CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-4

DATE: Monday August 9, 2021 **CASE NUMBER: C15-2021-0062**

___Y____Thomas Ates
___Y____Brooke Bailey
___Y____Jessica Cohen
___Y____Melissa Hawthorne
___Y____Barbara Mcarthur
___Y____Rahm McDaniel
___-____Darryl Pruett (out – no show)
___Y____Agustina Rodriguez
___Y____Richard Smith
___-____Michael Von Ohlen (out)
___Y____Nicholl Wade
___Y____Kelly Blume (Alternate)
___-____Carrie Waller (Alternate)
_____Vacant (Alternate)

APPLICANT: David Cancialosi

OWNER: Christen Steen

ADDRESS: 3401 RIVERCREST DR

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-551 (Lake Austin District Regulations) (C) (3)
(a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (53% existing)
(b) increase the maximum impervious cover on a slope with a gradient of 15 percent and not more than 25 percent from 10 percent (allowed) to 49 percent (requested), (54.25% existing)
(c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 18 percent (requested), (4.41% existing)
(d) increase maximum impervious cover on a slope gradient greater than 35 percent to 3 percent (requested), (0.83% existing) in order to erect a Single-Family + associated improvements in a "LA", Lake Austin zoning district.

Note: *This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.*
For the above address the Subdivision Plat was recorded on January 4, 1965

The overall change in IC is from 21.51% to a proposed 20.89% IC, or 8,084 SF IC to 7,883 SF IC, when calculated on a gross lot area basis.

BOARD'S DECISION: BOA JULY 12, 2021 POSTPONED TO AUGUST 9, 2021; Aug 9, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to October 11, 2021; Board Member Brooke Bailey seconds on a 10-0 vote; POSTPONED TO October 11, 2021.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

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

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

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

Elaine Ramirez
Elaine Ramirez
Executive Liaison

Diana A. Ramirez for
Jessica Cohen
Chair

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-4

DATE: Monday July 12, 2021 **CASE NUMBER: C15-2021-0062**

_____Thomas Ates
_____Brooke Bailey
_____Jessica Cohen
_____Melissa Hawthorne
_____Barbara Mcarthur
_____Rahm McDaniel (OUT)
_____Darryl Pruett
_____Agustina Rodriguez
_____Richard Smith (OUT)
_____Michael Von Ohlen
_____Nicholl Wade
_____Kelly Blume (Alternate)
_____Carrie Waller (Alternate)
_____Vacant (Alternate)

APPLICANT: David Cancialosi
OWNER: Christen Steen

ADDRESS: 3401 RIVERCREST DR

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-551 (Lake Austin District Regulations) (C) (3)
(a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (53% existing)
(b) increase the maximum impervious cover on a slope with a gradient of 15 percent and not more than 25 percent from 10 percent (allowed) to 49 percent (requested), (54.25% existing)
(c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 18 percent (requested), (4.41% existing)
(d) increase maximum impervious cover on a slope gradient greater than 35 percent to 3 percent (requested), (0.83% existing) in order to erect a Single-Family + associated improvements in a “LA”, Lake Austin zoning district.
Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.
For the above address the Subdivision Plat was recorded on January 4, 1965

The overall change in IC is from 21.51% to a proposed 20.89% IC, or 8,084 SF IC to 7,883 SF IC, when calculated on a gross lot area basis.

BOARD'S DECISION: BOA JULY 12, 2021 POSTPONED TO AUGUST 9, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

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

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

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

Elaine Ramirez

Elaine Ramirez
Executive Liaison

Diana Ramirez for

Jessica Cohen
Chair

July 9, 2021

Jennifer Hanlen
3401 Rivercrest Dr
Austin TX, 78746

Property Description: LOT 4&5 BLK D RIVERCREST ADDN SEC 2

Re: C15-2021-0062

Dear Jennifer,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider variance(s) from Land Development Code Section 25-2-551 (Lake Austin District Regulations) to exceed the allowable impervious surface percentages.

Austin Energy **does not oppose** the request, provided that any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code, and OSHA. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:
https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Joseph Beeler, Planner I
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6602

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0062

BOA DATE: July 12th, 2021

ADDRESS: 3401 Rivercrest Dr

COUNCIL DISTRICT: 10

OWNER: Christen Steen

AGENT: David Cancialosi

ZONING: LA

LEGAL DESCRIPTION: LOT 4&5 BLK D RIVERCREST ADDN SEC 2

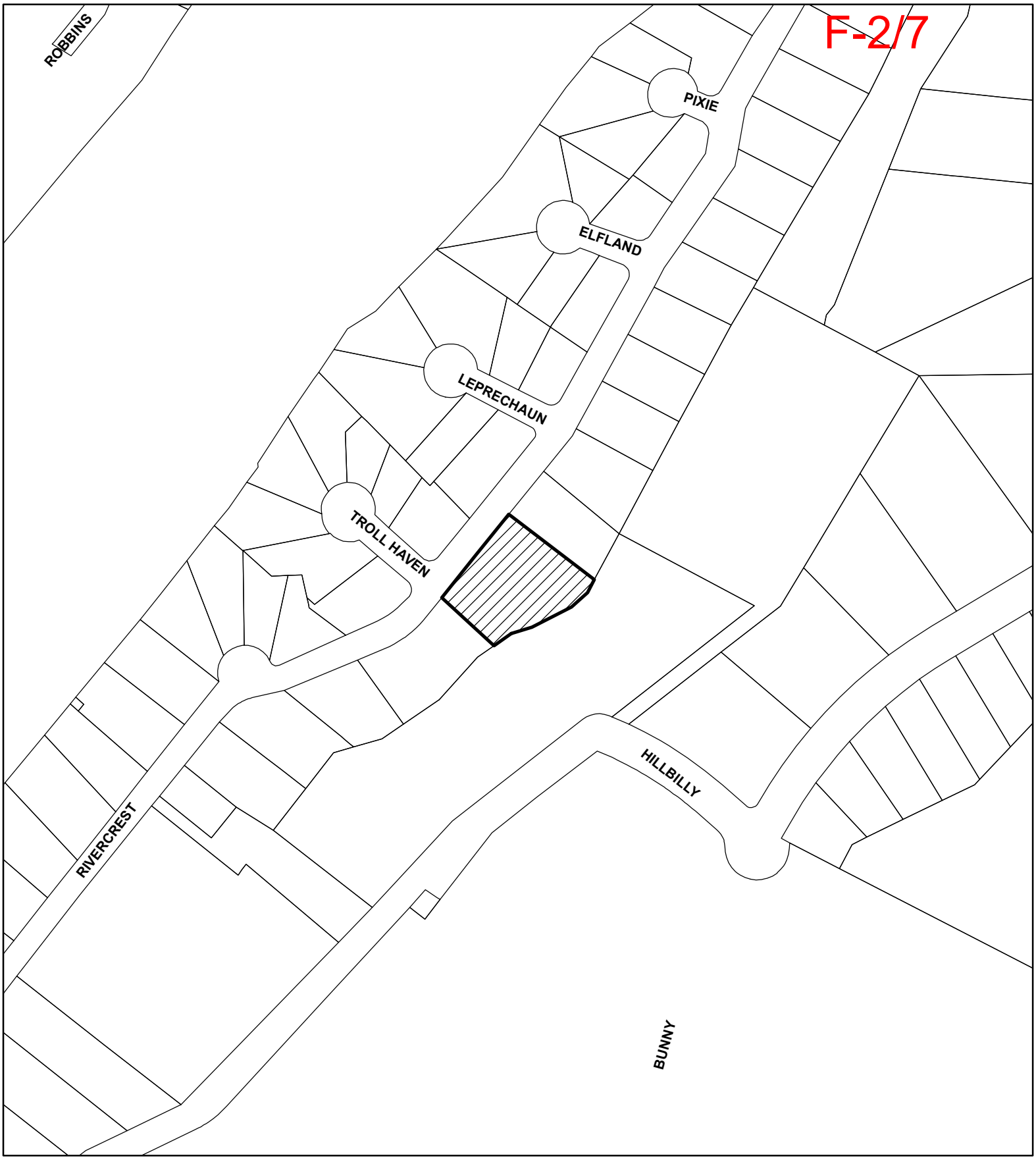
VARIANCE REQUEST: increase impervious cover

SUMMARY: erect Single-Family + associated improvements

ISSUES: slope issues; site platted under Rivercrest Sec. 2 in the mid 1960's

	ZONING	LAND USES
Site	LA	Lake Austin
North	LA	Lake Austin
South	LA	Lake Austin
East	LA	Lake Austin
West	LA	Lake Austin

NEIGHBORHOOD ORGANIZATIONS:
Austin Independent School District
Austin Lost and Found Pets
BRNA ASSOCIATION INC.
City of Rollingwood
Friends of Austin Neighborhoods
Glenlake Neighborhood Association
Save Our Springs Alliance
Sierra Club, Austin Regional Group
TNR – BCP – Travis County Natural Resources
The Creek at Riverbend Neighborhood Association



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 235 '

NOTIFICATIONS

CASE#: C15-2021-0062

LOCATION: 3401 RIVERCREST DR

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

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

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

Board of Adjustment
General/Parking Variance Application

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

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

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

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

For Office Use Only

Case #_____ ROW #_____ Tax # _____

Section 1: Applicant Statement

Street Address 3401 Rivercrest Dr

Subdivision Legal Description:

Lot 4-5 Rivercrest Addition Sec. 2

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: LA – Lake Austin

I/We David C. Cancialosi on behalf of myself/ourselves as

authorized agent for Christen Steen

affirm that on

Month May , Day 27 , Year 2021 , hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

x ○ Erect ○ Attach ○ Complete ○ Remodel X Maintain ◉ Other: ERECT (REPLACE concrete)

Type of Structure: single-family structure + associated improvements

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

LDC 25-2-551:

1) **from 53% IC in the 0-15% slope to 48% IC,**
2) **from 54.25% in the 15-25% slope to 49% IC,**
3) **from 4.41% in the 25-35% slope to 18% IC, and**
4) **from 0.83% in the 35%+ slope to 3% IC.**

The overall change in IC is from 21.51% to a proposed 20.89% IC, or 8,084 SF IC to 7,883 SF IC, when calculated on a gross lot area basis.

Section 2: Variance Findings

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

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

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

Reasonable Use

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

The LA zoning category was created via ordinance No. 840913-S and effectively amended zoning Chapter 13-2 by capturing all land 500' landward of the 504.9' contour line. The Ordinance either newly zoned or rezoned most parcels to Lake Austin (LA) zoning category. This Ordinance was signed into effect 9/13/1984. The regulations were passed in 1984, then written into code using language that backdated the regulations several years prior to arbitrarily capture parcels along the lake and separate them into two development categories – mainly these being pre and post 1982 standards. The LA zoning category was assigned to properties regardless of their compliance with LA zoning site requirements such as 100' of lot width being present or not, or whether a lot or tract was a minimum of one acre in size as also required by the LA zoning site performance standards. Some of those lots that could not comply were zoned SF-2 and remain as such today; thus, the vast majority of lake front (and non lake front) properties were zoned from "A" *First Height and Residential District* under zoning code Chapter 13-1 to the currently applicable 25-2-551, *Lake Austin Zoning*. The ordinance has been in effect almost 40 years as of now.

Because Section 2 of Rivercrest Subdivision was platted in the 1960's under City zoning Chapter 44, it is completely reasonable to allow the site a replacement residence with typical single-family accessory uses such as pool, deck, garage, and so forth. The applicant requests the Board consider this application and approve it as a reasonable request necessary to redevelop the site.

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

There is no other lot in the area which has been encumbered in this manner via slope, safety concerns, and non-compliance to this degree.

b) Hardship:

The site was platted under Rivercrest section 2 in the mid 1960's. No slope category or site regulations existed in the manner in which they do today under The Land Development Code, specifically section 25-2-551 Lake Austin zoning category. This zoning change from "A" to "LA" by the city is a hardship in that the site was automatically undevelopable without a variance from certain regulations.

The house was built in 2006 via City-approved permits. Those permits were issue erroneously in terms of the how the impervious cover was calculated. The impervious cover was not calculated in accordance with LDC 25-2-551, *Lake Austin* zoning performance standards. They were, however, calculated using gross lot area and not per slope, i.e., 0-15%, 15-25%, 25-35%, 35%+ slope categories which allow a relative amount of impervious in each slope category. **The current request proposes to reduce the impervious cover from 53% in the 0-15% slope to 48%, from 54.25% in the 15-25% slope to 49%, from 4.41% in the 25-35% slope to 18%, and from .83% in the 35%+ slope to 3%. This change in IC is from 21.51% to a proposed 20.89% impervious coverage, or 8,084 SF IC to 7,883 SF IC when calculated on a gross lot area basis.**

The driveway easement is definitive hardship that requires 1,500+ SF of IC. The septic placement is requiring a significant amount of retaining walls stretching from the build site down to the street due to the topography of the site.

The 37,000+ SF lot has 57% of unbuildable space. The only flat part is the existing foundation and parking areas. When the 2006 and 2007 permits were incorrectly issued by the city then said permits were finaled by the field inspectors, the issues we are addressing via this request before you were permanently created for the site.

1) Permits issued in error, 2) non-compliant building sites, 3) substandard lot size, 4) taxed but unbuildable land, and 5) eroding integrity of existing on-site structures cumulatively contribute to a handful of substantive, legitimate hardships. The owner requests the Board's assistance by way of granting the requested variances so the site may be properly restored to one of beauty but also structural integrity and safety. By doing so the Board would not be out of character with prior approvals for almost a dozen other sites located in the Rivercrest neighborhood, all facing similar if not exact hardships. We ask you find the same for this site as well.

This gross lot area calculation is how the impervious coverage was contemplated as part of the intended single-family development when the mid-1960's Rivercrest subdivision was approved by Travis county and / or city of Austin.

Area Character

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

The proposed remodel will be in keeping with the surrounding homes along Rivercrest Dr. No adverse impacts will be imposed on surrounding properties.

Parking (additional criteria for parking variances only)

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

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

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

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

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

Section 3: Applicant Certificate

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

Applicant Signature: _ Date: 09/15/2020

Applicant Name (typed or printed): David C. Cancialosi

Applicant Mailing Address: 300 E. Highland Mall Blvd #207

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 593-5361

Email (optional – will be public information): [redacted]

Section 4: Owner Certificate

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

Owner Signature: *Christen Steen* Date: 5/1/2021

Owner Name (typed or printed): Christen Steen

Owner Mailing Address: 3401 Rivercrest Dr

City: Austin State: TX Zip: 78746

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Agent is applicant

Agent Mailing Address:

City: State: Zip:

Phone (will be public information):

Email (optional – will be public information):

Section 6: Additional Space (if applicable)

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

From the office of:

PERMIT PARTNERS, LLC
300 E. Highland Mall Blvd, Ste. 207
Austin, Texas 78752
David C. Cancialosi
512.593.5368
[redacted]

April 1, 2020

City of Austin c/o Elaine Ramirez
Board of Adjustment
One Texas Center
505 Barton Springs
Austin, Texas 78704

RE: Variance request to maintain and reduce impervious cover at 3401 Rivercrest Dr.

Dear Board of Adjustment Commissioners,

My client is seeking a variance to maintain a single-family residence built in 2006 era. The residence is located in the Rivercrest subdivision located along the banks of Lake Austin. The neighborhood was platted in the mid 1960's and a majority of the lots are non-compliant with respect to Lake Austin zoning as a result of the development occurring prior to the City's blanket application of LA zoning to the neighborhood in the mid 1980's.

The house in question is not along the main body of the lake and has zero water frontage. It is on a steep hill with the flat area atop it supporting the existing house and associated improvements. The house spans two lots – lots 4 & 5 Rivercrest Addition Section 2. The combined acreage of lots 4 and 5 is 37,400 SF. Despite both lots being used as one single-family development they remain substandard to LA zoning requirement of 1 acre minimum Each lot 4 and lot 5 being of substandard size independently, the combined lot size is 37,400 SF, yet 21,490, or 57%, of the lot contains slope in excess of 35%.

Regardless the city issued permit #2006-002550 for new construction of a two story house and covered wood decks with associated improvements. That permit issuance was completely erroneous and started a slew of problems passed from one owner to the next as the house continually required maintenance. The city approved a gross area calculation of 16.2% IC vs. the required *per slope* IC calculations which had been the required method of calculation since 1984 and remain as such to this day.

The city compounded its error by again issuing permit approval for an accessory structure in 2007. That approved pool application confirmed 16,000+ SF IC was allowed on-site. Both applications note a 1,300 SF driveway that crosses the lot. The driveway takes access from Rivercrest Dr. and serves a number of houses on located beyond this house and on the same side of the street. Most of these houses only access is from the rear of their homes via this driveway. Some do have front parking along Rivercrest Dr. but not all. The driveway cannot be removed as it is an access easement utilized by multiple parties. Yet, it counts as impervious coverage against this property.

In sum, the multiple retaining walls found throughout the hillside are in need of repair; the driveway easement cannot be removed; the site is substantially encumbered by excessive 35% slopes; and prior issuance of city permits clearly exacerbates the existing impervious coverage numbers. From a gross area IC calculation perspective, the owner proposes less than ½ the impervious coverage than what the city stated was allowed in the 2006 and 2007 permit approvals. The request before you is to reduce the degree of non-compliance while bring significant structural components of the site into compliance so as to avoid a hillside failure or similar damage to the house or those around it. This will be done via light redevelopment of the existing house and parking area into a garage, pool remodel, new hardscape, and other accessory improvements

Reasonable Use

A single-family residential use with associated accessory uses on a LA zoned lot is reasonable and in keeping with the stated allowances in the land development code. This use was contemplated when the original Rivercrest Section 2 plat was approved.

Hardship

The house was built in 2006 via City-approved permits. Those permits were issued erroneously in terms of the how the impervious cover was calculated. The impervious cover was not calculated in accordance with LDC 25-2-551, *Lake Austin* zoning performance standards. They were, however, calculated using gross lot area and not per slope, i.e., 0-15%, 15-25%, 25-35%, 35%+ slope categories which allow a relative amount of impervious in each slope category. Now, to perform any work on the site my client bears the burden of mistakes not created by her. The remedies are too great to perform without assistance from the BOA and the variances are necessary to utilize the property as originally intended then permitted for by the City.

The current request proposes to reduce the impervious cover from 53% in the 0-15% slope to 48%, from 54.25% in the 15-25% slope to 49%, from 4.41% in the 25-35% slope to 18%, and from .83% in the 35%+ slope to 3%. This change in IC is from 21.51% to a proposed 20.89% impervious coverage, or 8,084 SF IC to 7,883 SF IC when calculated on a gross lot area basis.

The driveway easement is definitive hardship that requires 1,500+ SF of IC. This is out of my client's control.

The septic placement is requiring a significant amount of retaining walls stretching from the build site down to the street due to the topography of the site. This also exacerbates the impervious cover for the steep topography on the lot.

The 37,000+ SF (combined) lot has 57% of unbuildable space. The only flat part is the existing foundation and parking areas. This area is supported by retaining walls, which are failing and need to be replaced and relocated. When the 2006 and 2007 permits were incorrectly issued by the city then said permits were finaled by the field inspectors, the issues we are addressing via this request before you were permanently created for the site.

Permits issued in error, non-compliant building sites, substandard lot size, taxed but unbuildable land, and eroding building integrity of existing on-site structures cumulatively contribute to a handful of substantive, legitimate hardships. The owner requests the Board's assistance by way of granting the requested variances so the site may be properly restored to one of beauty but structural integrity and safety typically found throughout the Rivercrest neighborhood.

Not General to the Area

There are no known lots in the area with this specific issue.

Area of Character

The proposed remodel will be in keeping with the surrounding homes along Rivercrest Dr. No adverse impacts will be imposed on surrounding properties. The overall impervious coverage is being reduced while the structural integrity and infrastructure of the site is being vastly improved.

Please find the remainder of the application packet and findings attached.

Sincerely,

David C. Cancialosi, Agent for Owner

F-2/15

3/13 12:30pm

BP Number BP06-2550R
Building Permit No.
Plat No. Date 3/31/6
Reviewer Donna Carter

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

8·18·06

06018576

PRIMARY PROJECT DATA

Service Address 3401 Rivercrest Dr Tax Parcel No.

Legal Description

Lot 45 Block D Subdivision Rivercrest Section 2 Phase

If in a Planned Unit Development, provide Name and Case No.

(attach final approved copies of subdivision and site plan)

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

Description of Work

X New Residence
__ Duplex
__ Garage __ attached __ detached
__ Carport __ attached __ detached
__ Pool

__ Remodel *(specify)*

__ Addition *(specify)*

__ Other *(specify)*

Zoning (e.g. SF-1, SF-2…) LA Height of building 26'9" ft. # of floors 2

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

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

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

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

VALUATIONS FOR REMODELS ONLY

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

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 37,452.7 sq.ft.

Job Valuation $ 415K
(Labor and materials)

Total Job Valuation (remodels and additions)
$
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	$ 370	$
Electrical	$ 230	$
Mechanical	$ 120	$
Plumbing	$ 125	$
Driveway & Sidewalk	$	$
TOTAL	$	$

OWNER / BUILDER INFORMATION

OWNER Name Steve & Jessica Davis Telephone (h) 658-5824 (w)

BUILDER Company Name June King Custom Homes Inc Telephone 512 7850913
Contact/Applicant's Name June King Pager
FAX 512 371 3142

DRIVEWAY /SIDEWALK Contractor Ram Foundations Telephone 748-1883

CERTIFICATE OF OCCUPANCY Name Telephone
Address City ST ZIP

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

__ telephone ✓ e-mail: [redacted]

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

underscore

3403 will be the same lot. F-2/16

Service Address 3401 RIVERCREST DRIVE Post Office is 3401

Applicant's Signature [signature] Date 3/09/06

BUILDING COVERAGE

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

		~~Existing~~ New	~~New / Addition~~
a.	1st floor conditioned area	2382 sq.ft.	sq.ft.
b.	2nd floor conditioned area	829. sq.ft.	sq.ft.
c.	3rd floor conditioned area	sq.ft.	sq.ft.
d.	Basement	sq.ft.	sq.ft.
e.	Garage / Carport		
	___attached	sq.ft.	sq.ft.
	✓ detached PARKING SLAB	864 sq.ft.	sq.ft.
f.	Wood decks *[must be counted at 100%]*	264.7 sq.ft.	sq.ft.
g.	Breezeways	sq.ft.	sq.ft.
h.	Covered patios	sq.ft.	sq.ft.
i.	Covered porches	sq.ft.	sq.ft.
j.	Balconies	sq.ft.	sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*	sq.ft.	sq.ft.
l.	Other building or covered area(s)	sq.ft.	sq.ft.
	Specify		
	TOTAL BUILDING AREA *(add a. through l.)*	4339.90 sq.ft.	sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract b., c., d., and k. if applicable)* 3510.90 sq.ft. ~~[illegible]~~ 9 % of lot

IMPERVIOUS COVERAGE

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

a.	Total building coverage on lot *(see above)*	3510.9 sq.ft.
b.	Driveway area on private property	899.9 sq.ft.
c.	Sidewalk / walkways on private property	315.1 sq.ft.
d.	Uncovered patios	sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	sq.ft.
f.	Air conditioner pads	20 sq.ft.
g.	Concrete decks	sq.ft.
h.	Other (specify) PRIVATE ROAD	1332.2 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 6078.10 sq.ft. 16.2 ~~16~~ % of lot

F-2/17

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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

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

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

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

APPLICANT'S SIGNATURE _____ DATE 8/09/06

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 21225

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

platted 1964

~~(1) need FR setback info~~

~~(2) If new house, why is "existing" attached?~~

3211.2 total gfa
14,981.08 = 0.45 FAR

(3) flood plan

(4) septic approval

8/7/06. TCAD # 0131/90203, NOT FOUND IN FPD DATABASE. FPD SUBMITTED

8/17/06. FPD Received. 25 yr = 494.25 + 100 yr = 497.30

Per GIS, Lowest Point on Lot @ 514. NO ADDL INFO REQUIRED

JG

F-2/18

Kramer Service Center

2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application
(Please Print or Type)

St. Elmo Service Center

4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

ESPA for Residential & Small Commercial Service Only (under 350 amps1Ø or 225 amps 3Ø)

Name: Steve & Jessica Davis / June King Custom Homes, Inc Phone 512-785-0913
Address 3401 Rivercrest Drive Austin 78748
Legal Description Lot 4 & 5 Blk "D" Rivercrest Addition, Sect 2
Lot 4+5 Block D Commercial/Residential? R

Service Main Size(s)_____(amps) Service Conductor _____(type & size)
Service Length _____(ft.) Number of Meters? 1 Multi-Fuel Y N
Overhead/Underground? OH Voltage 120/240 V ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 3211 Total AC Load _____(# of units)_____(Tons)
Largest AC unit_____ (Tons) LRA of Largest AC Unit_____ (amps)
Electric Heating ✓ (kW) Other _____(kW)

Comments: New Service / electrician to pull permit

ESPA Completed by (Signature & Print name) Phone

Building/Electric Permit No:_____

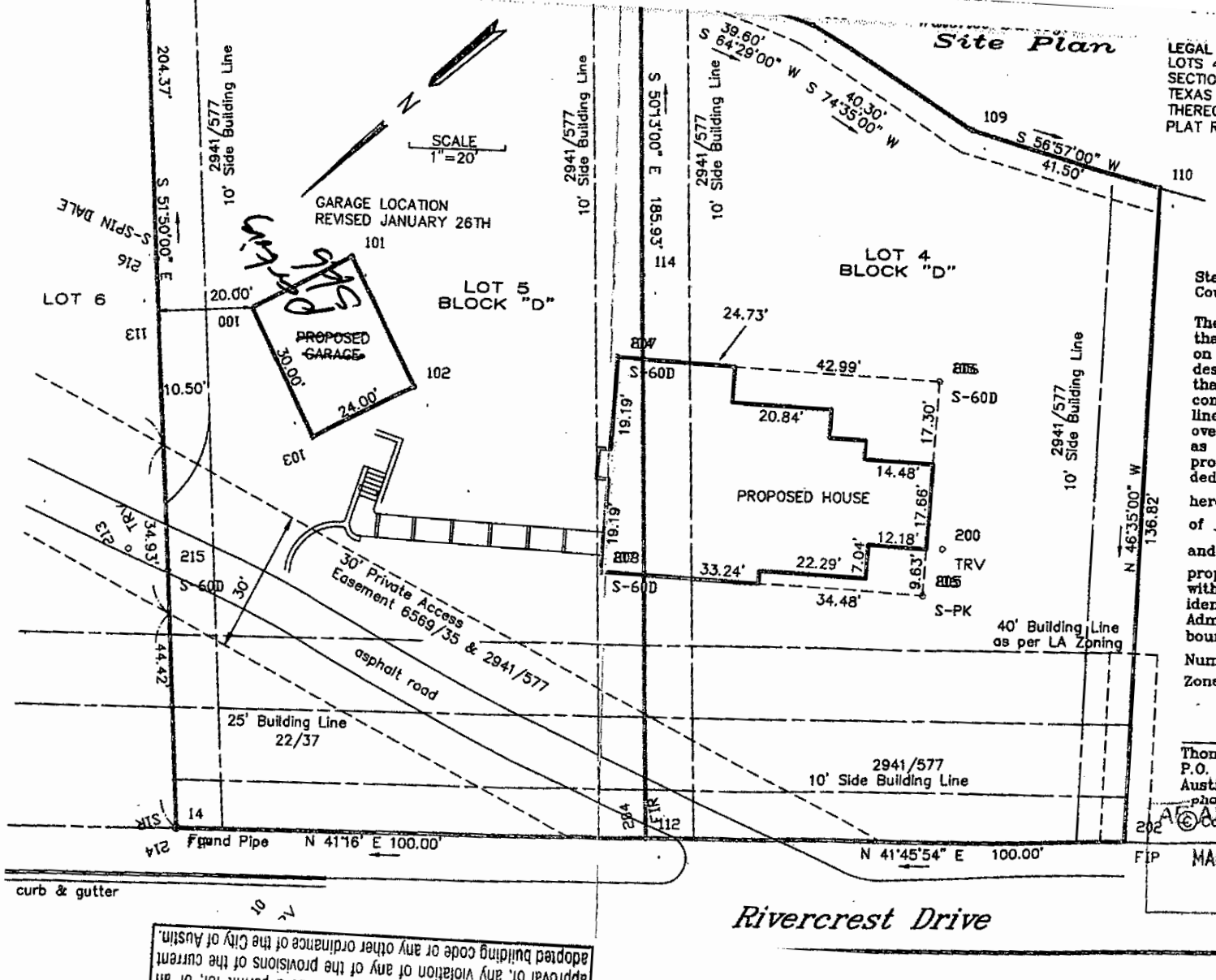
AE Representative Date

Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

AE APPROVED
MAR 10 2006
RLS 69-42

Site Plan



LEGAL DESCRIPTION:
LOTS 4 & 5, BLOCK "D", RIVERCREST ADDITION SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 37, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOTS 4 & 5 ARE SUBJECT TO: RESTRICTIONS AND EASEMENT RIGHTS RECORDED IN VOLUME 22, PAGE 37, PLAT RECORDS AND VOLUME 2941, PAGE 577 AND VOLUME 6569, PAGE 35, DEED RECORDS, TRAVIS COUNTY, TEXAS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon, dated this the 10TH day of JANUARY, 2006.

and I further certify that the property surveyed hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per map Number: 48453C0245 E
Zone X Dated: 06/16/93

Thomas P. Dixon R.P.L.S. 4324
P.O. Box 160176
Austin, Texas 78716-0176
phone 481-9602

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APPROVED
MAR 1 0 2006
R 69-42

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
By: Date 8/17/06
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

REVIEWED FOR ZONING ONLY

F-2/19

F-2/20

AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street
Austin, Texas 78701
(512) 972-0207 fax: (512) 972-0251

PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

DATE: July 24, 2006 UNIQUE #: 418443
SITE ADDRESS: 3403 Rivercrest Drive, Austin, Texas 78746
LEGAL DESCRIPTION: Lots 4 and 5, Rivercrest Addition, Section 2
OWNER'S NAME: Steven E. Davis
LAKE PROPERTY (YES/NO): NO
WATER SOURCE: Rivercrest Water System, Inc.
TYPE OF STRUCTURE: Single Family Residence SIZE: 4 bedrooms / 2,920 sq. ft. / 300 gpd

FACILITY SPECIFICATIONS

1. One Aqua Safe AS 500 5+5 "Trio" (a three tank fiberglass unit which has a 500-gallon trash tank, a 500-gallon per day aerobic treatment unit, a 500-gallon pump tank with a chlorinator and a Sta Rite S.T.E.P. D Model 20 DOM 05121 submersible effluent pump, capable to deliver 7.9 gallons per minute at a total dynamic head of 84.5 feet).
2. One 100 micron disk filter.
3. One subsurface drip irrigation drainfield of 1,560 square feet of absorption area (780 linear feet of drip lines).

MAINTENANCE CONTRACT REQUIRED (YES/NO): YES
DESIGNER: Derrick E. Lormand, R.S.
AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE DESIGNED PLAN AND APPROVED BY THE AUSTIN WATER UTILITY ON THIS DATE WITH THE SPECIFICATIONS DESCRIBED ABOVE.

THIS PERMIT MUST BE POSTED ON THE SITE

SPECIAL REQUIREMENTS

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

NOTE: This on-site sewage facility must meet all of the requirements of the City of Austin Ordinance No. 990211-E, including setback distances. If unforeseen and/or adverse conditions are encountered (including but not limited to excessive rock, seepage, or high water table), stop construction and contact the Austin Water Utility. A revised construction permit may be issued. **THIS PERMIT TO CONSTRUCT SHALL EXPIRE ONE YEAR FROM THE ISSUED DATE.**

APPROVED: [illegible], P.E. DATE: 7/24/06

F-2/21

Pin # 5011596

CITY OF AUSTIN 11.6.07

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 07-157809PR
Building Permit No. 2007163679
Plat No. _____ Date 10.11.7
Reviewer [signature]

PRIMARY PROJECT DATA

Service Address 3401 ~~3403~~ Rivercrest Dr, Austin TX Tax Parcel No. _____

Legal Description
Lot 4+5 Block _____ Subdivision Adition #2 Section _____ Phase _____

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

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

Description of Work
___New Residence
___Duplex
___Garage ___attached ___detached
___Carport ___attached ___detached
✓ Pool

___Remodel *(specify)* _____
___Addition *(specify)* _____
___Other *(specify)* _____

Zoning (e.g. SF-1, SF-2...) LA

- Height of Principal building _____ ft. # of floors _____ Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? ___ Yes ___ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**

- Does this site have a septic system? X Yes ___ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

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

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

Does this site front a paved street? X Yes ___No A paved alley? ___Yes ___No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ___Yes ___No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 37,452.7 sq.ft.
Job Valuation – Principal Building $ 30,000
(Labor and materials)
Job Valuation – Other Structure(s) $_____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 30,000
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	$	$
Electrical	$	$
Mechanical	$	$
Plumbing	$	$
Driveway & Sidewalk	$	$
TOTAL	$	$

OWNER / BUILDER INFORMATION

OWNER Name Roger STANKE Contact Telephone (h) _____ (w) _____

BUILDER Company Name Austin Custom Pools Steve Irwin Telephone 963-9352
Contact/Applicant's Name Roger STANKE Pager _____ FAX _____

DRIVEWAY/ SIDEWALK Contractor _____ Telephone _____

CERTIFICATE OF OCCUPANCY Name _____ Telephone _____
Address _____ City _____ ST _____ ZIP _____

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

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

F-2/22

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

		Existing	New / Addition
a.	1st floor conditioned area	3,211 sq.ft.	sq.ft.
b.	2nd floor conditioned area	sq.ft.	sq.ft.
c.	3rd floor conditioned area	sq.ft.	sq.ft.
d.	Basement	sq.ft.	sq.ft.
e.	Garage / Carport	sq.ft.	sq.ft.
	___attached	sq.ft.	sq.ft.
	✓ detached	864 sq.ft.	sq.ft.
f.	Wood decks *[must be counted at 100%]*	sq.ft.	sq.ft.
g.	Breezeways	sq.ft.	sq.ft.
h.	Covered patios	264 sq.ft.	sq.ft.
i.	Covered porches	315 sq.ft.	sq.ft.
j.	Balconies	sq.ft.	sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*	sq.ft.	337 sq.ft.
l.	Other building or covered area(s)	sq.ft.	sq.ft.
	Specify		
	TOTAL BUILDING AREA *(add a. through l.)*	4654 sq.ft.	337 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* 4654 sq.ft. / 12.5 % of lot

IMPERVIOUS COVERAGE

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

a.	Total building coverage on lot *(see above)*	4654 sq.ft.
b.	Driveway area on private property	1332 sq.ft.
c.	Sidewalk / walkways on private property	203 sq.ft.
d.	Uncovered patios	sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	sq.ft.
f.	Air conditioner pads	sq.ft.
g.	Concrete decks	sq.ft.
h.	Other (specify)	sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 6189 sq.ft. / 16.5 % of lot

F-2/23

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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

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

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

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

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

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

APPLICANT'S SIGNATURE _____ DATE 10/1/07

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

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

10/30/07. NO FLOODPLAIN ISSUES.

Service Address _____

Applicant's Signature _____ Date _____

F-2/24

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name Steve Davis Phone

Address 3401 River Crest Dr Austin tx

Legal Description

Lot 4 + 5 Block Commercial/Residential?

Service Main Size (amps) Service Conductor (type & size)

Service Length (ft.) Number of Meters? Multi-Fuel Y N

Overhead/Underground? LF Voltage ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage Total A/C Load (# of units) (Tons)

Largest A/C unit (Tons) LRA of Largest A/C Unit (amps)

Electric Heating (kW) Other (kW)

Comments: New Swimming pool

ESPA Completed by (Signature & Print name) Date Phone

AE Representative Date

Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

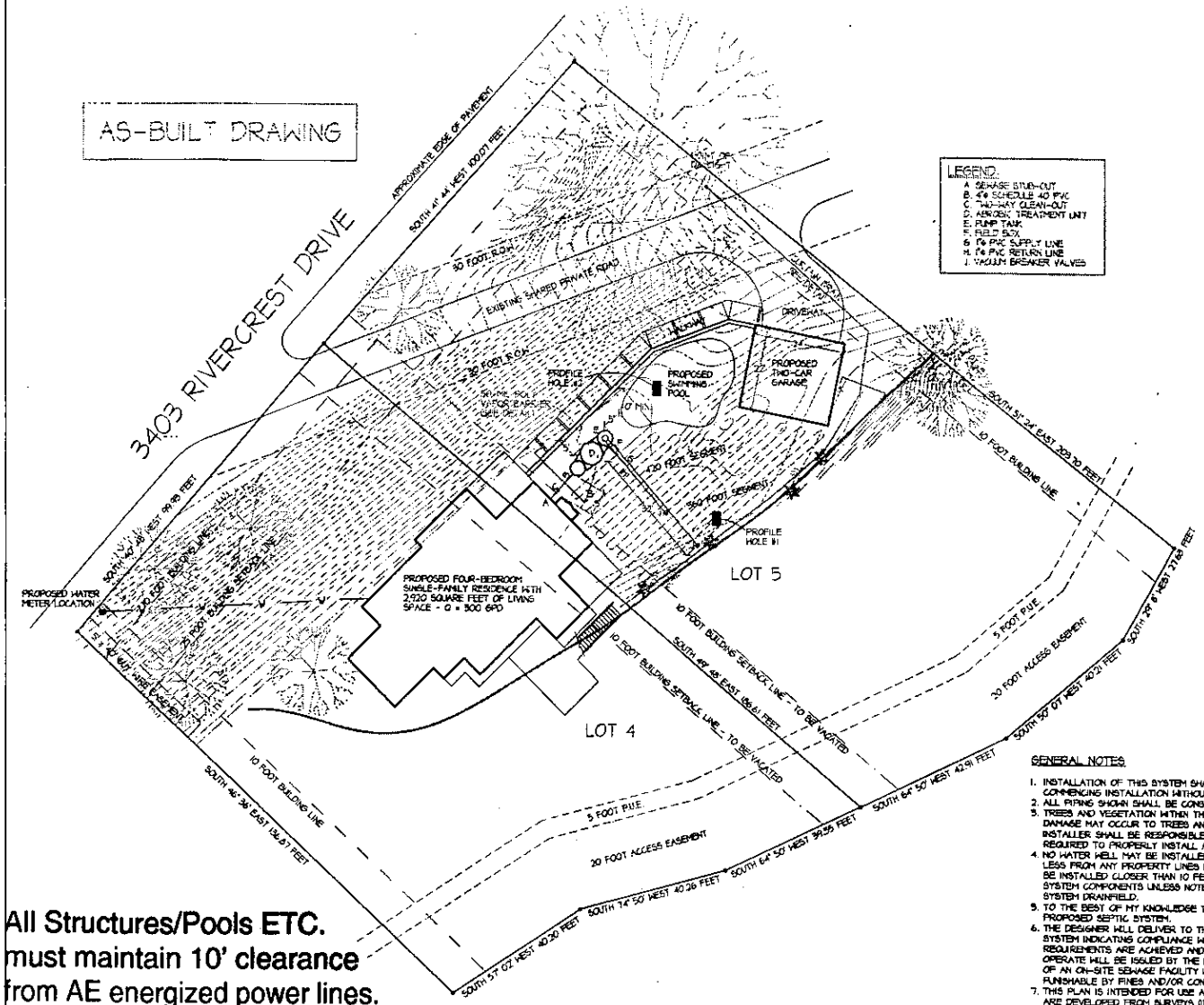
All Structures/Pools ETC.
must maintain 10' clearance
from AE energized power lines.

AE APPROVED
OCT 11 2007
RLS 284-6

JUNE_KING@SBC GLOBAL.NET

F-2/25

AS-BUILT DRAWING



LEGEND:
A. SEWAGE STUB-OUT
B. 4" SCHEDULE 40 PVC
C. TWO-WAY CLEAN-OUT
D. AEROBIC TREATMENT UNIT
E. PUMP TANK
F. FIELD BOX
G. 1" PVC SUPPLY LINE
H. 1" PVC RETURN LINE
I. VACUUM BREAKER VALVES

DESIGN CALCULATIONS

SYSTEM SIZING CALCULATION:
MAIN RESIDENCE
NUMBER OF BEDROOMS = 4 TOTAL CONDITIONED LIVING SPACE = 2890 SQUARE FEET
ESTIMATED DAILY FLOW RATE (PER TITLE 30 TAC CHAPTER 285) Q = 300 GALLONS PER DAY
GARAGE APARTMENT - REMOVED FROM SCOPE
TOTAL ESTIMATED DESIGN FLOW RATE = 300 GALLONS PER DAY
LONG TERM SOIL APPLICATION RATE, N = 0.20 GALLONS PER SQUARE FOOT PER DAY
MINIMUM REQUIRED APPLICATION AREA = Q/N = 1500 SQUARE FEET
ACTUAL NET AREA PROVIDED WITH DESIGN = 1560 SQUARE FEET

SYSTEM FLOW RATE CALCULATION:
780 LINEAR FEET OF EMITTER TUBING CONTAINING 390 EMITTERS @ .01 GPM PER EMITTER
= 3.9 GALLONS PER MINUTE
2 SEGMENTS OF TUBING REQUIRING 2.0 GPM PER SEGMENT FOR FLUSHING VELOCITY
= 4.0 GALLONS PER MINUTE
SYSTEM FLOW RATE = 3.9 GPM + 4.0 GPM = 7.9 GALLONS PER MINUTE

TOTAL HEAD CALCULATION:
TOTAL HEAD = ELEVATION HEAD + SYSTEM HEAD + FRICTION HEAD
ELEVATION HEAD = 8 FEET
SYSTEM HEAD = 45 FEET
FRICTION HEAD:
FRICTION HEAD, SCHEDULE 40 PVC SUPPLY LINE:
28 FEET OF 1" PVC @ 7.9 GPM = 1.1 FEET
12 FEET OF 1" PVC @ 3.9 GPM = 0.2 FEET
TOTAL SUPPLY LINE FRICTION HEAD = 1.3 FEET
FRICTION HEAD, SCHEDULE 40 PVC RETURN LINE:
20 FEET OF 1" PVC @ 2.0 GPM = 0.1 FEET
8 FEET OF 1" PVC @ 4.0 GPM = 0.1 FEET
TOTAL RETURN LINE FRICTION HEAD = 0.2 FEET
FRICTION HEAD THROUGH EMITTER TUBING = 10 FEET
FRICTION HEAD THROUGH FILTER = 10 FEET
MISCELLANEOUS FRICTION HEAD = 10 FEET
TOTAL FRICTION HEAD LOSS = 1.3 + 0.2 + 10 + 10 + 10 = 31.5 FEET
TOTAL HEAD = 8 FEET + 45 FEET + 31.5 = 84.5 FEET

AE APPROVED
OCT 11 2007
RLS 284-6

GENERAL NOTES

1. INSTALLATION OF THIS SYSTEM SHALL NOT BEGIN UNTIL A PERMIT TO CONSTRUCT HAS BEEN OBTAINED AND POSTED ON SITE. COMMENCING INSTALLATION WITHOUT A POSTED PERMIT IS A VIOLATION OF LAW.
2. ALL PIPING SHOWN SHALL BE CONSTRUCTED OF SCHEDULED 40 PVC UNLESS NOTED OTHERWISE ON SITE PLAN OR SECTION DETAIL.
3. TREES AND VEGETATION WITHIN THE VICINITY OF THE PROPOSED SYSTEM COMPONENTS SHALL BE PROTECTED. IT IS POSSIBLE THAT DAMAGE MAY OCCUR TO TREES AND VEGETATION DURING THE INSTALLATION OF THIS SYSTEM. NEITHER THE DESIGNER NOR THE INSTALLER SHALL BE RESPONSIBLE FOR VEGETATION REPLACEMENT. REMOVAL AND/OR TRIMMING OF TREES AND VEGETATION MAY BE REQUIRED TO PROPERLY INSTALL AND OPERATE THIS SYSTEM.
4. NO WATER WELL MAY BE INSTALLED CLOSER THAN 150 FEET OF THE PROPOSED SYSTEM. ALL WATER WELLS LOCATED 50 FEET OR LESS FROM ANY PROPERTY LINES MUST BE PRESSURE CEMENT CASED TO A DEPTH OF NO LESS THAN 100 FEET. NO WATER WELL MAY BE INSTALLED CLOSER THAN 10 FEET FROM ANY PROPERTY LINE. ALL WATER LINES SHALL REMAIN AT LEAST 10 FEET FROM ALL SYSTEM COMPONENTS UNLESS NOTED OTHERWISE ON SITE PLAN. NO UTILITY TRENCH SHALL BE PERFORMED WITHIN THE PROPOSED SYSTEM DRAINFIELD.
5. TO THE BEST OF MY KNOWLEDGE THERE APPEAR TO BE NO EDWARDS AQUIFER RECHARGE FEATURES WITHIN 150 FEET OF THIS PROPOSED SEPTIC SYSTEM.
6. THE DESIGNER WILL DELIVER TO THE PERMITTING AUTHORITY AN APPROVAL/CERTIFICATION LETTER UPON REVIEWING THE INSTALLED SYSTEM INDICATING COMPLIANCE WITH THE DESIGN. APPROVAL WILL NOT BE GRANTED UNTIL ALL INSPECTIONS ARE PERFORMED, ALL REQUIREMENTS ARE ACHIEVED AND ALL FEES TO THE DESIGNER AND THE PERMITTING AUTHORITY ARE PAID IN FULL. A LICENSE TO OPERATE WILL BE ISSUED BY THE PERMITTING AUTHORITY AND USE MAY NOT BEGIN UNTIL RECEIPT OF THE LICENSE TO OPERATE. USE OF AN ON-SITE SEWAGE FACILITY WITHOUT A LICENSE TO OPERATE IS A VIOLATION OF STATE AND LOCAL LAWS AND REGULATIONS PUNISHABLE BY FINES AND/OR CONDEMNATION OF PROPERTY.
7. THIS PLAN IS INTENDED FOR USE AS AN INSTALLATION GUIDE. THE DIMENSIONS AND LOCATION OF THE PROPERTY AND SITE FEATURES ARE DEVELOPED FROM SURVEYS (IF PROVIDED) AND ANY ADDITIONAL INFORMATION PROVIDED BY THE OWNER, BUILDER OR INSTALLER. THE SITE PLAN IS NOT INTENDED AS A LEGAL LAND SURVEY AND SHOULD NOT BE TREATED AS SUCH. FIELD CONDITIONS MAY HAVE CHANGED SINCE THE ORIGINAL SITE VISIT. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FIELD VERIFY ALL DIMENSIONS AND SITE FEATURES.
8. THIS PLAN IS SITE SPECIFIC AND MAY NOT BE REPRODUCED W/O PERMISSION FROM THE DESIGNER AND DELCON ENVIRONMENTAL SYSTEMS, LLC. THIS DESIGN AND THE INFORMATION WITHIN REMAIN THE OWNERSHIP OF THE DESIGNER AND DELCON ENVIRONMENTAL SYSTEMS, LLC. ADDITIONAL COPIES OF THIS DESIGN MAY BE OBTAINED BY CONTACTING DELCON ENVIRONMENTAL SYSTEMS, LL. ADDITIONAL PRINTING FEES MAY APPLY.
9. IN MY PROFESSIONAL OPINION THIS PROPOSED SYSTEM MAY BE OPERATED WITHOUT CAUSING A THREAT OR HARM TO THE PUBLIC HEALTH OR THE ENVIRONMENT. THE OWNER IS RESPONSIBLE FOR PROPER USE OF THIS SYSTEM. SYSTEM ABUSE OR OVERUSE MAY DAMAGE THE PROPER FUNCTION OF THIS SYSTEM CAUSING FAILURES AND POTENTIALLY REQUIRING MODIFICATION OR REPLACEMENT AT THE OWNERS EXPENSE.

All Structures/Pools ETC. must maintain 10' clearance from AE energized power lines.

DRAINFIELD SHALL CONSIST OF A TOTAL OF 780 LINEAR FEET OF EMITTER TUBING CONTAINING 390 EMITTERS DEVELOPING 1,560 SQUARE FEET OF APPLICATION AREA.

PLAN NORTH

SHEET 1 - SITE PLAN - AS-BUILT

STATE OF TEXAS
DERRICK E. LORMAND
3441
REGISTERED PROFESSIONAL SANITARIAN

DELCON
ENVIRONMENTAL SYSTEMS, L.L.C.
6101 WEST COURTYARD DRIVE
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78730
(512) 505-1397

CLIENT:	MR. STEVEN DAVIS c/o JUNE KING HOMES	
STREET:	3403 RIVERCREST DRIVE, AUSTIN, TX. 78746	
LOT, SUBDIVISION:	LOT 4 & 5, RIVERCREST ADDITION NO. 2	
PERMIT AUTHORITY:	CITY OF AUSTIN WATER AND WASTEWATER	
DRAWN BY:	DATE:	
D. E. LORMAND R.S.	04-23-2007	SCALE: 1" = 20'

GENERAL NOTES

512.730.3747 info@GarwoodArchitecture.com

EXISTING IMPERVIOUS COVERAGE CALCULATIONS PER ZONE

IMPERVIOUS COVER ZONES BASED ON SLOPE MAP	SYMBOL	LOT SQUARE FOOTAGE PER ZONE	ALLOWABLE PERCENTAGE PER ZONE	MAX ALLOWABLE SQUARE FOOTAGE PER ZONE	EXISTING SQUARE FOOTAGE PER ZONE	EXISTING PERCENTAGE PER ZONE
00% - 15%		10,348 sq ft	35%	3,622 sq ft	5,537 sq ft	53.51%
>15% - 25%		4,209 sq ft	10%	421 sq ft	2,285 sq ft	54.28%
>25% - 35%		1,451 sq ft	05%	73 sq ft	64 sq ft	4.41%
>35%		21,490 sq ft	00%	0 sq ft	178 sq ft	0.83%
TOTALS		37,498 sq ft		4,116 sq ft	8,064 sq ft	21.51%

Total Lot Area	37,498 sf (100%)
Non-Buildable Lot Area	21,490 sf (57% of property)
Buildable Lot Area (impervious coverage)	4116 sf (11% of property)

EXISTING IMPERVIOUS COVERAGE CALCS

AREA DESCRIPTION	EXISTING AREA
House Footprint	2,409 sq ft
Storage Building Footprint	127 sq ft
Retaining Wall at Storage Building	34 sq ft
A/C Pads	18 sq ft
Wood Deck at House	175 sq ft
Wood Steps to Upper Wood Deck	149 sq ft
Upper Wood Deck	142 sq ft
Stone Patio at House	24 sq ft
Stone Patio at Pool	396 sq ft
Wood Deck at Pool	54 sq ft
Pool Coping	101 sq ft
Parking Pad	843 sq ft
Retaining Walls at Parking Pad	88 sq ft
Driveway	292 sq ft
Access Drive	1,558 sq ft
Guest Parking Area	1,521 sq ft
Rock Walls at Guest Parking Area	133 sq ft
Total Impervious Cover	8,064 sq ft
Total Lot Area: 37,498 sq ft	

PLAN NORTH TRUE NORTH

EXISTING SLOPE MAP PLAN

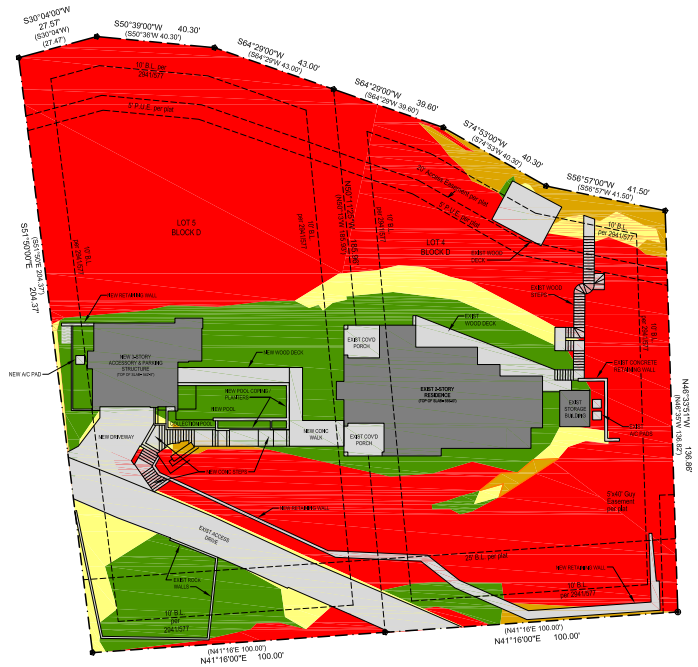
SCALE: 1" = 20'-0"

NEW IMPERVIOUS COVERAGE CALCULATIONS PER ZONE

IMPERVIOUS COVER ZONES BASED ON SLOPE MAP	SYMBOL	LOT SQUARE FOOTAGE PER ZONE	ALLOWABLE PERCENTAGE PER ZONE	MAX ALLOWABLE SQUARE FOOTAGE PER ZONE	SQUARE FOOTAGE PER ZONE	PERCENTAGE PER ZONE
00% - 15%		10,348 sq ft	35%	3,622 sq ft	4,931 sq ft	47.65%
>15% - 25%		4,209 sq ft	10%	421 sq ft	2,037 sq ft	48.40%
>25% - 35%		1,451 sq ft	05%	73 sq ft	258 sq ft	17.78%
>35%		21,490 sq ft	00%	0 sq ft	607 sq ft	2.82%
TOTALS		37,498 sq ft		4,116 sq ft	7,833 sq ft	20.89%

NEW IMPERVIOUS COVERAGE CALCS

AREA DESCRIPTION	EXISTING AREA
House Footprint	2,409 sq ft
Storage Building Footprint	127 sq ft
Retaining Wall at Storage Building	34 sq ft
A/C Pads	18 sq ft
Wood Deck at House	175 sq ft
Wood Steps to Upper Wood Deck	149 sq ft
Upper Wood Deck	142 sq ft
Concrete Walk	244 sq ft
Concrete Steps	361 sq ft
Pool Coping / Planters	119 sq ft
Pool and Collection Pool	469 sq ft
New Accessory Structure Footprint	866 sq ft
Driveway	473 sq ft
Access Drive	1,558 sq ft
New A/C Pad	9 sq ft
Landscape Wall and Steps	49 sq ft
Rock Walls at Guest Parking Area	88 sq ft
Concrete Retaining Wall	443 sq ft
Total Impervious Cover	7,833 sq ft
Total Lot Area: 37,498 sq ft	



PLAN NORTH TRUE NORTH

NEW SLOPE MAP PLAN

SCALE: 1" = 20'-0"

GARWOOD

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REGISTERED ARCHITECT COLIN A. GARWOOD 20499 STATE OF TEXAS

04.30.2021

Steen Residence
Garage / Pool Cabana / Guest Suite
5401 Rivercrest Drive
Austin, Texas 78746

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING PURPOSES	04.30.2021

DRAWN BY: CORY RAIF

SHEET TITLE
NEW AND EXISTING SLOPE MAP PLANS

SHEET
A0.2

3401 RIVERCREST DRIVE

Case #C15-2021-0062

VARIANCE REQUEST – 3401 RIVERCREST

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

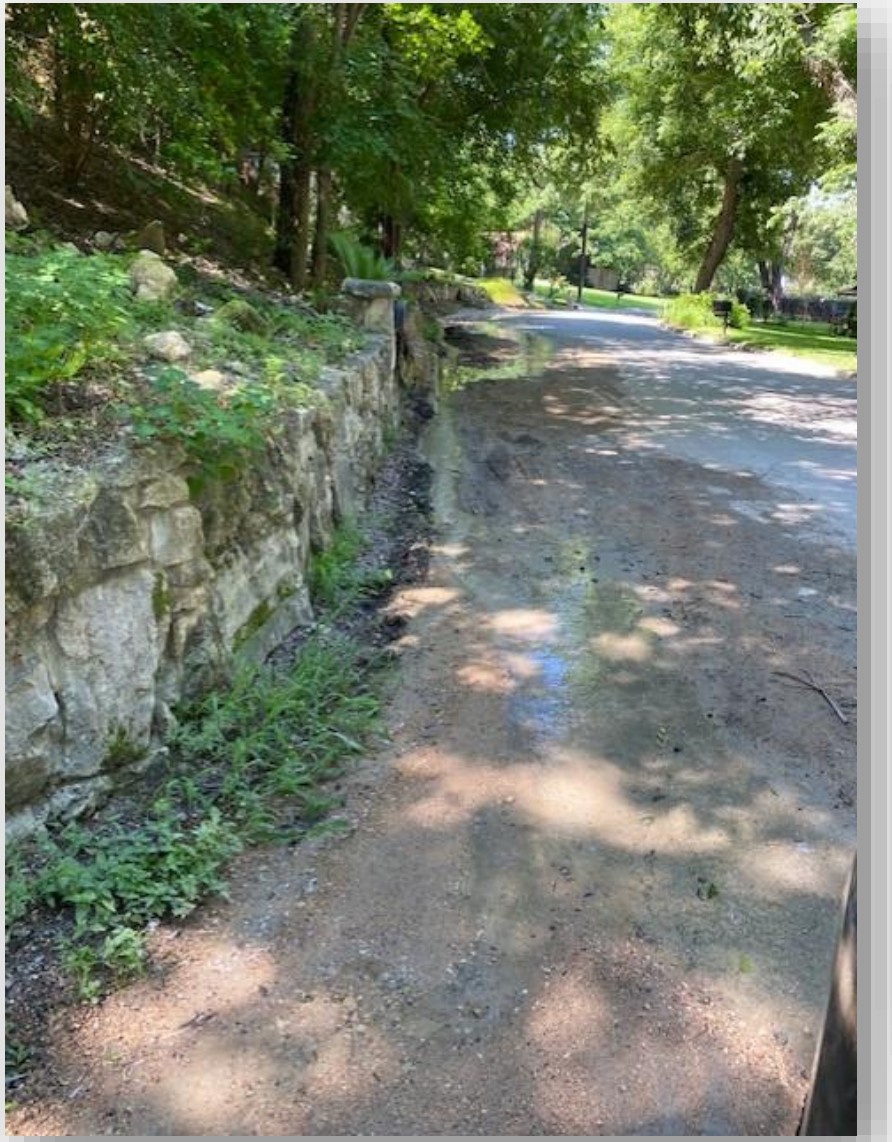
-LDC 25-2-551

Propose to amend the impervious cover:

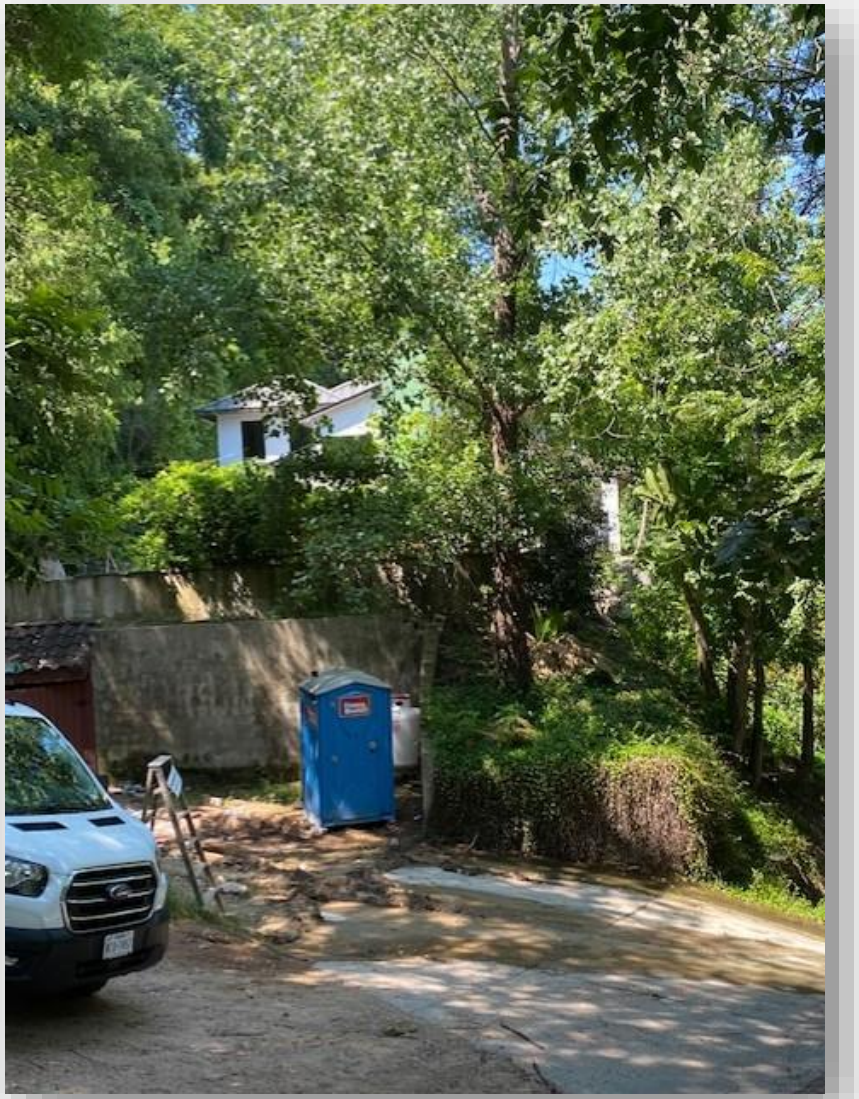
- from 53% in the 0-15% slope to 48%,
- from 54.25% in the 15-25% slope to 49%
- from 4.41% in the 25-35% slope to 18%, and
- from .83% in the35%+ slope to 3%.

This change in IC is from 21.51% to a proposed 20.89% impervious coverage, or 8,084 SF IC to 7,883 SF IC when calculated on a gross lot area basis.

3401 RIVERCREST



3401 RIVERCREST



3401 RIVERCREST

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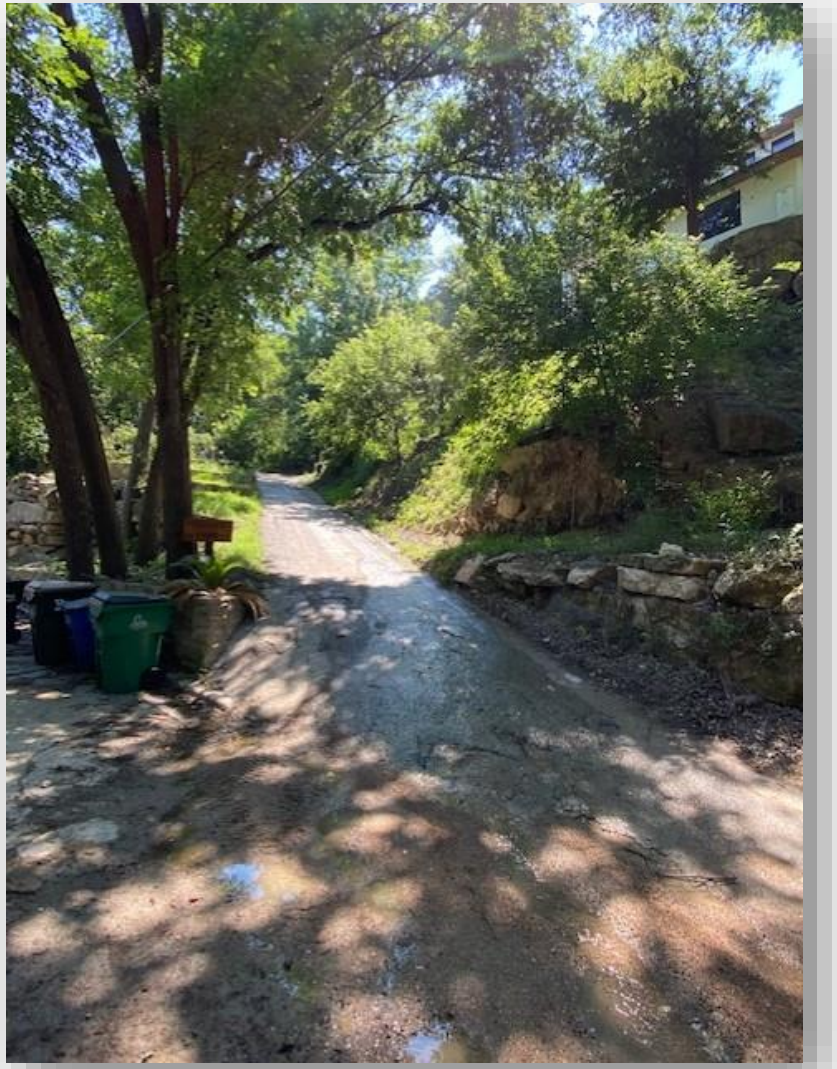

3401 RIVERCREST

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PERMIT PARTNERS

3401 RIVERCREST

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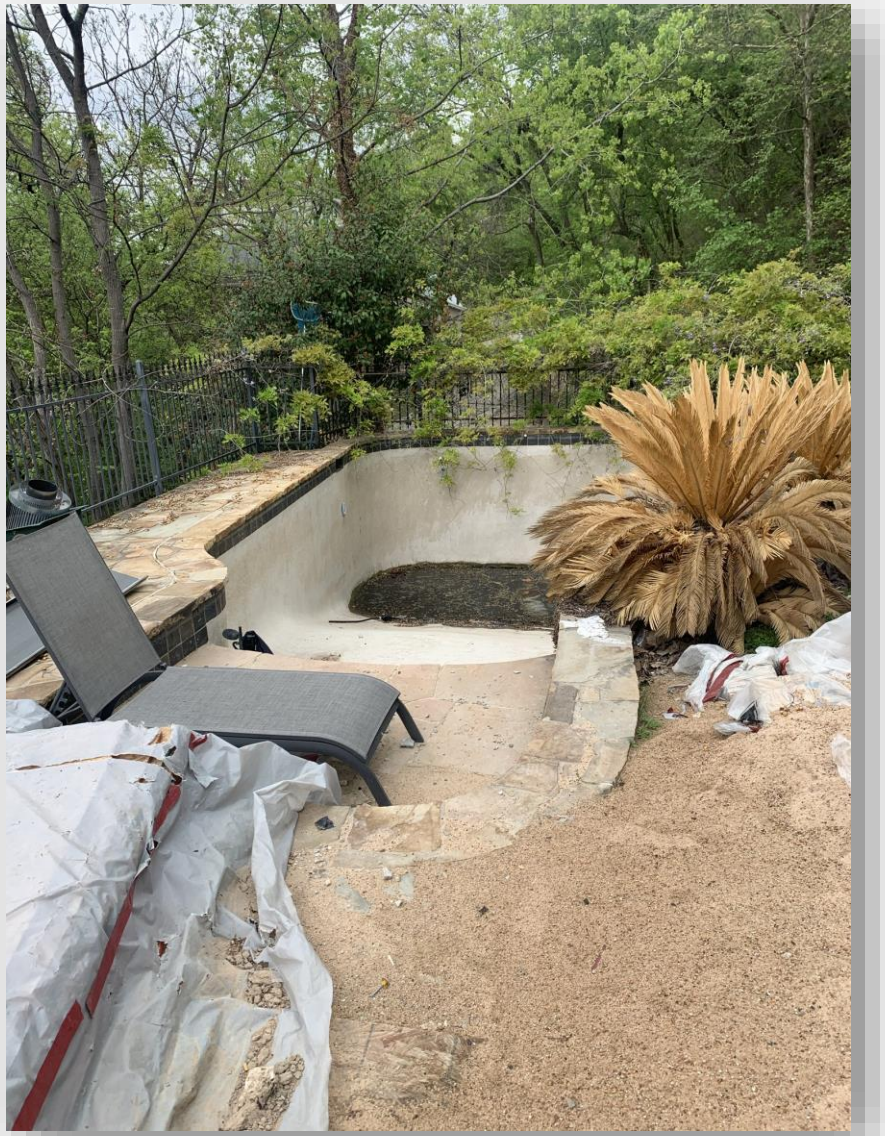
VARIANCE REQUEST

3401 RIVERCREST



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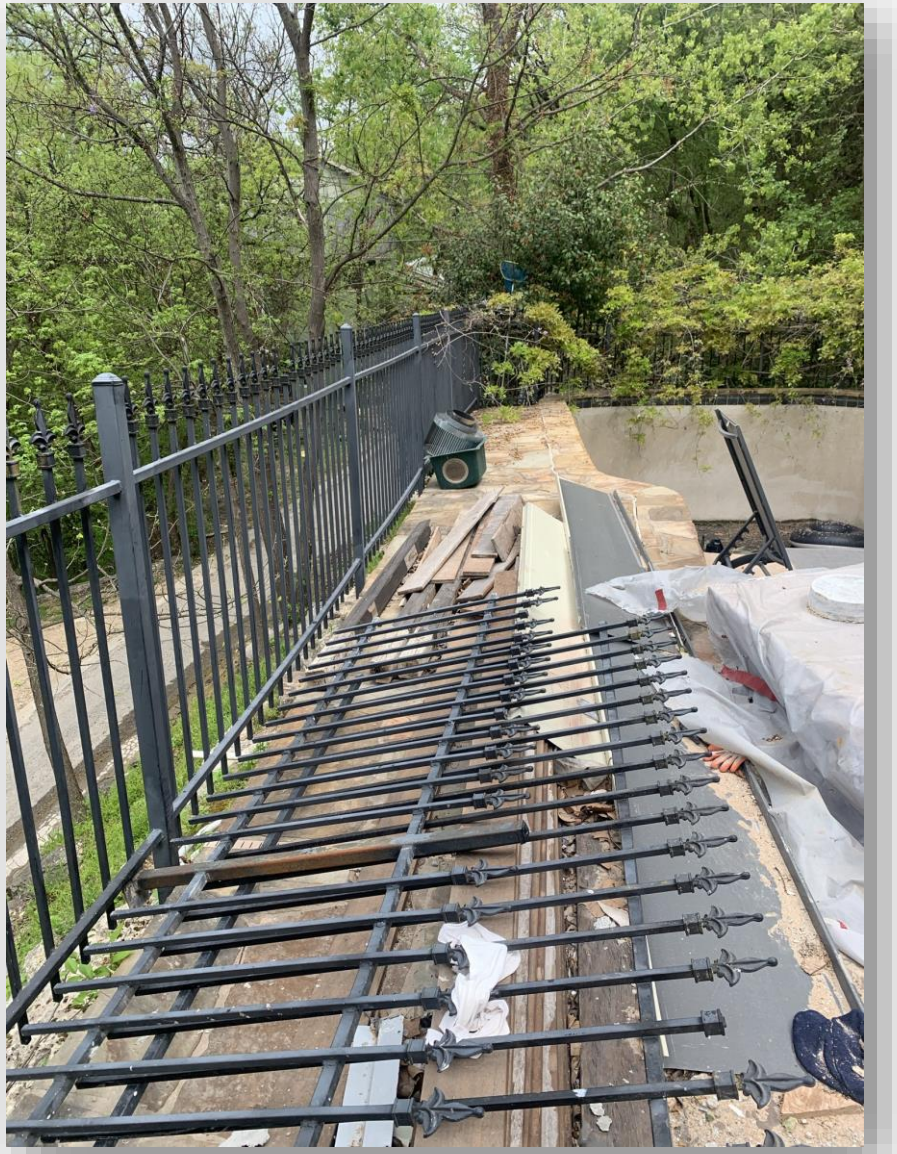

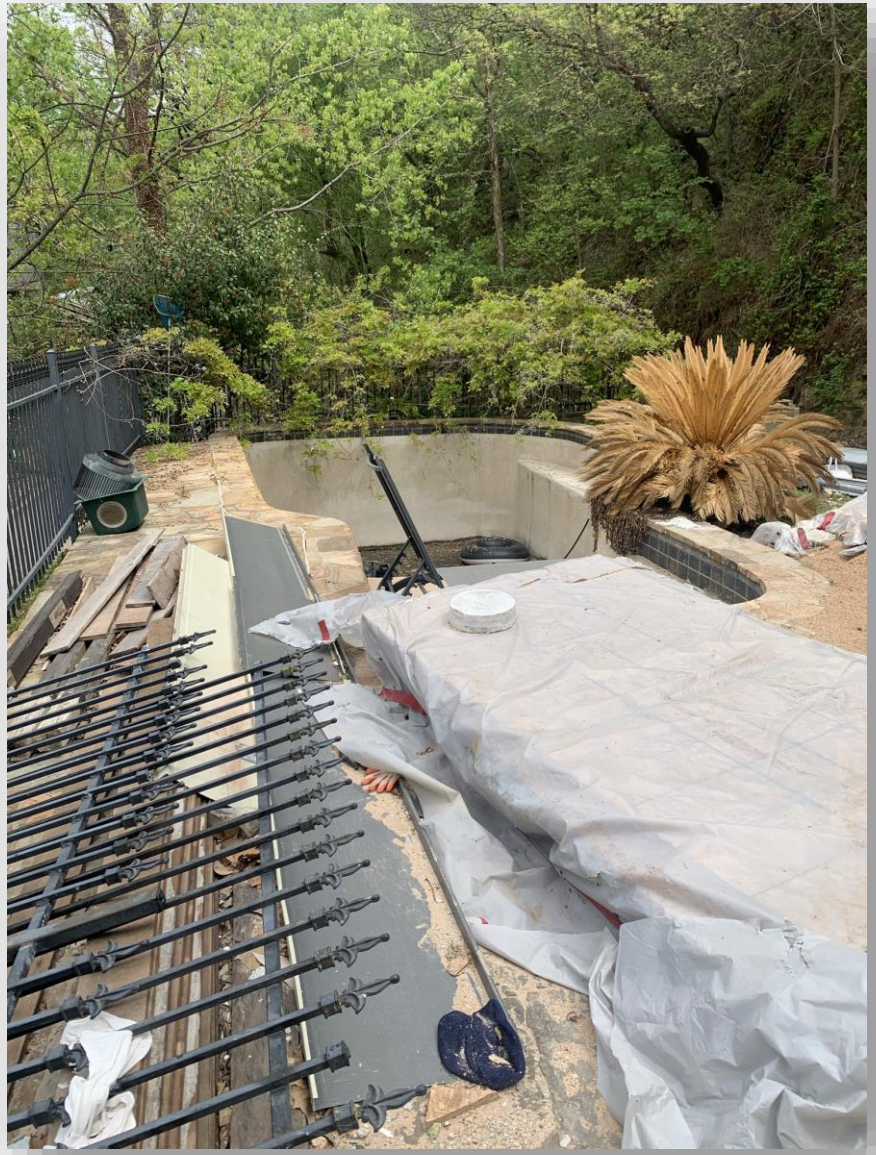

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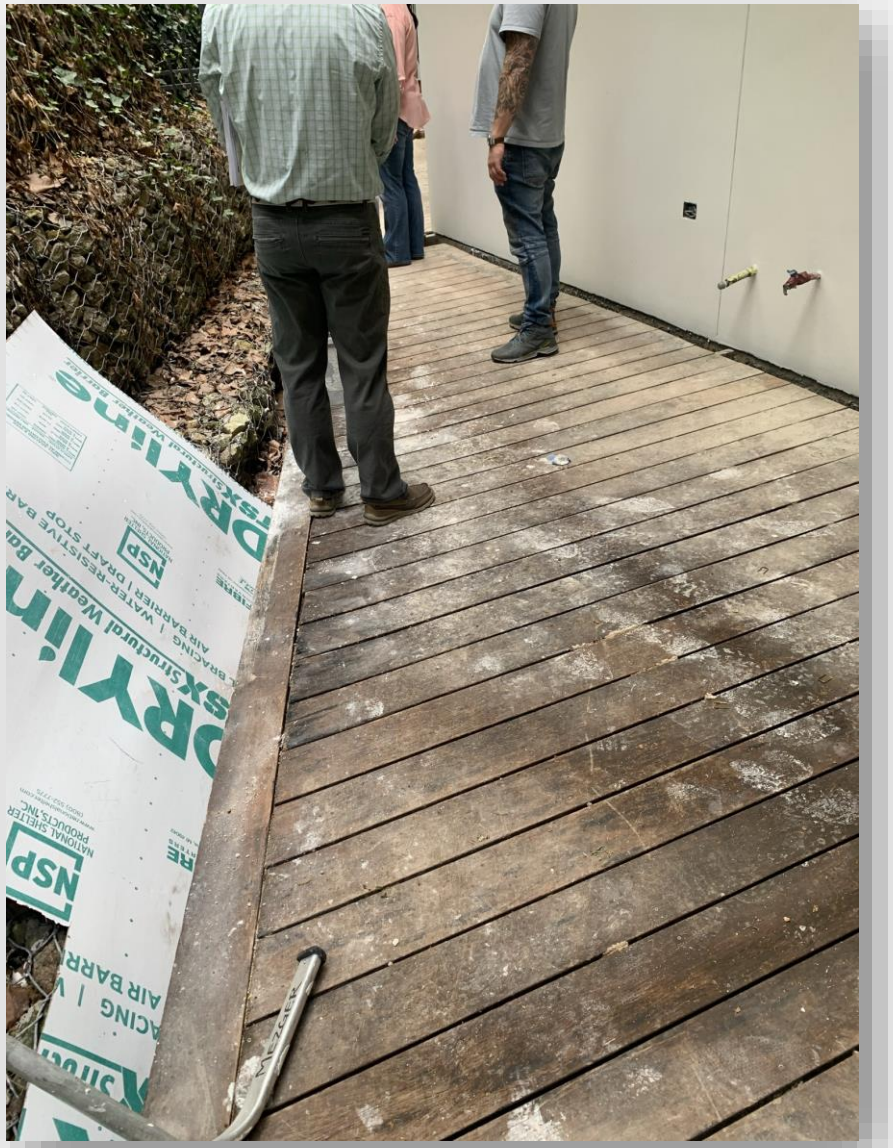

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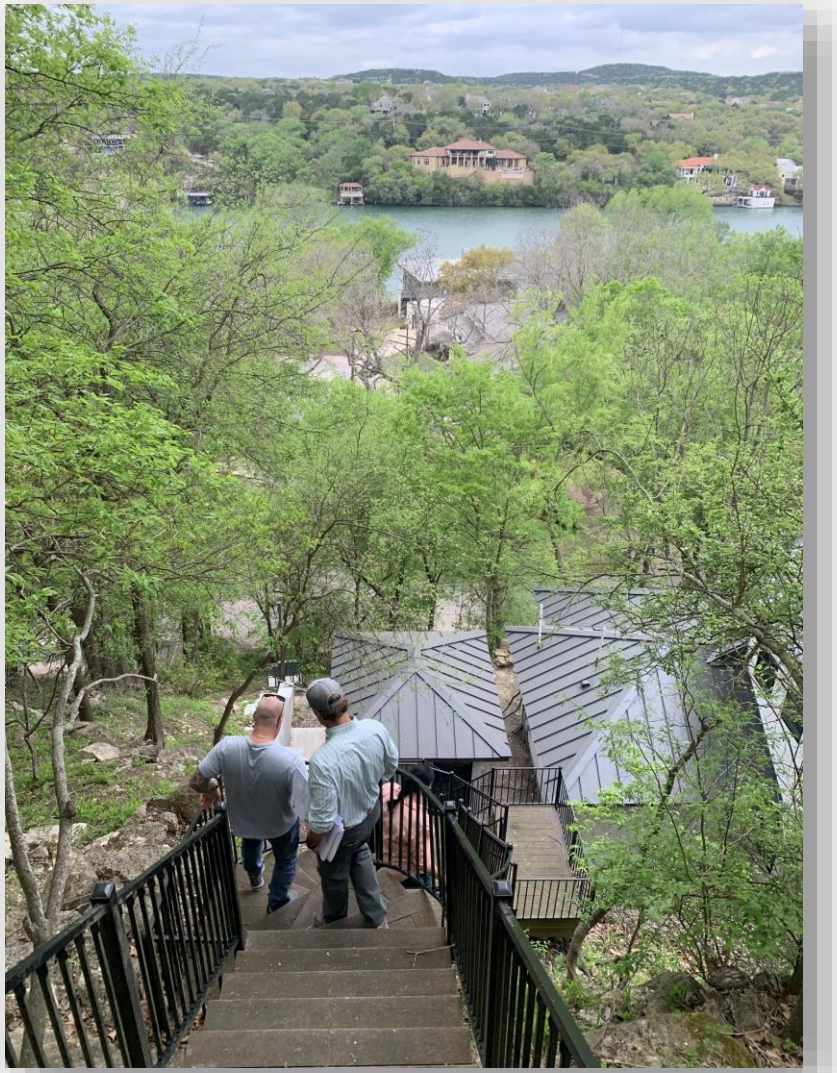

3401 RIVERCREST

3401 RIVERCREST

PERMIT PARTNERS

THANK YOU

PUBLIC HEARING INFORMATION

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Joann Bentley
Your Name (please print)

☒ **I am in favor**
☐ **I object**

3306 Rivercrest Dr. Austin TX 78746
Your address(es) affected by this application

Joann Bentley — *Signature*

07/06/2021 — *Date*

Daytime Telephone: 512-656-5231

Comments: —

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Grant Newton

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3505 Rivercrest Dr Austin TX 78746

Your address(es) affected by this application

DocuSigned by:
Grant Newton
B820183E7526416...

Signature

7/6/2021

Date

Daytime Telephone: 303-249-8474

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

John Riley

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3707&3800 Rivercrest Dr.

Your address(es) affected by this application

DocuSigned by:
John Riley
3A721E2635624DD...

Signature

7/8/2021

Date

Daytime Telephone: 512-699-6113

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Megan Gattis

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3601 Rivercrest Dr

Your address(es) affected by this application

9789401193754CE...
Megan Gattis
DocuSigned By: Megan Gattis

Signature 7/5/2021 *Date*

Daytime Telephone: 512-914-3024

Comments:

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Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Clint Smith

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3701 Rivercrest Dr Austin Texas 78746

Your address(es) affected by this application

DocuSigned by:
034AA3A30E904DC...

Signature

7/5/2021

Date

Daytime Telephone: 5128048300

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Ashley Sherwood-Smith

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3701 Rivercrest Drive Austin tx 78746

Your address(es) affected by this application

DocuSigned by:
Ashley Smith
B303E2A7BE5F4CA...

Signature

7/6/2021

Date

Daytime Telephone: 5129707253

Comments:

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Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Jessica gulley

Your Name (please print)

☒ **I am in favor**
☐ **I object**

3405 rivercrest dr.

Your address(es) affected by this application

DocuSigned by:
Jessica Gulley
B6692A46914849A...

Signature

7/11/2021

Date

Daytime Telephone: 5129244172

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0062
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

Daniel Reeves
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2905 Rivercrest Drive
Your address(es) affected by this application

DocuSigned by:
Daniel Reeves
5B50ACB682C64DD...
Signature

7/5/2021
Date

Daytime Telephone: 512 653 2522

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

Ramirez, Elaine

From: Kasey Jaegers [redacted]
Sent: Monday, July 12, 2021 1:30 PM
To: Ramirez, Elaine
Cc: Jennifer Hanlen
Subject: 3401 Rivercrest Dr. - Postponement

*** External Email - Exercise Caution ***

Hi Elaine,

David is involved in some type of family emergency and will not be able to attend the hearing this evening. We will need to postpone the case until the August agenda. Please confirm receipt of this email. We apologize for any inconvenience.

PERMIT PARTNERS
TEXAS EXCAVATION SOLUTIONS
TRICO FUNDING

Kasey Jaegers
Office Manager | PERMIT PARTNERS, LLC

300 E Highland Mall Blvd | Suite 207 | Austin, TX 78752
(O) 512-593-5361
www.permit-partners.com

CONFIDENTIALITY
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