Item 8a

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

Board Meeting Date Requested:	August 19, 2015
Name & Number of Project:	8818 Big View #4 SP-2014-0227DS
Name of Applicant or Organization:	Raj and Santosh Singla Bruce Aupperle, (512) 329-8241
Location:	8818 Big View Drive #4
Project Filing Date:	June 12, 2014
WPD/ERM Staff:	Brent Bellinger, 974-2717 Brent.Bellinger@austintexas.gov
DSD/Environmental Staff:	Atha Phillips, 974-6303 atha.phillips@austintexas.gov
Watershed:	Lake Austin (Water Supply Rural), Drinking Water Protection Zone
Ordinance:	Watershed Protection Ordinance (pre 2014 Lake Austin Ordinance)
Request:	1) To make a recommendation to the Land Use Commission for a required approval of dredging up to 56 cubic yards in Lake Austin. 25-8-652
Staff Recommendation:	Deny.
Reasons for	The project can be built with much less dredge and therefore the request for 56 yards is considered excessive.

MEMORANDUM

TO: Mary Gay Maxwell, Chair and Members of the Environmental Commission

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

DATE: August 12, 2015

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

On your August 19, 2015 agenda is a request for consideration and possible recommendation to allow dredging up to 56 cubic yards 25-8-652.

Description of Property

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

Existing Topography/Soil Characteristics/Vegetation

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

Critical Environmental Features/CWQZ

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

Project Background

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

were permitted before the rules change in 7/2014 which restricted the amount of dredge to 25 cubic yards.

Applicable Regulations

The project was submitted prior to the adoption of the 2014 Lake Austin ordinance, and the applicable code reference is copied below. In 10/2013, the Watershed Protection Ordinance revised the dredging approval requirement and moved it from Drainage 25-7 to Environment 25-8. A second ordinance was also passed in 10/2013 that changed approval of dredging from the Parks Boards to the Planning Commission. In July/2014 the new Lake Austin ordinance took effect. This project was submitted 3 weeks prior to the adoption of the new Lake Austin ordinance and therefore is subject to the Watershed Protection ordinance. The request is not an environmental variance but rather a required approval.

Watershed Protection Ordinance 10/2013

25-8-652 FILLS AT LAKE AUSTIN, LADY BIRD LAKE, AND LAKE WALTER E. LONG

(A) Approval by the Planning Commission is required to place fill in Lake Austin, Lady Bird Lake, or Lake Walter E. Long.

(B) A person must file a written application with the Planning Commission for an approval under this section.

(C) This subsection applies to a development application that includes a proposal to modify the shoreline of Lake Austin, Lady Bird Lake, or Lake Walter E. Long; or dredge in or along that lake.

(1) Before the director may approve the development application, the director must submit the development application to the Planning Commission.

(2) The board shall review and comment on:
the navigational safety of a proposed development; or
the effect of a proposed development on the recreational and natural character of Lake Austin, Town Lake, or Lake Walter E. Long.

(3) The board may develop specific criteria for determining:
the navigational safety of a proposed development; or
the effect of a proposed development on the recreational and natural character of Lake Austin, Town Lake, or Lake Walter E. Long.

Current Code 7/2014

§ 25-8-652

(E) The director may approve less than 25 cubic yards of dredging in a lake if the dredging is necessary for navigation safety.

United States Army Corps of Engineers

Allows up to 25 cubic yards of dredge under a nationwide permit.

Recommendation

Environmental staff finds the amount of dredging excessive and will have a detrimental impact on the natural character of Lake Austin. Additionally, a dock can be constructed without the dredging in excess of 25 cubic yards.

Environmental Reviewer: Atha Phillips

Wetland Reviewer: Brent Bellinger

Environmental Program Coordinator: Sue Barnett

Environmental Officer: Chuck Lesniak

Date: August 12, 2015

July 11, 2015

ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

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

Variance Case Information

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

Edwards Aquifer Contributing Zone	☐ Yes ■ No
Distance to Nearest Classified Waterway	Zero
Water and Waste Water service to be provided by	None
Request	The request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	_____0___	____0_____
acreage:	____0____	____0_____
percentage:	____0____	____0_____

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The proposed dock is over water, Lake Austin, in the flood plain and in the CWQZ.

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

8818 Big View #4 Aerial 2012

Legend

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

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Subject: Dredge Calculation
From: Jenna Dezinski <jenna@alterstudio.net>
Date: 5/21/2015 11:10 AM
To: bruce aupperle <bruceaupperle@me.com>

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

Let me know if this is unclear.

Best,

Jenna Dezinski

alterstudio architecture LLP
1403 Rio Grande St.
Austin, TX 78701
512.499.8007
www.alterstudio.net

PLATS 200600029
3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PANTHER HOLLOW CREEK PHASE II

OWNERS NAME: GLENLAKE LIMITED, FLAT ROCK INVESTMENTS CORPORATION

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

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

RETURN:

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

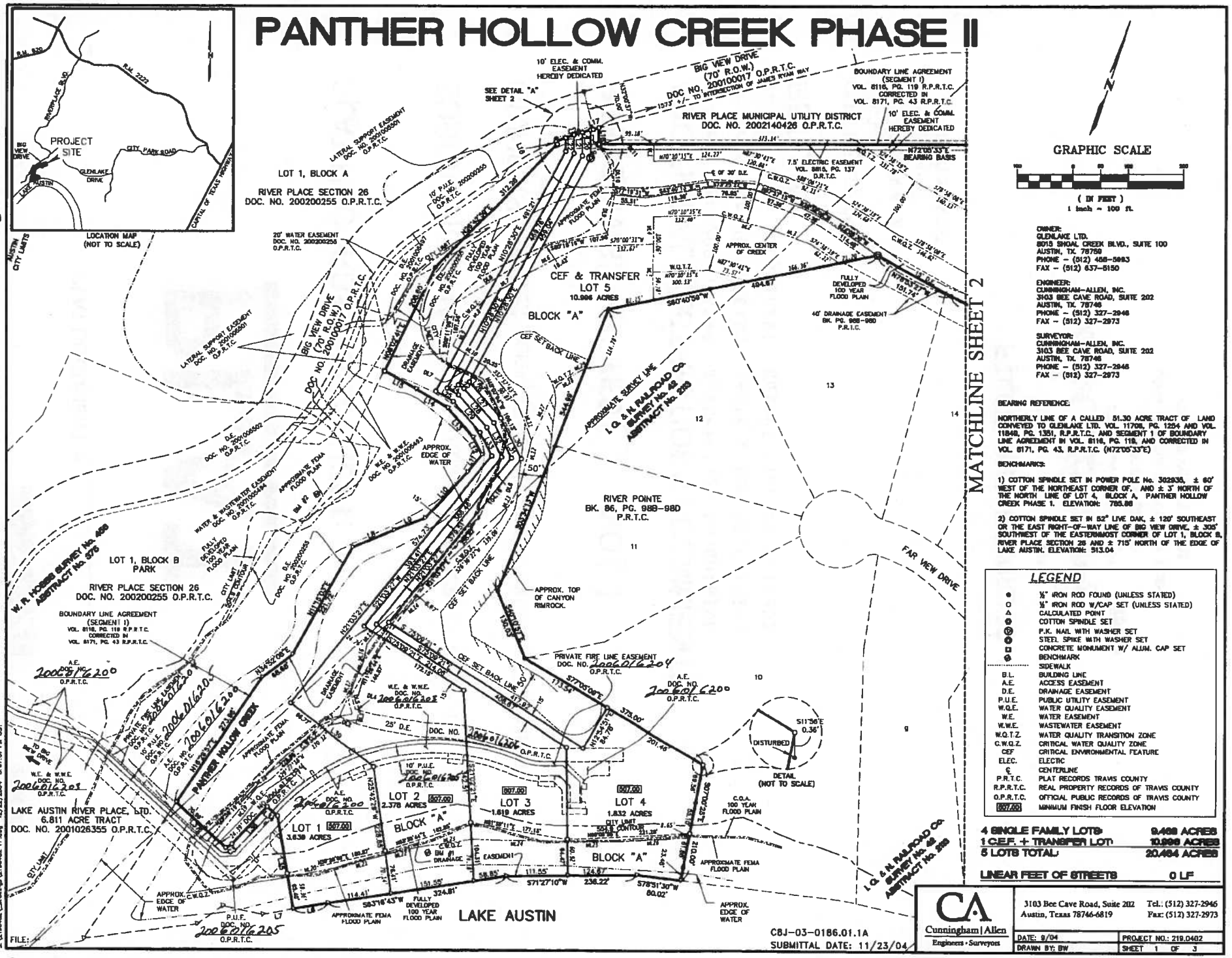
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Jan 30 03:28 PM 200600029
SIFUENTEZY $92.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

PANTHER HOLLOW CREEK PHASE II



OWNER:
GLENLAKE LTD.
8015 SHOAL CREEK BLVD., SUITE 100
AUSTIN, TX. 78759
PHONE – (512) 458-5983
FAX – (512) 637-5150

ENGINEER:
CUNNINGHAM–ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TX. 78746
PHONE – (512) 327-2946
FAX – (512) 327-2973

SURVEYOR:
CUNNINGHAM–ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TX. 78746
PHONE – (512) 327-2946
FAX – (512) 327-2973

BEARING REFERENCE:

NORTHERLY LINE OF A CALLED 51.30 ACRE TRACT OF LAND CONVEYED TO GLENLAKE LTD. VOL. 11708, PG. 1254 AND VOL. 11848, PG. 1351, R.P.R.T.C., AND SEGMENT 1 OF BOUNDARY LINE AGREEMENT IN VOL. 8116, PG. 119, AND CORRECTED IN VOL. 8171, PG. 43, R.P.R.T.C. (N72°05'33"E)

BENCHMARKS:

1) COTTON SPINDLE SET IN POWER POLE No. 302938, ± 60' WEST OF THE NORTHEAST CORNER OF, AND ± 3' NORTH OF THE NORTH LINE OF LOT 4, BLOCK A, PANTHER HOLLOW CREEK PHASE 1. ELEVATION: 785.88

2) COTTON SPINDLE SET IN 52" LIVE OAK, ± 120' SOUTHEAST OR THE EAST RIGHT-OF-WAY LINE OF BIG VIEW DRIVE, ± 305' SOUTHWEST OF THE EASTERNMOST CORNER OF LOT 1, BLOCK B, RIVER PLACE SECTION 26 AND ± 715' NORTH OF THE EDGE OF LAKE AUSTIN. ELEVATION: 513.04

LEGEND

●	½" IRON ROD FOUND (UNLESS STATED)
○	½" IRON ROD W/CAP SET (UNLESS STATED)
△	CALCULATED POINT
⊗	COTTON SPINDLE SET
Ⓟ	P.K. NAIL WITH WASHER SET
⊕	STEEL SPIKE WITH WASHER SET
⊡	CONCRETE MONUMENT W/ ALUM. CAP SET
⊕	BENCHMARK
.....	SIDEWALK
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
W.E.	WATER EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
CEF	CRITICAL ENVIRONMENTAL FEATURE
ELEC.	ELECTRIC
℄	CENTERLINE
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
807.00	MINIMUM FINISH FLOOR ELEVATION

4 SINGLE FAMILY LOTS	9.488 ACRES
1 C.E.F. + TRANSFER LOT	10.996 ACRES
5 LOTS TOTAL	20.484 ACRES
LINEAR FEET OF STREETS	0 LF

Cunningham | Allen
Engineers • Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: 9/04 | PROJECT NO.: 219.0402
DRAWN BY: BW | SHEET 1 OF 3

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

2006000029

1/30/06 $ 92.00

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PHOTOGRAPHIC MYLAR

2006000029

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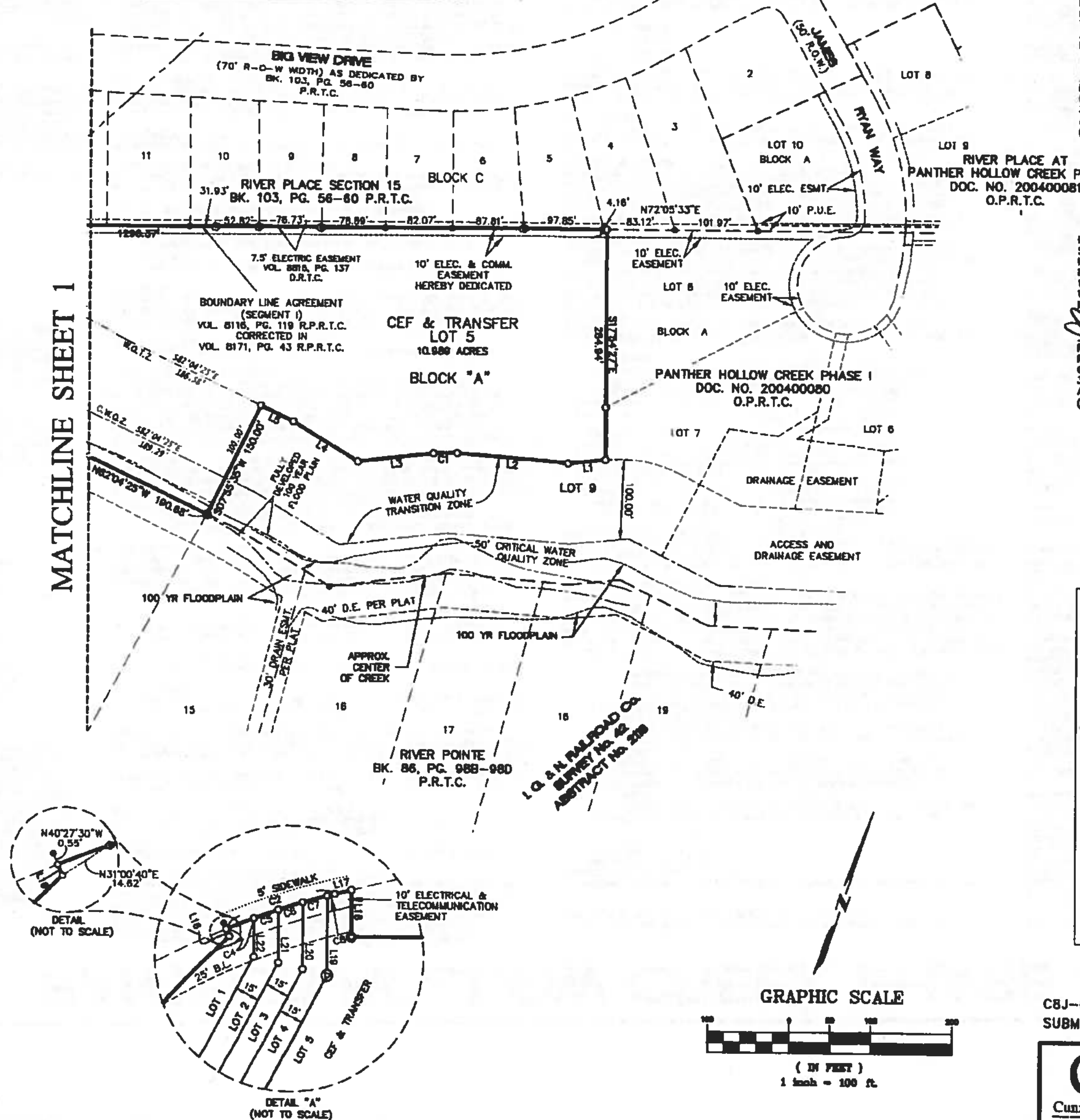
PANTHER HOLLOW CREEK PHASE II

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°17'30"W	48.04'
L2	S78°40'15"W	138.82'
L3	S88°38'48"W	83.34'
L4	N78°22'58"W	83.67'
L5	N82°04'25"W	44.37'
L6	S82°22'11"W	63.67'
L7	S82°22'11"W	55.81'
L8	N49°27'08"E	80.25'
L9	N00°38'13"E	59.94'
L10	N24°39'44"E	112.83'
L11	N21°03'27"E	41.13'
L12	N45°07'04"W	35.14'
L13	N58°19'46"W	68.81'
L14	N77°22'28"W	66.17'
L15	N78°33'38"W	65.21'
L16	N40°14'03"W	4.69'
L17	N87°38'23"E	10.71'
L18	S17°54'47"E	29.39'
L19	N17°54'47"W	50.21'
L20	N17°54'47"W	42.22'
L21	S17°54'47"E	33.67'
L22	N17°54'47"W	24.56'
L23	N77°38'21"W	12.10'
L24	S77°38'17"E	24.20'
L25	N77°38'13"W	36.30'
L26	N58°19'46"W	85.83'
L27	N58°19'46"W	81.64'
L28	S58°19'46"E	77.38'
L29	N58°19'46"W	73.08'
L30	N45°07'04"W	81.71'
L31	N45°07'04"W	70.07'
L32	S45°07'04"E	58.43'
L33	N45°07'04"W	46.78'
L34	N67°08'32"W	25.03'
L35	N27°37'48"W	168.77'
L36	S25°31'33"W	82.18'
L37	N85°37'37"W	120.81'
L39	S70°21'08"E	188.92'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	28.96	150.00	11°03'28"	14.52	28.90	S71°08'32"W
C2	70.17	465.00	8°38'44"	35.15	70.10	N53°40'01"E
C3	13.28	25.00	30°25'46"	6.80	13.12	S40°44'27"W
C4	18.18	465.00	2°14'23"	9.09	18.18	S50°27'50"W
C5	15.92	465.00	1°57'40"	7.96	15.91	S52°33'52"W
C6	15.73	465.00	1°56'20"	7.87	15.73	S54°30'52"W
C7	15.58	465.00	1°55'10"	7.79	15.58	S56°26'36"W
C8	4.76	465.00	0°35'12"	2.38	4.76	S57°41'47"W

LINE TABLE		
LINE	BEARING	LENGTH
DL1	N48°47'55"E	40.22'
DL2	N84°16'10"W	30.30'
DL3	S04°29'33"E	25.00'
DL4	S85°30'27"W	7.22'
DL5	N32°31'28"W	27.13'
DL6	N01°32'07"E	158.18'
DL7	S83°13'52"E	73.70'
DL8	S39°58'20"W	198.57'
DL9	S07°38'24"E	71.82'
DL10	S20°14'10"E	57.78'
DL11	S56°52'03"E	41.48'

LINE TABLE		
LINE	BEARING	LENGTH
WL1	S17°53'46"E	30.41'
WL2	N87°30'41"E	101.80'
WL3	S88°08'21"E	78.47'
WL4	S17°53'46"E	48.94'
WL5	S17°53'46"E	100.89'
WL6	S45°14'32"W	103.42'
WL7	S40°44'04"W	89.30'
WL8	S24°17'07"W	56.89'
WL9	S07°20'35"W	47.85'
WL10	S76°35'23"E	70.44'
WL11	S39°10'18"E	68.58'
WL12	S03°48'24"E	83.21'
WL13	S11°18'58"W	75.39'
WL14	S32°53'47"W	182.78'
WL15	S20°40'41"W	25.21'
WL16	S07°32'25"E	31.80'
WL17	S06°33'33"W	109.73'
WL18	S40°20'18"W	29.81'
WL19	S21°04'47"W	116.86'
WL20	S81°12'15"W	86.38'
WL21	S57°28'31"W	95.41'
WL22	S39°48'24"W	65.27'
WL23	S63°28'21"W	92.51'
WL24	N73°05'01"E	173.09'
WL25	S71°47'43"W	90.53'
WL26	S88°28'38"W	128.82'
WL27	S07°20'35"W	108.56'
WL28	S40°44'04"W	81.44'
WL29	S45°14'32"W	7.42'



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

A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48453C0245 E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

I, ELIAS G. HADDAD, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Elias Haddad 7/19/05
DATE

ELIAS G. HADDAD, P.E. No. 87220
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-2973

STATE OF TEXAS
ELIAS G. HADDAD
87220
LICENSED
PROFESSIONAL ENGINEER

I, FREDDIE E. DIPPEL, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Freddie E Dippel 7-15-05
DATE

FREDDIE E. DIPPEL, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2988
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-2973

STATE OF TEXAS
REGISTERED
FREDDIE E DIPPEL JR.
2988
PROFESSIONAL
LAND SURVEYOR

LEGEND

Symbol	Meaning
●	½" IRON ROD FOUND (UNLESS STATED)
○	½" IRON ROD W/CAP SET (UNLESS STATED)
△	CALCULATED POINT
⊙	COTTON SPINDLE SET
⊛	P.K. NAIL WITH WASHER SET
⊚	STEEL SPIKE WITH WASHER SET
⊡	CONCRETE MONUMENT W/ ALUM. CAP SET
⊕	BENCHMARK
········	SIDEWALK
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
W.E.	WATER EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
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P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
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O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
507.00	MINIMUM FINISH FLOOR ELEVATION

C8J-03-0186.01.1A
SUBMITTAL DATE: 11/23/04

CA Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: 9/04	PROJECT NO.: 219.0402
DRAWN BY: BW	SHEET 2 OF 3

FILE: -

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PANTHER HOLLOW CREEK PHASE II

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW BY ALL MEN THESE PRESENTS: THAT GLENLAKE LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH JIM HOOVER, PRESIDENT OF FLAT ROCK INVESTMENTS CORPORATION, ITS GENERAL PARTNER, AS OWNER OF 51.332 ACRES OF LAND, BEING 14.850 ACRES OUT OF THE DAY LAND AND CATTLE COMPANY SURVEY NO. 1, ABSTRACT NO. 2331, 22.887 ACRES OUT OF THE I.G. & N. RAILROAD COMPANY SURVEY NO. 42, ABSTRACT NO. 2113, 7.286 ACRES OUT OF THE W.R. HOBBS SURVEY NO.458, ABSTRACT NO. 375 AND 6.2370 ACRES OUT OF THE CHAS. CLARK SURVEY NO. 612, ABSTRACT NO. 193, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS OF RECORD IN VOLUME 11846, PAGE 1361, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2004184862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 20.484 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

"PANTHER HOLLOW CREEK PHASE II",

PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND 232 IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, ON THE DATE WRITTEN HEREON BELOW:

[signature] 7-14-05
DATE

GLENLAKE LTD.
BY: FLAT ROCK INVESTMENTS CORP., ITS GENERAL PARTNER
BY: JIM HOOVER, PRESIDENT
8015 SHOAL CREEK BLVD. SUITE 100
AUSTIN, TEXAS 78757
PHONE: 512-458-5083 FAX: 512-837-5150

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY PERSONALLY APPEARED JIM HOOVER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND, THIS THE 14th DAY OF July 2005 A.D.

Helen M. Knoll, Notary Public, State of Texas, My Commission Expires July 31, 2008

Helen M. Knoll
NOTARY SIGNATURE
Helen M. Knoll
PRINT NAME

MY COMMISSION EXPIRES: July 31, 2008

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO RIVER PLACE MUNICIPAL UTILITY DISTRICT.

2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY AND THE RIVER PLACE MUNICIPAL UTILITY DISTRICT. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEE.

3. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER LINES IN THIS SUBDIVISION SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

4. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BIG VIEW DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

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

6. ALL 100-YEAR FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

7. ELECTRIC SERVICE FOR THIS SUBDIVISION TO BE FURNISHED BY AUSTIN ENERGY.

8. LOTS 1-4, ARE RESTRICTED TO ANY TYPE OF RESIDENTIAL DEVELOPMENT. CEF LOT 5 IS A GREENBELT AND TRANSFER LOT, IS RESTRICTED FROM ANY TYPE OF RESIDENTIAL DEVELOPMENT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

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

11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

13. ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT BECAUSE IT IS IMMEDIATELY ADJACENT TO AND DISCHARGES DIRECTLY INTO LAKE AUSTIN. REFERENCE C.O.A. D.C.M. 1.2.2.F.

14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20 % OF NSA. L.D.C. SECTION 25-8-211. 15.

15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

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

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

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

19. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND /OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

21. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

22. CONSTRUCTION ON LOTS 1-4 WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.

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

24. WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE DESCRIBED IN THIS SECTION:
A.) THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICAL.
B.) CONSTRUCTION IS PROHIBITED.
C.) WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

25. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY, GRADES MAY NOT EXCEED 14 % ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

26. EXISTING ELECTRICAL FACILITIES SHALL BE RELOCATED AS NECESSARY AT THE OWNER'S EXPENSE.

27. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS ARE RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

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

29. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

30. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. FOR MAINTENANCE OF THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY SEE AGREEMENT FILED IN DOCUMENT NO. 2006016195 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

32. RESTRICTIONS OF ALLOWABLE IMPERVIOUS COVER ON SLOPES OVER 15% ARE REQUIRED ON THE FOLLOWING LOTS:
LOT 2, BLK. A - 35 SF. I.C.
LOT 3, BLK A - 920 SF. I.C.
LOT 4, BLK A - 6,410 SF. I.C.

A.) IMPERVIOUS COVER ON SLOPES WITH A GRADIENT OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPES.
B.) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHILL OR DOWNHILL OF A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.
C.) HILLSIDE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.
D.) FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE. THIS DOES NOT APPLY TO A STABLE CUT.

33. LOT 5, BLOCK A, CONTAINS 10.986 ACRES OF LAND OF WHICH 2.00 ACRES IS TO BE USED AS TRANSFER OF DEVELOPMENT RIGHTS, WHICH EQUATES TO A TOTAL OF 2 UNITS AVAILABLE FOR TRANSFER PURSUANT TO CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE (LDC), AND IS RESTRICTED FROM DEVELOPMENT PURSUANT TO THIS PROVISION, 2 UNITS ARE TRANSFERRED TO LOTS 1-4, BLOCK A. REFERENCE DOCUMENT NO. 2006016196 O.P.R.T.C., SEE ALSO CONSERVATION EASEMENT DOCUMENT NO. 2006016197 O.P.R.T.C.

34. LOTS 1-4, BLOCK A, HAVE RECEIVED A TOTAL OF 2.00 ACRES AVAILABLE FOR TRANSFER PURSUANT TO CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE (LDC) AND AS DESCRIBED IN NOTE 33 ABOVE. 2 UNITS ARE RECEIVED FROM LOT 5, BLOCK A. REFERENCE DOCUMENT NO. 2006016197 O.P.R.T.C.

LOTS GIVING TRANSFER	WQTZ AC.	C.W.Q.Z. AC.	CEF AC.	TOTAL TRANSFER AVAILABLE	REMAINING TRANSFER AVAILABLE
PORTION OF LOT 5	2.744	2.363	1.331	5.087	3.087
LOTS RECEIVING TRANSFER	AC/NSA	I.C. W/O TDR	I.C. W/ TDR	PROPOSED I.C.	TOTAL TRANSFER REQUIRED
LOTS 1-4	*	2 LOTS	4 LOTS	4 LOTS	2.00 AC. @ 1 LOT/AC.

* NSA FOR LOTS 1-4 ONLY IS NOT APPLICABLE. NSA FOR THIS PROJECT IS BASED ON UPLANDS AREA WITHIN LOTS 1-5, EXCLUDING FLOODPLAIN AND BUFFER CEF, WHICH EQUALS 5.002 ACRES.

35. A VARIANCE TO SECTION 25-8-262 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON JUNE 15, 2004. SEE NOTE 46.

36. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.

37. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.9.2(D) OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM), DOCUMENT NO. 2006016199 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. A RESTRICTIVE COVENANT ACCOMPANYING THE IPM PLAN IS RECORDED IN DOCUMENT NO. 2006016199 O.P.R.T.C.

38. THE FEMA FLOOD PLAIN AND THE 100-YR FLOODPLAIN ARE CONTAINED IN A DRAINAGE EASEMENT. THE CRITICAL WATER QUALITY ZONE IS A 75' OFFSET FROM THE 492.80' CONTOUR.

39. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS.
LOT 1 - 507.00'
LOT 2 - 507.00'
LOT 3 - 507.00'
LOT 4 - 507.00'

40. ACCESS FOR THIS SUBDIVISION IS PROVIDED BY A BRIDGE STRUCTURE OVER PANTHER HOLLOW CREEK. THIS BRIDGE STRUCTURE WILL CONTAIN THE UTILITIES FOR THIS SUBDIVISION. THE BRIDGE STRUCTURE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

41. ACCESS FOR THE LOTS IN THIS SUBDIVISION IS PROVIDED BY A JOINT ACCESS EASEMENT. THIS ACCESS EASEMENT WILL CONTAIN UTILITIES FOR THIS SUBDIVISION. REFERENCE DOCUMENT NO. 2006016200 O.P.R.T.C.

42. ALL LOTS ARE SUBJECT TO RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION INC. DECLARATION RECORDED IN DOCUMENT NO. 2006016201 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. IN THE EVENT THIS HOMEOWNERS ASSOCIATION IS DISSOLVED, PROPERTY OWNERS FOR PANTHER HOLLOW CREEK PHASE II SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOT 5 ON A PRO RATA BASIS.

43. WATER SAVING DEVICES ARE REQUIRED IN ALL STRUCTURES PRIOR TO PROVIDING WATER OR WASTEWATER SERVICES TO THE STRUCTURES, INCLUDING BUT NOT LIMITED TO, LOW FLOW SHOWER HEADS, WATER CONSERVING TOILETS AND AERATORS ON SINK SPOUTS.

44. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL, AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-2 AND CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

45. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

46. AS PER THE CONDITIONS OF SAID APPROVED VARIANCE TO SECTION 25-8-262 OF THE LAND DEVELOPMENT CODE, DOCUMENTED IN RESTRICTIVE COVENANT DOCUMENT # 2006016202 THE OWNERS OF LOTS 1-4 MUST RESTORE ANY AND ALL DISTURBED AREAS PER CITY OF AUSTIN STANDARD SPECIFICATION 609S (PAGES 1-7).

STATE OF TEXAS
COUNTY OF TRAVIS

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS ("THE IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF September 2005 A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 12th DAY OF January 2006 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

[signature]
DEPUTY
Deborah Mendez

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 6th DAY OF Sept. 2005 A.D.

[signature] [signature]
BETTY BAKER, CHAIRPERSON CLARKE HAMMOND, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN, AND THE FULL PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN TEXAS, ON THE 7th DAY OF Sept. 2005 A.D.

[signature] for
JOE PANTALION, P.E. DIRECTOR DATE
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.
CITY OF AUSTIN, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DeBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF Jan. 2006 A.D. AT 1:28 O'CLOCK P.M., DULY RECORDED ON THE 30th DAY OF Jan. 2006 A.D. AT 1:28 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 200600029 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 30th DAY OF January 2006 A.D.

DANA DeBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[signature]
DEPUTY
Y. Sifuentez

SEAL OF COUNTY CLERK, TRAVIS COUNTY, TEXAS

C8J-03-0186.01.1A
SUBMITTAL DATE: 11/23/04

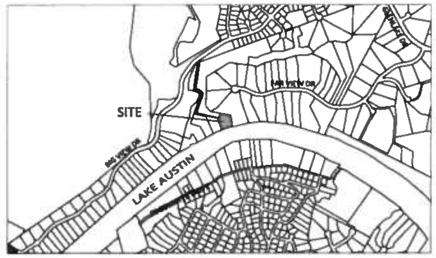
CA
Cunningham | Allen
Engineers • Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: 9/04	PROJECT NO.: 219.0402
DRAWN BY: BW	SHEET 3 OF 3

8818 Big View Drive #4

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

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



MAPSCO Map 522K City Grid G29
VICINITY MAP
NTS

EROSION CONTROL NOTES
Appendix: 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. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City 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.
   A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:
   - Shall be free of trash, weeds, deleterious materials, rocks, and debris.
   - 100% shall pass through a 1.5-inch (38-mm) screen.
   - Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:

Texture class	Minimum	Maximum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

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

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

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
   A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
   B. Hydromulch shall comply with Table1, below.
   C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 10 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 200 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 (1/2) inch and the area shall be re-seeded in accordance with 2. below.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered 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 1/2 pound per 1000 SF.
   B. Hydromulch shall comply with Table 2, below.
   C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 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)

Developer Information:

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

Owner's representative responsible for plan alterations:
Raj Singla

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

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

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

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
Appendix: P-2 (3/28/2011)

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 Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or 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 Arborist;
   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 off the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512-974-1876 to discuss alternatives.

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss 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 and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

STANDARD SEQUENCE OF CONSTRUCTION
Appendix: P-4 (3/28/2011)

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

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

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

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

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

Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Planning and Development Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arborist Prior to application Fax # (512)974-3010. Applicants may also specify soil injection of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at ½ recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the Sequence of Construction.

GENERAL NOTES:

1. This project is not located over the Edwards Aquifer recharge zone.
2. Deed restrictions or restrictive covenants are not applicable to this property.
3. A business or living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, except under a license agreement approved by the council.
4. Contractor to verify utility locations and ground and flow line elevations before construction.
5. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations.
6. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only.
7. Approval by other government entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
8. All work on this project is to be accomplished via barge or land. There will be site access by land, and construction staging or materials storage may be located on land.
9. The proposed boat dock must comply with all requirements of LDC 25-2-1174 (Structural Requirements), and must comply with Chapter 25-12, Article 1 (Uniform Building Code) and the Building Criteria Manual.

Site Plan Release Notes:

The following site plan release notes are included in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning & Development Review Department.
2. All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
3. Additional electric easements may be required at a later date.
4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
7. For construction within the right-of-way, a concrete permit is required.
8. For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-12-3 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.
9. All work will occur within the limits of construction as shown on the plan, and that no materials or equipment will be delivered to the site from the landward side of this project.
10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

REVISIONS / CORRECTIONS

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

All areas disturbed within the shoreline setback shall be restored in accordance with site plan notes and plant species listed and in accordance with City of Austin Specification 609S.

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

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

SMART GROWTH ZONE: Drinking Water Protection Zone

FLOODPLAIN INFORMATION: This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0430H effective 26SEP2008.

LEGAL DESCRIPTION: LOT 4 BLK A PANTHER HOLLOW CREEK PHS 11, Doc. # 2015037557

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

ZONING: SF-1-CO

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

RELATED PERMIT NUMBERS: SP-2009-01790, C8J-03-0186.01.1A

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

Plan Sheet List

1. COVER SHEET & NOTES
2. SITE PLAN & EROSION/SEDIMENTATION CONTROL PLAN
3. DOCK PLAN & ELEVATIONS
4. SUBDIVISION PLAT

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

Approved By:

Land Use Commission Date

For Director - Planning & Development Review Department Date

SP-2014-0227D
Permit Number

June 12, 2014
Submittal Date

NO.	DATE	REVISION	APP'VD

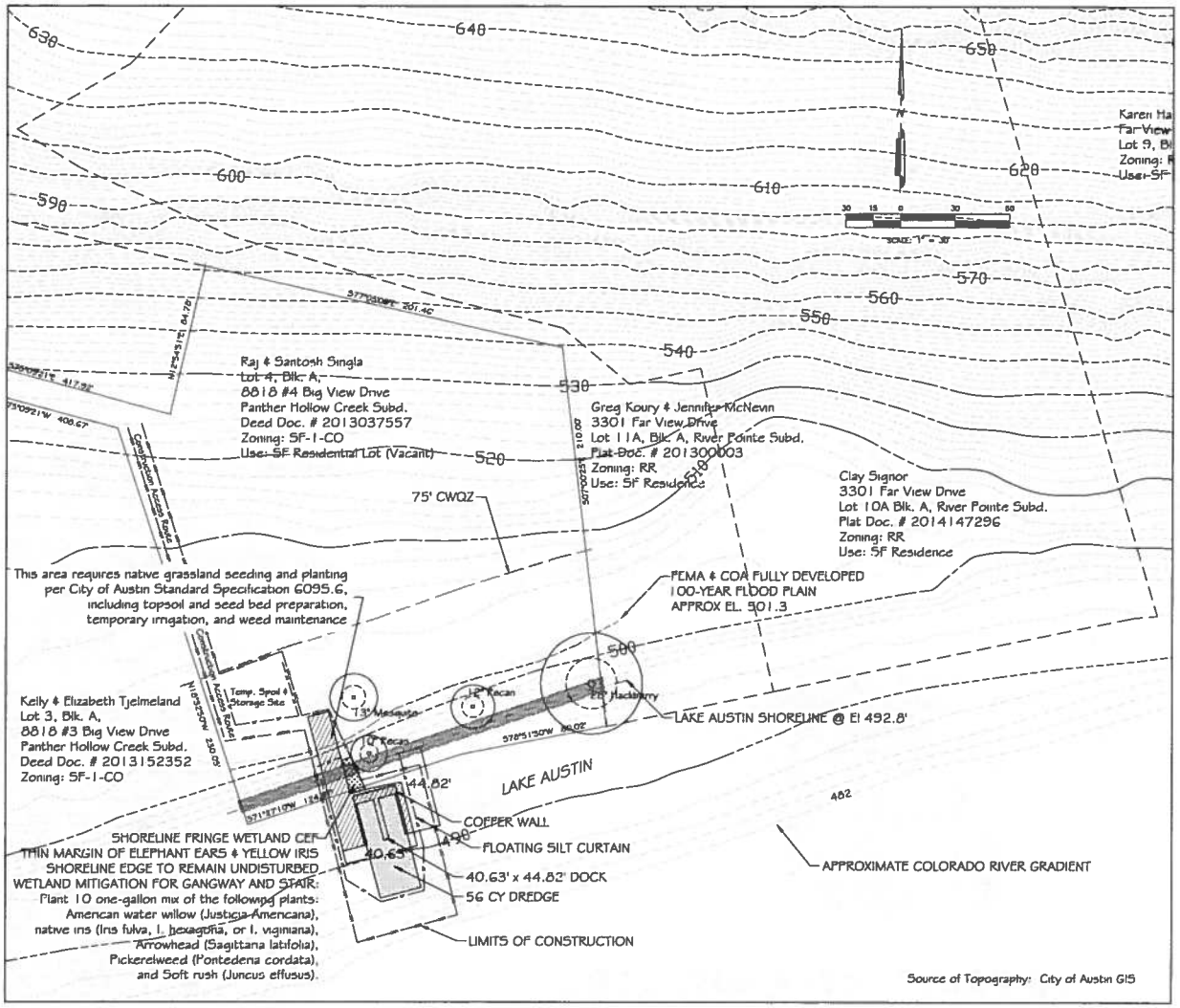
STATE OF TEXAS — BRUCE S. AUPPERLE — 52827 — LICENSED PROFESSIONAL ENGINEER — May 22, 2015

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512 329-8241
Texas Board of Professional Engineers Registration Number F-2994

8818 Big View Drive #4
COVER SHEET & NOTES

DESIGNED: BSA
APPROVED:
SCALE: NTS
8818 Big View Drive #4
DATE May 22, 2015
SHEET 1 of 4
1
SP-2014-0227D

8818#4 Big View Drive



NOTES:

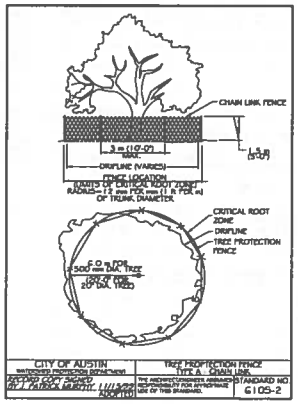
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
3. NAVIGATION LIGHTS MUST HAVE A TWO-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7 1/2 AND 25 WATTS INCLUSIVE. LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT MAY NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN.
5. NO SHORELINE IMPROVEMENTS, EXCEPT GANGWAY & STAIR ACCESS OVER SHORELINE EDGE, ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
6. NO TREES GREATER THAN 6" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
9. NO WATER AND WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
10. DREDGING IS PROPOSED FOR THIS DEVELOPMENT. DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL SITE. DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED. NO SPOILS ARE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN.

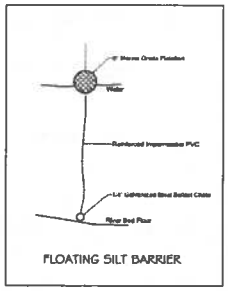
ATTENTION INSPECTOR NOTES:

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

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

[redacted]





NO.	DATE	REVISION	APP'D

AUPPERLE COMPANY
Engineering, Planning & Development Services
10000 Centerview Drive, Austin, Texas 78733 512 329-8241
Texas Board Of Professional Engineers Registration Number F-1094

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

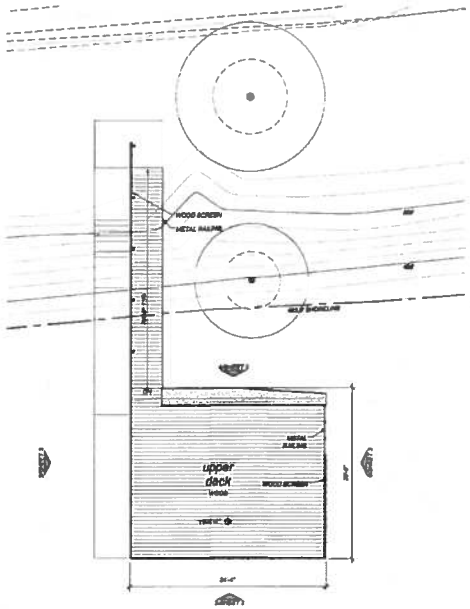
DESIGNED: BSA
APPROVED:
SCALE: NTS
8818 Big View #4Dr.
DATE: May 22, 2013
SHEET 2 of 4

2

SP-2014-02270

14

8818#4 Big View Drive



9 plan 2
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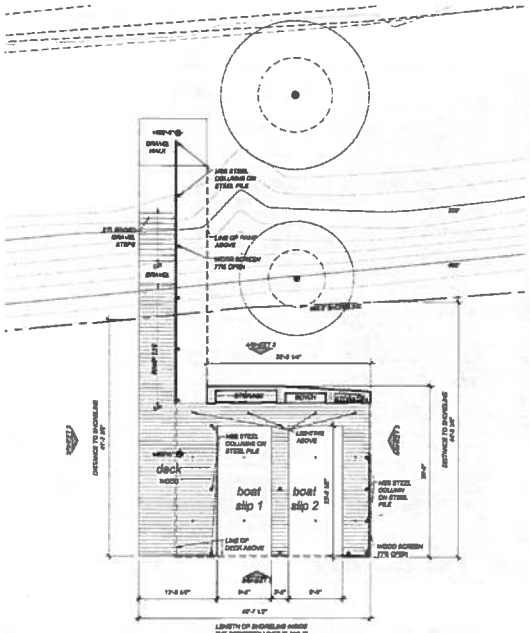

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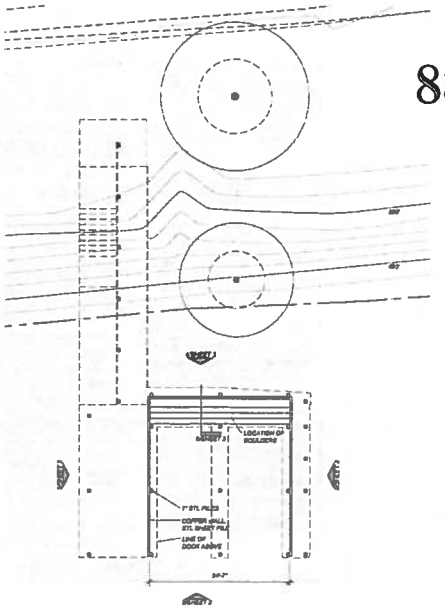

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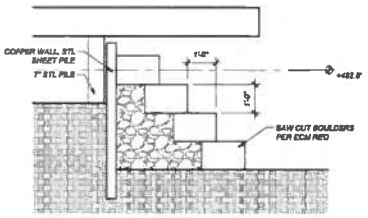
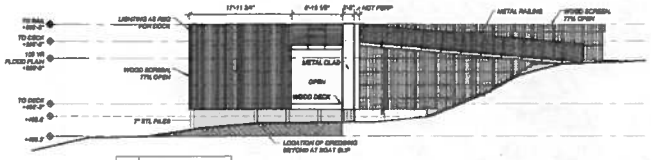
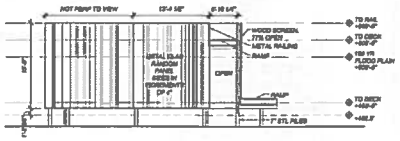


6 detail @ copper wall
3/4" = 1'-0"



5 west elevation
1" = 10'



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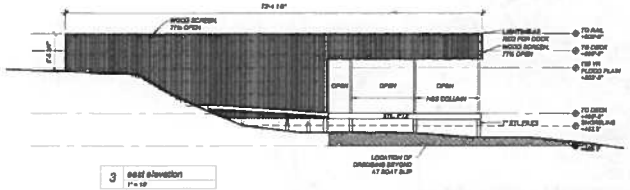

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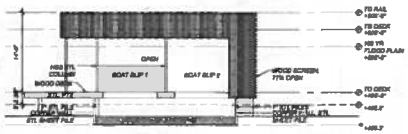

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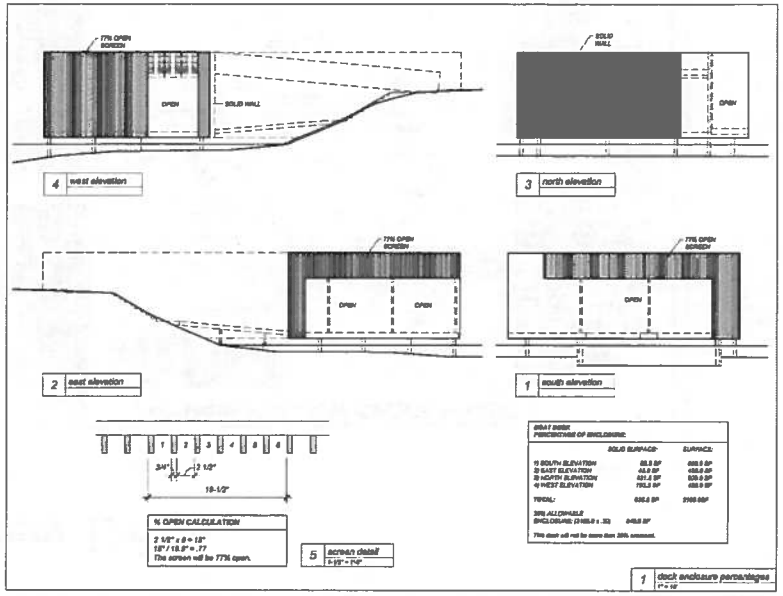


singla residence
8818 big view drive
austin, texas 78730

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CRAMOSUINO (TEXAS REGISTRATION #17761) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

alterstudio, LLP
1403 sa gonzalo
austin, tx 78701
512.480.8007
fax 512.480.8040

boat dock plans and elevations

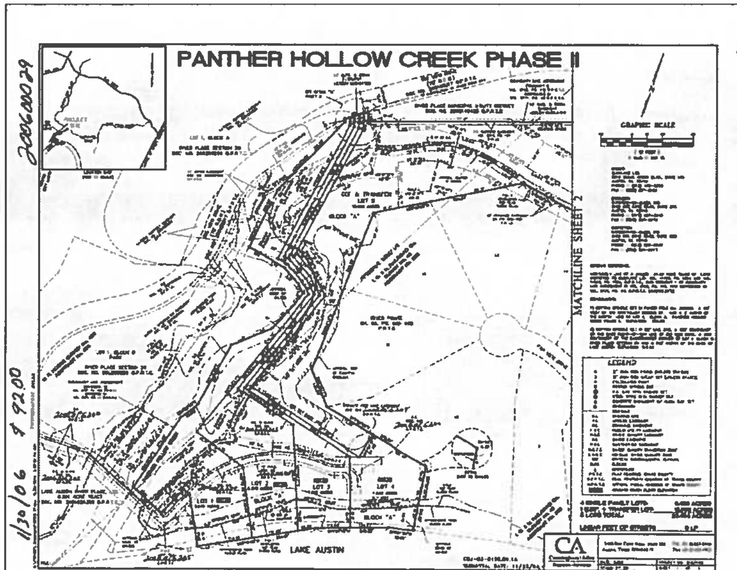
scale: as noted

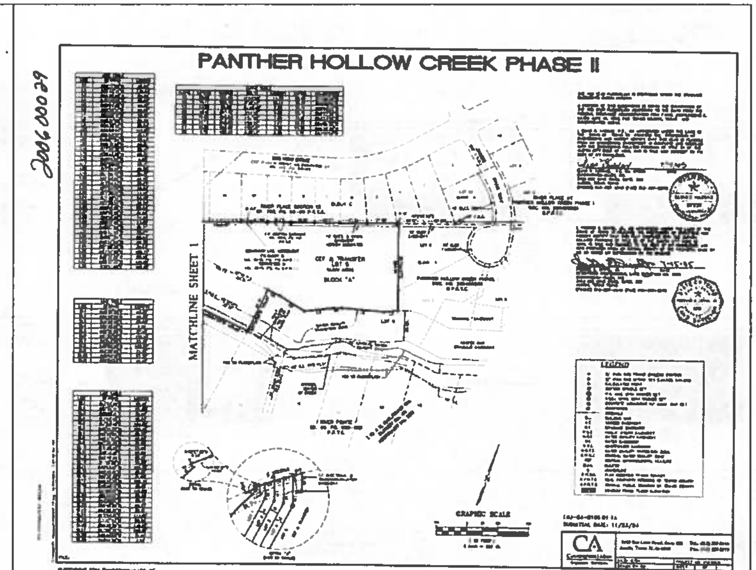
HALF OF NOTED SCALE WILL BE PROVIDED ON SOME DO NOT SCALE DRAWINGS
CONTACT ARCHITECT IN CASE OF DISCREPANCIES
THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL DRAWING AND SPECIFICATIONS

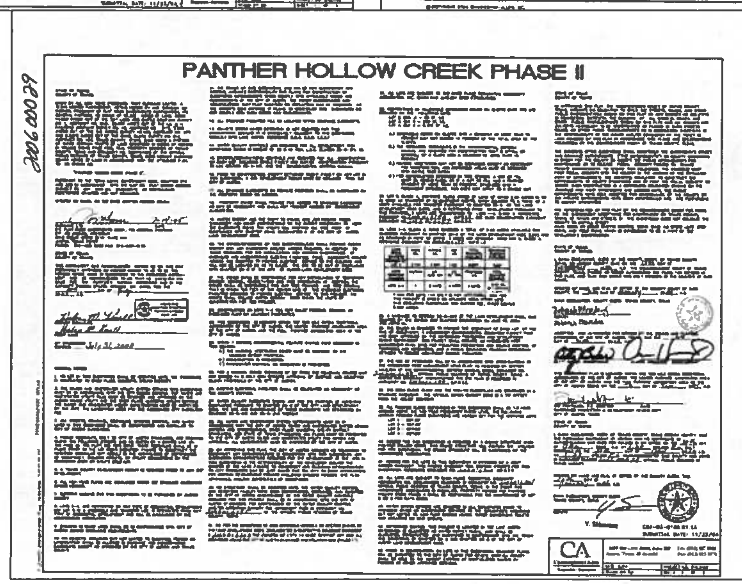
A2.0
SHEET 3 of 4
5P-2014-0227D

8818#4 Big View Drive 5P-2014-0227D

8818#4 Big View Drive







AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512 329-8241

8818#4 Big View Drive
SUBDIVISION PLAT

NO.	DATE	REVISION	APPVD

DESIGNED: BSA
APPROVED:
SCALE: 1" = 4'
8818 Big View #4Dr.
DATE: May 22, 2015
SHEET 4 of 4
4

SP-2014-0227D

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