



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

Board Meeting
Date Requested: August 5, 2015

Name & Number of Project: 8818 Big View #4
SP-2014-0227D

Name of Applicant or Organization: Raj and Santosh Singla
Bruce Aupperle, (512) 329-8241

Location: 8818 Big View Drive #4

Project Filing Date: June 12, 2014

WPD/ERM Staff: Brent Bellinger, 974-2717
Brent.Bellinger@austintexas.gov

DSD/Environmental Staff: Atha Phillips, 974-6303
atha.phillips@austintexas.gov

DSD/ Case Manager: Rosemary Avila, 974-2784
Rosemary.Avila@austintexas.gov

Watershed: Lake Austin (Water Supply Rural),
Drinking Water Protection Zone

Ordinance: Watershed Protection Ordinance

Request: 1) To allow dredging up to 56 cy. 25-8-652(E).

Staff Recommendation: Deny.

Reasons for Recommendation: The findings of fact have not been met.



MEMORANDUM

TO: TBD, Chair and Members of the Environmental Commission

FROM: Atha Phillips, Environmental Review Specialist Senior
Development Services Department

DATE: July 15, 2015

SUBJECT: 8818 Big View Drive #4 – SP-2014-0227D

On your August 5, 2015 agenda is a request for consideration and possible recommendation for one variance to allow dredging up to 56 cubic yards 25-8-652(E).

Description of Property

The subject property is a 1.63 acre platted lot located in the Lake Austin Watershed, is classified as Water Supply Rural, and is located in the Drinking Water Protection Zone. According to City of Austin GIS, the site is not located over the Edwards Aquifer Recharge Zone. The subdivision, Panther Hollow Creek, Phase 2, was recorded in 2006. The property is located within the Full Purpose Planning Jurisdiction and the lot is zoned SF-1-CO. According to Travis County Appraisal District records, there is no existing residence.

Existing Topography/Soil Characteristics/Vegetation

According to City of Austin GIS, the lot elevation ranges from the Lake Austin shoreline at 492.8 feet mean sea level (msl), to approximately 570 feet msl at the front of the lot, an elevation change of 77.2 feet. The soils according to the Geologic Atlas of Texas are predominantly alluvium (Qal) and fluvial terrace deposits (Qt), i.e. sedimentary soils with some boulders. The vegetation contains existing native trees, (Pecan, Mesquite and Hackberry) and no trees are proposed to be removed with this project. There is a wetland plant community that consists of Elephant Ears and Yellow Irises.

Critical Environmental Features/CWQZ

There are no critical environmental features on site. The project is located within the Critical Water Quality Zone of Lake Austin, which is a 75 foot buffer from the 492.8 feet shoreline elevation. The proposed dock is allowed by code within the Critical Water Quality Zone.

Project Background

The site plan under review was submitted on June 12, 2014 and proposes the construction of a new boat dock. The project is located in a shallow area of the lake and will not only have to seek a variance for additional dredge but will also need to seek a BOA variance to extend further than the 30' allowed by code. The proposed dredge spreads beyond the footprint of the dock, creating a channel that extends approximately 20' into the lake. There are existing boat docks along this stretch of Lake Austin and all

were permitted before the rules change in 2014 which restricted the amount of dredge to 25 cubic yards.

Environmental Code Variance Request

According to 25-8-652(E) dredging is only allowed up to 25 CY and this project is requesting 56 CY.

Recommendation

Staff recommends denial of the environmental variance because the Findings of Fact (enclosed herein) have not been met. Staff believes this variance will create an ongoing necessity for regular dredging of the lake bottom to maintain the channel and dock depth.



**Development Services Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project: 2806 Scenic Drive – SP-2015-0202DS
Ordinance Standard: Land Development Code Section 25-8-652(E)
Variance Request: To allow dredging up to 56 Cubic Yards

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality 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.
No, no other dredging variances have been granted for more than 25 cubic yards.
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, the variance is not based on the method of construction chosen by the applicant. The variance is necessary due to the extent of shallow bathymetry at the location of property.
 - 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;
No, there have been no other variances given for dredge above the allowed 25 cubic yards.
 - c) Does not create a significant probability of harmful environmental consequences; and
No, although there will be temporary impacts resulting from dredging (suspended sediment) can be mitigated with Erosion/Sedimentation controls such as floating silt boom, the amount of dredging will force the applicant to dredge continuously to maintain the boat dock accessibility.
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No, dredging inherently causes water quality degradation which can be limited with erosion controls but this project is asking for over twice the amount allowed and will need continual maintenance to maintain the access, which will likely create ongoing water quality impacts.

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 above criteria for granting a variance are met;

N/A.

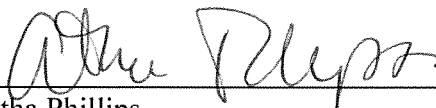
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A.

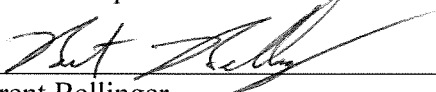
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

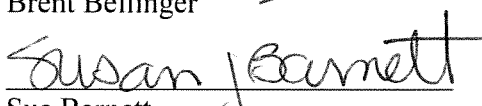
Environmental Reviewer:


Atha Phillips


Wetland Reviewer:


Brent Bellinger

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: July 15, 2015

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	RAJ & SANTOSH SINGLA
Street Address	2403 Kinney Road,
City State ZIP Code	Austin, TX 78704
Work Phone	C/O Bruce Aupperle, P.E., 512-329-8241
E-Mail Address	C/O Bruce Aupperle, P.E., bruceaupperle@me.com

Variance Case Information

Case Name	8818 Big View #4
Case Number	SP-2014-0227D
Address or Location	8818 Big View #4
Environmental Reviewer Name	Atha Phillips
Applicable Ordinance	LCD 25-8-652
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Zero
Water and Waste Water service to be provided by	None
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	___0___	___0___
acreage:	___0___	___0___
percentage:	___0___	___0___
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)	The proposed dock is over water, Lake Austin, in the flood plain and in the CWQZ.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The depth of water near the shoreline is very shallow, which continues to be shallow for some distance from the shoreline. This variance for dredge in excess of 25 CY is in association with a variance now at the Board of Adjustment for the dock's distance into the lake. The closer the dock is to shore the more dredge volume is required, The further out the dock is from shore the less
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	volume of dredge is required to properly moor a boat in the dock.
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FINDINGS OF FACT

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~~ This issue is to be determine by two independent City boards and commission and requires the input for both to make a complete and thorough determination. The amount of dredge proposed is a possible outcome of the BOA determination for depth into the lake. The proposed depth into the lake of 45 feet is similar to the distance the BOA approved for the two adjacent downstream docks. Without proper depth of water under and lake side of the dock, the dock would be useless for mooring boats.

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~~ The location of the dock will be determined by the BOA. The resulting amount of dredge will be determined by the location approved by the BOA. If the BOA does grant more than 30 feet from the shoreline, the total volume of dredge will be approximately 80 CY. At 45 feet into the lake, the total dredge volume will be approximately 56 CY. At 52 feet into the lake, the total volume of dredge will be approximately 25 CY.

- 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~~ The proposed depth into the lake of 45 feet is similar to the distance the BOA approved for the two adjacent downstream docks. Without proper depth of water under and lake side of the dock, the dock would be useless for mooring boats.

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

Yes/~~No~~ Disturbance of the lake bed for 25 CY of dredge, which is allowed without a variance, is approximately the same for all dock depths into the lake. A floating silt curtain will be utilized for all dredging operations to minimize silt migration from the site.

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~~ Disturbance of the lake bed for 25 CY of dredge, which is allowed without a variance, is approximately the same for all dock depths into the lake. A floating silt curtain will be utilized for all dredging operations to minimize silt migration from the site.

~~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.~~

8818 BIG VIEW #4 AERIAL 2012

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

8818 Big View #4

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Subject: Dredge Calculation

From: Jenna Dezinski <jenna@alterstudio.net>

Date: 5/21/2015 11:10 AM

To: bruce aupperle <bruceaupperle@me.com>

The area based on the profile of soil to be removed (hatched on elev) is 62SF x 24'7" length of coffer wall = 1519 cubic feet = 56 cubic yards.

Let me know if this is unclear.

Best,

Jenna Dezinski

alterstudio architecture LLP

1403 Rio Grande St.

Austin, TX 78701

[512.499.8007](tel:512.499.8007)

www.alterstudio.net



PLATS 200600029
3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PANTHER HOLLOW CREEK PHASE II

OWNERS NAME: GLENLAKE LIMITED, FLAT ROCK INVESTMENTS
CORPORATION

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

Restriction 2006016195 Restriction 2006016196
Restriction 2006016198 Restriction 2006016199
Restriction 2006016201 Restriction 2006016202

RETURN:

CITY OF AUSTIN
974-3404
CESAR ZAVALA
P O BOX 1088
AUSTIN, TX 78767

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

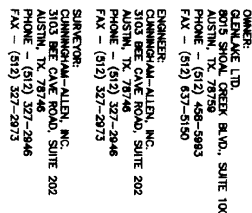
Dana DeBeauvoir

2006 Jan 30 03:28 PM 200600029

SIFUENTEZY \$92.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

20060029



BENCHMARKS:
UNCORRECTED LINE OF A CALLED 31,500 MOE INACT OF UNO
CONNECTED TO GLENDALE LTD. VOL. 11700, PG. 1254 AND VOL.
11849, PG. 1261, R.P.R.T.C. AND SEGMENT 1 OF BOUNDARY
LINE AGREEMENT IN VOL. 8119, PG. 119, AND CORRECTED IN
VOL. 8171, PG. 43, R.P.R.T.C. (N720533E)

1) COTTON SPINDLE SET IN POWER POLE No. 302935, ± 80' WEST OF THE HINDLE CORNER OF LOT 1, BLOCK 4 OF THE NORTH LINE OF LOT 4, BLOCK 4, PANTHER HOLLOW CREEK PHASE 1. ELEVATION: 785.86.

2) COTTON SPINDLE SET IN S2, LIVE OAK, ± 120' SOUTHEAST OR THE EAST RIGHT-OF-WAY LINE OF BIG WAVE DRIVE, ± 305' SOUTHWEST OF THE EASTENDRIST CORNER OF LOT 1, BLOCK 4, RIVER PACE SECTION 28 AND ± 715' NORTH OF THE EXDE OF ROAD AUSTIN. ELEVATION: 515.04

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 3/4" IRON ROD W/ CAP SET (UNLESS STATED)
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE SET
- ⊗ P. K. NAIL WITH WASHER SET
- ⊙ STEEL SPIKE WITH WASHER SET
- ⊠ CONCRETE MONUMENT W/ ALUM. CAP SET
- ⚡ BENCHMARK

52730	BL	SIDEWALK
52731	BL	BUILDING JUNE
52732	BL	WATER SEWER
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52846	BL	WATER SEWER

4 SINGLE FAMILY LOTS	8,408 ACRES
1 CEF. + TRANSFER LOT.	10,990 ACRES
5 LOTS TOTAL:	20,404 ACRES
LINEAR FEET OF STREETS	0 LF

CA
 Cummings/Allen
 Engineers - Surveyors
 3103 Bee Cave Road, Suite 202
 Austin, Texas 78746-6819
 Tel: (512) 327-2966
 Fax: (512) 327-2973
 DATE: 9/04
 PROJECT NO.: 219.0402
 DRAWING NO.: 219.0402
 SHEET 1 OF 1

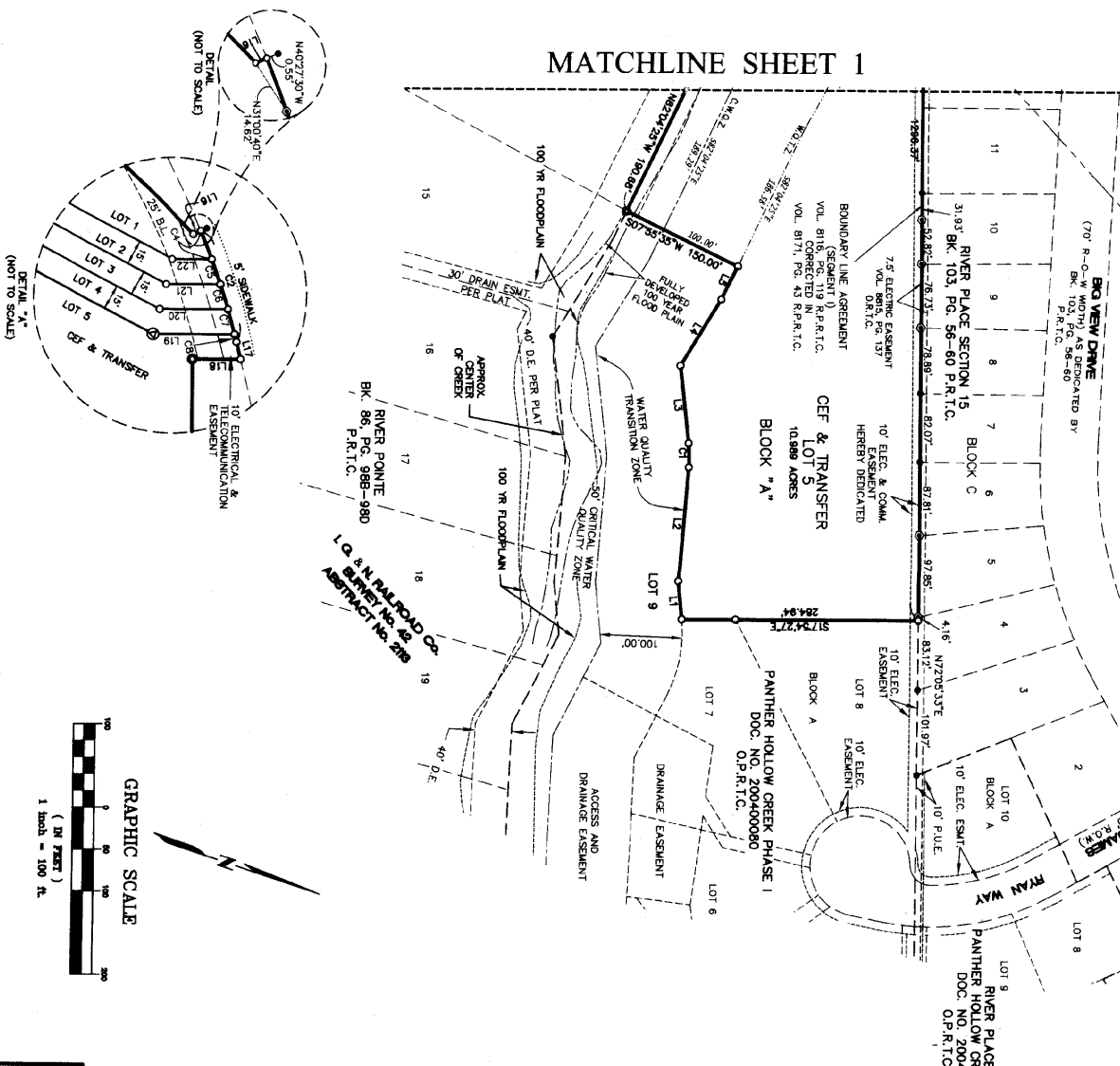
PANTHER HOLLOW CREEK PHASE III

LINE	LINE NO.	LENGTH
L1	587.017.11.11	44.61
L2	587.017.11.12	44.61
L3	587.017.11.13	44.61
L4	587.017.11.14	44.61
L5	587.017.11.15	44.61
L6	587.017.11.16	44.61
L7	587.017.11.17	44.61
L8	587.017.11.18	44.61
L9	587.017.11.19	44.61
L10	587.017.11.20	44.61
L11	587.017.11.21	44.61
L12	587.017.11.22	44.61
L13	587.017.11.23	44.61
L14	587.017.11.24	44.61
L15	587.017.11.25	44.61
L16	587.017.11.26	44.61
L17	587.017.11.27	44.61
L18	587.017.11.28	44.61
L19	587.017.11.29	44.61
L20	587.017.11.30	44.61
L21	587.017.11.31	44.61
L22	587.017.11.32	44.61
L23	587.017.11.33	44.61
L24	587.017.11.34	44.61
L25	587.017.11.35	44.61
L26	587.017.11.36	44.61
L27	587.017.11.37	44.61
L28	587.017.11.38	44.61
L29	587.017.11.39	44.61
L30	587.017.11.40	44.61
L31	587.017.11.41	44.61
L32	587.017.11.42	44.61
L33	587.017.11.43	44.61
L34	587.017.11.44	44.61
L35	587.017.11.45	44.61
L36	587.017.11.46	44.61
L37	587.017.11.47	44.61
L38	587.017.11.48	44.61
L39	587.017.11.49	44.61
L40	587.017.11.50	44.61

LINE	LINE TABLE	BEARING	LENGTH
DL1		N48°47'56.5"E	40.22
DL2		N64°15'10"W	50.30
DL3		S04°28'33"E	26.00
DL4		S85°30'27"W	7.22
DL5		N32°31'28"W	22.15
DL6		N01°32'07"E	156.18
DL7		S83°35'52"E	73.70
DL8		S83°59'20"E	196.57
DL9		S07°38'24"E	71.52
DL10		S07°41'07"E	57.76
DL11		S66°32'03"E	41.48

LINE	BEARING		LENGTH
	FROM	TO	
M.1	517.53, 49.7	58.41	10.86
M.2	517.53, 49.7	58.41	10.86
M.3	588.00, 21.5	72.47	17.47
M.4	517.53, 49.7	40.84	10.86
M.5	517.53, 49.7	100.86	10.86
M.6	5247.1, 32.7	105.37	10.86
M.7	5247.1, 32.7	89.37	10.86
M.8	5247.1, 32.7	23.06	10.86
M.9	517.53, 49.7	70.44	10.86
M.10	517.53, 49.7	70.44	10.86
M.11	5247.1, 32.7	64.91	10.86
M.12	5247.1, 32.7	64.91	10.86
M.13	5247.1, 32.7	64.91	10.86
M.14	5247.1, 32.7	64.91	10.86
M.15	5247.1, 32.7	64.91	10.86
M.16	5247.1, 32.7	64.91	10.86
M.17	5247.1, 32.7	64.91	10.86
M.18	5247.1, 32.7	64.91	10.86
M.19	5247.1, 32.7	64.91	10.86
M.20	5247.1, 32.7	64.91	10.86
M.21	5247.1, 32.7	64.91	10.86
M.22	5247.1, 32.7	64.91	10.86
M.23	5247.1, 32.7	64.91	10.86
M.24	5247.1, 32.7	64.91	10.86
M.25	5247.1, 32.7	64.91	10.86
M.26	5247.1, 32.7	64.91	10.86
M.27	5247.1, 32.7	64.91	10.86
M.28	5247.1, 32.7	64.91	10.86
M.29	5247.1, 32.7	64.91	10.86

CARE	LETH	SALES	DEPR.	INVENT	CHRGD	CH-BEING
C1	28.88	140.05	1103.22	3.152	26.80	57138.32*
C2	70.17	463.00	1103.22	3.152	26.80	57138.32*
C3	13.28	25.00	235.49	0.606	18.12	54074.72*
C4	15.82	463.00	713.46	2.66	15.81	58972.92*
C5	16.87	463.00	713.46	2.66	15.81	58972.92*
C6	15.81	463.00	138.07	12.57	15.81	55353.52*
C7	15.81	463.00	138.07	7.70	15.86	58978.28*
C8	4.78	463.00	0.5817	2.38	4.78	58731.72*



PHASE I

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EXISTING SHOWN HEREON.

A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE EL PASO COUNTY FLOOD CONTROL DISTRICT, BEING THE EL PASO COUNTY FEDERAL INSURANCE ADMINISTRATION ZONE, BEING THE 1962 FLOOD DATED JUNE 15, 1963, FOR TRANS COUNTY, TEXAS AND INCORPORATED IN 1963.

I, ELIAS G. HADDAD, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PROVIDE THE PROFESSION OF ENGINEERING AND ARCHITECTURE IN THAT THIS PLAN IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE PENAL CODE OF TEXAS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Elias Haddad 7/19/05

DATE

ELIAS G. HADDAD, P.E. 817-220-8120
CIVIL ENGINEER
3003 BEE CREEK ROAD, SUITE 202
CANTANUEVA, TEXAS, INC. 75005
(PHONE) 512-327-2946 (FAX) 512-327-2873

ELIAS G. HADDAD
817-220-8120

PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF TEXAS

[illegible]

LEGEND

●	1/2" IRON ROD FOUND (UNLESS STATED)
○	1" IRON ROD W/CAP SET (UNLESS STATED)
△	COLORADO POINT
▽	COTTON SPRING SET
□	PULASKI SET
◻	STEEL SPIKE WITH WISHER SET
◼	CONCRETE MONUMENT W/ ALUM. CAP SET
⬢	BENCHMARK
⬤	SIDEWALK
BL	BUILDING LINE
BL	BLIND
DE	DEBRASE EXISTENT
PUE	PUBLIC UTILITY EXISTENT
WQE	WATER QUALITY EXISTENT
WE	WATER EASEMENT
WME	WATER MAIN EXISTENT
WQZ	WATER QUALITY ZONE
C.W.Q.Z	CRITICAL WATER QUALITY ZONE
CEF	CRITICAL ENVIRONMENTAL FEATURE
ELEC	ELECTRIC
CE	CENTERLINE
PL	PLAT RECORDS
TR	TRANS RECORDS
OPR	OFFICIAL PLAT RECORDS
TR	TRANS RECORDS
FIN	FINISH FLOOR ELEVATION

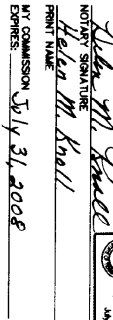
CSBJ-03-0186.01.1A
 SUBMITTAL DATE: 11/23/04

KNOWN BY AND AMONG THESE PRESENTS, THAT CLAY AND LIMITED, A
 KNOWN LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH
 AND AS THE ATTORNEY-IN-FACT OF SAID PARTNERSHIP, HAS
 GENERAL PARTNERS AS OWNER OF 51,322 ACRES OF LAND IN
 THE STATE OF TEXAS, TO-WIT: 1,000 ACRES OF LAND IN
 14,850 ACRES OUT OF THE DAY LAND AND CATTLE COMPANY SURVEY
 IN THE COUNTY OF DALLAS, STATE OF TEXAS, AND 1,000 ACRES
 IN ROAD NUMBER 23, 22,860 ACRES OUT OF THE U. S. AND
 8,270 ACRES OUT OF THE CHAS. CLARK SURVEY, NO. 612,
 IN THE COUNTY OF DALLAS, STATE OF TEXAS, AND 1,000
 ACRES OUT OF THE W.R. HOBBS SURVEY NO. 466, ABSTRACT NO. 375
 AND 8,270 ACRES OUT OF THE CHAS. CLARK SURVEY, NO. 612,
 IN THE COUNTY OF DALLAS, STATE OF TEXAS, AND 1,000
 IN VALUE 11,846, PAGE 1351, REAL PROPERTY RECORDS OF TARRANT
 OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS OF RECORD
 IN VOLUME 11846, PAGE 1351, REAL PROPERTY RECORDS OF TARRANT
 PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND 1,000 ACRES
 20,444 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT
 BE KNOWN AS:

GLENDALE LTD.
 BY: ELI M. KAY INVESTMENTS CORP., ITS GENERAL PARTNER
 BY: ALI KROGER, PRESIDENT
 8015 SHORE CREEK BLVD. SUITE 100
 AUSTIN, TEXAS 78757
 PHONE: 512-458-5903 FAX: 512-637-5150
 STATE OF TEXAS
 COUNTY OF TRAVIS

DATE 7-14-05

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE PERSONALLY APPEARED, IM HOOPER KNOWN TO ME TO BE A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED. WITNESS MY HAND, THIS THE DAY OF July 2025 A.D.



1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO RIVER PLACE MUNICIPAL UTILITY DISTRICT.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE RIVER PLACE UTILITY DEPARTMENT AND THE RIVER PLACE MUNICIPAL UTILITY DISTRICT. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEE.

3. ALL STREETS, DRAINAGE STEWELMS, CONSTRUCTION CONTROL, AND WATER QUALITY STANDARDS SHALL BE ENFORCED BY THE CITY OF AUSTIN.
4. PUBLIC STEWELMS, DUE TO CITY OF AUSTIN STANDARDS, ARE REQUIREMENTS OF THE CITY OF AUSTIN. ANY VIOLATION OF THESE STANDARDS SHALL BE IN THE FACE OF THE PLAN. THE NEW DRAINAGE STEWELMS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE OCCUPANCY SHALL BE A RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY AND SHALL BE A VIOLATION OF THE CITY OF AUSTIN GOVERNING BODY OR UTILITY COMPANY.
5. A TRACT COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CITY DEVELOPMENT.
6. ALL 180-YEAR FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
7. ELECTRIC SERVICE FOR THIS SUBDIVISION TO BE FURNISHED BY AUSTIN ENERGY.
8. LOTS 1-4, ARE RESTRICTED TO ANY TYPE OF RESIDENTIAL DEVELOPMENT. THE CITY OF AUSTIN HAS A 10-YEAR PERIOD IN WHICH THE CITY OF AUSTIN OF RESIDENTIAL DEVELOPMENT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE AND CONSERVATION EXISTENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

12. ALL DRAINAGE FACILITIES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS.

13. ON-STATION WATER DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT BECAUSE IT IS IMMEDIATELY ADJACENT TO AND DISCHARGES DIRECTLY INTO LAKE AUSTIN. REFERENCE C.O.D. D.C.M. 12.2.F.F.

14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20 % OF NSA. L.D.C. SECTION 25-6-211, 15.

15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY, AND DUREX CONSTRUCTION. REFERENCE TO L.D.C. SECTION 25-6-161, AND THE ENVIRONMENTAL CRITERIA MANUAL.

16. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE-FAMILY OR ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF OAKLAND.

17. ALL GRASSLAND EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

18. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO GRASSLAND EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

19. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE ESSENTIALS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-6, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH THE NECESSARY ACCESS TO THE PROPERTY TO MAINTAIN, REPAIR AND/OR REPLACE EXISTING AND/OR ACCESS REQUIRED. IN ADDITION TO THE UTILITY'S ACCESS TO THE PROPERTY, THE OWNER/DEVELOPER SHALL PROVIDE OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO THE PROPERTY. ESSENTIALS AND/OR ACCESS ARE REQUIRED TO REMOVE ELECTRIC FACILITIES FROM THE PROPERTY.

21. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF THERMOGRAPHY, INFECTION CONTROL, REGENERATION AND TREE PROTECTION. IN ADDITION, THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF TEN FEET FROM ALL UTILITIES THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE MAINS ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

23. THIS SUBDIVISION IS LOCATED WITHIN THE TWO MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN, AND THE FULL PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN.

24. WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE DESCRIBED IN THIS SECTION:

A) THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE

25. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY, GRADES MAY NOT EXCEED 1% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PERSONNEL BY THE CITY OF AUSTIN.

26. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS, REVISED 2002, AND THE CITY STANDARDS, AND STATE OF TEXAS STANDARDS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

29. BY APPROVING THIS PLAN, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND/OR MAINTAIN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION, ANY PART OF WHICH IS REQUIRED TO BE CONSTRUCTED OR MAINTAINED BY THE SUBDIVISION. THE SUBDIVISION IS THE RESPONSIBLE PARTY FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION. THE CITY OF AUSTIN WILL NOT BE RESPONSIBLE FOR THE LOTS OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE LISTED FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

46 AS PER THE CONDITIONS OF SAID APPROVED VARIANCE TO SECTION 25-42BZC OF
THE LAND DEVELOPMENT CODE DOCUMENTED IN RESTRICTIVE COVENANT DOCUMENT NO.
90A, LOT^S 1 & 2, THE OWNERS OF LOTS 1 AND 2 MUST RESTORE ANY AND ALL
DISTURBED AREAS PER CITY OF AUSTIN STANDARD SPECIFICATION #096 (PAGES 17-
OF OR DETERMINED FACILITY SEE AGREEMENT FILED IN DOCUMENT NO.
COUNTY, TEXAS.

OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

31. ALL LOTS ARE SUBJECT TO THE RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC. WHICH HAS ALREADY BEEN ESTABLISHED.

32. RESTRICTIONS OF ALLOWABLE IMPERVIOUS COVER ON SLOPES OVER 15% ARE REQUIRED ON THE FOLLOWING LOTS:

LOT 2, BLK. A = 35 SF. I.C.
LOT 3, BLK. A = 920 SF. I.C.
LOT 4, BLK. A = 6,410 SF. I.C.

- A) INTERIORS COVER ON SLOPES WITH A GRADIENT OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPE.
- B) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHILL OR DOWNHILL OF A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.
- C) FILL/SCREENTATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION AND DISTURBED AREAS MUST BE RESTORED.

d) FOR CONSTRUCTION INCURRED IN THIS SECTION, A CUT OR FILL MUST BE REVEGEATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 35 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE, SUCH AS CONCRETE, TO A STABLE CUT.

34. LOTS 1-4, BLOCK 7 HAVE RECEIVED A TOTAL OF 200 ACRES AVAILABLE FOR DEVELOPMENT. LOTS 5-8 OF THE LAND DEVELOPMENT COM-
AS DESCRIBED IN NOTE 33 ABOVE, 2 UNITS ARE RECEIVED FROM LOT 5, BLOCK 7. O.P.R.C. SEE ALSO CONSERVATION EASE
DOCUMENT NO. ~~0060616167~~ O.P.R.C. DOCUMENT NO. ~~0060616167~~ O.P.R.C.

LOTS NUMBER TRANSFER FROM	WATER AC.	C.W.O.Z. AC.	COF AC.	TOTAL TRANSFER AVAILABLE	REMAINING TRANSFER AVAILABLE

LOT #	AC/NSA	I.C.	TOTAL ACREAGE REQUIRED
LOT 8	2.000	0.007	2.007
LOT 9	W/O TDR	W/TDR	
LOT 1-4 *	2 LOTS	4 LOTS	2.00 AC. ● 1 LOT/AC.

35. A VARIANCE TO SECTION 26-5-342 OF THE LAND DEVELOPMENT CODE, MAINTAINED BY THE ZONING AND PLANNING COMMISSION ON JUNE 15, 2004, IS NOT APPLICABLE.

36. THE OCCUPANT IS REQUESTED TO PROVIDE THE OCCUPANT OF EACH LOT AT THE SUBJECT PROPERTY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT RESEARCH DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (PMP) FOR POLLUTION PREVENTION AND SOURCE CONTROL, AND PESTICIDES AND HERBICIDES, AND A PUBLIC EDUCATION PROGRAM DESCRIBING

37. THE USE OF RESTORES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.8.2.0 OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM). DOCUMENT NO. 6-0-0-0-0-0-0-0. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. A RESTRICTIVE COVENANT ACCOMPANYING THE IPM PLAN IS RECORDED IN DOCUMENT NO. 2009-06-17-19, O.P.R.C.

38. THE FLEA TLOOD PLAIN AND THE 100-YR FLOODPLAIN ARE CONTAINED IN A DAMAGE/ELEMENT. THE CRITICAL WATER QUALITY ZONE IS A 75' FOREST

39. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT ABOVE FINISHED FLOOR ELEVATION OF THE 100 YEAR FLOOD ELEVATION. THE FOLLOWING UNFINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT 1 - -507.00'
LOT 2 - -507.00'
LOT 3 - -507.00'
LOT 4 - -507.00'

40. ACCESS FOR THIS SUBDIVISION IS PROVIDED BY A BRIDGE STRUCTURE OVER

[illegible]

13. WATER SAVING DEVICES ARE REQUIRED IN ALL STRUCTURES PRIOR TO PROVIDING WATER TO WASTE WATER SYSTEMS TO PREVENT WASTING OF WATER AND NOT LIMITED TO LOW FLOW SHOWER HEADS, WATER CONSERVING TOILETS AND AERATORS ON SINK SPOUTS.

14. WATERSED STATUS: THE PROJECT IS LOCATED IN THE LAKE MATHESON WATERSHED, IS CLASSIFIED AS WATER SUPPLY AREA AND THE LAND USES DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-2 AND CHAPTER 25-8 OF THE CITY OF DENVER.

STATE OF TEXAS
COUNTY OF TRAVIS

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH,

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND DRAINAGE IMPROVEMENTS ("THE IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE THE IMPROVEMENTS. THE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AND COVERED BY THIS PLAN IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS.

[illegible]

TEAS, OF HOUSES AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR STREET TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

_____, 20____ A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS P.L.N.T. AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DAY OF _____, 20____ A.D.

DANA DEERINGER, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____
 RECORDS MANAGER _____
 ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING
 COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS _____ DAY OF _____, 2015, A.D.

THIS SPONSORSHIP PLAN IS LOCATED WITHIN THE TWO MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THE LIMITED PURPOSE ANNEAULTON AREA OF THE CITY OF AUSTIN, AND THE FULL PURPOSE ANNEAULTON AREA OF THE CITY OF AUSTIN TEXAS, ON THE 17th DAY OF Sept., 2005. A.D.

JOE PATRULON, P.E. DIRECTOR DATE
WASHESD PROTECTION & DEVELOPMENT REVIEW DEPT.
CITY OF AUSTIN, TEXAS.
STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DUBROWER, CLERK OF TRAVIS COUNTY, TEXAS HEREBY CERTIFY THAT
THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY

OF 0441 AD. AT 1:30 O'CLOCK P.M. DULY
 RECORDED ON THE 20 DAY OF 2016 AD.
 AT 1:30 O'CLOCK P.M. ~~IN THE~~ OFFICES OF SAID COUNTY AND STATE
 IN DOCUMENT NUMBER 2016-00029 OFFICIAL PUBLIC RECORDS OF
 THAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS
20 DAY OF February, 2016 AD.

CLERK OF THE COUNTY OF THAVIS
 THAVIS COUNTY, MISSISSIPPI

DATA PROCESSING COUNTY CLERK
TRANS COUNTY, TEXAS

DEPUTY

Y. Sifuentes

081-03-0186.01.1A

SUBMITTAL DATE: 11/23/

EROSION CONTROL NOTES

Appendix: F-1

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- 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.
- 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.
- 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. 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 Arborist 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.
- 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.
- 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. 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 investigation.
- Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
 - All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.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 1 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	Minimum	Maximum
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 are required.
- 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 standards.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

- 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.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
 - 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.
 - Hydromulch shall comply with Table1, below.
 - 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.
 - When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
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	0-3 months	Moderate slopes; from flat to 3:1	1500 to 200 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

- 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 moved to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2, below.
- 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 permanent erosion control.
 - 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.
 - Hydromulch shall comply with Table 2, below.
 - 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 ½ inch or more shall postpone the watering schedule for one week.
 - Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic dehydrated 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 dehydrated 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 acre (see manufacturers recommendations)

Developer Information:

Owner Raj & Santosh Singla
Address 8818 Big View Drive #4, Austin, TX 78730

Owner's representative responsible for plan alterations:
Raj Singla

Person or firm responsible for erosion/sedimentation control maintenance:
Raj Singla

Person or firm responsible for tree/natural area protection maintenance:
Raj Singla

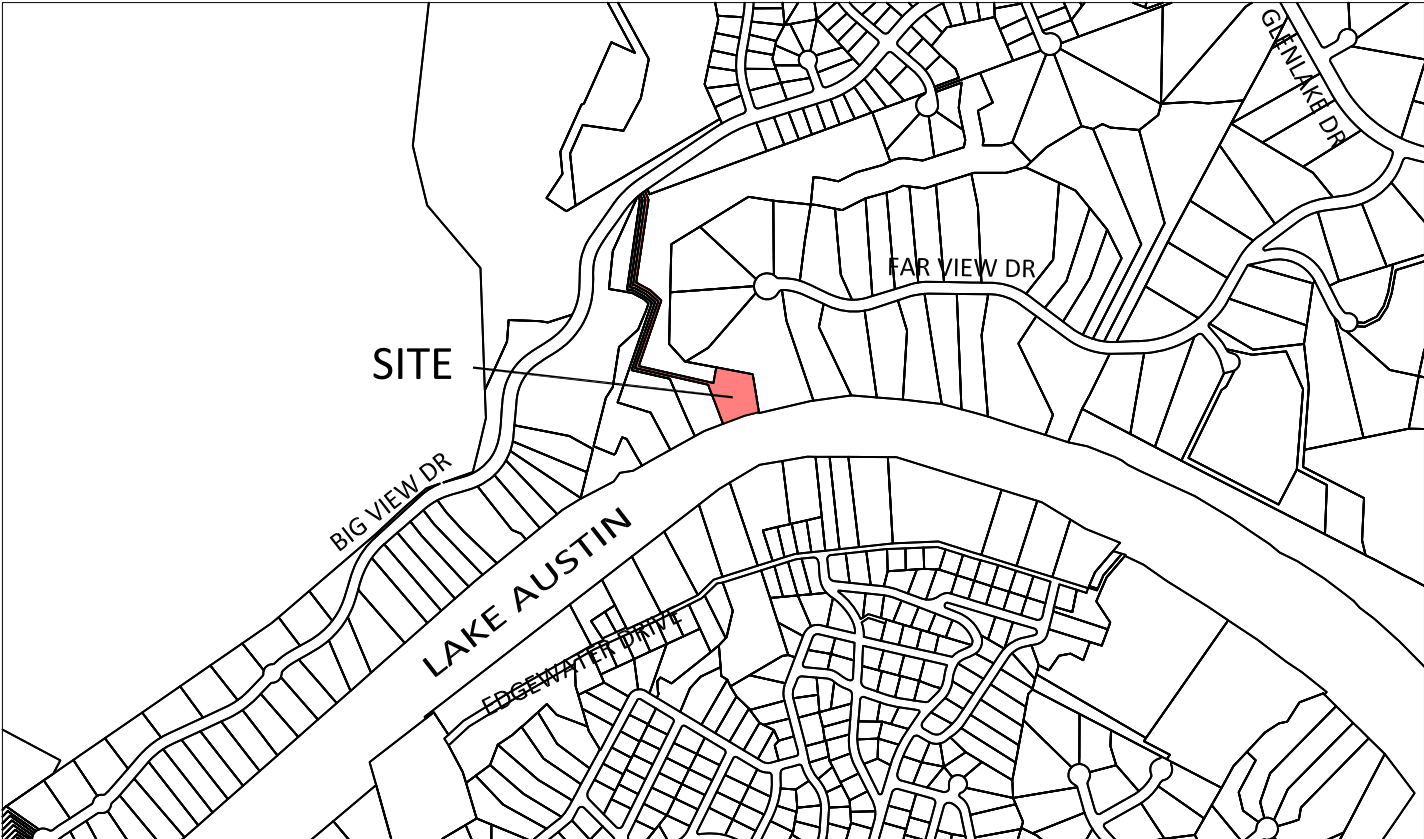
The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

OWNER:

RAJ & SANTOSH SINGLA
8818 BIG VIEW DRIVE #4
AUSTIN, TX 78730

ENGINEER:

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



MAPSCO Map 522K City Grd G29

VICINITY MAP

NTS

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

Appendix: F-2 (3/28/2011)

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- 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.
- 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.
- 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:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - 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;
 - 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:
 - 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;
 - 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);
 - 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;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512-974-1876 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.

- 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 plankings to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- 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 due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- 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.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (nipping of branches, etc.).
- 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).
- 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: F-4 (3/28/2011)

The following is a sequence of construction shall be used for all development.

- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and mitigate 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.
- 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 land and water.
- Begin new dock construction activities. Construction access from land and water.
- Complete construction and start revegetation of the site and installation of landscaping.
- 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.
- Obtain final inspection release once vegetation has 95% coverage.
- 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

Appendix: F-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 Doagett 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 ½ 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.

GENERAL NOTES:

- This project is not located over the Edwards Aquifer recharge zone.
- Deed restrictions or restrictive covenants are not applicable to this property.
- 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 council.
- Contractor to verify utility locations and ground and flow line elevations before construction.
- 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.
- 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.
- All work on this project is to be accomplished via barge or land. There will be site access by land, and construction staging or materials storage may be located on land.
- 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.

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.

- 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.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- For construction within the right-of-way, a concrete permit is required.
- For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-12-31612.4, 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, and that no materials or equipment will be delivered to the site from the landward side of this project.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

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.

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE (MP, COVER) (SQ. FT.)	TOTAL SITE (MP, COVER) (SQ. FT.)%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

All areas disturbed within the shoreline setback shall be restored in accordance with site plan notes and plant species listed and in accordance with City of Austin Specification G095.

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

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 Development Code.

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 48453C0430H effective 26SEP2008.

LEGAL DESCRIPTION: LOT 4 BLK A PANTHER HOLLOW CREEK PHS 11, Doc. # 2013037557

ADDRESS: 8818 Big View Drive #4, AUSTIN, TX 78746

ZONING: SF-1-CO

USE: Accessory Use to Principal Single-Family Residence at 2403 Kinney Road, Austin, TX 78704

RELATED PERMIT NUMBERS: SP-2009-0179D, C8J-03-0186.01.1A

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

- COVER SHEET & NOTES
- SITE PLAN & EROSION/SEDIMENTATION CONTROL PLAN
- DOCK PLAN & ELEVATIONS
- SUBDIVISION PLAT

PROJECT DESCRIPTION: Construct new 1-slip 2-story 40.63 x 44.82' dock, gangway and appurtenances.

Approved By:

Land Use Commission Date

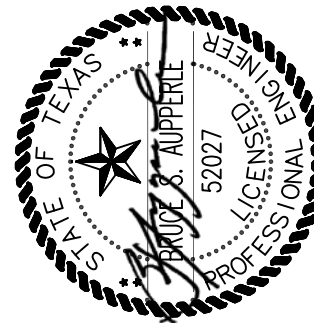
For Director - Planning & Development Review Department Date

SP-2014-0227D

Permit Number

June 12, 2014

Submittal Date



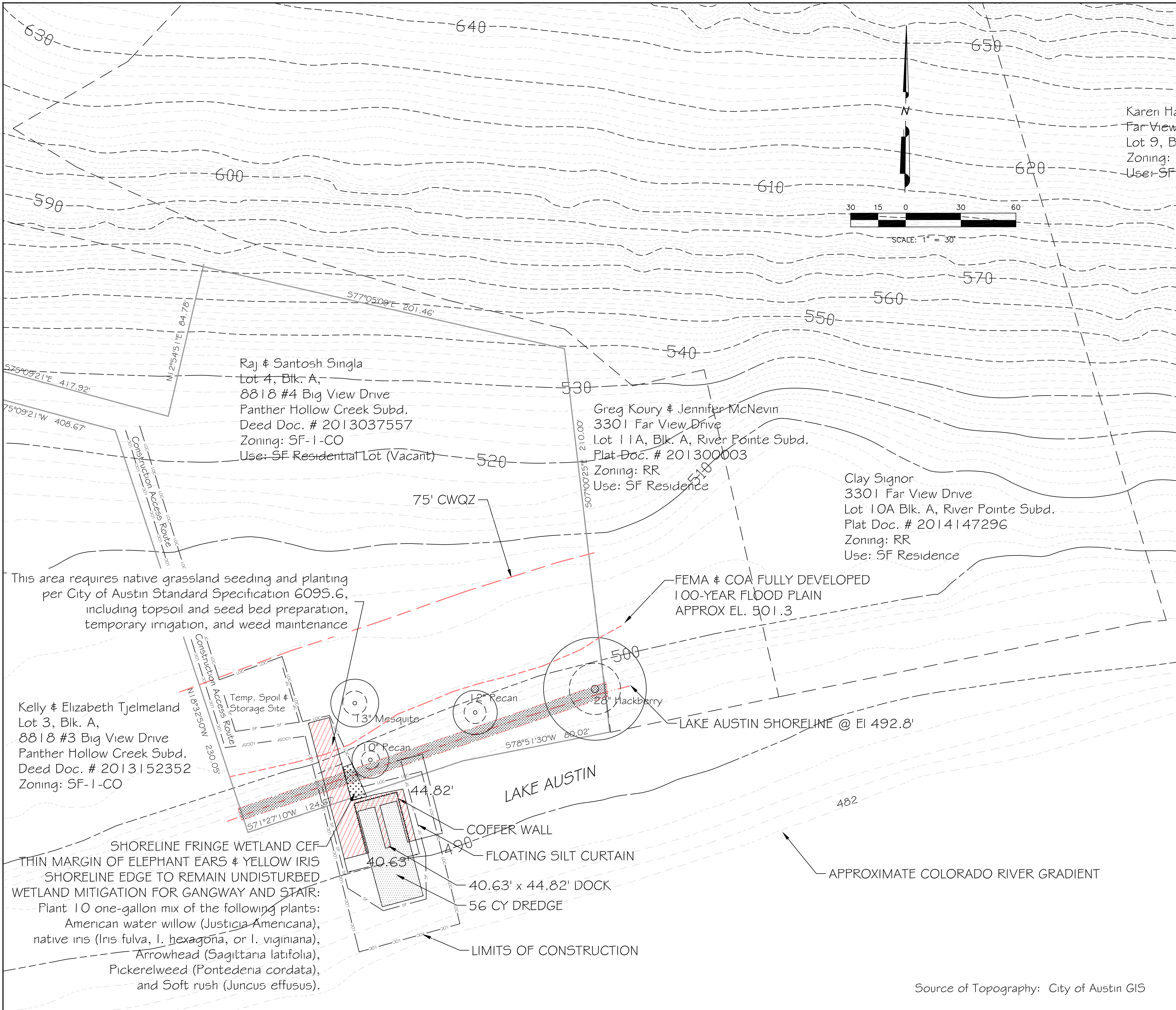
AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512-329-8241
Texas Board of Professional Engineers Registration Number F1991

8818 Big View Drive #4

COVER SHEET & NOTES

DESIGNED: BSA
APPROVED:
SCALE: NTS
8818 Big View Drive #4
DATE: May 22, 2015
SHEET 1 of 4

8818#4 Big View Drive



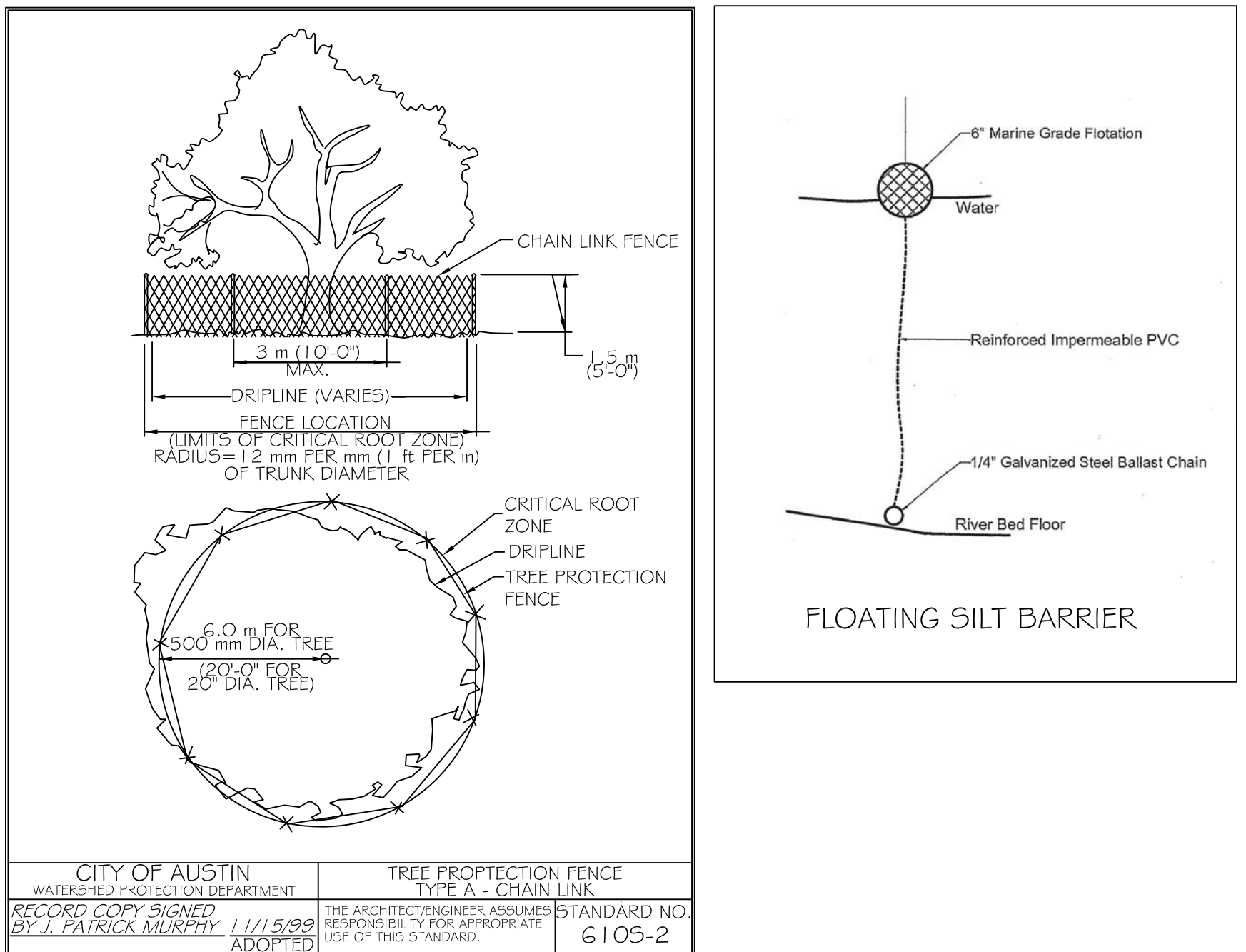
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY 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 MAY 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.
5. NO SHORELINE IMPROVEMENTS, EXCEPT GANGWAY & STAIR ACCESS OVER SHORELINE EDGE, ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
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. NO WATER AND WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
10. DREDGING IS PROPOSED FOR THIS DEVELOPMENT. DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL SITE. DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED. NO SPOILS ARE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN.

I. COMPLIANCE WITH BUILDING CODES DURING BUILDING CODE

1. 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 (16)2.4, 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.

Existing Shoreline Length = 208'
 Allowable Dock Width = 20% of 208' = 41.6'
 Proposed Dock Width = 40.63'
 Proposed Dock Depth = 44.82'

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.



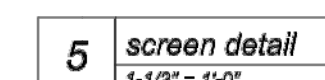
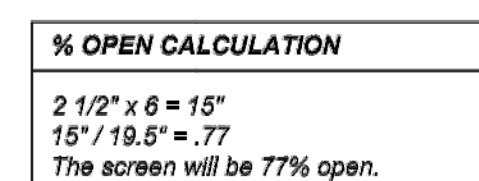
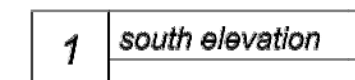
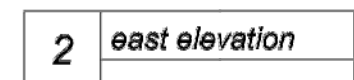
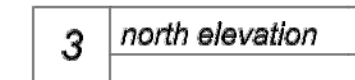
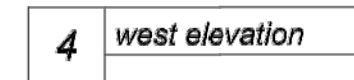
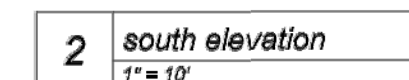
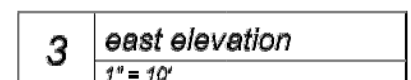
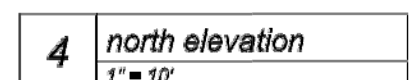
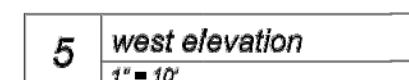
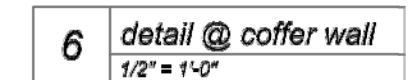
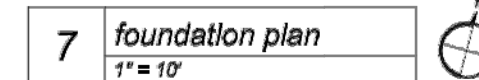
8818#4 Big View Drive
SITE PLAN & EROSION AND
SEDIMENTATION CONTROL PLAN

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512.379.8241
Texas Board of Professional Engineers Registration Number F-1994

	NO.	DATE

REVISION

		APPV'D

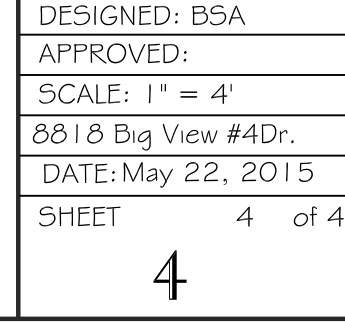
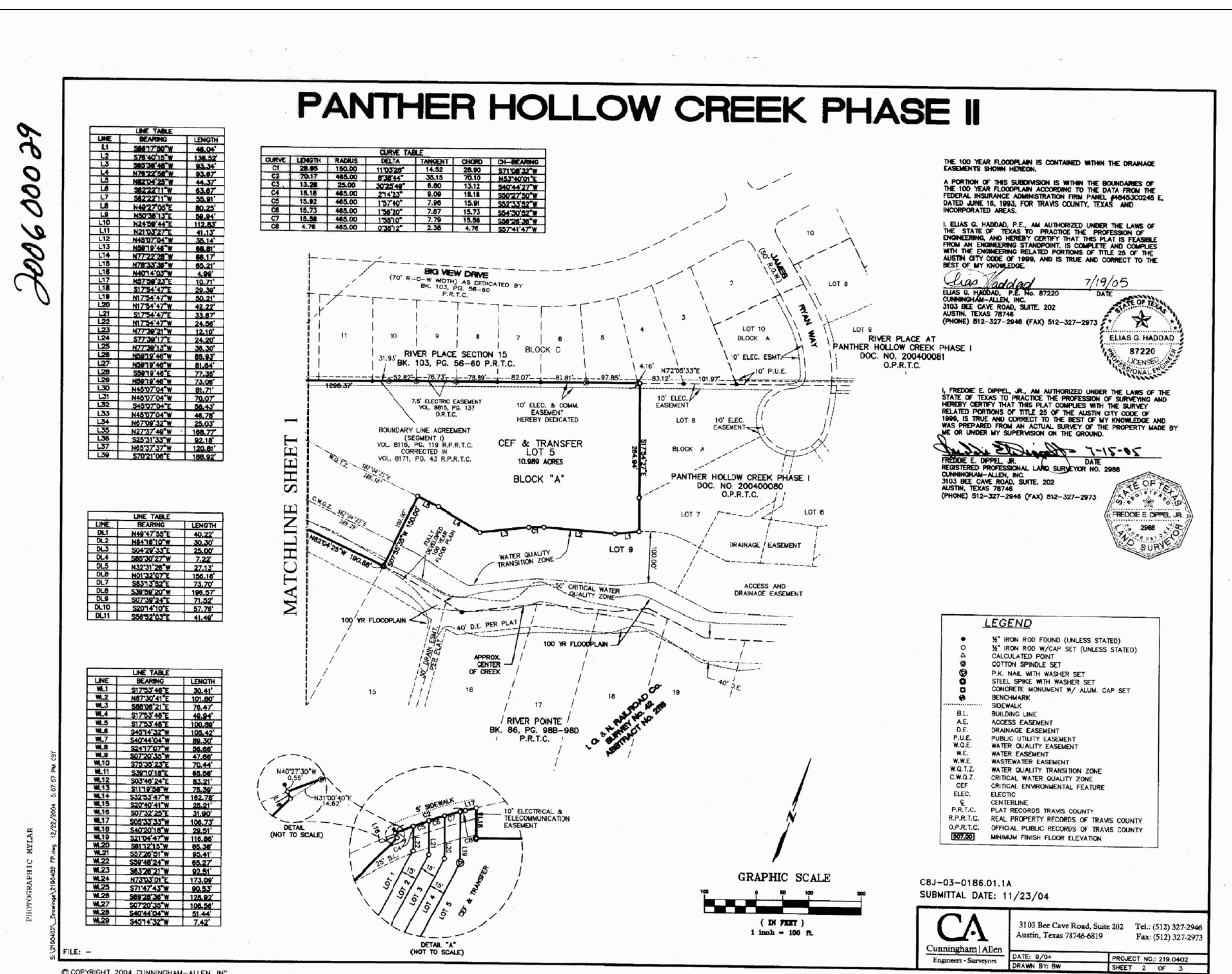


1	dock enclosure percentages
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A diagram of a circular wire loop. A dashed line passes through the center of the loop, with an arrow pointing upwards towards a label 'N', representing a magnetic pole.

SP-2014-0227D

<div> <div>8818#4 Big View Drive</div> <div>SUBDIVISION PLAT</div> </div>		
DESIGNED: BSA		
APPROVED:		
SCALE: 1" = 4'		
DATE: May 22, 2015		
SHEET	4	of 4
4		



June 5, 2014

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

We, Raj & Santosh Singla, own the property at 8818 #4 Big View per Deed Document # 2013037557. We wish to construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Regards,

Raj & Santosh Singla
4965 Bellchase Drive
Beaumont, TX 77706-7764