ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

Board Meeting Date Requested:	August 5, 2015
Name & Number of Project:	Caven Boat Dock SP-2015-0202DS
Name of Applicant or Organization:	Caven Hubbard Scott Jr Trust Phil Moncada, (512) 474-7377
Location:	2806 Scenic Drive
Project Filing Date:	May 4, 2015
WPD/ERM Staff:	Sylvia Pope, 974-3429 Sylvia.Pope@austintexas.gov
DSD/Environmental Staff:	Atha Phillips, 974-6303 atha.phillips@austintexas.gov
DSD/ Case Manager:	Christine Barton-Holmes, 974-2788 Christine.Barton-Holmes@austintexas.gov
Watershed:	Taylor Slough North (Water Supply Suburban), Drinking Water Protection Zone
Ordinance:	Watershed Protection Ordinance
Request:	1) To allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock/Bluff). 25-8-281(C)(2)(B).
Staff Recommendation:	Approve.
Reasons for Recommendation:	The findings of fact have been met.

M E M O R A N D U M

TO: TBD, Chair and Members of the Environmental Commission

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

DATE: July 15, 2015

SUBJECT: 2806 Scenic Drive – SP-2015-0202DS

On your August 5, 2015 agenda is a request for consideration and possible recommendation for one variance to allow the construction of a boat dock within a 150 foot Critical Environmental Feature (Canyon Rimrock/Bluff) buffer 25-8-281 (C) (2) (B).

Description of Property

The subject property is a .47 acre platted lot located in the Taylor Slough North 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, Herman Brown Addition No. 2, Section 1, was recorded in 1958. The property is located within the Full Purpose Planning Jurisdiction and the lot is zoned SF-3-NP. According to Travis County Appraisal District records, the existing residence was constructed in 1962. The site has an existing dock that is proposed to be demolished and replaced.

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 542.95 feet msl at the front of the lot, an elevation change of 50.15 feet. The type of soils located on this site were identified in the Environmental Resource Inventory as Tarrant Series which consists of very shallow, stony soil, overlying limestone and Urban Land Brackett which consists of shallow to paralithic bedrock and well drained soils. The slope vegetation contains many existing native trees, (Live Oak, Cedar Elm, Bald Cypress) and the understory consist of Virginia Creeper, Poison Oak, Poison Ivy, Monkey Grass and St. Augustine. There is a wetland plant community that consists of Elephant Ears, Button Bush, Hardstem Bullrush, and False Nettle. The site does contain a Canyon Rimrock/Bluff Critical Environmental Feature located between contours 499.36 and 505.58 that run north to south through the property.

Critical Environmental Features/CWQZ

There is a Canyon Rimrock/Bluff Critical Environmental Feature (CEF) located approximately between contours 499.36 and 505.58. 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. No endangered species were identified in the Environmental Resource Inventory.

Project Background

The site plan under review was submitted on May 4, 2015 and proposes the demolition of existing boat dock and construction of a new boat dock.

Environmental Code Variance Request

According to 25-8-281 (C) (2) (B), construction is prohibited within the 150 CEF buffer. The requested variance is to allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock/Bluff).

Recommendation

Staff recommends approval of the environmental variance because the Findings of Fact (enclosed herein) have been met.

Development Services Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Project: **2806 Scenic Drive – SP-2015-0202DS**

Ordinance Standard: **Land Development Code Section 25-8-281(C) (2) (B)**

Variance Request: **To allow construction of a boat dock within a canyon rimrock/bluff Critical Environmental Feature (CEF) buffer.**

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.
Yes, there are other properties with frontage along Lake Austin that have canyon rimrock. The existing home and stairs were built prior to regulations which would require protection of a canyon rimrock CEF. There have been similar variances granted to allow docks within a canyon rimrock CEF buffer.

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 property owner is replacing the boat dock. No disturbance of the canyon rimrock CEF is proposed. There will be disturbance downslope of the canyon rimrock at a distance of 34 feet or greater.

   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, there is an existing boat dock and this application is for the replacement of it.

   c) Does not create a significant probability of harmful environmental consequences; and
   Yes, the boat dock construction will not disturb the canyon rimrock CEF.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
   Yes, the area within the limits of construction will be revegetated with the native species in order to prevent erosion.

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

Hydrogeologist Reviewer: Sylvia Pope

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).

June 15, 2015

ENVIRONMENTAL BOARD VARIANCE APPLICATION

Sir/ Madam,

This correspondence is being submitted as a request for a variance from Section 25-8-281(C)(2) of the City of Austin Land Development Code for Site Plan Application SP-2014-0165DS to allow the construction of a boat dock within the Critical Environmental Feature buffer. We are not proposing any work in this area since the access to the dock is existing. The stairs that are already in place will be maintained so there will be only a single access to the dock upon completion of this project.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as the site has very steep topography and proposed boat dock will be constructed where the existing non-conforming boat dock is located and will be demolished. The variance approval we believe is minimum departure of the Land Development Code and the approval of the variance will not create significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Respectfully,

Phil Moncada

Mr. Phil Moncada

Moncada Consulting

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Caven Hubbard Scott Jr Trust
Street Address	2806 Scenic Dr
City State ZIP Code	Austin, Texas 78703
Work Phone	832-941-5763
E-Mail Address	scaven@atlantictrust.com

Variance Case Information

Case Name	Caven Boat Dock
Case Number	SP-2015-0202DS
Address or Location	2806 Scenic Dr.
Environmental Reviewer Name	Atha Phillips
Applicable Ordinance	Sec. 25-8-281(C)(2)
Watershed Name	Taylor Slough North
Watershed Classification	☐Urban ☐ Suburban ☐Water Supply Suburban X Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	Approximately 0.70 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows, Sec. 25-8-281(C)(2), is modify the standard 150-foot width CEF buffer in order to allow the construction of a new boat dock to place the existing, non-conforming structure in place. Wetland Mitigation proposed for shoreline. Proposed CEF Buffer setback will average 34 L.F.

Impervious cover	Existing	Proposed
square footage:	4427	4427
acreage:	20,488	20,488
percentage:	22%	22%
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 site consists of a single family residence with an existing staircase and boat dock that access Taylor Slough North. The slope range in this area exceeds 35% and topography ranges from 492.80 – 542.95. The site has rimrock that spans the majority of the rear portion of the lot and a CEF wetland at the water's edge. We are proposing a new boat dock to be constructed in the same location of the existing boat dock. We will are not proposing any construction on or near rimrock and since the rock staircase is existing and will be maintained. We will also provide wetland mitigation for shoreline with this proposed development.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project encroaches on a C.E.F. (Rimrock) as it relates to maintaining the 150 foot buffer required by Code. The buffer set back will be reduced to 34 L.F.

June 15, 2015

FINDINGS OF FACT for Section 25-8-281(C)(1)(a)

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: Caven Boat Dock

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. The lot is zoned SF-3 and contains a single family house. SF-3 zoned lots along water's edge are not subject to the more restrictive LA zone requirements. The lot contains a steep hill located along Taylor Slough of Lake Austin. The proposed dock willl replace the non-conforming exisiting boat dock that has been in existence since 1962. Other properties on Lake Austin, even in the LA Zone, with steep hills have been granted variances to provide reduction of CEF buffer setbacks.

   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 project is not based on a condition caused by the method chosen to develop the property. The residence is located at the top of an existing, naturally-occurring hillside. The rimrock is an existing geological feature. In addition, a planting mitigation plan will provide greater environmental protection by planting low growing shade tolerant plants to restore shoreline in area impacted by dock construction. The plan is to demolish the existing boat dock then proceed with building a new boat dock to replace the existing non-conforming dock and will bring it into compliance with current rules.

      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. The applicant has worked with staff to prepare plans that will minimize impact to the CEF (Canyon Rimrock) by maintaining a 34 L.F. buffer. Access to the dock will be by existing staircase that will not be disturbed.

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

Yes. The proposed construction of a boat dock does not create a significant probability of harmful environmental consequences. The applicant has agreed to restore and revegetate any disturbance adjacent to the shoreline with native plants.

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 structural water quality is required for single family residential structures per code. The resulting water quality will be equal or greater, as achievable without the variance, with the wetland plants proposed for the project. In addition, the variance is associated with Rimrock setback distance.

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;

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

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: CAVEN BOAT DOCK
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 120911
3. ADDRESS/LOCATION OF PROJECT: 2806 SCENIC DRIVE
4. WATERSHED: TAYLORS SLOUGH NORTH - URBAN WATERSHED
5. THIS SITE IS WITHIN THE *(Check all that apply)*
   - Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☑No
   - Edwards Aquifer Contributing Zone* ..... ☐YES ☑No
   - Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☑No
   - Barton Spring Zone* ..... ☐YES ☑No

   **(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ☑NO
   If yes, then check all that apply:
   - ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*
   - ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.***
   - ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐YES*** ☑NO

   *****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

_____ (#'s) Spring(s)/Seep(s) _____ (#'s) Point Recharge Feature(s) _____ (#'s) Bluff(s)

1 (#'s) Canyon Rimrock(s) 1 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

All ERI reports must include:

- ☑ **Site Specific Geologic Map with 2-ft Topography**
- ☑ **Historic Aerial Photo of the Site**
- ☑ **Site Soil Map**
- ☑ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined):*

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☐ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrant	D	.5 - 1.0
Urban Land and Brackett	D	.5 - 1.5

Soil Hydrologic Groups Definitions *(Abbreviated)

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate *infiltration* rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

The site consists of a single family residence with an existing staircase and boat dock that access Taylor Slough North. The slope range in this area exceeds 35% and topography ranges from 492.80 – 542.95. The site has rimrock that spans the width of the lot. We are requesting to reduce the canyon rimrock CEF buffer from 150 L.F. to 34 L.F.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Edwards	Person	Leached Collapsed

Brief description of site geology *(Attach additional sheets if needed)*:

1996 GEOLOGIC FRAMEWORK AND HYDROGEOLOGIC CHARACTERISTICS OF THE EDWARDS AQUIFER OUTCROP (BARTON SPRINGS SEGMENT), NORTHEASTERN HAYS AND SOUTHWESTERN HAYS AND SOUTHWESTERN TRAVIS COUNTYIES, TEXAS BY TED A. SMALL, JOHN A. HANSON, AND NICO M. HAUWERT. THE LITHOLOGY OF THE LEACHED AND COLLAPSED MEMBERS, UNDIVIDED, GENERALLY CONSISTS OF LIGHT-GRAY TO LIGHT-TAN WACKESTONE WITH LESSER AMOUNTS OF VARIABLY BURROWED MUDSTONE, GRAINSTONE, AND CRYSTALLINE LIMESTONE; CHERT LENSES ARE COMMON AS WELL.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#'s) The wells are not in use and have been properly abandoned.

0 (#'s) The wells are not in use and will be properly abandoned.

0 (#'s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

ST. AUGUSTINE LAWN, MONKEY GRASSES, VIRGINIA CREEPER, POISON OAK, POISON IVY, IVY

There is woodland community on site .....☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
LIVE OAK	QUERCUS VIRGINIANN
CEDAR ELM	ULMAS CRASSIFOLIA
BALD CYPRESS	TAXODIUM DISTICHUM

There is grassland/prairie/savanna on site.....☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site .....☒YES ☐ NO *(Check one).*
If yes, list the dominant species in table below *(next page)*:

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
ELEPHANT EARS	COLOCAISA ESCIELATA	
BUTTON BUSH	CEPHALANTHUS OCCIDENTALIS	
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS	
BALD CYPRESS	TAXODIUM DISTICHUM	
	BOHEMERIA CYLINDRICA	

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☐YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

- ☐ On-site system(s)
- ☑ City of Austin Centralized sewage collection system
- ☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☒ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one).* If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☒ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

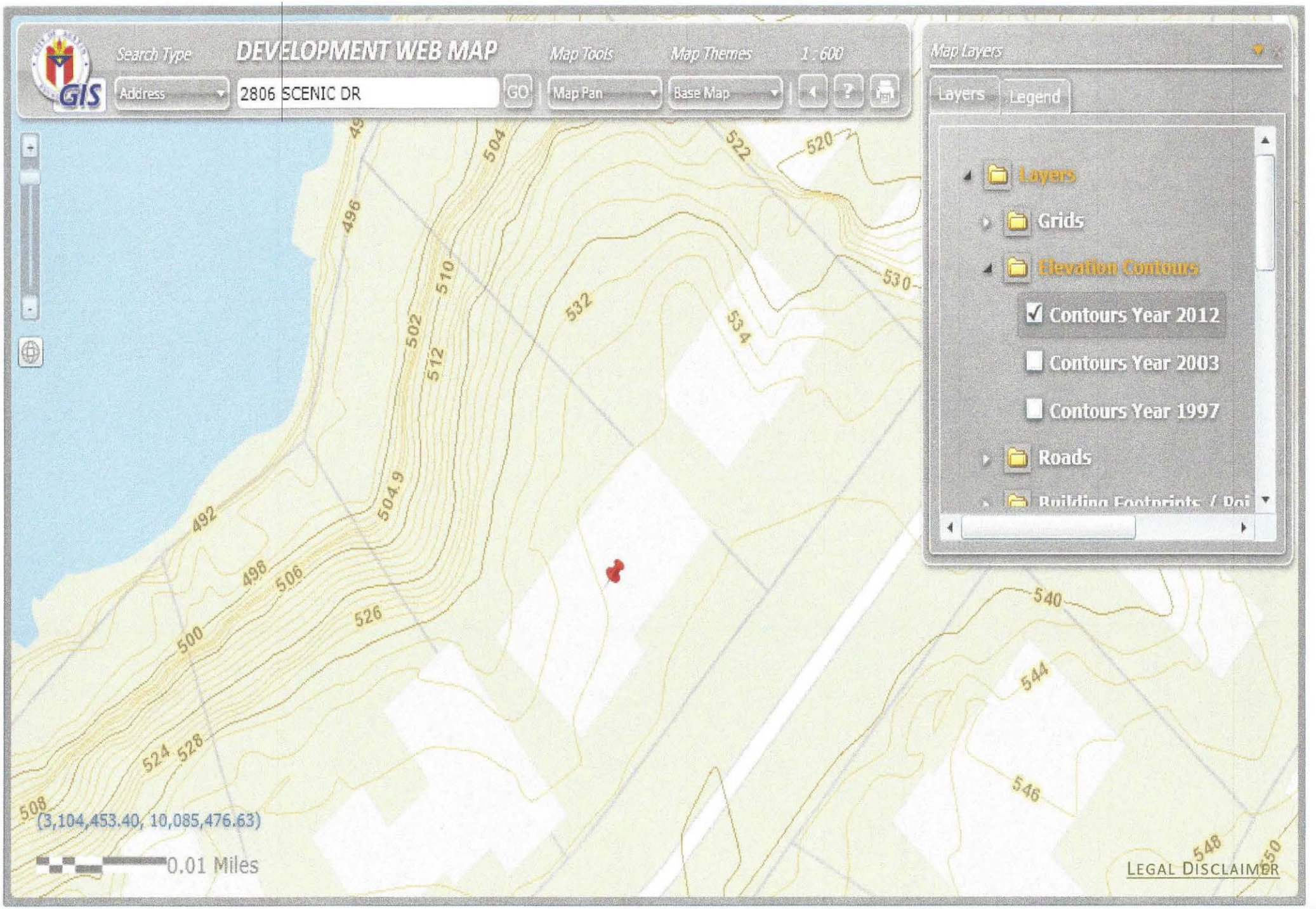
Date(s) ERI Field Assessment was performed: APRIL 2, 2015
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

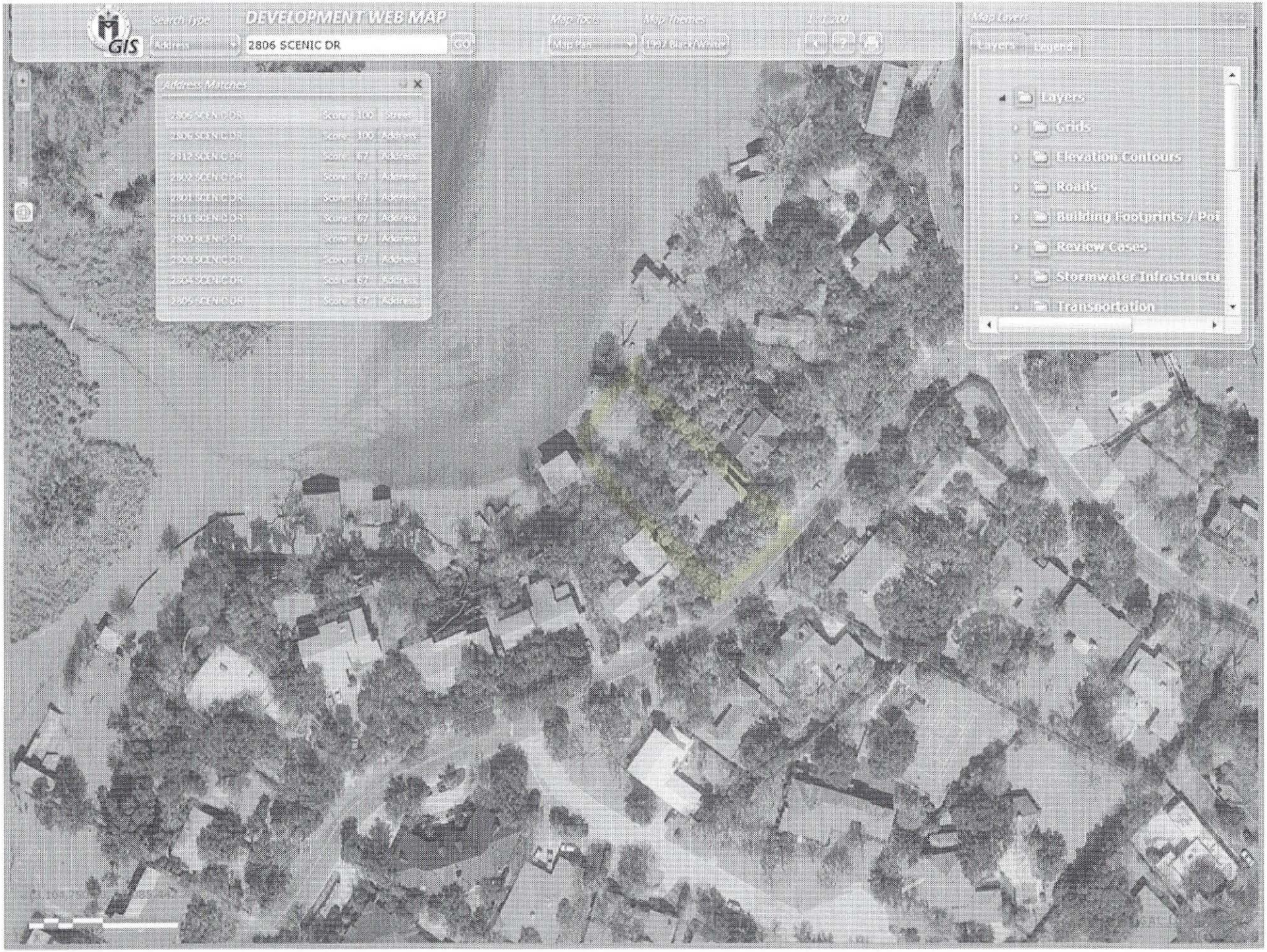
PHIL MONCADA	512-627-8815
Print Name	Telephone
Phil Moncada	MONCADATAZ@SBCGLOBAL.NET
Signature	Email Address
MONCADA CONSULTING	June 5,2015
Name of Company	Date

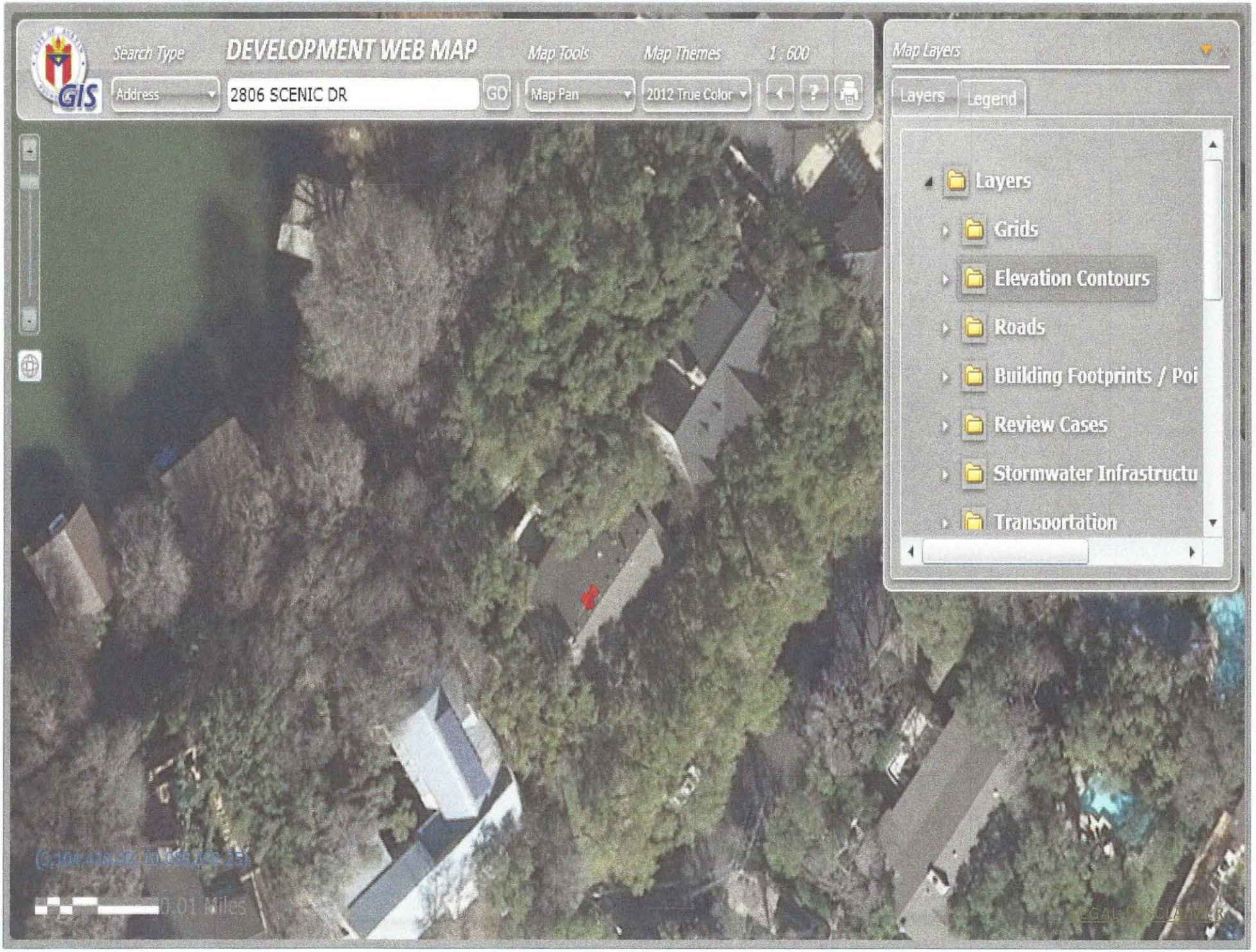
For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal


DEVELOPMENT WEB MAP
Search Type
Address
2806 SCENIC DR
GO
Map Tools
Map Pan
Map Themes
Base Map
1 : 600
Map Layers
Layers
Legend
Layers
Grids
Elevation Contours
Contours Year 2012
Contours Year 2003
Contours Year 1997
Roads
(3,104,453.40, 10,085,476.63)
0.01 Miles
LEGAL DISCLAIMER

1997 Historical Aerial




Search Type
DEVELOPMENT WEB MAP
Map Tools
Map Themes
1 : 600
Address
2806 SCENIC DR
GO
Map Pan
2012 True Color
Map Layers
Layers
Legend
Layers
Grids
Elevation Contours
Roads
Building Footprints / Poi
Review Cases
Stormwater Infrastructu
Transportation
0.01 Miles


17.06.2014 13:06


17.06.2014 13:04


17.06.2014 13:04


17.06.2014 12:59

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

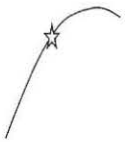
1	Project Name:	CAVEN BOAT DOCK
2	Project Address:	2806 SCENIC DRIVE
3	Site Visit Date:	APRIL 2, 2015
4	Environmental Resource Inventory Date:	June 5,2015

5	Primary Contact Name:	PHIL MONCADA
6	Phone Number:	512-627-8815
7	Prepared By:	PHIL MONCADA
8	Email Address:	MONCADATAZ@SBCGLOBAL.NET

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	RIMROCK	R-1	-97.773582		30.309157				75	6-7					
	Wetland	W-1	-97.773519		30.309220		5	20							

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☐	sub-meter	☐
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Travis County, Texas

2806 Scenic Dr

June 2, 2015


97° 46' 27" W
97° 46' 21" W
30° 18' 34" N
30° 18' 30" N
617860
617870
617880
617890
617900
617910
617920
617930
617940
617950
617960
617970
617980
617990
618000
618010
618020
3353720
3353710
3353700
3353690
3353680
3353670
3353660
3353650
3353640
3353630
3353620
TeF
UuE
Scenic
Map Scale: 1:772 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
10
20
40
60
Feet
0
35
70
140
210
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Map Unit Legend

Travis County, Texas (TX453)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
TeF	Tarrant soils and Urban land, 18 to 40 percent slopes	1.5	51.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.4	48.3%
Totals for Area of Interest		**2.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series.* Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases.* Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Travis County, Texas

TeF—Tarrant soils and Urban land, 18 to 40 percent slopes

Map Unit Setting

National map unit symbol: f66d
Elevation: 0 to 4,000 feet
Mean annual precipitation: 8 to 60 inches
Mean annual air temperature: 54 to 73 degrees F
Frost-free period: 180 to 310 days
Farmland classification: Not prime farmland

Map Unit Composition

Tarrant, pe >44, and similar soils: 80 percent
Urban land: 15 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarrant, Pe >44

Setting

Landform: Plains
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: very stony clay
H2 - 6 to 12 inches: bedrock

Properties and qualities

Slope: 18 to 40 percent
Depth to restrictive feature: 6 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very low (about 0.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D

Description of Urban Land

Typical profile

H1 - 0 to 40 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

Hydrologic Soil Group: D

Minor Components

Unnamed

Percent of map unit: 5 percent

UuE—Urban land and Brackett soils, 1 to 12 percent slopes

Map Unit Setting

National map unit symbol: f66p
Elevation: 0 to 4,000 feet
Mean annual precipitation: 8 to 60 inches
Mean annual air temperature: 54 to 73 degrees F
Frost-free period: 180 to 310 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 40 percent
Brackett and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 40 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D

Description of Brackett

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: clay loam
H2 - 6 to 14 inches: clay loam
H3 - 14 to 48 inches: bedrock

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: 6 to 20 inches to paralithic bedrock

Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 90 percent
Gypsum, maximum in profile: 5 percent
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D

Minor Components

Unnamed

Percent of map unit: 25 percent

EROSION CONTROL NOTES (P-1)

1. 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.
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 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.
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 investigation.
9. 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:

Textural 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:

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 1½ 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 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 2000 lbs 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 (½) 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 permanent erosion control.

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 ½ 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 ½ inch or more shall postpone the watering schedule for one week.
D. 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.
E. 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 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 acre (see manufacturers recommendations)

10. Developer Information:

Owner ____ Phone # _____
Address ____
Owner's representative responsible for plan alterations: ____ Phone # _____
Person or firm responsible for erosion/sedimentation control maintenance: ____ Phone # _____
Person or firm responsible for tree/natural area protection Maintenance: ____ Phone # _____

11. 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.

ELECTRIC UTILITY NOTES

1. Austin Energy has the right to prune and / or remove trees, shrubbery, and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with City of Austin LDC 25-8.B
2. The Owner / Developer of this subdivision / lot shall provide Austin Energy with any easement and / or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric utilities. These easements and / or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with City of Austin LDC 25-8.
3. The Owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the Owner shall be responsible for any initial tree pruning and tree removal that is withhin ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The Owner shall include Austin Energy's work within the Limits of Construction for this project.
4. The Owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations, and Texas state laws pertaining to working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the Owner.

CITY OF AUSTIN CONSTRUCTION SEQUENCE (P-4)

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
8. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
9. Complete construction and start revegetation of the site and installation of landscaping.
10. 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 Watershed Protection and 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.
11. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Watershed Protection and Development Review Department indicating that the required landscaping 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. 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. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION (P-2)

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. 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 Limits 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 materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Aborist;
   C. 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.
6. 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 of the permeable paving area (prior to time grading so that this area is graded separately prior to paving installation to minimized 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 974-1876 to discuss alternatives.

   SPECIAL NOTE: 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 ft (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 due to evaporation.
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 & 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.

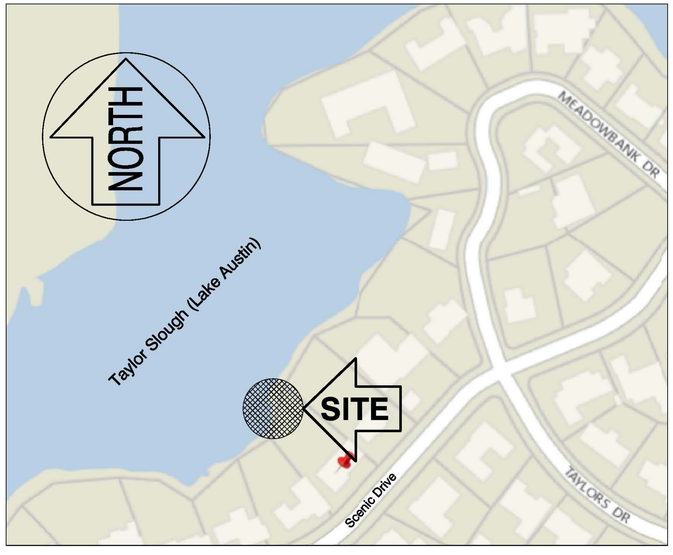
AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS (P-6)

As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. 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 ensure coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010). Construction which will be completed in less than 90 days may 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, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

SITE LOCATION MAP



GENERAL NOTES

1. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
2. 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 25-2-1176 (H)].
3. 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 and Development Review Department.
4. Approval of this site plan does not include building and fire code approval or building permit approval.
5. The proposed boat dock must comply with all requirments of LDC 25-2-1174 ("Structural Requirements") , and must comply with Chapter 25-12, Article 1 (Uniform Building Code) and the Building Criteria Manual." The design, construction, and alteration of, or the addition to, buildings and structures located in flood hazard areas, shall be in accordance with ASCE 24 - Flood Resistant Design and Construction.
6. The City of Austin General Construction Notes are incorporated by reference and made a part of this project for applicability in the event that unforeseen disturbance of the land area of the site is necessary to complete the approved construction - Reference: Exhibit III of the Boat Dock Packet (5/24/91) and Silt Fence Detail, Figure 1-8, of the ECM. The Standard Notes for Tree and Natural Area Protection (ECM P-2), as well as ECM P-6, are also incorporated by reference.
7. This project / site is located in the Lake Austin Watershed, is not located in the Edwards Aquifer Recharge Zone but is located over the North Edwards Aquifer, is classified as Water Supply Rural, and shall be developed in accordance with the City of Austin Land Development Code. The average lake level at this location is 492.80'.
8. Steel pilings to be primed with "NO LEAD" P524 Red Iron Primer.
9. All work on this project is to be accomplished via barge. There will be no site access by land, nor will any construction staging or materials storage be located on land.
10. Dredging is being proposed - see Site Plan. Dredging of deposited silt under boat dock slip(s) can be approved by a site plan exemption, as long as the threshold for silt removal from a navigable waterway is not required from the Corps of Engineers.
11. No impervious cover is proposed and no trees will be removed.
12. All responsibility for the adequacy of these plans remains with the engineer / designer who prepared them. In approving these plans, the City of Austin must rely on the adequacy of the work of the engineer / designer. 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 submittal, whether or not the application is reviewed for code compliance by City engineers.
13. This boat dock is an accessory use for a single-family residence and shall be used as such. In no way is this boat dock allowed to be used commercially without this property undergoing a zoning change.
15. The 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; he will be contacted at 974-2278 prior to construction at least 72 hours in advance.
16. No water or wastewater utilities are proposed with this development.

CONTRACTOR:	SIGNOR ENTERPRISES, INC. 18418 HAMILTON POOL ROAD AUSTIN, TX 78738 512-494-5299
OWNER:	HUBBARD SCOTT CAVEN JR TRUST BY SCOTT CAVEN, EXECUTOR 2806 SCENIC DRIVE, AUSTIN, TX 78703
ARCHITECT:	GENE LUCAS, ARCHITECT, INC. GENE@GLAINC.COM 52 RILEY ROAD, #206, CELEBRATION, FL 34747 407.361.8735
LEGAL DESCRIPTION:	LOT 6, BLOCK A, HERMAN BROWN ADDITION, NO.2, SEC.1 TRAVIS COUNTY, TEXAS VOL. 2220, P 496 PROPERTY ID 120911 GEOGRAPHIC ID 0121060504
WATERSHED:	LAKE AUSTIN WATERSHED, WATER SUPPLY RURAL
STREET ADDRESS:	2806 SCENIC DRIVE, AUSTIN, TX 78703
ZONING:	SF-3-NP

CONSTRUCTION PROPOSED FOR: MARCH / APRIL, 2015

TRACKING# / CASE #: SP-2015-0202DS

SUBMITTAL DATE: MAY 4, 2015

FIRM PANEL 4853C044SH (Sept 26, 2008): A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN.

PLANNING & DEVELOPMENT REVIEW DEPARTMENT _____ DATE _____

DEVELOPMENT PERMIT # _____ DATE _____

REVIEWED BY _____ DATE _____

PROJECT DESCRIPTION

INDEX OF DRAWINGS

SHEET	LABEL	CONTENTS
1		PROJECT DESCRIPTION, LOCATION MAP
2		SITE PLAN - DEMOLITION - 1"=10'
3		SITE PLAN - NEW CONSTRUCTION - 1"=10'
4		ARCHITECTURAL PLANS AND ELEVATIONS - 1/4" = 1'-0"

NUMBER	DESCRIPTION	SHEET	APPROVED	DATE

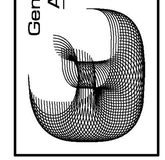
REVISIONS & CORRECTIONS

An environmental variance to 25-8-281 (c) (2G) was approved on _____ by the Planning Commission to modify the standard 150-foot width Critical Environmental Feature buffer in order to allow construction of a boat dock within an average setback of 34' from the rimrock.

REGISTERED ARCHITECT ROBERT E LUCAS 5807 STATE OF TEXAS

RELEASE DATE: 3/17/2014
LIC EXP DATE: 2/28/2016

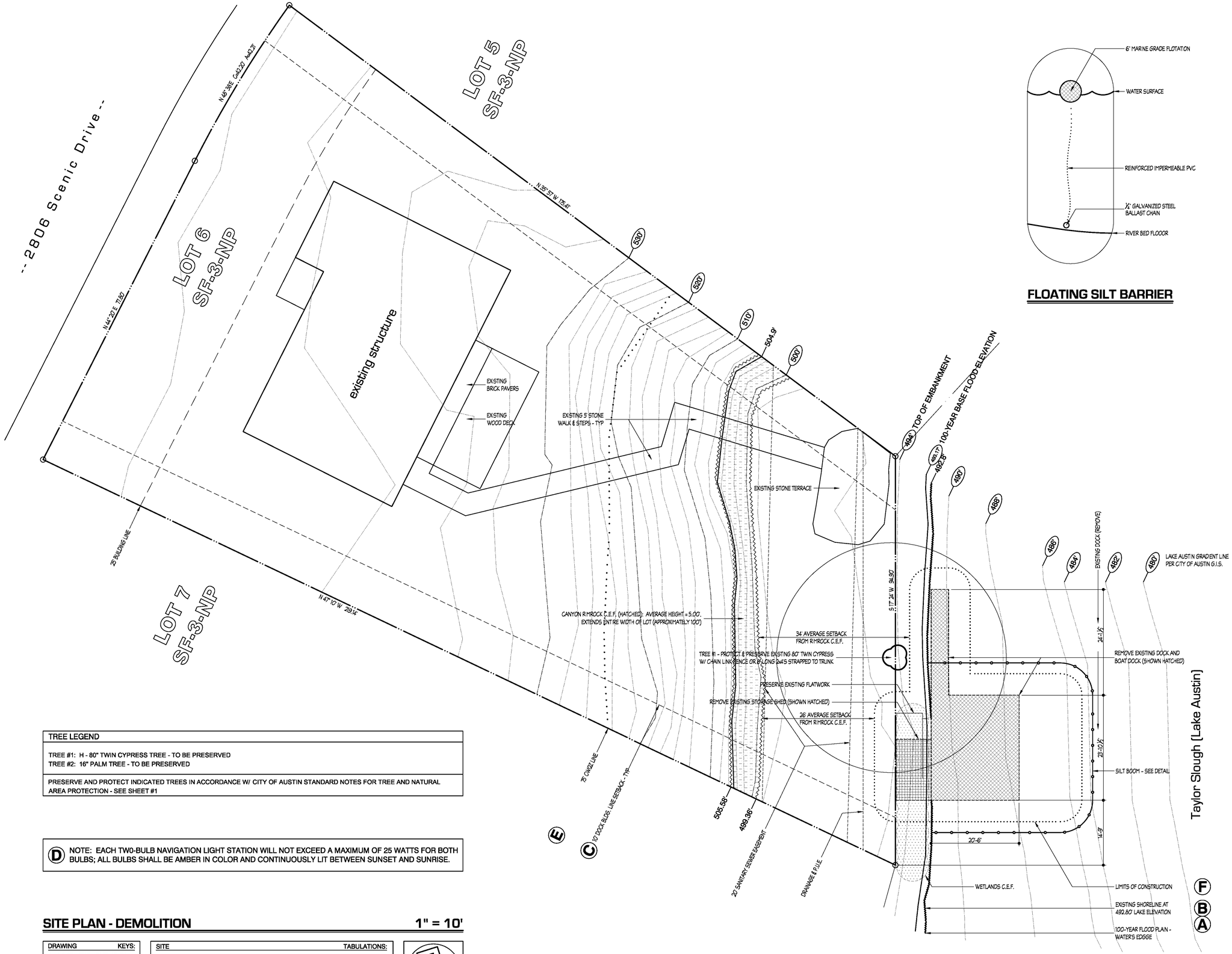
Gene Lucas, Architect, Inc.
TEXAS #5807
52 Riley Road #206
Celebration, FL 34747
phone: (407) 361-8735
mail: Gene@GLAinc.com
web: www.GLAinc.com



2806 Scenic Drive
Caven Boat Dock
Austin, Texas

SP-2015-0202DS

DATE: 3/17/2014
DRAWN: GENE
SHEET 1
1 OF 4



FLOATING SILT BARRIER

TREE LEGEND
TREE #1: H - 80" TWIN CYPRESS TREE - TO BE PRESERVED TREE #2: 16" PALM TREE - TO BE PRESERVED
PRESERVE AND PROTECT INDICATED TREES IN ACCORDANCE W/ CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION - SEE SHEET #1

(D) NOTE: EACH TWO-BULB NAVIGATION LIGHT STATION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS; ALL BULBS SHALL BE AMBER IN COLOR AND CONTINUOUSLY LIT BETWEEN SUNSET AND SUNRISE.

SITE PLAN - DEMOLITION

1" = 10'

DRAWING KEYS:
A - LAKE LEVEL ELEVATION
B - EXISTING SHORELINE
C - DOCK BLDG. SETBACKS
D - NAVIGATION LIGHTS
E - 75' CWQZ LINE
F - CONSTRUCTION LIMITS

SITE		TABULATIONS:
EXISTING LOT AREA	(0.46 ACRES)	19953.13 SQ FT
EXISTING SHORELINE LENGTH		94.90 LIN FT
ALLOWABLE DOCK LENGTH	(20.00 %)	18.98 LIN FT
PROPOSED DOCK LENGTH	(19.94 %)	18.92 LIN FT

NORTH

ROBERT E. LUCAS IV
REGISTERED ARCHITECT
5807
STATE OF TEXAS

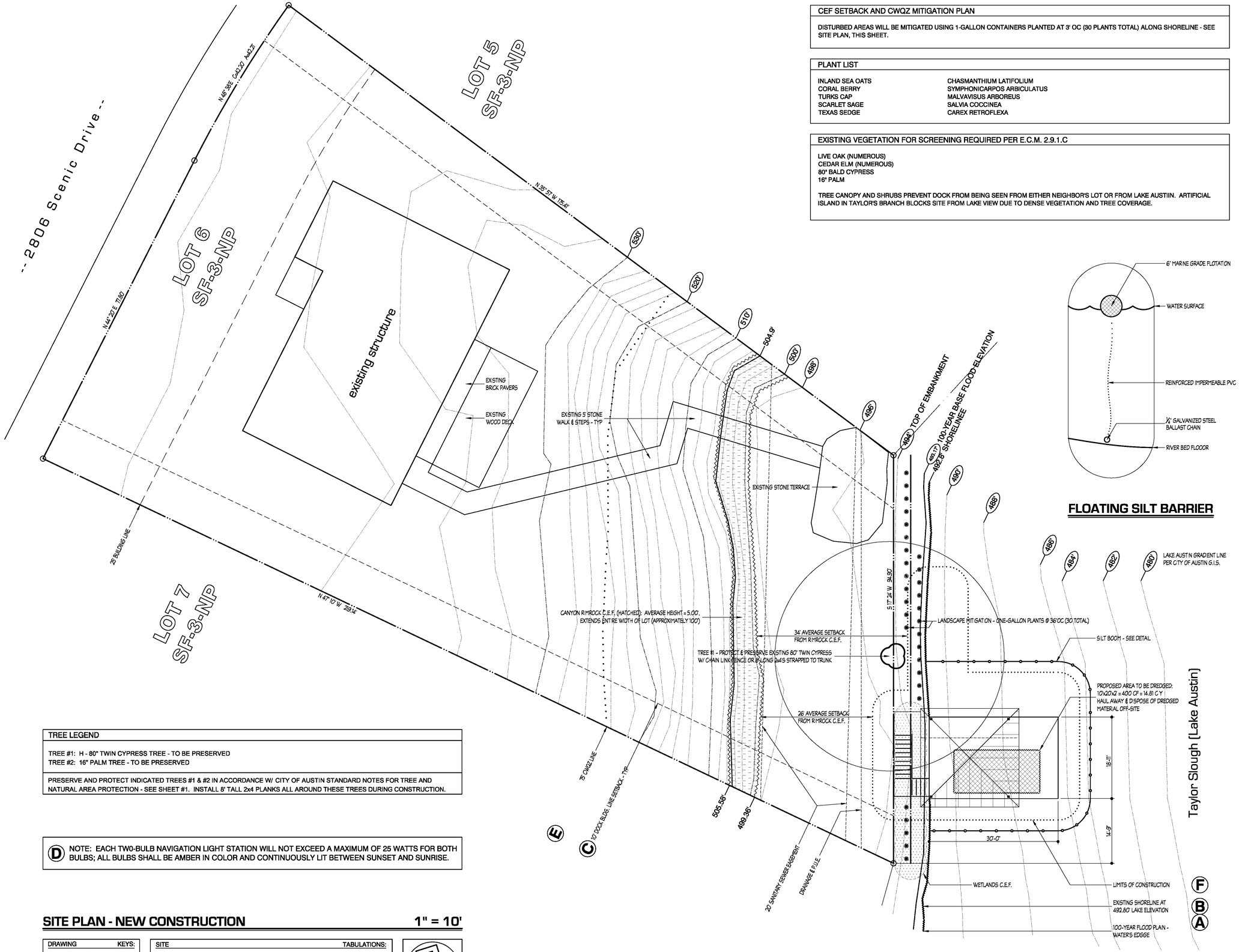
RELEASE DATE: 3/17/2014
LIC EXP DATE: 2/28/2016

Gene Lucas, Architect, Inc.
TEXAS #5807
51 Riley Road #208
Celebration, FL 34747
phone: (407) 391-8768
mail: Gene@GLAinc.com
web: www.GLAinc.com

2806 Scenic Drive
Caven Boat Dock
Austin, Texas

SP-2015-0202DS

DATE: 3/17/2014
DRAWN: GENE
SHEET 2
2 OF 4



CEF SETBACK AND CWQZ MITIGATION PLAN

DISTURBED AREAS WILL BE MITIGATED USING 1-GALLON CONTAINERS PLANTED AT 3' OC (30 PLANTS TOTAL) ALONG SHORELINE - SEE SITE PLAN, THIS SHEET.

PLANT LIST

INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM
CORAL BERRY	SYMPHONICARPOS ARBICULATUS
TURKS CAP	MALVAVISUS ARBOREUS
SCARLET SAGE	SALVIA COCCINEA
TEXAS SEDGE	CAREX RETROFLEXA

EXISTING VEGETATION FOR SCREENING REQUIRED PER E.C.M. 2.9.1.C

LIVE OAK (NUMEROUS)
CEDAR ELM (NUMEROUS)
80" BALD CYPRESS
16" PALM

TREE CANOPY AND SHRUBS PREVENT DOCK FROM BEING SEEN FROM EITHER NEIGHBOR'S LOT OR FROM LAKE AUSTIIN. ARTIFICIAL ISLAND IN TAYLOR'S BRANCH BLOCKS SITE FROM LAKE VIEW DUE TO DENSE VEGETATION AND TREE COVERAGE.

TREE LEGEND

TREE #1: H - 80" TWIN CYPRESS TREE - TO BE PRESERVED
TREE #2: 16" PALM TREE - TO BE PRESERVED

PRESERVE AND PROTECT INDICATED TREES #1 & #2 IN ACCORDANCE W/ CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION - SEE SHEET #1. INSTALL 8' TALL 2x4 PLANKS ALL AROUND THESE TREES DURING CONSTRUCTION.

(D) NOTE: EACH TWO-BULB NAVIGATION LIGHT STATION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS; ALL BULBS SHALL BE AMBER IN COLOR AND CONTINUOUSLY LIT BETWEEN SUNSET AND SUNRISE.

SITE PLAN - NEW CONSTRUCTION 1" = 10'

DRAWING KEYS:
A - LAKE LEVEL ELEVATION
B - EXISTING SHORELINE
C - DOCK BLDG. SETBACKS
D - NAVIGATION LIGHTS
E - 75' CWQZ LINE
F - CONSTRUCTION LIMITS

SITE		TABULATIONS:
EXISTING LOT AREA	(0.46 ACRES)	19953.13 SQ FT
EXISTING SHORELINE LENGTH		94.90 LIN FT
ALLOWABLE DOCK LENGTH	(20.00 %)	18.98 LIN FT
PROPOSED DOCK LENGTH	(19.94 %)	18.92 LIN FT

NORTH

FLOATING SILT BARRIER

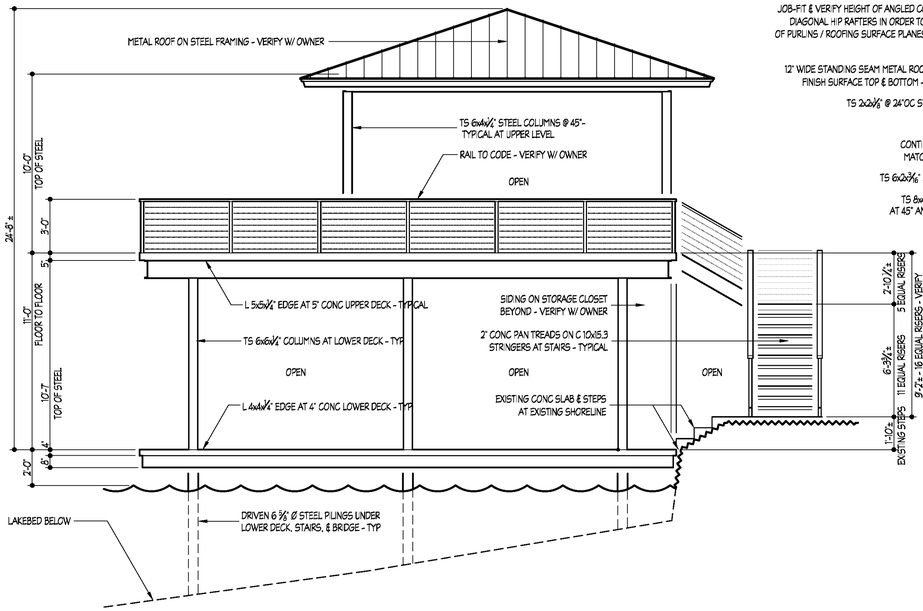
REGISTERED ARCHITECT ROBERT E LUCAS 5807 STATE OF TEXAS
RELEASE DATE: 3/17/2014
LIC EXP DATE: 2/28/2016

Gene Lucas, Architect, Inc.
TEXAS #19077
93 Riley Road #208
Celebration, FL 34747
phone: (407) 391-8768
mail: Gene@GLAinc.com
web: www.GLAinc.com

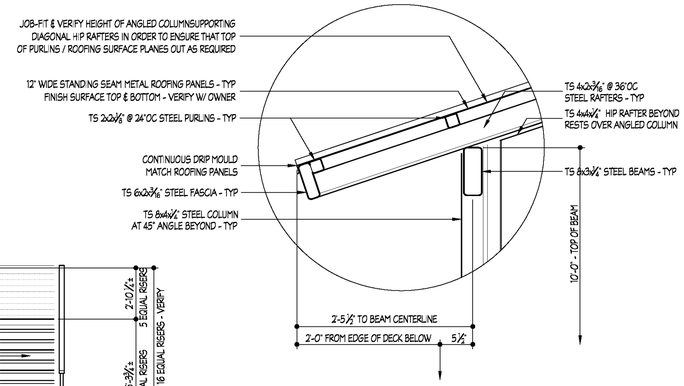
2806 Scenic Drive
Caven Boat Dock
Austin, Texas

SP-2015-0202DS

DATE: 3/17/2014
DRAWN: GENE
SHEET 3
3 OF 4



SIDE ELEVATION 1/4"



EAVE DETAIL "A" 1"

NOTE - THIS DETAIL SHOWN ORTHOGONAL TO EAVE & ½ SLOPE

FRAMING NOTES:

ENVIRONMENTAL LIVE LOAD (INCLUDED)	AUSTIN, TX
ROOF LOAD (4/12 TO 12/12 SLOPE)	16.0 PSF
WIND LOAD (100 MPH / SUBURBS)	0.5 PSF
SNOW LOAD (SOUTH)	5.0 PSF

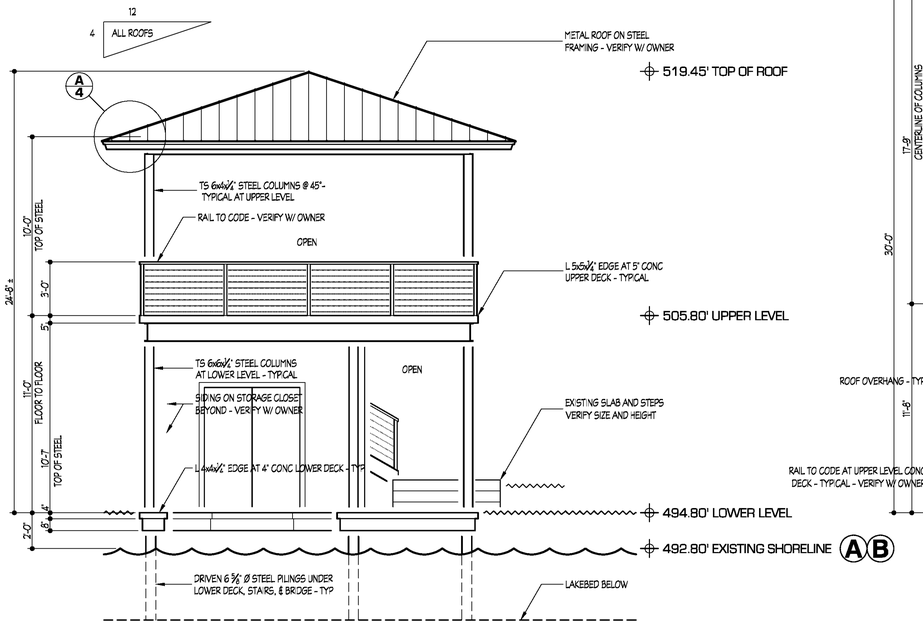
LOADING CONDITIONS (TYP APPROX)	DEFLECTION = l/360
WOOD DECKING, STEEL STRUCTURE (LL=100 PSF)	125 PSF
CONCRETE DECKING, STEEL STRUCTURE (LL=100 PSF)	150 PSF
C/M METAL ROOFING (LL=21.5 PSF)	35 PSF

1) THESE DRAWINGS INDICATE FABRICATION HEIGHTS RELATIVE TO 0.00' AT REAR EDGE OF LOWER SLAB OR REAR EDGE OF FINISH DECK AT UPPER LEVEL AND DO NOT SHOW ALLOWANCE FOR SLOPE. ADJUST ALL COLUMN AND BEAM HEIGHTS ON THE JOB-SITE AS REQUIRED TO PROVIDE A 1% SLOPE (⅛":12") FOR DRAINAGE FROM REAR TO FRONT ON UPPER DECK - CONFIRM AND VERIFY. ALL DECKING, BLOCKING, AND TRIM SHOWN AS 1 ½" THICK WOLMA PINE - ADJUST DIMENSIONS ACCORDINGLY IF NECESSARY.
2) LOADING AND MEMBER SIZES NOT INDICATED ARE SYMMETRICAL AND DUPLICATE THOSE SHOWN

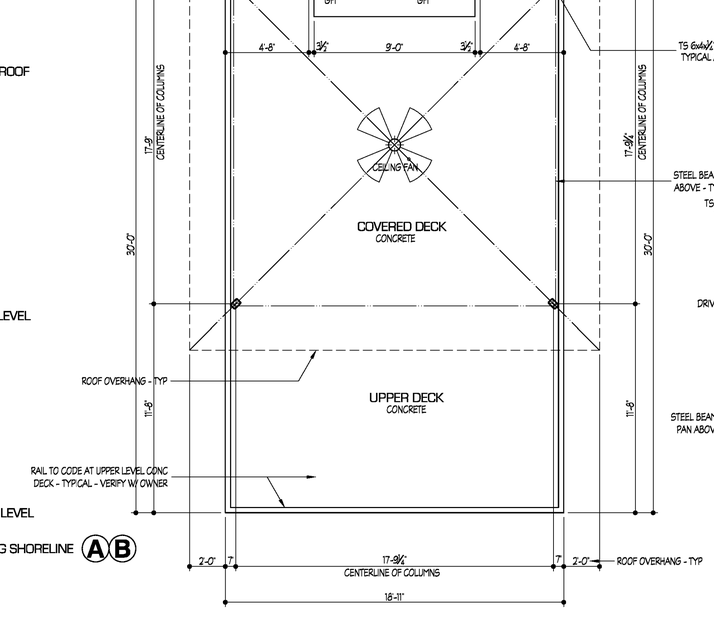
The proposed boat dock must comply with all requirements of LDC 25-2-1174 ("Structural Requirements"), and must comply with Chapter 25-12, Article 1 (Uniform Building Code) and the Building Criteria Manual."

(D) NOTE: EACH TWO-BULB NAVIGATION LIGHT STATION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS; ALL BULBS SHALL BE AMBER IN COLOR AND CONTINUOUSLY LIT BETWEEN SUNSET AND SUNRISE.

NOTE: NO MORE THAN 30% OF THE PROPOSED BOAT DOCK SHALL BE ENCLOSED.

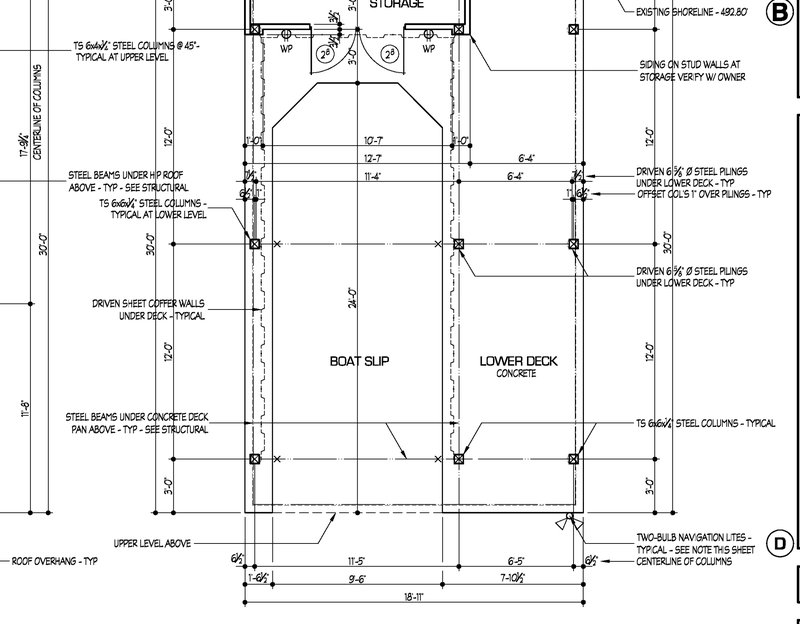


LAKE ELEVATION 1/4"



UPPER LEVEL FLOOR PLAN 1/4"

NOTE - SEE STRUCTURAL PLANS (SHEET S-1) FOR FINAL COLUMN & SUPERSTRUCTURE ELEMENTS



LOWER LEVEL FLOOR PLAN 1/4"

GENE LUCAS
REGISTERED ARCHITECT
ROBERT E
5807
STATE OF TEXAS

RELEASE DATE: 3/17/2014
LIC EXP DATE: 2/28/2016

Gene Lucas, Architect, Inc.
TEXAS #5807
93 Riley Road #208
Celebration, FL 34747
phone: (407) 391-8768
mail: Gene@GLAinc.com
web: www.GLAinc.com

2806 Scenic Drive
Caven Boat Dock
Austin, Texas

SP-2015-0202DS

DATE: 2/28/2014
DRAWN: GENE
SHEET 4
4 OF 4