

Travis Settlement ACC Documents

Construction Guidelines Checklist

✓ Acceptable ✗ Unacceptable N/A: Not Applicable U/D; Unable to Determine

Site Plan:

- Scale: 1"=20'0"
- Legal Description and Street Address
- Contours at one (1) foot intervals
- Dumpster site, silt fencing, barrier fencing, and porta-let

Improvements:

- The site plan should show all proposed improvements, including: house, driveways, walkways, patios, pools, fences, decks, & other improvements. Also, the location of the septic and well.

Driveways:

- All lots are required to provide a minimum twelve feet (12') wide driveway. All driveways have to be crushed granite or higher grade material.

Drainage:

- Show existing and proposed contours for drainage. Drainage shall not be altered as to increase runoff on adjacent lots as required by federal, state, or local building codes. It is the builder's responsibility to assure proper drainage.

Utility Lines:

- All utility lines to be underground.

Setbacks:

- Front:** No building closer than one-hundred feet (100') from property line.
- Side:** No building closer than twenty five feet (25') from property line and no closer than fifty feet (50') to any street side yard.
- Rear:** No residence may be located more than two hundred feet (200') from the front lot line (measured to the back of such residence) without a variance from the ACC.

Fencing:

- All fences have to be approved along the subdivision roadway and no wired fences are permitted on the subdivision roadway.

Tanks:

- All tanks to be buried or screened from view with a permanent architectural feature, not landscaping. The screening must be sympathetic in design to the house.

Plan: Scale ¼" = 1'0"

- Square Footage:** The minimum floor area for the main structure (including all air conditioned living areas, but excluding all open porches and garages) shall be 1,850 square feet.

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Elevation: Scale 1/2" = 1'0"

Building Height:

Generally, no improvement greater than two (2) stories in height may be constructed on any lot. The Architectural Control Committee shall review all heights. Any architectural style is permissible, the design should be consistent with the architectural style, mixing styles is discouraged. No triumphant two story entries. All materials must be noted clearly on the elevations.

Roofs:

- Roof Material:** Roof material should be clearly noted on elevations.
- Roof Style:** The roof pitch is consistent with the architectural style of the home.
- Roof Projections:** All roof stacks and flashing must be painted to match roof color.

Masonry Requirement:

- 50% Masonry. Cementitious siding (hardi-board) does not apply to the 50%.
- Drop slab to 18" maximum if stone, underpinning must be painted same color as stucco.

Permits:

- One (1) copy of "Travis County Basic Development Permit" Application
- One (1) copy of Wastewater System Application & Fee Receipt (Travis County/LCRA)
- One (1) copy of Travis County Permit Application for Driveway in Right-Of-Way
- Signed "Deed Restriction Consent Form"
- Signed "Residential and Commercial Construction Approval Form"
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