

10088 Circleview Drive, Austin, Texas 78733 Phone & Fax (512) 329-8241 Email: Aupperle@att.net

December 22, 2014

Director of Planning and Development Review City of Austin P.O. Box 1088 Austin, Texas 78767

Re: 901 River Road SP-2014-0181D

Request for Review and Comment per LDC Section 25-8-652(A) and (C)

Fill and Shoreline Modifications along Lake Austin

Director:

The proposed site plan construction requires review and comment by the Land Use Commission as specified in LDC Section 25-8-652(A) and (C) for fill and shoreline modifications along Lake Austin for an application filed prior to current code changes. The Board of Adjustment approved the land reclamation and project configuration on May 12, 2014. Your support of the requested construction will be greatly appreciated. Please call if you have any questions.

Very truly yours,

Aupperle Company

Bruce S. Aupperle, P.E.

10088 Circleview Drive, Austin, Texas 78733
Phone & Fax (512) 329-8241
Email: Aupperle@att.net

Texas Board of Professional Engineers Registration Number F-1994

May 15, 2014

Director of Planning and Development Review City of Austin P.O. Box 1088 Austin, Texas 78767

Re: Environmental Resource Inventory (a.k.a Environmental Assessment), Engineer's Floodway

Encroachment Certification and Summary Letter for a Single-Family Boat Dock on Lake

Austin at 901 River Road, Austin Texas

Dear Director:

This project proposes to construct a new boat dock and appurtenances. A general description of the proposed project follows.

Overview

This project is located at is situated approximately two miles east of the intersection of RR 620 and Murfin Road intersection. The property is located within the city limits of the City of Austin. The principal residence associated with this residential dock will be at 901 River Road. The project site is located within the Lake Austin watershed. The new docks width will be 30 feet each or 60% of the shoreline width for Lots 1-4. Access for construction activities will be by water and land. All piles will be 6-5/8" driven steel piles. All piles will be driven to 0.5" refusal per blow. There will be shoreline improvements. The dock improvements will be built this coming summer.

Environmental Resource Inventory (a.k.a Environmental Assessment)

The project site is not located over a karst aquifer, is not within an area draining to a karst aquifer or reservoir, is not within a water quality transition zone, is within a critical water quality zone, is not located on slopes with a gradient more than 15 percent, and is located within the 100-year flood plain of Lake Austin. The F.E.M.A. flood plain information is attached and F.I.R.M information is included on the Cover Sheet. An Environmental Assessment report by SWCA is attached.

Wastewater Element: No wastewater or water service is proposed for this project. Therefore, justifications, explanations, descriptions, techniques, standards or calculations regarding wastewater service are not included herein.

Engineer's Certification - Floodway Encroachment - LDC 25 -12 G103.5

The proposed dock will not increase the rate of storm runoff within the Colorado River watershed. The openness and profile of the proposed dock will not adversely obstructive flood flows relative to the existing shoreline protrusions and improvements and will not increase the level of the design flood of the adjacent Colorado River.

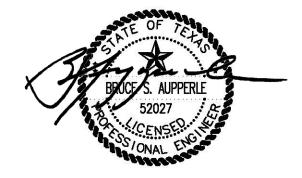
Page 2 of 2

Variances, Waivers & Conclusions

The Board of Adjustment on May 12, 2014 approved that more than 2 dock can be located on Lot 1-3 and that the existing man-made cut-in slip may be filled in. The dock construction is located with the critical water quality zone, but a variance to construct the dock facilities in the CWQZ is not required. The dock width does not exceed 20% of the shoreline width. The dock will not extend beyond the 30' from the shoreline. The dock will not encroach into the 10-foot side yard setback. Thus, the project as designed is in compliance with the applicable requirements of the City of Austin Development Code. There will be no adverse impact on the natural and traditional character of the land or waterways. If you have any questions, please feel free to call.

Very truly yours,

Bruce S. Aupperle, P.E.





ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here. REVIEW & COMMENT					
	NEVIEW 4 COMMENT				
PROJECT DESCRIPTION					
Applicant Contact Infor					
Name of Applicant	DOUG & COURTNEY SWANSON				
Street Address	901 RIVER ROLD				
City State ZIP Code	AUSTIN TX 78734				
Work Phone					
E-Mail Address					
Variance Case Informat	ion				
Case Name	901 RIVER ROAD				
Case Number	SP-2014-0181D				
Address or Location	901 RIVERROAD				
Environmental Reviewer Name	LIZ JOHNSTON				
Applicable Ordinance	25-8-652 (A) and (C) [old code]				
Watershed Name	LAKE AUSTIN				
Watershed Classification	□Urban □ Suburban □Water Supply Suburban Water Supply Rural □ Barton Springs Zone				
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment Not in Edwards Aquifer Zones				

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Edwards Aquifer Contributing Zone	□ Yes 💢 No	
Distance to Nearest Classified Waterway	ZERO	
Water and Waste Water service to be provided by	N/A	
Request	The value request is as follows (Cit	25-8-652 re code references: (A) and (C)
Impervious cover square footage:	Existing — N/A	Proposed -N/4
acreage:		
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	SEE ATTACH ENG SUMMARY LETTER SITE ENVIROMET	3
Clearly indicate in what way the proposed project		

Clearly indicate in what	
way the proposed project	
does not comply with	FULLY COMPLIES
current Code (include	
maps and exhibits)	

FIN	DIN	IGS	OF	FACT

* NO VARIANCE REQUIRED *

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

- A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
 - 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No [summary of justification for determination]

2. The variance:

a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes/No [summary of basis for determination]

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No [summary of basis for determination]

c) Does not create a significant probability of harmful environmental consequences; and

Yes/No [summary of basis for determination]

3.	Development with the variance will result in water quality that is at least equal to the water
	quality achievable without the variance.

Yes/No [summary of basis for determination]

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):
 - 1. The criteria for granting a variance in Section A are met;

Yes/No [summary of basis for determination]

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/No [summary of basis for determination]

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes/No [summary of basis for determination]

**Variance approval requires all above affirmative findings.





Austin Office 4407 Monterey Oaks Boulevard Building 1, Suite 110 Austin, Texas 78749 Tel 512.476.0891 Fax 512.476.0893 www.swca.com

9 April 2013

RE: Site Environmental Investigation of 901 River Road, Austin, Texas 78734

Mr. Aupperle,

Per your request, SWCA Environmental Consultants (SWCA) conducted a field investigation of the 901 River Road tract in Austin, Texas for the purpose of gathering information for inclusion with the City of Austin environmental assessment documents you are preparing related to the installation of a boat dock. The project will include a new two-slip, two story boat dock (29.75 feet by 30 feet); a new one story fishing dock (16 feet by 30 feet), and appurtenances. An SWCA Registered Professional Geoscientist (Texas License # 10791) and an environmental specialist visited the site on 15 March 2013.

The site consists of an existing residential lot located within the Edwards Aquifer Contributing Zone, and while no bedrock outcrops were observed during the investigation, the lithology underlying the site consists of the Cretaceous Glen Rose Limestone¹. Additionally, the site is within the Lake Austin Watershed and the Colorado River Basin. Surface drainage from the site ultimately flows towards Town Lake (Colorado River).

The City of Austin Land Development Code (LDC § 25-8-1) defines CEFs as "features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes and recharge features, springs, and wetlands." Please refer to the LDC for CEF definitions. No CEFs were identified during the field investigation.

Please feel free to contact me at any time with any questions at (512) 476-0891.

Sincerely,

Craig Crawford, P.G.

CRAIG CRAWFORD
GEOLOGY
NO. 10791
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¹ Garner, L.E., and Young, K.P., 1976, Environmental Geology of the Austin Area: An Aid to Urban Planning, Bureau of Economic Geology Report of Investigations No. 86, The University of Texas at Austin

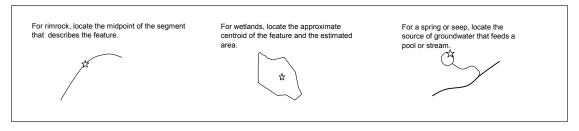
Exhibit VI

City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	901 River Road	5	Primary Contact Name:	Bruce Aupperle
2	Project Address:	901 River Road	6	Phone Number:	(512) 422-7838
3	Date:	March 29, 2013	7	Prepared By:	Craig Crawford, P.G.
4	Environmental Assessment Date:	March 15, 2013	8	CEES Located? (ves.no):	No

	FEATURE TYPE	FEATURE TYPE FEATURE ID FEATURE LONGITUDE		FEATURE LATITUDE		WETLAND		RIMROCK		
9	{Wetland,Rimrock,Recharge Feature,Seep,Spring}	(eg S-1)			(WGS 1984 in Meters)		DIMENSIONS (ft)		DIMENSIONS (ft)	
	(Welland, Kinnook, Keenlarge Feature, Geep, Opring)		coordinate	notation	coordinate	notation	Х	Υ	Length	Avg Height

City of Austin Use Only WPDRD CASE NUMBER:



PHOTOGRAPHIC LOG

901 River Rd. Boat Dock/Shoreline Modification, Travis County, Texas



Photo 1. View of the shoreline at 901 River Road



1

Photo 2. Additional view of the tract.

PHOTOGRAPHIC LOG

901 River Rd. Boat Dock/Shoreline Modification, Travis County, Texas



Photo 3. Additional View of the tract.



Photo 4. Additional view of the tract.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Liz Johnston, Environmental Review Specialist Senior

Planning & Development Review Department

DATE: January 31, 2014

SUBJECT: 901 River Road, SP-2014-0181D

On your January 7, 2015 agenda is a request for consideration and recommended approval to allow placement of fill in Lake Austin. The subject site plan application was submitted prior to the adoption of the latest Lake Austin ordinance and is therefore subject to the rules in effect at the time of submittal (May 15, 2014). Due to the recently adopted Watershed Protection Ordinance, floodplain modifications that increase riparian function of the waterway as determined by a functional assessment of riparian health are allowed within Critical Water Quality Zones. The proposed site plan was determined by Environmental Resource Management Review staff to meet the requirements for administrative approval within a Critical Water Quality Zone. Therefore, the proposed fill does not require an environmental variance from LDC Chapter 25-8. However, the code prior to the adoption of the recent changes to boat dock and shoreline modification ordinance did require approval of the Land Use Commission to place fill in Lake Austin. The applicant has agreed to present the approval request to the Environmental Board as a courtesy, though the code does not technically require the Board's recommendation. This required approval was once the purview of the Parks and Recreations Board prior to the recent changes to the Lake Austin variance approval process.

Description of Property

The subject property is a comprised of five platted lots that are located in the Lake Austin Watershed, which is classified as Water Supply Rural and located in the Drinking Water Protection Zone. The site is not located over the Edwards Aquifer Recharge Zone. The subdivision (Horseshoe Bend Estates) was recorded on April 2, 1956. The majority of the tract is located within the City of Austin Limited Purpose Zoning jurisdiction and is zoned LA, though the dock itself will be located within the Full Purpose Zoning Jurisdiction. Currently there is one single family residence under construction on the property (building permit approved in August of 2013).

Existing Topography/Soil Characteristics/Vegetation

According to City of Austin GIS, the site elevation ranges from the 492.8 Lake Austin shoreline to approximately 528 feet above mean sea level (msl) along the River Road frontage. According to the Environmental Resource Inventory, the site is located in the Edwards Aquifer Contributing Zone and is underlain with Glen Rose Limestone. The vegetation consists of typical single family residential lawn interspersed with existing trees, primarily pecans. Many protected and heritage-size pecans exist along

the shoreline. The proposed access is located so that it will cause minimal disturbance to these trees. The proposed planting plan associated with the site plan will increase biodiversity by including species such as little walnut, lacy oak, dwarf palmetto, and other native plants.

Critical Environmental Features/Endangered Species/CWQZ

No critical environmental features were identified by either the Environmental Resource Inventory or site investigation by ERM staff. No known endangered species exist on site, but the site is located adjacent to proposed BCP Preserve area with known golden cheek warbler habitat, according to Travis County endangered species maps.

Description of Project

The proposed project consists of a residential boat dock, shoreline modification to fill in an existing cut-in slip and construction of a beach area and a swimming platform. The existing shoreline consists of an existing limestone bulkhead, partially constructed under an approved site plan in 2007.

Environmental Approval Request

According to LDC 25-8-652 at the time the application was submitted, fills within and shoreline modifications along Lake Austin require Commission approval. If the project were submitted under current code, the request would have been a full variance to 25-8-652(B).

Environmental Conditions

• No staff conditions are proposed with this project.

Recommendation

Staff recommends approval of this request.

APPENDIX P-I - EROSION CONTROL NOTES

- l . The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- 2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
- 3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
- 4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
- 5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Aborist as appropriate. Major revisions must be approved by the Planning and Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
- 6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- 7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- 8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further
- 9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
- A.All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 6015.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with I part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:
- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 1.5-inch (38-mm) screen.
- Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:

Texture class	Mınımum	Maxımum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these
- The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

- 1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
- 2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
- A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
- B. Hydromulch shall comply with Table1, below.
- C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table I: Hydromulching for Temporary Vegetative Stabilization

	Material	Description	Longevity	Typical Applications	Application Rates
C	100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	O-3 months	Moderate slopes; from flat to 3:1	I 500 to 200 Ibs per acre

PERMANENT VEGETATIVE STABILIZATION:

- 1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
- 2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered
- A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
- B. Hydromulch shall comply with Table 2, below.
- C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule
- D. Permanent erosion control shall be acceptable when the grass has grown at least 11/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental
- Table 2: Hydromulching for Permanent Vegetative Stabilization

	9			
Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per scre (see manufactures recommendations)

O. Developer Information:	
,	

Dwner	Phone #
Address	

Owner's representative responsible for plan alterations:

Person or firm responsible for erosion/sedimentation control maintenance:

Person or firm responsible for tree/natural area protection Maintenance:

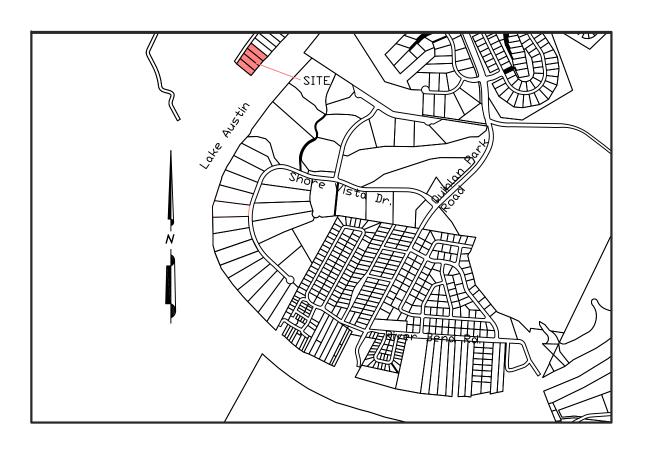
II. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit

901 RIVER ROAD

OWNER: DOUGLAS & COURTNEY SWANSON 901 RIVER ROAD AUSTIN, TX 78733

ENGINEER

BRUCE S. AUPPERLE, P.E. AUPPERLE COMPANY 10088 CIRCLEVIEW DRIVE AUSTIN, TEXAS 78733 PHONE (5 | 2) 422-7838 FAX (512) 329-8241



City Grid WZ 28 MAPSCO Map 520Y

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- I. All trees and natural areas shown on plan to be preserved shall be protected during construction with
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- 3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- 4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- 5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
- A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or
- B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
- Wounds to exposed roots, trunk or limbs by mechanical equipment;
- D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires. Exceptions to installing fences at tree drip-lines may be permitted in the following cases: A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other
- such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed; B. Where permeable paving is to be installed within a tree's drip-line, erect the fence at the outer limits off the permeable paving area (prior to site grading so that this area is graded separately
- prior to paving installation to minimize root damage); C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work
- space between the fence and the building; D. Where there are severe space constraints due to tract size, or other special requirements,
- contact the City Arborist at 5 | 2-974-1876 to discuss alternatives. SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
- 7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition
- to the reduced fencing provided. 8. Trees approved for removal shall be removed in a manner which does not impact trees to be
- preserved. 9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss
- 10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing
- tree trunks as possible. 11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is permitted on the root flare of any tree.
- 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- 13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- 14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

STANDARD SEQUENCE OF CONSTRUCTION

Appendix: P-4 (3/28/2011) The following is a sequence of construction shall be used for all development.

- I. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initate tree mitigation measures. (as needed) Install natural area protection and floating silt screen. (as required)
- The Environmental Project Manager or Site Supervisor must contact the Planning \$ Development Review Department, Environmental Inspection, at (512) 974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
- 4. A pre-construction meeting with Environmental Inspector is required prior to any site disturbance. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City
- Inspectors' directives, and revised construction schedule relative to the erosion plan. Construction access from water and land.
- Install erosion controls, including floating silt curtain.
- Demolish existing dock and designated bulkhead.
- Begin boat dock, bulkhead and beach construction activities. Construction access from water and land. 10. Complete construction and start revegetation of the site and installation of landscaping.
- II. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Planning & Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
- 12. Obtain final inspection release once vegetation has 95% coverage. 13. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS Appendix: P-6 (12/20/2002)

Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

As a condition of final acceptance of the site, and in conformance with Environmental Criteria Manual section 3.5.4 - All preserved trees within the limits of construction will be Aerated and provided with Supplemental Nutrients per the following guidelines. Macro and MicroNutrients are required, Humate/nutrient solutions with mycorrhizae components are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arborist (512)974-1876 prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arborist Phone. (512)974-1876.

Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Planning and Development Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arborist Prior to application Fax # (512)974-3010. Applicants may also specify soil injection of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at /2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the Sequence of Construction.

- This project is not located over the Edwards Aquifer recharge zone.
- Deed restrictions or restrictive covenants are not applicable to this property. 3. A business or living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, except under a license agreement approved by the City Council [Section
- 4. Contractor to verify utility locations and ground and flow line elevations before construction. 5. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site
- to keep project in-compliance with the City of Austin Rules and Regulations. 6. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other government entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
- 7. Work on this project is to be accomplished by land or barge. There will be site access by land. Construction staging or materials storage may be located on land. 8. The proposed boat dock must comply with all requirements of LDC 25-2-1174 (Structural Requirements), and must comply with Chapter 25-12, Article I (Uniform Building Code) and the

Site Plan Release Notes:

- The following site plan release notes are included in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.
- I. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning \$ Development Review Department.
- All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII) Additional electric easements may be required at a later date. All existing structures shown to be removed will require a demolition permit from the City of Austin
- Planning & Development Review Department. 5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- 6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to
- 7. For construction within the right-of-way, a concrete permit is required.

Building Criteria Manual.

- 8. For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-12-3 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction. All work will occur within the limits of construction as shown on the plan.
- 10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit

	R L V I 3		<i>O</i> / <i>O</i>			<u> </u>	
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

REVISIONS / CORRECTIONS

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, except as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 feet wide and no trees of six inches or more in diameter shall be removed for surveying or testing.

All areas disturbed within the shoreline setback shall be restored in accordance with Shoreline Landscape Mitigation Plan on Sheet 7.

WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY RURAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land

SMART GROWTH ZONE: Drinking Water Protection Zone

FLOODPLAIN INFORMATION: This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0410H effective 26SEP2008.

LEGAL DESCRIPTION: LOTS 1-4, Horseshoe Bend Estates, Bkl. 7, Pg. 147, Deed Doc# 2012168206

ADDRESS: 901 RIVER ROAD, Austin, TX 78733

ZONING: LA

USE: Accessory Use to Principal Single-Family Residence at 901 RIVER ROAD, Austin, TX 78733

All disturbed areas shall be restored as noted in erosion control \$ restoration notes.

RELATED PERMIT NUMBERS: SP-2008-0014D, C15-2014-0060 Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of

his/her submittal, whether or not the application is reviewed for Code compliance by City engineers. Site Plan subject to City of Austin Watershed Protection Regulations.

Plan Sheet List

- I. COVER SHEET & NOTES
- 2. EXISTING CONDITIONS
- 3. SITE PLAN 4. DOCK PLAN
- 5. DOCK ELEVATIONS
- 6. BULKHEAD PLAN & DETAILS 7. SHORELINE LANDSCAPE MITIGATION PLAN

PROJECT DESCRIPTION: Demolish existing dock and a portion of the existing bulkhead. Construct new 30'x30' 2-slip, 2-story dock, new 30'x30' swim deck, bulkhead, beach, gangway and appurtenances.

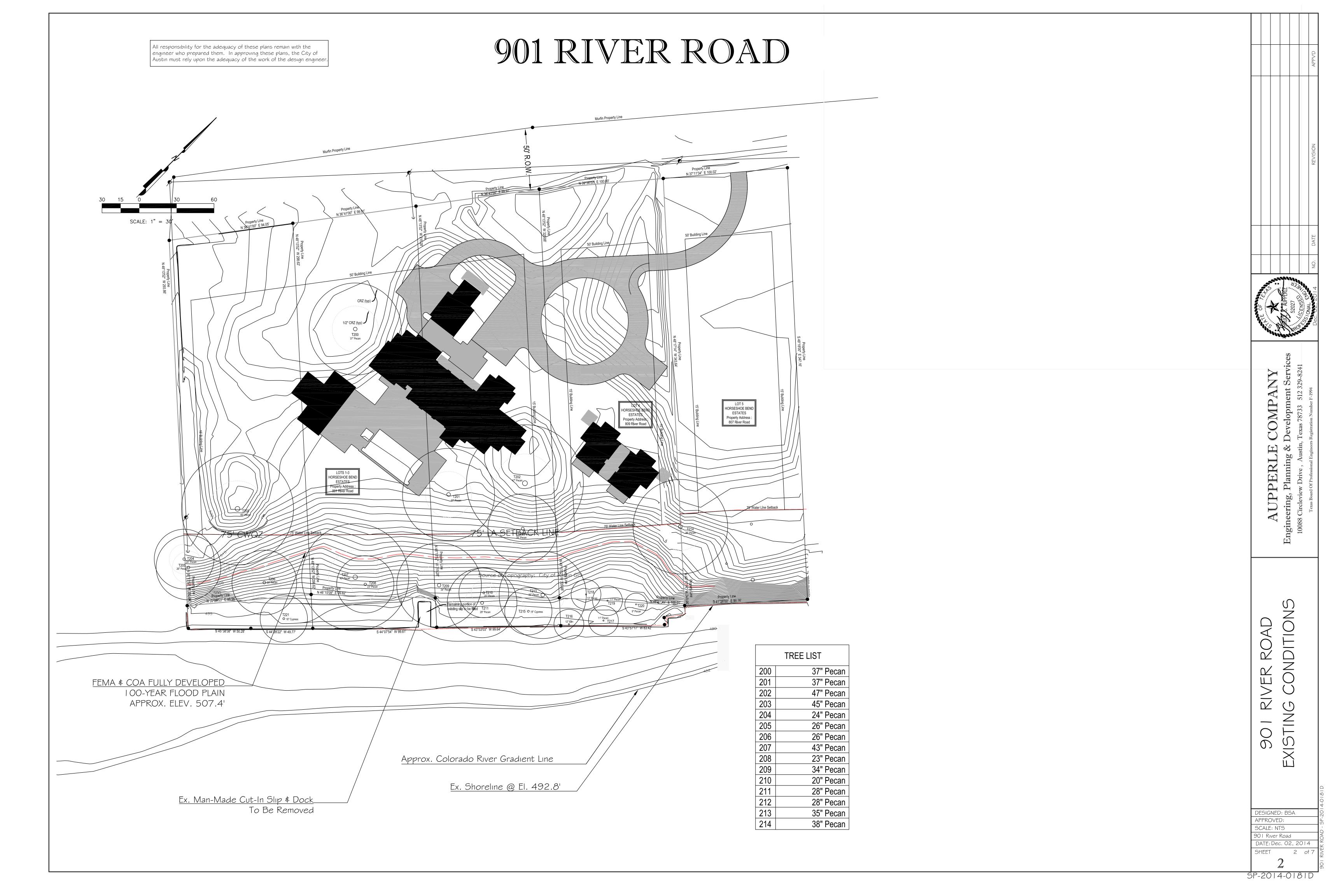
BOA Approval: On May 12, 2014 the Board of Adjustments approved to grant a 80' structure on lots 1-4 and to capture land by filling in the existing cut-in slip.

Planning Commission	Date
For Director - Planning & Development Review Department	Date
SP-2014-0181D	
Permit Number	
June 4, 2014	
Submittal Date	

DESIGNED: BSA APPROVED: SCALE: NTS

3300 Shore Vista Dr. DATE: Dec. 02, 2014 SHEET 1 of 7

All responsibility for the adequacy of these plans remain 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.



901 RIVER ROAD All responsibility for the adequacy of these plans remain 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 Patricia Murfin ETAL 13903 Murfin Road ABS 619 Surv. 521 Paris R G Zoning: LA River Road Use: ŠF Residence EXISTING DRIVE SCALE: 1" = 1/2" CRZ (typ) Doug & Courtney Swans 807 RIVER ROAD Deed Doc. # 2012168143 Zoning: LA Use: Vacant SF Lot ORSESHOE BEND Property Address 807 River Road Patrıcıa Murfın ETAL 13903 Murfin Road ABS 619 Surv. 521 Paris R G Zoning: LA Use: SF Residence LOTS 1-3 HORSESHOE BEND ESTATES Property Address : 901 River Road Limits of Construction, 0.25 ac. TREE LIST 200 37" Pecan 201 37" Pecan FEMA & COA FULLY DEVELOPED 202 100-YEAR FLOOD PLAIN 47" Pecan 203 APPROX. ELEV. 507.4' 45" Pecan 204 24" Pecan All Disturbed Areas within 210 L.F. Tree Fence 205 26" Pecan LOC to be Revegetated 206 26" Pecan 30' x 30' Swim Deck Pursuant to Landscape Plan on Sheet 7 207 43" Pecan 20 L.F. Floating Silt Curtain 208 Approx. Colorado River Gradient Line 23" Pecan 209 34" Pecan 70' New Shoreline Beach, See Detail Sheet 3 210 20" Pecan New Stacked Rock Shoreline Bulkhead Ex. Shoreline @ El. 492.81 211 28" Pecan Ex. Man-Made Cut-In Slip & Dock 212 28" Pecan To Be Removed 213 214 Lake Austin 35" Pecan 38" Pecan

30' x 30' 2-Slip 2-Story Dock

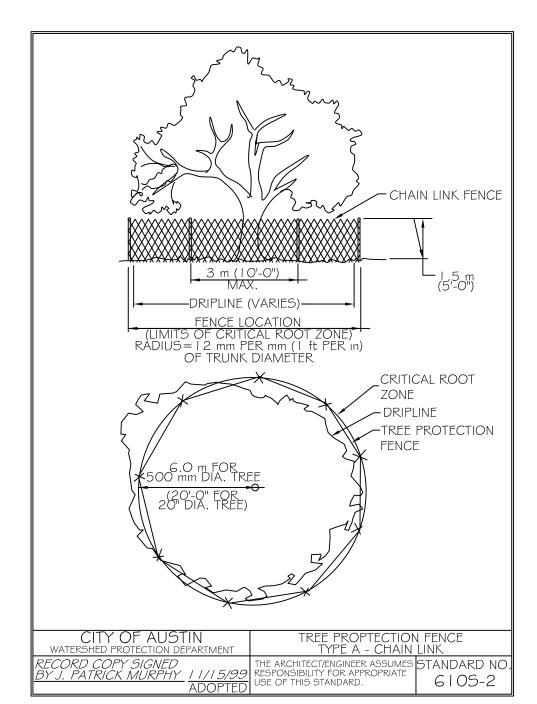
Existing Shoreline Length = 400' Allowable Dock Width = 20% of 700' = 80'Proposed Dock Width =60' Existing Dock Length = 30Proposed Dock Depth = 30'

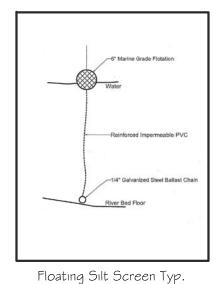
NOTES:

- I. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
- 2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
- 3. NAVIGATION LIGHTS MUST HAVE A TWO-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7-1/2 AND 25 WATTS INCLUSIVE. LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT June NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
- 4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THIS PROJECT.
- 5. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
- 6. NO TREES GREATER THAN 8" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
- 7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- 8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
- 9. THE PROPOSED BOAT DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE-FAMILY RESIDENCE AT 901 RIVER ROAD, AUSTIN TX, 78733.
- IO. FOR LA ZONING PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVE TO ACCESS THE STRUCTURES [LDC
- II. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- 12. NO DREDGE IS PROPOSED AND NO DREDGE IS AUTHORIZED WITH THIS PERMIT.

ATTENTION INSPECTOR NOTES:

- I. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW. 2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
- 3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

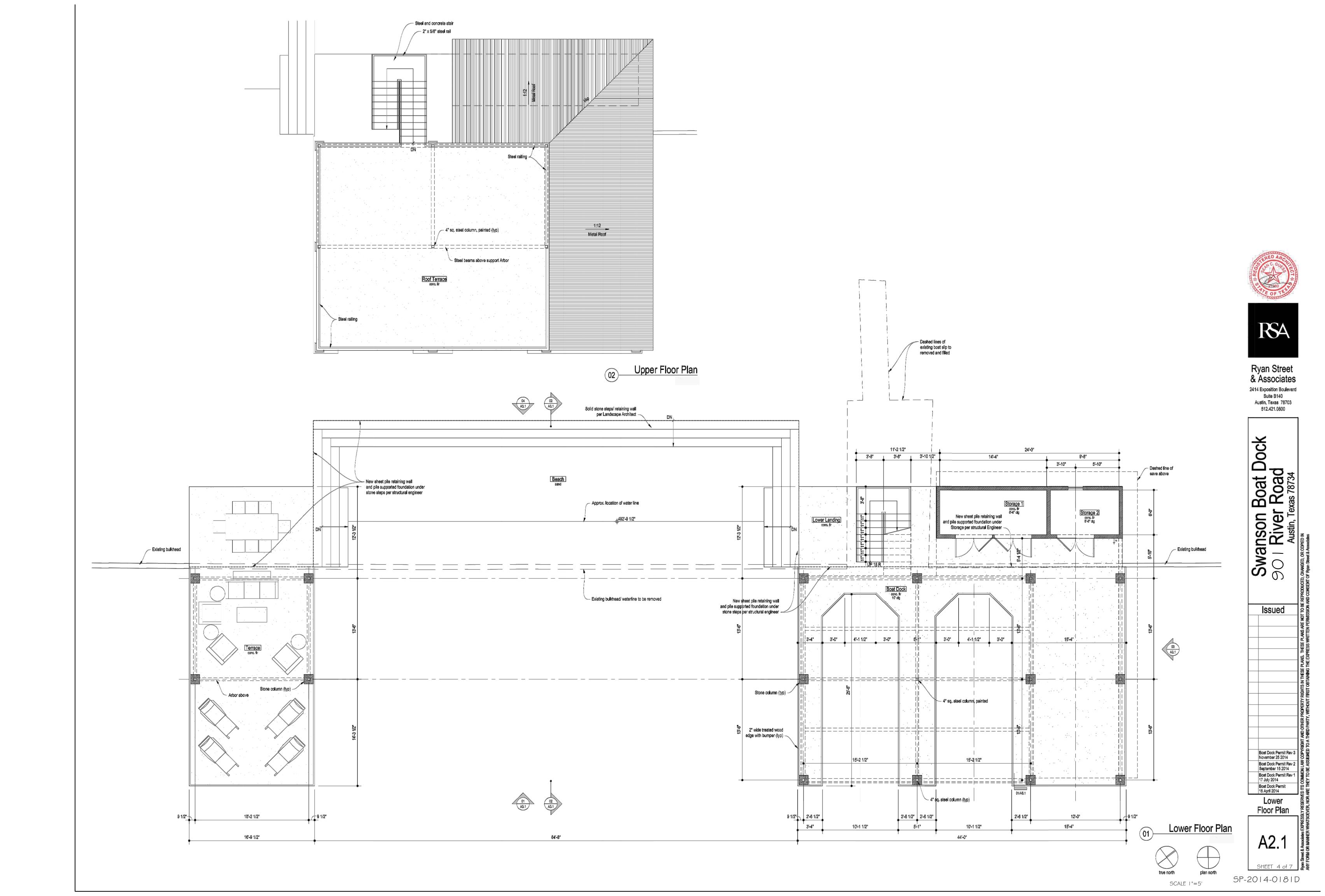


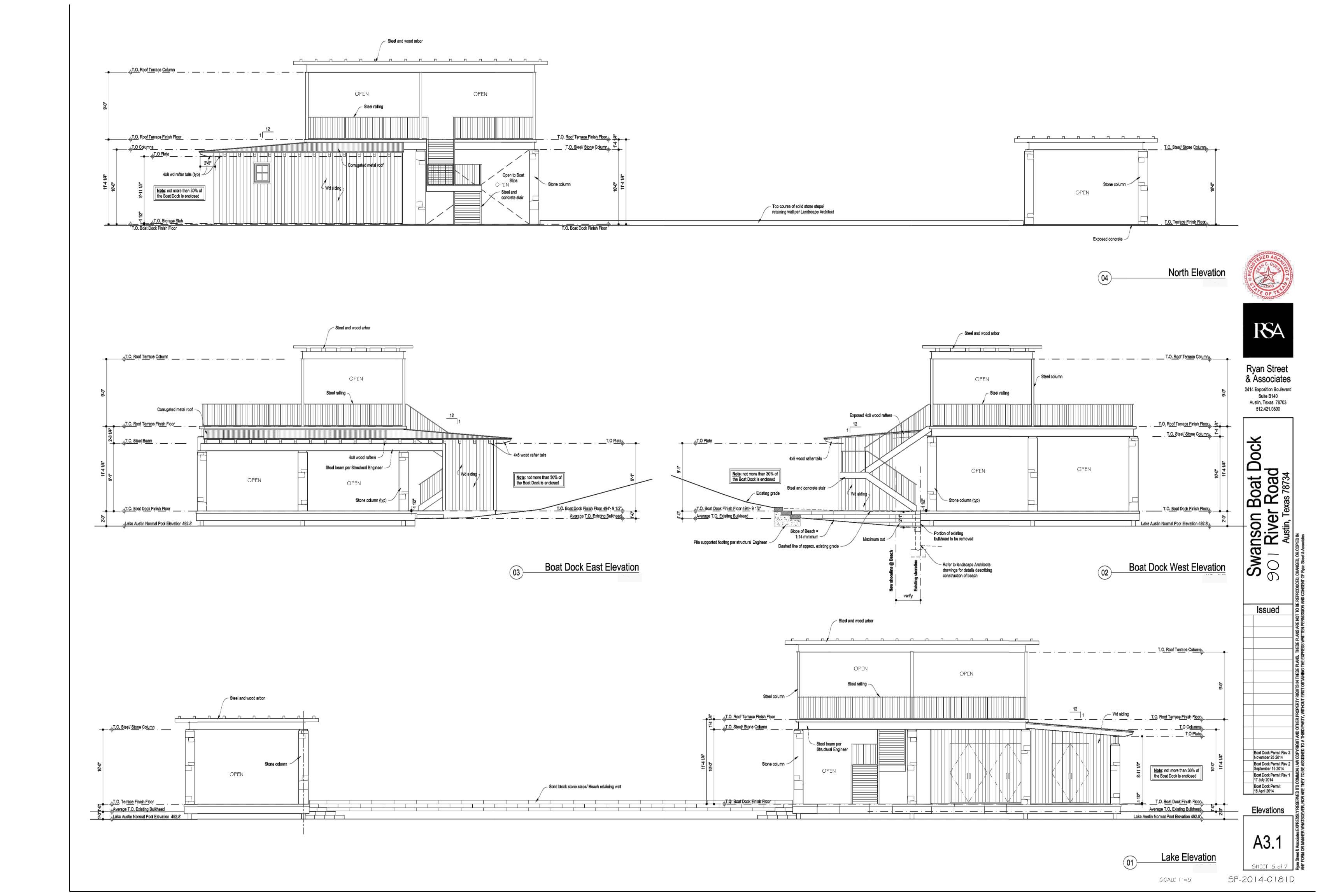


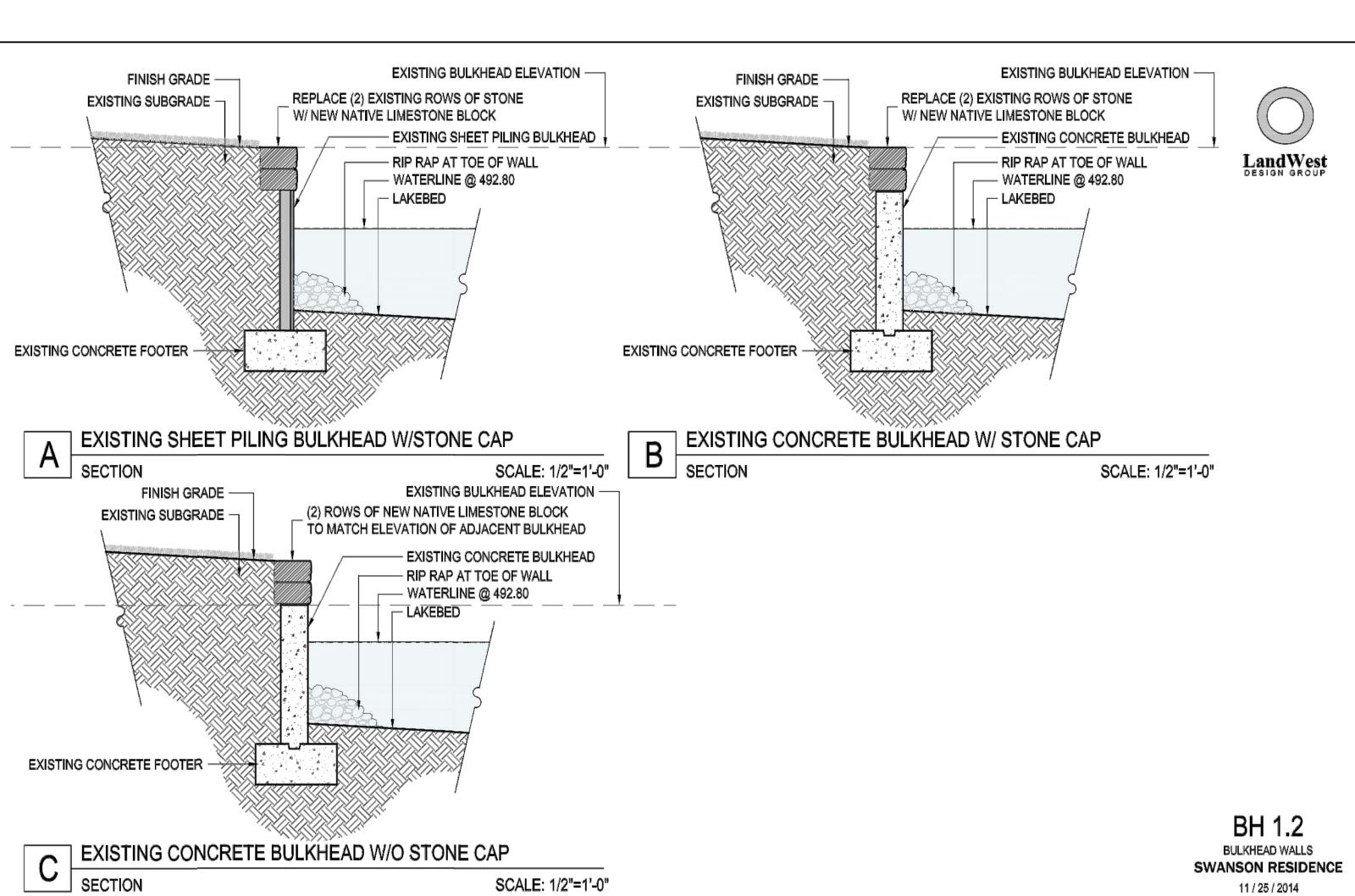
RIVER 90

DESIGNED: BSA APPROVED: SCALE: NTS 901 River Road DATE: Dec. 02, 2014

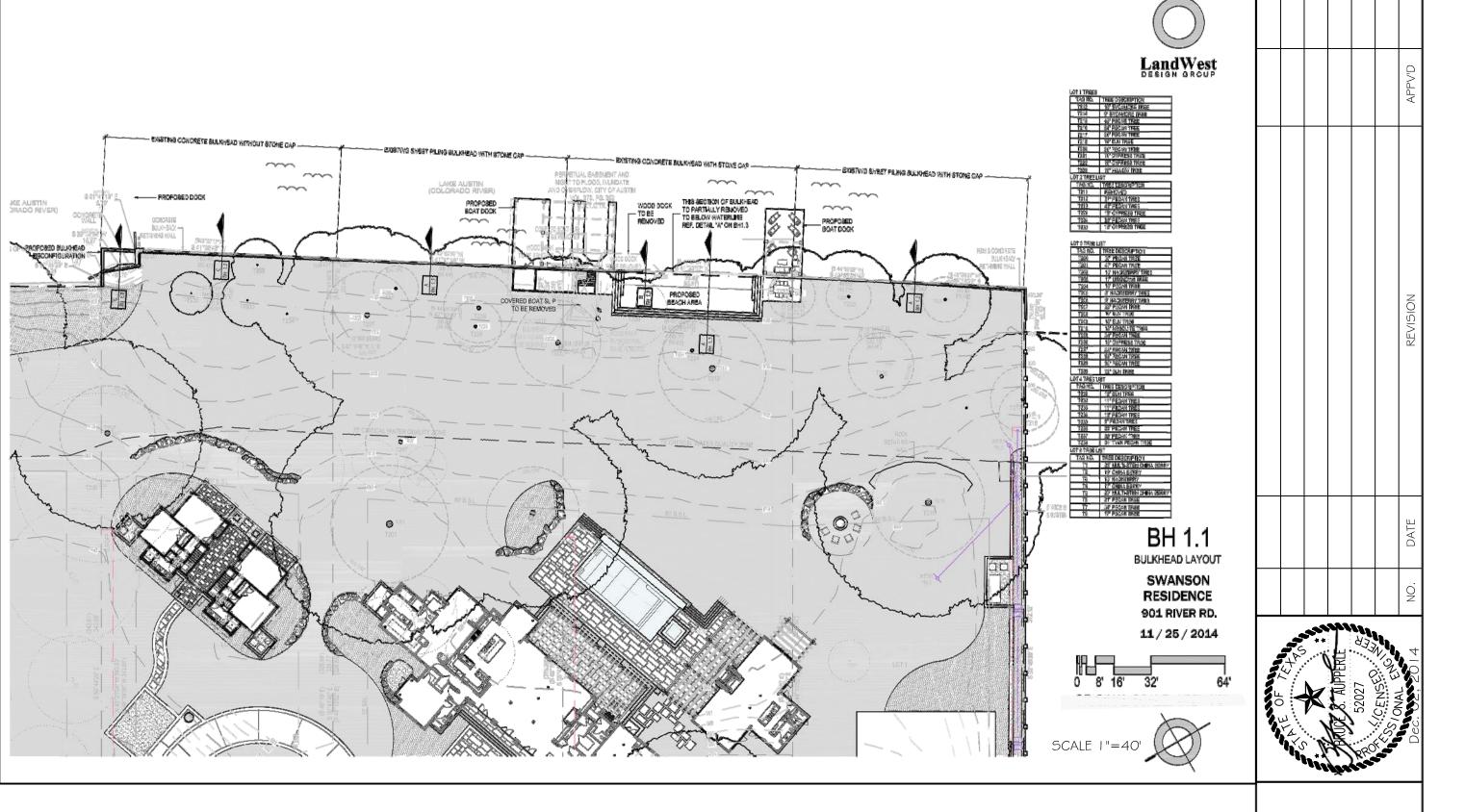
SP-2014-0181D







Beach Dimensions = $70' \times 18.6'$ Depth of Cut for Beach = 1' to 2'Volume of Spoil Material Removed for Beach = 57 CY



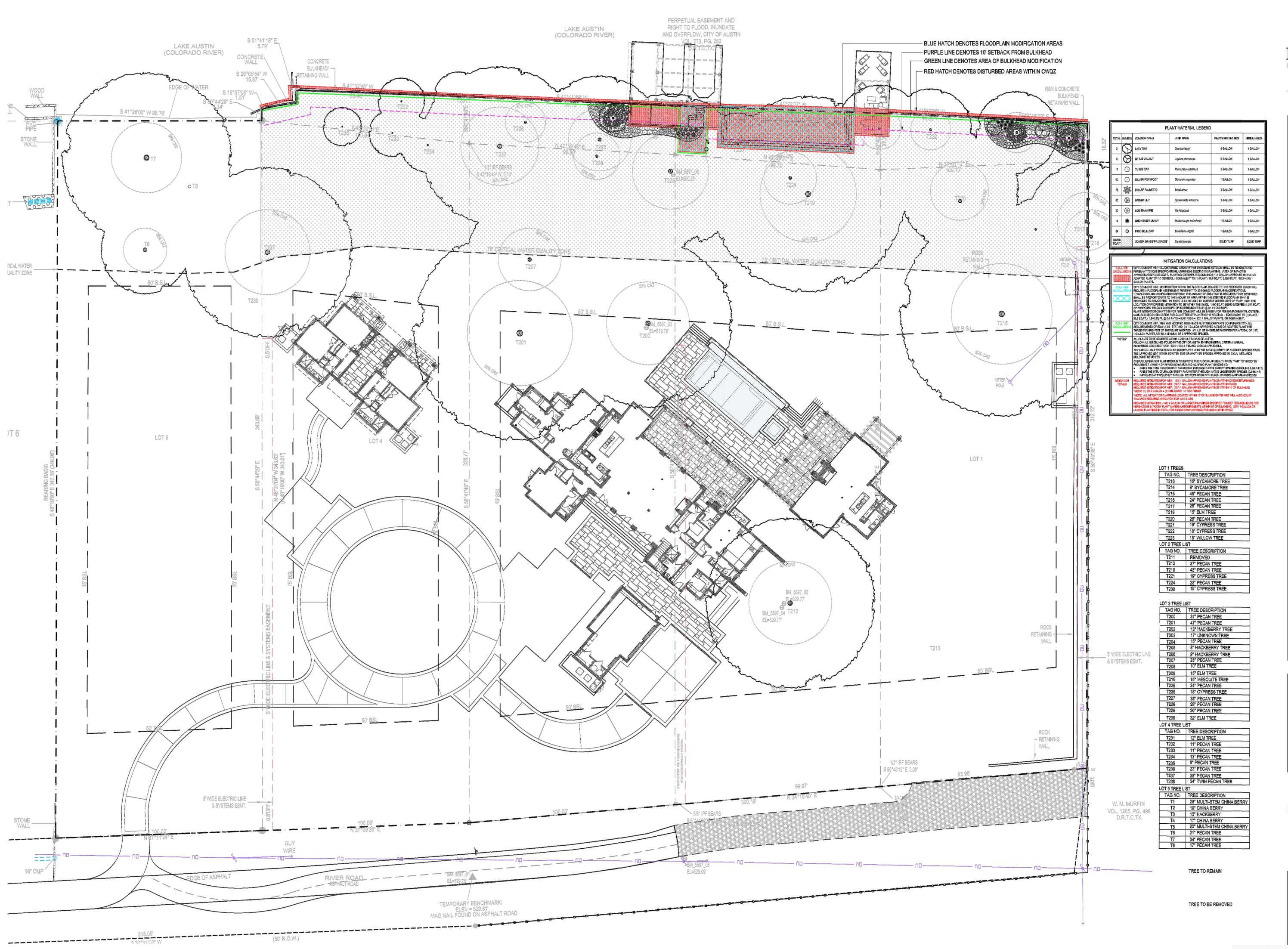


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OAD

90 BUL DESIGNED: BSA APPROVED: SCALE: NTS 901 River Road DATE: Dec. 02, 2014 SHEET

SP-2014-0181D



LandWest
DESIGNGROUP
8100 THOMAS SPRINGS RD
AUSTIN, TEXAS 78738
Tel: 512.263.3464 Fax: 512.263.1712

SWANSON RESIDENCE 901 RIVER ROAD

DRAWN BY

JH,RA,JC

ISSUE DATE

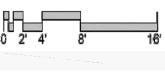
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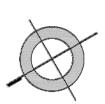
REVISION

△ 09/29/2014

△ 08/14/2014

△ 08/08/2014





MITIGATION PLAN