



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, December 14, 2022 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of December 2022 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due to the COVID-19 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

Join Zoom Meeting:

<https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035.

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on December 14, 2022.

1. Call to Order
2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the

Board of Adjustment and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

a. Approval of the November 9, 2022 Regular Meeting Minutes.

4. **Land Use 309 Westhaven Drive:** Discuss and consider action on variances to remove a tree with a diameter larger than 14 inches and two side setback encroachments for a remodel/addition to an existing single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicant Michael Crockett.

DUAL ACTION ITEM

5. **Land Use 1425 Redbud Trail:** Discuss and consider action on a variance to encroach a front building setback to add a second story (Section 22.03.281 of the West Lake Hills Code). Applicant Nick Mehl.
6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the December 14, 2022 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, December 9, 2022 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, November 9, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Ashby Grundman
Chief of Police Scott Gerdes
City Attorney Patty Akers

2. Citizen Communications The Board of Adjustment welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the BOA later in the meeting. The BOA cannot respond to or discuss matters not listed on the agenda. The BOA may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Chair Anthony opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.
- a. Approval of the October 12, 2022 Regular Meeting Minutes.
 - b. Land Use 304 Bent Tree Court: Request for a Special Use Permit for a pool cabana (Section 38.03.032(c)(1) of the West Lake Hills Code). Applicants J. and Kimberlee Silva.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member Bowman, the Board voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Land Use 8 Nob Hill: Discuss and consider action on a variance to allow a second driveway access (Section 22.03.175(e)(2) of the West Lake Hills Code). Applicant Tom Walters.

Ashby Grundman gave a brief summary. Three letters were received regarding this

variance. Two were in support and one was opposed. Staff and ZAPCO recommend denial of the request due to lack of hardship. Tom Walters (property owner) addressed Council regarding the narrow streets and lack of parking options.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted five (5) for and none (0) opposed to approve the variance request. Motion carried.

5. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:20 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on December 14, 2022.



City of West Lake Hills
Board of Adjustment/City Council

AGENDA REPORT

Meeting Date:	December 14, 2022	Item Number:	BOA: 4 & Council: 4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

309 Westhaven Drive: Discuss and consider action on variances to remove a tree with a diameter larger than 14 inches and two side setbacks encroachments for a remodel/addition to an existing single-family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicant Michael Crockett.

DUAL ACTION ITEM

Recommendation

Staff recommends approval of the variance as requested. The proposed additional stays in alignment with the existing house, and the tree falls in the middle of the buildable area and will be replaced per code.

ZAPCO voted to recommend approval, motion passed (3-2).

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Michael and Brooke Crockett
Legal Description: Lot 35 Westlake Park
Lot Size: 0.3422 acres (14,905.26 square feet)
Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides.

Background & Analysis:

The applicant has submitted a variance request for two setback encroachments and removal of one tree.

The tree is T100, a 26-Inch Live Oak that falls directly in the center of the property and cannot be worked around as the critical root zone takes up the entire width of the buildable area and about one-third of the entire developable area on the lot. This tree requires 39-inches of replacement per code.

The two setbacks are the two side setbacks. Code requirement is 20 feet for a two-story structure, and the applicant has the structure at 15-feet from each property line with a roof overhang on each side. Doing this preserves additional vegetation on the lot as there are several variance sized oak trees the applicant is working to save with this proposal.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

The Westlake Park subdivision has a traditional post-war neighborhood design and layout. The lots are typically much smaller than the median West Lake Hills lot and the resulting buildable area within the trees and setbacks creates significant challenges.

This lot, having had an unmodified existing house (1,440sf) on the lot since 1960, has allowed many mature trees to hem in the building site. The lot has a 26" oak (#100) directly in the center of the lot just behind the existing house. Providing reasonable protection to the root zones, such that the tree would likely survive construction, severely limits the buildable area, and removal of this one tree can allow all of the remaining mature trees to remain.

There are two large 23" live oaks on the west side of the house (#71 & #72) that are very prominent from the street and create a significant canopy for our neighbors to the west (307 Westhaven Dr.). Building a second floor on top of the existing house would require removal of significant parts of this canopy. Additionally, these trees are located very close to the foundation of the existing house, and removal or reconstruction of the existing foundation could impact the health of those trees.

Additionally, the existing house is non-conforming to the current code setbacks, with an 8.4' setback on one side and 15.2' on the other, but with 2' eaves projecting beyond in both cases. The topography behind the existing house falls off rapidly and would cause a traditional two story house to be taller than the maximum height of 30'.

- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

We are proposing to only impact one central tree that stands alone, allowing us to preserve the next line of trees running across the middle of the site. Trees #90, #91, #92, #93 and #94 located nearer the side property lines can all remain. We propose to plant the necessary mitigation trees.

Additionally, we propose to step down with the natural terrain to create a walk out basement rather than building a large foundation wall, or a taller two story house, that would require the removal of significant parts of the canopy on the two large prominent live oaks on the west side of our house (#71 & #72), which also provide significant benefit to our neighbors.

- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

We considered tearing down the existing house completely and building an all new two-story house within the allowable building footprint taking into account both the 20' two story setbacks and the ½ critical root zones of the existing trees. We rejected this for all of the following reasons:

1. *The remaining buildable footprint is about 1,800sf and so a two story building with a 450sf two car garage would only net 3,150sf of house. Adding any articulation to the walls or footprint would only reduce this area. This would result in a severe size restriction on a ¼ acre lot.*
2. *The existing house is true to the character of the neighborhood and provides good bones to update and reuse. It is neither environmentally prudent or cost effective to simply teardown 1,718sf (including the garage) of usable existing building without considering reasonable alternatives.*
3. *A two story house that goes up a floor above the ground floor is much more of a visual disturbance to our neighbors than one that has a walkout basement (which is the norm for our neighborhood). This is particularly true for 310 Westhaven drive across the street, which currently enjoys a lovely city view over our house out an expansive glass wall that is the main design feature of that residence. Building a traditional 2 story house would block this view entirely. Additionally a two story house built in place of the house, would require removing significant parts of the canopies of the two 23" live oaks just west of our house, and the construction could endanger their health.*

We considered building only a single-story house by removing the basement level entirely and just building a larger foundation wall. This would result in the same massing of the house, with the roof at the same height as proposed, however, filling that 7' with concrete would be a waste of construction and space resources, provide no benefit to our neighbors, and to achieve similar SF would necessitate an even larger footprint extending further into the back yard. This would endanger the root zones of trees #90, #91, #92, #93, and #94. Additionally, the resulting deeper 1 story house would actually be taller (as the grade falls away) than the shorter walk out basement house proposed.

We considered not having eaves on the addition to the house, but the resulting building felt very out of character, both with the existing house and the neighborhood. The proposal is to maintain the limits and dimensions of the existing eaves on the rear addition as this creates minimal additional impact on the visual presence of the house beyond what is already there while complementing the mid-century ranch style house.

The proposed alternative finds a way to reuse the existing structure, add a desirable amount of SF to bring the house in line with homes typical of West Lake Hills, preserve significant live oaks growing in a band across the middle of the site, all while minimizing any additional visual impact on our neighbors, or the public street.

- **The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.**

Removal of the 26" Tree: Removing this one tree, centrally located in our backyard, allows all other trees to be maintained. As the residents of the house, we are the primary beneficiaries of this rear tree, and the impact is less than if trees closer to the property lines were removed or significantly trimmed back.

Two Story side yard variance: We propose sticking to the 1 story setback lines, not building up from the existing 1-story home, but using the falling grade to build a walkout basement. The walk-out basement is the norm for our neighborhood and is present in 301, 305, and 311 Westhaven and 203, 205, 207, 301, 303, 305 and 309 McConnell among others, which all have 1 story street fronts and walk-out basements to the rear. The result is a two story home, technically, but not in the way the house is perceived from the street, and it is only very minimally perceptible from the side elevations as well. This allows us to get the SF of a two story home while not blocking the view of our neighbors, nor adding a significantly larger 1 story footprint which would be both more visible to our neighbor's backyards and encroach on the root zones of the band of oaks running across the middle of the lot.

Eave Variance: we propose to match the existing eave on the rear addition. This eave does not extend further out than the existing, but maintains the existing character of the house.

- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.

We believe the intent of the current code is not to unduly restrict and punish small lots, but to maintain the character and beauty of West Lake Hills, both in the housing stock and the trees and vegetation, and to protect the privacy and view of one's neighbors. Every time I sit at Mozarts with a coffee, I look across the lake and point out how dramatic the visual difference is between the 30' max height houses of West Lake Hills and the houses of Travis County. We are trying to stay true to this intent and minimize the visual mass of the addition to our house. We believe that we are being good neighbors, maintaining and improving the character of our house in a way that minimizes the visual impact on our neighbors and the public street, improves property values by updating and restoring an original house in the neighborhood to current building and market standards, while keeping all but one mature tree (of which we are the primary beneficiary of that tree).

- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The rear addition is nearly completely unseen from the front of the house. The proposed roof ridge of the addition matches the existing and is not visible from the street. This is a huge benefit to our neighbor across the street as it will maintain their downtown view for many years to come (As opposed to someone buying the lot as a tear down and building a large traditional two story home). Only our directly adjacent side neighbors can see the addition, however both of these adjacent neighbors have existing houses which extend further back into their lots than our proposed addition. So by remaining shorter than their existing houses, we protect their backyard views. We are building the desired SF in a more compact footprint by capturing the space of the walk out basement and by this we are able to keep from extending further back beyond their existing houses. Thus we minimize the visual impact on these neighbors. Additionally we are able to maintain significant trees and tree canopy around the property, that would be lost with many of the other solutions considered.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted Uniform Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

This request will not change the subdivision.

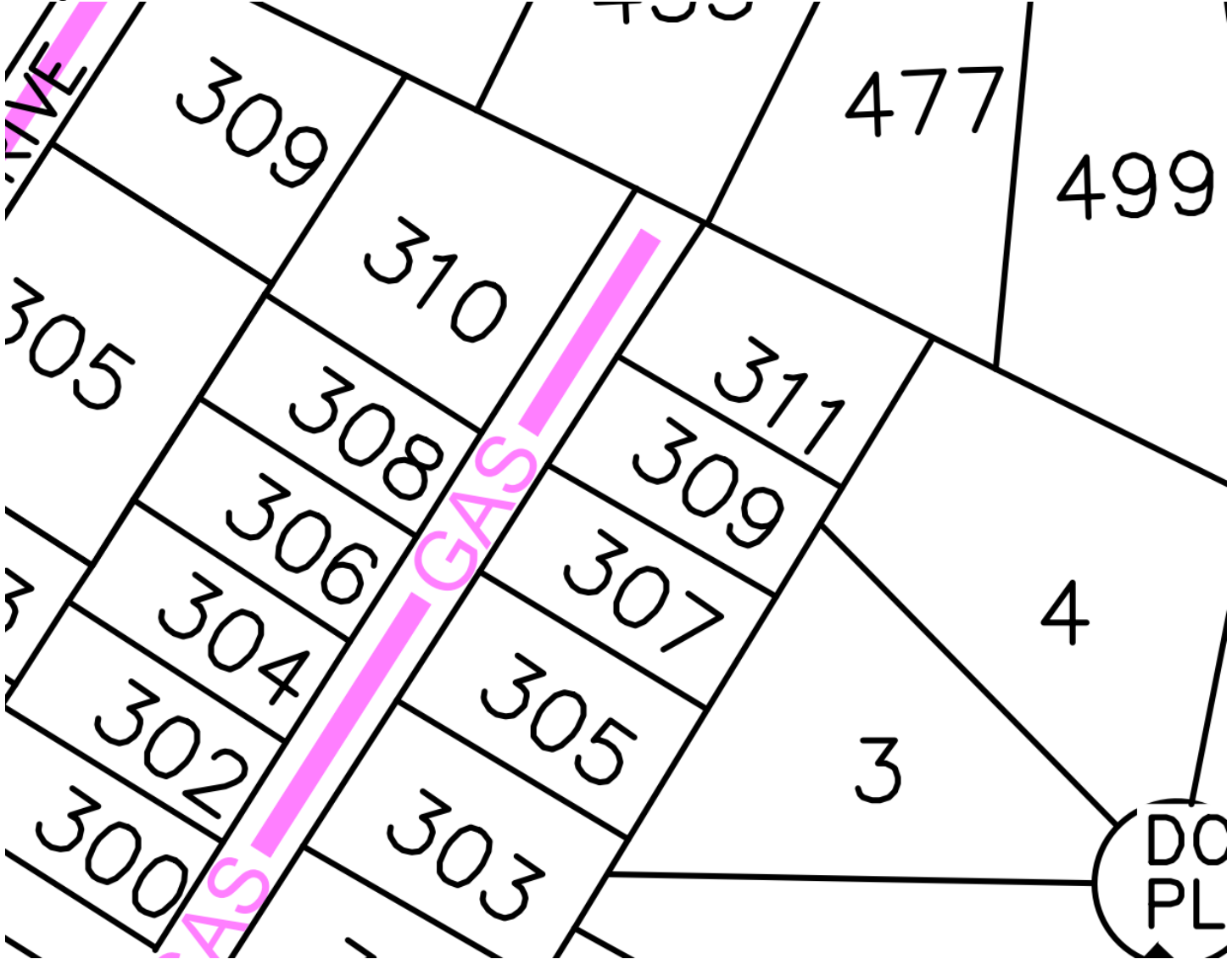
Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.304](#) [Tree and Vegetation Removal and Replacement](#)

Zoning:



Aerial:



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator

ADDRESS:
309 WESTHAVEN DRIVE, 78746

Waterloo Surveyors
SURVEY PLAT

(S 34°14'00" W 85.00')
S 34°50'12" W 84.66' A0795TT

Vista De La Cima Subdivision
87/19B

lot 4 lot 3

Found 1/2"
Iron Rod

Found 1/2"
Iron Rod

TREE LIST
NO# SIZE TYPE

#56, 14" Spanish Oak
#57, 5.5" Crepe Myrtle
#58, 6" Crepe Myrtle
#59, 19" Spanish Oak
#60, 13" Elm
#71, 23" Live Oak
#72, 23" Live Oak
#88, 3" Hackberry
#89, 4" Hackberry
#90, 20.5" Juniper
#91, 20" Live Oak
#92, 13" Live Oak
#93, 15" Live Oak
#94, 20" Live Oak
#95, 20" Live Oak
#96, 3" Hackberry
#100, 26" Live Oak
#101, 28" Live Oak
#103, 4" Juniper
#104, 20" Juniper
#105, 8" Live Oak
#106, 8" Live Oak
#110, 17" Live Oak
#111, 31.5" Live Oak

tree

root
zone
+/-

LOT 35
0.3320 acres
14,464 sq. ft.

LOT 36

S 55°17'00" E 172.20'
S 55°17'00" E 171.80'

shed

ONE STORY
BRICK
HOUSE

covered
porch finished floor

X 802.4'

X 802.3'

Found 1/2"
Iron Rod

N 34°46'46" E 83.37'

Westhaven Drive

LEGEND

HOG WIRE —W—W—W—
WOOD FENCE —//—//—//—
OVERHEAD ELECTRIC —e—e—e—
POWER POLE —●—
WATER METER (M)
WATER VALVE (V)
CLEANOUT (C)
GAS METER (G)
SEPTIC LID (S)

NOTE:
THE TREE CIRCLES SHOWN HEREON
HAVE ONE (1) FOOT RADIUS DRAWN
FOR EVERY ONE (1) INCH OF
MEASURED TRUNK DIAMETER AS
MEASURED 4.5' FROM GROUND UP.
MULTI-TRUNK TREES ARE DISPLAYED
USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2
OF THE SUM OF SMALLER TRUNKS.

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
EASEMENTS, RESTRICTIONS
AND CONDITONS MAY APPLY

LEGAL DESCRIPTION:

LOT 35, WESTLAKE PARK, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME
7, PAGE 74, PLAT RECORDS, 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 substantially
complies with the current Texas Society of Professional
Surveyors Standards and within

Specifications for a Category 1B,3,6, Condition II Survey.

Dated this the 3RD day of AUGUST, 2022

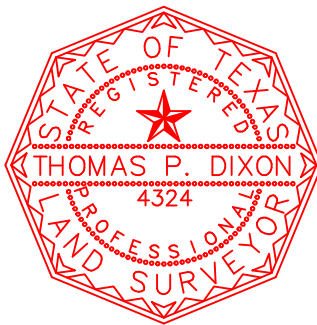
And the property described hereon IS NOT
a special flood hazard area as identified by the Federal
Insurance Adm. Department of HUD Flood hazard boundary
map revised as per Map Number: 48453C0445K

(BM)

Bench Mark

Set "B" on curb
Elev. 805.3'
NAVD88

Zone: X Dated: 01/22/20



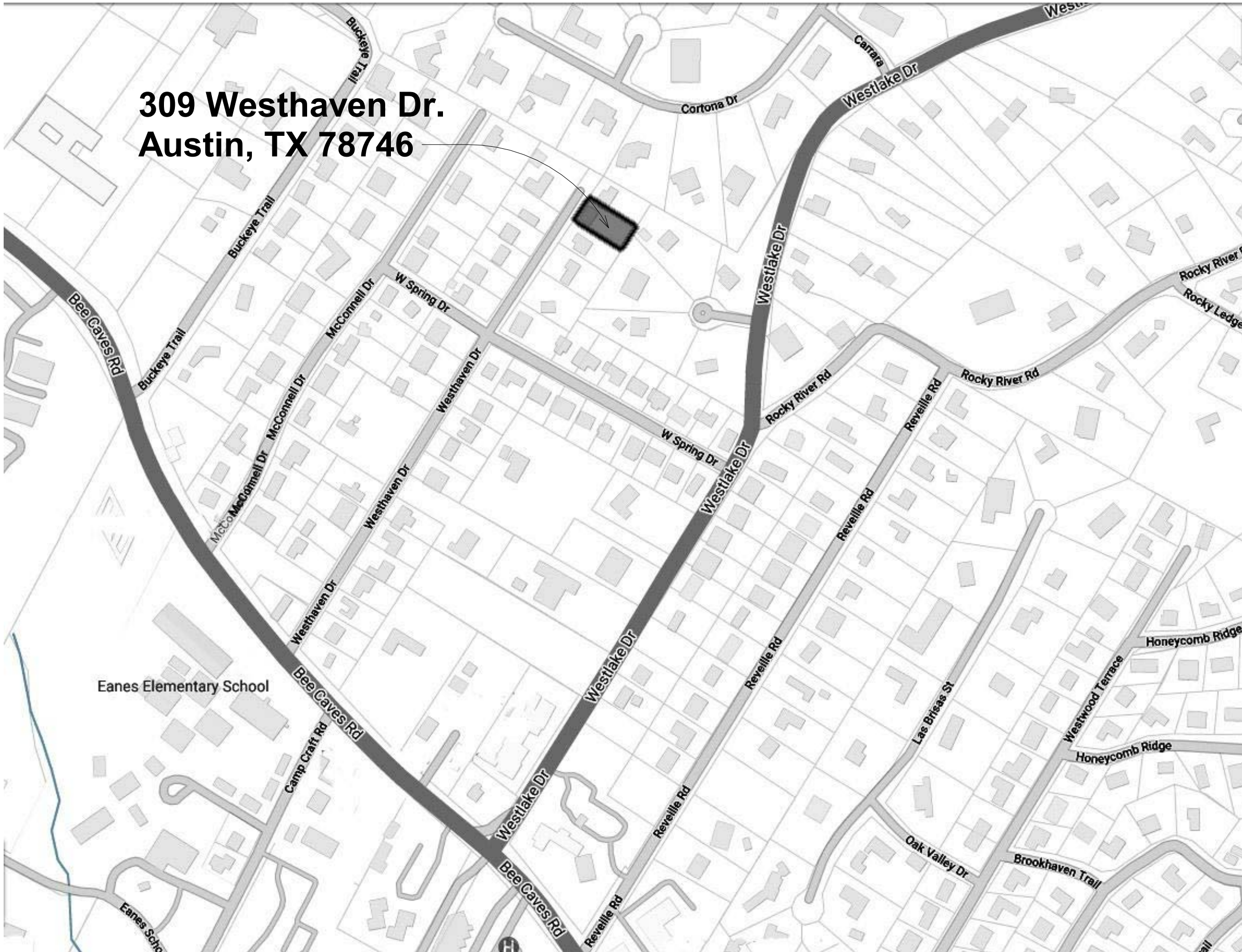
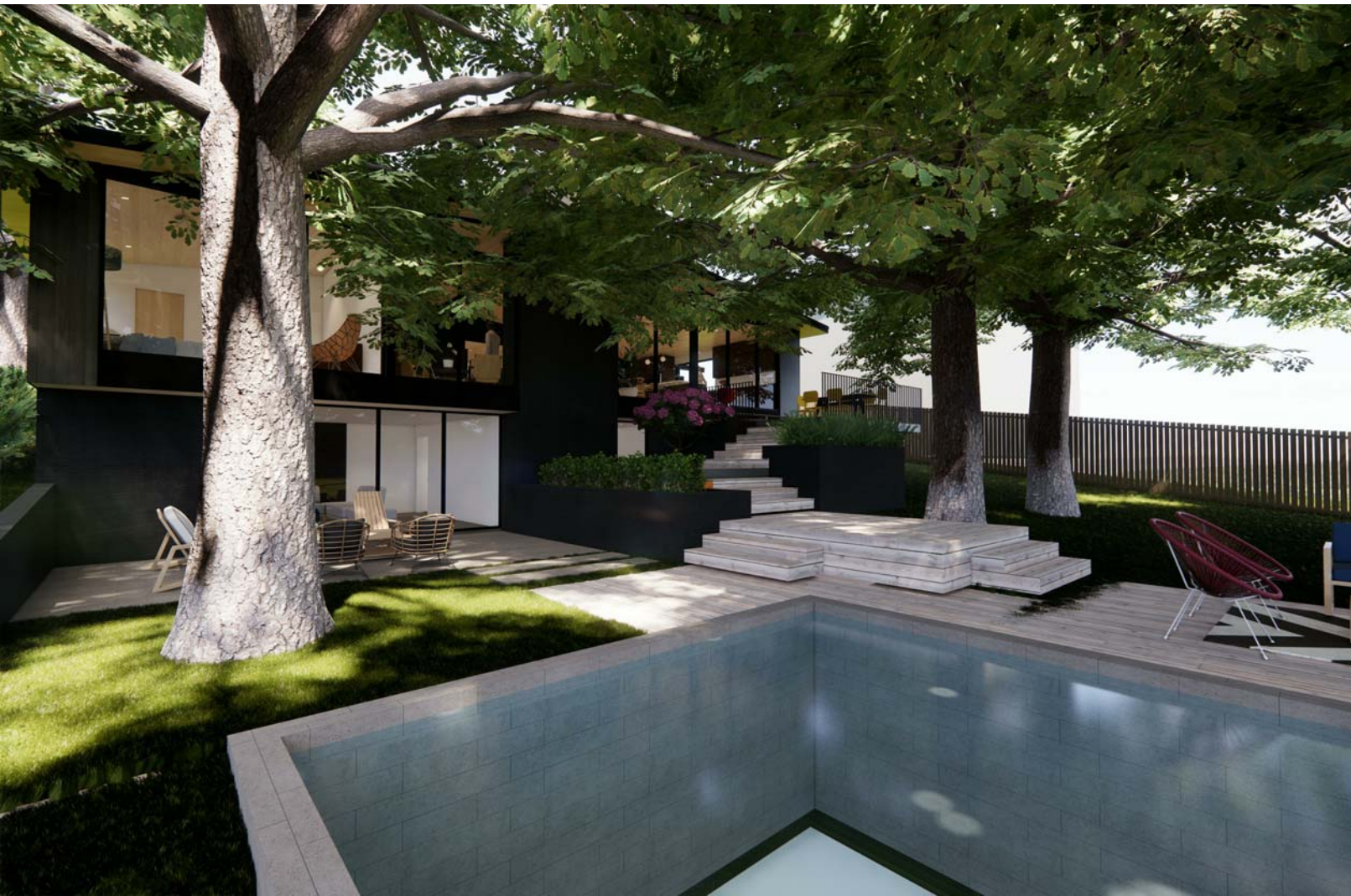
Thomas P. Dixon R.P.L.S. 4324

FIRM# 10124400

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309 Westhaven Drive - Remodel



PROJECT SIZE	
Existing:	1,442sf conditioned 276sf garage 18sf covered porch 128sf patio 106sf greenhouse
Proposed:	3,575sf conditioned 300sf garage 50sf covered porch 232sf patio 690sf deck 15'x28' pool

GENERAL PROJECT NOTES

- FIELD VERIFY DIMENSIONS PRIOR TO START OF THE WORK.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
- NOTIFY ARCHITECT OR OWNER OF ANY DISCREPANCIES OR NONCOMPLIANCE FOUND IN THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS.
- THESE DRAWINGS ARE INTENDED TO COMPLY W/ THE 2012 INTERNATIONAL RESIDENTIAL CODE, & ANY APPLICABLE LOCAL REGULATIONS AND/OR LOCAL DEED RESTRICTIONS. CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL COMPLY W/ ALL APPLICABLE CODES.
- CONTRACTOR AND HIS/HER SUBCONTRACTORS ACCEPT FULL RESPONSIBILITY TO ENSURE THAT DRAWINGS ARE CODE COMPLIANT. CONTRACTOR SHALL ACCEPT FULL LIABILITY FOR ANY CHANGES MADE TO THE DRAWINGS W/ OUT VERIFYING W/ THE ARCHITECT.
- ARCHITECT IS GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512) 458-1363.
- THESE DRAWINGS DO NOT SPECIFY ANY ACTUAL MATERIALS, FINISHES, PAINT COLORS, FIXTURES, APPLIANCES, OR EQUIPMENT. CONTRACTOR SHALL COORDINATE THE SELECTION OF THESE ITEMS W/ THE OWNER AND SHALL ACCEPT FULL RESPONSIBILITY FOR PROPER DETAILING & INSTALLATION OF THESE ITEMS.
- ALL STANDARD ASSEMBLIES, MATERIALS, FINISHES, PAINT COLORS, FIXTURES, APPLIANCES, & EQUIPMENT SHALL BE CONSTRUCTED AND/OR INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS & ANY APPLICABLE CODES.
- ARCHITECT IS NOT RESPONSIBLE FOR MEANS & METHODS OF CONSTRUCTION OF THAT WHICH IS NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ASPECTS OF CONSTRUCTION.
- ALL ASSEMBLIES MATERIALS, FINISHES, FIXTURES, APPLIANCES, & EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL PAYMENT, IN ADDITION TO ALL INDUSTRY STANDARD WARRANTIES.
- CONTRACTOR SHALL PROVIDE ALL LABOR SERVICES, EQUIPMENT, & MATERIALS REQUIRED FOR THE COMPLETE INSTALLATION OF THE ASSEMBLIES, MATERIALS, FINISHES, FIXTURES, APPLIANCES, & EQUIPMENT NOTED IN THESE DRAWINGS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR ACCEPTS FULL RESPONSIBILITY TO SUBMIT & SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, & CERTIFICATES OF COMPLIANCE AS REQUIRED. CONTRACTOR ACCEPTS FULL RESPONSIBILITY TO ENSURE THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN APPROVED & OBTAINED PRIOR TO THE START OF WORK.
- DURING CONSTRUCTION OF THE WORK, CONTRACTOR SHALL MAINTAIN A CLEAN & ORDERLY WORK AREA AT ALL TIMES.
- UPON COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAR THE SITE OF ANY MATERIAL DEBRIS, & CLEAN UP ANY BUILDING OR SITE AREAS AFFECTED BY CONSTRUCTION.
- THESE DRAWING DO NOT SHOW TYPICAL DETAILING AND/OR WATERPROOFING.
- THE DESIGN & SIZING OF ALL STRUCTURAL MEMBERS IS THE RESPONSIBILITY OF THE ENGINEER CHOSEN BY THE CONTRACTOR/OWNER.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.

Sheet List	
Sheet Number	Sheet Name
A000	cover sheet
A001	architectural site plan
A002	demo plans & elevations
A003	Existing Plan
A004	3D views
A005	Rear Views
A006	Existing Conditions
A007	Neighborhood Precedents
A100	foundation plan
A101	dimension plans
A102	furniture plans
A200	building elevations
A201	building elevations
A300	building sections



1107 south 8th street
austin, texas 78704
512.970.5669

Crockett Residence

309 Westhaven Drive
West Lake Hills, TX
78746

NOT PUBLISHED. ALL RIGHTS RESERVED BY REACH ARCHITECTS. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF REACH ARCHITECTS. ISSUED TO DESCRIBE DESIGN INTENT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO REACH ARCHITECTS. CONTRACTOR, SUB-CONTRACTOR & SUPPLIERS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIALS REQUIRED IN ACCORDANCE WITH THE DESIGN INTENT. REACH ARCHITECTS WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

these documents are for design review and not intended for construction bidding or permit purposes. they were prepared by, or under the supervision of:

alan knox, aia # 21945

10.12.2022

No.	Description	Date

Date 10.12.2022

project number 1099

Drawn by bc
Checked by ack

cover sheet

A000



WESTHAVEN DRIVE

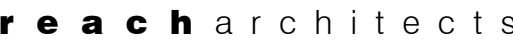


WESTHAVEN DRIVE

[illegible]

**architectural site
plan**

A001



Crockett Residence

NOT PUBLISHED. ALL RIGHTS RESERVED BY REACH ARCHITECTS. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF REACH ARCHITECTS. ISSUED TO DESCRIBE DESIGN INTENT. THESE ARE NOT TO BE USED ON OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF REACH ARCHITECTS. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITING AND WITH APPROPRIATE COMPENSATION TO REACH ARCHITECTS. CONTRACTOR, SUB-CONTRACTOR & SUPPLIERS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AND CONDITIONS AT THE JOB SITE. AND SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIALS REQUIRED IN ACCORDANCE WITH THE DESIGN INTENT. REACH ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN OF CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

alan knox, aia # 21945

[illegible]

Checked by ak

A002

- ③ Elevation South - Demo
1/4" = 1'-0"



reach architects

1107 south 8th street
austin, texas 78704
512.970.5669

Crockett Residence

309 Westhaven Drive
West Lake Hills, TX
78746

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alan knox, aia # 21945

10.12.2022

No.	Description	Date

Date 10.12.2022

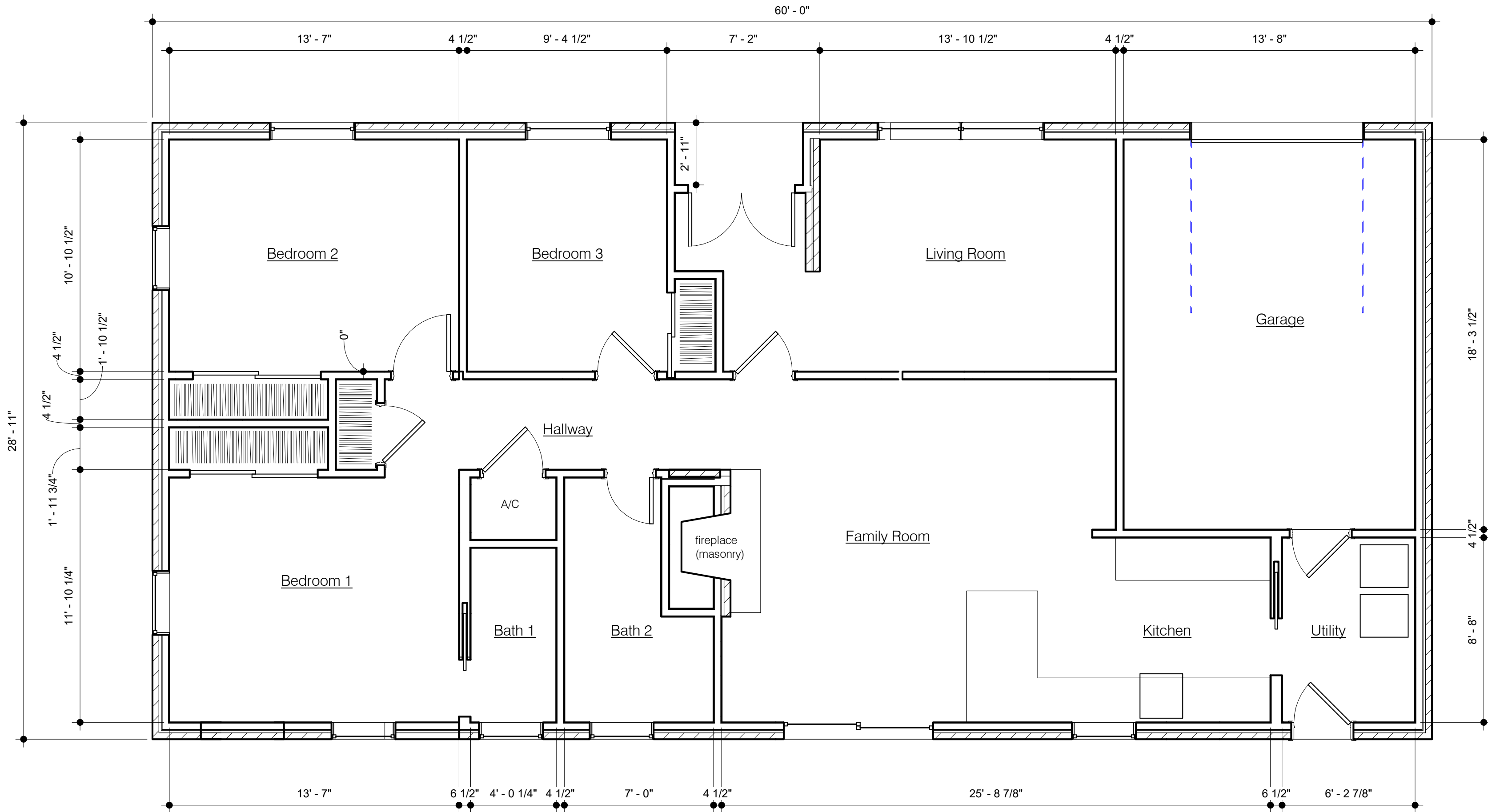
project number 1099

Drawn by BC

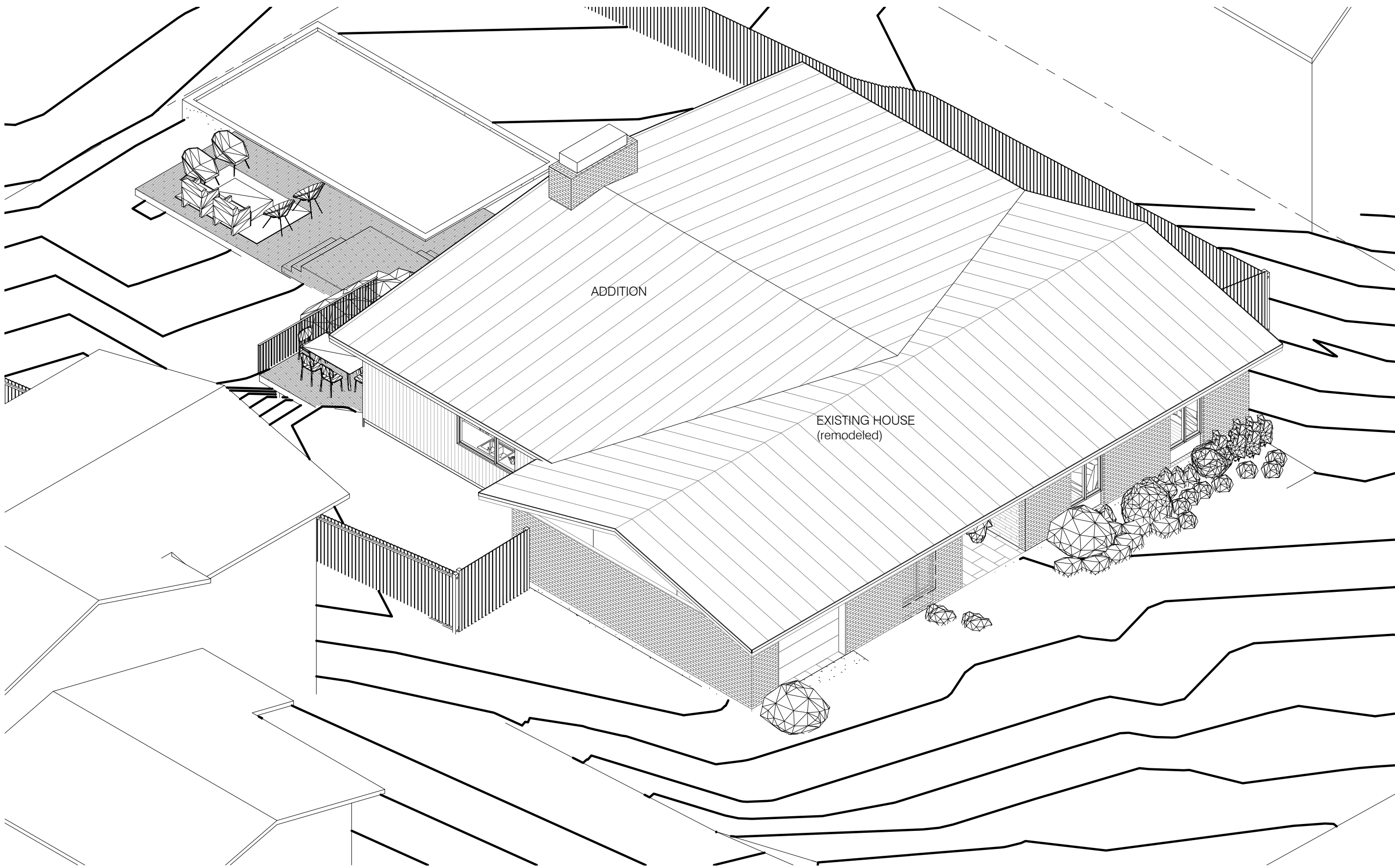
Checked by Ak

Existing Plan

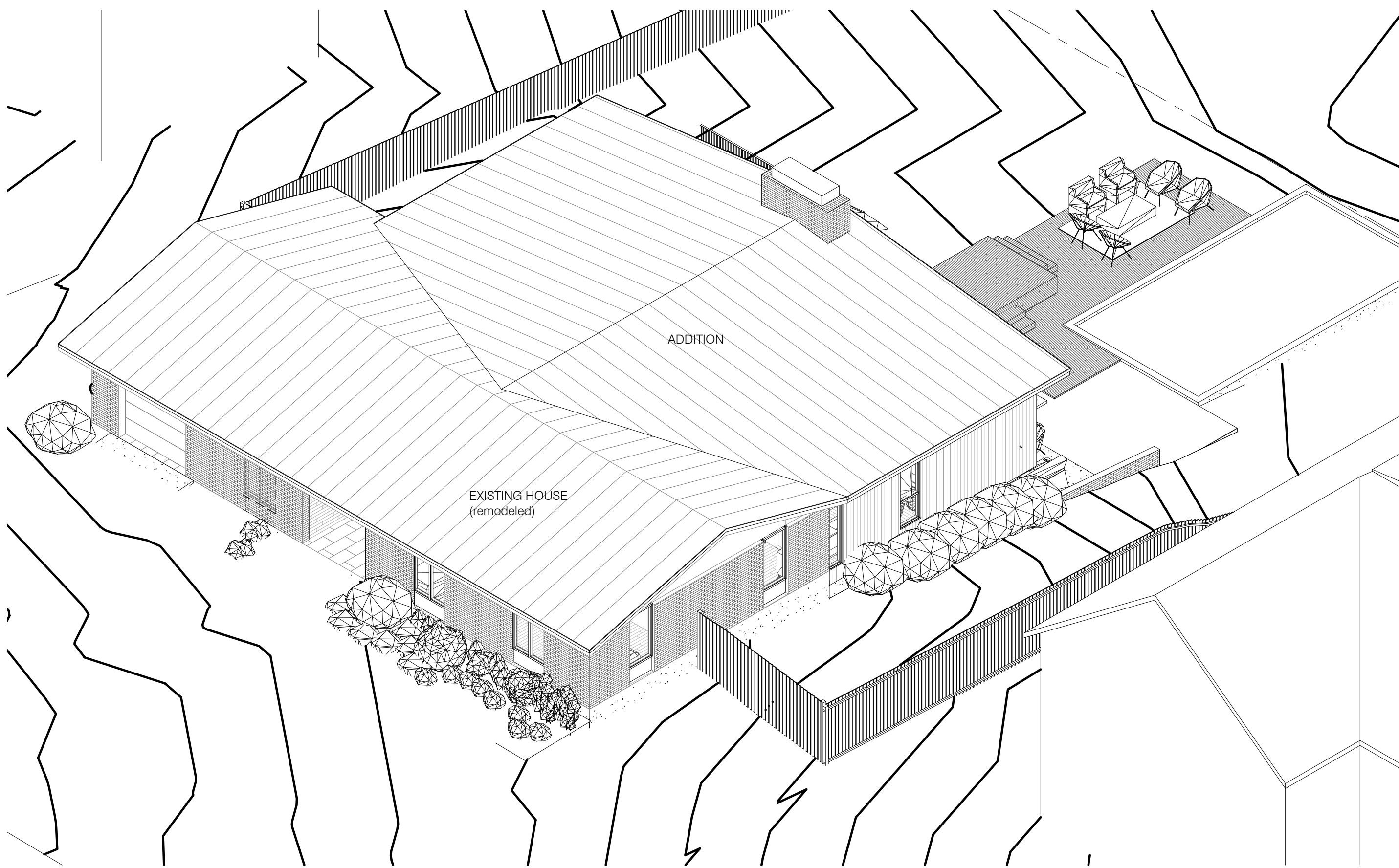
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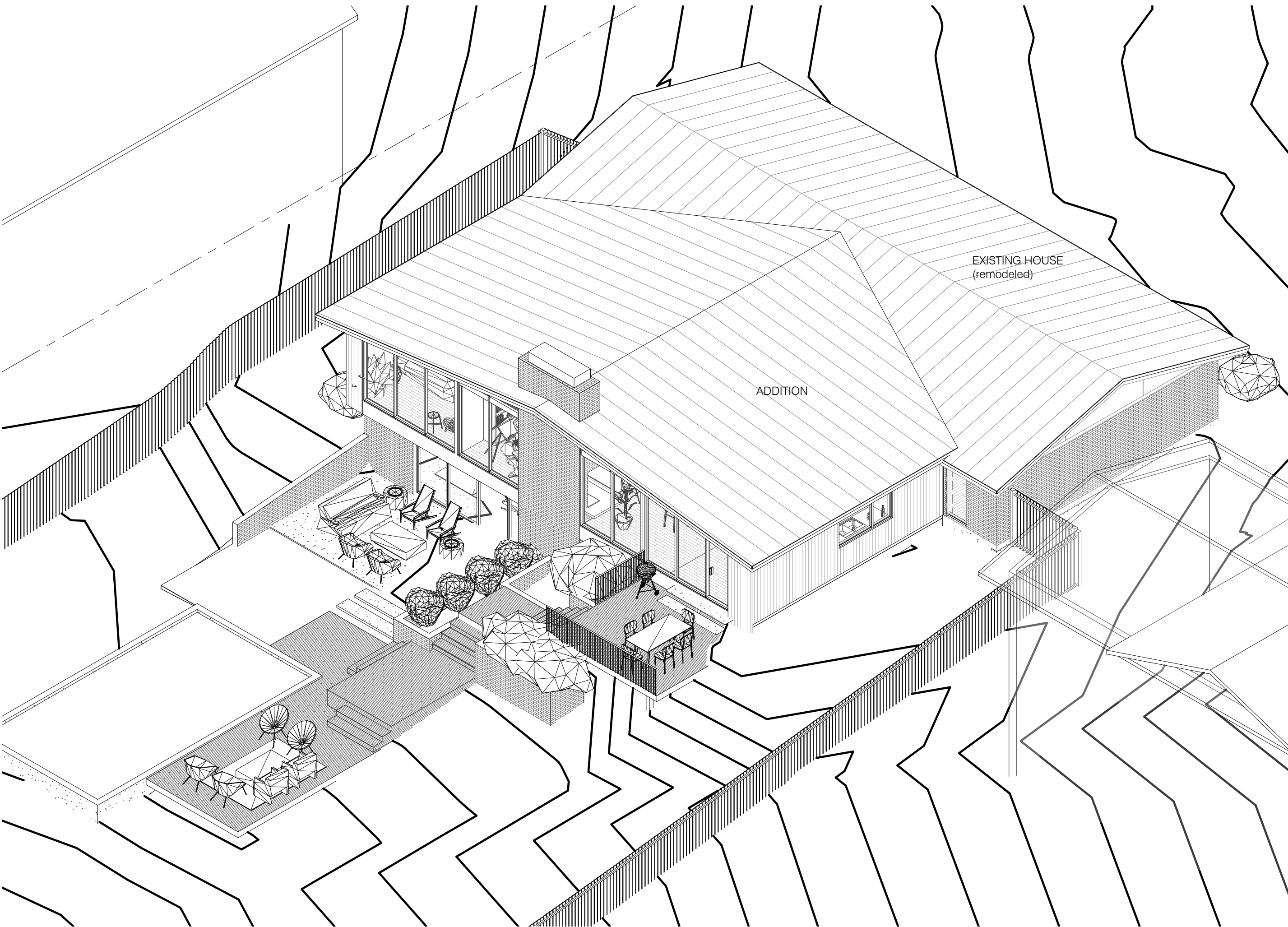
① Existing Plan
1/4" = 1'-0"



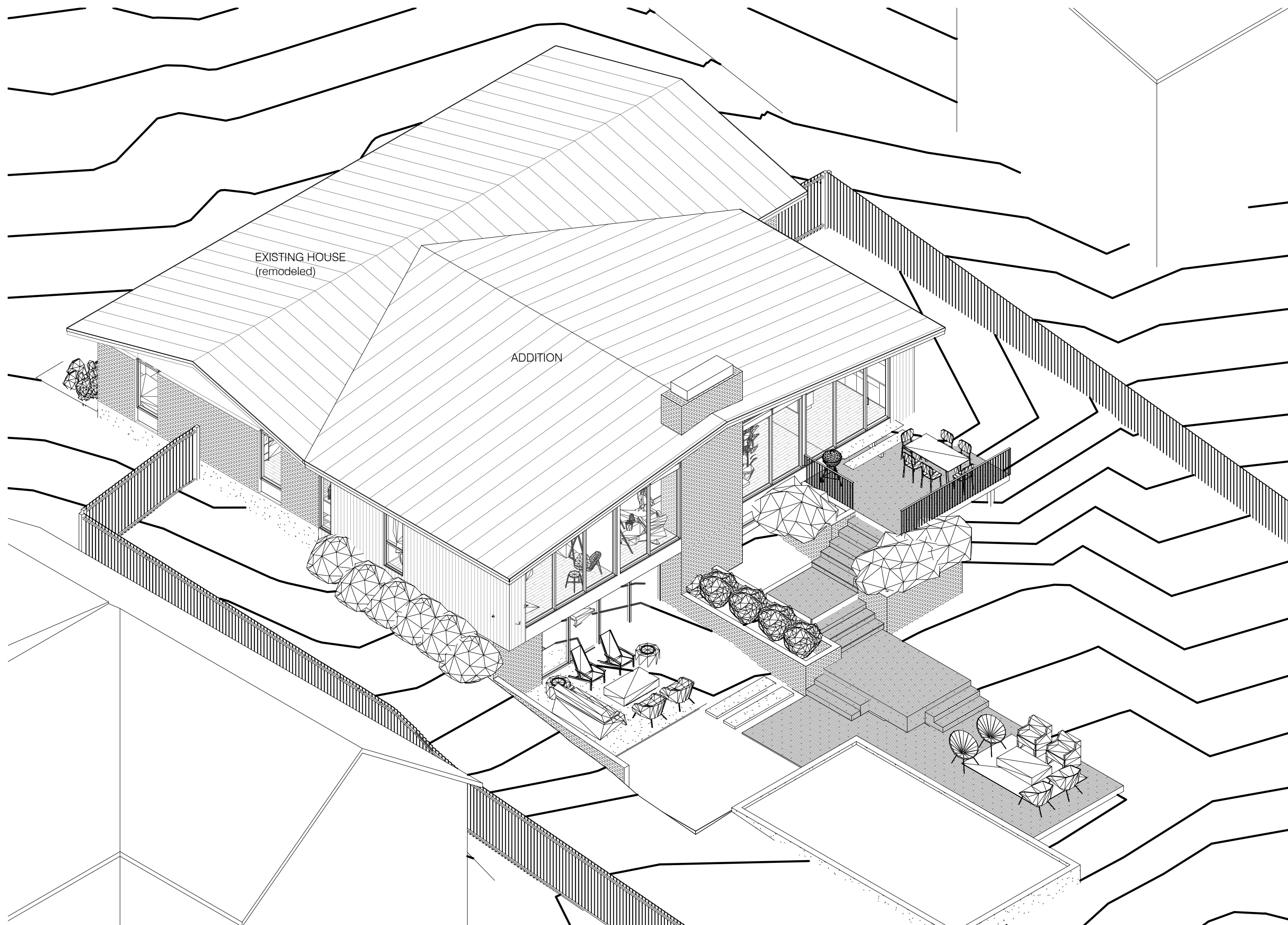
1 North East



2 North West



3 South East



4 South West

Crockett Residence

309 Westhaven Drive
West Lake Hills, TX
78746

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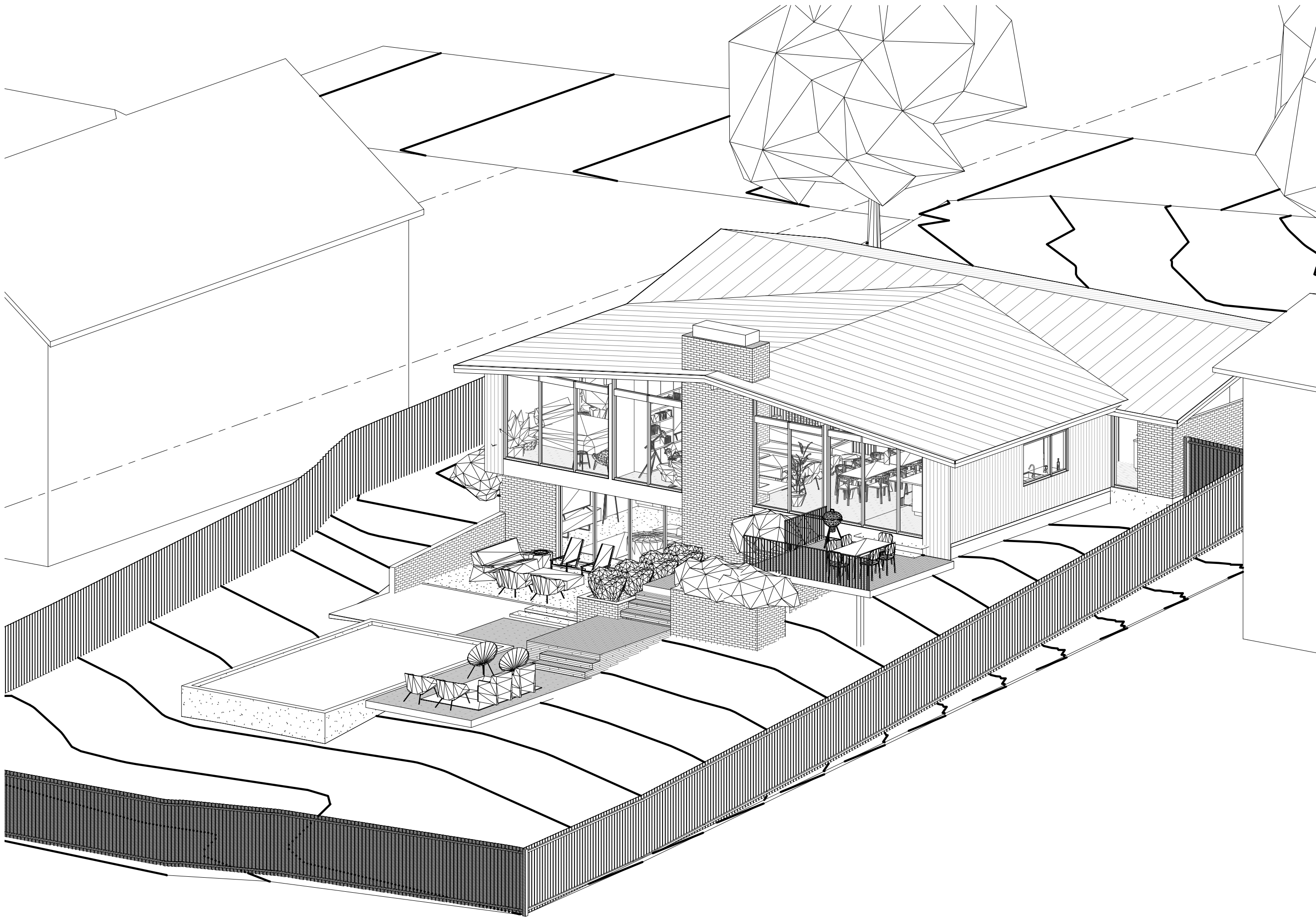
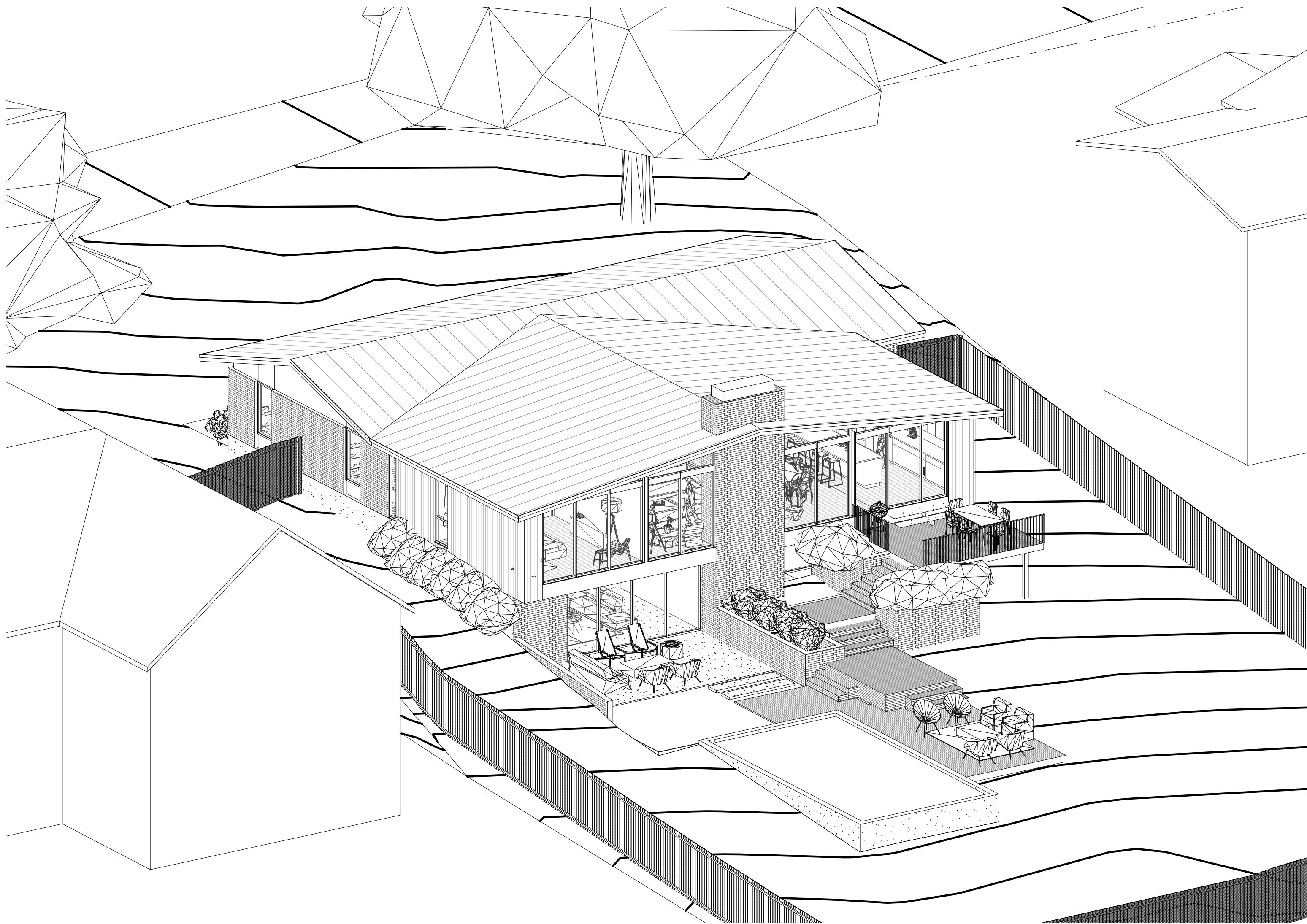
Drawn by tr

Checked by ack

3D views

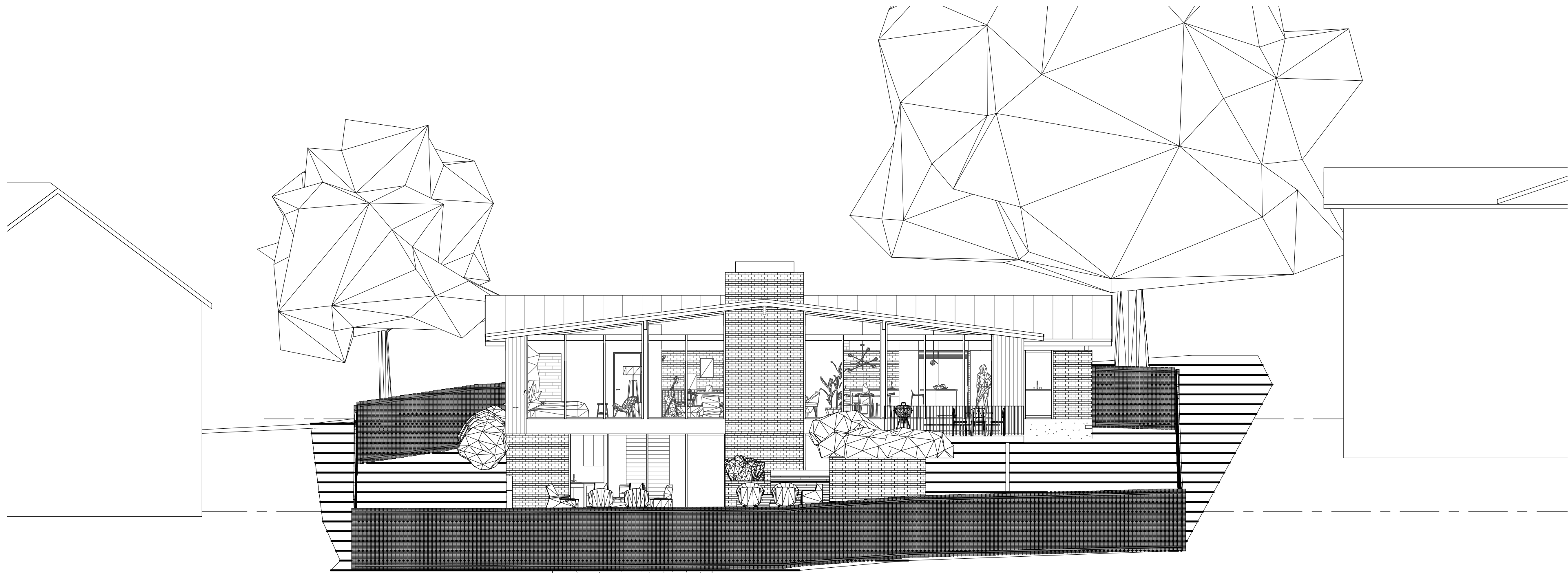
A004

THIS SHEET FOR REFERENCE ONLY, NOT FOR CONSTRUCTION



1 Rear 1

3 Rear 2



2 Rear Elevation



reach architects

1107 south 8th street
austin, texas 78704
512.970.5669

Crockett Residence

309 Westhaven Drive
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10.12.2022

No.	Description	Date

Date 10.12.2022

project number 1099

Drawn by Author

Checked by Checker

Rear Views

A005



reach architects

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austin, texas 78704
512.970.5669

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Existing Conditions

A006



311 & 309 Westhaven



309 & 307 Westhaven



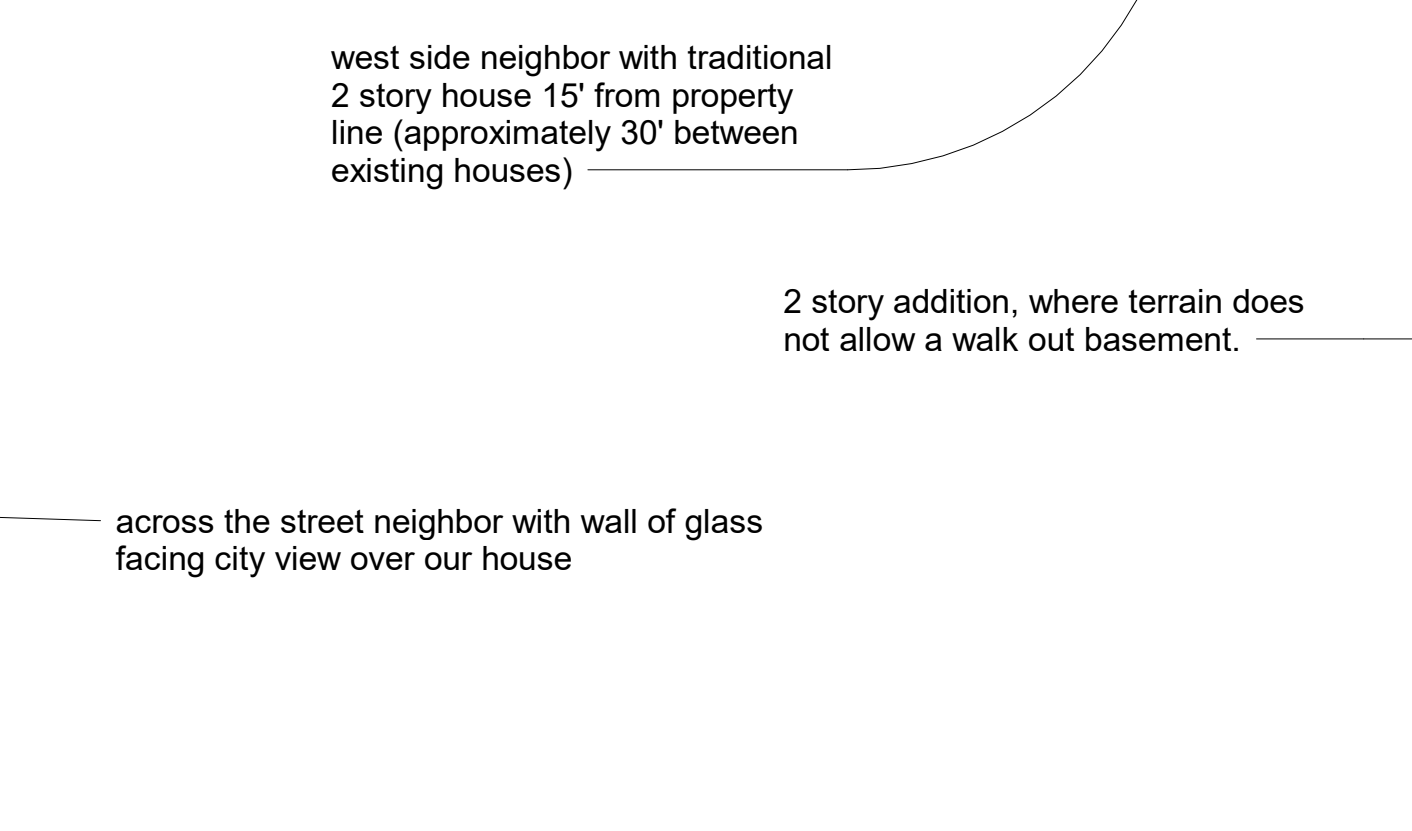
305 Westhaven (walk out basement)



301 Westhaven (walk out basement)



310 Westhaven (walk out basement faces street)



305 McConnell (walk out basement)



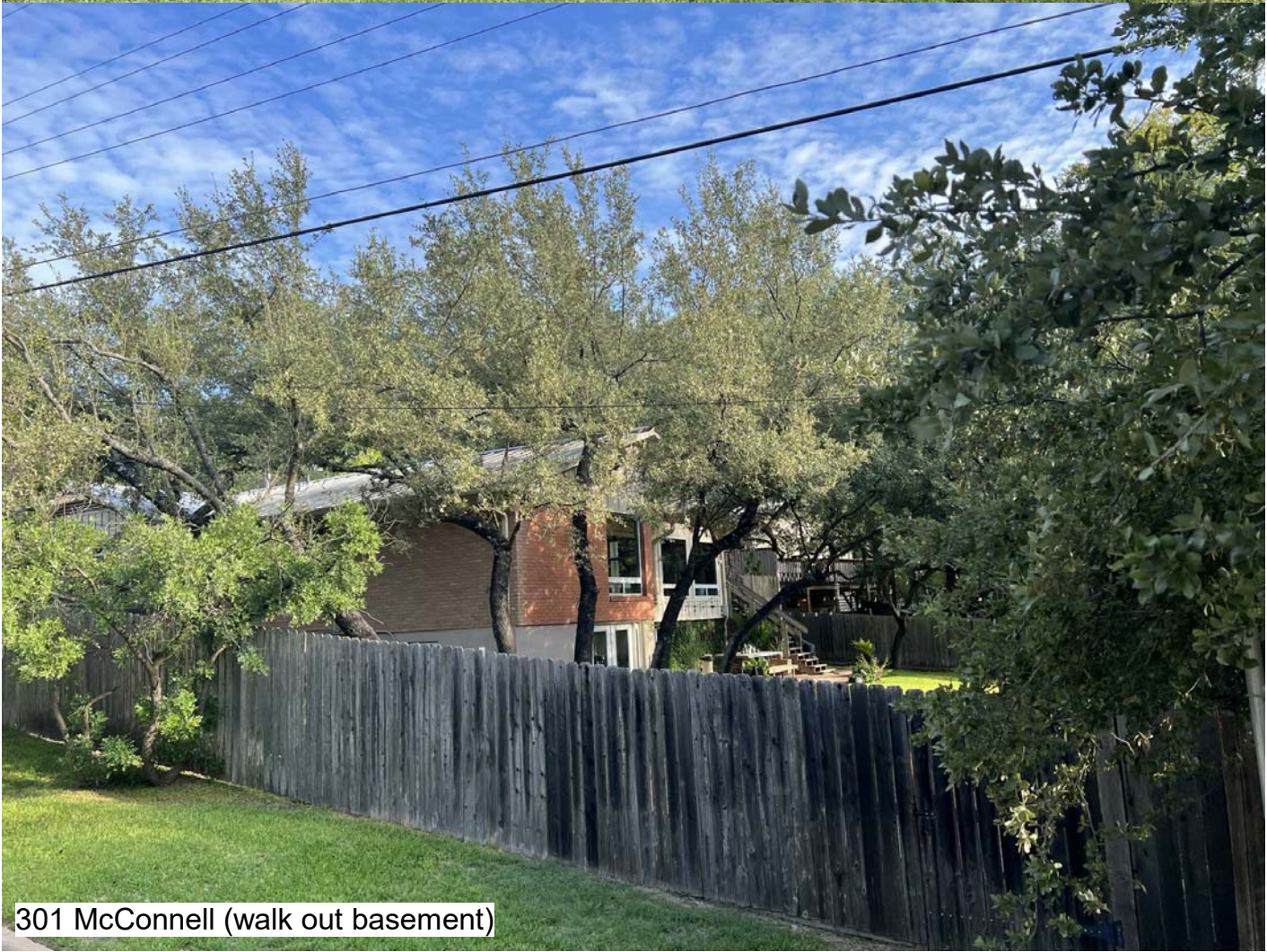
309 McConnell (walk out basement)



305 McConnell (walk out basement)



303 McConnell (walk out basement)



301 McConnell (walk out basement)



207 & 205 McConnell (walk out basements)



207 & 205 McConnell (walk out basements)



205 & 203 McConnell (walk out basements)



205 & 203 McConnell (walk out basements)

west side neighbor with traditional 2 story house 15' from property line (approximately 30' between existing houses)

2 story addition, where terrain does not allow a walk out basement.

across the street neighbor with wall of glass facing city view over our house

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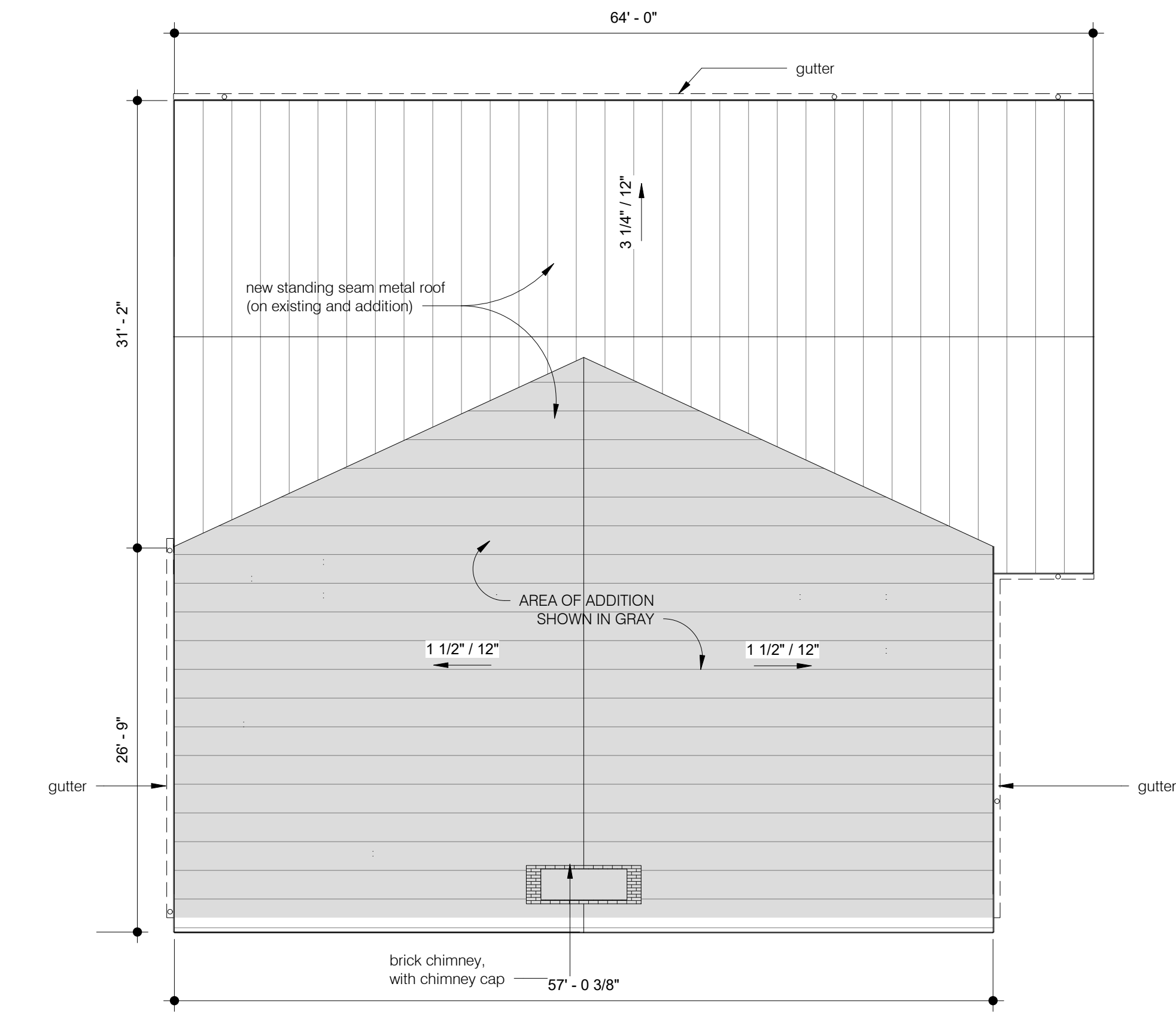
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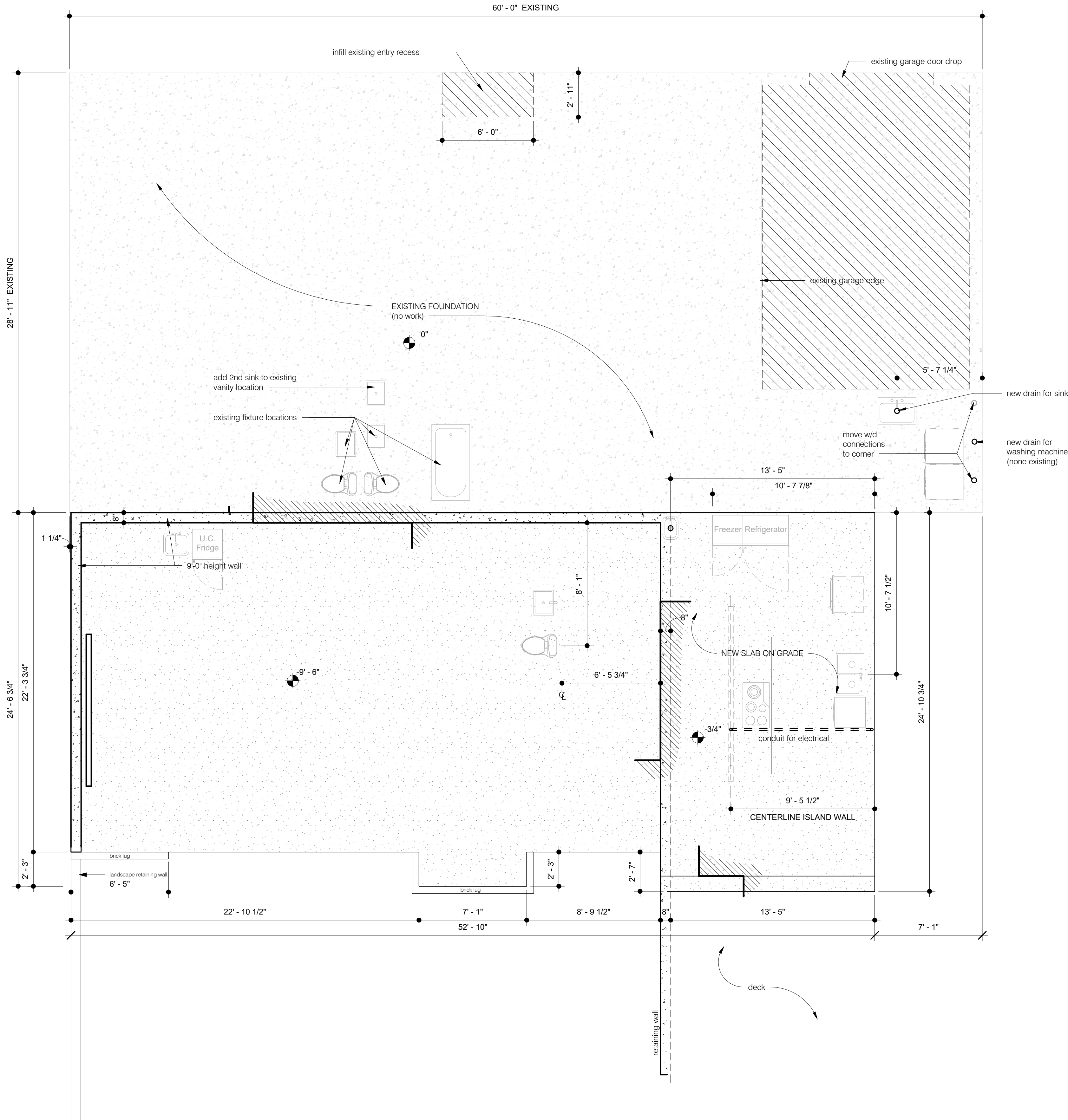
project number 1099

Drawn by Author

Checked by Checker



2 Roof Plan
1/8" = 1'-0"



1 foundation plan
1/4" = 1'-0"



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10.12.2022

No.	Description	Date

Date 10.12.2022

project number 1099

Drawn by tr

Checked by ack

foundation plan

A100

ANNOTATION PLAN NOTES

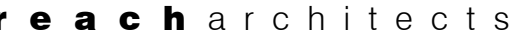
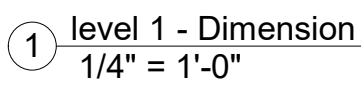
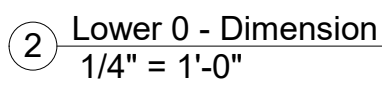
1. FIELD VERIFY DIMENSIONS PRIOR TO START OF THE WORK.
2. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
3. WINDOWS & DOORS SHALL HAVE TEMPERED GLASS OR LAMINATED SAFETY GLASS AS PER APPLICABLE CODES. CONTRACTOR TO COORDINATE W/ MANUFACTURERS.
4. CONTRACTOR SHALL COORDINATE W/ WINDOW MANUFACTURER TO VERIFY EGRESSABLE WINDOWS ARE INSTALLED WHERE REQUIRED BY CODE.
5. ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
6. GENERIC SINKS & APPLIANCES SHOWN. COORD. ACTUAL SIZE, STYLE & LOCATION W/ OWNER.
7. GENERIC MILLWORK SHOWN. COORDINATE FINAL MILLWORK DESIGN & ACCOMPANYING HARDWARE W/ OWNER
8. PROVIDE CONTROL & EXPANSION JOINTS AS REQ. IN CONC. FLOORS, DRIVES, WALKS PATIOS.
9. PROVIDE WEATHERSEALS & SILLS AT ALL EXTERIOR DOOR THRESHOLDS.
10. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2" UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
11. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS AT 16" O.C., EXCEPT AT PLUMBING WALLS OR POCKET DOOR WALLS.
12. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMP. GLASS, WINDOW MANUFACTURER TO VERIFY FOR ALL TEMP. GLASS LOCATIONS AS PER APPLICABLE CODE.
13. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES, UNLESS NOTED OTHERWISE.
14. PROVIDE BLOCKING FOR CEILING FANS AS REQUIRED.
15. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLANCES & RELATED COMPONENTS
16. UNLESS NOTED OTHERWISE, STANDARD PANTRY SHELVING SHALL BE AS FOLLOWS: LOWEST 2 SHELVES TO BE 16" D WITH HEIGHT SPACING OF 14" CLEAR. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
17. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT 2X6 STUDS, THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
18. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

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DIMENSION PLAN NOTES

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2. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
3. ALL WINDOWS & DOORS ARE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR SPECS.
4. ALL PLUMBING EQUIPMENT IS DIMENSIONED TO CENTER LINE UNLESS NOTED OTHERWISE.
5. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2" UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
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9. 1ST FLOOR POWDER BATH MUST QUALIFY AS A VISITABLE BATHROOM
A. CLEAR DOOR OPENING MUST BE 30"
B. LATERAL 2X6 BLOCKING MUST BE INSTALLED ALONG WALLS WITH CENTERLINE 3/4" ABOVE FINISHED FLOOR
10. VISITABLE NO STEP ENTRANCE TO HAVE BEVELED THRESHOLD OF 1/2" OR LESS AND CLEAR DOOR WIDTH OF AT LEAST 32"

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9. 1ST FLOOR POWDER BATH MUST QUALIFY AS A VISITABLE BATHROOM
A. CLEAR DOOR OPENING MUST BE 30"
B. LATERAL 2X6 BLOCKING MUST BE INSTALLED ALONG WALLS' WITH CENTERLINE 34" ABOVE FINISHED FLOOR
10. VISITABLE NO STEP ENTRANCE TO HAVE BEVELED THRESHOLD OF 1/2" OR LESS AND CLEAR DOOR WIDTH OF AT LEAST 32"



07 south 8th street
austin, texas 78704
512.970.5669

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78746

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alan knox, aia # 21945

0.12.2022

[illegible]

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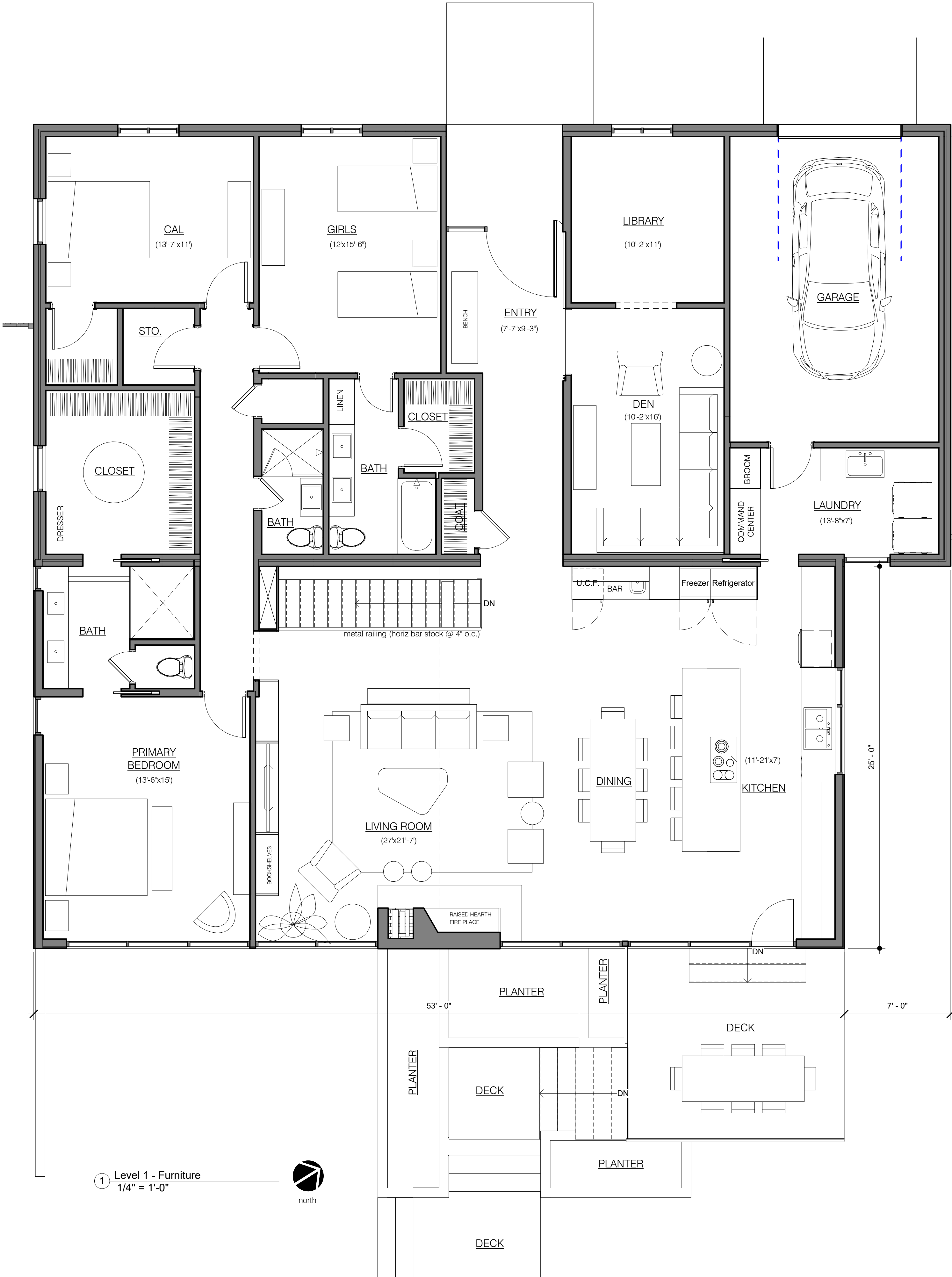
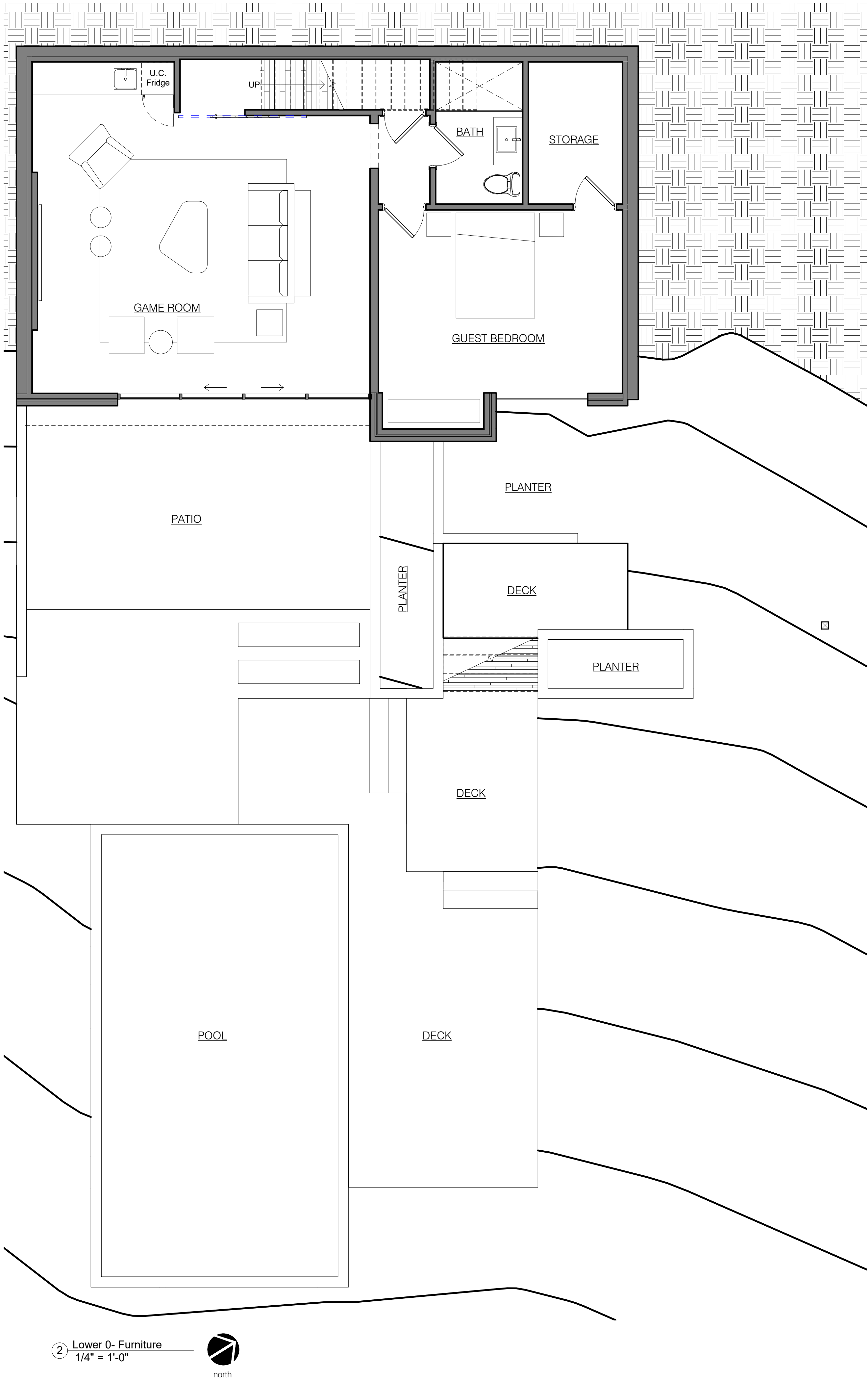
Project number 1099

rawn by tr

checked by _____ ack _____

dimension plans

A101



Crockett Residence

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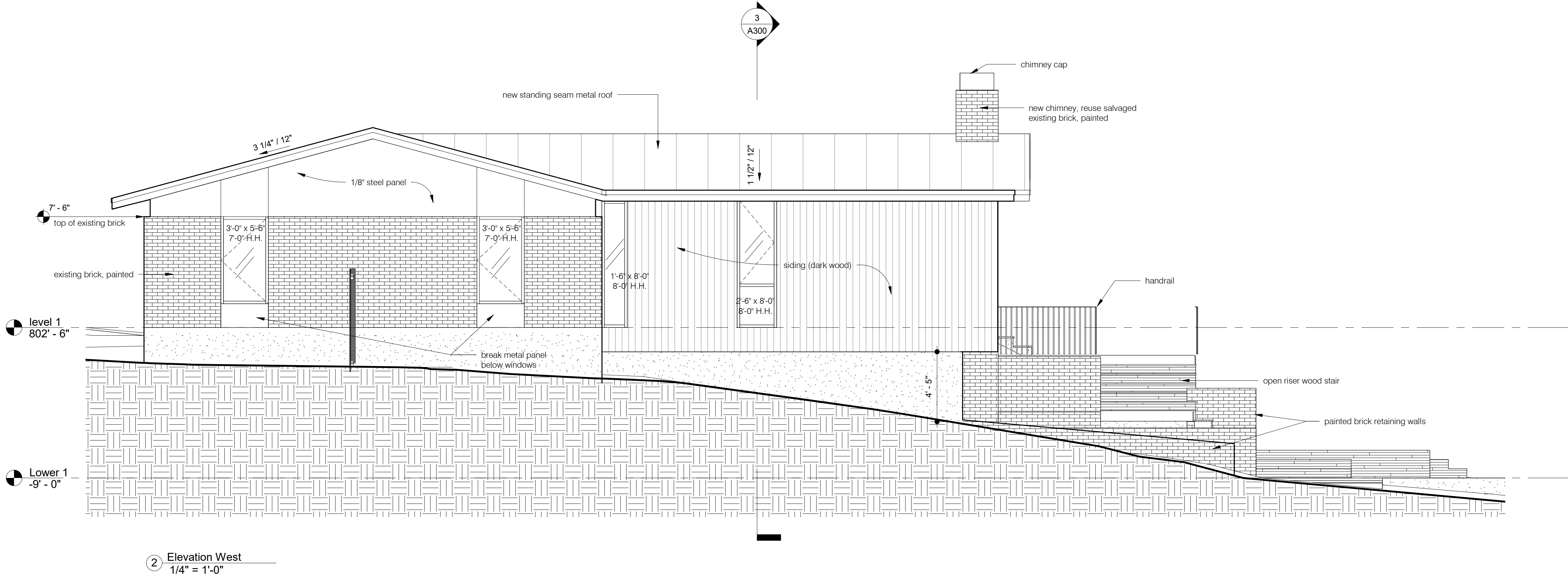
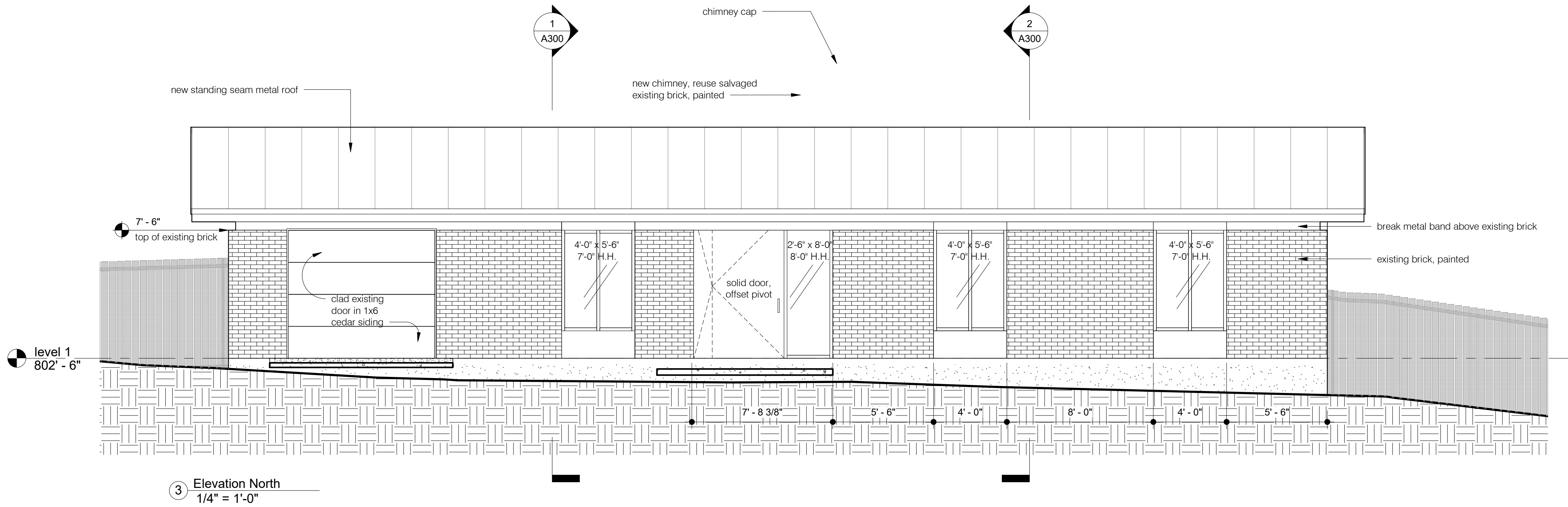
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10.12.2022

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Date 10.12.2022
project number 1099
Drawn by BC
Checked by AK



BLDG ELEVATION NOTES

- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
- REF A101 FLOOR PLAN.
- CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL WINDOWS & DOORS FOR PROPER DRAINAGE.
- CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL BRICK/MASONRY WALLS FOR PROPER DRAINAGE.
- GRADE LINES SHOWN ON DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADE ELEVATIONS.
- ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
- PAIN



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austin, texas 78704
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West Lake Hills, TX
78746

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these documents are for design review and not intended for construction bidding or permit purposes. they were prepared by, or under the supervision of:

alan knox, aia # 21945

10.12.2022

No.	Description	Date

Date 10.12.2022

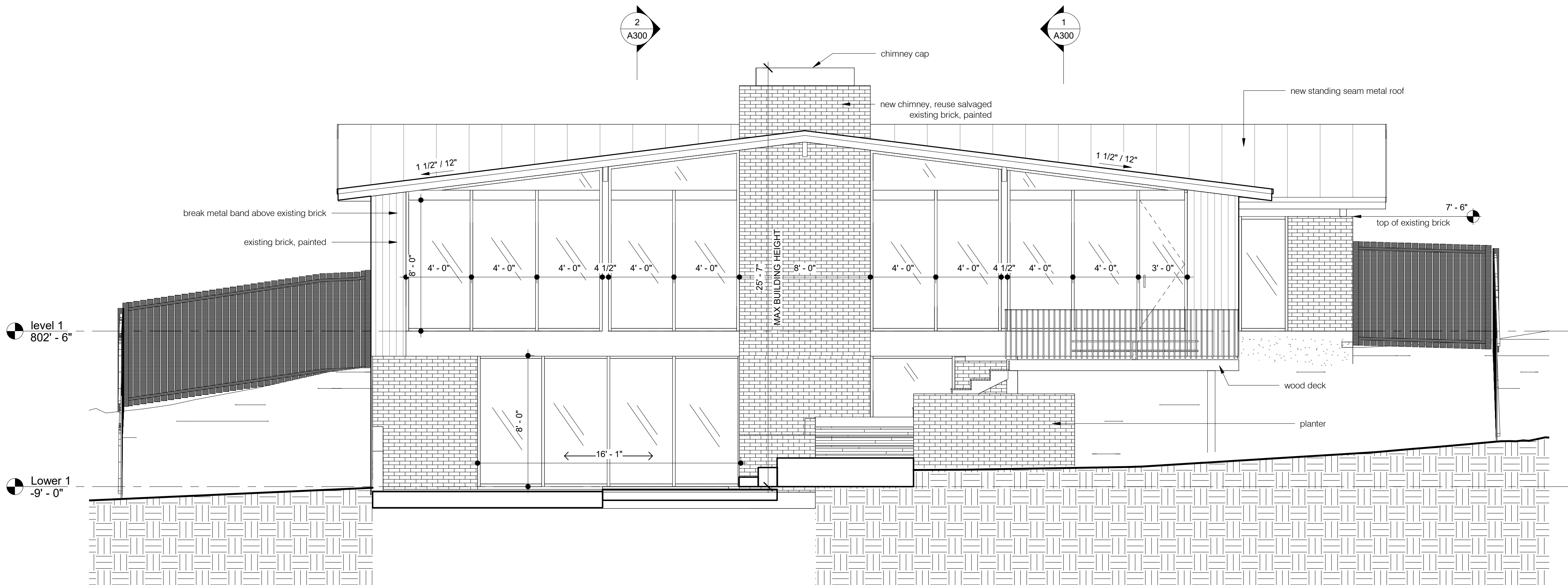
project number 1099

Drawn by tr

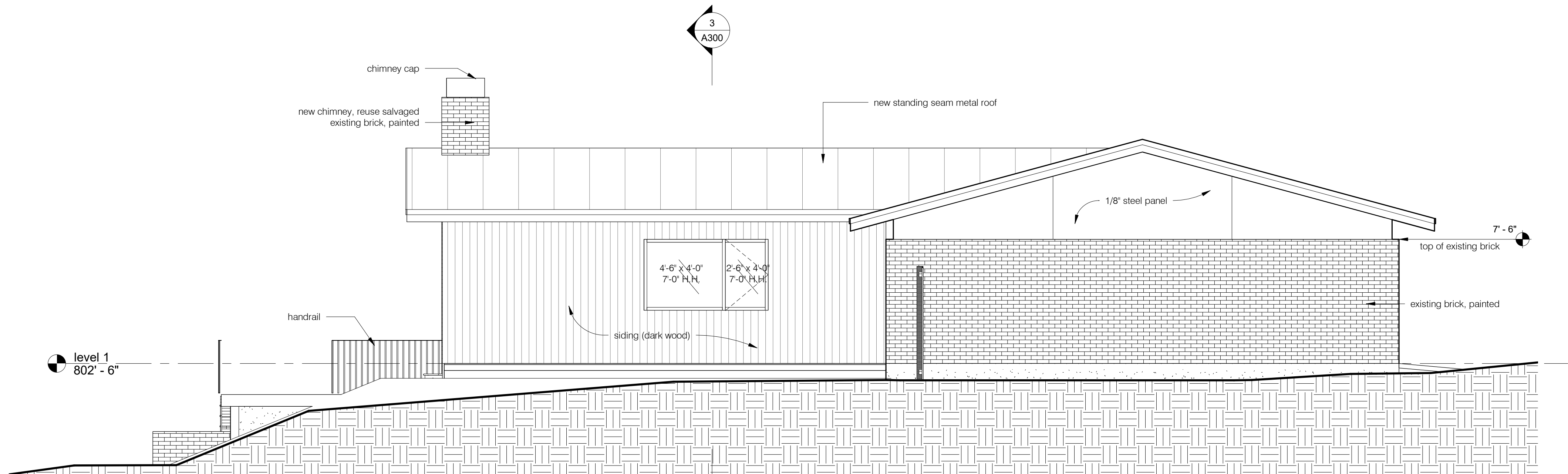
Checked by ack

building elevations

A200



1 Elevation South
1/4" = 1'-0"



2 Elevation East
1/4" = 1'-0"

BLDG ELEVATION NOTES

- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
- REF A101 FLOOR PLAN.
- CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL WINDOWS & DOORS FOR PROPER DRAINAGE.
- CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL BRICK/MASONRY WALLS FOR PROPER DRAINAGE.
- GRADE LINES SHOWN ON DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADE ELEVATIONS.
- ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
- PAINT ALL GUTTERS & DOWNSPOUTS TO MATCH FIBER CEMENT SIDING.



1107 south 8th street
austin, texas 78704
512.970.5669

Crockett Residence

309 Westhaven Drive
West Lake Hills, TX
78746

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alan knox, aia # 21945

10.12.2022

No.	Description	Date

Date 10.12.2022

project number 1099

Drawn by tr

Checked by ack

building elevations

A201



reach architects

1107 south 8th street
austin, texas 78704
512.970.5669

Crockett Residence

309 Westhaven Drive
West Lake Hills, TX
78746

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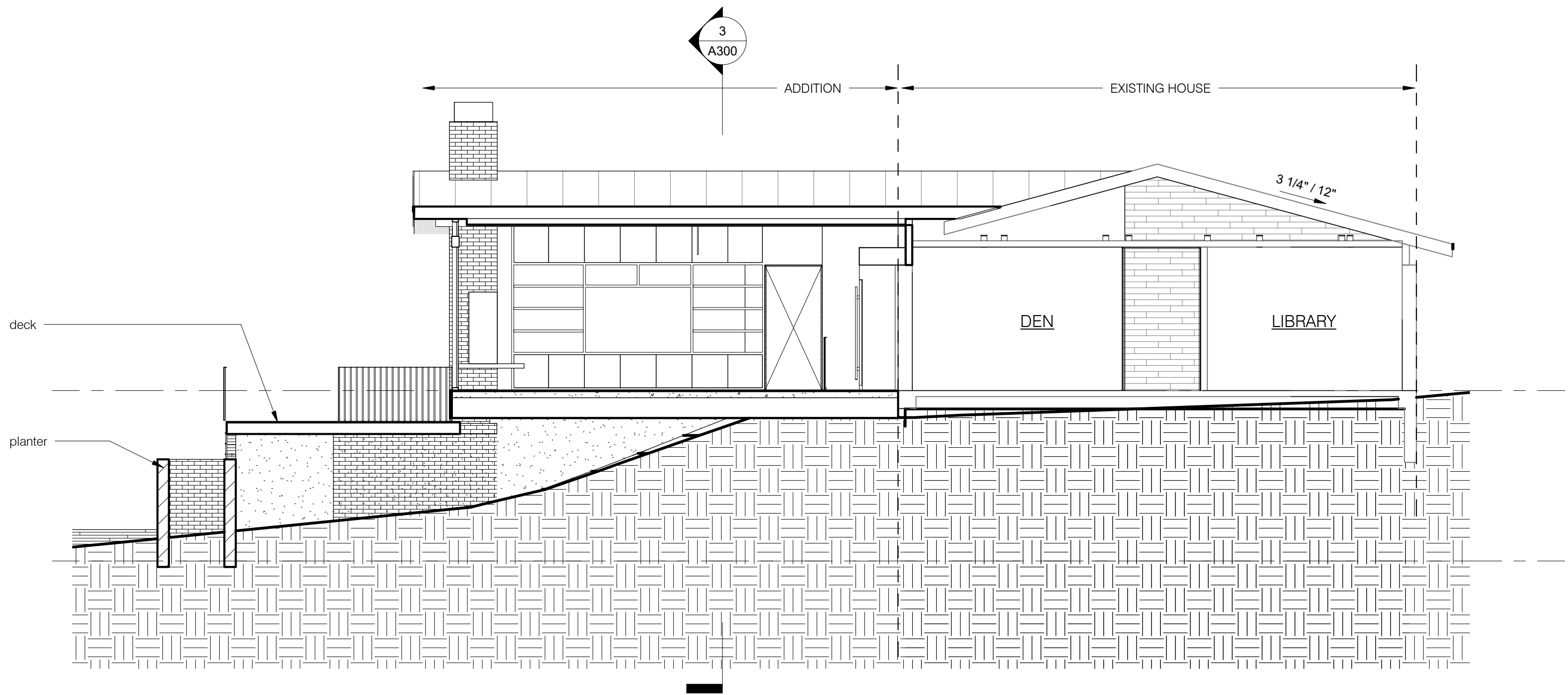
project number 1099

Drawn by Author

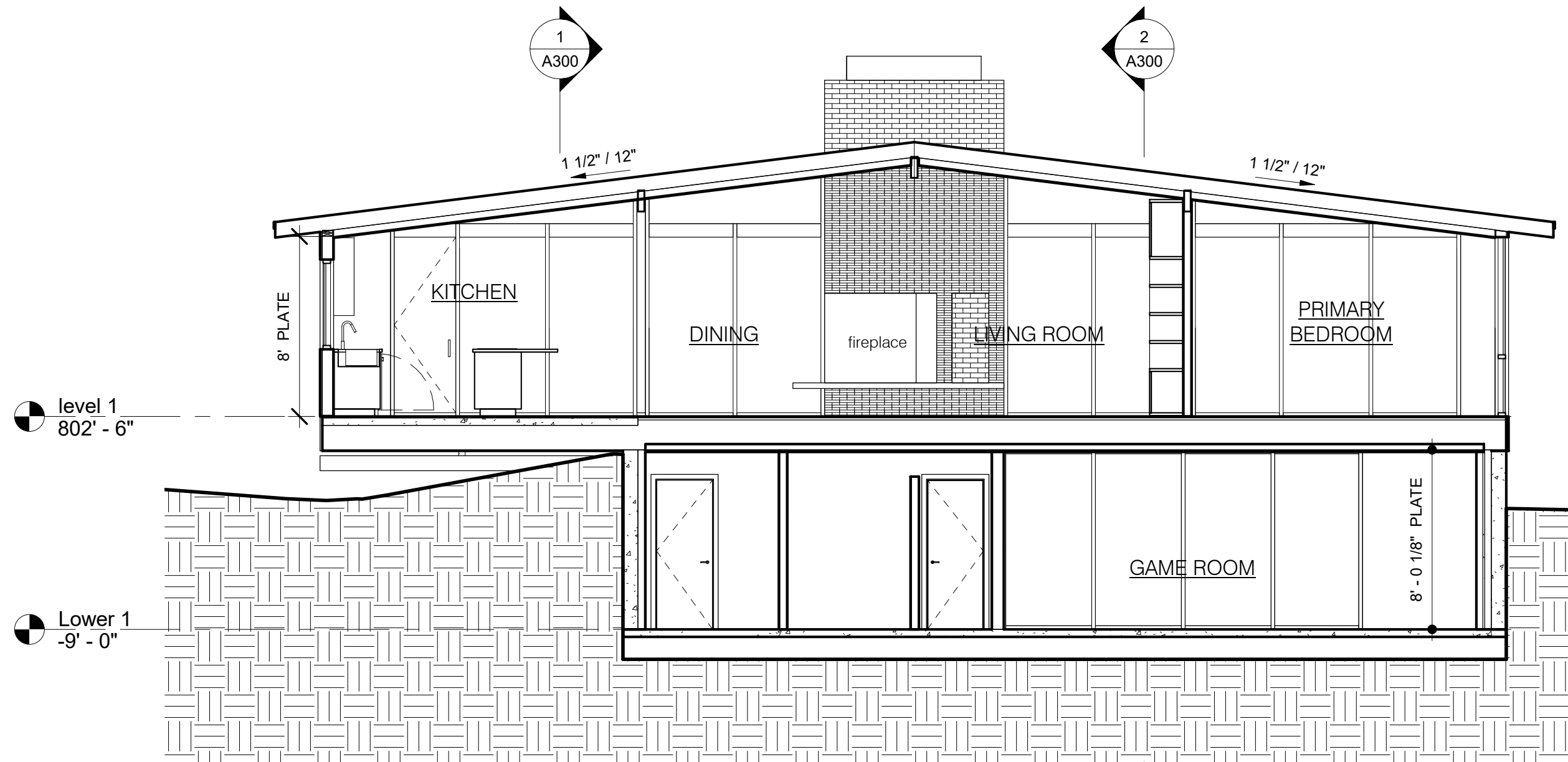
Checked by Checker

building sections

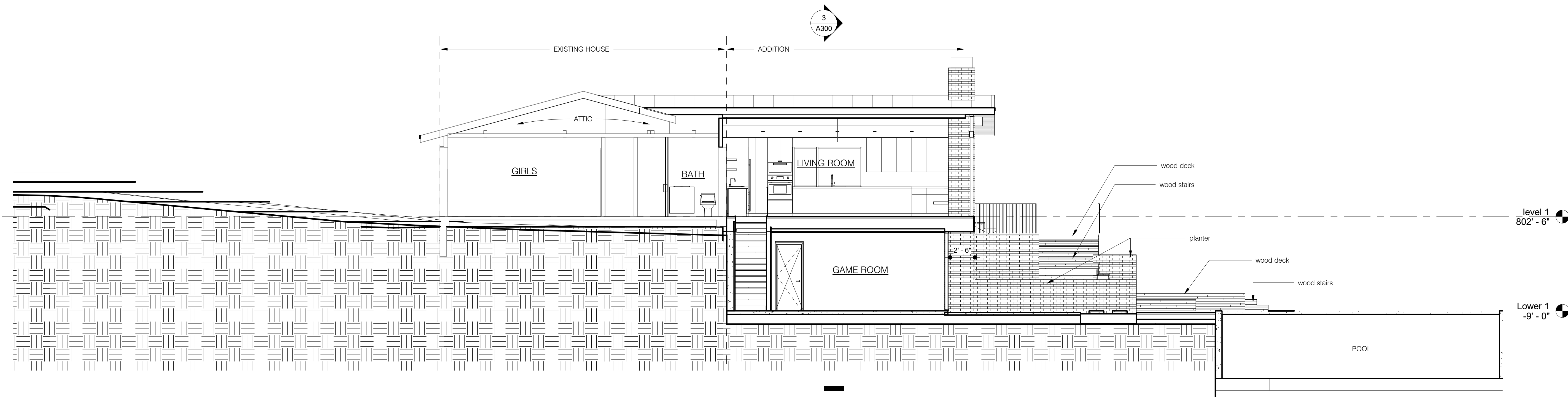
A300



1 North South Section
3/16" = 1'-0"



3 East West Section
3/16" = 1'-0"



2 Site Section
3/16" = 1'-0"

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, November 16, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and Patrick Stewart.

**Zoning and Planning Commission goes into Executive Session at 6:31.
Returns from Executive Session at 6:37 p.m.**

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- a. Approval of the October 19, 2022 Regular Zoning and Planning Commission Meeting Minutes.

- b. Report on Board of Adjustment and City Council Responses.

Motion for Approval made by Vice Chairman Pledger and seconded by Commissioner Bartoletti.

Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

3. Land Use 803 Westlake Drive - Discussion/Recommendation on a proposed 6-lot single family subdivision for a tract of land totaling 8.42 acres (Chapter 36 of the West Lake Hills Code). Applicants Doyle and Colleen Moore.

Staff Briefing

Director Grundman gives the staff briefing.

The lawsuit has been settled. The application complies with ordinances and is a matter of right. Non-compliance is taking part of the settlement agreement.

Presentation by Applicant

None given

Public Hearing

Mindy Vescovo lives at 604 Rocky River Road represents neighbors and addresses the various trees.

Debra Stewart of 100 Yaupon Valley spoke. Two cuts will make it worse because it is a dangerous intersection. The city told her she could never get a driveway on Yaupon Drive when she built her home.

Cynthia Brandimarte lives at 808 Westlake Drive and spoke.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Chairman Meisel: Streets are an issue. Support rests at the city council meeting.

MOTION TO RECOMMEND APPROVAL SUBJECT TO TERMS OF THE AGREEMENT. COMMISSIONER BARTOLETTI MOVES TO AMEND THE MOTION. APPROVED (3-1). COMMISSIONER MACCINI ABSTAINS.

4. **Land Use 902 Live Oak Circle** - Discussion/Recommendation on a request for an amended plat, Amended Plat of Lot 20 and Lot 34, Mayo Addition, 900 Live Oak Ridge Road, and 902 Live Oak Circle, combining two lots into a single lot (Chapter 36 of the West Lake Hills Code). Applicants Jason and Jessica Karp.

Staff Briefing

Director Grundman: Staff report was given. Staff Recommendation: Approval.

Presentation by Applicant

Nobody present.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation/Recommendation

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (4-0) APPROVAL.

5. **Land Use 1000 Live Oak Circle** - Discussion/Recommendation for a variance to allow a fence to encroach in the front yard fence setback (Section 22.03.173 of the West Lake Hills Code). Applicant Alexis Viator.

Staff Briefing

Director Grundman: Staff report given. Staff Recommendation: Approval 21 feet from the edge of pavement and fencing to go around the trees.

Presentation by Applicant

Alexa is representing the application. The fence will be moved to not interfere with the trees and 21 feet from the property line.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation/Recommendation

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

6. **Land Use 103 Yaupon Valley** - Discussion/Recommendation on variances to remove 5 trees with diameters larger than 14 inches and three encroachments into building setbacks for the construction of a new single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicants Ashton and Erica Weinberger.

Staff Briefing

Director Grundman: Staff report is given. We received two e-mails opposing. **Staff Recommendation:** Reduction in setbacks. Three is too many. All trees are within the footprint of the house.

Presentation by Applicant

Jay is representing the owners. We need setbacks or more trees will need to be removed. We are not maxing out the lot.

Public Hearing

Glen Stotts lives at 102 Yaupon Valley which is across the street. Significant amounts of trees were taken off the lot. Feels like that should be included. Three driveways on that part of Yaupon Valley, another is dangerous. I am concerned about drainage issues.

Debra Stewart lives at 200 Yaupon Valley. The lot was cleared. Follow the rules. There needs to be a drainage study.

Cynthia Brandemarte lives at 808 Westlake Drive. Designers need to understand the restrictions of a section of land.

Chairman Meisel closes the Public Hearing.

Deliberation/Recommendation

Commissioner Bartoletti: If the setbacks were met, how much square footage is lost?

No answer.

Commissioner Maccini: I'm frustrated with the packet. Refers to page 78 and 79.
The house is design driven; driveway, trees and setbacks.

Chairman Meisel recommends postponing and redoing the project.

Applicant requests to postpone to January meeting.

7. **Land Use 309 Westhaven Drive** - Discussion/Recommendation on variances to remove a tree with a diameter larger than 14 inches and two side setback encroachments for a remodel/addition to an existing single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicant Michael Crockett.

Staff Briefing

Director Grundman: Staff report given. **Staff Recommendation:** Approval.

Presentation by Applicant

Michael Crockett is the owner and applicant. He has letters of support. No issues.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation/Recommendation

Commissioner Maccini: I can't understand taking out a 26" tree. I'm okay with the setbacks.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. NO SECOND.

FURTHER DISCUSSION.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
APPROVED (3-2). COMMISSIONERS MACCINI AND STEWART OPPOSED.**

8. Land Use 1425 Redbud Trail - Discussion/Recommendation on a variance to encroach on a non-conforming front building setback to add a second story (Section 22.03.281 of the West Lake Hills Code). Applicant Nick Mehl.

Staff Briefing

Director Grundman: Staff report is given. Staff Recommendation: Approval.

Presentation by Applicant

Nick Mehl is the applicant and makes his statement.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation/Recommendation

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
SECONDED BY COMMISSIONER STEWART.**

Commissioner Maccini: I'm concerned about the trees.

UNANIMOUS (4-0) APPROVAL.

9. Land Use 1635 Westlake Drive - Discussion/Recommendation on a variance to remove two trees with diameters larger than 14 inches for the construction of a new single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Daniel Cherian.

Staff Briefing

Director Grundman: Staff report is given. Staff Recommendation: Approval with required replacements.

Presentation by Applicant

Jason Hubar is speaking on behalf of the owner. Makes himself available for questions.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation/Recommendation

Commissioner Maccini: I have concerns about trees.

**COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL.
UNANIMOUS (4-0) APPROVAL.**

10. Adjournment. Chairman Robert Meisel.

MEETING IS ADJOURNED AT 8:08 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	December 14, 2022	Item Number:	5
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1425 Redbud Trail: Discuss and consider action on a variance to encroach in a building setback for a second story addition (Section 22.03.281 of the West Lake Hills Code). Applicant Nick Mehl.

Recommendation

Staff recommends approval of the proposed setback variance as requested as it is an addition to an existing non-conforming residence and will no increase the encroachment or disturb additional land.

ZAPCO voted to recommend approval unanimously.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Andrew and Jinny Reif
Legal Description: Lot 3 Connelly Subdivision
Lot Size: 0.497 acres (21,671 square feet)
Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides.

Background & Analysis:

The applicant has submitted a variance request for a front setback encroachment for a second story addition to an existing non-conforming residence.

The proposed second story additional allows for less site disturbance, saves trees, including a 24" Oak that is in the buildable area, and is a proposed encroachment of 24" for the overhang which will protect the windows and provide longevity for the structure.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The existing house foundation is on the building setback. We want to build up rather than out and therefor need to have a roof overhang the setback. The current house has a 28" roof overhang and we are asking for a 24" overhang. We feel the request is a hardship because the foundation is set, it would be structurally very difficult and expensive to offset the second floor walls inward and every well-designed house needs a roof overhang to protect it from rain and sunlight.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The roof overhang will not affect any natural terrain or flora because it's 20' above the ground and not near any trees.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
We could have no roof overhang but it would look awful and offer no protection from rain and sunlight.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
A roof overhanging the setback by 24" to the front and side offers no impact to nature and is nowhere near any neighbors.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
This variance does not compromise any fire code or life safety issues and the roof is so high up that it wouldn't affect anything on the ground. Besides, the existing house currently has a deeper roof overhang than what we are proposing.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The variance only applies to the front and one side of the house. The front is not near any neighbors and the side is 20' from the property line and another 30' (estimated minimum) to the neighbor's house. There are several trees between the neighbor's house and our house and I don't think there is any visual impact in having a roof overhang facing the neighbor that is 20' above ground and visually blocked by tree canopies.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted Uniform Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

The application is for a proposed 6 lot subdivision.

Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

7. [Sec. 22.03.281](#) [Schedule of Regulations](#)
8. [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:



Approved By		
	Signature	Date
Department Head	_____	_____
	Signature	Date
City Administrator	_____	_____

REIF RESIDENCE

1425 REDBUD TRL
AUSTIN TX 78746

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

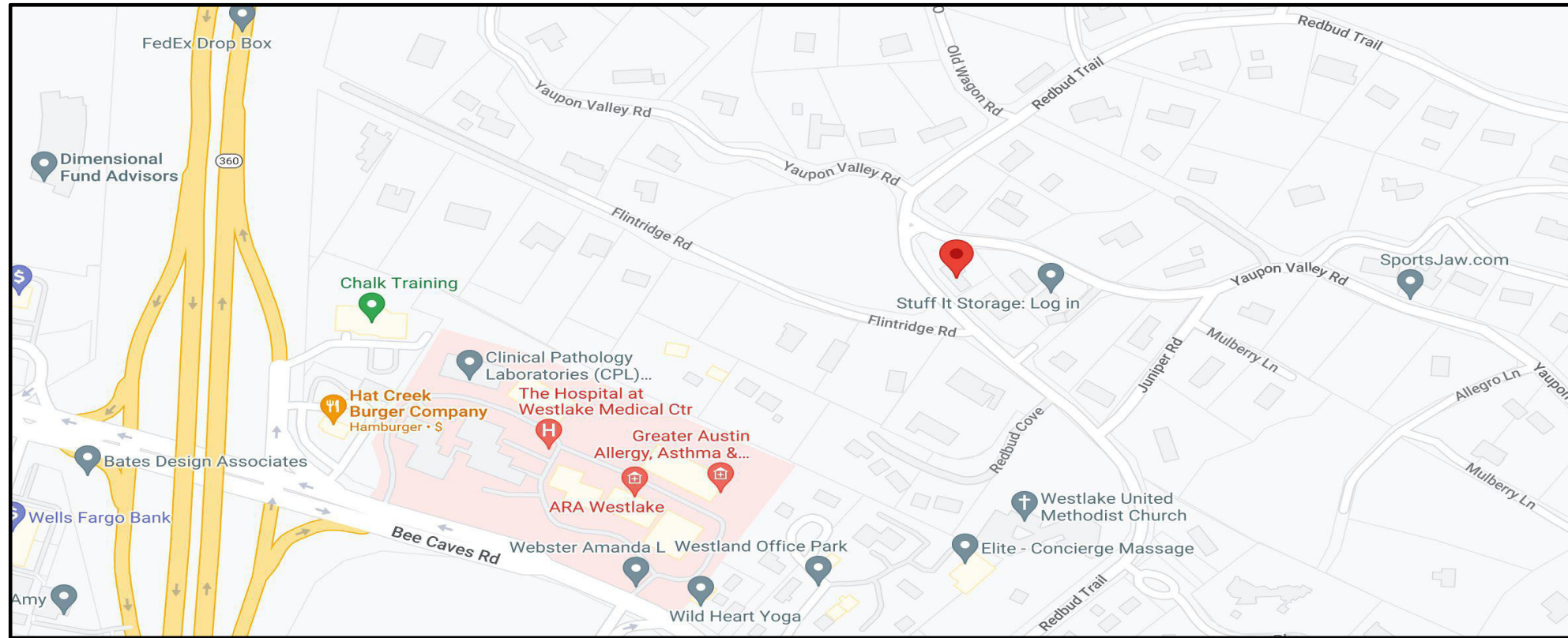
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- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8
- ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GF).
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
- HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
- ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY TO IRC SEC R312.
- WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
- GLAZING SHALL COMPLY WITH IRC SEC. R308.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- IN C.O.S.A., VENTS IN GARAGE PER C.O.S.A. AMENDMENTS TO I.R.C.
- IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
- ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
- REFER TO ATTACHED RESIDENTIAL DETAIL SHEET FOR STANDARD DETAILS. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
- ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
- SITE GRADING AND DRAINAGE PLANS BY OTHERS.
- ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.

AERIAL VIEW



LOCATION MAP



INDEX OF DRAWING

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A1.0	SURVEY & GENERAL NOTES
A1.1	DEMO PLAN
A1.2	SITE PLAN
A1.3	SITE PLAN WITH EXTG DRIVE
A2.0	FIRST FLOOR PLAN DIMENSION PLAN
A2.1	FIRST FLOOR MARKER PLAN
A2.2	SECOND FLOOR DIMENSION PLAN
A2.3	SECOND FLOOR MARKER PLAN
A2.4	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	WALL SECTIONS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	RENDERINGS
E1.0	FIRST FLOOR - ELECTRICAL PLAN
E1.2	SECOND FLOOR - ELECTRICAL PLAN

PROJECT INFORMATION

OWNER:

ANDY & JINNY REIF
1425 REDBUD TRL
AUSTIN TX, 78746

PROJECT SUMMARY

RENOVATION / ADDITION TO EXISTING STRUCTURE WITH NEW GARAGE, NEW SECOND FLOOR ADDITION, AND SOME INTERIOR RENOVATION OF EXISTING FIRST FLOOR. RECLAD EXISTING EXTERIOR MATERIAL WITH STUCCO / STONE.

CONSTRUCTION DRAWING LEGEND

ARCHITECTURAL DRAWING NUMBERING

1 View Name
1/8" = 1'-0"

ARCHITECTURAL DRAWING KEYS

SIM
SECTION MARKER KEY

1 SIM
A101
CALLOUT KEY

1 Ref
A101
ELEVATION KEY

ARCHITECTURAL ROOM KEYS

101
WALL KEY

ARCHITECTURAL GLAZING KEYS

WINDOW KEY

1i
STOREFRONT KEY

101
1 Ref
DOOR KEY

101
1 Ref
A101
ELEVATION MARKER KEY

A
DEMO KEY

Room name
ROOM TAG

Room name
150 SF
AREA KEY

SPOT ELEVATION

REVISION KEY

NORTH ARROW

DIMENSION KEY

Level Target Symbol

CALCULATION AID

DESIGN PROFESSIONAL

Architect
ELEMENT 5 ARCHITECTURE
1212 Chicon Street, Ste. 101
Austin, TX 78702
Project Architect - Nick Mehl, AIA
(512) 473. 8228

Interior Designer
xxxxxxx DESIGN
0000 xxxxxxxx xxxxx #00
Austin, TX 78759
Interior Designer - xxxxxxxxxx, ASID
Lic # 0000
O: (512) 000-0000

Builders
xxxxx Consulting Engineers, Inc.
00000 xxxxxx xxxxx, xxxxx xxxxx
Austin, TX xxxxxx
Project Engineer: , xxxxxxxxx
O: (512) 000-0000

Landscape Architect
xxxxxxxxx Landscape Architecture, LLC
12770 Cimarron Path Ste. Suite 100
Austin, TX xxxxxx
Project Landscape Architect: , ASLA
O: (512) 000-0000

Design Professionals Not In

Contract Include but are not

Limited to:

Structural Engineer

xxxxxx Engineers - Surveyors
000 xxxxx xxx
Austin, TX 78229
Project Engineer - XXXXX
O: (512) xxx-xxxx

Civil Engineer

xxxxxx Engineers - Surveyors
000 xxxxx xxx
Austin, TX 78229
Project Engineer - XXXXX
O: (512) xxx-xxxx

REIF RESIDENCE

1425 REDBUD TRL
AUSTIN TX 78746

COVER SHEET

A0.0

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[illegible]

ELEMENT 5
ARCHITECTURE

RESIDENTIAL & HOSPITALITY
ARCHITECTURE & PLANNING

1212 Chicon Street
Ste. 101
Austin, TX 78702
(512) 473. 8228 Voice

www.element5architecture.com



**REIF
RESIDENCE**

1425 REDBUD TRL
AUSTIN TX 78746

SURVEY & GENERAL NOTES

A1.0

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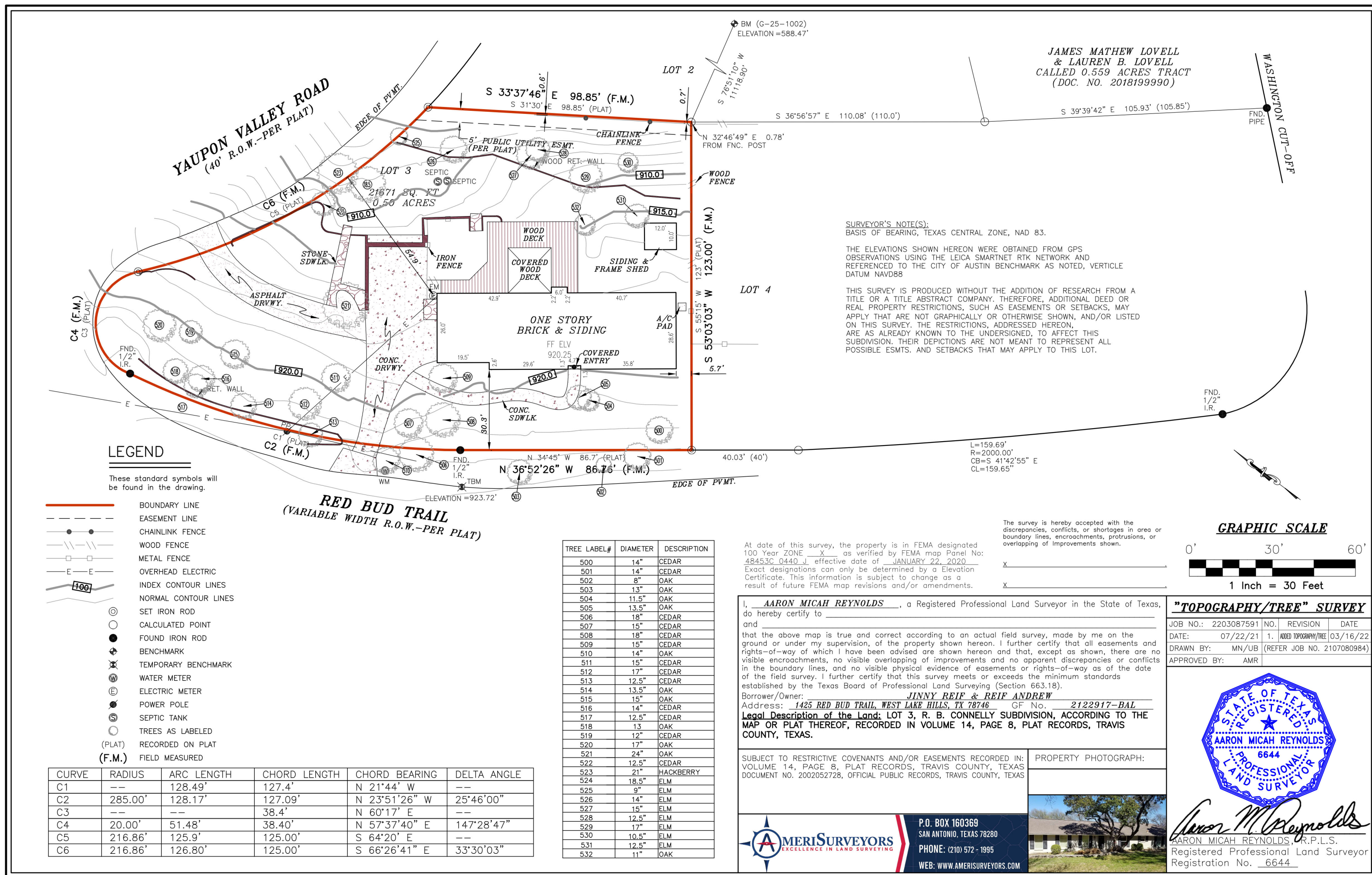
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5. **CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.**
6. **ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.**
7. **PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.**
8. **ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).**
9. **FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).**
10. **FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE W/ UL 127.**
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14. **WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.**
15. **GLAZING SHALL COMPLY WITH IRC SEC. R308.**
16. **ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.**
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21. **ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.**
22. **SITE GRADING AND DRAINAGE PLANS BY OTHERS.**
23. **ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.**

GENERAL NOTES - VISITABILITY:

3. VISITABLE BATHROOMS (R320.3)
AT LEAST 1 BATHROOM GROUP MUST CONTAIN THE FOLLOWING: A) MINIMUM NET CLEAR OPENING OF 30" B) LATERAL GLASS BLOCKING, CLEARLINE GLASS OR GLASS BLOCKING, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.
4. VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.4)
THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING: A) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR, BUT OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE FLOOR.
5. VISITABLE BATHROOM ROUTE (R320.5)
ALL BATHROOMS DESIGNED FOR VISIBILITY ON THE FIRST FLOOR WILL BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THRU THE LIVING ROOM, DINING ROOM AND KITCHEN TO THE VISITABLE ENTRANCE (R320.6)
6. VISITABLE DOOR REQUIREMENTS (R320.7)
VISITABLE DOORS SHALL BE OPENED BY AT LEAST ONE "NO STEP" ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32"

VISITABILITY NOTES:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS






ELEMENT 5
ARCHITECTURE

RESIDENTIAL & HOSPITALITY
ARCHITECTURE & PLANNING

1212 Chicon Street
Ste. 101
Austin, TX 78702
(512) 473. 8228 Voice

www.element5architecture.com

RESIDENTIAL & HOSPITALITY
ARCHITECTURE & PLANNING

212 Chicon Street
Ste. 101
Austin, TX 78702
(512) 473. 8228 Voice

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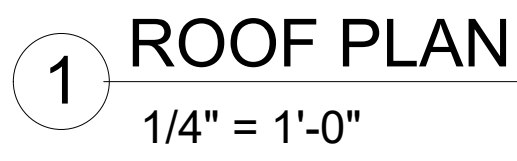
425 REDBUD TRL
AUSTIN TX 78746

SECOND FLOOR DIMENSION PLAN

A2.2

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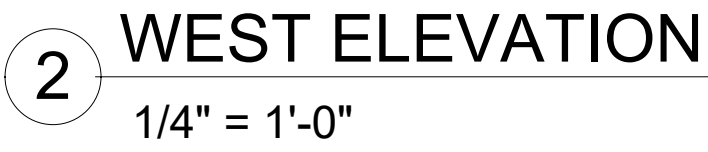


1425 REDBUD TRL
AUSTIN TX 78746

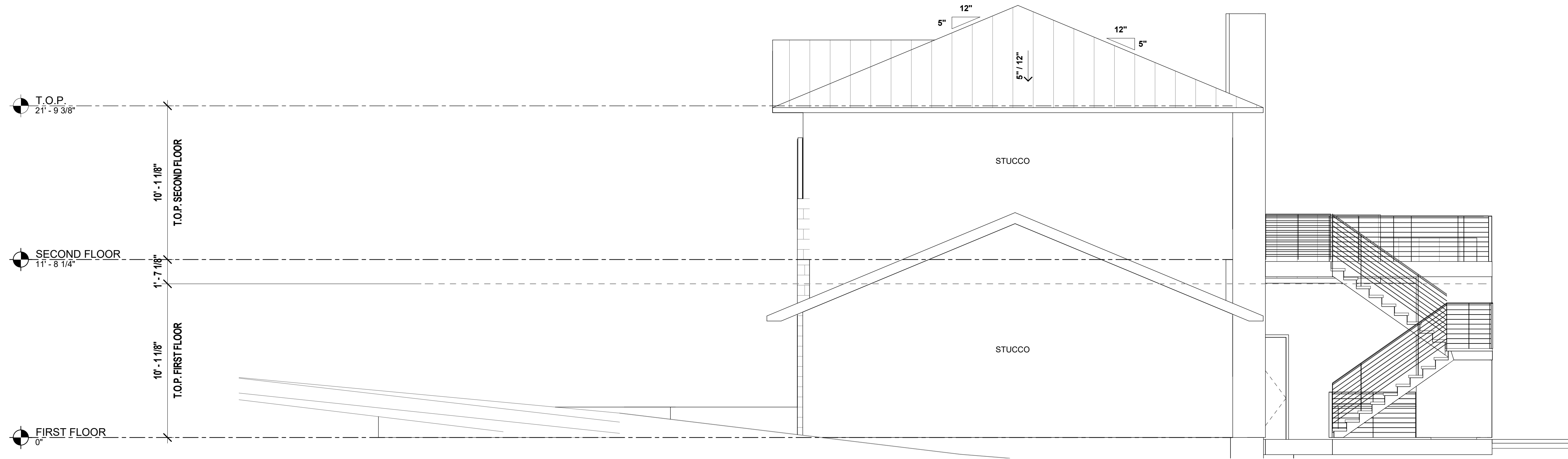
EXTERIOR ELEVATIONS

A3.0

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C:\Users\WATERS\PO\Desktop\ES\RESIDENTIAL\REF\REVITREF.dgn1 ROOF CHANGE with lowered existing roof 222.1.rvt 12/7/2022 4:24:44 PM



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



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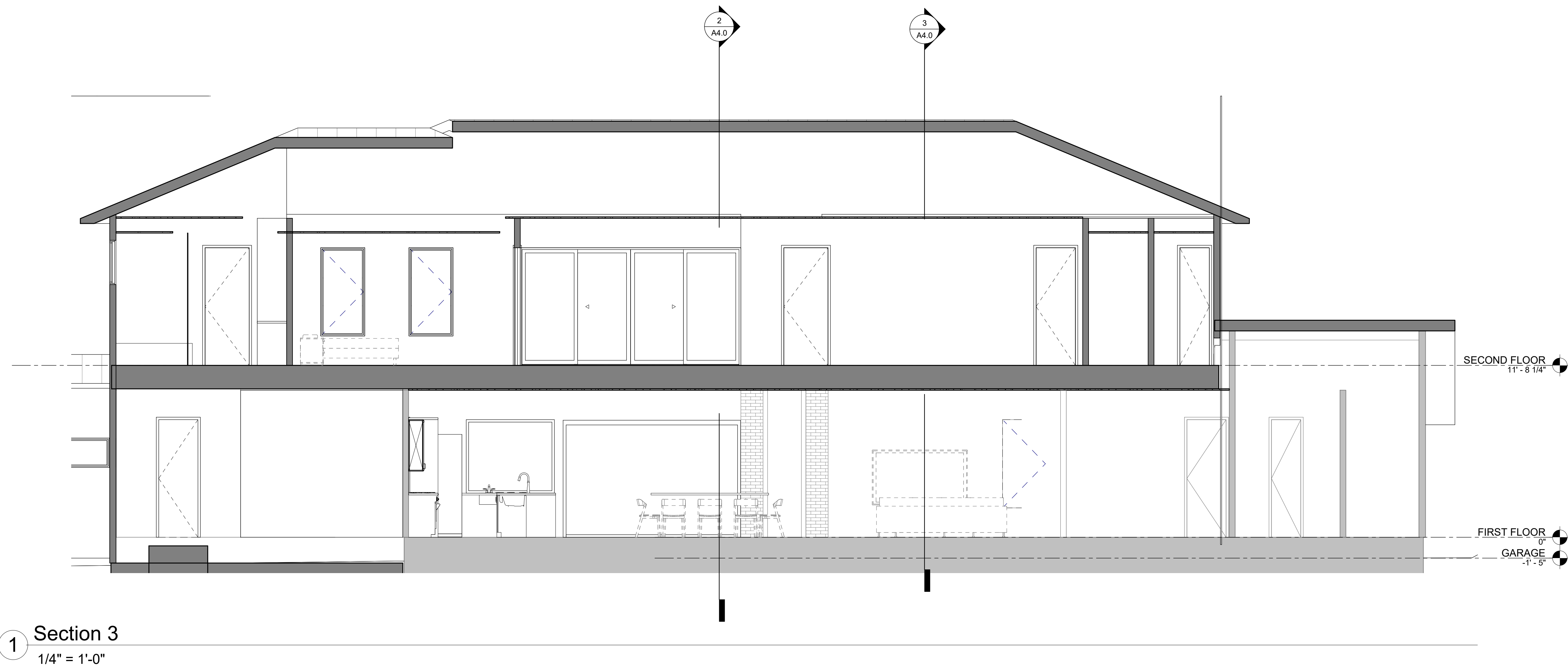
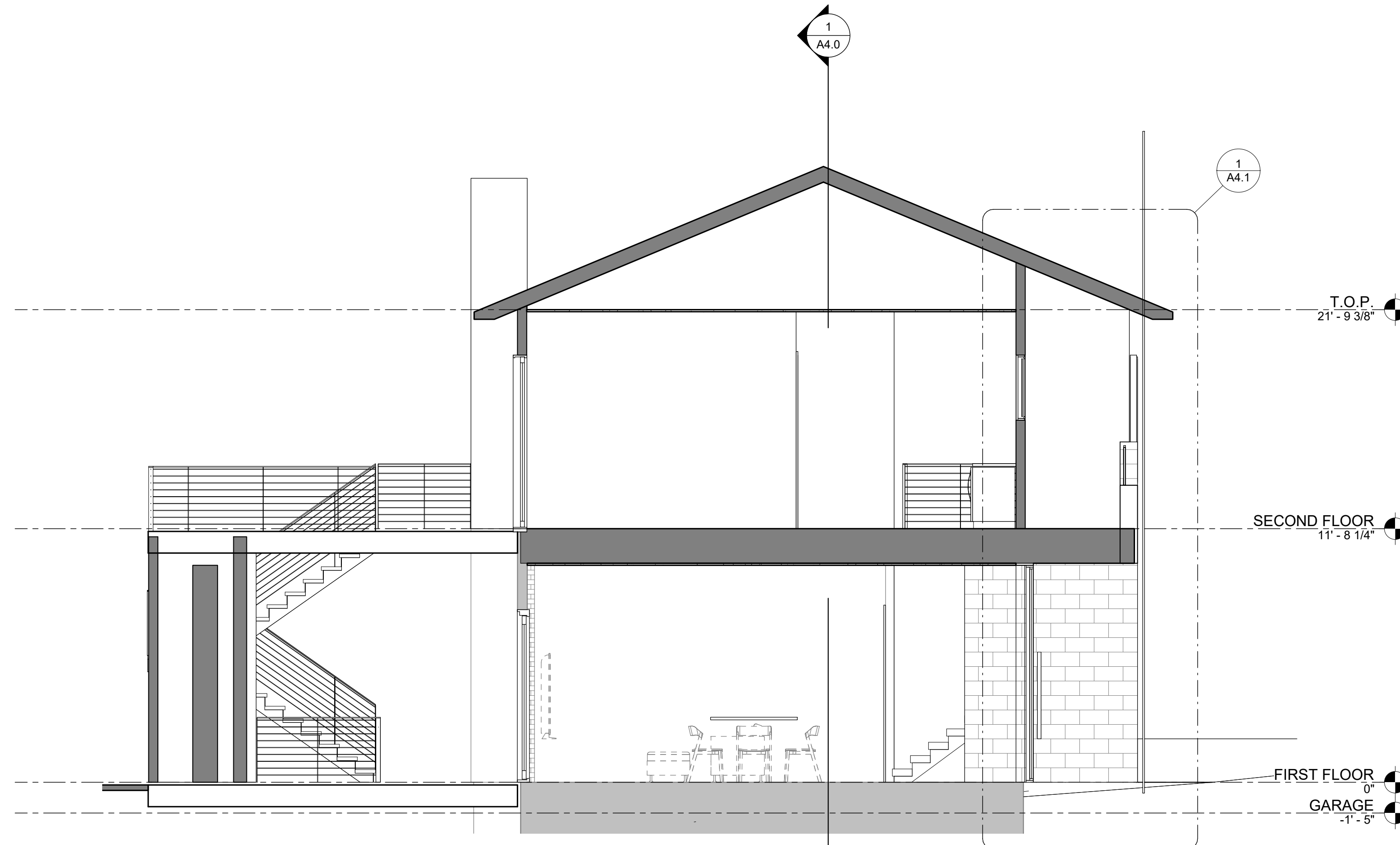
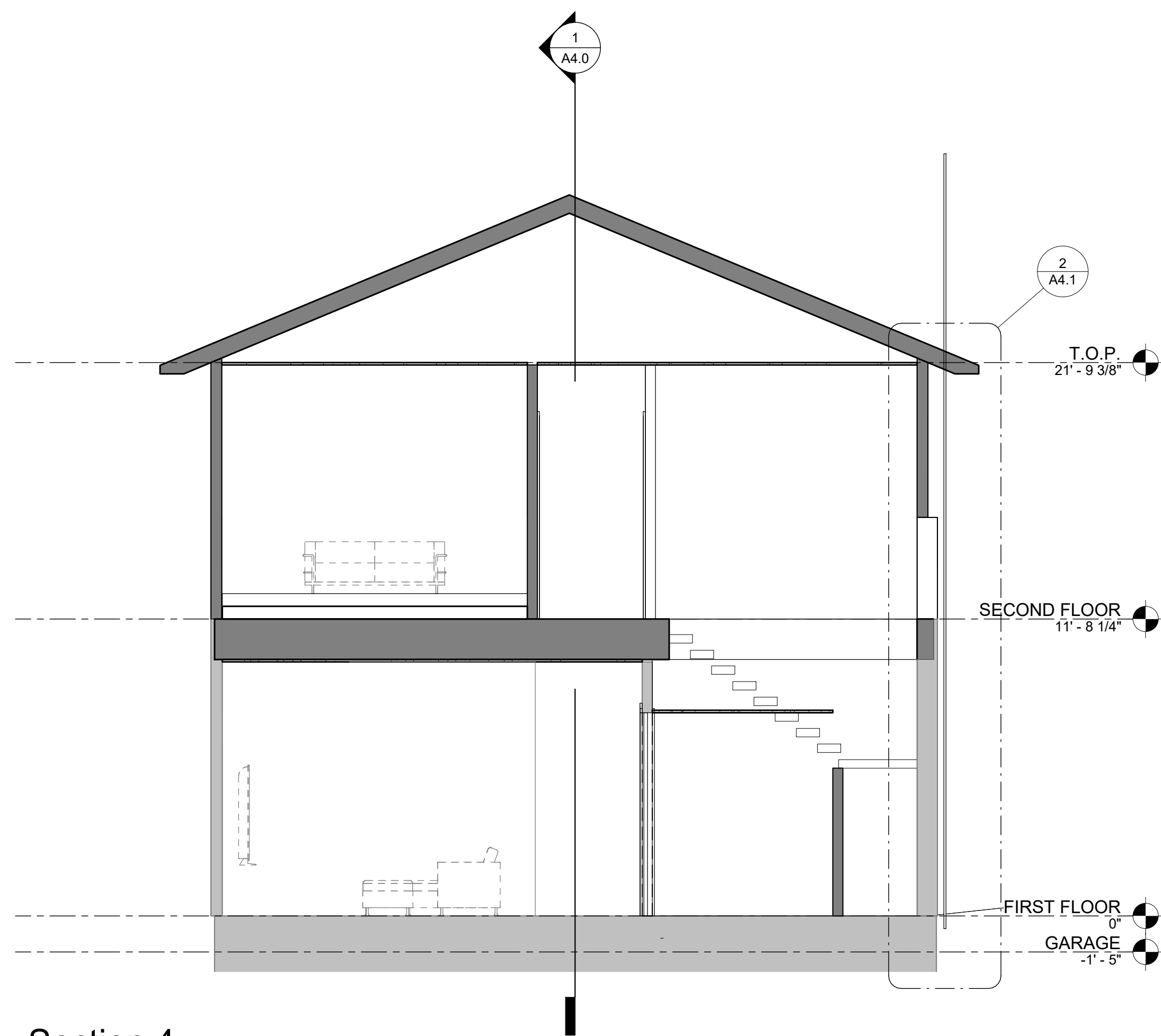
REIF
RESIDENCE

1425 REDBUD TRL
AUSTIN TX 78746

EXTERIOR
ELEVATIONS

A3.1

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**REIF
RESIDENCE**

1425 REDBUD TRL
AUSTIN TX 78746

BUILDING SECTIONS

A4.0

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SUBMITTAL CHECKLIST FOR ON-SITE SEWAGE FACILITIES

Please provide the information listed below (references to applicable sections of the City of West Lake Hills Code of Ordinances and the Texas Administrative Code are provided in parentheses). Using this checklist and having a complete package will ensure that the review process runs smoothly. Only complete submissions will be reviewed.

Please complete this checklist and turn it in with your application package.

All submittal materials must be provided in pdf format. No hard copies needed!

Owner's Name: JINNY& ANDREW REIF

Phone: 832-687-5049 Cell Phone _____

Email [REDACTED]

Property Address: 1425 REDBUD TRAIL AUSTIN TX US 78746-4343

Designer's Name: James Lancaster

Phone: 512-710-9919 Cell Phone _____

Email [REDACTED]

Builder's Name: Daniel Oliphant

Phone: 512-656-9662 Cell Phone _____

Email [REDACTED]

- ☒ 1. A complete application for an On-Site Sewage Facility Construction Permit signed by the property owner and the initial application fee. (30 TAC §285.3(b) (1) (A, D))
- ☒ 2. A legal description of the property in the form of a property survey or subdivision plat showing all easements and setbacks associated with the property. (30 TAC §285.5)
- ☒ 3. A certified ground survey with one-foot interval contours shall be required for the disposal field areas for all systems regardless of slope conditions. The survey shall be sealed and certified by a state registered public surveyor. (Chapter 18, Sec. 18.03.067 (3) iii c 3).
- ☒ 4. If a Maintenance Contract is required under Ch. 285, a copy of the executed "Affidavit to the Public" after it has been filed with the county. (30 TAC §285.3(b) (3))
- ☒ 5. If system components are to be on separate lots, a copy of the executed "Affidavit to the Public" after it has been filed with the county. (30 TAC §285.4(b) (2) (D))
- ☒ 6. A complete set of plans for the OSSF system. If the system is professionally designed then set should bear an original seal and signature by the designer. (30 TAC §285.5(a))
- ☒ 7. Site evaluation report for the property on the TCEQ form. (30 TAC §285.3(b) (1) (C))

___9. If the site lies within a floodplain, a FEMA floodplain map must be provided with the submittal that clearly indicates the portion of the site that lies within the 100-year floodplain. The 100-year flood boundaries shall be clearly indicated on the site drawing §285.5 (a) The drawings shall also indicate if the 100-year floodplain does not exist within the tract. 30 TAC §285.30(b)(3)(B)) and 30 TAC §285.31(c) (2))

___10. A formal written request for any variances being requested, with a separate justification for each. (30 TAC §285.3(b) (2))

✓___11. Clearly indicate setback features and distances on the plans. (30 TAC §285.30(b) (4))

✓___12. Please indicate whether the system is in the Edwards Aquifer recharge zone. (30 TAC §285.40)

___13. Clearly indicate the location of all water wells within 150' of the proposed disposal area or within 50' of any other system component. (30 TAC §285.30(b) (4))

✓___14. A statement from the designer that no part of the system is within 10' of a potable water line. Please indicate the location of any potable water lines on the plans. (30 TAC §285.31(d))

✓___15. A site plan scaled to 1"=10', 20' or 30' showing the system layout with 2 ft. contours for the areas extending 25' upslope to 75' down slope of the disposal area, with 1ft. contours throughout the extent of the disposal area. (To ensure compliance with 30 TAC §285.31(c) (1))

✓___16. Cross-sectional diagrams of the treatment units and all disposal areas. (To ensure compliance with 30 TAC §285.32 and 30 TAC §285.33). All treatment units require risers to grade, an outlet filter and a reserve tank capacity of one day flow above the alarm on level.

✓___17. Sizing calculations for the treatment units and all disposal areas. Pressure reducing emitters are to wet not more than four square feet of absorptive area per emitter and overlapping areas shall be counted once within one foot of the pressure reducing emitter. (To ensure compliance with 30 TAC §285.32 and 30 TAC §285.33).

✓___18. The plan must clearly indicate that the proposed facility will meet the minimum requirements of the applicable rules, regulations, construction standards, and Department policies. (30 TAC §285.3(a) (1)) In addition, please clearly mark the street address at the site in a manner visible from the road, along with the location of the profile holes, tank area, and disposal area corners. Before a permit can be issued, the City of West Lake Hills will conduct a field review. If the site is inaccessible because of locked gates, fences, or thick brush, the review will be delayed and re-inspection fees may be required. (To ensure compliance with 30 TAC §285.30)

___19. The City of West Lake Hills requires all OSSF designs to include an engineered silt fence signed and sealed by a Professional Engineer. West Lake Hills Municipal Code 14-142 (c)(8), Reference Sec. 86-129 (b).

Note: This list represents the minimum information required to begin the review process. During the review, other information may be required.

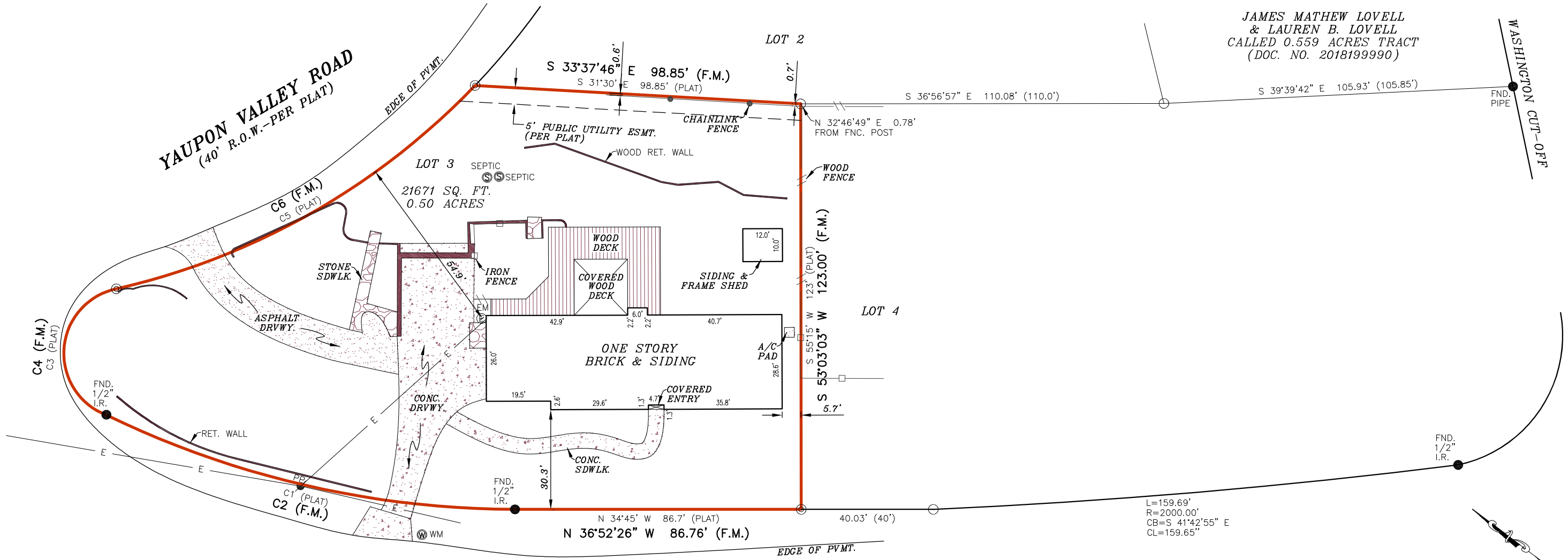
City of West Lake Hills
OSSF Inspection
911 Westlake Drive
West Lake Hills, Texas 78746
(512) 327-3628 fax: (512) 372-1863

SAFEbuilt®
Reviewed for Compliance by: Carl Partin
Date: 11/03/2022

YAUPON VALLEY ROAD
(40' R.O.W.-PER PLAT)

JAMES MATHEW LOVELL
& LAUREN B. LOVELL
CALLED 0.559 ACRES TRACT
(DOC. NO. 2018199990)

WASHINGTON CUT-OFF
FND. PIPE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- METAL FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- POWER POLE
- SEPTIC TANK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

RED BUD TRAIL
(VARIABLE WIDTH R.O.W.-PER PLAT)

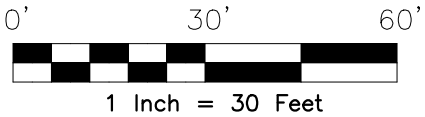
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Reviewed for Compliance by: CarlPartin
Date: 11/03/2022

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48453C 0440 J effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner:
Address: 1425 RED BUD TRAIL, WEST LAKE HILLS, TX 78746 GF No. 2122917-BAL
Legal Description of the Land: LOT 3, R. B. CONNELLY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 14, PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS DOCUMENT NO. 2002052728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2107080984	NO.	REVISION	DATE
DATE:	07/22/21			
DRAWN BY:	MN/UB			
APPROVED BY:	AMR			



Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

Rebecca Guerrero, County Clerk
Travis County, Texas

Sep 02, 2022 11:40 AM Fee: \$26.00

2022148269

Electronically Recorded

THE COUNTY OF TRAVIS
STATE OF TEXASAFFIDAVIT TO THE PUBLIC
FOR OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSFs), this document is to be filed in the Deed Records of Travis County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

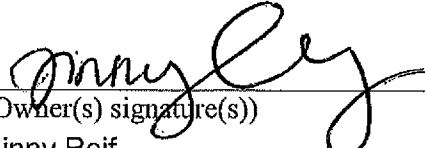
An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

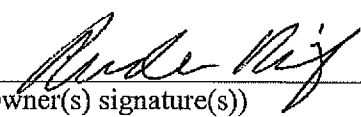
Site Address: 1425 REDBUD TRLLegal Description: LOT 3 CONNELLY R B SUBDProperty Owner: JINNY REIF & ANDREW REIF

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

A copy of the planning materials for the OSSF may be obtained from Travis County Transportation and Natural Resources.

WITNESS BY HAND(S) ON THIS 1st DAY OF September, 2022


(Owner(s) signature(s))
Jinny Reif
(Printed Name)

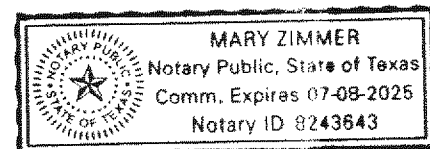

(Owner(s) signature(s))
Andrew Reif
(Printed Name)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF September, 2022

Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:



SAFEbuilt
Reviewed for Compliance by: CarlPartin
Date: 11/03/2022



REIF RESIDENCE

1425 REDBUD TRL
AUSTIN TX 78746

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

ALL IRC SECTIONS AND TABLES REFERENCED REFER TO THE 2015 IRC.

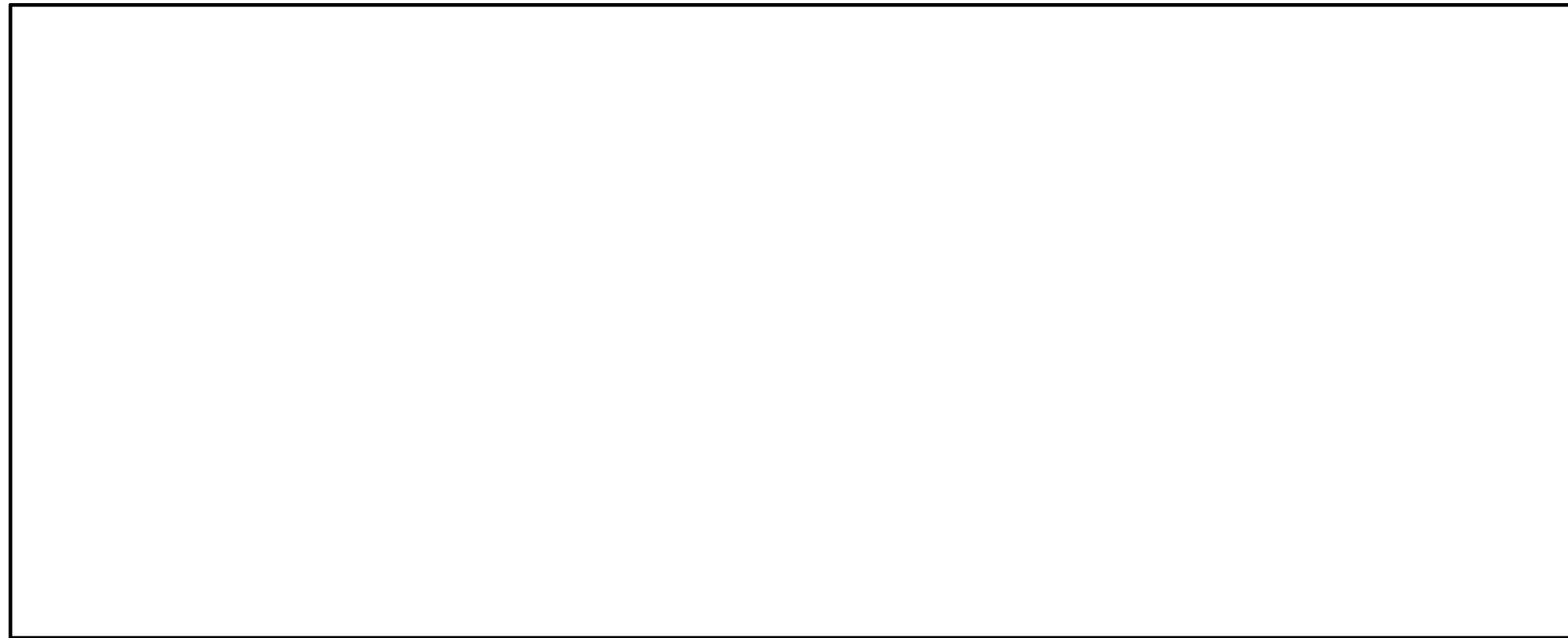
- BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8
- ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GF).
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SAFEbuilt
Reviewed for Compliance by: CarlPartin
Date: 11/03/2022

AERIAL VIEW



LOCATION MAP



INDEX OF DRAWING

SHEET NUMBER

SHEET NAME

A0.0	COVER SHEET
A1.0	SURVEY & GENERAL NOTES
A1.1	DEMO PLAN
A1.2	SITE PLAN
A2.0	FIRST FLOOR PLAN DIMENSION PLAN
A2.1	FIRST FLOOR MARKER PLAN
A2.2	SECOND FLOOR DIMENSION PLAN
A2.3	SECOND FLOOR MARKER PLAN
A2.4	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	WALL SECTIONS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	RENDERINGS
E1.0	FIRST FLOOR - ELECTRICAL PLAN
E1.2	SECOND FLOOR - ELECTRICAL PLAN

PROJECT INFORMATION

OWNER:

name

address

location of project

PROJECT SUMMARY

CONSTRUCTION DRAWING LEGEND

ARCHITECTURAL DRAWING NUMBERING

1 View Name
1/8" = 1'-0"

ARCHITECTURAL DRAWING KEYS

SIM
SECTION MARKER KEY

1 SIM
A101
CALLOUT KEY

Ref
1
A101
ELEVATION KEY

ARCHITECTURAL ROOM KEYS

101
WALL KEY

ARCHITECTURAL GLAZING KEYS

WINDOW KEY

1i
STOREFRONT KEY

101
1 Ref
DOOR KEY

101
1 Ref
A101
ELEVATION MARKER KEY

A
DEMO KEY

Room name
ROOM TAG

Room name
150 SF
AREA KEY

SPOT ELEVATION

REVISION KEY

NORTH ARROW

X' -XX"
DIMENSION KEY

Name
Elevation
LEVEL TARGET SYMBOL

CALCULATION AID

AREA DESCRIPTION	EXISTING SF	NEW/ADDED SF	TOTAL SF
LOT SIZE	6,906.21		
FINAL BUILDING COVERAGE %	29%		
FINAL IMPERVIOUS COVERAGE %	37%		
a) 1st floor conditioned area	0	1494.00	1494.00
b) 2nd floor conditioned area	0	1199.00	1199.00
c) 3rd floor conditioned area	0	0	0
d) Basement	0	0	0
e) Attached Cov'd Parking	0	0	0
f) Detached Covered Parking	0	406.00	406.00
g) Covered Wood Decks (counted at 100%)	0	0	0
h) Covered Patio	0	78.00	78.00
i) Covered Porch	0	0	0
j) Balcony	0	0	0
k) Other - Specify:	0	0	0
TOTAL BUILDING AREA(TBA)	0	3177.00	3177.00
TOTAL BUILDING COVERAGE (TBC)	0	1978.00	1978.00
l) Driveway	0	66.00	66.00
m) Sidewalks	0	0	0
n) Uncovered Patio	0	0	0
o) Uncovered Wood Decks (counted at 50%)	0	0	0
p) AC pads and other concrete flatwork	0	489.00	489.00
q) Other (pool coping, Retaining Walls)	0	0	0
TOTAL SITE IMPERVIOUS COVERAGE	0	2533.00	2533.00
r) Pool	0	0	0
s) Spa	0	0	0

DESIGN PROFESSIONAL

Architect

ELEMENT 5 ARCHITECTURE
2124 E. 6th Street, Ste. 106
Austin, TX 78702
Project Architect - Nick Mehl, AIA
(512) 473. 8228

Interior Designer

xxxxxxx DESIGN
0000 xxxxxxxx xxxxx #00
Austin, TX 78229
Project Engineer - XXXXX
O: (512) xxx-xxxx
Lic # 0000
O: (512) 000-0000

Builders

xxxxx Consulting Engineers, Inc.
00000 xxxxx xxxxx, xxxxx xxxxx
Austin, TX xxxxx
Project Engineer: , xxxxxxxxx
O: (512) 000-0000

Landscape Architect

xxxxxxxxx Landscape Architecture, LLC
12770 Cimarron Path Ste. Suite 100
Austin, TX xxxxx
Project Landscape Architect: , ASLA
O: (512) 000-0000

Design Professionals Not In

Contract Include but are not

Limited to:

Structural Engineer

xxxxxx Engineers - Surveyors
000 xxxxx xxx
Austin, TX 78229
Project Engineer - XXXXX
O: (512) xxx-xxxx

Civil Engineer

xxxxxx Engineers - Surveyors
000 xxxxx xxx
Austin, TX 78229
Project Engineer - XXXXX
O: (512) xxx-xxxx

REIF RESIDENCE

1425 REDBUD TRL
AUSTIN TX 78746

COVER SHEET

A0.0

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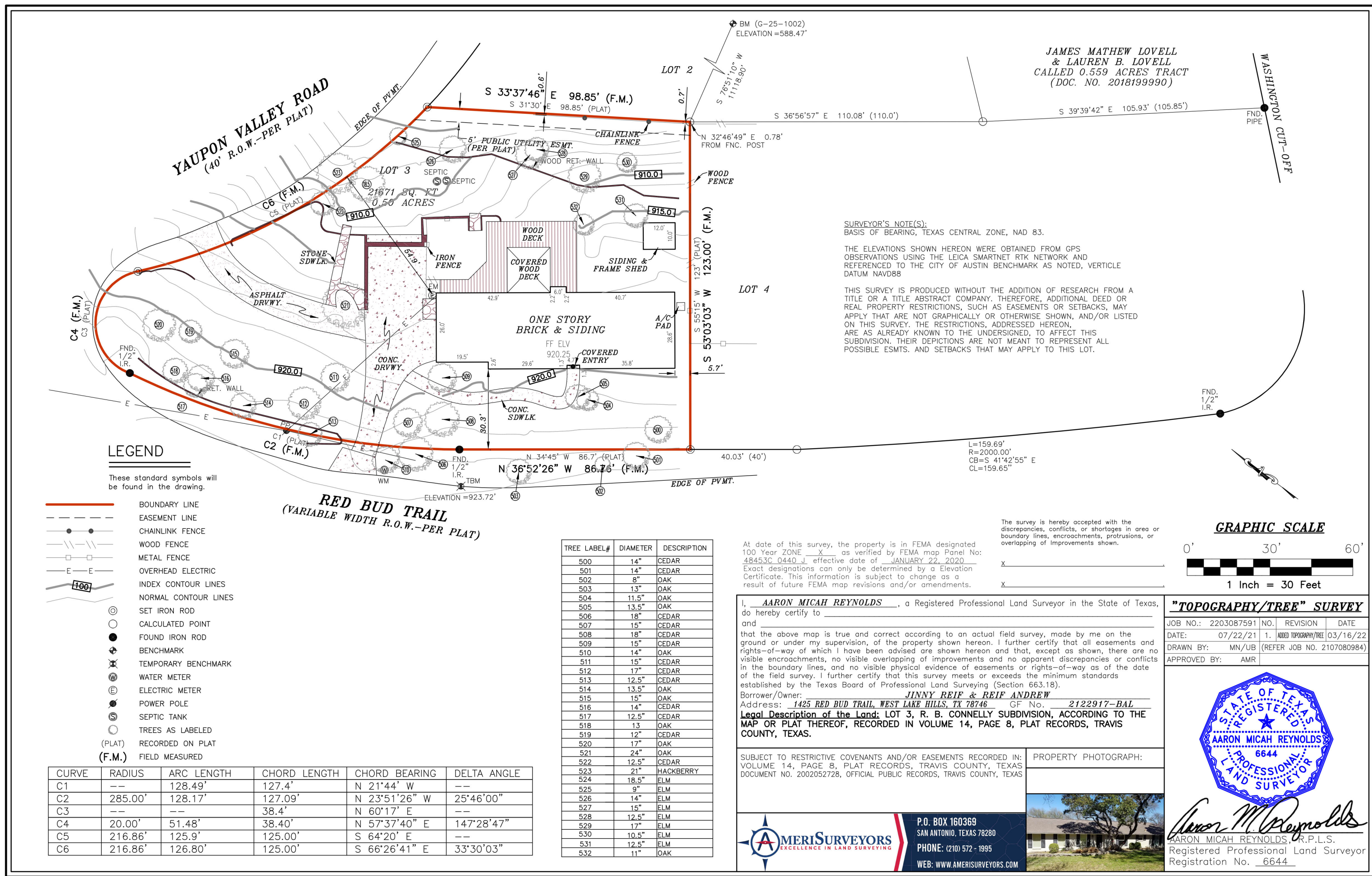
1425 REDBUD TRL
AUSTIN TX 78746

ALL IRC SECTIONS AND TABLES REFERENCED REFER TO THE 2015 IRC

1. **BUILDER SHALL VERIFY:** ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. **BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.**
3. **THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.**
4. **CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.**
5. **ONE HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.**
6. **PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.**
7. **ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" A/C COMPRESSOR (GFI).**
8. **FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).**
9. **FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.**
10. **SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.**
11. **HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.**
12. **ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY TO IRC SEC R312.**
13. **WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.**
14. **GLAZING SHALL COMPLY WITH IRC SEC. R308.**
15. **ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.**
16. **IN C.O.S.A., VENTS IN GARAGE PER C.O.S.A. AMENDMENTS TO I.R.C.**
17. **IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 9" FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.**
18. **ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.**
19. **REFER TO ATTACHED RESIDENTIAL DETAIL SHEET FOR STANDARD DETAILS. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.**
20. **ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.**
21. **SITE GRADING AND DRAINAGE PLANS BY OTHERS.**
22. **ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.**

1. **VISITABLE BATHROOMS (R320.3)**
AT LEAST 1 BATHROOM GROUP MUST CONTAIN THE FOLLOWING: A) MINIMUM NET CLEAR OPENING OF 30" B) LATERAL ZED BLOCKING, CENTERLINE 34" FROM THE DOOR, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.
2. **VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.4)**
THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING: A) ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR B) ALL OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE FLOOR.
3. **VISITABLE FIRST FLOOR ROUTE (R320.5)**
A BATHING AREA DESIGNED FOR VISIBILITY ON THE FIRST FLOOR MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THRU THE LIVING ROOM, DINING ROOM AND KITCHEN.
4. **VISITABLE DWELLING ENTRANCE (R320.6)**
AT LEAST 1 OF THE FOLLOWING SHALL BE AT LEAST ONE "NO STEP" ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32"

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS



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Reviewed for Compliance by: CarlPartin
Date: 11/03/2022

SURVEY & GENERAL NOTES

A1.0

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LOT 3

S 33°37'46"E 98.85'

-5' UTILITY EASMENT PER PLAT

—WOOD RETAINING WALL

529 25' SETBACK

20' - 0"

S 53°03'03"W 123.00'

HIGH PT @ GRADE = 919.94

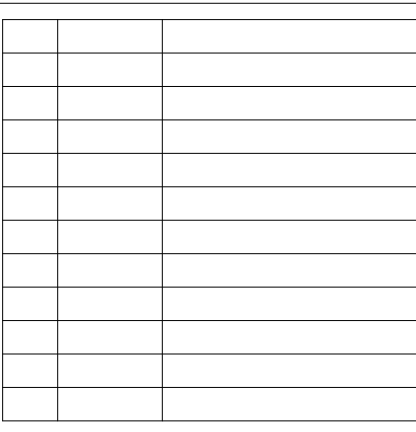
N 36°52'26"W 86.76

SEWER
510
WM

REDBUD TRAIL

1 SITE PLAN
1/8" = 1'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS



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SITE PLAN

A1.2

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**FIRST FLOOR
PLAN
DIMENSION
PLAN**

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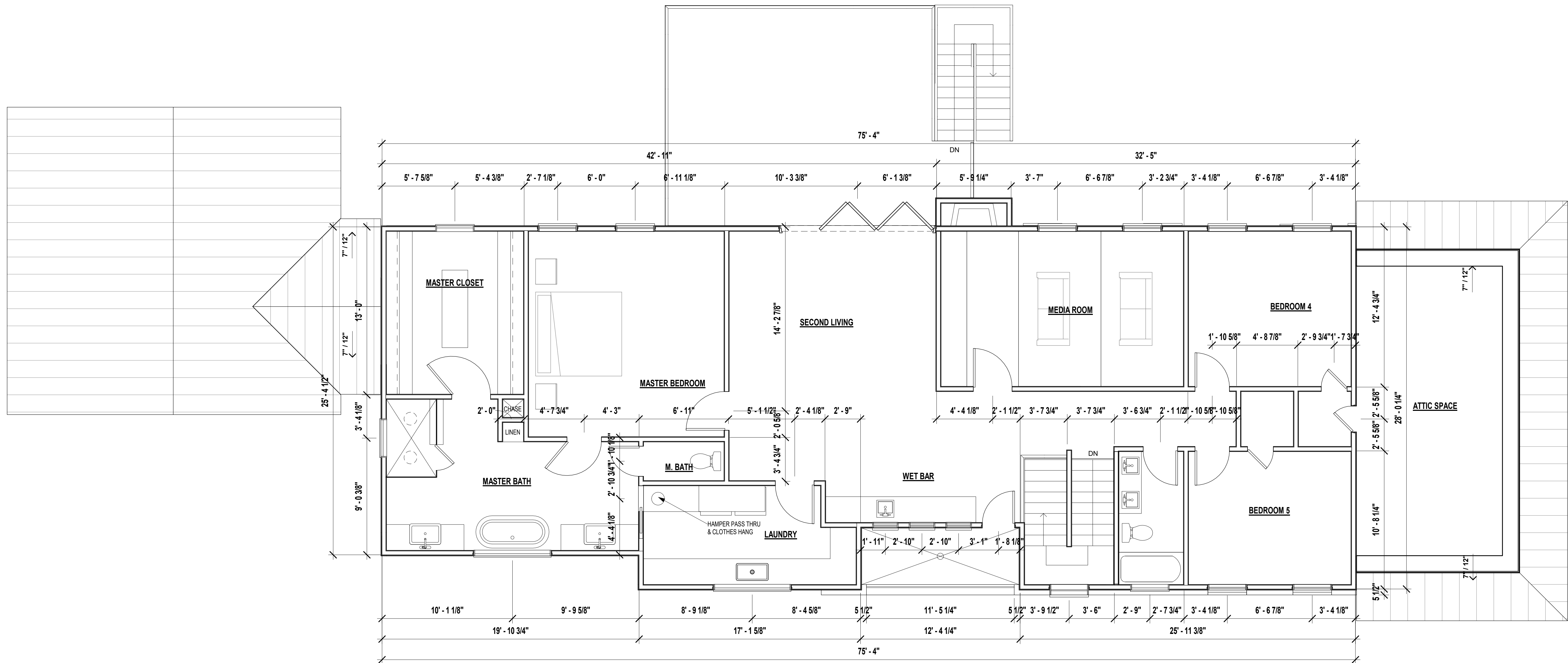


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SECOND FLOOR DIMENSION PLAN

A2.2

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1 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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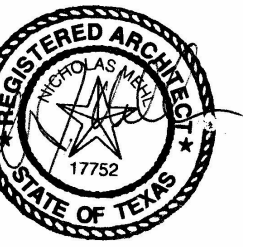
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ROOF PLAN

A2.4

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1 ROOF PLAN

$$1/4" = 1'-0"$$


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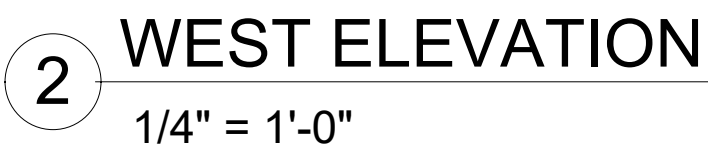
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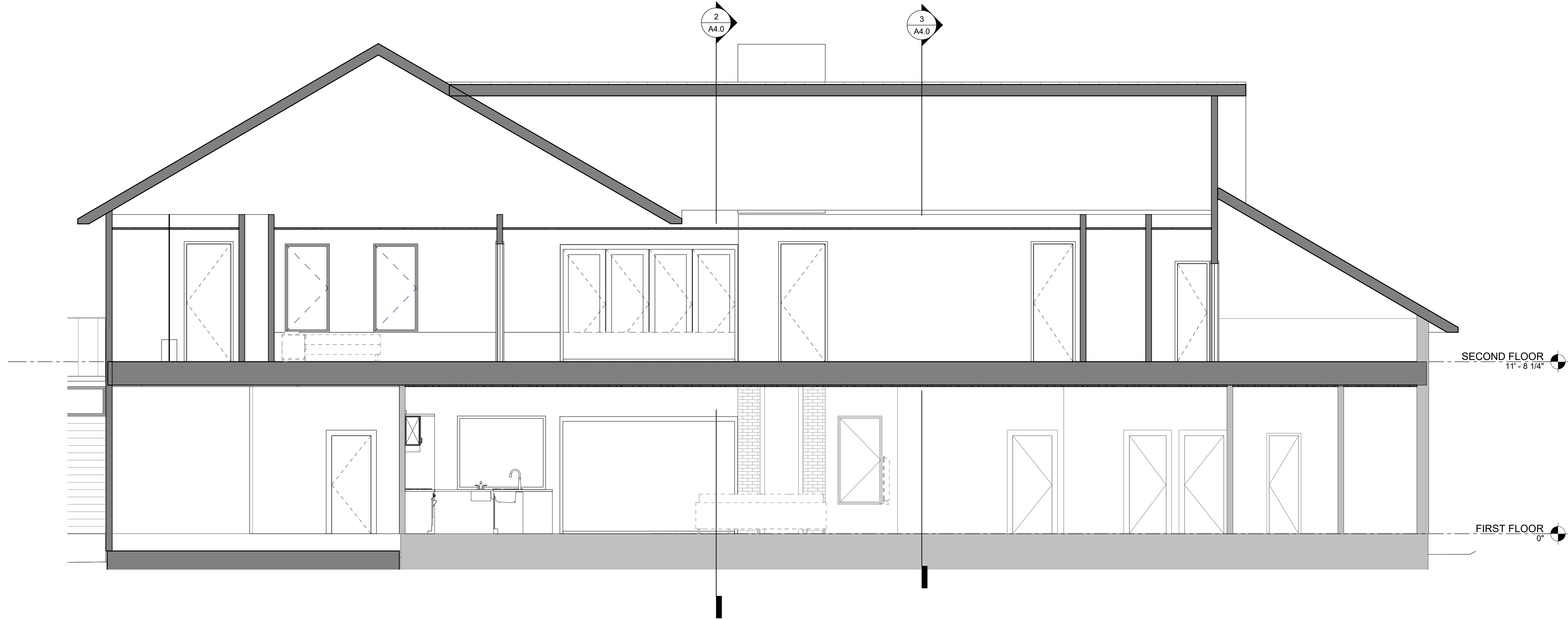


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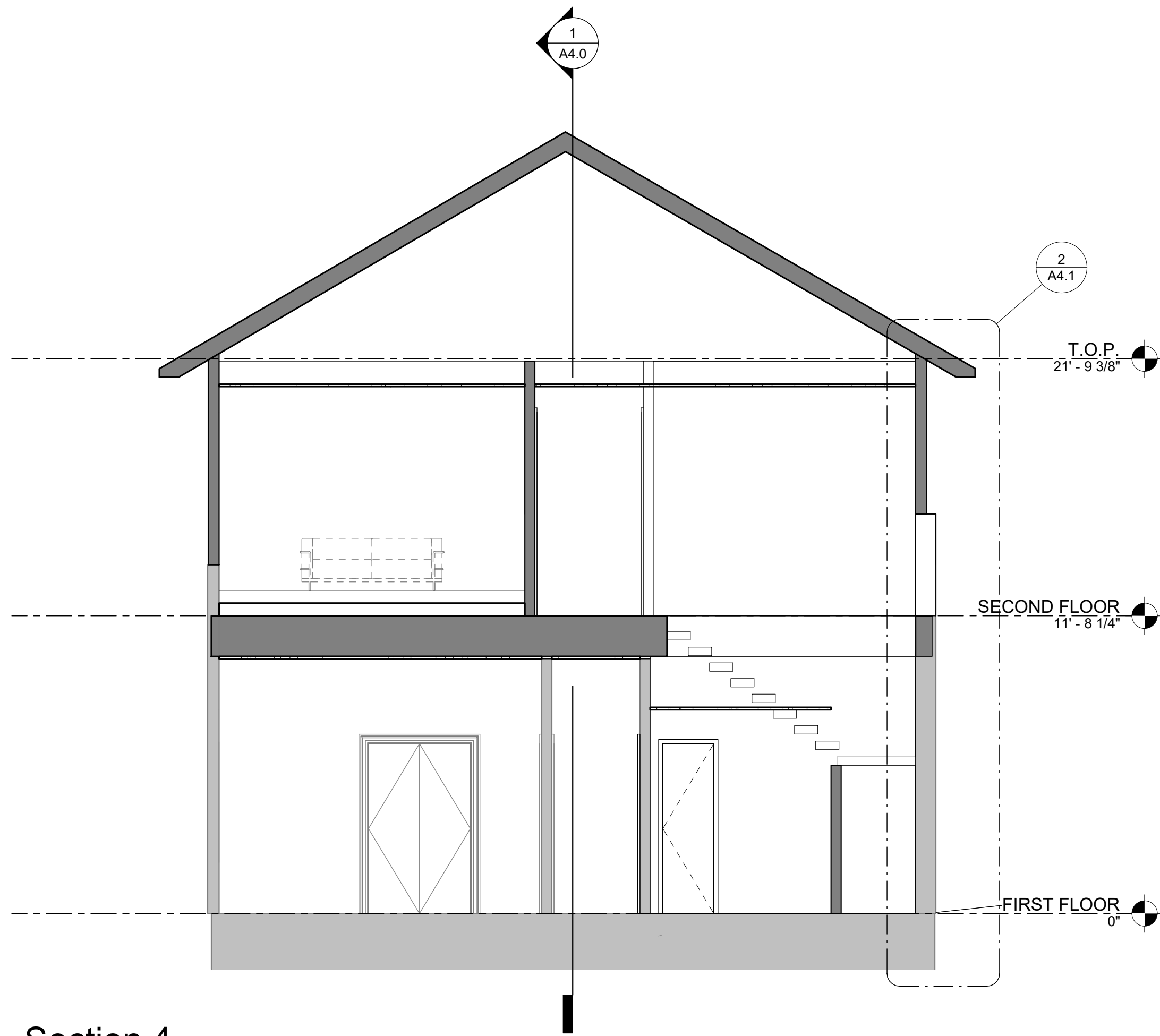
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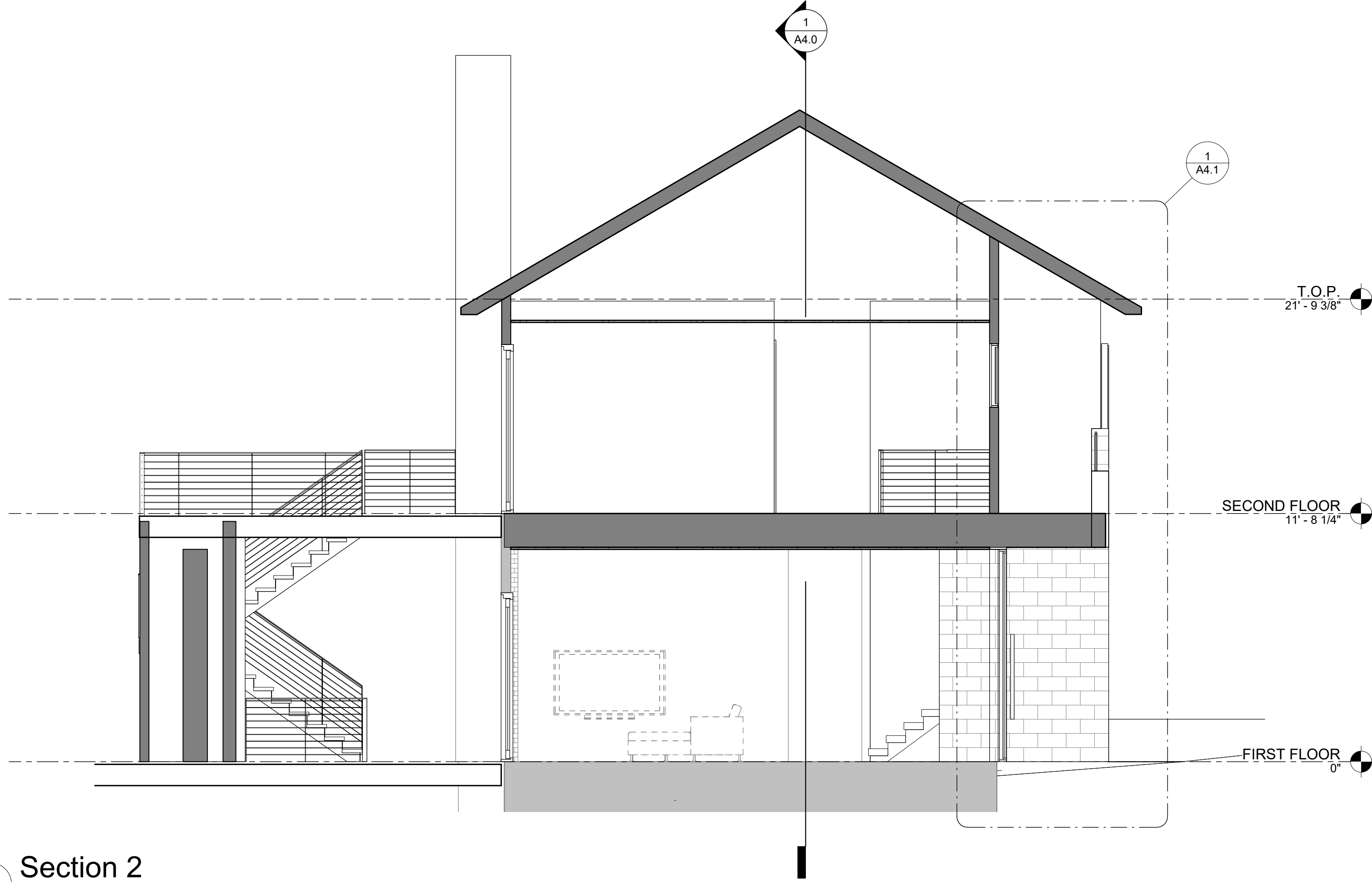
1 Section 3
1/4" = 1'-0"



3 Section 4
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"





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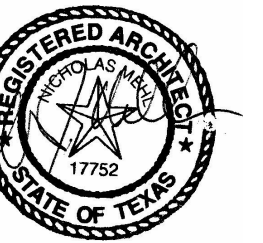
BUILDING
SECTIONS

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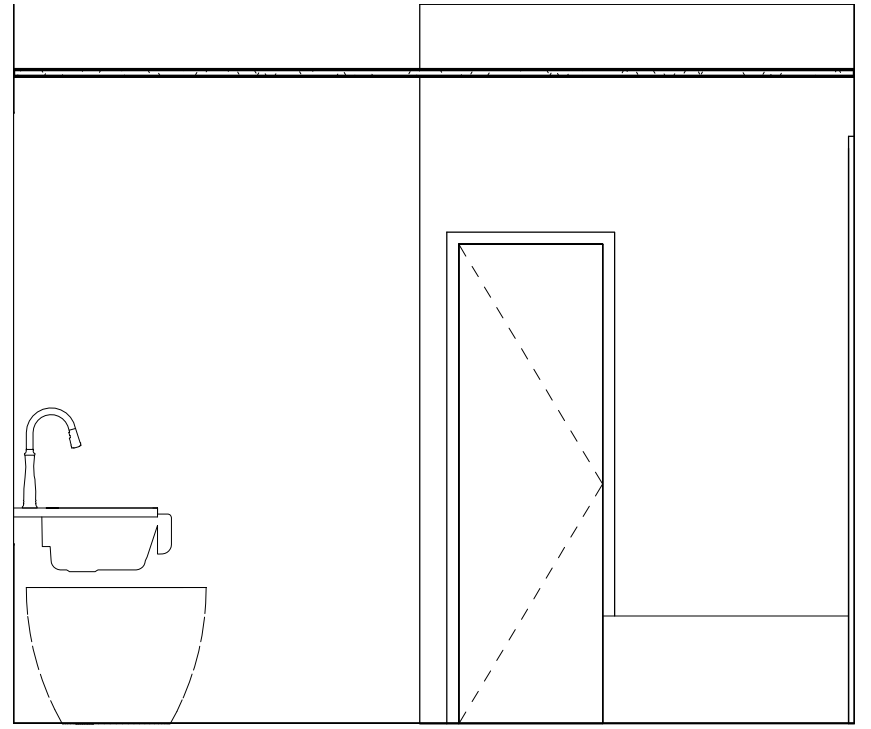
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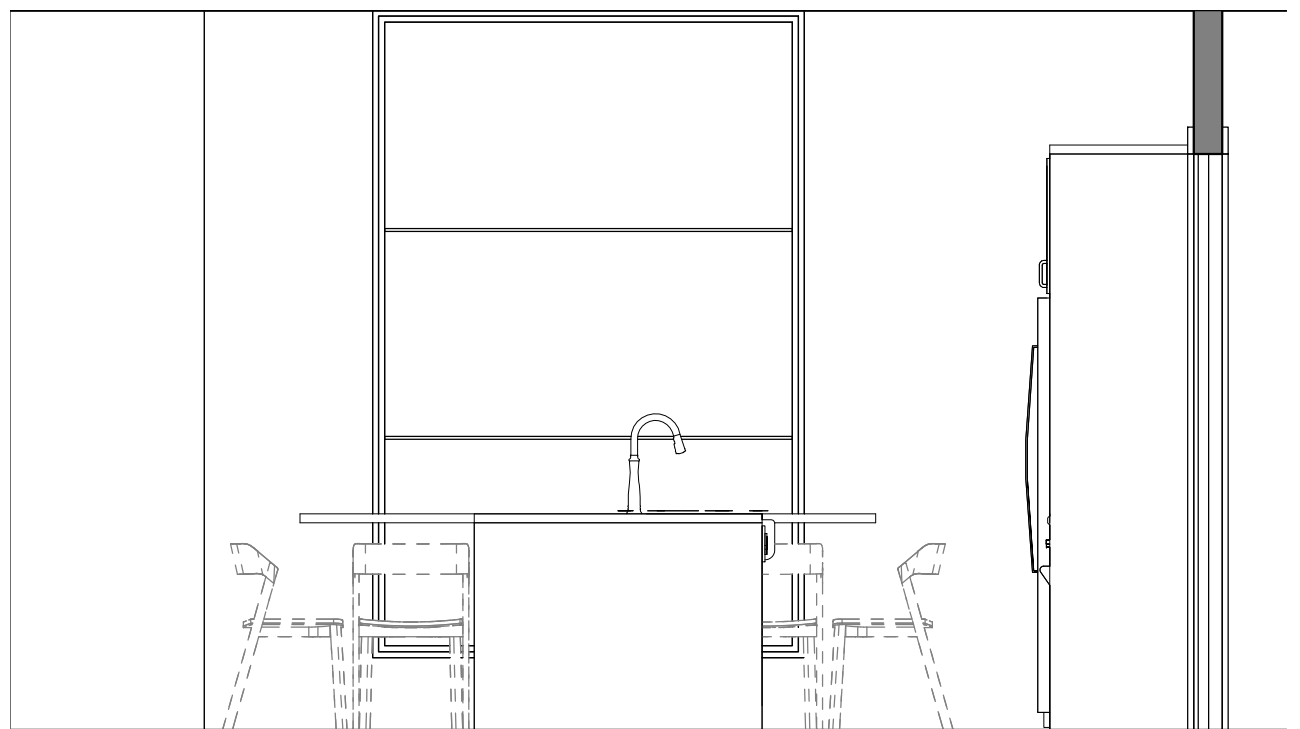
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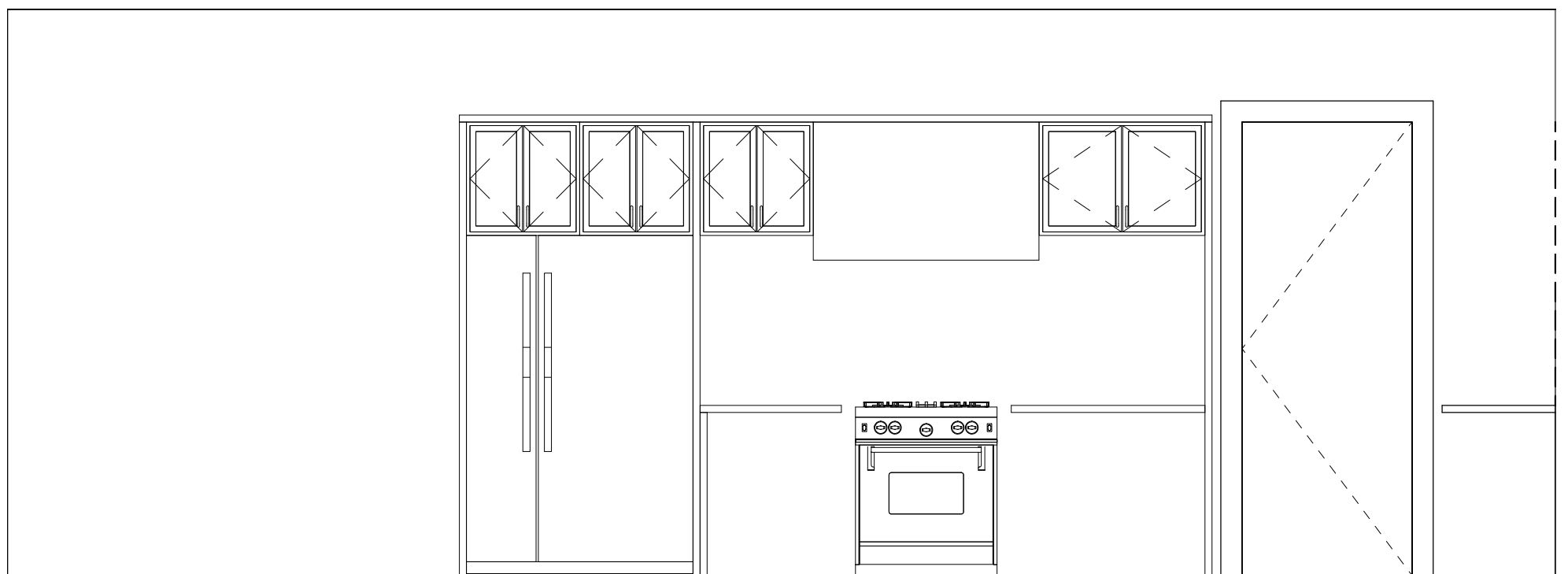
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10 MASTER BATH WEST
3/8" = 1'-0"

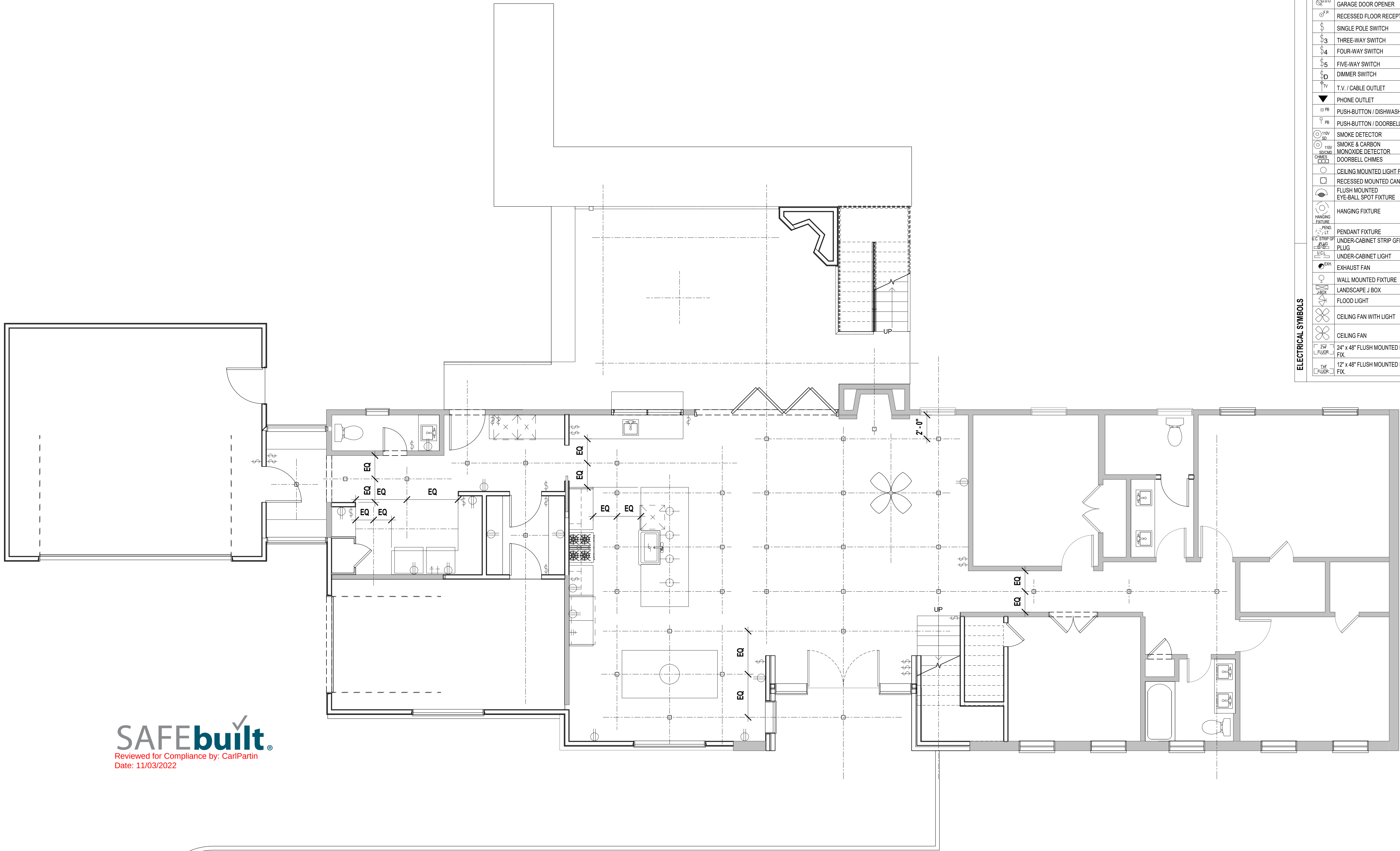


4 KITCHEN SOUTH
3/8" = 1'-0"



1 KITCHEN WEST
3/8" = 1'-0"

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Date: 11/03/2022

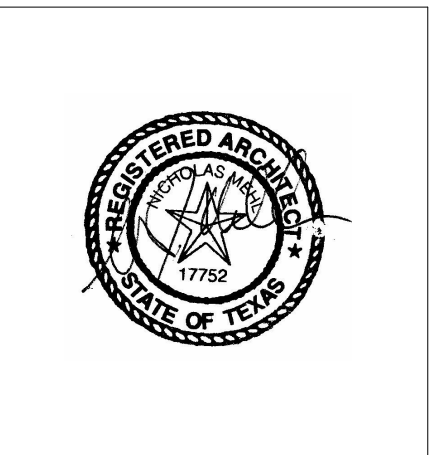
1 ELECTRICAL PLAN FIRST FLOOR
1/4" = 1'-0"

	110 VOLT DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	110 VOLT FOURPLEX RECEPTACLE
	SWITCH TOP PLUG ONLY
	110 VOLT DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPT
	110 VOLT DUPLEX RECEPTACLE
	WATERPROOF
	110 VOLT DUPLEX RECEPTACLE
	USB CHARGER RECEPTICAL
	GARAGE DOOR OPENER
	RECESSED FLOOR RECEPTACLE
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	FIVE-WAY SWITCH
	DIMMER SWITCH
	T.V. / CABLE OUTLET
	PHONE OUTLET
	PUSH-BUTTON / DISHWASHER
	PUSH-BUTTON / DOORBELL
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	DOORBELL CHIMES
	CEILING MOUNTED LIGHT FIX.
	RECESSED MOUNTED CAN FIX.
	FLUSH MOUNTED EYE-BALL SPOT FIXTURE
	HANGING FIXTURE
	PENDANT FIXTURE
	UNDER-CABINET STRIP GFI PLUG
	UNDER-CABINET LIGHT
	EXHAUST FAN
	WALL MOUNTED FIXTURE
	LANDSCAPE J BOX
	FLOOD LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN
	24" x 48" FLUSH MOUNTED FLUORESCENT FIX.
	12" x 48" FLUSH MOUNTED FLUORESCENT FIX.

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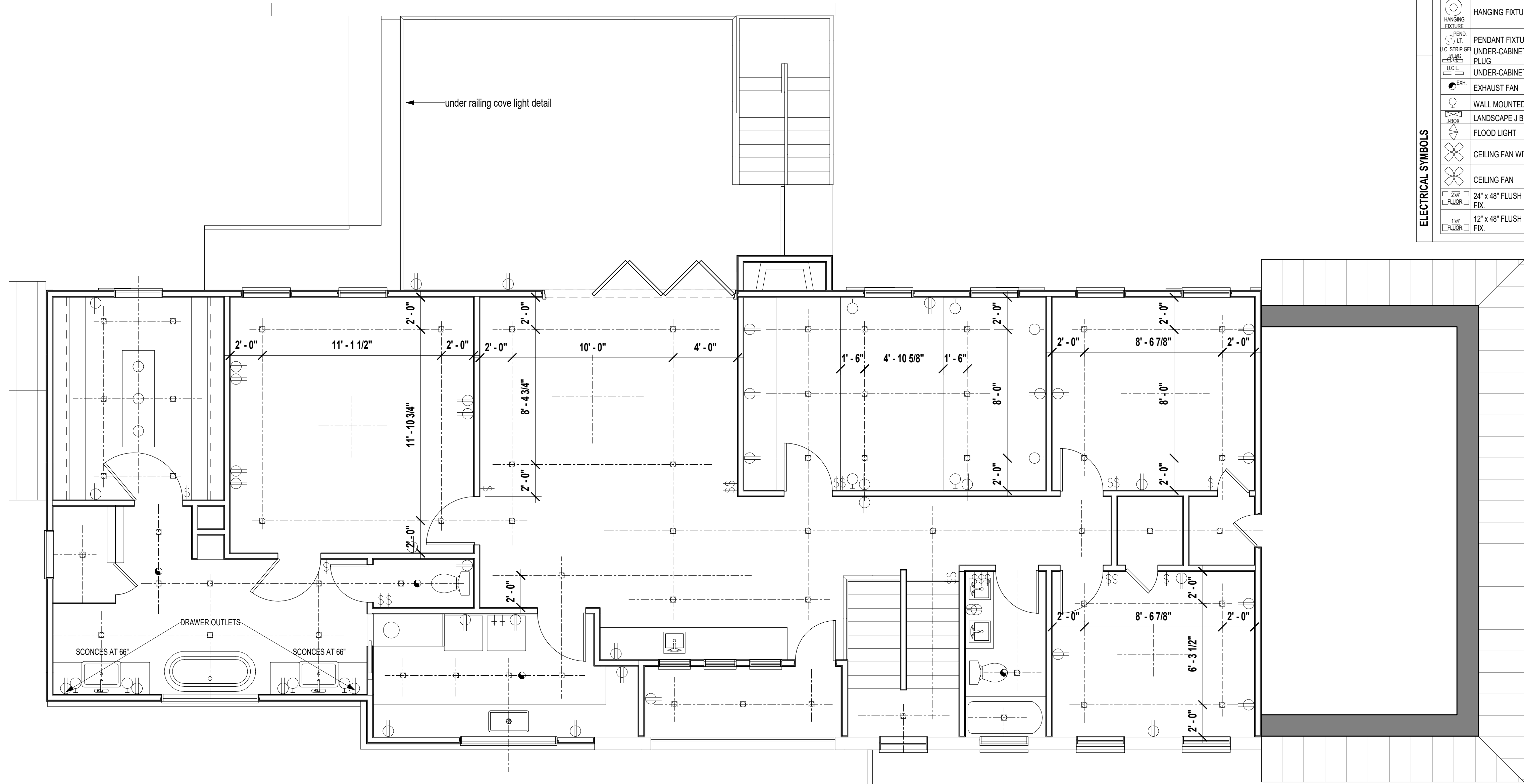


**FIRST FLOOR -
ELECTRICAL
PLAN**

E1.0

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**PLANS MUST BE ON SITE
FOR ALL INSPECTIONS**



ELECTRICAL SYMBOLS		110 VOLT DUPLEX RECEPTACLE
		220 VOLT RECEPTACLE
		110 VOLT FOURPLEX RECEPTACLE
		SWITCH TOP PLUG ONLY
		110 VOLT DUPLEX RECEPTACLE
		GROUND FAULT INTERRUPT
		110 VOLT DUPLEX RECEPTACLE
		WATERPROOF
		110 VOLT DUPLEX RECEPTACLE
		USB
		CHARGE RECEPTACLE
		GARAGE DOOR OPENER
		RECESSED FLOOR RECEPTACLE
		SINGLE POLE SWITCH
		THREE-WAY SWITCH
		FOUR-WAY SWITCH
		FIVE-WAY SWITCH
		DIMMER SWITCH
		T.V. / CABLE OUTLET
		PHONE OUTLET
		PUSH-BUTTON / DISHWASHER
		PUSH-BUTTON / DOORBELL
		SMOKE DETECTOR
		SMOKE & CARBON MONOXIDE DETECTOR
		DOORBELL CHIMES
		CEILING MOUNTED LIGHT FIX.
		RECESSED MOUNTED CAN FIX.
		FLUSH MOUNTED EYE-BALL SPOT FIXTURE
		HANGING FIXTURE
		PENDANT FIXTURE
	24\"/>	
	12\"/>	

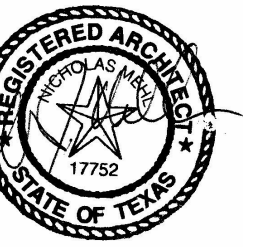
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SECOND FLOOR - ELECTRICAL PLAN

E1.2

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THE ENVIRONMENTAL DESIGN GROUP

John Austin Nelson, Master of Public Health, Professional Sanitarian #4976

MPH PLLC | 512-710-9919 | nelson.mph@yahoo.com

**1425 REDBUD TRAIL, CITY OF WEST
LAKE HILLS, TX 78746**

LOT 3 CONNELLY R B SUBD

**CITY OF WEST LAKE HILLS OSSF
Jurisdiction**



Prepared By:  James Lancaster, MAG, Professional Sanitarian #91904

SAFEbuilt®
Reviewed for Compliance by: CarlPartin
Date: 11/03/2022

TRAVIS COUNTY OSSF SOIL EVALUATION FORM

Date Performed: 6/18/22

Property Location: 1425 REDBUD TRAIL AUSTIN TX
78746

Site Evaluator: James Lancaster

Proposed Excavation Depth: 0

Requirements:

- At least two soil excavations must be performed on the site, at upper and lower elevations and spanning the area of the proposed disposal area.
- Location of the soil boring or dug pits must be performed to a depth of at least two feet below the proposed excavation depth, or to restrictive horizon. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate the depths of the features.

Soil Boring Number: _____					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" _____	Sandy Loam	No Groundwater Positive Drainage	N/A	Less than 60%	
12" _____	Class III				
24" <u>26"</u>					
36" _____					
48" _____					
60" _____					
72" _____					

Soil Boring Number: _____					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" _____	Black Silty Clay	No Groundwater Positive Drainage	N/A	Less than 60% Gravel	
12" _____	Class IV				
24" <u>16"</u>					
36" _____					
48" _____					
60" _____					
72" _____					

I hereby certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Site Evaluator Name: James Lancaster
(printed)

Signature: 

Site Evaluator License #: os33972

Date: 8/8/22

TRAVIS COUNTY OSSF SITE EVALUATION FORM

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

City: _____ Zip: _____

Phone: _____

PROPERTY INFORMATION

Lot: _____ Block: _____ Section/Phase: _____

Subdivision: _____

Other Legal Description: _____

SITE EVALUATOR INFORMATION

Name: _____

Phone: _____

PARTY FOR DIGGING HOLES OR BORINGS

Name: _____

Phone: _____

Schematic of Lot or Tract

Show:

- compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known
- location of existing or proposed water wells on property or within 150' of proposed absorption or irrigation area.
- indicate slope or provide contour lines from the structure to the farthest location of proposed absorption or irrigation area.
- location of soil boring/dug pits (show location with respect to known reference points).
- location of natural, constructed, or proposed drainage ways, bodies of water (streams, ponds, lakes, rivers, high tide area, etc.), water impoundments, cut or fill bank, sharp slopes and breaks

Lot Size: _____ Acres

Site Drawing

scale: 1" =

NDTS (not drawn to scale)

See Site plan

Based on this site evaluation, the following disposal types may be utilized:

- | | | |
|---|--|--|
| ☐ Conventional | ☐ ET | ☒ Drip |
| ☐ Leaching Chamber | ☐ Soil Substitution | ☐ Mound |
| ☐ Graveless | ☐ LPD | ☒ Surface Irrigation |

FEATURES OF SITE AREA

- | | |
|--|-----|
| Presence of 100-year flood zone | Yes |
| Presence of upper watershed | Yes |
| Presence of adjacent ponds, streams, or water impoundments | Yes |
| Existing or proposed water well within 150' | Yes |
| Organized sewerage available to lot or tract | Yes |
| EARZ features found within 150' of proposed OSSF | Yes |
| Evidence of groundwater | Yes |

No
No
No
No
No
No
No

Site Evaluator Signature: James J. Davis

License #: os33972

Date: 8/8/22

Type of System: Aerobic Drip

No. of Bedrooms: 5

Sq. Ft.: <4500

Wastewater Design Flow (Gal./Day): 360

Soil Application Rate: 0.1

Treatment Process:

Aerobic Tank Unit: Aqua Safe AS 600 5+75NR Trio EZ

Tank specifications: Aqua Aire

- Tank must have a 5' setback from the foundation and be level within 1"
 - Tank must be bedded with washed sand
 - The Tank must be backfilled with soil or pea gravel
 - Class IV soil is not acceptable for backfill
 - All manholes should have a riser attached to the tank with safety lids screwed down and watertight.
-
- Aerator: Aqua Aire Linear Air Pump
 - Spin Filter: Agricultural Products INC Model 4E- 1.25" with 100 Micron Element
 - Pressure: A ball valve with pressure gauge at tank set no less than 60psi.
 - Vacuum Breaker: Agricultural Products INC Model VBK 1.25"
 - Sample Port: Non-threaded hose bib shall be installed in the pump chamber to assist with effluent sampling during maintenance

***Existing tanks must be abandoned per Chapter 285. Pumped by a licensed individual and either removed or collapsed and filled-in with clean dirt.**

Disposal

Drain Field Linear Feet: 1,800 minimum

Drain Field Square Feet: L X W = 3,600 minimum

The effluent disposal area will consist of Netafim 0.6 gph drip tubing. There shall be 3 connections total per zone and each drip line emitter will be placed at 24" apart. The supply and return lines will be SCH 40 PVC **with continuous flush into the pump tank**. To prevent drainage, the supply line connections shall feed the field from the lowest elevation of each loop and the return line connections shall be made at the highest elevation of each loop.

The field will be covered with 6-8" of Class II or III. Cover with seasonal grasses immediately. Where proposed drainfield is on greater than 10% slope erosion control matting or 80% vegetative cover required prior to final inspection.

Switching valve: K-Rain 4000

Zone 1:

Connection 1: (6 lines @ var. ft) 386 LF
Connection 2: (6 lines @ var. ft) 364 LF
Connection 3: (6 lines @ var. ft) 183 LF
LF: 933LF

Zone 2:

Connection 1: (11 lines @ var. ft) 184 LF
Connection 2: (4 lines @ var. ft) 316 LF
Connection 3: (4 lines @ var. ft) 273 LF
Connection 4: (4 lines @ var. ft) 144 LF
LF: 917LF

Total LF: 1,850 Total Sq Ft.: 3,700

Head Loss: Designed for up to 4 emitter lines at 35psi.

$$1.6 \text{ gpm per connection} \times 4 \text{ connections} = 6.4$$

$$\text{Flushing Velocity } 4.6 \text{ gpm} + 6.4 \text{ gpm} = 11 \text{ gpm (Flushing Min 2 fps)}$$

- Elevation Head: 18'
- Pressure Head: 35 PSI $\times$ 2.31 = 80.85'
- Friction Head: 1 1/4" Supply 170LF SCH 40 PVC = 4'
 - 1 1/4" Return 180LF SCH 40 PVC = 1.5'
- Misc. Head for fitting and switching valve: 6' + 6' for valve = 12'
- Additional pressure for flushing 10 psi. = 23.1

Total Head: 139.45' or ~60.3 psi

Pipe Specifications:

Pipe from the house to tank will be 3" or 4" Schedule 40. The pipe must have a minimum fall of 1/8" per foot. A two way clean out will be installed within 5' feet of the house with a screw type cap.

Pipes such as sewer pipes from the structure to the treatment facility and from the treatment facility to the disposal component shall be bedded with four inches of Class Ib, Class II, or Class III soil with less than 30% gravel. The bedding soil shall be free of organic material and any rocks or grains larger than 1/2 inch.

Pump Specifications:

½ hp Sta-Rite 20 DOM05121+1

Pump Tank Specs.

A pump chamber is included in this ATU. LCRA OSSF Order minimum Full days flow will be above the high-water alarm.

A check valve will be installed on the supply line after the pump to prevent backflow. An anti-siphon hole will be required if drain field is downhill from tank.

Float Settings: 67" to bottom of pipe. 11.19 gal./in.

- Pump Off: 8" from the bottom of tank
- Pump On: 10" from the bottom of tank Operating 302.13 gal
- Alarm On: 34" from the bottom of tank. Reserve 369.2 gal

Control Panel:

- An Ecological Tanks Inc., Model 217 control panel. The panel will be set to turn pump on 8 times a day for 10 minutes per manufacture equation (GPD / #emitters X Emitter flow rate / 60 / 4 doses) Chlorination not required for drip systems.
- Alarms will be required and installed per Texas Electrical Code.
- A visual and audible high-water alarm will be installed on separate circuits from pump.
- A visual and audible aerator alarm will be installed on separate circuits from pump.
- All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced.

All OSSF components will be:

- 5' from property lines
- 5' from concrete slabs and surface improvements
- 10' from all water lines.
- + 1' away from any easements

This OSSF system is designed to meet minimum state requirements provided by TCEQ's 30 Administrative Code, Chapter 285- On Site Sewage Facility Regulations. The homeowner should be aware the limitations of the designed system. Prolong abuse will not be tolerated by the system. Below is a list of "Do's and Don'ts" considering the limitations of the system.

Water saving devices shall be utilized through the life of the system. Do not input a greater wastewater load on your system prescribed by the rules and regulations as described within this design.

In sink garbage disposals should not be installed. Use of a garbage disposal could cause a failure of the system.

Water softeners should be avoided. They have been proven to cause negative impacts on the septic systems (OSSF's). They also may void warranties on equipment.

Do not put grease into the OSSF.

All wastewater line and waterline crossing should be avoided. If one is encountered, the crossing will be done to the standards stated in TAC Title 30 Part 1 Chapter 290 Subchapter D Rule §290.44e for water and wastewater crossings.

Only flush toilet paper into the OSSF. No other objects should be flushed into the OSSF.

Do not flush feminine hygiene products, cigarette butts or other "trash".

The OSSF is not a city sewer and should not be treated as one.

Do not add any treatment items into the OSSF (i.e. chlorine tablets or enzymes).

Repair any leaky faucets and toilets as soon as possible. Leaks can cause more wastewater to enter the system and cause a system to be overloaded.

Surface runoff from rain must be diverted away from the OSSF system by the property owner.

Do not drive or park automobiles or heavy machinery over any OSSF components.

Routine checks on the system are recommended to ensure alarms and pumps are operating.

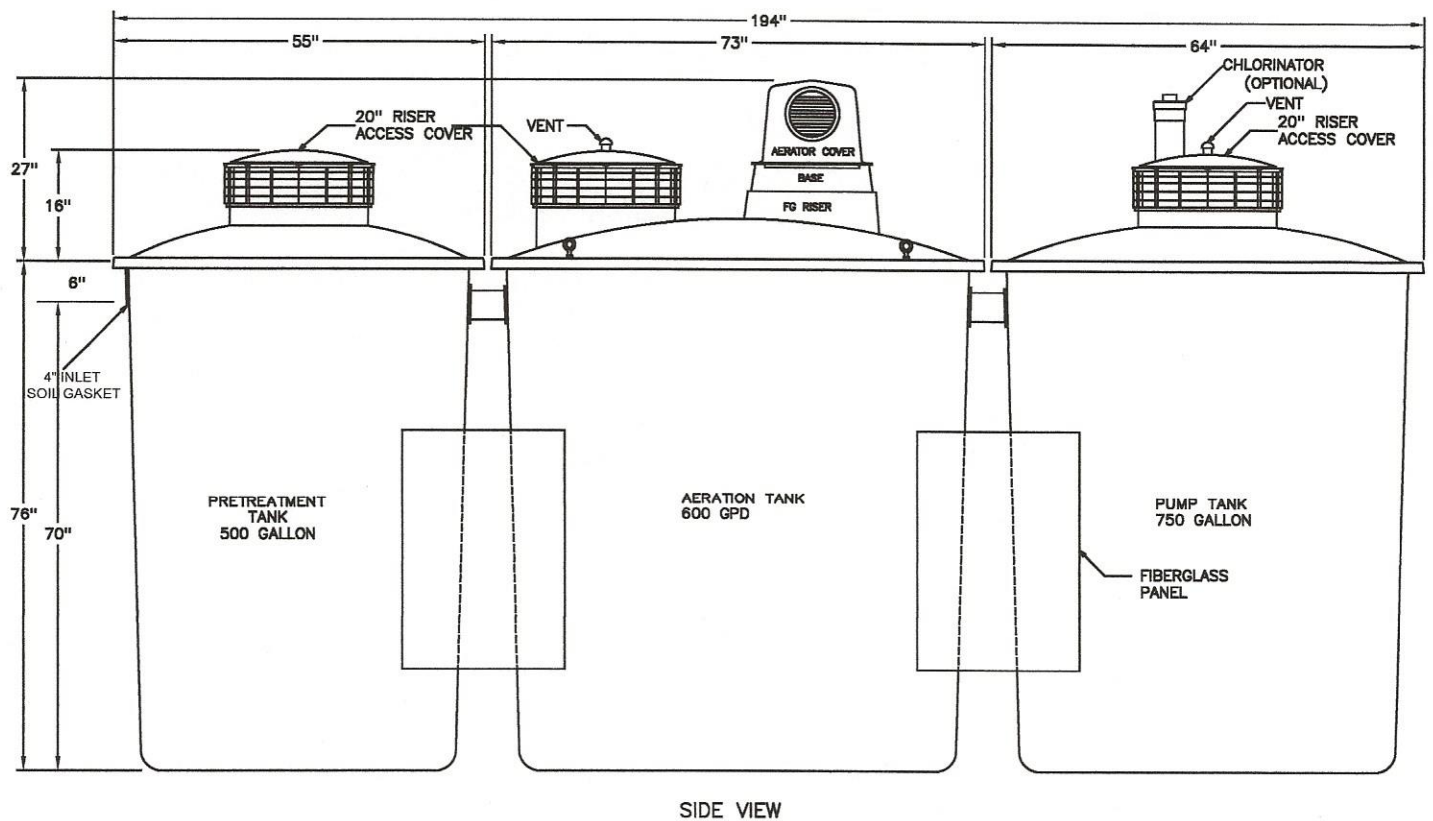
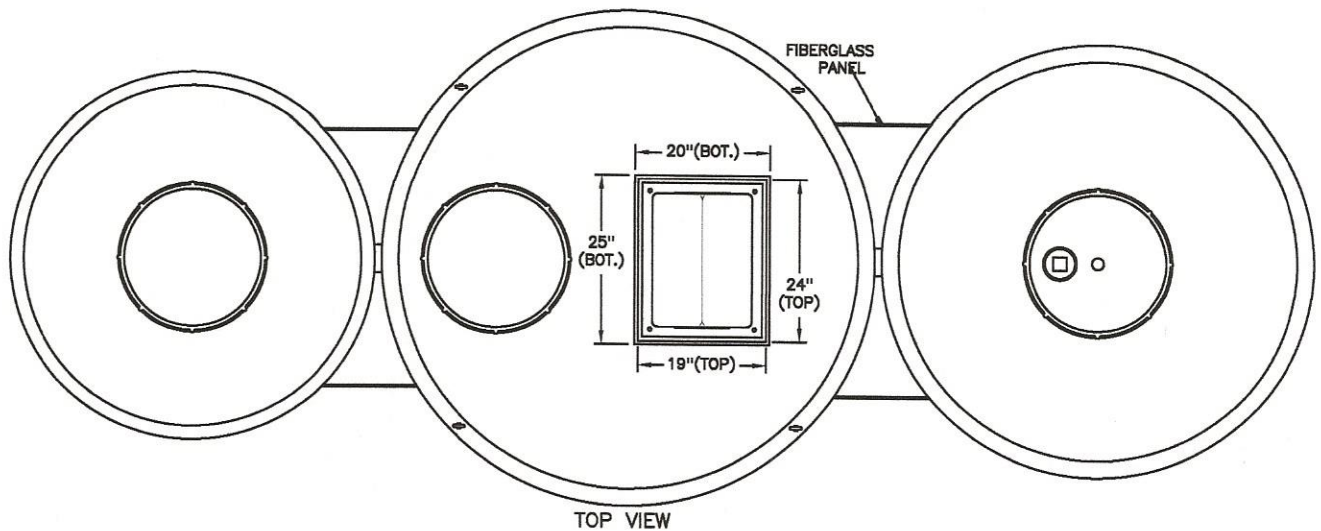
Maintain vegetation in the disposal area. Keep vegetation mowed. It is not the responsibility of the designer to remove any wooded vegetation that might interfere with the disposal area.

It is recommended to have your system pumped, by a licensed OSSF individual, every 1 to 3 years to prevent sludge build up and help the overall functionality of the OSSF system.

This design does not warranty any part or functionality of the proposed OSSF.

This design meets the latest TCEQ rules from December 29, 2016.

*I am a Registered Sanitarian not a Surveyor. All property lines must be verified at time of installation of the OSSF.



SAFEbuilt®
 Reviewed for Compliance by: CarlPartin
 Date: 11/03/2022

ALL DIMENSIONS IN INCHES

ECOLOGICAL TANKS, INC

2247 HWY 151 NORTH
 DOWNSVILLE, LA 71234

318-644-0397 OFFICE
 318-644-7257 FAX

Model AS600 5+75NR Trio EZ

Treatment Capacity: 600 GPD

Total Volume: 2250 Gallons

B.O.D. Loading: 1.50#/day

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED
 IN ANY RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING,
 RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN
 PERMISSION OF ECOLOGICAL TANKS, INC.

SCALE:
 NTS

DATE:
 1/27/20

DRAWING NO.
 AS600 5+75 EZ.DWG

Page 76 of 87

MODEL 217

Aerobic system control panel for systems requiring timed dosing of effluent at repeated intervals ranging from a few seconds to several hours (Repeat Cycle Timer). Includes power circuit for compressor, audible and visual High Water/Low Air Pressure alarms.

Power Specifications:

- Input power:** 120 VAC, 60 Hz, 1 Phase, 20 Amps
Pump: 120 VAC, 20 Amp C/B, 1 Hp max.
Compressor: 120 VAC, 10 Amp C/B, 1/2 Hp max.
Alarm: 120 VAC, 10 Amp C/B, Alarm/Control power.

Control Features:

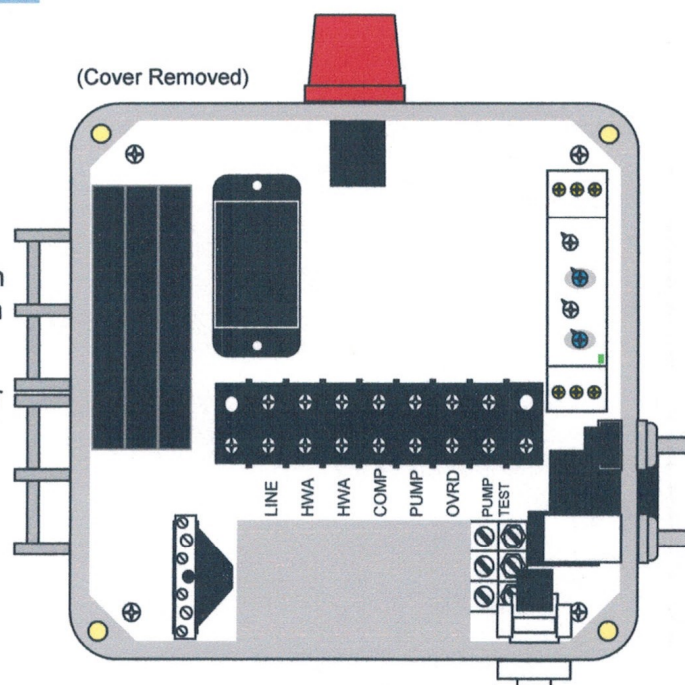
Timer Control: Pump on and off times are individually settable with values ranging from 0.1 second to 100 hours. Override feature turns pump on immediately if water exceeds normal levels (during surges or extended power outages). Includes Pump Test switch to verify operation of the effluent pump.

Individual circuit breakers provide short circuit protection and disconnect feature for compressor, pump and alarm circuits.

Alarm: Visual and audible (90 dB) alarm for High Water and Low Air Pressure faults. Includes Mute/Test switch to verify operation of the alarm circuits and to silence the audible alarm until fault is cleared.

Enclosure: 8"X8"X4" poly enclosure rated NEMA 4X (waterproof)

Certifications: NSF/ANSI Standard 40 approved
UL Listed (UL508A) Control Panel
for USA/Canada



Model 217

System Component Requirements:

- High Water Alarm float – Rated 120VAC, 1 Amp min.
Override float – Rated 120VAC, 20 Amps (1 Hp) min.
Pump float – Rated 120VAC, 20 Amps (1 Hp) min.
Pump – 120VAC, 1 Hp Max, UL approved with internal thermal protection.
Compressor – 120VAC, 1/2 Hp Max, UL approved.

SAFEbuilt®

Reviewed for Compliance by: CarlPartin
Date: 11/03/2022

Control Panels and Alarms a division of ETI

2247 Hwy 151 North, Downsview, LA 71234
800-277-8179 Toll Free

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ST.E.P. Plus D Series

4" multi-stage submersible effluent pumps

**PLANS MUST BE ON SITE
FOR ALL INSPECTIONS**



The ST.E.P. Plus D Series
4" submersible pump in 10, 20, and
30 GPM models dominate with superior
"draw-down" capability, with reduced
amp draw and with cooler and quieter
operation.

APPLICATIONS

Clean and Gray Water... for residential, commercial, and agricultural use.

SPECIFICATIONS

Motor: Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

Shell: Stainless steel (300 grade)

Discharge: 1-1/4" Fiberglass-reinforced thermoplastic

Discharge Bearing: Nylatron®

Impellers: Acetal

Diffusers: Polycarbonate

Suction Caps: Polycarbonate with stainless steel wear ring

Thrust Pads: Proprietary spec.

Shaft and Coupling: Stainless steel 300 grade

Intake: Fiberglass-reinforced thermoplastic

Intake Screen: Stainless steel

Jacketed Cord: 300 Volt "SJOW" jacketed 10' leads, 2-wire with ground

Agency Listing: CSA

FEATURES

ST.E.P. Plus DOMINATES with a...

Proven Stage System: The proven SignaSeal staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability:

The ST.E.P. Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw: The ST.E.P. Plus

Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation: The ST.E.P.

Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers: Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft: Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing: Exclusive self-lubricating Nylatron® bearing resists surface wear from sand and abrasives.

Shell: Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

Catalog Number	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length	Pallet Quantity	Weight (Lbs.)
10DOM05121	1/2	11.0	115	1/60	10'	40	17
10DOM05221	1/2	5.5	230	1/60	10'	40	17
20DOM05121+1	1/2	10.6	115	1/60	10'	40	17
20DOM05221+1	1/2	5.3	230	1/60	10'	40	17
30DOM05121	1/2	9.5	115	1/60	10'	40	19
30DOM05221	1/2	4.6	230	1/60	10'	40	19
20DOM07221	3/4	6.5	230	1/60	10'	40	19
30DOM07221	3/4	5.6	230	1/60	10'	40	18
30DOM10221	1	7	230	1/60	10'	40	22
20DOM10221	1	7.7	230	1/60	10'	40	25

In order to provide the best products possible, specifications are subject to change.

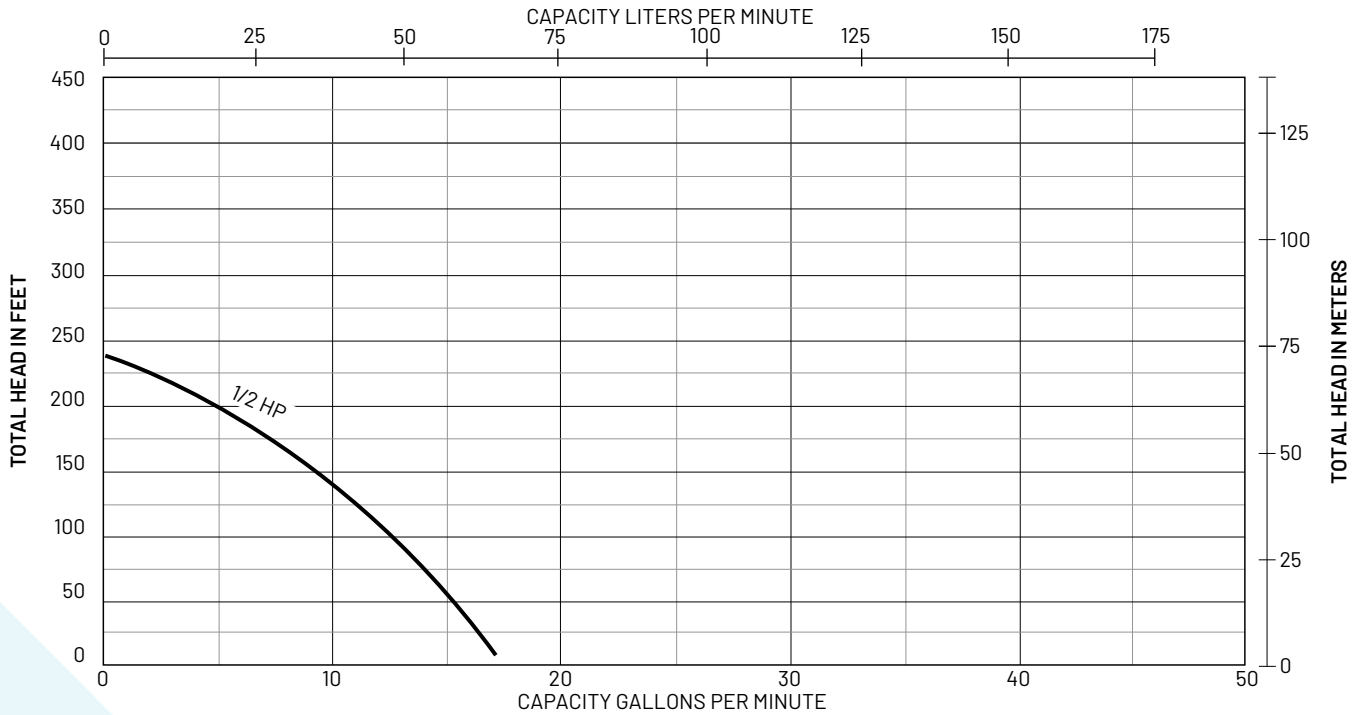
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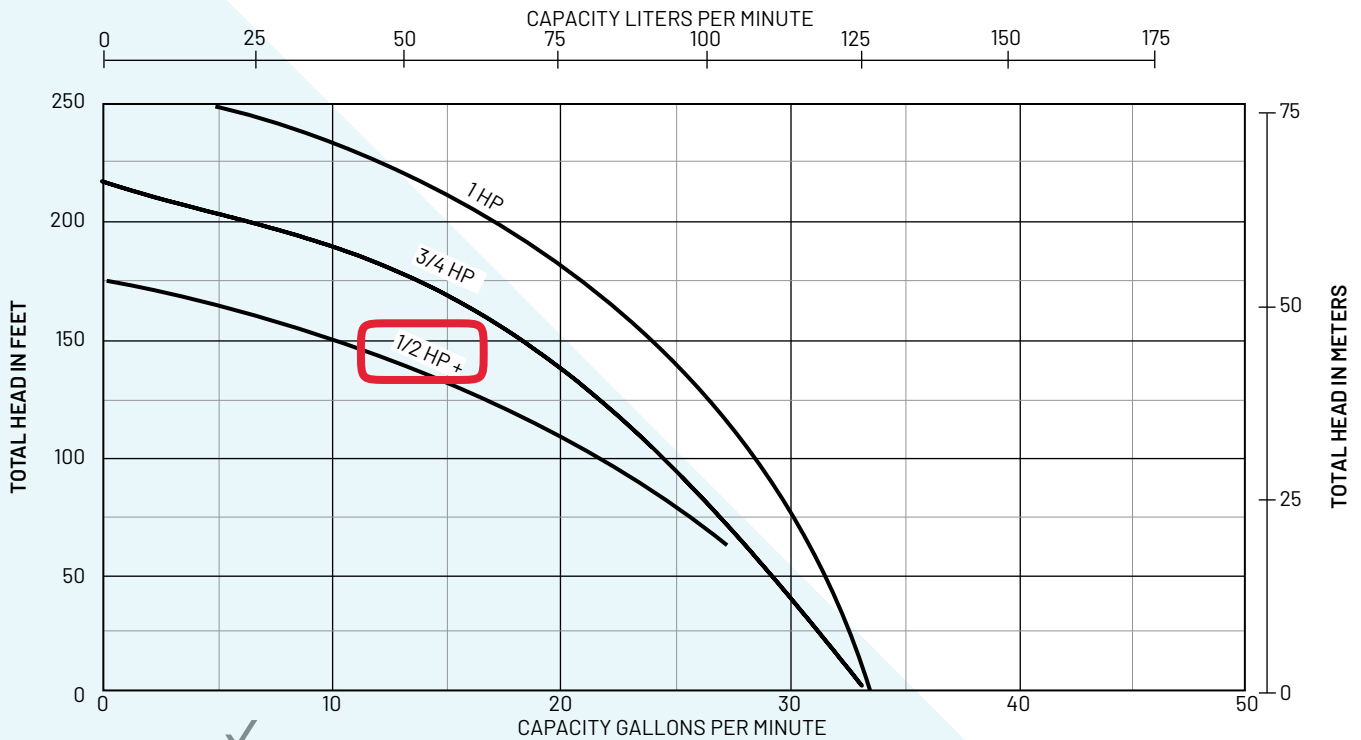
ST.E.P. Plus D Series

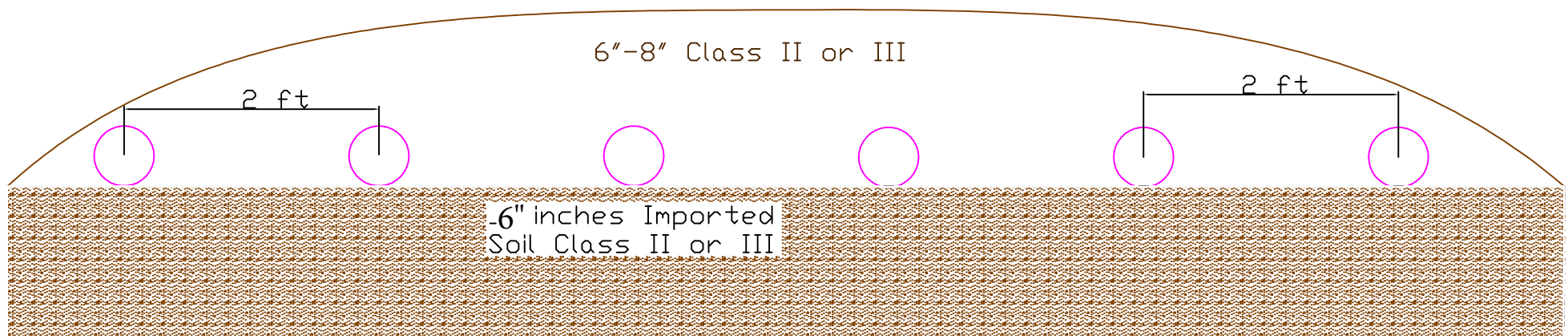
4" multi-stage submersible effluent pumps

PUMP PERFORMANCE: 10 GPM



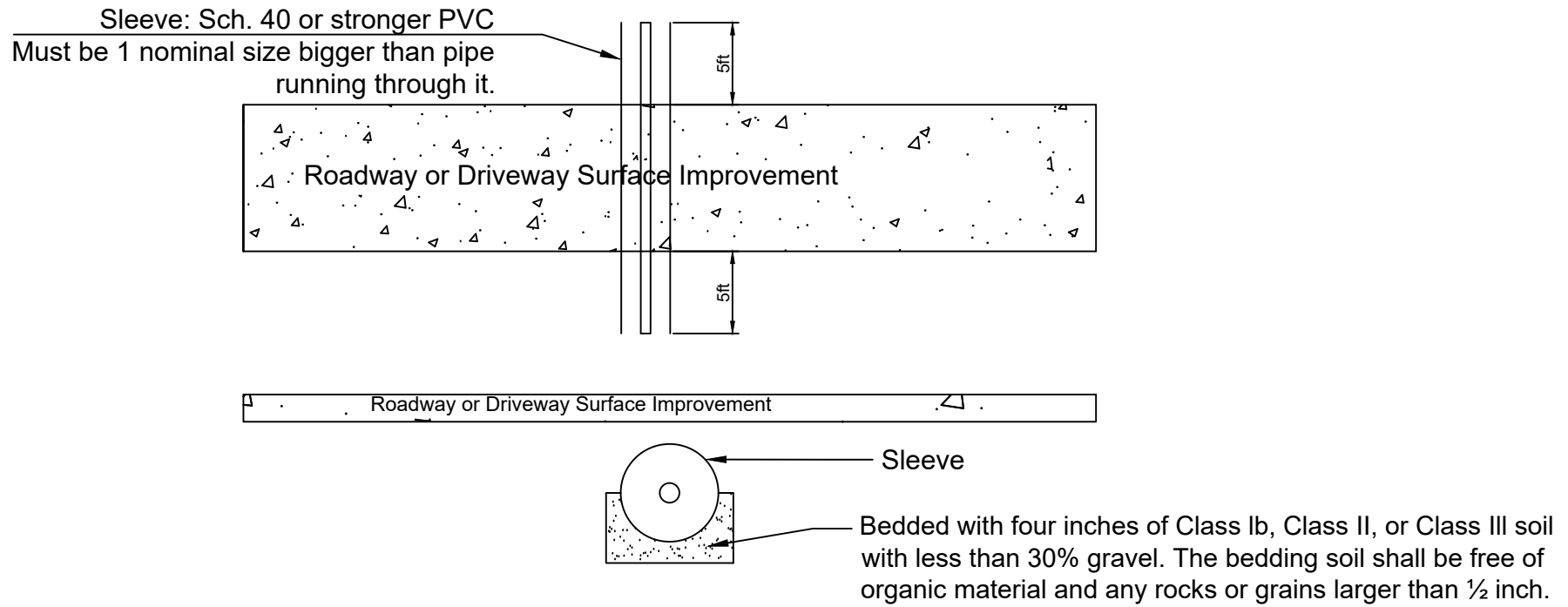
PUMP PERFORMANCE: 20 GPM





There will be at least 12" of suitable soil <60% rock between drip emitters and solid/fractured rock and existing media.

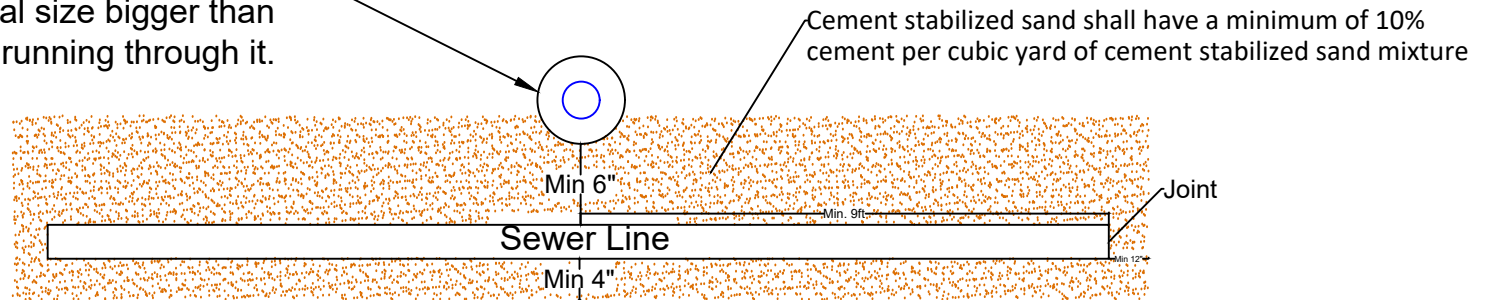
Driveway/Roadway Crossing



CHAPTER 290 SUBCHAPTER D RULE §290.44

New waterline and sewer line crossing.

Sleeve: Sch. 40 or stronger PVC
Must be 1 nominal size bigger than
pipe running through it.



TITLE 30 PART 1 CHAPTER 290 SUBCHAPTER D RULE §290.44

(iv) Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end.

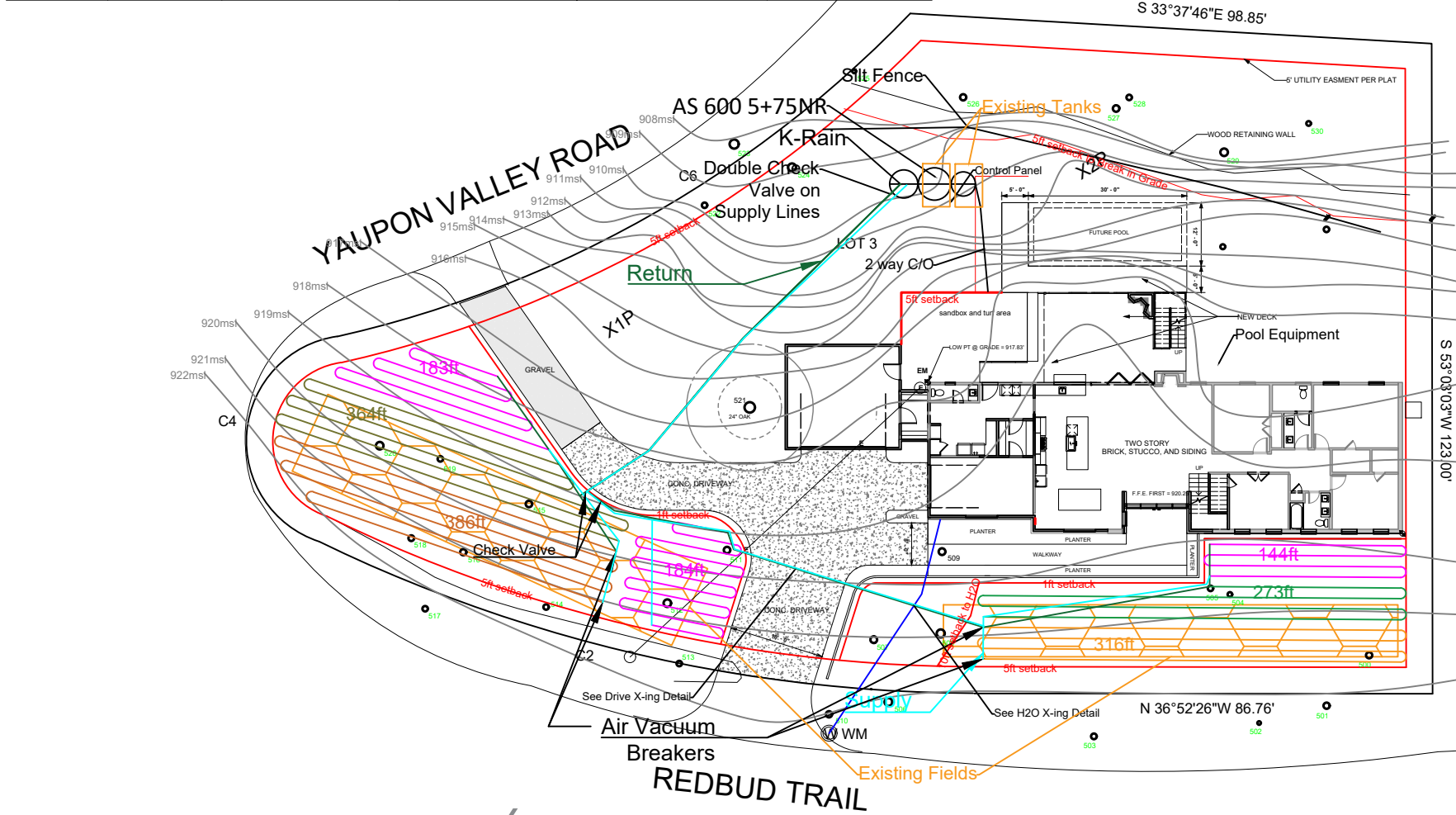
TITLE 30 PART 1 CHAPTER 290 SUBCHAPTER D RULE §290.44

(v) Where cement stabilized sand bedding is required, the cement stabilized sand shall have a minimum of 10% cement per cubic yard of cement stabilized sand mixture, based on loose dry weight volume (at least 2.5 bags of cement per cubic yard of mixture). The cement stabilized sand bedding shall be a minimum of six inches above and four inches below the wastewater main or lateral. The use of brown coloring in cement stabilized sand for wastewater main or lateral bedding is recommended for the identification of pressure rated wastewater mains during future construction.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	--	128.49'	127.4'	N 21°44' W	--
C2	285.00'	128.17'	127.09'	N 23°51'26" W	25°46'00"
C3	--	--	38.4'	N 60°17' E	--
C4	20.00'	51.48'	38.40'	N 57°37'40" E	147°28'47"
C5	216.86'	125.9'	125.00'	S 64°20' E	--
C6	216.86'	126.80'	125.00'	S 66°26'41" E	33°30'03"

Date	10/7/22

Drawn by:	JLL
Checked by:	

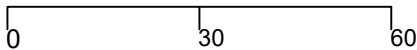


SAFEbuilt
Reviewed for Compliance by: CarlPartin
Date: 11/03/2022



No presence of 100 year flood plain on lot. OSSF not within flood plain

Scale :1" to 30'



Site Plan

**City of West Lake Hills
Private On-Site Sewage Facility
Application**

CITY USE ONLY:

TWSO No: _____

Date: _____

Amount Paid: _____

Approved By: _____

Application for On-Site Sewage Facility Construction Permit

Please fill in all spaces provided

Site Address: 1425 REDBUD TRL Zip: 78746

Legal Description: Lot: 3 Block: _____ Subdivision: CONNELLY R B

Sec #: _____ or _____ Acres of the _____

Survey #: _____ Tax Parcel #: 117591

Type of Disposal System: Aerobic Drip

☒ Engineered Residential Permit (\$410)*

☐ Engineered Commercial Permit (\$510)*

☐ Engineered Plans Resubmission (\$150)

☐ Modification or Repair-
Residential (\$160) Commercial (\$210)

☐ Renewal of Expired Permit
(\$150) Residential (\$200) Commercial

☒ Includes \$10 State Surcharge* ☐ Each Variance (\$250) ☐ Re-inspection (\$100)

Property Owner: JINNY& ANDREW REIF

Mailing Address: 1425 REDBUD TRAIL AUSTIN TX US 78746-4343

Email: [REDACTED]

Phone: 832-687-5049 Cell Phone: _____

Contractor/Builder Name: Daniel Oliphant

Email: [REDACTED]

Phone: 512-656-9662 Cell Phone: _____

OSSF Engineer/Designer Name: James Lancaster

Email: [REDACTED]

Phone: 512-710-9919 Cell Phone: _____

Installer: Mark Griffor (TENTATIVE)

Installer No: OS0031797 Email: [REDACTED]

Phone: 512-484-5423 Cell Phone: _____

Source of Water: ☐ Private Well ☐ Cistern ☐ Lake Water ☒ Public Water Supply - **Name:**

Travis County Water District 10

Type of Development:

☒ Single Family Residential Living Area Size: <4500 sq. ft. Bedrooms: 5

☐ Non-Residential (or multi-family residential) Type use: _____

Size of Building: _____ sq. ft. No. of Employees: _____

Days Occupied per Week: _____ No. of Customers: _____

Estimated Daily Water Use _____ g.p.d. Is water used in a manufacturing process? _____

Distance to Closest Organized Sewer Line: ☐ Less than 500 feet (actual measurement _____ ft.) ☒ Greater than 500 feet (Unknown)

I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT.
AUTHORIZATION IS HEREBY GIVEN TO THE CITY OF WEST LAKE HILLS TO ENTER
THE ABOVE DESCRIBED PRIVATE PROPERTY FOR THE PURPOSE OF LOT
EVALUATIONS AND INSPECTIONS OF PRIVATE SEWAGE FACILITIES.

Signature of Owner [Signature] Date: 10/3/2022

AN APPLICATION CHECK LIST MUST BE SUBMITTED WITH THIS APPLICATION.

Lantana Septic LLC
3313 Burleson Rd Austin, TX 78741
OS0035215 OS0036488 MP0002313

Oscar S. Gomez
(512) 799-7863 Cell Phone / Emergency
lantanaseptic@gmail.com

ON-SITE SEWAGE FACILITY SERVICE AGREEMENT Page 1 of 2

Customer Name: Andy Reif Phone: 832-687-5049
Mailing Address: _____
OSSF Site Address: 1425 Redbud Trail Austin, TX 78746
County: City of West Lake Hills Email: [REDACTED]
Permit #: _____ Type of System: DRIP Aerator Serial No: _____

- I. **General.** This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between the above described customer (hereinafter referred to as "Customer") and Oscar S. Gomez of Lantana Septic LLC (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein at the above described location (hereinafter referred to as the "Property") and the Customer agrees to fulfill his/her/their responsibilities under this Agreement, as described herein.
- II. **Effective Dates.** Given receipt of full payment, the term of this Agreement is a period of **TWO** years, commencing on the date the License to Operate is issued and ending two (2) years later:
- Start Date: _____ End Date: _____
- III. **Services by Contractor.** Contractor will provide the following services (hereinafter referred to as the "Services"):
- Inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") in compliance with the code, regulations, and rules set forth by the State of Texas, the Texas Commission on Environmental Quality ("TCEQ"), the county in which the OSSF is located (the "County"), and the manufacturer's requirements, at a frequency of approximately once every four (4) months, or three (3) times a year, for a total of six (6) inspections over a two (2) year period. Inspections include adjustment and servicing of the mechanical and electrical components of the OSSF to ensure proper function, and checking for proper pH and chlorine residual of the effluent.
 - If any component(s) of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Customer of the repairs needed. If the condition cannot be repaired at the time of the service visit, the Contractor will provide an estimate for when the repair can be made and of any charges that may be accrued. Contractor will perform all warrantee work as defined in the OSSF Homeowner's Manual. The Customer is financially liable for any charges that may be accrued for system repairs not covered by the OSSF warranty, including pumping of the trash tank, if needed for any reason. If the unit is in need of chlorine, Contractor will add it as needed and charge the customer.
 - After each inspection, submit a report to the County and to the Customer within 14 days.
 - Respond to the Customer's concerns regarding operation of the OSSF, by phone, within 24 hours of receiving notification. In response to the Customer's request for additional unscheduled service visits, the Contractor will visit the OSSF site within two (2) business days from the date of the Contractor's receipt of the Customer's request. All unscheduled service visits are subject to fees in addition to the fee covered by this Agreement and will be billed to the Customer at the rate of \$75.00 per visit plus materials and \$75.00 per hour of labor.
- IV. **Customer's Responsibilities.** The Customer is responsible for each and all of the following:
- Use and maintain the OSSF in strict accordance with the manufacturer's recommendations outlined in the homeowner's manual. Improper usage or maintenance will void the manufacturer's warranty and will suspend coverage of service charges.
 - Provide all necessary site maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 - Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from state and local regulatory agencies.
 - Immediately notify the Contractor of any and all problems with the OSSF and authorize any required service. If the Customer elects a different contractor to perform the required service, the Customer is responsible for ensuring the substitute contractor holds the proper licenses, payment to that contractor, and ensuring proper notification is submitted to the appropriate regulatory agencies.

ON-SITE SEWAGE FACILITY SERVICE AGREEMENT Page 2 of 2

- e. Provide the Contractor with water usage records, upon request, for evaluation of the OSSF performance.
- f. Prevent backwash/discharge from water treatment or conditioning equipment from entering the OSSF.
- g. Maintain site drainage sufficient to prevent adverse effects on the OSSF.
- h. Promptly and fully submit payments to Contractor for all charges acquired.

- V. **Payments.** The Customer shall pay the Contractor a fee of **\$680.00** for the Services described herein. This fee does not cover equipment, parts, or labor supplied for repairs beyond routine inspection and maintenance; repairs not covered by the system manufacturer's warranty; or unscheduled Customer-requested site visits. Payments for such additional services are due at the time the services are provided. Payments not received within 30 days from the due date will be subject to a \$20.00 late fee or 1.5% carrying charge, whichever is greater, for each 30 day period the fee is past due. The Customer shall pay all costs of collection incurred by the Contractor, including without limitation, reasonable attorney fees. In addition to any other right or remedy provided by law, if the Customer fails to pay for services when due, Contractor has the option to treat such failure to pay as a material breach of this Agreement, and may seek legal remedies.
- VI. **Access to Property.** Customer authorizes Lantana Septic LLC and any personnel associated with and authorized by Lantana Septic LLC to enter the Property at reasonable times without prior notice for the purpose of performing the Services described herein. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer and/or Agency requirements. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to the Customer as an additional service charge at the rate of \$75.00 per hour of labor, plus materials. Contractor will make reasonable effort to replace excavated soil and restore land grade.
- VII. **Transfer.** In the case that the Property is sold or transferred during the Agreement period, the terms of this Agreement will apply to the new owner who shall then be liable for all items described herein. An updated replacement Agreement must be signed and received within 30 days of the transfer of ownership.
- VIII. **Termination.** This Agreement may be terminated by either party with 30 days written notice in the event of the other party's substantial failure to perform their respective duties described in this Agreement, and without fault of the terminating party. If this Agreement is so terminated, Contractor shall be paid at the rate of \$75.00 per hour for any work performed, but not yet paid. The terminating party shall immediately notify the other party, the system manufacturer, and all regulatory agencies of the termination.
- IX. **Liability.** In no event shall Lantana Septic LLC or any person associated with Lantana Septic LLC be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory. In no event shall the liability of Lantana Septic LLC or any person associated with Lantana Septic LLC for direct damages exceed the price for the Services described herein or exceed payments made by the Customer under this Agreement.
- X. **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would be come valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.
- XI. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Texas.
- XII. **Waiver.** The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.
- XIII. **Entire Agreement.** This Agreement constitutes the entire agreement between the Customer and Contractor and there are no other promises or conditions in any other agreement, oral or written, regarding maintenance of the OSSF on this Property.
- XIV. **Signatories.** This Agreement shall be signed by the Customer and by Oscar S. Gomez (owner & maintenance provider) on behalf of Lantana Septic LLC, and shall commence on the Effective Date

Customer: X Andy Reif (signed) 10/06/2022 (date)
Andy Reif (printed)

Service Provider: Oscar S. Gomez (signed) 09/30/2022 (date)
Oscar S. Gomez (Owner/Maintenance Provider, (MP0002313))

**PLANS MUST BE ON SITE
FOR ALL INSPECTIONS**

SAFEbuilt
Reviewed for Compliance by: Carl Partin
Date: 11/03/2022