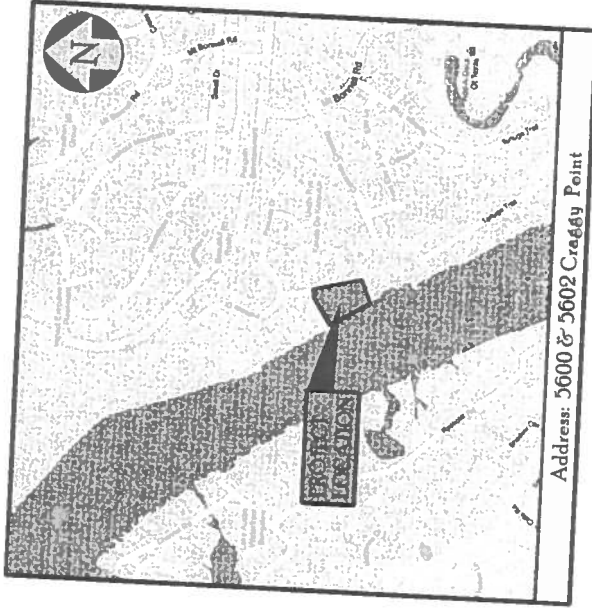


Follett Residence

Shoreline Modification & Restoration Plan



Address: 5600 & 5602 Creggy Point

Owner:
 Brian Follett
 5600 & 5602 Creggy Point
 Austin, TX 78751
 512-791-8871

Surveyor:
 James E. Garon & Associates, Inc.
 924 Main Street
 Bastrop, TX 78602
 Phone: 512-303-4185

Planner / Landscape Architect:
 Richard H. Crank, ASLA
 7301 North FM 620
 Ste. 155 #195
 Austin, TX 78726
 Phone: 512-474-1220

J.C. LONGARO & CLARKE
 Consulting Engineers

Land Development • Stormwater Management • Water Resources
 7501 North Capital of Texas Highway • Building A • Suite 220 Austin, Texas 78731
 (512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

Watershed: Lake Austin, Water Supply Rural
 Pressure Zone: North (NO1)
 Ordinance:
 MAPSCO Grid No: G28
 MAPSCO Page No: 524
 FEMA Panel: 48453C0435H
 Legal Lot: Lots 41 & 42, The Cliff Over Lake Austin II
 Book 80, Page 33-34
 Zoning: LA
 TCEQ Recharge Zone: No
 COA Recharge Zone: No



SUBMITTED FOR APPROVAL:
AUGUST 21, 2013

SP-2013-0315D

SITE PLAN / DEVELOPMENT PERMIT NUMBER

REVIEWED BY:

WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

DATE

CA

NOTES:

- All responsibility for the adequacy of these plans remains with the engineer who prepared them. In approving these plans, the city of Austin must rely upon the adequacy of the work of the design engineer.
- All existing utilities are shown per record, contractor shall verify locations & elevations of existing utilities prior to the installation of any pipe and shall notify engineer of any conflicts.
- WATERSHED STATUS:** This project is located in the Lake Austin Watershed and is classified as Water Supply Rural as per the date of this permit. The property is not zoned over the North Edwards Aquifer.
- There is no impervious cover proposed to be added on this property with this site plan.
- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
- The site is composed of 2 lots / tracts. It has been approved as one cohesive development, per the unified development agreement recorded in DCC# _____, if portions of the lots / tracts are sold application for subdivision and site plan approval may be required.
- The existing lake access driveway on these lots was reviewed, approved and inspected by the city of Austin as a restoration plan. In response to the stop work order dated June 2, 2009.
- Construction access and the transporting of construction materials to and from the site, will be by heavy hauler/machinery by land, depending on whether Lake Austin is lowered at the time of construction.
- Construction of Phase 2 will commence prior to the expiration date of the site plan.

CTIONS

No.	City of Austin Approval / Date	City of Austin Approval / Date	Date Requested

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET _____ OF _____ APPLICATION DATE: _____
 APPROVED BY COMMISSIONER ON _____ APPLICATION DATE: _____
 REGISTRATION DATE: _____ OF THE CITY OF AUSTIN, TEXAS
 PROJECT REGISTRATION DATE (SEE APPROVAL): _____ CASE MANAGER: _____ DATE: _____

These Plans and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE. Zones: _____
 No. 1 _____ Correction 1 _____
 No. 2 _____ Correction 2 _____
 No. 3 _____ Correction 3 _____

THIS PLAN MUST BE RECORDED BY THE PROJECT REGISTRATION DATE
 AND THE CITY OF AUSTIN WILL NOT BE RESPONSIBLE FOR THE
 CONSTRUCTION OF THIS PROJECT UNLESS ALL RECORDED NOTICES
 HAVE BEEN RECEIVED AND A NOTICE OF CONSTRUCTION HAS BEEN
 RECEIVED BY THE PROJECT REGISTRATION DATE.

REVISION BLOCK	DATE	DESCRIPTION	BY

DATE	
DESIGN	
STAYBACKS	
QUALITY	

FOLLETT RESIDENCE

Shoreline Modification & Restoration Plan

5600 & 5602 Craggy Point

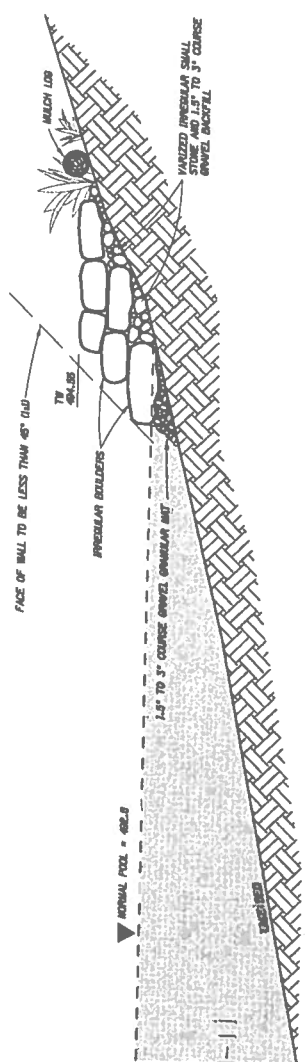
Site, Grading & Shoreline Armoring Plan & Details



LONGARO & CLARKE
 Consulting Engineers
 Land Development & Stormwater Management & Water Resources
 7201 North Central Expressway, Suite 200, Dallas, Texas 75241
 (972) 300-0200 - www.LongaroClarke.com - TSP# Reg. No. F-244

SGPI

SP-2013-03(D)



SECTION A-A

- LEGEND:**
- PRE-EXISTING CONTOUR
 - - - EXISTING RED-TAG CONTOUR
 - - - PROPOSED PRE-EXISTING (+7.4')
 - BOULDER STACK RETAINING WALL
 - PHASE LINE
 - 75' SETBACK 75' SHORELINE SETBACK
 - 75' CHZ 75' CHZ
- LA ZONING**

- NOTES:**
- THE SITE IS COMPOSED OF 2 LOTS/TRACTS. DEVELOPMENT APPROVED AS ONE COMBINED DEVELOPMENT. PERMITTED DEVELOPMENT AGREEMENT REQUIRED. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 - PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, Piers, Wharves, Boat Houses, BARRIERS ON A DRIVEWAY TO ACCESS THE STRUCTURES.
 - FLANKING PROTECTION: TIEBACKS OR RETURN WALLS MUST BE PROVIDED AT THE ENDS OF THE BULKHEAD RETAINING WALL TO PROVIDE PROTECTION OF THE ADJACENT SHORELINE FROM EROSION.



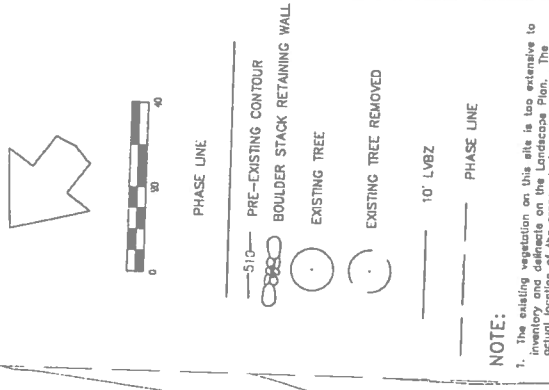
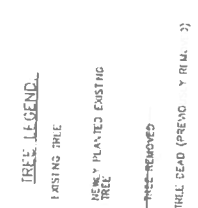
Land Development & Stormwater Management @ Water Resources
Consulting Engineers
LONGARO & CLARKE
7201 North Central Expressway, Suite 220, Austin, Texas 78724
CEN 7300-0229 - www.longaroandclark.com
12.19.13



FOLLETT RESIDENCE
Shoreline Modification & Restoration Plan
5600 & 5602 Craggy Point
Landscape Restoration Plan

DATE	DESCRIPTION	BY

NO.	PLANT	QUANTITY	REMARKS
1080	FRUIT TREE 4"		
1081	SHRUB 4"		
1082	LIVE OAK 5"		
1083	SP. OAK 5"		
1084	SP. OAK 5"		
1085	SP. OAK 5"		
1086	SP. OAK 5"		
1087	SP. OAK 5"		
1088	SP. OAK 5"		
1089	SP. OAK 5"		
1090	SP. OAK 5"		
1091	SP. OAK 5"		
1092	SP. OAK 5"		
1093	SP. OAK 5"		
1094	SP. OAK 5"		
1095	SP. OAK 5"		
1096	SP. OAK 5"		
1097	SP. OAK 5"		
1098	SP. OAK 5"		
1099	SP. OAK 5"		
1100	SP. OAK 5"		
1101	SP. OAK 5"		
1102	SP. OAK 5"		
1103	SP. OAK 5"		
1104	SP. OAK 5"		
1105	SP. OAK 5"		
1106	SP. OAK 5"		
1107	SP. OAK 5"		
1108	SP. OAK 5"		
1109	SP. OAK 5"		
1110	SP. OAK 5"		
1111	SP. OAK 5"		
1112	SP. OAK 5"		
1113	SP. OAK 5"		
1114	SP. OAK 5"		
1115	SP. OAK 5"		
1116	SP. OAK 5"		
1117	SP. OAK 5"		
1118	SP. OAK 5"		
1119	SP. OAK 5"		
1120	SP. OAK 5"		
1121	SP. OAK 5"		
1122	SP. OAK 5"		
1123	SP. OAK 5"		
1124	SP. OAK 5"		
1125	SP. OAK 5"		
1126	SP. OAK 5"		
1127	SP. OAK 5"		
1128	SP. OAK 5"		
1129	SP. OAK 5"		
1130	SP. OAK 5"		
1131	SP. OAK 5"		
1132	SP. OAK 5"		
1133	SP. OAK 5"		
1134	SP. OAK 5"		
1135	SP. OAK 5"		
1136	SP. OAK 5"		
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1138	SP. OAK 5"		
1139	SP. OAK 5"		
1140	SP. OAK 5"		



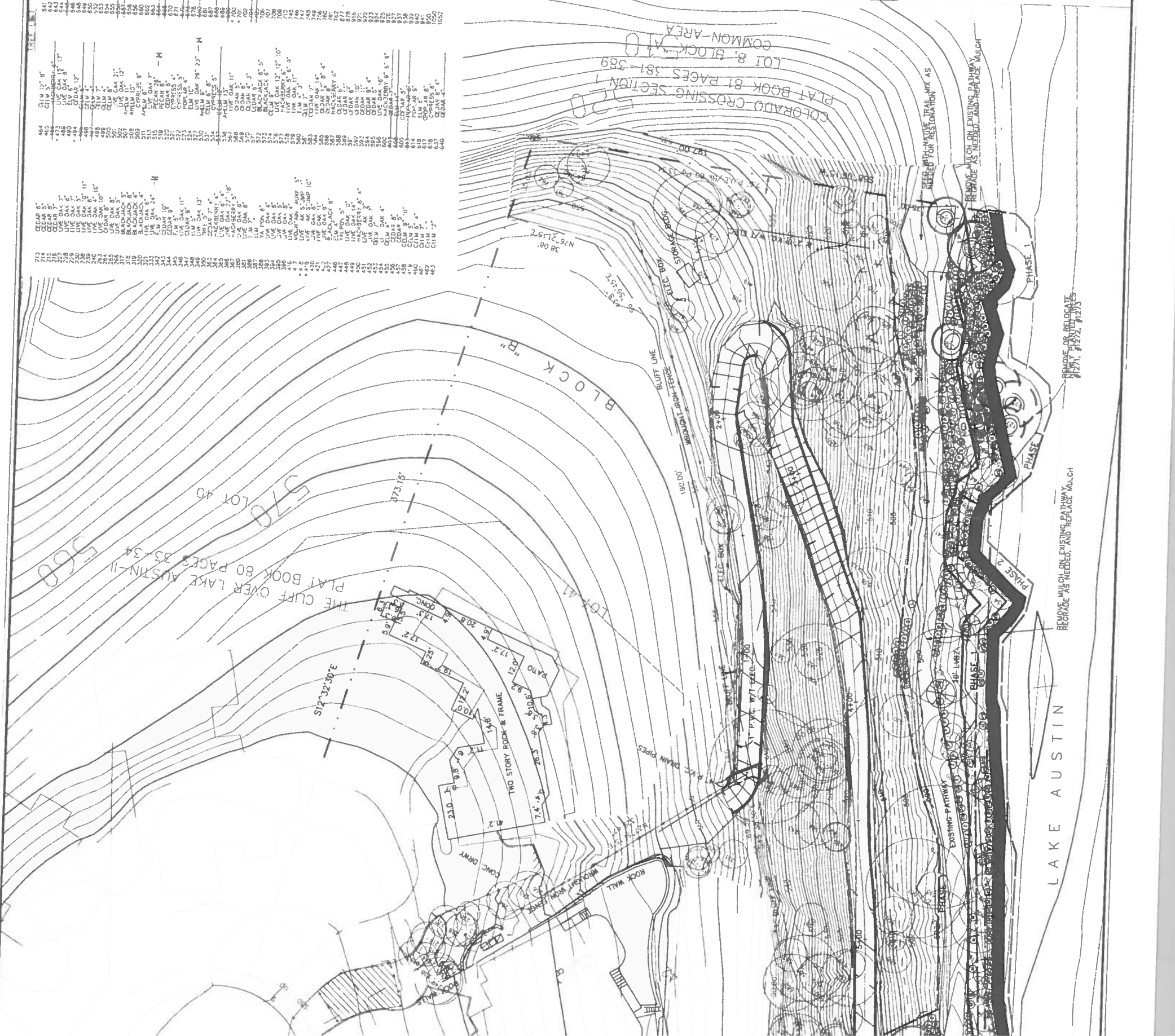
NOTE:

1. The existing vegetation on this site is too extensive to inventory and delineate on the Landscape Plan. The actual location of the proposed plant material will need to be adjusted in the field at the time of planting, to avoid damaging existing vegetation.

2. Areas outside of the existing mulch pathway that do not have significant coverage of existing or proposed vegetation should be seeded as necessary with Native Trail Mix to provide adequate restoration of all disturbed areas.

Richard H. Cook 12.19.13
DATE

RICHARD H. COOK
LANDSCAPE ARCHITECT, CERTIFIED THAT THIS PLAN SHOWS THE LOCATION AND PLANTING REQUIREMENTS OF ALL PLANT MATERIAL TO BE INSTALLED AND THAT THIS PLAN IS TRUE AND ACCURATE AND THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 25-7, ARTICLE IX OF THE LDC (LANDSCAPE ORDINANCE).



10' LVBZ

AREA OUTSIDE 10' LAKESHORE VEGETATION BUFFER ZONE (LVBZ)

9)	2 - 1 gal. / 3 LF
	265
	Unknown
	130
	Unknown
	5
	9

Total Plants Provided

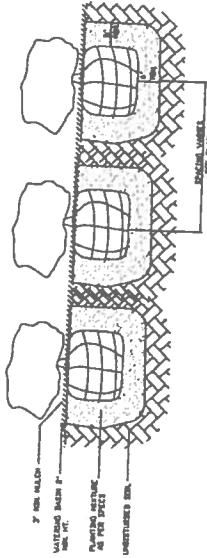
PLANT LIST:

Name/Size/Symbol	Quantity
① ZEXMANNIA <i>Wedelia texana</i> 1 gal.	70
② CORAL HONEYSUCKLE <i>Lonicera sempervirens</i> 1 gal.	12
③ LAVINIA <i>Lonicera hisida</i> (pink capricorn) 1 gal.	23
④ SPICEWORT <i>Pricklypearia spp.</i> 1 gal.	13
⑤ ROSE MALLOW <i>Rosa</i> 1 gal.	18
⑥ DEW'S SHEDDING <i>Melina lindeniana</i> 1 gal.	0
⑦ BLACKFOOT DASY <i>Abanipetium leucostachium</i> 1 gal.	50
⑧ BIG MARY <i>Muhlenbergia lindheimeri</i> 1 gal.	2
⑨ EVERGREEN SMLAC <i>Rhus styra</i> 1 gal.	8
⑩ BULGHEAF DOGWOOD <i>Cornus alternifolia</i> 5 gal.	2
⑪ MOUNTAIN LAUREL <i>Sophora serotina</i> 5 gal.	1
⑫ MEXICAN BUCKEYE <i>Ulmus speciosa</i> 5 gal.	3
⑬ EVERGREEN YALPON <i>Rosa tenuifolia</i> 5 gal.	1

*NATIVE PLANT SUPPLIED BY NATIVE AMERICAN SEED COMPANY (REFER TO PLANTING NOTE #8)

10' LVBZ

PHASE LINE



PLANTING BED DETAIL

NOTES:

GENERAL:

- All plant material will be planted in improved soil, as per these plans and specifications. Contractor is responsible for quantities referenced on the plan, details and notes.
 - The OWNER will continuously maintain the required landscaping in accordance with LDC Section 25-2-98.4.
 - All plant material must be sourced within a 200 mile radius of the site, and free of contamination from invasive species.
 - GUARANTEE: All plant materials supplied by this contractor shall be guaranteed for one year from final acceptance. Replace dead materials and materials not in vigorous, thriving conditions as soon as weather permits upon notification by the Owner. Replace plants, including trees, which have partially died thereby damaging shape, size, or symmetry.
- Replace plants according to original specifications at no cost to the Owner, providing a one year guarantee on exterior replacement plants. Exterior plants may be replaced according to seasonal requirements if approved by Owner. Guarantee excludes replacement because of injury by storm, drought, drowning, hail, freeze, insects, diseases, or vandalism after final acceptance.
- LAYOUT:
- WARNING!!!** Prior to commencement of work, Contractor is responsible for verifying the location of all existing utilities vertically and horizontally, and is responsible for avoiding damage to existing utilities. Proposed plant locations may be field adjusted as per approval by Landscape Architect or Owner.
 - Prior to commencement of work, Contractor shall arrange on-site, preconstruction meeting with Landscape Architect to review site conditions and plans. All final plant layout shall be approved by Landscape Architect in the field prior to installation. During the course of the installation, if Contractor is not clear on the proposed layout, Contractor will request clarification from Landscape Architect.

PLANTING:

- All planting procedures must be in accordance with these contract documents to be accepted; reference details on drawings. All holes and tree pits shall be backfilled with prepared soil mix and watered thoroughly to eliminate air pockets. All shrubs and ground cover plants shall be planted in triangular rows (staggered spacing) unless otherwise specified on drawings. The top of all root balls shall be planted even with finish grade. Any changes or substitutions of material must be approved by Landscape Architect prior to installation; and by the City of Austin prior to final acceptance.
- Contractor shall make a reasonable effort not to disturb any existing woody or herbaceous vegetation, without prior approval from the Landscape Architect. Except for the planting of trees greater than 2 caliper inches, all excavation and planting shall be done with hand tools only.
- In order to avoid excessive compaction, Contractor shall not excavate, prepare soil, install materials, clean up or mulch areas when soil is too wet.
- In general, a weed control barrier shall be installed on all new planting areas that exceed approx. 100 S.F. and do not exceed a slope of 20%. Weed control barrier should be a permeable fabric, in place prior to installation of mulch, and not visibly showing below the mulch.
- All non-turf areas are to be mulched with 3" of native hardwood mulch.
- All plants shall be pocket planted and backfilled with the following prepared soil mix or approved equal:
3.5 parts loam
1 part sharp sand
1.5 parts compost
- Any disturbed areas (excluding the mulched pathway) that are not adequately restored with existing vegetation or proposed container planting per the Landscape Plan; must be restored as per Standard Specification Item No. 609.5. However, the 609.5 species composition will be substituted with Native Texas Mix seed supplied by Native American Seed, and seeded at the overall blended rate of 1 lb./1,000 SF. These same disturbed areas will also include the planting of 1 gal. Meadow Sedge *Carex perdanica* at the average rate of 1/100 SF. The Native Trail Mix includes the following species:
Native Grasses: Buffalograss, Blue Grama, Prairie Wildrye, Little Bluestem, Sideoats Grama, Green Spangletop, Sand Lovegrass, White Tridens, Texas Cupgrass, Cane Bluestem, Virginia Wildrye
Native Wildflowers: Texas Bluebonnet, Drummond Phlox, Gayfeather, Indian Blanket, Lanceleaf Coreopsis, Greenthread, Purple Coneflower, Cutleaf Daisy, Huisache Daisy, Purple Prairie Clover, Standing Cypress, Bush Sunflower, Golden-Wave, Clasping Coneflower, Lemon Mint, Missouri Primrose, American Basketflower, Black-Eyed Susan, Mexican Hat, Plains Coreopsis, Prairie Coneflower, Maximilian Sunflower, Lazy Daisy

DESCRIPTION	DATE	BY

DATE	QUALITY

FOLLETT RESIDENCE
Shoreline Modifications & Restoration Plan
5600 & 5602
Landscape Details
Crest Point



Richard H. Clark
RICHARD H. CLARK
DATE 12.19.17

I, RICHARD H. CLARK, LANDSCAPE ARCHITECT, CERTIFY THAT ALL INFORMATION SHOWN ON THIS PLAN IS TRUE AND ACCURATE AND THAT THIS PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 22-2 ARTICLE II OF THE LDC (LANDSCAPE ORDINANCE).

FC LONGARO & CLARKE
Consulting Engineers
Land Development & Surveying
Water Resources

LS2
10 / 10
SP-2013-0315D