

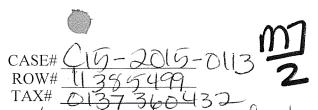
PENDING CASE

ZONING BOUNDARY

CASE#: C15-2015-0113 Address: 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.





CITY OF AUSTIN & Mos W APPLICATION TO BOARD OF ADJUSTMENT & GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPE INFORMATION COMPLETED.	D WITH ALL REQUESTED
STREET ADDRESS: 8818 Big View #4 Big View Drive	е
LEGAL DESCRIPTION: Subdivision - Panther	Hollow Creek Ph. II
Lot(s) 4 Block A Outlot	Division
I/We_Bruce S Aupperle, P.E. on behalf of	myself/ourselves as authorized agent for
Raj & Santosh Singla	affirm that on6/1, _2015_,
hereby apply for a hearing before the Board of Ad	justment for consideration to:
(check appropriate items below and state what Code you are seeking a variance from)  X ERECT ATTACH COMPLETE	
Variance from Sections 25-2-1176(A)(1) to allow construction	on of a dock 45 feet from the shoreline
due to very shallow water near the shoreline.	
in a LA district.  (zoning district)	
NOTE: The Board must determine the existence of supporting the findings described below. Therefore, you Findings Statements as part of your application. Failubeing rejected as incomplete. Please attach any addition	ou must complete each of the applicable ure to do so may result in your application

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):



### **REASONABLE USE:**

LAISUI	ng zoning will create need for substantial dredging during construction and for annual maintenance.
HAR	DSHIP:
2. (a)	The hardship for which the variance is requested is unique to the property in that:
he prop	perty has extremely shallow water near the shoreline.
	The hardship is not general to the area in which the property is located because:
ne prop	erties downstream of this area on Lake Austin have shallow water issues similar to this lot.
REA	CHARACTED.
AREA	CHARACTER:
. Th	CHARACTER:  e variance will not alter the character of the area adjacent to the property, will not pair the use of adjacent conforming property, and will not impair the purpose of the ulations of the zoning district in which the property is located because:
Th imp	e variance will not alter the character of the area adjacent to the property, will not pair the use of adjacent conforming property, and will not impair the purpose of the
Th imp	e variance will not alter the character of the area adjacent to the property, will not pair the use of adjacent conforming property, and will not impair the purpose of the ulations of the zoning district in which the property is located because:
. Th imp reg	e variance will not alter the character of the area adjacent to the property, will not pair the use of adjacent conforming property, and will not impair the purpose of the ulations of the zoning district in which the property is located because:  De will not alter the character of the area because adjacent docks have similar lengths from the shorely
3. Th imp reg	e variance will not alter the character of the area adjacent to the property, will not pair the use of adjacent conforming property, and will not impair the purpose of the ulations of the zoning district in which the property is located because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.
Signed Mail Address 10088 Circleview Dr,
City, State & ZipAustin, TX 78733
Printed Bruce Aupperle, P.E. Phone <u>512-329-8241 Date 6-5-2015</u>
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.
Signed Sultah Englh Mail Address 4965 BELLECIA ASE DR
City, State & Zip BEAUMONT, TX 77706
Printed SANTOSIT SINGLA Phone 1409-898- Date 6.5.2015

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

# 8818 BIG VIEW #4 AERIAL 2012



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.

# COMMAN DEFINITION OF THE PROPERTY OF THE PROPE

OWNER:
RAJ & SANTOSH SINGLA
8616 BIG VIEW DRIVE #4
AUSTIN, TX 76730

ENGINEER:
BRUCE 5: AUPTERIE, P.E.
AUPTERIE COMPANI, P.E.
AUPTERIE COMPANI,
10080 CIRCLEVIEW DRIVE
AUSTIN, TEXAS 78733
PHONE (5) 12) 422-7638
FAX (5) 2) 329-8244

SITE

## MAPSCO Map 522K City Grid G29 VICINITY MAP HTS

## CITY OF AUSIM STANDARD NOTES FOR TREE AND HABINAL AREA PROTECTION Appendix P-2 (\$020/2014) the and natural areas shown on plan to be presented shall be protected during co

- In contraction is considered and to golds changed feature has 6 where no or fit, or transmost of the contraction of the contrac

mporary amaion correct shaft be acceptable when the grees has grown at least 1-12 hiches high with 55% coverage, rivised on bure aports larger than 16 septime had exist.

epimel, nahna grass saeskig shad comply with requirements of the City of Austin Environmental Criteris Hansac Hydromalching for Temporary Vegetative Statishization

espendow 15 to March 1, seasong stat be with cool season cover orga (Wheel at 0.5 pounds per 1000 55: Oast at 8) 9 per 1000 55 C, Cees My Coshie at 6.5 pounds per 1000 55) with a tout reas of 1.5 pounds per 1000 55: Cool season orga are not permiserat embion control. oth 2 to September 14, seeding shall be with Indiad Seminata at a male of 1 pounds per 1000 SF. The third his sealar existes with an emphysic of 15 15 15 to be applied once at planting and once during the period of statement at a major 1,17 pound per 1000 SF.

ofments ahak he worked into the ecosing create beyond with a dac or tiler to presse a well-blended nesteriel besped from the existing site may prient be used, but it stroad meet the earne standards as set forth in these

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(100% or any blond of wood). 70% or greater commons, straw, and/or control. Wood/Straw 30% of the strate strate no make to keps faper or 0.3 months shall autocol 30% paper). Natural Fibers.

Moderate 1500 to 200 slopes; from the per acre Typical Application Applications Rates

Description

Longewhy

The planted shas shall be highward or oprished to a morror that will not excite the textual, but will sufficiently small that soil to a chapted of site indeed. The Highward and cross as deep highward of control of high or the control of the control of highward or control or contr

emattent emaken coversi shell be ecceptable when the grass has grown at least 1½ inches high with BS% coverage, ovided to have apots legger than 16 equare feel exist.

etve grass aeading shaf comply with requirements of the City of Austra Environmental Citaria Manua Adving for - Fermanent Vesjetatione Skatskyalson

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 $\tilde{r}$  enson or first responsible for trephytoxal area protection maintenance  $\kappa_{\rm B}$  (Single

Owner Raj 4 Santosh Snigla Address (2016) Big View Drive #4, Austria, TX 75730

## REMEDALTREE CARE NOTES ARRAINS AND SUPPLAMENTAL HUTBERTH REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS APPENDENT FE (1782/0002) AS AND ARRAIN FOR TO BY COMMITTED ACTIONS THE WILL BE ARRAIN AND ACTION ACTIONS THE WILL BE ARRAIN AND ACTION ACTIONS THE WILL BE ARRAIN ACTION ACTION ACTIONS THE WILL BE ARRAIN ACTION ACTION ACTIONS THE WILL BE ARRAIN ACTION ACTION ACTION ACTION ACTION THE WILL BE ARRAIN ACTION ACTI

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- The following side plan relation socials of <u>Surface Medical National Natio</u>

- Plan Sheet List
   Coper Sheet House
  2 See Pann & Recognism Month Confed. Pan
  3 Dock Pann Learnings
  4. Subsynson Pan
  4. Subsynson Pan

PROJECT DESCRIPTION: Construct new 1-stip 2-story 40.63 x 44.02' dock, gangway and appear

## Approved By:

Land Use Commission Date

For Director -

SP-2014-02270 Permit Number Jone 12, 2014 Submittal Date

### REVISIONS / CORRECTIONS AD IN TOLKY THE TATOL OF WORLD

8818 Big View Drive #4

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				GSDWW

All areas disturbed within the shoretime setback shall be restored in accordance with site plan Island and in accordance with City of Austin Speedication 6095.

WATEURED STATUS. The size is localed in LACE AUSTR watershed, is classified as a WATEX SUPPLY RUPAL automated and shall be developed, communicated and managed in conformance with Chapter 25 of the Land Development Code.

(#GAL DESCRIPTION: LOT A BLK A FARTHER HOLLOW GREEK PHS 1), Doc. ₹ 2013037557 ADDRESS: 8618 Big View Drive #4, AUSTIN, TX 78746 SMARY GROWTH ZDNE: Driving Water Protection Zone \*DODPLAN INFORMATION: The project is within the TOO-year flood plan as shown 48453CO430H effective 2656F2008

RELATED PERMIT NUMBERS: 5F-2009-01790, C&J-03-0166-01-(A Release of the application does not constitute a vertication of all sizes, efformation and calculations supplied by the applicant. The emphase of residue to solely reproducted the completioness, accuracy and additionally instem submittal, whether or not the application to revened the Code compared by Cay emphases. USC: Accessory Use to Privipal Single-Pamily Residence at 2403 Kimey Road, Austin, 1X 78704 20ww.6: 5F-1-00

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78735 512 3229-8241
Tum Part Of Printered Engineer Regented Number 7-3PM



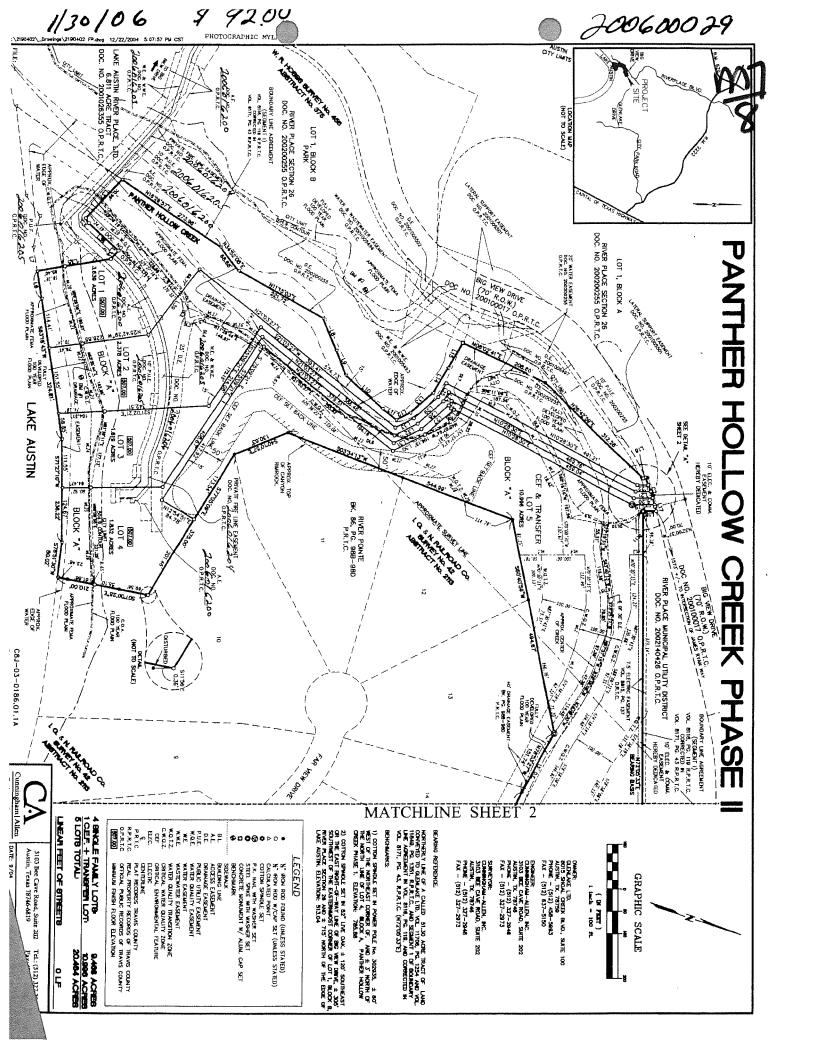
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8818 Big View Drive #4

Date

COVER SHEET # NOTES

Al responsively for the adoquacy of these plans remain with the engineer who prepared them. In approximal these plans, the City of Austin most rely upon the adoquacy of the work of the design enginee



# HOLLOW CREEK PHASE

STATE OF TEXAS:

TOUR BY ALL HEN HEST PRESSINE THAT OLDHAKE LIMITED, A HORSEN PRESSINE TO THE HER BY AND THROUGH AM HORSEN PRESSINET TO THE HEAT OF THE TOWN AND THROUGH AM CREEKAL MATTERS, AS DIMED TO IN JUST JUST COMPAN, BEHEN HAS DIMED THE GOAT LAW AND CATTLE COMPAN, BEHEN HAS DIMED THE GOAT LAW AND CATTLE COMPAN, BEHEN HAS DIMED THE WAR HORSE SHIPE WAS ALL ASSERTED HAS JUST AND CASTRO HAS JUST OF THE WAR HORSE SHIPE WAS ALL BEHEN A PORTION OF THOSE CHRIMA HASTS OF LAW DESCRIPED HIS COMPAN OF THOSE CHRIMA HASTS OF LAW DESCRIPED HIS COMPAN OF THAN SHOW AND COMPAN, TEAKS AND COMPA

PANTHER HOLLOW CREEK PHASE IF,

PARSUANT TO THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212
AND 222 M ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON,
SUBJECT TO MY AND ALL EXEMPLYS OR RESTRICTIONS
HERETOTORE CRAMITED AND NOT RELEASED.

MITHESS MY HAND, ON THE DATE WRITTEN HEREON BELOW.

GENAME (I.B.) 7777 CORP.

BY FALT ROCK MESTHENTS CORE. 11S GENERAL PARTNER
BY AN HOME, PRESIDENT
BY SAME CORE. TO SERVE 100
PHONE: 112-457-263 FAC: 5/2-637-5/50 mathle 7-14-05

STATE OF TRANS

THIS METHALIDIT WAS ACKNOWLEDGED BETORE ME ON THIS DAY PERSONALLY APPENEDD. MI HOOMER HOMEN TO ME TO BE THE SAME FOR THE PARKED ME HOMEN EXPENDED ON THE TORGOMEN INSTITUTION OF THE PARKED AND IN THE TORGOMEN INSTITUTION OF THE PARKED AND IN THE COMMON THE PARKED AND IN THE COMMON THE PARKED AND IN THE TORGOMEN THE PARKED AND IN THE TORGOMEN THE PARKED AND IN THE TORGOMEN THE PARKED AND THE TORGOMEN THE TO

telen M. Knoll

EXPIRES: STON JULY 31, 2008

CENERAL HOTES:

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPED UNTIL THE STRUCTURE. COMMECTED TO RIVER PLACE MUNICIPAL UTILITY DISTRICT.

2. THE MATER AND WASTEWATER UTILITY SYSTEM SERWING THIS SUBDIVISION MASTER IN ACCORDANCE WITH THE CITY RESIGN ORIENTA. THE WITER AND MASTER IN ACCORDANCE WITH THE CONTROLL WITH A WITER OF MATERIAL WASTEWATER WITH AND THE MATER AND APPROVED BY THE WASTEWATER WASTEW

3. ALL STREETS, DRAWAGE, STOCKALKS, EROSION CONTROL, AND WATER LIMES IN THIS SUBDIVISION SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

4. PABLE SDEWLISS, BULT TO OTH OF MUSTIM STANDARDS, ARE REQUIRED MORE THE TOLD UNE ON HIE FACE OF THE TOLD WE ON HIE FACE OF THE TOLD SHOW COMEDIANCE STANDARD SOCIALISES AND ASSEMBLY SHALL BE MUST BENNE COMEDIANCE STANDARD THE REQUIRED SOCIALISES AND RESULT IN THE WITHOUT BOOK OF CONTRACT HIE FOR COMPANY, BUILDING PENNISTS OUTSITH COMMETTINES BY THE CONTRACT BODY OR UTILITY COMPANY.

5. A TRANS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

7. Electric service for this subdivision to be furnished by Austin Energy, 6. ALL 100—YEAR FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HERECOL.

I, LOTS 1-4, ARE RESTRICTED TO ANY TYPE OF RESIDENTIAL DEVELOPMENT, OBF LOT 5 IS A WEDBELT AND TRANSFER LOT, IS RESTRICTED FROM ANY TYPE OF RESIDENTIAL DEVELOPMENT AND WILL BE MANTANED BY THE HOMEOWNERS ASSOCIATION.

10. NO OBJECTS, WICLIONIG BUT NOT LIMITED TO BUILDINGS, FENCES OR ANOSCAPING STALL BE ALLOWED IN DRAINAGE AND CONSERVATION EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRANS COUNTY. 8. BUILDING SCTBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTRY ZONING ORIGINANCE REQUIREMENTS.

2190402\\_Drawngs\2190402 FP.dwg 12/22/2004

 PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAWAGE EASEMENTS AS MAY DE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES. 17. ALL DRAMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY DIMER OR ASSIGNS. 18. PROFE TO CONSTRUCTION, EXCEPT DETACHED SNIGLE-FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED. FROM THE CITY OF AUSTIN. 13. ON—STE STORM WATER DETENTION IS NOT RECURRED FOR THIS DEVELOPMENT RECAUSE IT IS HAMEDIATELY ADJACENT TO AND DISCHARGES DRECTLY INTO LAKE AUSTRA REFERENCE C.O.A. D.C.M. 1.2.2.F. III. THE OWNER OF THIS SHEDVISON, AND HIS OR HER RICCESSORS, AND ASSORIS, ASSURES REPORTISENT FOR PLANE FOR CONSTRUCTOR OF SHEDVISON, MAPOLITICITY WHAT COMER MATERIALISMS AND COMMUNICATION THE CONTROL VICTORIAL TO CONSTRUCT HIS SHEDWISON ON RESPONSIVE OF A COMMUNICATION OF THE OWNER MATERIALISMS. AND HOST COMERCY SALE PLANE TO CONSTRUCT HIS SHEDWISON ON HOT COMERCY WITH SUCH COMES. AND REJABBLISHING. III. EROSON/SEMANTATION CONTRACT ARE RECURRED FOR ALL CONSTRUCTION FOR EACH LOT, TRULDING SHALE FAULY AND DUPLING CONSTRUCTION PARSAMET TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL ORITIZNA MANUAL. 14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH MAPERWOOLS CONER IN EXCESS OF 20  $\times$  OF NSA, L.D.C. SECTION 25–8–211. 12. ALL DRAINAGE FACILITIES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS.

IS, AUSIN DEERY HAS THE RIGHT TO PRIME AND JOR REJOK TREES, SANDBERY AND JOHR OBSTRUCTIONS TO THE CYTENT MICESSARY TO KEP THE LOSSEN'S CLEM, THE UNLIT WILL PERFORM ALL THEE WORK IN COMPLIANCE WITH COUPETS 25—6, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEELEMBER TODE.

20. THE OWNER POPULATER OF THIS SUBDIVISION LAND DEVELOPMENT CODE.

BERRY WITH MAY EXCELLENT IN ADVISION LAND TO THE MENTAL THE METALLINE STRUCT OF CHARLES AND THE METALLINE MAY DEVELOP THE METALLINE MAY DEVELOP THE MENTAL MAY DEVELOP THE METALLINE MAY DEVELOP THE MENTAL MAY DEVELOP THE METALLINE STRUCT OF COMPLIANCE OF THE METALLINE MAY DEVELOPMENT CODE.

WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2). THE OMNET SHALL BE RESPONSIBLE FOR MAY NETALLATION OF TEMPORARY ERGON CONTROL REFERENCE LAND AND THE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY THEE PROMISE AND THEE RESPONSIBLE FOR THE OWNER SHAWED TO THE OWNER SHAWNED THE CONTROL SECTION. SHAW THE LECTION OF THE OWNER SHAWED TO THE PROJECT. THE FOUNTIES USED TO THE OWNER SHAW BOLLETTE SHAWE TO THE PROJECT. THE OWNER SHAW BOLLETTE SHAW THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

22. Construction on lots 1-4 wil not cause ponding, erosion, or increased flow on adjacent properties.

23. THIS SHOWSON IS LOCATED WITHIN THE TWO MILE EXTRA TERRITORIAL AMPSIATION OF THE CITY OF AUSTIN, THE LIMITED PURPOSE AMPEXATION AREA OF THE CITY OF AUSTIN, AND THE PULL PURPOSE AMPEXATION AREA OF THE CITY OF AUSTIN.

A. WITH, A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE DESCRIBED IN INS SECTION.

A.) THE MATURAL MEGITATION COVER MUST BE RETAINED TO THE MANUAL EXTENT PRACTICAL.

B.) CONSTRUCTION IS PROMPHING.
C.) WASTEWATER DISPOSAL OR IRRIGATION IS PROMBITED.

25. FOR A MANAGEM TRAVEL DISTANCE OF 25' FROM THE ROMDWAY, CRADES MAY NOT EXCRED 14 % ONLY WITH SPECIARO APPROVAL OF SUPPLACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

27. WATE GUALITY EASTACHTS SHOWN ARE FOR THE PURPOSE OF ACHEWING COMPLIANCE PRESULAT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MANTEMAKE OF THESE EASTACHTS ARE RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF. 26. EXISTING ELECTRICAL FACILITIES SHALL BE RELOCATED AS NECESSARY AT THE OWNER'S EXPENSE.

ZE, ALL WATER AND WASTEWATER SYSTEM MAPROVEMENTS MAST BY IN ACCORDANCE WITH THE OTY OF JUSTIN WATER AND WASTEWATER SYSTEM DESIGN CHICAGO, AND SECRETARY FOR THE OTY OF JUSTIN WATER AND WASTEWATER UTULTY FOR JENGEW AND APPROVAL ALL CONSTRUCTION WASTE AND APPROVAL ALL CONSTRUCTION MAST BY INSPECTED BY THE OTY OF JUSTIN.

28. BY JUPROVING THE DAY, THE DITY OF JUSTIM ASSUMES HO DELIGATION TO CONSTRUCT MY ANALYSMENT HAS SUBDIVISION. MY SUBDIVISION HERASTRUCTURE REJURCES HE DEALIZABLET OF THE LOTS HAS SUBDIVISION IN THE REPORT OF THE LOTS HAS SUBDIVISION IN THE REPORT OF THE CONSTRUCT HE DEALIZABLET MAD/OR THE DEALIZABLET MAD/OR THE TO METS OF THE LOTS, FALLINE TO DATE THE ATTEMPT OF THE MAD AND THE LOTS TO THE CONSTRUCTIVE THE ATTEMPT OF THE MAD AND THE APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY

AN HO STRUCTURE SHALL BE OCCUPED WHILE THE WHITE GALIFF CONTRICT.

AND DETENDING FACULT HAKE BEED CONSTRUCTED, IMPSECTED WHO CONTROL SHE THE GALIFF CONTRICT.

BY THE CITY OF AUSTRAL MARITICHARCO OF THE WATER GALIFF CONTROL SHE THE CONTROL SHE THAN AND THE CONTROL SHE THAN AND THE CONTROL MARITICHARCO OF THE WATER GALIFF CONTROL CONTROL THAN AND CONTR

6. AS PER THE CONDITIONS OF SAID APPROVED VARANCE TO SECTION 25-8-22 OF THE LAND DEPENDENT COOR, DOCUMENTED IN RESTRICTINE COVERNMENT COOR, DOCUMENTED IN RESTRICTINE COVERNMENT COOR, DOCUMENT IN RESTRICTINE COVERNMENT AND ALL DISTURBED MECHS FER CITY OF AUSTIN STANDARD SPECIFICATION 8096 (PAGES 1-7).

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

22. RESTRECTIONS OF ALLOWABLE IMPERVIOUS COVER ON SLOPES OVER 13X ARE REQUIRED ON THE FOLLOWING LITS LDT 2. BM. A = 32 SF. I.C. LDT 3. BM. A = 920 SF. I.C. LDT 4. BM. A = 6,410 SF. I.C.

A) IMPERIORS COMET ON SLOPES WITH A CRAUDENT OF MORE THAN 15 SUPERS. MAY NOT EXCEED TO PERSON OF THE TOTAL AREA OF THE TOTAL AREA OF THE TOTAL AREA OF THE TOWNS OF THE TOWNS OF THAT IS IMPALL OF THE TOWNS OF THE TOWNS OF THAT IS IMPALL OF THE TOWNS OF THAT IS IMPALL OF THAT IS THE TOWNS OF THE TOWNS OF

C.) HLESPACHT, TON MAY NOT BE DISTURBED EXCEPT AS RECESSARY
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WITH MATTINE RESPONDENCE OF THE RESTORED MAY BE SETTING. A CUT OR FILL
MUST BE REVISETATED, OR F.A. QUT OR THE MAY FROM THE MAY BE SETTING FOR T

IN 10T & BLOCK A CHIMANE 10.004 ACRES OF LIMB OF WHICH 2.00 ACRES IS TO RE USED AS TRANSPER OF REALIZATION AT WHICH 2.00 ACRES IS TO MISS ANNUALE. FOR THAN SEED PRESENT HOS ACRES OF THE UNIT ANNUAL CONTINUED TO A SERVING THE SEED OF THE UNIT ANNUAL CONTINUED TO LOTS 1-1, BLOCK A REPORTED COMMENT HOS ACRES OF THE UNIT AND THE SERVING TO LOTS 1-1, BLOCK A REPORTED COMMENT HOS ACRES OF A SET ALSO CONSERVATION ENSURED.

A LOTS 1-4, BLOCK A HAVE RECEIVED A TOTAL OF 2:00 ACRES AVAILABLE FOR TRANSFER PARSIANT TO CHAPTER 25-8 OF THE LAND DEPELOPMENT CODE (LOC) A SE DESTRIBED IN TO A RECEIVED FROM LOT 5, BLOCK A. REFERENCE DOCUMENT NO. ACCUMENT A DEPLETABLE OF RETIRED. ŧ

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200 AC.	\$10T	• Lors	2 LOTS	•	F012 1-7
TOTAL TRANSFER REQUIRED	FROPOSED (.C.	*/ TDR	MQL O/M	AC/NSA	PECENNIC PRANCY EN
3.097	5.097	1.331	2.363	2744	LOT 5
PENAMER PRANSFER AVAILABLE	JENNAN HARRINA PALOL	路有	70.YC CW:0.7	ħ Ž	DIVING DIVING

\* NSA FOR LOTS 1-4 ONLY IS NOT APPLICABLE, NSA FOR THIS PROJECT IS BASED ON UPLANDS AREA WITHIN LOTS 1-9, EXCLUSING FLOODPLAN AND BUFFER CEF, WHICH EQUALS 5,002 ACRES.

M. THE SILER IS REQUIRED TO PROVING THE COCUPANT OF EACH LOT, AT THE THE OF COCUPANT, A HAZEWARD TO PROVINCIAN AD ACRET HAT THAS BEEN APPROVED BY THE WINTENSHED PROTECTION AND EXPLAINMENT HAS BEEN ARREAD AS THE MALE CHARLE WINTENSHED AS THE MALE CHARLE CHARLE OF THE MALE CHARLE CHA AN A VARIANCE TO SECTION 25-5-282 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONANG AND PLATTING COMMISSION ON JUNE 15, 2004.

SEE JUSTE JAB.

37. THE USE OF PESTIODES WILL BE IN ACCOMMANDS WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (PM) PLAN AS RECURRED BY SECTION (1.8,224 OF THE ENVIRONMENTAL CHIETRA MANUAL (CPL) DOCUMENT IN ACCESSION OF THOSE PUBLIC RECORDES OF THANS COUNTY, TEXAS. A RESTRICTINE CONSHALLY ACCOMPANISHO THE BUY PLAN IS RECORDED IN DOCUMENT IN A 266 64 (4 / 4 / 9 - 0.7, R.T.E.

38. THE FRAN FLOOD PLAIN AND THE 100-TR FLOODPLAIN ARE CONTAINED IN A DRAWNING EAST-BROTH, THE ORTHCAL WATER QUALITY ZONE IS A 75' DEPOSET FROM THE 402.00' CONTOLIR.

38. ALL INVESED FLOOR ELEXATIONS IN THIS SUBGINISON SHALL BE 1.0 FOOT MANUAL MERCH THE 100 YEAR FREGUENCY FLOOD LEFEL THE FOLLOWING MANUAL FRESHED FLOOR ELEXATIONS ARE INDEED SET FOR THE AFFECTED LOTS. OF 2 - 507.00° LOT 2 - 507.00° LOT 3 - 507.00° LOT 4 - 507.00°

46. ACCES FOR THIS SUBDIVISION IS PROVIDED BY A BROOK STRUCTURE OVER PAINTED HALLOW DREEK. THIS BROOK STRUCTURE WILL CONTAIN THE UTILITES FOR THIS SUBDIVISION. THE BROOK STRUCTURE WILL BE MAINTANED BY THE HOMEOWNERS ASSOCIATION.

41. ACCESS FOR THE LOTS IN THIS SUBDIVISION IS PROMOED BY A JOHN ACCESS EASEMENT WILL CONTAIN UTILITIES FOR THIS SUBDIVISION, RETERENCE DOCUMENT NO. "Line" Large Large. O.P.R.T.C.

72. ALL DITS ME SIREET TO BRIEF HAVE RESIDENT COMMINE ASSOCIATION NO. BELL-MAINER RECORDED IN DOCUMENT IN A SOCIATION LABOR OF TRANS COUNTY, TEXAS, WITH SACRED HAVE HAVE ASSOCIATION FOR SEASON PROPERTY OWNERS THE WHITE HALLOW GREEN PHASE I SHALL BE RESPONSIBLE FOR THE WANTEMAKE OF LOT 5 ON A FRO BRIT BASIS.

AL WITE SAME DENZE AR RECURD IN ALL STRUCTURES PRIOR TO PROMINE MITE OF INSTRUCTURE SERVICES TO THE STRUCTURES, INCLIDING BUT NOT LIMITED IN JUST PLAN SOMERI HEJOS, WATER CONSERVANO TOLETS AND AZANTES ON SINK SPOUTS.

TURBO

44. WILESHED STATUS, THE PROJECT IS LOCATED IN THE LAVE AUSTIN MILESHED, IS CLASPED, AN INTER SUPERY PROJECTION OF SHAPE IN THE STATE OF SHEEPINGS WITH THE TERMS AND COMPINES OF SHEET COPY IN A CHAPTER 25-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT COCE.

86. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBGINSON, DRAWAGE PLANS MELL DE SUBMITION THE CITY OF AUSTIN FOR REVEY, RAWFALL RAWGF SHALL DE HELD TO THE LAUGHT DESTING AT UNDEVELOPED STATUS BY PORTING OR OTHER APPROVED METHODS.

STATE OF TEXAS

IN APPROVIS THE PLAI, THE COMMENSIONERS COUNT OF TRAINE COUNTY,
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THE OWNER(S) OFTHE SUBDIVISON SHALL CONSTRUCT THE SUBDIVISON'S STREET AND DOWNER(S) OFTHE SUBDIVISON'S STREET AND DOWNERS THE PROPORTION TO COLUMN'S STREET IN ORDER THE SUBDIVINO TO COLUMN'S STREET AND THE SUBDIVINO TO SUBDIVINO THE SUBDIVINO TO SUBDIVINO TO SUBDIVINO THE SUBDIVINO TO SUBDIVINO THE SUBDIVINO TO SUBDIVINO THE SUBDIVINO THE SUBDIVINO TO SUBDIVINO THE SUBDIVINO THE SUBDIVINO TO CONSTRUCT THE SUBDIVINO TO CONSTRUCT THE SUBDIVINO TO COLUMN THE SUBDIVINO THE SUBD

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONETS COURT FOR PLANG OR THE SUBSCILLENT ACCESTMENT FOR WANTED WAYS BY TRANS COUNTY. TEXAS, OF ROLLES AND STREETS IN THE SUBDIVISION COCKS FOR COUNTY TO INSTALL STREET.

COUNTY TO INSTALL STREET.

HALFE SHAPS OF EXECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SHAPS, AND YELD SHASS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:

I, DANA DEBEMUNDE, CLERK OF THE COUNTY, COURT, OF TRANS COUNTY, IDJACK, DO (MERBY CERTRY) THAT ON THE LIGHTLY DAY OF COUNTY OF TRANS COUNTY, TEXAS, PASSED AN ORDER ADTHOUGH THE FUND COURT OF TRANS COUNTY, TEXAS, PASSED AN ORDER WAS DULY ENTERED IN THE MANUTES OF SAID COURT.

DANA DEBEAUYOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS WINESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAND COUNTY, THE 183 MY DAY OF MARKANITY TO SAND A.D.

DEPUTY IN TURNAL Peterch Physicks

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ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZOWING COMMISSION OF THE CITY OF AUSTIN, TEXASTINE THIS THE TOTAL OF ALCE ALCE TO THE TOTAL OF ALCE THE TOTAL OF ALC AND PLATTING

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ATE PARTILLON, BE DIRECTOR DATE ONTE WATERS DE POLICION & DEPLICATION OF AUSTIN, TEXAS.

STATE OF TEXAS: COUNTY OF TRANS:

I, DAM, DREWINDE, CLERK OF TRANS COMMY, TEAR HERBY CERTIFY THAT THE FORECOME ASSERBATION OF WEIGHT COMMISSION OF THE TOTAL DAY OF THE TOTAL THE TOTAL

MITHESS AT HAND AND SEAL OF DIFFICE OF THE COUNTY CLERK, THIS CALL OF DIFFICE AD.



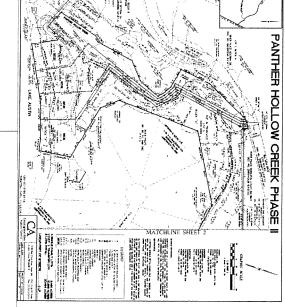


CBJ-03-0186.01.1A SUBMITTAL DATE: 11/23/04

3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 Tel.: (512) 327-2946 Fax: (512) 327-2973

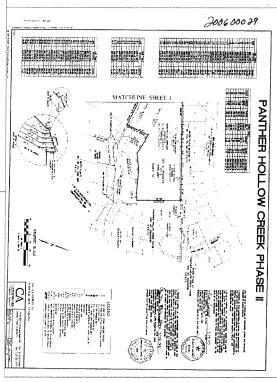
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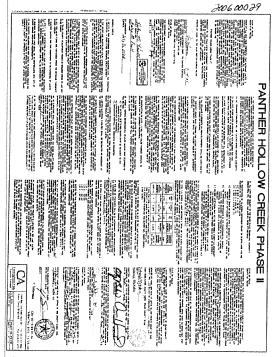
# 8818#4 Big View Drive



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88 | 8#4 Big View Drive SUBDIVISION PLAT

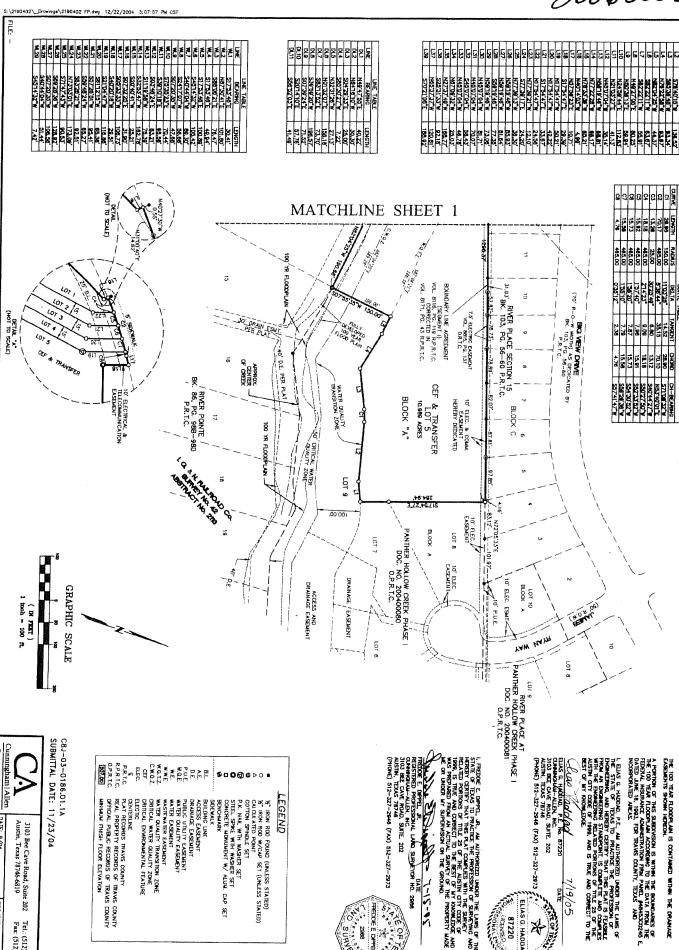
AUPPERLE COMPANY

Engineering, Planning & Development Services 10088 Circleview Drive , Austin, Texas 78733 S12 329-8241



May 22, 1015	NO.	DATE	REVISION	APPVD	
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PANTHER HOLLOW CREEK PHASE

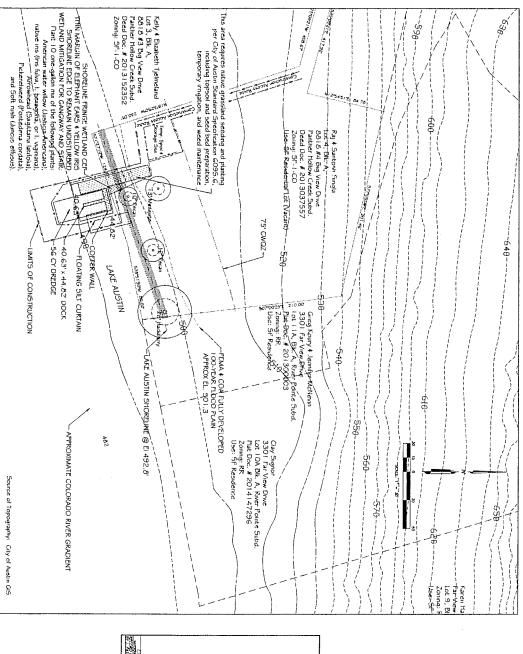
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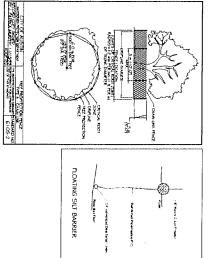
Tel.: (512) 327-2946 Fax: (512) 327-2973

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# 8818#4 Big View Drive







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

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Creditive Drive, Austin, Texas 78733 512 329-42(1)
Ten Band Of Principal Regions September 1 Number 7-1986



ENGROWMENT, HETECOR HAS THE ATTROPER TO JOB MODES MODES FROM THE TO REAL PROJECT IN COMPLIANCE WITH THE DIT OF MUSICAL MALES AND REGULATIONS.

COMPLIANCE WITH BUNDING CODE 15 REQUIRED AND 15 TO BE REVIEWED FOR COMPLIANCE WITH BUNDING CODE REVIEW.

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NON DESCRIPCIONES DE LA MANTE PROPRE DE CONTROLLA DE CONTROL

