

PERMIT NO: _____

**BLUE LAKE ESTATES
BUILDING PERMIT**

CONTRACTORS' INSTRUCTIONS

PRIOR TO ISSUING A BUILDING PERMIT, AND BEFORE EITHER TEMPORARY WATER AND/OR SEWER SERVICE WILL BE PROVIDED, ONE (1) SET OF PLANS MUST BE SUBMITTED AND APPROVED BY BLUE LAKE ESTATES. PLANS MUST INCLUDE A *PLOT PLAN, ALL FOUR (4) EXTERIOR ELEVATIONS SHOWING TYPE OF ROOF, MASONRY, SIDING, TRIM, LOCATION AND EXTENT OF WORK PROPOSED*. SHOW IN DETAIL THAT ALL WORK WILL CONFORM TO THE INTERNATIONAL RESIDENTIAL BUILDING & PLUMBING CODES. NEITHER WATER NOR SEWER SERVICE WILL BE CONNECTED UNTIL ALL PLANS ARE APPROVED.

LOT NUMBER _____ STREET ADDRESS _____

OWNER _____ CONTRACTOR _____

The following rules apply to all general contractors operating in Blue Lake Estates:

1. It is the responsibility of the general contractors to keep the immediate area in which they are working clean of building refuse, scraps, paper, cartons, etc., which could be blown or dispersed on adjacent property. A dumpster or its equivalent is required to be on the construction site for all refuse, etc. **No burning on site is permitted.** Construction materials **MAY NOT** be placed in the dumpsters located at the fire station. It is the responsibility of the general contractors to haul all trash and building debris from the premises of Blue Lake Estates. It is also the responsibility of the general contractor to schedule with their appropriate service the dumpsters to be emptied, delivered or removed during reasonable times of the day as to not disturb the neighboring residents. All contractor dumpsters are to be located off the right-of-way of Blue Lake Estates streets.
2. No contractor activity or delivery of construction material is to be made before 7:00 a.m. Monday through Friday or before 8:00 a.m. on Saturday. All contractor activity and material deliveries must be completed no later than 7:00 p.m. on any day. **No contractor activity will be allowed on Sundays or Federal Holidays.**
3. Port-A-Johns are required to be on site for all new construction and major remodels where indoor facilities are not available. Any Port-A-John permitted during construction shall be located toward the rear of the lot, when possible and away from the street and neighboring property.
4. Prior to permit approval, the contractor and MUD representatives will determine the need for:
 - a. Culverts between driveway and road
 - b. Connection between driveway and existing road (Attachment #6)
 - c. At least a temporary road surface between construction site and existing road
5. No sign may be displayed on property in Blue Lake unless first approved by the POA Architectural Committee. The Committee may grant approval for signs disclosing the architect and/or contractor of structures during the period of construction only, with a maximum of nine months.
6. An 8" X 11" Building Permit card will be prominently displayed at the building site (Attachment #1).

7. Prior approval must be obtained from the MUD/POA office for the storage of road and/or driveway materials, construction equipment or building materials. Failure to obtain this approval will result in the forfeiture of any and all deposits.
8. A \$1000.00 fee will be charged for any application or request for a variance from the Building Restrictions and Covenants. This is a non-refundable fee regardless of approval or disapproval of the requested variance. Variances must be approved by both the BLPOA and the LCMUD. Variances approved shall be recorded by the POA at the Llano County Courthouse. (See Attachment # 9, Variance Request Form) When applicable, approval by the Hilltop Property Owner's Association must be presented with any request for a variance.
9. Contractors and/or property owners shall be liable for any damage to the public roadways resulting from construction activities or construction vehicles or equipment. Repair costs in excess of the deposit must be paid before a Certificate of Occupancy is issued. The MUD Board of Directors will determine the need for a Road Deposit on any specific project. On new construction, \$1000.00 of the road deposit shall be retained by the MUD and will be used to pay for damages to the roadways caused by heavy vehicles. \$1000.00 of the Demolition Permit shall be retained by the MUD for future road repairs. (see attachment # 5)
10. No concrete waste will be discharged in the Blue Lake road right of ways or adjacent lots. Contractors/Owners deposits will be assessed for violations.
11. To ensure that all new construction and/or new irrigation system installations or modifications to existing plumbing or irrigation systems offer no opportunity for contamination to the public water system the following applies:
 - a. Building permits are required on all new and/or modified plumbing projects. An Irrigation Permit and a plumbing inspection are required for all new and/or modified irrigation projects (see Attachment #7, Irrigation Permit).
 - b. A Backflow Prevention Assembly Test and Maintenance report is required to be completed by a TNRCC Certified Backflow Assembly Tester and turned it to Llano County MUD #1 on all new and/or modified irrigation projects. (Attachment #8-Backflow Prevention Assembly Test and Maintenance Report)
 - c. A Customer Service Inspection Certificate by a licensed Plumbing Inspector or a licensed Customer Service Inspector is required on all new and/or modified plumbing projects. (Attachment #2)
 - d. It is the responsibility of the general contractor to enforce these rules upon all subcontractors.
12. To avoid environmentally hazardous materials from entering Lake LBJ and to reduce the levels of non-point source pollution preventative measures need to be taken. Erosion and sedimentation controls need to be addressed at each site to eliminate soil, trash and chemicals from washing into Lake LBJ. (See attachment –“Primary Concerns Related to Erosion and Sedimentation). Erosion fencing **MUST** be used on all Demolition and Excavation / Clearing Permits, as well.
13. Building permit inspection fees payable to Blue Lake POA and the Llano County MUD #1 are shown on Attachment #5, the POA and the MUD are responsible for payment to the inspector for these inspections.

14. The attached Service Agreement must be signed and the water & sewer connection fees paid in advance to Llano County MUD are shown on Attachment #5. Complete installation instructions on the grinder pumps are handed out separately. Contractors are required to contact the MUD/POA office to arrange for the necessary inspections required. Contractors MUST return to the LCMUD/POA Office the completed, signed Electrical / Plumbing guidelines for grinder pump installation BEFORE a final grinder pump inspection will be scheduled.
15. Builders & contractors who in the past have not complied with Blue Lake building regulations will be assessed an additional deposit of \$500.00 portions of which may be returned when the Certificate of Occupancy is completed. (Attachment #6)
16. Builders / Contractors are responsible for all sub-contractors complying with Llano County leash laws. Non-compliance may result in the job site being red-tagged.

1. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR SCHEDULING BUILDING INSPECTIONS AT THE PHASES OF CONSTRUCTION LISTED BELOW. PLEASE CALL THE MUD/POA OFFICE AT 598-5460 AT LEAST 72 HOURS IN ADVANCE SO THE BUILDING INSPECTOR CAN BE NOTIFIED OF THE INSPECTION.

a. SETBACKS: Property Line Setbacks. This inspection **must** be performed when the string lines and batter boards are set and the property corners are marked.

b. PLUMBING SLAB/ROUGH IN: This inspection **must** be performed before any plumbing lines (including both the water and sewer lines) are covered and the required pressure test.

c. FOOTINGS: This steel rebar inspection **must** be performed when the piers or footings, if being poured separate from the slab, are ready for concrete.

d. PLUMBING TOP OUT: This inspection **must** be performed when the sewer and water lines are done, before bathtubs are set.

e. FRAMING: This inspection **must** be performed when all framing, electrical rough, plumbing top-out, air conditioning duct and roof dried in, are completed **BEFORE INSULATION IS APPLIED.**

f. FINAL: This inspection **must** be performed when the building, all site work, drainage, etc. is complete, after the electric and water meters have been set, but before occupancy.

g. OTHER: This inspection **must** be performed when special circumstances are noted as part of the building permit.

ADDITIONAL:

g. POOLS: This inspection must be performed when plumbing and electrical rough-in are installed.

17. After all inspections by the building inspectors are completed and signed (Attachment # 3) and appropriate refunds are made, a Certificate of Occupancy will be issued. (Attachment # 4).

18. A summarized list of deposits required prior to approving building permit is listed in Attachment # 5.

19. By accepting this Building Permit, both the Owner and the Contractor each warrant and agree that the subject construction of the subject property shall be constructed in accordance with sound and safe construction and building practices and that each phase of the construction will comply with and be built in accordance with standard and recognized Building Codes, as shown in the attachments hereto. In the event that any part of the subject construction shall not comply with and be built in accordance with such Building Codes, then both the Owner and the Contractor each agree, by accepting this Building Permit, that the Blue Lake Estates Property Owners' Association its Board of Directors (as an entity and on behalf of each individual member), its Officers, and its Architectural Committee (as an entity and on behalf of each individual committee member), or any agent acting on its behalf, hereinafter called the BLPOA, and the Llano County MUD # 1, its Board of Directors (as an entity and on behalf of each individual member), its Officers, or any agent acting on its behalf, hereinafter called the LCMUD, shall in no way be liable for any damages, expenses, court costs, attorney fees because of any claim, demand, assertion, cause of action, or judgement to any person for an injury, death, or property damage which may arise due to the Contractor's and/or Owner's failure to build such project in compliance with and its accordance to such Building codes. Owner and/or Contractor each agree to indemnify and hold harmless the BLPOA and the LCMUD because of any such failure, even if such failure results from the negligence of the BLPOA or the LCMUD, for any damages, expenses, court costs, attorneys fees because of any such claim, demand, assertion, cause of action, or judgment to any person for any injury, death, or property damage.

20. By accepting this Building Permit, both the Owner and the Contractor each agree that the Blue Lake Estates Property Owners' Association, its Board of Directors (as an entity and on behalf of each individual member), its Officers, and its Architectural Committee (as an entity and on behalf of each individual member), or any agent acting on its behalf, hereinafter called the BLPOA, and the Llano County MUD # 1, its Board of Directors (as an entity and on behalf of each individual member), its Officers or any agent acting on its behalf, hereinafter called the LCMUD, to indemnify and hold harmless the BLPOA and the LCMUD for any damages, expenses, court costs, attorneys fees because of any claim, demand, assertion, cause of action, or judgement to any person for any injury, death, or property damage which may arise due to the BLPOA or the LCMUD's failure to inspect such property or the BLPOA or the LCMUD's failure to require such inspections as set forth above or the BLPOA or LCMUD's failure to require said property to comply with the building codes set forth above, even if any or all of such failures by the BLPOA or the LCMUD are negligent.

21. This permit is valid for 365 days (1 year) from issue.

22. Owner / Contractor agrees to abide by the City of HSB Outdoor Burning Regulation (ARTICLE 5.03) And the Outdoor Use of Open Flame Equipment Ordinance (ARTICLE 5.05) Attachment #'s 11 / 12.

Contractor's Signature: Date Building Permit Issued By: Date

NOTE: ALL CONSTRUCTION, WHETHER NEW OR A REMODEL, IS REQUIRED TO CONFORM TO THE "INTERNATIONAL RESIDENTIAL BUILDING AND PLUMBING CODES ".

NO BUILDING PERMIT WILL BE ISSUED ON NEW CONSTRUCTION AND/OR MAJOR REMODELS WHICH INCREASE THE SIZE OF STRUCTURE WITHOUT PRIOR APPLICATION APPROVAL FROM THE LLANO COUNTY DEPARTMENT OF NATURAL RESOURCES. FAILURE TO COMPLY WITH LLANO COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS CAN RESULT IN A CLASS C MISDEMEANOR, AND THE COUNTY COULD BE DENIED PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

NOTICE: This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

permit1.doc 10/18/2001
Revised 08/21/2002
Revised 05/05/2004
Revised 07/01/2004
Revised 03/16/2005

Revised 02/06/2006
Revised 05/31/2006
Revised 12/31/2006
Revised 01/23/2007
Revised 08/06/2007
Revised 08/26/2008
Revised 03/24/2009
Revised 08/10/2009-POA
Revised 10/13/2009-MUD
Revised 09/28/2010-MUD

- Attachments: #1 Building Permit Card
#2 Customer Service Inspection and Certification
#3 Inspection Certificate
#4 Certificate of Occupancy
#5 Required Deposits
#6 Connections between Driveways and Streets
#7 Irrigation Permit
#8 Irrigation Inspection and Certification
#9 Variance Request Form
#10 Demolition Permit
#11 City of HSB-Outdoor Burning Regulation (ARTICLE 5.03)
#12 City of HSB-Outdoor Use of Open Flame Equipment (ARTICLE 5.05)

Signature: _____ Date: _____

PERMIT # _____

TYPE OF PERMIT _____
(Bldg, Demo, E & C)

BLUE LAKE ESTATES

BUILDING PERMIT

Date: _____

The plans and specifications for improvements on the property of _____
have been approved by Blue Lakes Estates POA and Llano County MUD #1.

_____ is acting as the General Contractor who has received
and read a copy of the **Contractor's Instructions. The Owner/ General Contractor agree to abide by the City
of HSB Fire Ordinances.**

Permit Issued By:

Contractor:

Blue Lake Estates hereby acknowledges receipt of \$_____ as the deposit to
ensure compliance with the rules, and Contractors Instructions and will return an adjusted amount to the Contractor
upon completion of the work, provided all inspections have been complied with and all site clean-up is complete.

Notice

It is the responsibility of the general contractors to keep the immediate area in which they are working clean of
building refuse, scraps, paper, cartons, etc. which could be blown about or dispersed on adjacent property. A
dumpster or its equivalent is required to be on the construction site for all refuse, etc.

No burning on site is permitted.

**Construction materials may NOT be placed in the dumpsters located at
the fire station which are under surveillance 24/7.**

It is the responsibility of the general contractors to haul all trash and building debris from the premises of
Blue Lake Estates.

**A \$100.00 fine per incident will be assessed
against anyone caught dumping illegally.**

Owner/Contractor

Date

Attachment #1

Customer Service Inspection Certificate

Name of PWS: Llano County MUD #1 PWS I.D. # 1500002

Location of Service _____

- Reason for Inspection:
- New Construction.....
 - Existing service where contaminant hazards are suspected.....
 - Major renovation or expansion of distribution facilities.....

I, _____, upon inspection of the private water distribution facilities connected to the aforementioned public water supply do hereby certify that, to the best of my knowledge:

- | | Compliance | Non-Compliance |
|--|--------------------------|--------------------------|
| (1) No direct connection between the public drinking water supply and a potential source of contamination exists. Potential sources of contamination are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with Commission Regulations. | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water and a private water supply, an approved reduced pressure-zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a certified backflow prevention assembly tester. | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) No connection exists which would allow the return of water used for condensing, cooling or industrial processes back to the public water supply. | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) No pipe or pipe fitting which contains more than 8.0% lead exists in private water distribution facilities installed on or after July 1, 1998. | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) No solder or flux which contains more than 0.2% lead exists in private water distribution facilities installed on or after July 1, 1998. | <input type="checkbox"/> | <input type="checkbox"/> |

I further certify that the following materials were used in the installation of the private water distribution facilities.

Service lines	Lead <input type="checkbox"/>	Copper <input type="checkbox"/>	PVC <input type="checkbox"/>	Other <input type="checkbox"/>
Solder	Lead <input type="checkbox"/>	Lead Free <input type="checkbox"/>	Solvent Weld <input type="checkbox"/>	Other <input type="checkbox"/>

I recognize that this document shall become a permanent record of the aforementioned Public Water System and that I am legally responsible for the validity of the information I have provided.

Remarks: _____

 Signature of Inspector

 Registration Number

 Title

 Type of Registration

 Date

BLUE LAKE ESTATES

**Ron Tomison Inspection Services
19807 Hwy. 183 N.
Lometa, Texas 76853**

This is to certify that I have inspected the following property or lots for the builder named below:

Name of Builder

who constructed the building located on Lot # _____

the Legal Description for which is: _____

and found at the time of inspections, all of the International Residential Building and Plumbing codes were met:

Sincerely,

Ron Tomison, Building Inspector

Attachment #3

**BLUE LAKE ESTATES
PROPERTY OWNERS ASSOCIATION**

CERTIFICATE OF OCCUPANCY

The home on lot _____, in Blue Lake Estates, has been inspected and declared ready for occupancy.

Date: _____

Signed (for Blue Lake Estates): _____

Attachment #4

BLUE LAKE ESTATES POA

BUILDING PERMIT & DEPOSIT SCHEDULE FOR BLUE LAKE ESTATES PROPERTY OWNERS ASSOCIATION

PRIOR TO ISSUING A BUILDING PERMIT THE FEE INDICATED IN THE TABLE AND THE BLUE LAKE POA AND LLANO COUNTY MUD #1 BUILDING PERMIT RECORD MUST BE SUBMITTED FOR APPROVAL

<u>Type of Construction</u>	<u>Permit Required</u>	<u>*Inspection Required</u>	<u>Exterior Elevations & Materials</u>	<u>Plot Plans</u>	<u>**Refundable Deposit</u>	<u>Permit Fee</u>	<u>Total</u>
<u>HOMES</u>							
New Home Construction	X	X	X	X	\$5,000.00	\$500.00	\$5,500.00
Interior Remodeling	X	X			\$100.00	\$200.00	\$300.00
Home Additions	X	X	X	X	\$2,500.00	\$200.00	\$2,700.00
Addition/Expansion of Decks/Porches	X	X	X	X	\$100.00	\$200.00	\$300.00
<u>OUT BUILDINGS</u>							
New Docks with Boat Lifts	X	X	X	X	\$200.00	\$200.00	\$400.00
Major Remodeling of Docks with Boat Lifts	X	X	X	X	\$100.00	\$200.00	\$300.00
Day Docks w/ Fishing Piers/jet ski or sail boat ramp	X	X			\$100.00	\$100.00	\$200.00
Storage and Utility Buildings, Carports, Garages	X	X	X	X	\$100.00	\$200.00	\$300.00
<u>MISCELLANEOUS</u>							
Fence	X	X		X	\$100.00	\$100.00	\$200.00
Driveways	X	X		X	\$100.00	\$100.00	\$200.00
Swimming Pool and/or Spa	X	X	X	X	\$100.00	\$100.00	\$200.00
<u>DEMOLITION</u>							
Demolition of Existing Structure	X	X			\$100.00	\$100.00	\$200.00
<u>VARIANCE TO BUILDING RESTRICTIONS</u>							
Any Variance Granted by The Board	X	X	X	X	\$200.00	\$1,000.00	\$1,200.00

NOTES:

- *Inspection fees are at cost and non-interest bearing. Fees may or may not be required (depending on plans). Amounts may vary based on plans and type of work.**
- **Deposits are non-interest bearing and refundable upon final approved completion inspection. Problem contractors may be required to post an additional Deposit**
- Permit fees are cumulative except for garages i.e. (a new home with a garage and a swimming pool would be \$500.00+ \$200.00=\$700.00)**
- All permits and inspections are subject to the Blue Lake Estates Building Restrictions and Protective Covenants, Llano County, LCRA and The Llano County Mud # 1**
- All Fees are subject to change. If your Permit does not fit into these categories, the building inspector will be contacted for an accurate fee.**
- Any and all deposits may be forfeited if the completed structure(s) are not completed according to the APPROVED plans and specifications.**

FOLLOWING IS A LIST OF MUD FEES AND DEPOSITS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

M.U.D. FEES:

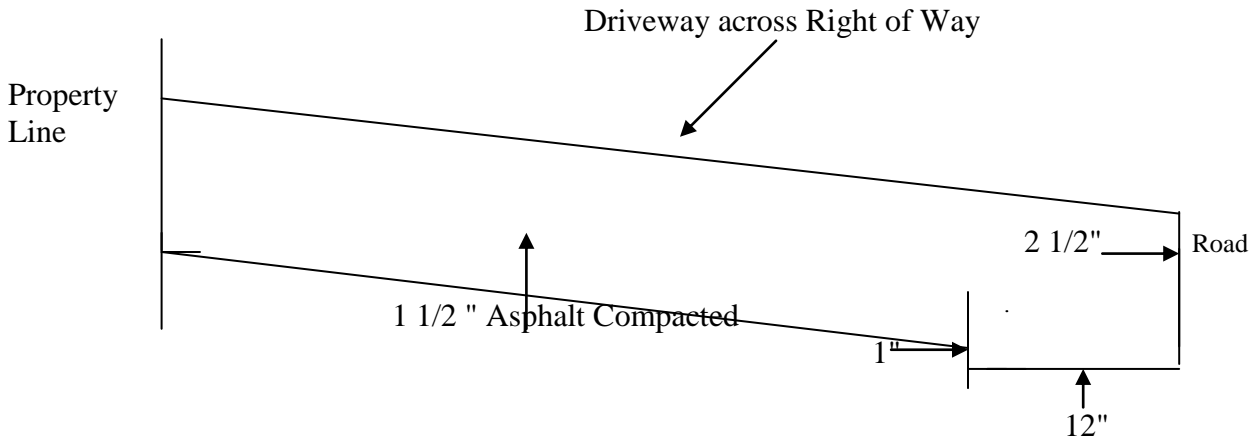
- \$1,500.00 Water Tap Fee
- \$1,500.00 Sewer Tap Fee
- \$ Actual Invoice + 15% Grinder Pump Fee
- \$ 2,000.00 Road Damage Deposit (\$1,000.00 **may** be refunded)**
- \$ 150.00 Plumbing Inspection Fees (minimum) (May vary based on plans)
- \$ 2,000.00 Demolition Permit (\$1,000.00 **may** be refunded)
- \$ 500.00 Excavation / Clearing Permit (\$400.00 **may** be refunded)
- ** Hill Top permits will **not** require a Road Deposit

A Demolition Permit will be issued for demolition of existing structures. Contractors **MUST** provide an acceptable disposal method for the refuse. A Llano County Demolition Permit is **required** before a Llano County Permit will be issued. \$1,000.00 of the demolition permit fee **may** be refunded if the Llano County MUD # 1 Office is notified of completion and the job site is cleaned up to the satisfaction of the LCMUD #1 Inspector. \$1000.00 of the fee shall be retained by the MUD for future road repairs.

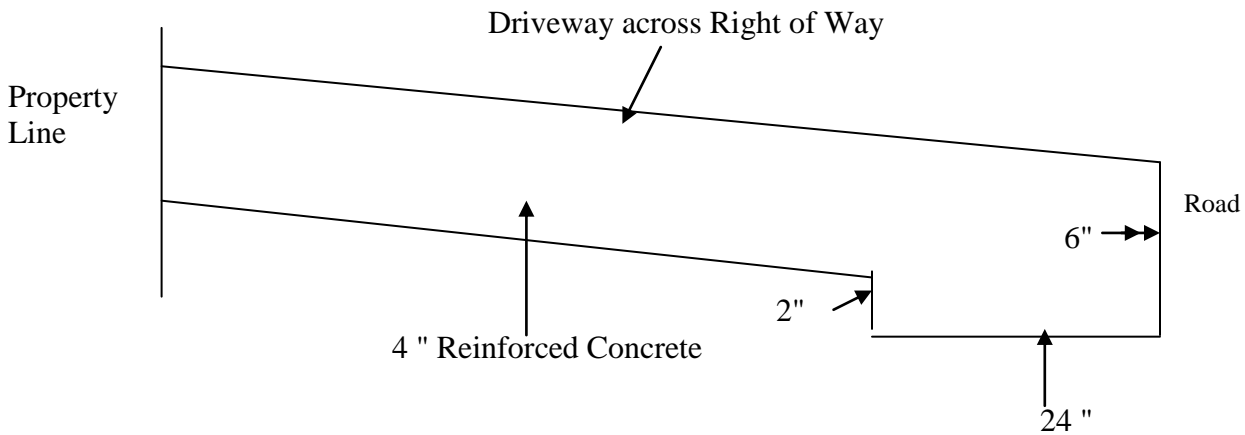
* All Fees are subject to change. If your Permit does not fit into these categories, the building inspector will be contacted for an accurate fee.

**DRIVEWAY CONNECTIONS ACROSS LLANO COUNTY MUNICIPAL UTILITY DISTRICT #1
RIGHT OF WAY TO AN EXISTING STREET**

The requirements for connecting a driveway to an existing street are shown below. Only asphalt or reinforced concrete will be permitted. The District will determine the need for either a berm or culvert. Installation will be at the Owner’s expense.



Note: A clean cut must be made on the existing street, with no dirt between the street and driveway connection. Connection must be flush with existing asphalt.



These “driveway connection” drawings are suggested by Llano County Municipal Utility District #1 as a uniform acceptable method of connecting your driveway to the public street which it intersects. This method is derived from the Texas Dept. of Highways & Public transportation policies and practices. If one of these methods is not used, an alternate plan MUST be approved, in writing, by the Llano County MUD # 1.

Property owners should be aware that you will be responsible for any damages to the public streets which are caused by your driveway connection. A Property Owner should be aware that he/she might be subject to personal liability for injury or damages which might be caused by construction which the Property Owner makes in the public rite-of-way. The Property Owner is further cautioned that he/she could be subject to personal liability for damages caused by the diversion of water onto private or public property caused by changes in the natural topography by his/her construction.

Attachment #6

**Llano County MUD #1
2900 Blue Lake Drive
Horseshoe Bay, TX 78657
830-598-5460
Fax 830-596-1014**

IRRIGATION PERMIT

Permit #: _____

Owner's Name
Address
Telephone Number(s)

Lot #	Blue Lake Address:
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Contractor (if applicable)
Address
Telephone Number(s)

Irrigation Contractor
Address
Telephone Number(s)
IRR Lic#

Date Permit Issued:	Check #
----------------------------	----------------

Signature of Applicant:

Permit Issued By:

Fee: \$95.00

Attachment #7

Backflow Prevention Assembly Test and Maintenance Report

The following form must be completed for each assembly tested. A signed and dated original must be submitted to the public water supplier for record keeping purposes:

Name of PWS:	Llano County Municipal Utility District #1		
PSW I.D.#	1500002		
Mailing Address:	2900 Blue Lake Drive		
	Horseshoe Bay, TX 78657		
Contact Person/Phone:	Betty Brooker	830-598-5460	
Location of Service:			

The backflow prevention assembly detailed below has been tested and maintained as required by TNRCC regulations and is certified to be operating with acceptable parameters.

TYPE of ASSEMBLY

- | | |
|---|---|
| <input type="checkbox"/> Reduced Pressure Principle | <input type="checkbox"/> Pressure Vacuum Breaker |
| <input type="checkbox"/> Double Check Valve | <input type="checkbox"/> Atmospheric Vacuum Breaker |

Manufacturer	Size
Model Number	Located At
Serial Number	

	Reduced Pressure Principle Assembly			Pressure Vacuum Breaker	
	Double Check Valve Assembly		Relief Valve	Air Inlet	Check Valve
	1 st Check	2 nd Check		Opened at _____psid	_____psid
Initial Test	DC-Closed Tight <input type="checkbox"/> RP-_____psid Leaked <input type="checkbox"/>	Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Opened at _____psid Did not Open <input type="checkbox"/>	Did not Open <input type="checkbox"/>	Leaked <input type="checkbox"/>
Repairs & Materials Used**					
Test after Repair	DC-Closed Tight <input type="checkbox"/> RP-_____psid	Closed Tight <input type="checkbox"/> _____psid	Opened at _____psid	Opened at _____psid	_____psid

Test Gauge Used (Make/Model) _____ S/N: _____ Calibration Date _____
 REMARKS: _____

The above is certified to be true.

Firm Name _____ Certified Tester _____
 Firm Address _____ Cert. Tester No. _____ Date _____
 Firm Phone _____

TEST RECORDS MUST BE KEPT FOR AT LEAST THREE YEARS
****USE ONLY MANUFACTURER'S REPLACEMENT PARTS.**

BLPOA / LCMUD
VARIANCE REQUEST FORM

Permit #: _____ Date: _____

Property Owner: _____

Lot #: _____ Blue Lake Address: _____

Mailing Address: _____

Primary Phone: _____ BL Phone: _____

Cell Phone: _____ Variance Fee: _____ Ck: _____

Contractor Information: _____

Contractor Phone (Office): _____ Cell: _____

Variance Requested: _____

Variance Plan(s) Received: _____ Date Received: _____

Variance Plan Reviewed (MUD): _____ (POA): _____

Variance Plan: MUD APPROVAL MUD DENIAL

MUD Signature: _____ Date: _____

Variance Plan: POA APPROVAL POA DENIAL

POA Signature: _____ Date: _____

Variance Plan: HILLTOP APPROVAL HILLTOP DENIAL

HILLTOP Signature: _____ Date: _____

Variance Plan: LAKESIDE TOWNHOMES APPROVAL DENIAL

LAKESIDE TOWNHOMES Signature: _____ Date: _____

Variance Filed By: _____ Date: _____

Attachment #9

Blue Lake POA / Llano County MUD # 1

DEMOLITION APPLICATION

Date of Application: _____ ***Permit Fee: \$** _____ **Permit #:** _____

Address: _____ **Lot #:** _____

Approx. Square Feet: _____ **# of Stories:** _____

Owner: _____ **Phone:** _____

Contractor: _____ **Phone:** _____

Electrical Contractor: _____ **License: Y N**

Plumbing Contractor: _____ **License: Y N**

Disposal Method: _____ **Timeline:** _____

- A Llano County Demolition Permit is required before application can be approved.
- Permits cannot be issued without the contractors being listed on the application.
- Provide a disposal method being used.
- **Must** provide barrier fences as needed. (See hand-out “Primary Concerns Related to Erosion and Sedimentation”).
- Provide a timeline from initial demolition to completion of project.
- * \$ 1,000.00 of the permit fee MAY be refunded upon notification of completion of the project.

Blue Lake POA Approval: _____ **Date:** _____

Llano County MUD # 1 Approval : _____ **Date:** _____

Date Project Completed: _____ **Refund: Y N**

Notes:

ARTICLE 5.03 OUTDOOR BURNING*

Sec. 5.03.001 Scope

The provisions of this article shall apply within the city limits (i.e., incorporated municipal boundary). (Ordinance 07-06-19A, sec. II(a), adopted 6/19/07)

Sec. 5.03.002 General prohibition

Unless specifically excepted from the requirement to obtain a permit by [section 5.03.004](#), no person shall cause, suffer, allow or permit any outdoor burning within the city limits without obtaining a burn permit from the city fire department. (Ordinance 07-06-19A, sec. II(b), adopted 6/19/07)

Sec. 5.03.003 Definitions

Acceptable cooking receptacles. Cooking or barbeque devices (whether these are stationary or portable) such as smokers, hibachis, or kivas. The fire chief of the city fire department has the authority to determine whether an item which is not listed under this definition is an acceptable cooking receptacle.

Extinguished. The absence of any visible flames, glowing coals, or smoke.

Requesting party. The person requesting the burn permit and the individual who is responsible for the burn; this may also be the property owner.

Structure containing a sensitive receptor(s). A manmade structure utilized for human residence or business, the containment of livestock, or the housing of sensitive live vegetation.

Sunrise/sunset. Official sunrise/sunset as set forth in the United States Naval Observatory tables available from the National Weather Service offices.

(Ordinance 07-06-19A, sec. II(c), adopted 6/19/07)

Sec. 5.03.004 Exceptions to burn permit

The following situations do not require a burn permit:

- (1) Fire department training fires within the requirements of the state law;
- (2) Fires within fireplaces;
- (3) Outside noncommercial cooking fires in acceptable cooking receptacles; or
- (4) Small warming fires within containers.

(Ordinance 07-06-19A, sec. II(d), adopted 6/19/07)

Sec. 5.03.005 Permitting

(a) A burn permit shall be requested and received prior to any outdoor burning. The burn permit shall be requested in writing from the fire department at least five (5) working days in advance of the requested burn date.

- (b) The requesting party shall provide the following on their burn permit application:
- (1) The requestor's name;
 - (2) The requestor's address;
 - (3) The requestor's phone number;
 - (4) The property owner of the proposed burn site's name and phone number (if this is different from the requesting party's);

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- (5) The address of the proposed burn site;
- (6) The date requested for the burn; and
- (7) The time of the burn.

(c) Fire officials may inspect the site and conditions before either approving or disapproving the burn and shall notify the requesting party of their determination.

(d) If at any time the fire department determines that due to changing conditions or due to increased safety risks, the burn permit may be cancelled and/or order the requesting and/or responsible party to extinguish the fire. If the requesting and/or responsible party can not be located or refuses to extinguish the fire, the fire department is authorized to enter the property and extinguish the fire at the owner's expense.

(e) The city council is authorized to create and require the use of a form to facilitate requests for outdoor burning permits.

(Ordinance 07-06-19A, sec. II(e), adopted 6/19/07)

Sec. 5.03.006 Requirements for outdoor burning

(a) Fire officials may prohibit any outside fire when atmospheric and environmental conditions or local circumstances make such fires hazardous or unsafe regardless of whether a permit is required.

(b) All outdoor burning shall be limited to the burning of brush, grass, leaves, trees and vegetation that has been generated only from that property where the burn is to occur. Items that can not be burned include: household wastes or garbage, electrical insulation, treated lumber, plastics, nonwood construction/demolition materials, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber.

(c) All outdoor burning, regardless of whether a permit has been obtained, shall also be subject to the following requirements:

- (1) Burning shall be commenced and conducted only when wind direction and other meteorological conditions are such that smoke and other pollutants will not cause adverse effects to any public road, landing strip, navigable water, or off-site structure containing sensitive receptor(s).
- (2) If at any time the burning causes or may tend to cause smoke to blow onto or across a road or highway, it is the responsibility of the person initiating the burn to post flagpersons on affected roads and extinguish the fire.
- (3) Burning must be conducted downwind of or at least 300 feet (90 meters) from any structure containing sensitive receptors located on adjacent properties unless prior written approval is obtained from the adjacent occupant with possessory control.
- (4) Burning shall be conducted in compliance with the following meteorological and timing considerations:

- (A) The initiation of burning shall commence no earlier than one hour after sunrise. Burning shall be completed on the same day not later than one hour before sunset, and shall be attended by a responsible party at all times during the active burn. In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished. In no case shall the extent of the burn area be allowed to increase after this time.
- (B) Burning shall not be commenced when surface wind speed is predicted to be less than six (6) miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period.
- (C) Burning shall not be conducted during periods of actual or predicted persistent low-level atmospheric temperature inversions.
- (D) A means of fire control and extinguishment must be readily available on site at all times. Fifty-five gallon drums of water may be allowed if a water line is unavailable.
- (E) Burning shall not endanger any other property or structure.

(Ordinance 07-06-19A, sec. II(f), adopted 6/19/07)

Sec. 5.03.007 Liability

- (a) The authority to conduct outdoor burning under this regulation does not exempt or excuse any person responsible from the consequences, damages, or injuries resulting from the burning and does not exempt or excuse anyone from complying with all other applicable laws or ordinances, regulations, and orders of governmental entities having jurisdiction, even though the burning is otherwise conducted in compliance with this regulation.
- (b) If the fire department determines that a burn is creating an unsafe condition and orders the responsible party to extinguish the burn and that party refuses to do so, the fire department is authorized to extinguish the burn. The fee for extinguishing that burn will be charged to the person who requested the burn permit. That fee will be calculated on a per hour basis for the cost of equipment and personnel. This fee is currently as provided for in the fee schedule found in the appendix of this code and shall be calculated in no less than one-half-hour increments.

(Ordinance 07-06-19A, sec. II(g), adopted 6/19/07; Ordinance adopting Code)

Sec. 5.03.008 Penalty

The penalty for violation of this article carries a fine not to exceed \$2,000.00. Each violation is a separate offense.
(Ordinance 07-06-19A, sec. II(h), adopted 6/19/07)

ARTICLE 5.05 OPEN FLAME EQUIPMENT

Sec. 5.05.001 Scope

The provisions of this article shall apply within the city limits (i.e., incorporated municipal boundary). (Ordinance 08-09-16H, sec. II(a), adopted 9/16/08)

Sec. 5.05.002 Compliance required

It shall be unlawful for any person to violate the provisions of this article. (Ordinance 08-09-16H, sec. II(b), adopted 9/16/08)

Sec. 5.05.003 Definitions

Hot site. A location where hot work is performed and the immediately surrounding area of a minimum of 25 feet in all directions.

Hot work. The use of welding (including arc and acetylene), metal cutting, or other type of open torch work.

Spotter. A person, other than the person performing the hot work, who watches the hot work for the purpose of extinguishing sparks or fires, advising the person performing the work of wind changes or other factors that may create an unsafe condition, and generally ensuring that the work does not cause a fire or other hazardous situation.

(Ordinance 08-09-16H, sec. II(c), adopted 9/16/08)

Sec. 5.05.004 Regulatory and safety compliance

- (a) The use of welding, cutting and/or open torch equipment within a structure is governed under the International Fire Code, section 2601, which was adopted as the city's code by [article 5.02](#). This type of exterior or outdoor hot work shall not be performed when winds are greater than 15 mph.
- (b) A spotter for each welder or hot work location is required.
- (c) The hot site shall be cleared of all movable, flammable objects and any other object that may retard or interfere with easy access or response to fire. All flammable vegetation within the hot site shall be removed or wetted down and kept wet so that it will not burn.
- (d) Each hot site shall have readily available either: a minimum of 100 gallons of water plus at least one two-gallon fire extinguisher (either pump or pressure type); or, alternatively, a charged hose line (minimum size of 1/2") that is long enough to reach the entirety of the hot site plus an additional 25 feet in all directions from the perimeter of the hot site.
- (e) Each job site shall have a phone or cell phone immediately available and accessible to workers in the event of a fire.
- (f) The person responsible for this job site shall ensure that any small spot fires are quickly and completely extinguished. No job site shall be abandoned until fires are thoroughly extinguished.
- (g) The fire department shall be promptly notified of any fires that extend beyond the 25 foot perimeter, are out-of-control, or that continue to smolder.
- (h) The welding or hot work shall be stopped if the fire department so orders, and it shall not resume until the fire department deems that conditions are safe.

(Ordinance 08-09-16H, sec. II(d), adopted 9/16/08)

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Sec. 5.05.005 Enforcement

The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to prosecution for criminal violations. (Ordinance 08-09-16H, sec. III(a), adopted 9/16/08)

Sec. 5.05.006 Penalty for violation

The penalty for violation of this article carries a fine not to exceed \$2,000.00. Each violation is a separate offense. (Ordinance 08-09-16H, sec. III(b), adopted 9/16/08)

PRIMARY CONCERNS RELATED TO EROSION AND SEDIMENTATION

Soil erosion and resulting sedimentation are a leading cause of water quality problems in Texas. Although erosion has long been associated with farming activities, it is also a major concern at construction sites, if the disturbed land is left unprotected. Every phase of a construction project has the potential of contributing significant quantities of sediment-laden runoff. Therefore, as a site is developed, all who are associated with the project must do their part to control erosion. This pamphlet deals with erosion/sediment control on an individual building lot. First, it looks at some consequences of construction site erosion and presents four principles important for control. Next, it addresses the issue of proper lot drainage. Then, it presents the seven steps within a construction sequence that should result in effective erosion control. Also included are installation instructions for five commonly used building site control practices, as well as suggested reference materials and sources of further assistance.

CONSEQUENCES OF CONSTRUCTION SITE EROSION

- **Water quality.** Sediment is the number one pollutant, by volume, of surface water in the state of Texas. It impacts water quality by degrading the habitat of aquatic organisms and fish, by decreasing recreational value, and by promoting the growth of nuisance weeds and algae.
- **Local taxes.** Sediment that finds its way into streets, and ditches results in additional maintenance costs for local government.
- **Flooding.** Sediment accumulation in streams, lakes, and rivers reduces their capacity, which can result in increased flooding.
- **Property values.** Sediment deposits not only impair water quality but also damage property, thus reducing its use and value.

PRINCIPLES FOR CONTROLLING BUILDING SITE EROSION AND SEDIMENTATION

Erosion control is important on any building site regardless of its size. Usually, the principles and methods for controlling erosion and reducing off-site sedimentation are relatively simple and inexpensive.

Erosion Control for the Home Builder and/or Contractor

Here are four basics to be followed when developing a building site:

- **Evaluate the site.** Inventory and evaluate the resources on the lot before building. Location of structures should be based, in large part, on the lot's natural features. Identify trees that you want to save and vegetation that will remain during construction. Also, identify areas where you want to limit construction traffic. Wherever possible, preserve existing vegetation to help control erosion and offsite sedimentation.
- **Select and install erosion/sediment control practices.** Determine the specific ones needed, and install them before clearing the site. Among the more commonly used practices are vegetative filter strips, silt fence, gravel drives, and runoff inlet protection.
- **Develop a practice maintenance program.** Maintenance of all practices is essential for them to function properly. They should be inspected twice a week and after each rainfall event. When a problem is identified, repair the practice immediately. Also, any sediment that is tracked onto the street should be scraped and deposited in a stable area. *Do not flush sediment from the street with water.*
- **Revegetate the site.** Do so as soon as possible. A well-maintained lot has a higher sale potential.

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BUILDING LOT DRAINAGE

The best time to provide for adequate lot drainage is before construction begins. With proper planning, most drainage problems can be avoided. And that's important because correcting a problem after it occurs is usually much more difficult and costly. Here's what it takes to ensure good lot surface and subsurface drainage.

Surface Drainage

- Position the structure a minimum of 18 inches above street level.
- Divert storm water runoff away from the structure by grading the lawn to provide at least 6 inches of vertical fall in the first 10 feet of horizontal distance.
- Construct side and rear yard bales to take surface water away from the structure.

- Avoid filling in existing drainage channels and roadside ditches, since that could result in wetness problems on someone else's property and/or damage to adjacent road surfaces.

Subsurface Drainage

- Provide an outlet for foundation or footer drains and for general lot drainage by using storm sewers (where allowed), OR obtain drainage easements if you must cross adjoining properties.
- If you accidentally cut through an existing field tile, assume that it carries water even if currently dry; therefore, re-route it (using the same size tile) around the structure or septic field; then reconnect it.

STEP 1. EVALUATE THE SITE.

Before construction, evaluate the entire site, marking for protection any important trees and associated rooting zones, unique areas to be preserved, on-site septic system absorption fields, and vegetation suitable for filter strips, especially in perimeter areas.

Identify Vegetation To Be Saved.

- Select and identify the trees, shrubs, and other vegetation that you want to save.

Protect Trees and Sensitive Areas.

- To prevent root damage, do not grade, burn, place soil piles, or park vehicles near trees or in areas marked for preservation.
- Place plastic mesh or snow fence barriers around the tree's drip line to protect the area below their branches.
- Place a physical barrier, such as plastic fencing, around the area designated for a septic system absorption field (if applicable).

STEP 2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS.

Identify the areas where sediment-laden runoff could leave the construction site, and install perimeter controls to minimize the potential for off-site sedimentation. It's important that perimeter controls are in place before any other earth-moving activities begin.

Protect Down-Slope Areas.

With Vegetative Filter Strips

- On slopes of less than 6 percent, preserve a 20- to 30-foot wide vegetative buffer strip around the perimeter of the property, and use it as a filter strip for trapping sediment
- Do not mow filter strip vegetation shorter than 4 inches.
- Add the extenders as soon as the gutters and downspouts are installed.
- Be sure the extenders have a stable outlet, such as the street, sidewalk, or a well vegetated area.

With Silt Fence

- Use silt fencing along the perimeter of the lot's down slope side(s) to trap sediment.

Install Gravel Drive.

- Restrict all lot access to this drive to prevent vehicles from tracking mud onto roadways.

Protect Storm Sewer Inlets.

- Protect nearby storm sewer curb inlets with stone-filled or gravel filled geotextile bags or equivalent measures before disturbing soil.

- Protect on-site storm sewer drop inlets with silt fence material, straw bales, or equivalent measures before disturbing soil.

Construction Sequence for Building Site Erosion Control Practices

STEP 3. PREPARE THE SITE FOR CONSTRUCTION.

Prepare the site for construction and for installation of utilities. Make sure all contractors (especially the excavating contractor) are aware of areas to be protected.

Salvage and Stockpile the Topsoil/subsoil.

- Remove topsoil (typically the upper 4 to 6 inches of soil material) and stockpile.
- Remove subsoil and stockpile separately from the topsoil.
- Locate the stockpiles away from any down-slope street, driveway, stream, lake, wetland, ditch, or drainage way.
- Immediately after stockpiling, temporary-seed the stockpiles with annual rye or winter wheat and/or place sediment barriers around the perimeter of the piles.

STEP 4. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES.

Construct the home and install the utilities; also install the sewage disposal system and drill the water well (if applicable); then consider the following.

Install Downspout Extenders.

- Although not required, downspout extenders are highly recommended as a means of preventing lot erosion from roof runoff.
- Add the extenders as soon as the gutters and downspouts are installed.
- Be sure the extenders have a stable outlet, such as the street, sidewalk, or a well vegetated area.

STEP 5. MAINTAIN THE CONTROL PRACTICES.

Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.

- Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
- Toward the end of each work day, sweep or scrape up any soil tracked onto roadways. *Do not flush area with water.*
- By the end of the next work day after a storm event, clean up any soil washed off-site.

STEP 6. REVEGETATE THE BUILDING SITE.

Immediately after all outside construction activities are completed, stabilize the lot with sod, seed, and/or mulch.

Redistribute the Stockpiled Subsoil and Topsoil.

- Spread the stockpiled subsoil to rough grade.
- Spread the stockpiled topsoil to a depth of 4 to 6 inches over rough-graded areas.
- Fertilize and lime according to soil test results or recommendations of a seed supplier or a professional landscaping contractor.

Mulch Newly Seeded Areas.

- Spread straw mulch on newly seeded areas, using 1½ to 2 bales of straw per 1,000 square feet.
- On flat or gently sloping land, anchor the mulch by crimping it 2 to 4 inches into the soil. On steep slopes, anchor the mulch with netting or tackifiers. An alternative to anchored mulch would be the use of erosion control blankets.

STEP 7. REMOVE REMAINING TEMPORARY CONTROL MEASURES.

- Once the sod and/or vegetation is well established, remove any remaining temporary erosion and sediment control practices, such as:
- Downspout extenders. (Or shorten to outlet onto the vegetated areas, allowing for maximum infiltration).
- Storm sewer inlet protection measures.

REFERENCE MATERIALS

Every building site is unique and poses its own restraints and potential erosion hazards. In many instances, additional or alternative methods are necessary if your lot is:

- Adjacent to a creek, lake, or wetland.
- Has a slope in excess of 6 percent.
- Receives runoff from adjacent areas.

This pamphlet provides installation instructions on five of the more commonly used building site erosion and sediment control practices.

It is the responsibility of property owners and contractors to see that they are in compliance with state laws and local and county ordinances regarding construction site erosion and sediment control.