

15 2017-0001

December 28, 2016

Doug Kurtz
Chaparrel Construction
12343 Hymeadow, Ste. 2-K
Austin TX 78750

City of Austin Board of Adjustment

Re: Application for Variance of 281 sq. ft. of additional Impervious Coverage at 10012 Barbrook Dr.,
Austin TX 78726

Sir or Ma'am,

I have been engaged by Reliant Pools, who built a pool at the above address, to try to find a resolution to the following problem.

When my client, Reliant, was hired by the resident at 10012 Barbrook Dr., they were given a stamped Plat of Survey. They proceeded to design the pool they built based on this survey. It had the Impervious Coverage Survey on it and computations were based on this. They also did research online at the City of Austin website, and both documents state the square footage of the lot at "7728 Sq. Ft."

Plans and computations were then given to their permit expediter, Nick Travis. Evidently, Mr. Travis filled out the permit using Square Footage from TCAD, which states Square Footage for the Lot at 7228, without notifying Reliant of the variance of square footage. The permit was submitted and was approved. No one noticed the change in lot Square Footage.

At the conclusion of the project, Reliant had as built survey performed, as required when I.C. is over 40%, and the discrepancy became evident to all parties.

Best I can see, all parties believed they were working with the correct square footage.

LONG AND SHORT OF IT ALL, the As Built Survey reveals that the property is currently 281 Sq. Ft over on Impervious Coverage.

This was not a situation of "OVER BUILD, THEN ASK FOR FORGIVENESS", just several instances of incorrect documents by surveyor and the original building permit submitted by the Builder and accepted by the City of Austin on December 3, 2005.

We are seeking a resolution satisfactory to the City, as well as the Client and their HOA. In this respect, we are submitting calculations performed by a Civil Engineer for a proposed rain water collection system. If The Board approves a variance for the 281 sq. ft. my client will immediately install gutters and the rain collection system to offset any negative impact from the small amount of extra impervious coverage.

I appreciate your time in this matter.

Thank you

Doug Kurtz
Owner
Chaparrel Construction

Original Permit with 7728 sq.ft. as Lot Size

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

10110 9:30 AM

BP Number	101 0912 1/14/05
Building Permit No.	050204737A
Plat No.	Date 12-3-2005
Reviewer	[Signature]

PRIMARY PROJECT DATA

Service Address 10012 Brookbrook Dr Tax Parcel No. _____

Legal Description
 Lot 1 Block C Subdivision Canyon Creek West 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 New Two Story w/ w/ft Sways, Covered Porch & Balcony
 Duplex
 Garage attached detached
 Carport attached detached
 Pool 15' x 7' SD

Zoning (e.g. SF-1, SF-2...) SF2 Height of building 25' 5 1/2" ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))

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

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ _____
TOTALS	\$ _____

(labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	<u>7728</u> sq. ft.
Job Valuation	\$ <u>145,000</u>
<small>(Labor and materials)</small>	
Total Job Valuation (remodels and additions)	\$ _____
<small>(Labor and materials)</small>	

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>240.00</u>	\$ _____
Electrical	\$ <u>115.00</u>	\$ _____
Mechanical	\$ <u>44.00</u>	\$ _____
Plumbing	\$ <u>100.00</u>	\$ _____
Driveway & Sidewalk	\$ <u>42.00</u>	\$ _____
TOTALS	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>David Weekley Homes</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>David Weekley Homes</u>	Telephone <u>401-0543</u>
DRIVEWAY /SIDEWALK	Contact/Applicant's Name <u>Vicki Harkrider</u>	Pager _____ FAX <u>401-0366</u>
	Contractor <u>Alvarez Concrete</u>	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Trinity Hensley</u>	Telephone <u>821-8838</u>
	Address <u>9000 Waterford Centre Blvd.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78758</u>

If you would like to be notified when your application is approved, please select the method:

___ telephone ___ e-mail: vharkrider@dwhomes.com

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

Service Address 10012 Babbrook

Applicant's Signature V. Hunkeler

Date 10-6-05

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>1809</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	<u>1004</u> sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport		
<input checked="" type="checkbox"/> attached	_____ sq.ft.	<u>431</u> sq.ft.
_____ detached	_____ sq.ft.	_____ 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.	_____ sq.ft.
i. Covered porches	_____ sq.ft.	<u>91</u> sq.ft.
j. Balconies	_____ sq.ft.	<u>123</u> sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.

Specify _____

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 3458 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 2454 sq.ft.
31 % 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>2454</u> sq.ft.
b. Driveway area on private property	<u>412</u> sq.ft.
c. Sidewalk / walkways on private property	<u>100</u> sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	<u>32</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2998 sq.ft.
38.7 % of lot

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 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.

APPLICANT'S
SIGNATURE W. Hank Ruder

DATE 10-6-05

Rejection Notes/Additional Comments (for office use only):

10/11/05 Date req. # required V.M.

- ① erosion / sedimentation controls are required for all construction
- ② The Bull Creek Watershed

Stamped Survey with 7728 sq.ft.

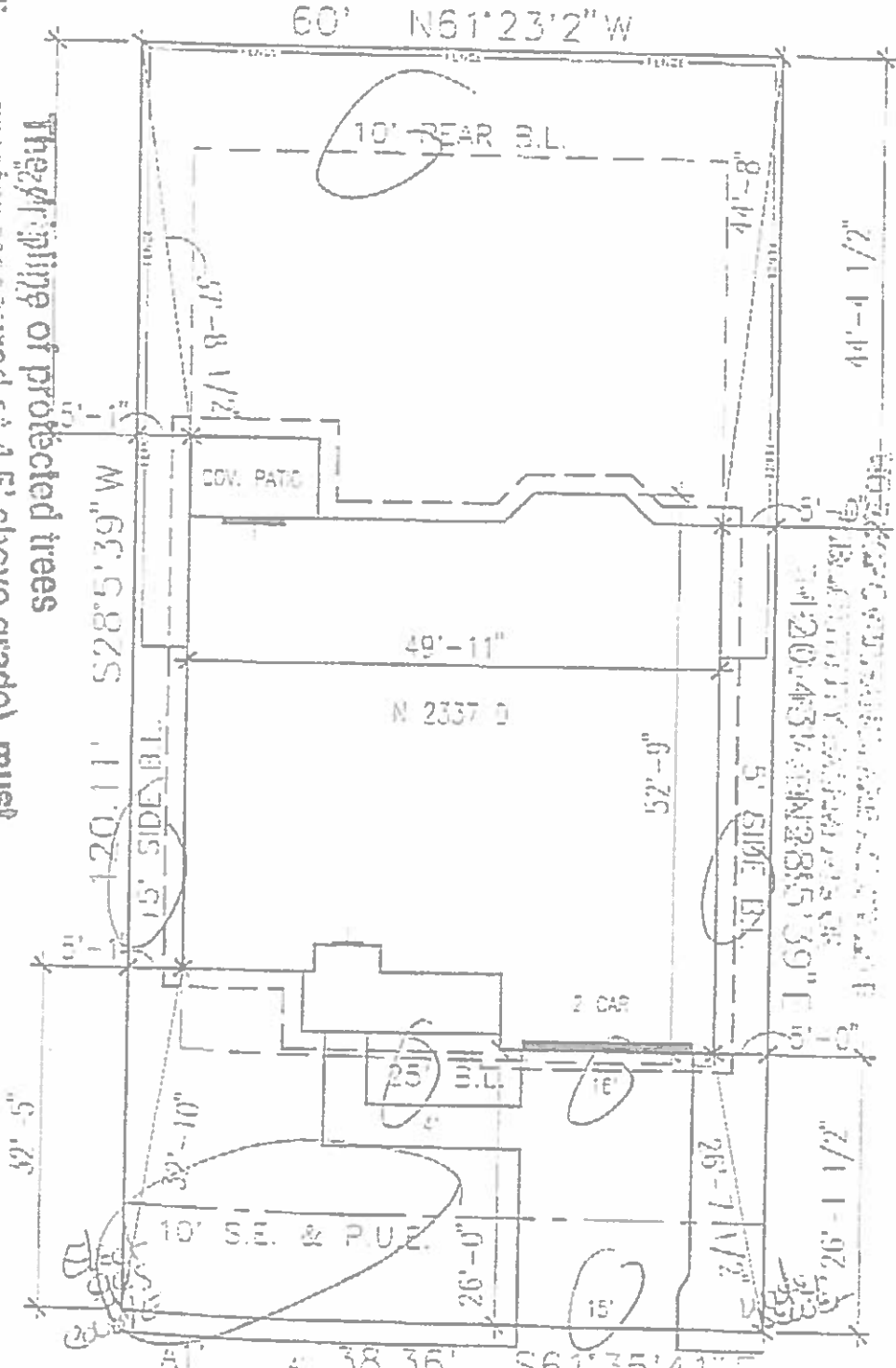
ARC	LEN.	ARC TABLE RAD.	CHRD. BRG.	CHRD. LEN.
'A1'	21.65'	433.07'	N60°9'35" W	21.65'

LOT: 7728 SQFT
 HOUSE: 2343 SQFT
 DRIVEWAY: 412 SQFT
 SIDEWALK: 100 SQFT
 PORCH: 123 SQFT
 BREEZEWAY/PATIO: 91 SQFT
 A/C: 32 SQFT
 TOTAL COVERAGE: 3598 SQFT
 IMPERVIOUS COVERAGE: 38.79%
 FINISHED HEIGHT: 25'-5 1/2"

SCALE: 1" = 20'

© Prekky Homes L.P. 2003
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

The planting of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and through construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE OFFER LETTER FROM THE CITY OF AUSTIN. Call the Development Assistance Center for review. 512-637-0100.



CITY OF AUSTIN
 APPROVED FOR PERMIT
 Joseph G. Fantallon, P.E.
 Watershed Protection & Development Review Department
 By *[Signature]* Date 11-2-2003
 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.

This plot plan is the determining factor in the City of Austin's residential zoning review process. Any encroachments not identified on the plot plan are the sole responsibility of the builder.
[Signature]
 Builder signature and date 10-6-05

David Weekley Homes
 Imagination Collection
 KLT
 Date: 5/13/03
 Scale: 1" = 20'
 Rev.: 6/30/04 AMS

Proj. No.: 2070
 Job No.: 0024
 Lot: 1
 Blk: C
 Sect: 1

CANYON CREEK 60'
 10012 BARBROOK DRIVE
 AUSTIN, TX

NORTH
 2337 D
 PLT PLAN-1
 TWILIGHT
 CENTRAL TEXAS

1. REQUEST COMP. & APPROVED	9/30/05	OAR
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I do hereby certify that this drawing or plan and related specifications meet all local requirements and are in local conformity with V.A. minimum property requirements.

BARBROOK DRIVE

As-Built Survey Performed 9/8/16

Waterloo Surveyors Inc.

SURVEY PLAT

J14911

OWNER:
JOEL HEFNER
ADDRESS:
10012 BARBROOK DRIVE, 78726
LEGAL:
LOT 1, BLOCK C, CANYON
CREEK WEST SECTION 1,
STRATFORD PLACE, TRAVIS
COUNTY, TEXAS

LEGEND
1/2" FOUND IRON ROD ● FIRC
w/CAP
FOUND SPINDLE ● SPD
UTILITY POLE/LINE ○
WATER VALVE (WV)
CLEAN OUT (CO)
UTILITY LINE — P —
WOOD FENCE — □ —

SCALE
1" = 20'

LOT 4
BLOCK I
CANYON CREEK
SECTION 19B
93/138-193

DRAINAGE &
WATER QUALITY
EASEMENT
DOC#2001158333

LOT 4
BLOCK C
CANYON CREEK WEST
SECTION 3
DOC#2010113027

C1
CHORD BEARING=S59°54'45"E
(CHORD BEARING=S60°09'35"E)
CHORD=21.42'
(CHORD=21.65')
RADIUS=433.07'
(RADIUS=433.07')
ARC=21.42'
(ARC=21.65')

IMPERVIOUS COVER

HOUSE	2294.4 Sq.ft.
CONCRETE	764.4 Sq.ft.
BRICK	59.1 Sq.ft.
POOL	400.1 Sq.ft.
WOOD DECK	10.25 Sq.ft.
TOTAL	3528.25 Sq.ft.
PROPERTY	7215.1 Sq.ft.
COVER PERCENTAGE	48.9%



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

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 substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

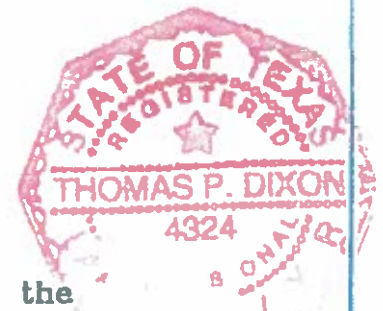
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0240J
Zone: "X" Dated: JANUARY 6th, 2016

Dated this the 8th day of SEPTEMBER, 2016.

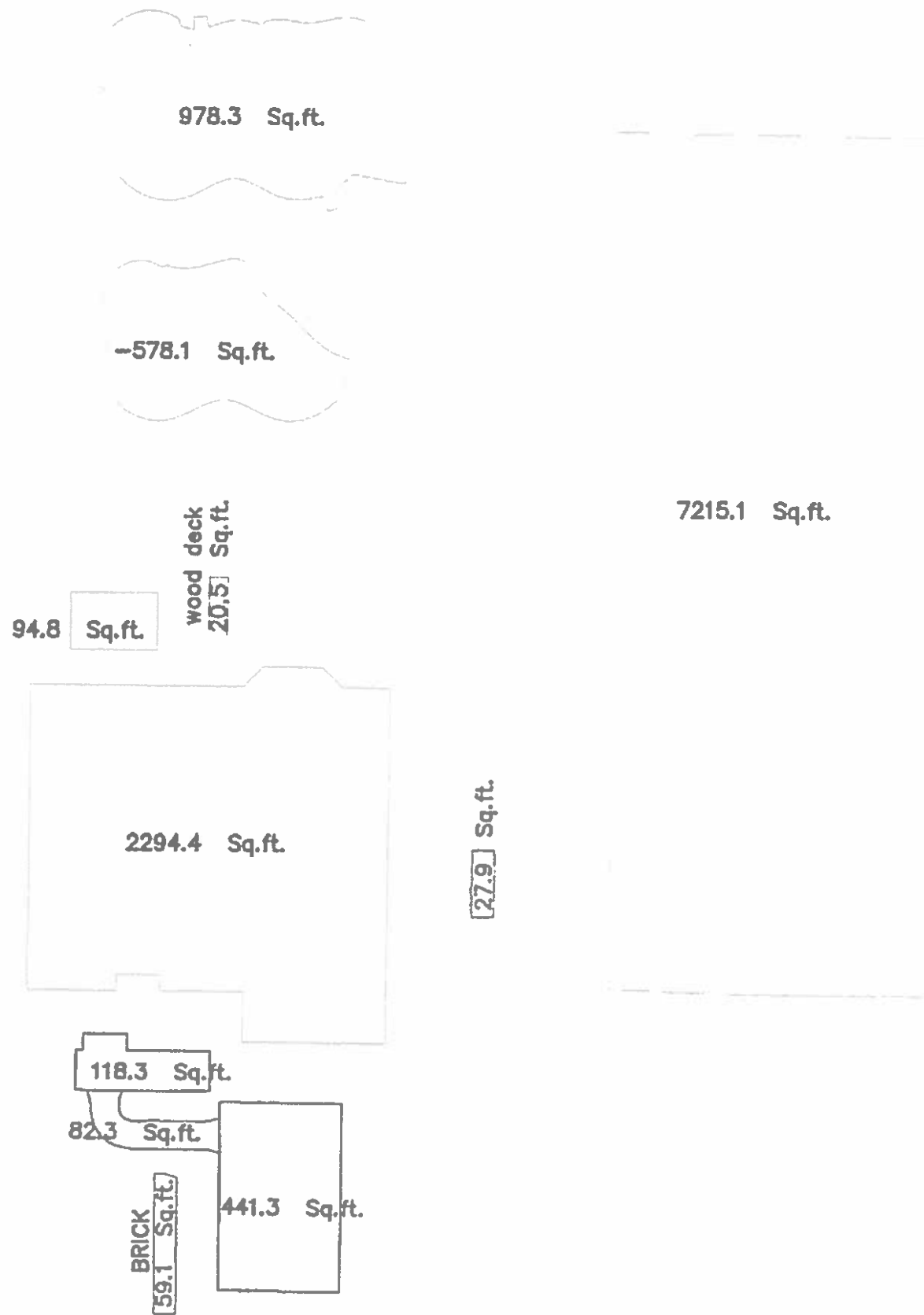
© Copyright 2016

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

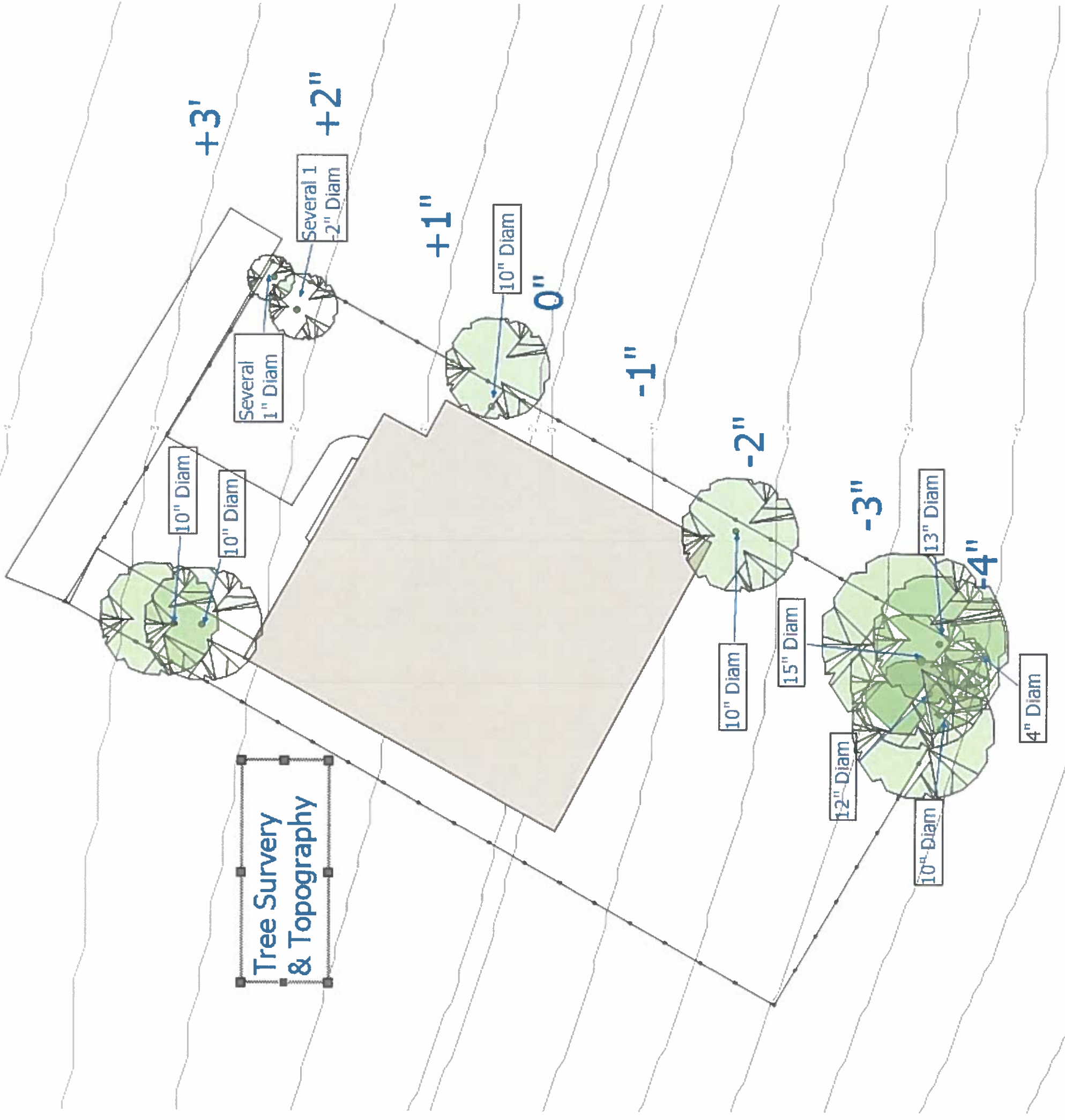
P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #1012440



Breakdown of Impervious Cover



**Tree Survey
& Topography**



Doug Kurtz
12343 Hymedow Dr, Ste. 2-K
Austin TX 78750
214-766-6865, 512-650-0501

December 28, 2016

Calculations performed by a Certified Texas Civil Engineer.

Roof = 2894 sq. ft.

Calculate runoff per 1 inch of rain (I)

Roof runoff coefficient, C = 0.75 to 0.95

Calc. Max runoff, use C = 0.95

Q = C I A

Q = 0.95(1 inch)(1 ft/12 in)(2894 sq. ft.)

Q = 229 cubic feet * 7.481 gal/cu. Ft. = 1713 gallons

References

City of Austin Drainage Criteria Manual

V. T. Chow

Compare to 281 sq. ft. overage of grass cover.

Grass: C= 0.2 (assume clay soil, flat to 7% grade)

Q = 0.2(281)(1)(1/12) = 4.683 cu. Ft. = 35 gallons

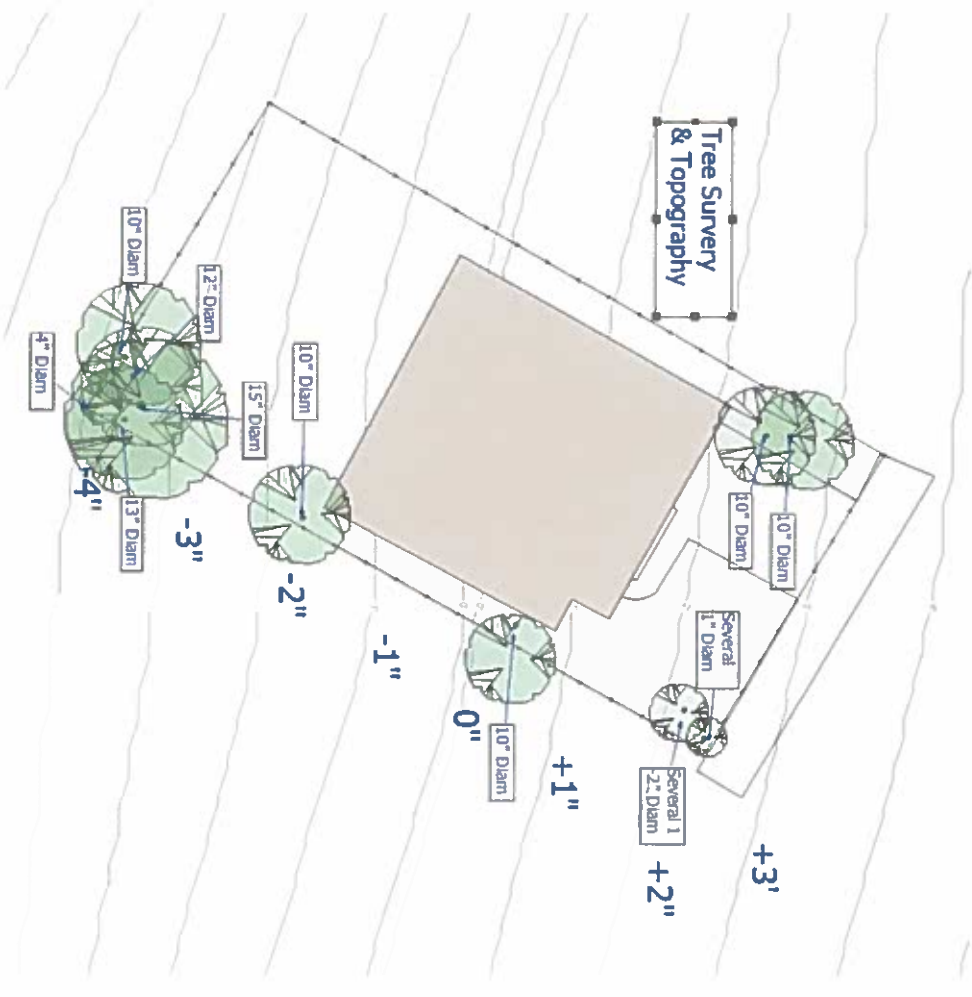
Concrete Cover 281 sq. ft., C = 0.8 to 0.95

Assume C = 0.95 (worst case)

Q_{concrete} = 281(0.95)(1)(1/12) = 22.25 cu. Ft. = 166 gallons

Q_{soil} = 35 gallons

To offset, need to collect 166-35 = 131 gallons





10012 Barbrook Dr Front Elevation



10012 Barbrook Dr Rear Elevation



10012 Barbrook Dr Side 1 Elevation



10012 Barbrook Dr Side 2 Elevation