



**NOTICE OF A MEETING OF THE
BOARD OF ADJUSTMENTS
OF THE VILLAGE OF VOLENTE, TEXAS
THURSDAY, MAY 14, 2015 at 7:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas**

Notice is hereby given that the Board of Adjustments of the Village of Volente will hold the Regular Called Meeting at 7:00 PM., Thursday, the 14TH day of May, 2015 in the Council Room at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Regular Meeting.
2. Call Roll.
3. Approval of the Minutes from April 23, 2015.
4. Presentation and Public Hearing on a variance request from Probuilt Enterprises, LLC, authorized agent for Paul and Hallie Spurlin, owners of 15718 Booth Circle for a variance on Section 30.109 C (1), Chart 3 R-1; requesting a variance from the Side Street Side Setbacks.
 - a. Staff Presentation.
 - b. Applicant Presentation.
 - c. Citizen Comments.
5. Discussion and Possible Action on the variance request from Probuilt Enterprises, LLC, authorized agent for Paul and Hallie Spurlin, owners of 15718 Booth Circle for a variance on Section 30.109 C (1), Chart 3 R-1; requesting a variance from the Side Street Side Setbacks.
6. Discussion and Possible Recommendations to Council regarding the review and revision of the Zoning Ordinance, Ordinance No. 2004-O-32.
7. Adjourn.

IT IS HEREBY CERTIFIED that the above Agenda was posted at the Village Offices and the VVFD Bulletin Board on this 7th day of May, 2015.

Julia Vicars, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the Planning and Zoning Commission or City Council may be in attendance at this meeting however, no official action by the Planning and Zoning Commission or City Council shall be taken.

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MINUTES OF THE
BOARD OF ADJUSTMENTS
OF THE VILLAGE OF VOLENTE, TEXAS
THURSDAY, APRIL 23, 2015 at 7:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas

Members Present

Mike Gold, Chair
Gary Cowsert
Gary Murphy
James Jordan

Also in Attendance

Marc Dickey, City Engineer

1. Open Regular Meeting.
Chair Mike Gold calls the meeting to order at 7:00 p.m.
2. Call Roll.
City Secretary Julia Vicars calls roll. A quorum is established.
3. Discussion and Possible Action on variance requests from Brian Baird, Authorized Agent for David Robinson, on the property at 8132 Joy Road for Variances from the Zoning Ordinance. Variances' Hearing will be on Encroachment into the Side Setbacks (Section 30.109(i)), Exceeding the 35-foot Height Limitation (Section 30.109 (i)), Walls within Front Setback in Excess of 1-foot Height (Section 33.341(A)(2)) and Encroachment of Retaining Walls into the 5-foot Utility Easements (Section 33.365)(C).
 - a. Staff Presentation.
Barbara Wilson, City Administrator states that the PUEs have been vacated by all utility companies. The walls within the front setback have been removed from the plan and are no longer a matter of consideration. For the Joy/Sharon, this is the only height variance request. The deed sets the side setbacks at ten feet. A ten foot setback would allow the applicant to fit in his house, garage, and septic field. She then illustrates how height is measured, given the current definition of height and structure.
 - b. City Engineer Presentation.
Marc Dickey, City Engineer, mentions that the existing house is within the setback and the existing garage is completely in the side setbacks. The new plans would not be unusual for the property or surrounding properties. The new house would have a very similar footprint to the existing structure, with little change to encroachment. States that because the pool is considered when measuring for height, then a variance is required. The grade is 730 at the low and 771 at the high. The average grade is then 750.5 with a max ridge of 785.5. So the variance would need to be granted for 5.26 feet.
Member James Jordan asks if the variance, if granted, should be for six foot to allow for variation in the construction process.
The Board agrees.
 - c. Applicants Comments.
David Robinson, applicant and owner of 8132 Joy Rd, gives a presentation detailing his justifications and hardships. The lot does not meet the R-1 zoning requirements of a one acre sized lot. The lot is .6 acres with 30% of the lot in the floodplain, which leaves very little buildable land. In addition to that, the lot is narrow and steep and populated with trees. States

49 that this design saves a 20" oak tree in the front yard. The applicant adds that neighboring
50 properties are at or inside of the ten foot original setbacks. His proposed encroachment is
51 standard for the neighborhood. Mr. Robinson states that he has notified his neighbors of his
52 plans, sought their input, and that everyone he has spoken to is accepting of his proposed house
53 plans. The applicant adds that moving the house on the lot may not allow enough space for the
54 desired home and a septic field, and that this design is the only one that achieves what the long-
55 term resident is looking for as his dream house while still allowing for the required septic field.
56 The pool, which has to go in now because of the topography of the lot, shares a foundation with
57 the house. Because of this, it must be considered in measuring the height. Mr. Robinson adds
58 that the granting of the variance would not be detrimental to the health, safety, welfare or
59 property values of the surrounding neighbors.
60

61 d. Citizens Comments.

62 Nancy Carufel, 8138 Joy Rd, states that she saw the plans and measuring from the bottom of the
63 pool is unreasonable. After asking the applicant why the pool could not be added later, and
64 discussing it with him, she understands and is in full support of the granting of the variance. She
65 feels this does not affect property values negatively.

66 Bill Connors, 8016 Lakeview, states that he has viewed the applicant's plans and is in support of
67 the variance being granted. He adds that our ordinances, built as a one size fits all ordinance,
68 creates hardships for our residents with smaller, narrow, or steep lots. Feels that since the
69 applicant has lived in Volente for ten years and has worked hard to build his dream home, he
70 deserves to. States that the Board of Adjustments does not need to grant a variance but instead
71 correct poor administrative interpretation of our ordinances.

72 Doug Heineman, 8130 Joy Rd, states that in the spirit of Volente we should help our neighbors.
73 Setbacks are meant to protect how we live and protect neighbors from encroaching onto our
74 property. Ten feet is reasonable and fair, given the neighborhood. Adds that six feet for the
75 height variance is reasonable and allows for some wiggle room with construction. As the next
76 door neighbor to the applicant, he feels that Mr. Robinson has gone out of his way to inform his
77 neighbors of his plans and look for their input on any issues they may have. Feels this variance
78 should be granted for a resident who is working hard to come as close to compliance as his
79 property will allow.
80

81 Roe Fleenor states that the R-1 Zoning use was intended to apply to larger one acre square lots
82 and that the smaller and narrower lots are not able to meet the requirements laid out. States
83 that this plan seems to be in line with the surrounding properties and the neighborhood.
84

85 Gary Murphy states that the purpose of the Board of Adjustments is to use common sense and
86 help the citizens of Volente use and enjoy their property. States he is in support of granting a
87 variance for the setbacks and the height.
88

89 Mike Gold mentions that he drove through the neighborhood and this is consistent with houses
90 nearby. States that this does not seem to change the footprint of the neighborhood.
91

92 Gary Cowser adds that the dorpoff and placement of the house are enough to grant the
93 variance. Feels that the way height is measured is a hardship for this property.
94

95 James Jordan states there could be unintended consequences with granting the variance for a
96 rough number. States he is in support of granting the variance because of the width and slope of

97 the property. Encourages the Board to add into their motion regarding height concrete numbers
98 to ensure the granting of the variance is not abused.
99

100 **Member Gary Cowsert makes a motion to approve the side setbacks to ten feet. Member**
101 **Gary Murphy seconds. The motion carries unanimously.**
102

103 **Member James Jordan makes a motion to approve the variance for height stating that the**
104 **applicant has requested 5.26 feet variance on height and Board of Adjustments is granting a**
105 **relative six feet based on the measurements of the 730 MSL and ridge height of 771 MSL,**
106 **which gives an average of 785.5 with 791.5 as the max elevation with the six foot tolerance**
107 **granted by the Board of Adjustments based on the site plans presented to the board on this**
108 **day and the current definitions of height and structure.**
109

110 Chair Mike Gold thanks the applicant for his patience.
111

112 4. Discussion and Possible Action on Water Tanks within the Village of Volente.

113 Barbara Wilson, City Administrator reads aloud the definition of structure in the Zoning ordinance.

114 States that because of the severe drought, the Village is recommending to residents the implementation
115 and use of water tanks in case of a well running dry.

116 Marc Dickey, City Engineer states that if a treatment system is attached to the water tank, then,
117 according to the definition in the ordinance, it becomes a structure and no longer portable.

118 Council Member Bill Connors states that Council is looking for input on the issue of water tanks. Because
119 of the drought and low lake levels, this has become a hot issue. Given the current rules, structures
120 cannot go in the setbacks. States that on Lakeview, nearly every house has a tank in the setback and
121 because most of those properties have the back of their property in the floodplain, there is nowhere
122 else to move the tank. States that water and access to water to drink from is a right that the city should
123 not prevent by rules about tank placement. Asks that the Board of Adjustments simply state their
124 opinion, collectively as a Board, for him to take back to Council.
125

- 126 a. Portable Structures.
- 127 b. Setbacks.
- 128 c. Size, Width, and Height Limitations.
- 129 d. Citizen Comments.
130

131 *Discussion taken out of order with a, b, c, and d (above) discussed at once.*

132 Mike Gold, Chair, states that based on definitions and based on the size a water tank would
133 need to be to be useful, they are not portable structures in his opinion. States that a little more
134 leeway to grant variances on water tanks should be allowed to make access to water easier for
135 residents.
136

137 Member Roe Fleenor states that he is putting in a water tank and can empty the tank and move
138 it around, which leads him to believe that they are a portable structure. States that the Village
139 of Volente should encourage the use of tanks by its residents and that with a large property, the
140 tank can be arranged to be left out of the setback. But with a smaller tank, it may be near
141 impossible to not have the tank in the setbacks. States that aesthetics policing and telling
142 property owners how to use their property is not in the spirit of Volente.
143

144 Member Gary Cowser states that he has probably one of the smallest lots in the Village and his
145 water tank is not in the setback. He agrees that the Village of Volente should encourage the use
146 of tanks, but they should not be allowed to be set in the setbacks. Variances should be looked at
147 case by case.

148
149 Member James Jordan states that we cannot live without water and it is a right to have access
150 to water. Agrees that water tanks should be allowed with less regulation and less restriction but
151 that they should only be in the setbacks within reason. Aesthetics could be determined in the
152 variance process. People have to have water, and the Village needs to think about access to
153 water in the context of the Community as a whole. When a variance is required, then the Board
154 of Adjustments should look at it with the standpoint of a little more leniency towards water
155 tanks. Feels that size and height limitations should be put in place depending on the size of the
156 home and need of the household.

157
158 **After discussion among the Board of Adjustments, they come to agreement that the**
159 **restrictions on water tanks should be loose – less restrictive than a structure but not**
160 **unrestricted. Water tanks possibly need a special definition.**

- 161
162 5. Discussion and Possible Action on Lake Views within the Village of Volente as to whether or not they
163 should be a protected right.

164 **Member Roe Fleenor makes a motion to table. Seconded by Member Gary Cowser. The motion**
165 **carries with Roe Fleenor, Gary Cowser, and Mike Gold voting aye. Gary Murphy and James Jordan**
166 **abstain.**

167 **Gary Murphy makes a motion to re-open the motion and to discuss the topic of lake views. James**
168 **Jordan seconds. Gary Cowser, Mike Gold, Gary Murphy and James Jordan vote aye. Roe Fleenor votes**
169 **nay. Roe Fleenor then rescinds his nay to vote aye. The agenda item is re-opened.**

- 170 a. Staff Presentation.

171 Barbara Wilson, City Administrator, gives a presentation of the past variance that spurred the
172 inclusion of this agenda item. The applicant from a past variance insisted that lake views were a
173 property owner's right.

- 174 b. Citizen Comments.

175 None.

176
177 **A straw vote commences for opinion as to whether or not a lake view is a protected right. 4/5**
178 **(80%) vote that lake views are not a protected right.**

- 179
180 6. Adjourn.

181 The meeting adjourns at 9:45 p.m.

182
183 **Passed and Approved this _____ day of _____, 20____.**

184 **Signed:**

185 _____
186 **Mike Gold, Chair of Board of Adjustments**

187
188 _____
189 **Julia Vicars, City Secretary**



Engineering Solutions

May 6, 2015

Via Email

Ms. Barbara Wilson
Village of Volente
16100 Wharf Cove
Volente, Texas 78641

Re: **15718 Booth Circle**
TRE No. 1715-11057.54

Dear Board Members:

The owner located at the above mentioned address is requesting a variance from Zoning Ordinance **Sec. 30.109 General Requirements and Limitations (i) Height and Placement Requirements; Chart 1: Zoning District R-1, Street Side Yard Setback.**

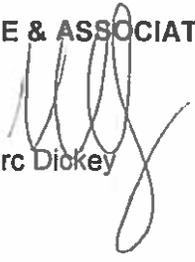
The site is bound by three platted right of ways: Ray Vista Street, Buddy Avenue, and Booth Circle all with a 50-foot street side yard setback.

The site plan has not been reviewed for final site compliance but the applicant would like to proceed with the variance process to allow for the house placement within the street side yard setback of Ray Vista Street. The proposed main house sits 35'-9 3/8" off the right of way line a 10'-2 5/8" encroachment into the street side yard setback.

Should you have any questions or desire additional information, please contact me at (512) 358-4049.

Sincerely,

TRE & ASSOCIATES, LLC


Marc Dickey

VARIANCE APPLICATION FORM

Date of Submission: 4/10/2015

APPLICANT/OWNER INFORMATION

Applicant Paul + Hallie Spurlin

Address 15718 Booth Circle

Phone 512 581 3367 Fax _____ Email Paul.spurlin@gmail.com

Applicants Status: (check one) Owner _____ Tenant _____ Contractor _____
Owner must sign the application or submit a notarized letter of authorization

Owner: Paul Spurlin

mailing

Address: 335 Cypress Creek rd. Apt 4202 Cedar Park TX 78613

Phone 512 581 3367 Fax _____ Email Paul.spurlin@gmail.com

Ownership: (check one) Individual _____ Partnership _____ Corporation _____ Other _____
If ownership is a trust, partnership, corporation, or other legal entity, the applicant must name the partners or principals on a separate attachment.

PROPERTY DESCRIPTION

Acreage: 2.572

Physical Address: 15718 Booth Circle

Legal Description: (attach map of area also if available)

Lot(s): 17 Block(s): _____

Subdivision: Life Travis sub division Addition: _____
#3

Existing Use of Property: Vacant Zoned Residential

VARIANCE DESCRIPTION

Applicable Regulation(s): 30,109 c (1) Chart 3 R-1

Project Description: Single Family Residential

Variance Sought: STEERT SIDE YARD Set Back

Require 50ft Asking 35.9 ft Asking
FOR 14.1 Encroachment

Justification(s): PEC Recieved A Blanket Eusement
that cuts property in half AND PREVENTS BUILDING
UNDERNEATH, TOPOGRAPHY ALLOWS A FLAT area

Special Condition(s): FOR Bldg unlike any other piece of lot
ALLOWS FOR the preservation of large hard
WOODS AND CLUSTER OF OAKS, Placement
ALLOWS FOR LESS CUT AND FILL. Septic

Project Timeline: Field placement is then allowed sufficient space

TO Keep hardwoods FROM BEING Removed

Attachments:

Future PLANS ON WELL IS TO ENTER INTO A

(e.g., construction drawings, site plan, survey, photographs, list of names and addresses for all property owners within 500 feet of the footprint of the structure for which a variance is sought.)

shared well agreement Restrictive
COVENANT w/HIS Brother OFR next
door which pushes well to one side
closest his brother's property AND
pushes my house AND septic field to the
right

Project Timeline 6 months to one year

Authorized Agent Affidavit



VILLAGE OF
VOLENTE

I, Paul Spurlin

(Print Name)

Owner of lot 17 lake Travis sub-division #3

Have authorized Probu's Enterprises LLC

(Print Name)

To represent and act on the behalf of the above named property for the purpose of preparing and submitting applications to the Village of Volente for review and approval of the following:

Single family residential

(Type of Application or Permit)

3-B-245

Date

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the above signed authority, on this day personally appeared

Paul Daniel Spurlin

Know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed in the above affidavit.

GIVEN under my hand and seal of office on this 13 day of MARCH, 2015

Notary Public: Barbara L. Wilson

My Commission Expires:



Date 3/13/15



VILLAGE OF
VOLENTE

Permission to
Inspect and to be
allowed on private
property

I, Callahan Spurlin, owner or authorized
agent for the property located at
15718 Booth

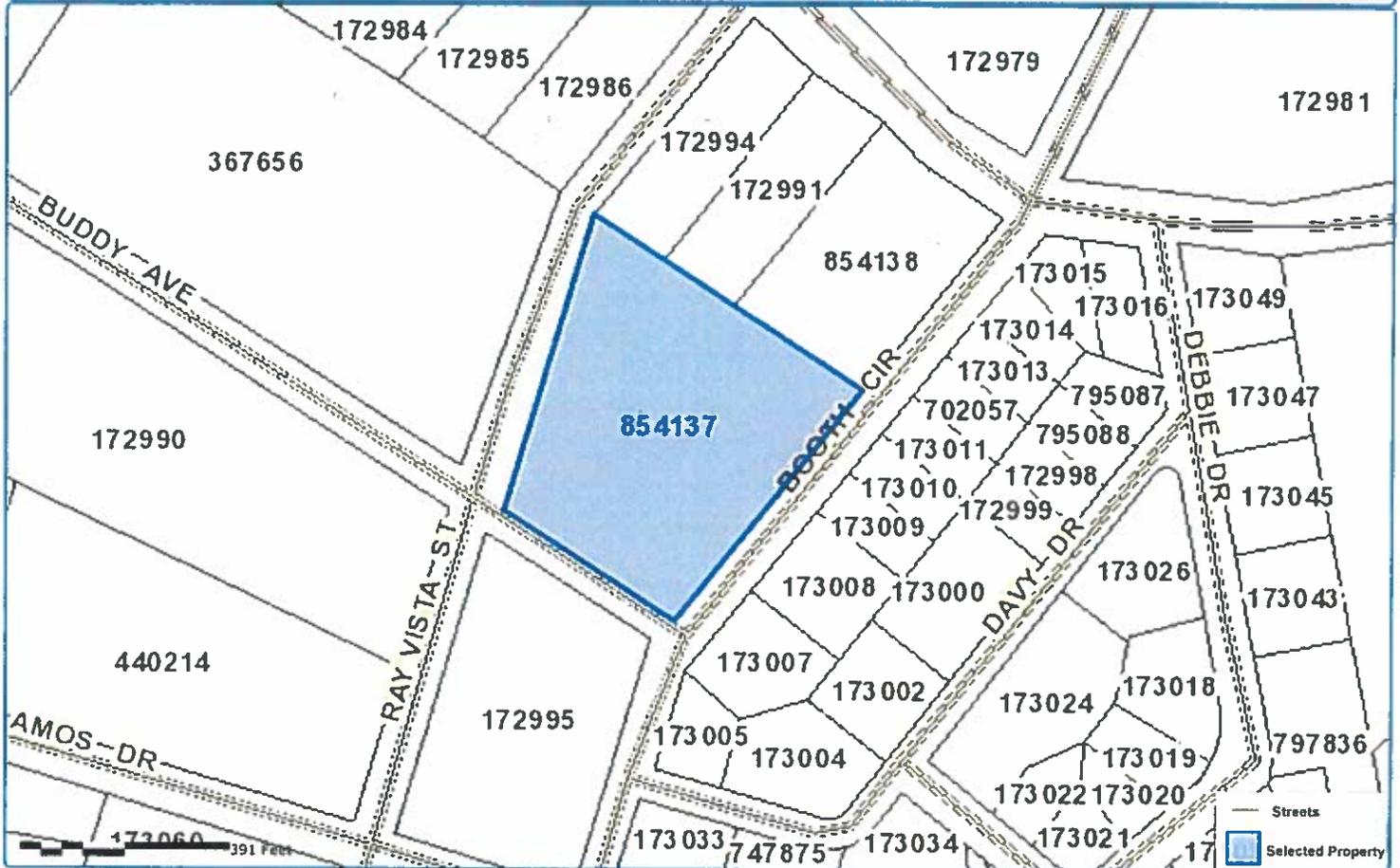
Authorize the Village of Volente or its designee to perform
inspections and site compliance for the entire building,
construction, remodeling time period to ensure compliance
with the Village of Volente ordinances in regards, the
following:

- Water Quality
- Storm Water Runoff
- Non Point Source Pollution
- Septic Systems OSSF
- Site Development
- Zoning Requirements
- Subdivision Requirements
- Building Code Requirements
- Floodplain FEMA Compliance
- LCRA Compliance
- TCEQ Compliance


Signature

Callahan Spurlin Paul Spahn
Print Name

Travis CAD - Map of Property ID 854137 for Year 2015



Property Details

Account

Property ID: 854137
 Geo ID: 0168530807
 Type: Real

Legal Description: LOT 17 LAKE TRAVIS SUBD NO 3

Location

Situs Address: BOOTH CIR TX 78641
 Neighborhood: T1080
 Mapsco: 431W

Jurisdictions: 03, 0A, 2J, 68, 71, 5G, 69

Owner

Owner Name: SPURLIN PAUL D & CALLAHAN P
 Mailing Address: , 335 CYPRESS CREEK RD UNIT 4202, CEDAR PARK, TX 78613-4461

Property

Appraised Value: N/A

<http://propaccess.traviscad.org/Map/View/Map/1/854137/2015>



Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis CAD

Property Search Results > 854137 SPURLIN PAUL D & CALLAHAN P for Year 2015

Property

Account

Property ID: 854137 Legal Description: LOT 17 LAKE TRAVIS SUBD NO 3
 Geographic ID: 0168530807 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: BOOTH CIR Mapsco: 431W
 TX 78641
 Neighborhood: T1080 Map ID: 016757
 Neighborhood CD: T1080

Owner

Name: SPURLIN PAUL D & CALLAHAN P Owner ID: 1631127
 Mailing Address: 335 CYPRESS CREEK RD UNIT 4202 % Ownership: 100.000000000000%
 CEDAR PARK, TX 78613-4461

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SPURLIN PAUL D & CALLAHAN P
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

69	LEANDER ISD	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.5771	112258.48	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		N/A	N/A	N/A	N/A	N/A

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/22/2014	WD	WARRANTY DEED	CARDINAL CROSSING LLC	SPURLIN PAUL D & CALLAHAN P			2014159421TR

Questions Please Call (512) 834-9317

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This year is not certified and ALL values will be represented with "N/A".

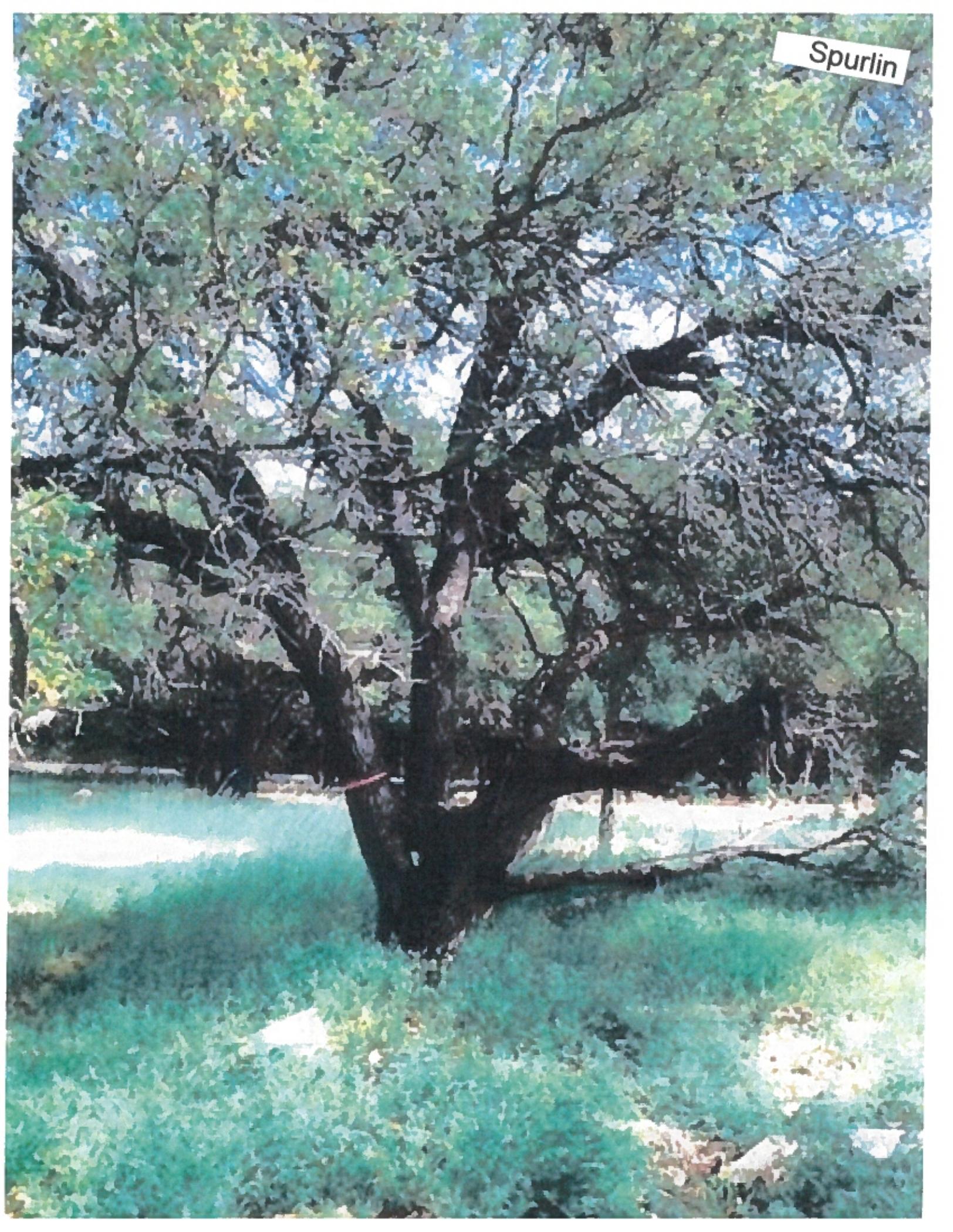
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Spurlin



Spurlin





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1 SITE PLAN
 FULL SIZE SCALE: 1/32"=1'-0"
 HALF SIZE SCALE: 1/64"=1'-0"



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" CAPPIED REBAR SET
 - 1/2" IRON PIPE FOUND
 - 8/0 NAIL FOUND
 - 8/0 NAIL SET
 - CAPPIED REBAR FOUND
 - 7" SET IN CONCRETE
 - 7" FOUND IN CONCRETE
 - SPINDLE FOUND
 - PUNCH HOLE FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. FENCE
 - BUILDING LINE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - PER PLAT
 - CONTROL MONUMENT
 - RIGHT OF WAY
 - PLACE OF BEGINNING
 - OVERHEAD ELECTRIC
 - POWER POLE
 - AIR CONDITIONER



A1.0	SITE PLAN	<p>15718 BOOTH CIRCLE VILLAGE OF VOLENTE LEANDER, TEXAS</p>	<p>DRAWN BY: AD CONTACT: LM DATE: 04.02.15 JOB #: 14.017 REVISION DATE:</p>	<p>LAMME & MISSI URBAN STUDIO 512.586.1951 lamme@missi.com Austin, Texas</p>
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Spurline

SCALE: 1" = 50'

SEPTIC PLAN

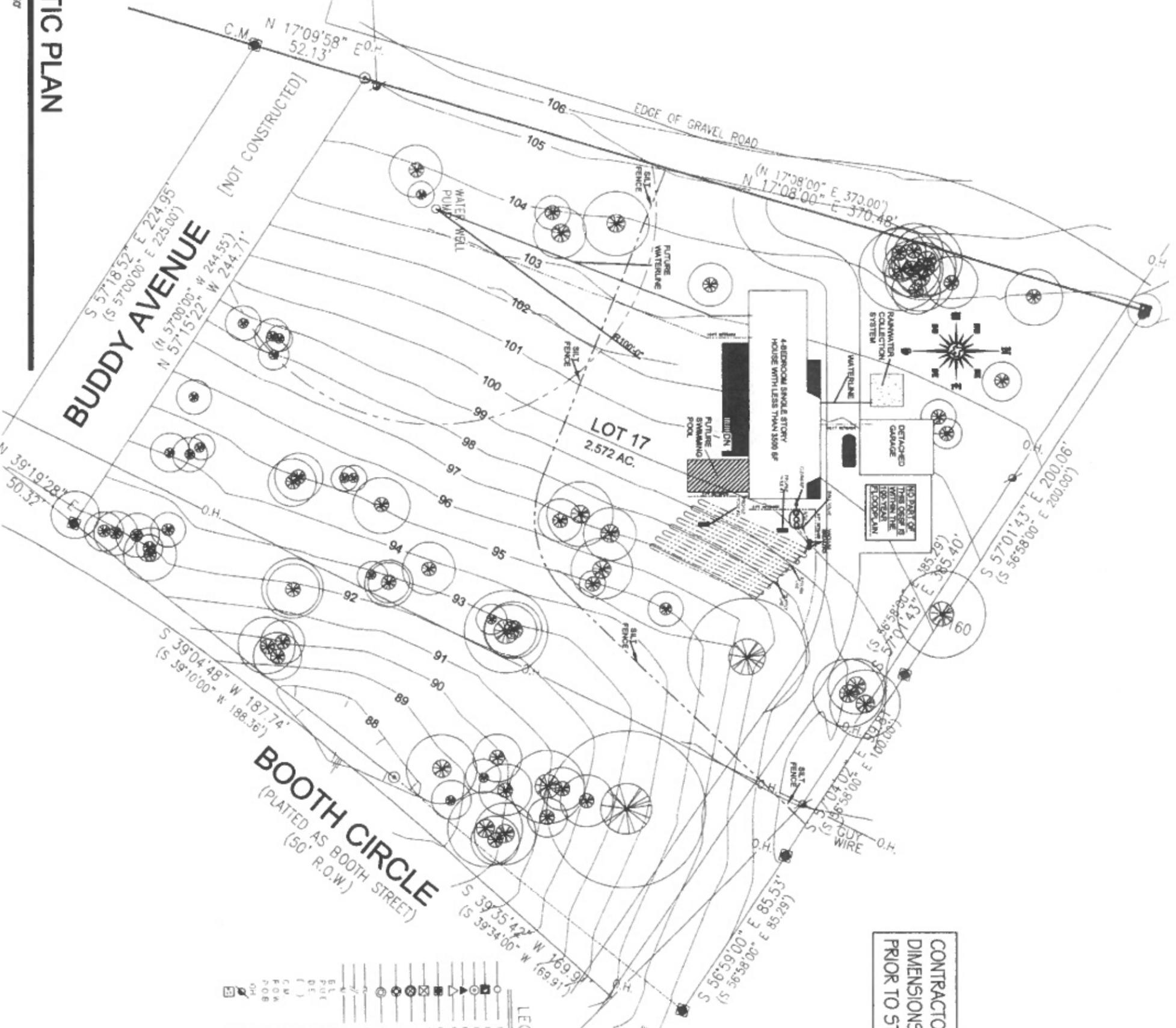
RAY VISTA STREET (50' R.O.W.)

BUDDY AVENUE (NOT CONSTRUCTED)

BOOTH CIRCLE (PLATED AS BOOTH STREET) (50' R.O.W.)

LOT 17 2.572 AC.

4-BEDROOM SINGLE STORY HOUSE WITH LESS THAN 3000 SF



LEGEND

○	1/2" REBAR FOUND
□	1/2" CAPRICE REBAR SET
△	1/2" IRON PIPE FOUND
◇	600 GAL. FOUND
●	600 GAL. SET
⊗	CAPRICE REBAR FOUND
⊙	SET IN CONCRETE
⊖	FOUND IN CONCRETE
⊕	SPRINKLE FOUND
⊗	PATCH W/LET FRINGE
⊙	CHAIN LINK FENCE
⊖	WOOD FENCE
⊕	NETAL FENCE
⊗	BIRDING LIFE
⊙	PUBLIC UTILITY CASING/PIPE
⊖	SPRINKLE CASING/PIPE
⊕	PER PLAN
⊗	CONTROL VALVE/VALVE
⊙	RIGHT OF WAY
⊖	PLACE OF BEGINNING OVERHEAD ELECTRICAL POWER POLE
⊕	AIR CONDITIONER

CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

SEPTIC PLAN

SHEET NO. SPI



R. STEWART POLVADO, P.E.

POLVADO ENGINEERING SERVICES

8609 SAUGUS LANE - AUSTIN, TX. 78733
512-402-9066
www.polvado-engineering.com
TSPE FIRM #: F-1494

SPURLIN RESIDENCE

15718 BOOTH CIRCLE
VOLENTE, TEXAS 78641

Spurlin

