING WATER, ELECTRIC AND POSSIBLY TELEPHONE SERVICE SHALL BE CONNECTED TO THIS SYSTEM AS A CONDITION OF FINAL APPROVAL.
4. THE DESIGNER SHALL DELIVER TO THE PERMITTING AUTHORITY AN APPROVAL/CERTIFICATION LETTER UPON REVIEWING THE INSTALLED SYSTEM INDICATING COMPLIANCE WITH THE DESIGN. AS A BUILT DRAWING MAY BE REQUIRED AND INCLUDED WITH THE FINAL APPROVAL LETTER, APPROVAL SHALL NOT BE GRANTED UNTIL ALL INSPECTIONS ARE PERFORMED, ALL REQUIREMENTS ARE ACHIEVED AND ALL FEES TO THE DESIGNER AND PERMITTING AUTHORITY ARE PAID IN FULL. A LICENSE TO OPERATE WILL BE ISSUED BY THE WRITING AUTHORITY UPON INSTALLATION COMPLETION AND WITHIN APPROVAL/CERTIFICATION FROM DECON ENVIRONMENTAL SYSTEMS, LLC. USE OF THIS ON-SITE SEWAGE FACILITY WITHOUT A LICENSE TO OPERATE IS A VIOLATION OF STATE AND LOCAL LAW AND IS SUBJECT TO FINES AND ADDITIONAL LEGAL ACTION INCLUDING PROPERTY CONFISCATION AND RECONSTRUCTION.
5. FIELD MODIFICATION AND ALTERATION NOTES:
  1. THE INSTALLER SHALL FIELD VERIFY ALL DIMENSIONS (INCLUDING TOPOGRAPHICAL INFORMATION OF CURRENT GRADES) OF THIS DESIGN PRIOR TO CONSTRUCTION, AS SITE CONDITIONS MAY CHANGE DURING THE INTERVAL TIME BETWEEN THE PERMIT ISSUANCE AND SYSTEM INSTALLATION.
  2. THE INSTALLER SHALL STRICTLY ADHERE TO THE DESIGN (BOTH DIMENSIONS AND COMPONENT SPECIFICATIONS) AND TO ANY ADDITIONAL REQUIREMENTS OF THE PERMIT TO CONSTRUCT. ANY DISCREPANCIES BETWEEN THE DESIGN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED BY THE INSTALLER TO THE DESIGNER AND/OR THE PERMITTING AUTHORITY PRIOR TO CONSTRUCTION.
  3. THE INSTALLER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE INSTALLER SHALL CONTACT THE DESIGNER OR OTHER UTILITY LOCATING ORGANIZATION TO CONFIRM THE LOCATION OF ALL PERMANENT UTILITIES WITHIN THE VICINITY OF THIS ON-SITE SEWAGE FACILITY. ANY UNDERGROUND UTILITIES DISCOVERED AND/OR THE PERMITTING AUTHORITY, DESIGN MODIFICATIONS MAY BE REQUIRED TO THE ACCUMULATIVE DISCOVERED UTILITIES. IF A FIELD DISCREPANCY IS DISCOVERED DURING CONSTRUCTION, WORK SHALL STOP UNTIL THE ISSUE IS RESOLVED BY DECON ENVIRONMENTAL SYSTEMS, LLC AND THE PERMITTING AUTHORITY. DESIGN CHANGES REQUIRED DUE TO FIELD MODIFICATIONS MAY REQUIRE ADDITIONAL DESIGN FEES. ADDITIONAL PERMITTING FEES AND AUTHORIZATION FROM BOTH DECON ENVIRONMENTAL SYSTEMS, LLC AND THE PERMITTING AUTHORITY MAY VOID PERMIT AND COULD RESULT IN LEGAL ACTIONS AGAINST THE INSTALLER.

PUMP NOTES.

1. ALL PUMPS INCLUDED WITH THIS SYSTEM SHALL CONSIST OF SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON SITE PLAN OR SECTION DETAILS. ALL CONNECTIONS SHALL BE PROPERLY JOINED USING APPROPRIATE PRIMER AND SEALER/CEMENT. ALL LINES AND CONNECTIONS SHALL BE WATER-TIGHT AND MAY BE PRESSURE TESTED TO VERIFY INTEGRITY.
2. GRAVITY-FED SEWER AND TRANSMISSION LINES SHALL MAINTAIN AT LEAST 1" OF VERTICAL FALL PER HORIZONTAL FOOT OF RUN THROUGHOUT ENTIRE RUN. NO LOCAL LOW SPOTS OR DEPS WITHIN LINES. NO HARD 90 DEGREE ELBOWS ON FITTINGS SHALL BE USED WITH GRAVITY-FED SEWER LINES. A PAR OF 45 DEGREE SWEEPING ELBOWS SHALL BE USED.
3. SEWER LINES SHALL FOLLOW THE SOURCE(S) TO THE TREATMENT TANK(S) AND FROM THE TREATMENT TANK(S) TO THE DISPOSAL AREAS) SHALL BE EMBEDDED IN A MINIMUM OF 4" MOISTURE OF CLEAN CLASS II, CLASS B, OR CLASS III TYPE SOIL CONTAINING LESS THAN 30% GRAVEL AND CLEAN OR ANY ORGANIC MATERIAL, TRASH AND ROCKS/GRANULES LARGER THAN 1/2" IN ORDER TO AVOID SHARPING, SETTLING AND PUNCTURES.
4. A MINIMUM OF 4" OF SOIL COVER SHALL BE PLACED ABOVE ALL PVC PIPES FOR PROTECTION.
5. INSTALLER SHALL VERIFY ON PLAN THE SPECIFIC USE OF PURPLE COLORED PVC PIPE.

TANK NOTES.

1. CONCRETE TANKS SHALL BE MANUFACTURED IN COMPLIANCE WITH ASTM C 1272, STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS ADOPTED 2000 AND AS AMENDED.
2. PLASTIC (POLYETHYLENE) OR FIBERGLASS TANKS SHALL BE RATED FOR USE AS UNDERGROUND SEPTIC EFFLUENT AND/OR PUMP TANKS. SPECIFIC INSTRUCTIONS ASSOCIATED WITH INSTALLATION AND BACK-FILLING SHALL BE STRICTLY FOLLOWED.
3. TANKS SHALL BE BOTTED ON SPECIFIED SAND CUSHION AND SET LEVEL TO WITHIN AN OVERALL TOLERANCE OF ONE INCH FROM INLET TO OUTLET. TANKS SHALL BE FILL TO THE FLOW LINE TO DETERMINE INTEGRITY.
4. ANY LEAKS OR WEBS SHALL BE PATCHED TO HARD WATER. ONCE TANKS ARE RETURNED AND APPROVED BY THE PERMITTING AUTHORITY, THE WATER LEVEL WITHIN THE PUMP TANK (OR PUMP CHAMBER) MUST BE LOWERED TO THE NORMAL OPERATING LEVEL. DO NOT DISCHARGE EXCESS WATER INTO THE DRAINFIELD. EXCESS WATER SHALL BE REMOVED FROM TANK WITHOUT DRAINING DRAINFIELD.
5. INLET PIPES AND OUTLET PIPES SHALL BE SEALED WITH GROUT, EXPANSIVE FOAM OR SLURRY TO PREVENT LEAKING. RISERS AND INSPECTION PORTS SHALL BE SEALED WITH GROUT, EXPANSIVE FOAM OR SLURRY TO PREVENT WATER, SOIL OR INSECT INFILTRATION INTO TANKS.
6. TANK EXCAVATION SHALL BE BACKFILLED WITH CLEAN CLASS II OR CLASS III SOIL FREE OF ROCKS. CONSTRUCTION DEBRIS, TRASH, ORGANICS AND CLASS IV SOIL ARE UNACCEPTABLE BACKFILL MATERIAL. DEPTH OF SOIL ABOVE TANK LIDS SHALL NOT EXCEED 12 INCHES UNLESS SPECIFICALLY ADDRESSED BY THIS DESIGN AND APPROVED BY THE MANUFACTURER.
7. DRAINFIELD NOTES:
  1. ALL ROCKS AND EXISTING VEGETATION (EXCEPT DESIRED TREES) SHALL BE REMOVED FROM PROPOSED DRAINFIELD LOCATION AS PREPARATION FOR SYSTEM INSTALLATION. ANY REMAINING ROCK EXPOSURES SHALL BE COVERED WITH AT LEAST 3" OF LOCAL TOPSOIL TO PROMOTE VEGETATIVE GROWTH.
  2. INSTALLER SHALL IMMEDIATELY ESTABLISH VEGETATION ON NEWLY CONSTRUCTED DRAINFIELD. ACCEPTABLE GRASSES INCLUDE BERMUDA, SAINT AUGUSTINE, RYE, ZOYA, BERT OR A COMBINATION FOR WILLY-SEAS GRASS. CLAY LOAM BACKFILL 500 YARD NOT BE USED. HYDROLYZABLE, RAY SEED OR SMOOT LOAM BACKFILL 500 YARD NOT BE USED. METHODS FOR ESTABLISHING VEGETATION.
  3. APPLICATION AREA SHALL BE CROWNED SLIGHTLY TO SLOD RAINWATER. REFER TO SITE PLAN FOR THE USE OF DIVERSION BENS OR TROUGH.

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