

**JAMES E. GARON
& ASSOCIATES, INC.**

LAND SURVEYORS &
CIVIL ENGINEERS

185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm #10058400
jgaron@austin.rr.com

August 2, 2022

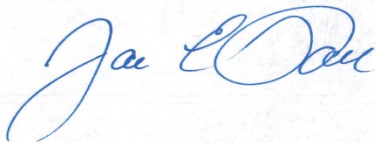
City of Bastrop
Planning & Development
1311 Chestnut Street
Bastrop, TX 78602

RE: #22-000018 - Piney Ridge, Section One Replat, Replat of Lot 11, Block A

We request a variance from Bastrop Building Block Technical Manual. Article 3.2 Infrastructure requirements: Section 3.2.005. Lot 11-B is 0.773 acre and does not meet the requirement of 1 acre for an on-site septic system. The lot will be connected to an approved water supply system and under TCEQ rules the minimum required lot size is 0.50 acre.

In addition we request a variance from the IFC 2018, Appendix D, Sec. D107 not allowing more than 30 units in a subdivision without a secondary outlet. This is an existing subdivision, developed in 3 large sections, all exceeding 30 units. There have been multiple replats of lots creating additional units. This replat is fairly near the single outlet to Hoffman Road and should not pose an increased hazard.

Sincerely,



James E. Garon
Registered Professional Land Surveyor
Server: Co\Bastrop\Subdivision\Piney Ridge Sec 1\989-21 plat