



**TRAVIS COUNTY TRANSPORTATION AND
NATURAL RESOURCES ON-SITE WASTEWATER PROGRAM
LICENSE TO OPERATE AN ON-SITE SEWERAGE FACILITY**

Effective Date: Feb. 16, 2011

Juris: 01

Site Address: 10900 Hibbs Lane.

Permit Number: 2010-OS-0223

Legal Description: 30.874 Acres out of A. Alexander Survey #22, Abstract #1

Type of Structure: 4,150 Square Foot building consisting of events center for 80 persons maximum, private art studio & 1 spare bedroom for detached home. No kitchen facility shall be provided, 243 GPD

Designer: Kim Geary, P.E.

Installer: Dale Cook

Water Source: Manville

The above referenced on-site sewerage facility has been inspected by the Travis County On-Site Wastewater Program for compliance with the construction standards for on-site sewage facilities according to Chapter 48 – Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. Based on information provided in the application, this facility has been found to comply with the requirements of those Standards and Rules. This License to Operate is transferable upon change of ownership.

NOTE: This certification does not extend to the materials, workmanship or fabrication of the on-site sewerage facility so as to express or imply to the owner or installer of the facility any warranty by or rights against Travis County or any of its agencies, as to the quality or durability of the facility nor compliance with the owner's individual specifications and requirements but solely relates to the facility meeting the requirements of Travis County in effect as of this date.

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

Any of the following will void this License to Operate: modification of the house or building, modification of the on-site sewerage facility, failure of the facility or placement of structures, driveways or sprinkler systems over the disposal fields.

Facility Specifications

Septic tank: 1,250 Gallons, 1 compartment & 1,250 Gallons, 2 compartments

Pump tank: 1,500 gallons using a Barnes BP314 Pump

Material of Tanks: Pre-Cast Concrete

Disposal Field Type: Low pressure dose Trenches

Disposal Field Area: 1,080 linear feet; 3,240 square feet effective area

Inspector: _____ Neal Atkins _____ Approved _____

Dale Cook

**TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES
PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY**



****TO BE VALID, BOTH THIS PERMIT AND A COUNTY ISSUED
DEVELOPMENT PERMIT MUST BE POSTED ON THE SITE****

RECEIPT NUMBER:	996777
PERMIT NUMBER:	2010-OS-0223
FILE BAR CODE NUMBER:	4984500

SITE ADDRESS:	10900 Hibbs Lane, Manor, Texas 78653	JURIS:	01
LEGAL DESCRIPTION:	30.874 Acres out of the Amos Alexander Survey #22, Abs 1	TRMT:	01
OWNER'S NAME:	Tom & Dory West	DISP:	05
PERMITTED FLOW:	243 gpd	WELL:	No
STRUCTURE TYPE:	4,150 sq. ft. building consisting of events center for 80 persons maximum, private art studio & one spare bedroom for detached home. No kitchen facility shall be provided.	MAINT:	No

THIS PERMIT IS HEREBY ISSUED TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PLAN PREPARED BY Kimbirle Geary, P.E. (registration #65714) WITH THE FOLLOWING COMPONENTS:

- One 1,250 gallon single compartment septic tank and one 1,250 gallon dual compartment septic tank
- One 1,500 gallon pump tank with a Barnes model BP314 pump controlled by timer
- Three low pressure dosed drainfields, alternated by a K-Rain model 6403 valve, having a total of 1,080 linear feet of 10-12" wide, 18-24" deep trenches for a total effective area of 3,240 sq. ft

STANDARD REQUIREMENTS

- See the letter of review accompanying this Permit for special requirements.
- Construct per designer's plan and the letter of review. If for any reason construction cannot proceed exactly as specified, STOP CONSTRUCTION, contact the On-Site Wastewater Program at (512)854-9383 and have the designer submit a revised plan for review and issuance of a new Permit. All appropriate fees must be submitted with the revised plan, and a 30-day review period may be required.**
- Be advised that under Texas Water Law, an owner of real property who changes the quantities and/or velocities of stormwater runoff onto downstream property may be strictly liable in damages for any damages caused by such changed stormwater runoff.
- This property may be located within the habitat boundaries of the Golden-Cheeked Warbler, an endangered species. Issuance of this Permit to Construct an On-Site Sewage Facility does not assure compliance with the Endangered Species Act. For information, please call Travis County Transportation and Natural Resources Department, (512) 854-9383.
- The issuance of this Permit is not 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.
- A License to Operate this system will not be issued until a final inspection is passed. It is unlawful to use this on-site sewage facility until a License to Operate has been issued.**
- All installation work must be performed by a Texas Commission for Environmental Quality Registered Installer. If this system requires a maintenance contract, the maintenance company must meet the requirements as defined in 30 TAC, Chapter 285.
- The use of explosives is not permitted for the construction of this on-site sewage facility.

This on-site sewage facility must meet all of the requirements of the Rules Of Travis County, Texas For On-Site Sewage Facilities.

THIS PERMIT TO CONSTRUCT SHALL EXPIRE TWELVE MONTHS FROM ISSUE DATE.

Issue Date: 12/14/10

Rodney Shepard, P.E.

Kim Geary, P.E.

Post Office Box 3034, Austin, Texas 78764
(512) 416-0217

November 29, 2010

Mr. Rodney Sherrill, P.E.
Travis County TNR
411 West 13th St.
P. O. Box 1748
Austin, Texas 78767

Re: OSSF for West Project
Owner: Dory & Tom West
10900 Hibbs Lane
Manor, TX 78653

30.874 Acres, Amos Alexander Survey No. 2, Abs 1, Travis County

Dear Mr. Sherrill,

In response to your comments dated November 23, 2010:

1. The estimated maximum volume in the pump tank is 907 gallons or 23" in the tank. The timer override is set at 28". The peak flow would have to be exceeded by 198 gallons before the timer override float would activate the pump. The float only activates the pump when it is completely upright. The pump shuts off as soon as the float is horizontal, that distance is approximately 4" or 158 gallons. At that point the switch valve would change to a dry field. This is unlikely to happen since there are multiple safety factors in the design:
 - a. The wastewater usage per person of 6 gpd is a generous assumption. I used 3 gpd in past designs for similar projects, based on actual data collected from nightclubs in Travis County.
 - b. The drain field is oversized by 33%; it is 3,240 sq. ft. whereas for a daily flow of 243 gallons only 2,430 sq. ft. are required.
 - c. The trenches are a minimum of 10" wide and 18" deep, whereas they are only required to be 6" wide and 12" deep. This more than doubles the storage volume in the field.
 - d. Every time the pump is activated the switch valve changes fields plus a day of rest is figured into the daily flow. So each bed is only being utilized 2 days per week. That's 5 day's rest per week per bed.
 - e. The entire system is over designed so there is little or no chance of exceeding the estimated daily water usage of 243 gallons. Even if the daily usage were exceeded there's a very low probability of failure.
2. The hole chart has been corrected. The error was typographical and did not affect the design.
3. A new floor plan is included. There is no kitchen and no washing machine.

Thanks for your expeditious response.

Sincerely,

Attachments: Floor plan
Hole chart