

Photo 5: Existing boat dock. Photo was taken from the southwest corner of the property facing east.

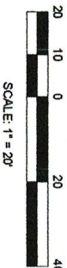


Photo 6: Existing boat dock. Photo was taken from the southeast corner of the property facing south.

1515 MANANA STREET

TREE LIST	
No.	SIZE TYPE
56	17' Pecan
57	32' Live Oak
58	27' Spanish Oak
59	34' Spanish Oak
60	10' Magnolia
111	14' Live Oak
120	33' Cypress
121	22' Cypress
166	70' Cottonwood
200	17' Cypress
231	28' Cypress
232	32' Cypress
233	30' Cottonwood
234	17' Willow
263	28' Ash
264	13' Cypress
271	41' Cypress
277	38' Cypress
278	36' Cypress
304	36' Cypress

LINE TABLE	
LINE	LENGTH
BEARING	
L1	83.11'
L2	33.41'
L3	38.91'
L4	33.07'



LEGEND

- EXISTING SHORELINE
- PROPOSED SHORELINE
- EXISTING DOCK TO BE DEMOLISHED
- PROPOSED DOCK
- PROPOSED BULKHEAD
- CRZ AND LA SETBACK
- 100-YR FLOODPLAIN
- XX TREE PROTECTION
- LOC FLOTTING SILT SCREEN
- LIMIT OF CONSTRUCTION
- TREE CRITICAL ROOT ZONE AND 1' CRZ

- NOTES:**
- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPILL STORAGE, WILL BE COMPLETED BY WATER.
 - SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
 - CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, AND OTHER TOXIC SUBSTANCES WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
 - FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA EXCEPT FOR RETAINING WALLS, PIERS, WARPS, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES (LDC 25-2.8(1) (B)(2)).
 - NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
 - ALL STRUCTURES SHALL BE 48" DIAMETER STEEL PIPE.
 - THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES.
- ATTENTION INSPECTOR NOTES:**
- COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
 - FOR THE BUILDING PERMIT, THE LAND DEVELOPMENT CODE 25-12.3 1617.4 CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

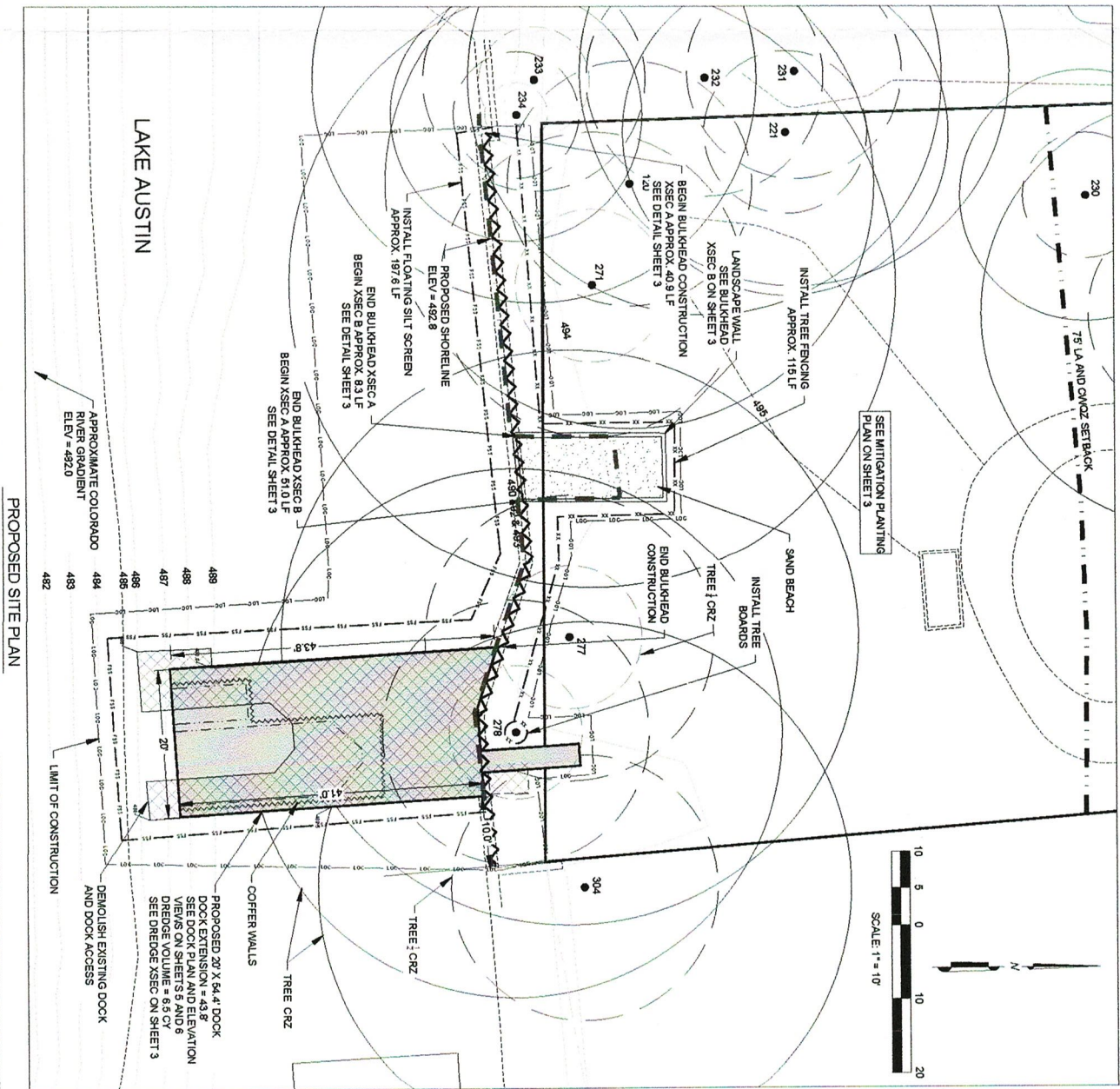
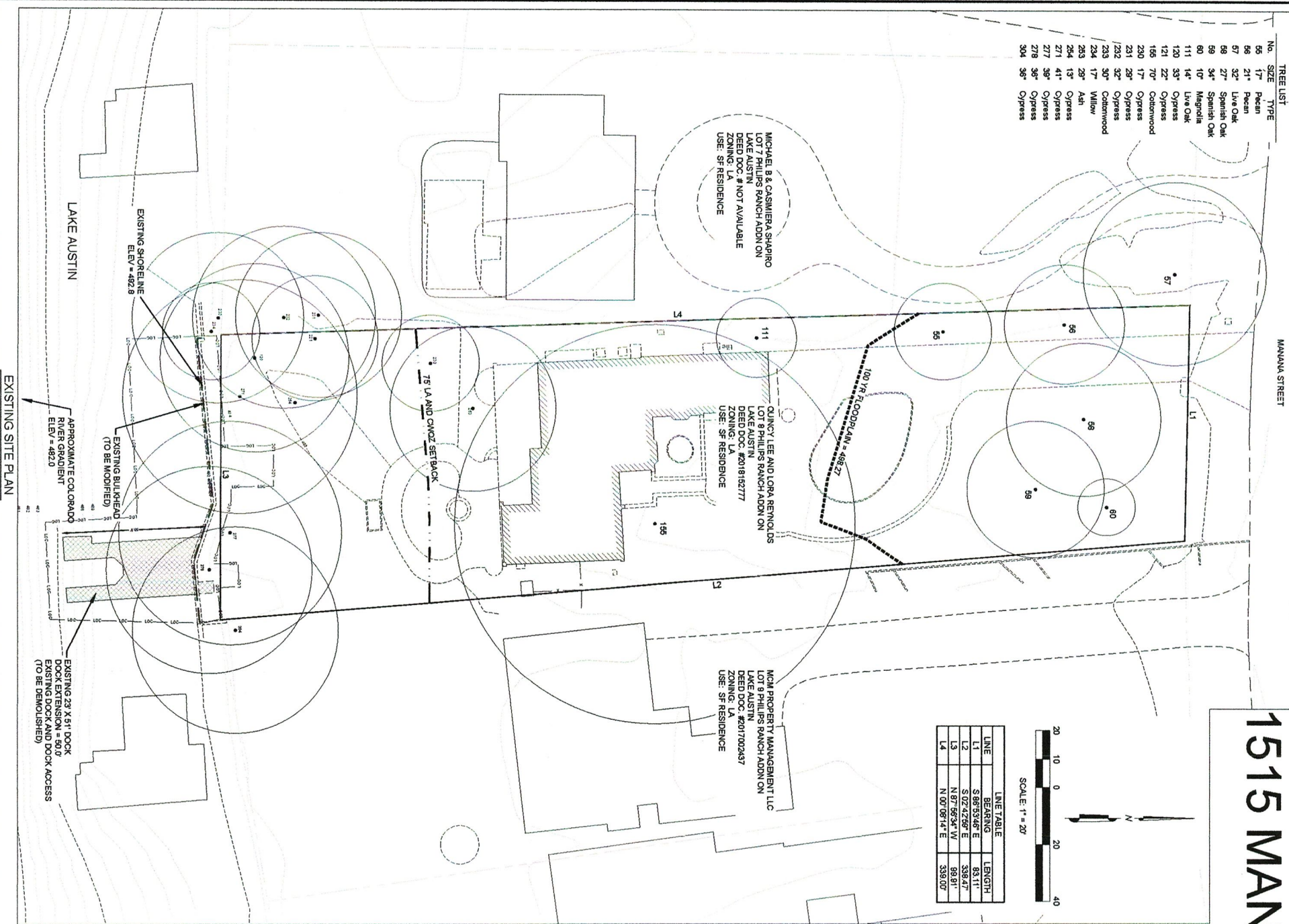
NOTE:
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LOC 25-2.17(4) (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12 ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

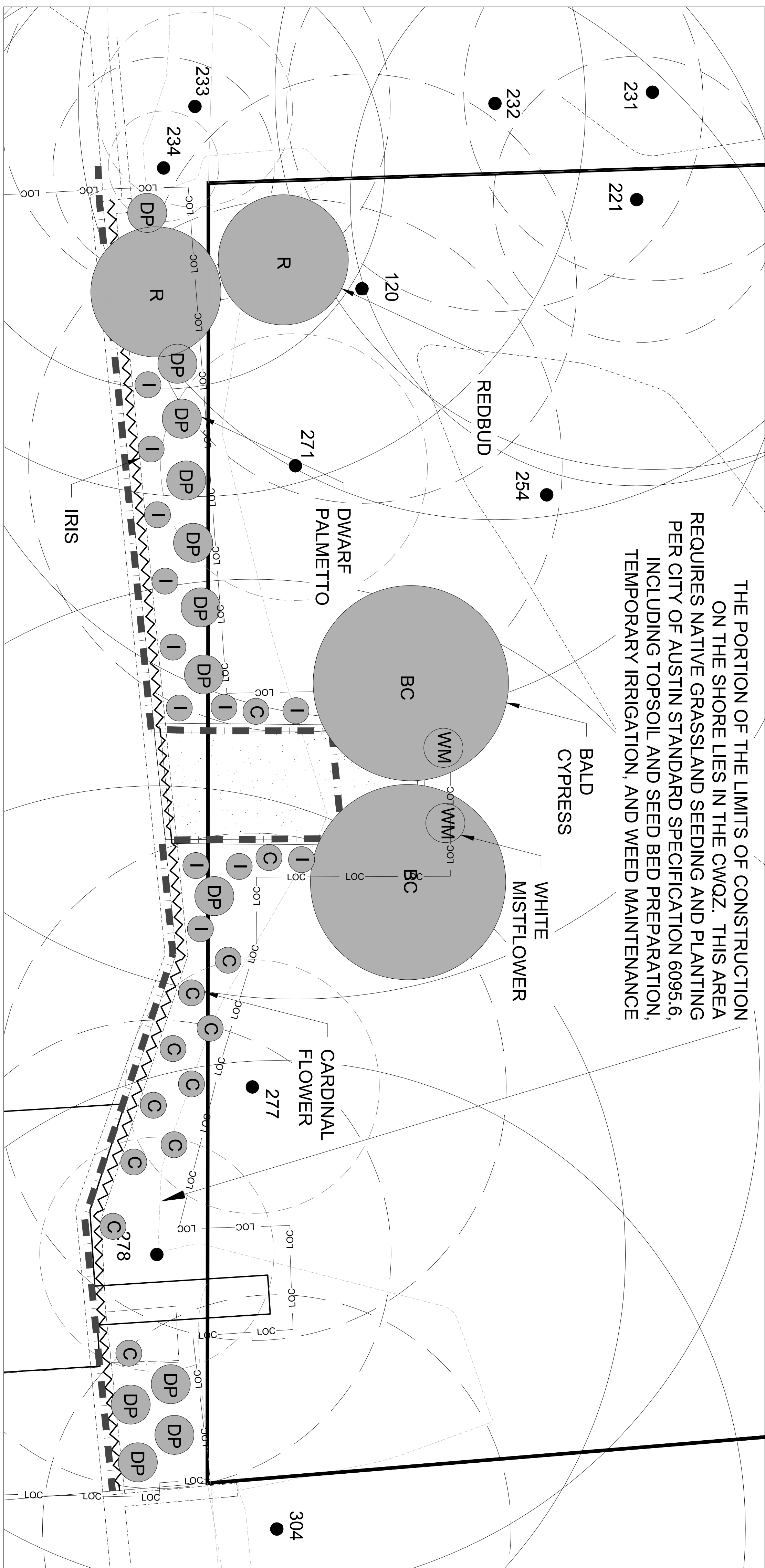
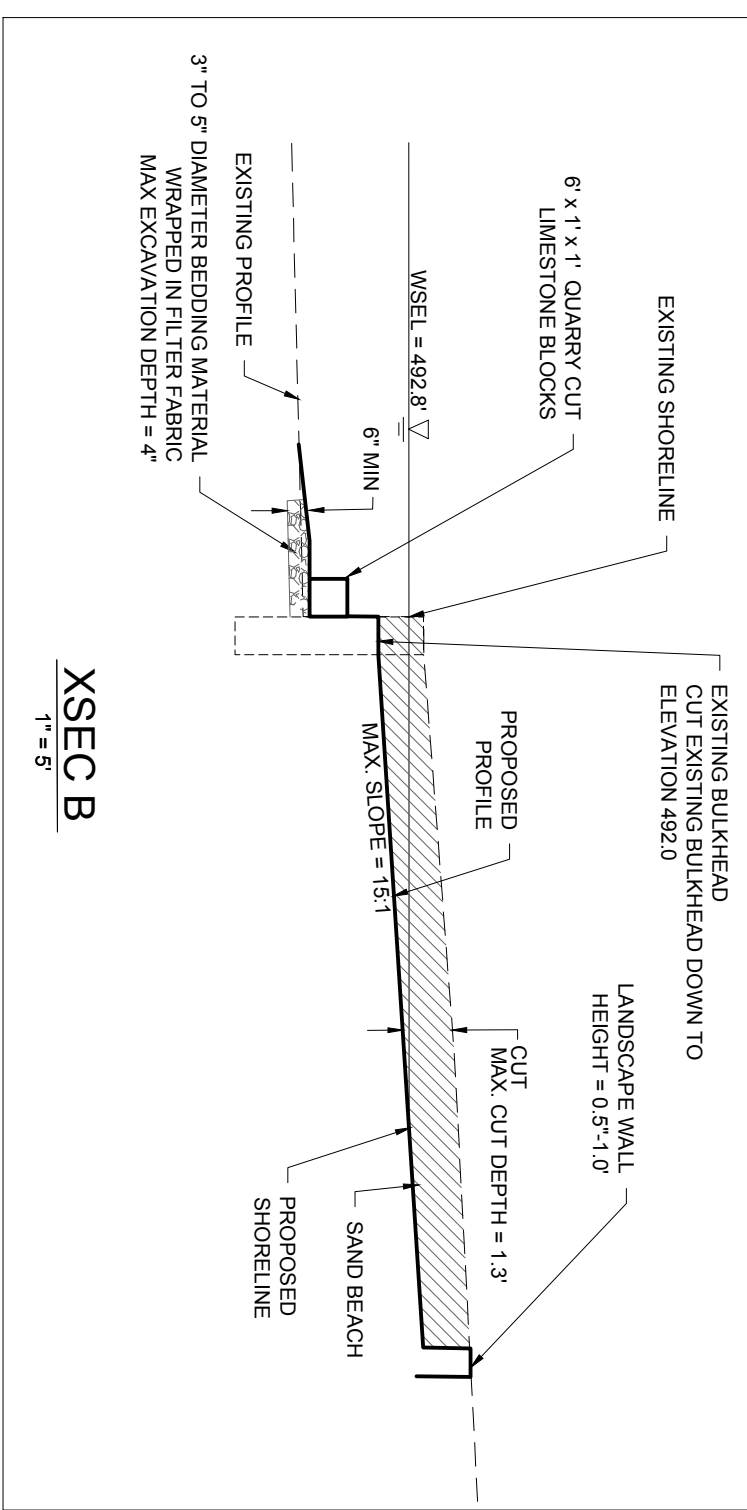
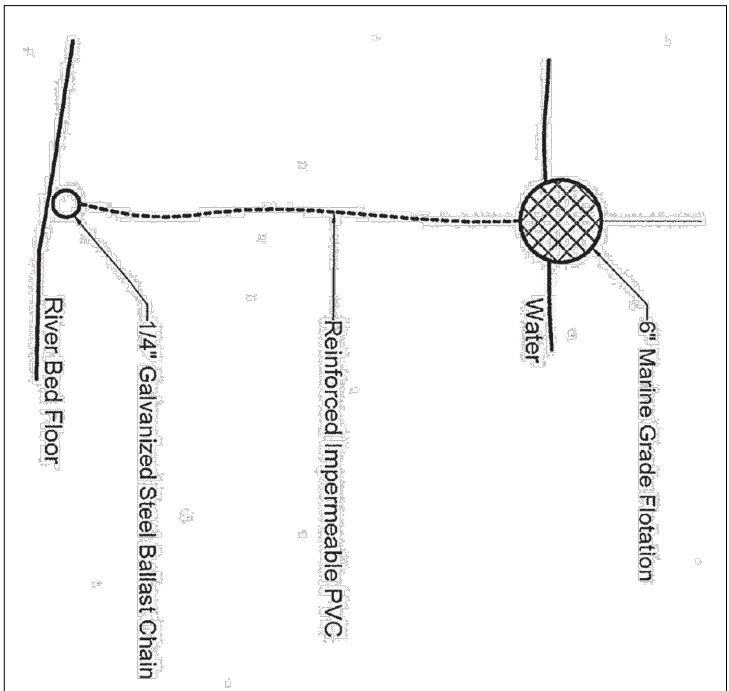
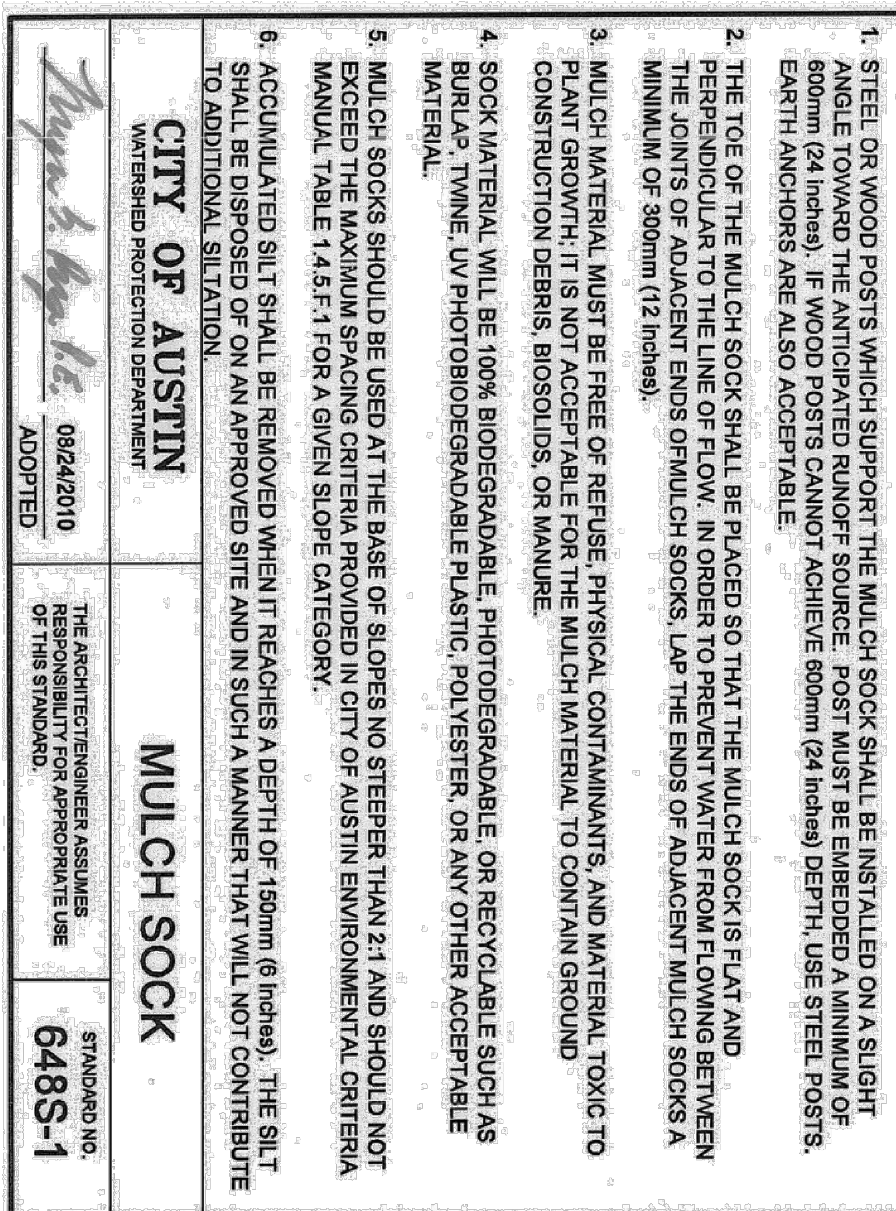
EXISTING SHORELINE LENGTH = 102.2'
ALLOWABLE DOCK WIDTH = 20% OF 102.2' = 20.4'
PROPOSED DOCK WIDTH = 20' = 19.6%
DOCK FOOTPRINT = 54.4'

MICHAEL B. & CASMIRA SHAPIRO
LOT 7 PHILIPS RANCH ADDN ON
LAKE AUSTIN
DEED DOC # NOT AVAILABLE
ZONING: LA
USE: SF RESIDENCE

QUINCY LEE AND LORA RENOLD
LOT 8 PHILIPS RANCH ADDN ON
LAKE AUSTIN
DEED DOC # 2018152777
ZONING: LA
USE: SF RESIDENCE

MCM PROPERTY MANAGEMENT LLC
LOT 9 PHILIPS RANCH ADDN ON
LAKE AUSTIN
DEED DOC # 2017002437
ZONING: LA
USE: SF RESIDENCE





PLANTING MITIGATION CALCULATIONS

6095 RESTORATION

- ALL DISTURBED AREAS WITHIN THE SHORELINE BUFFER SHALL BE REVEGETATED SUITSANT TO 80% OF THE DISTURBED AREA, USING 6095 SEEDING OR PLANTING.
- AREA OF IMPACT IS APPROXIMATELY 908 SF.
- PLANTING CRITERIA RECOMMENDS 1 NATIVE SHAD TREE AND 1 NATIVE UNDERSTORY TREE/500 SF OF DISTURBED AREA.
- 995 SF SHOE = 2 SHADE TREES AND 2 UNDERSTORY TREES.
- AND 1 NATIVE SHRUB/100 SF.
- 995 SF/100 = 10 SHRUBS

BULKHEAD MITIGATION

- ONE PLANT PER 3 LF OF BULKHEAD
- BULKHEAD LENGTH = 1022 LF
- 1022 LF/3 = 34 PLANTS

PLANTING MITIGATION NOTES

ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.

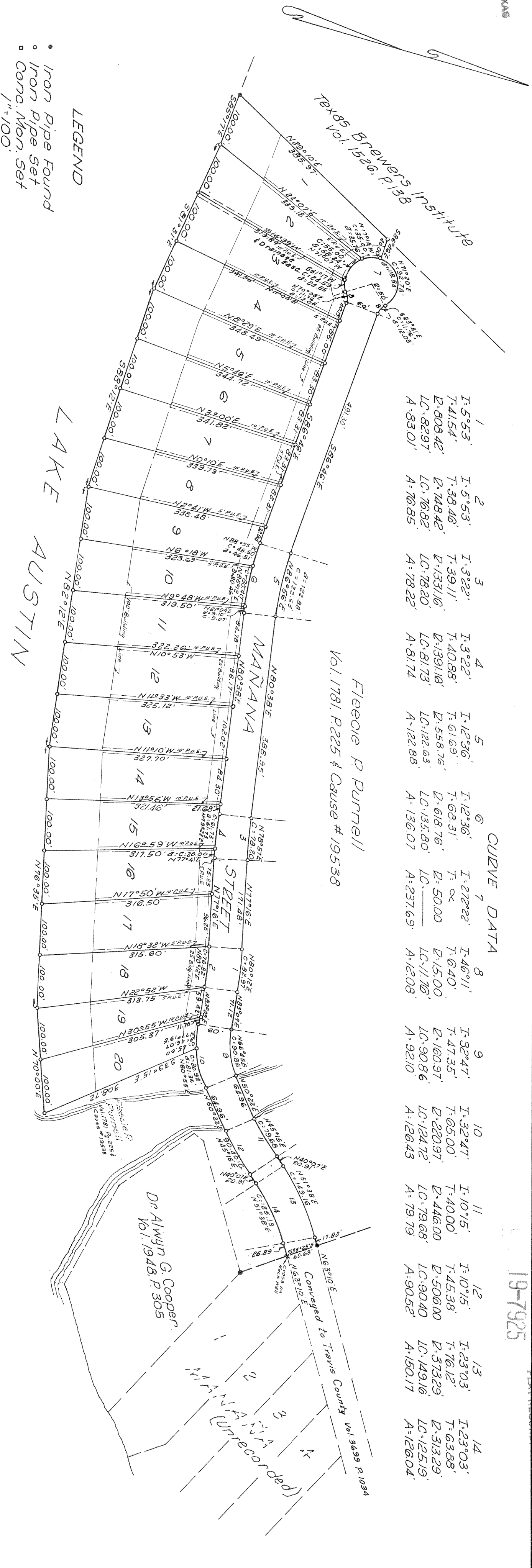
FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

REFERENCE CODE SECTIONS ECM 1.13.0, ECM 1.10.40, & ITEM NO. 6095 AS APPLICABLE

1515 MANANA STREET

Vol. 47 Page 51
PLAT RECORD, TRAVIS COUNTY, TEXAS

Vol. 47 Page 57



Aug 4-69 Re. CH 4672 7.50

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That I, Fleece P. Purnell, a feme sole owner of that certain tract of land out of the Charles Tidings Sur #3 in Travis County, Texas, being Tract No. 2 in Deed Recorded in Vol. 52, pg. 59-61, Travis County Deed Records, one-half of which was inherited by me from Blanche Phillips as evidenced by affidavit recorded in Vol. 1781, pgs. 425-26, the remaining one-half inherited by me under Will of W.E. Phillips, deceased, Cause No. 18,538, Probate Records Travis County, Texas, and 100 hereby subdivide 16.16 acres of said tract in accordance with the attached plat said subdivision to be known as PHILLIPS RANCH ADDITION ON LAKE AUSTIN, and 100 hereby dedicate to the public the streets and easements shown hereon
WITNESS MY HAND, this the 30th day of July AD 1969
Fleece P. Purnell

STATE OF TEXAS:
COUNTY OF TRAVIS:
Before me, the undersigned authority, on this day personally appeared Fleece P. Purnell, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30th day of July AD 1969.
Audred Wacker
Notary Public in and for Travis Co., Texas

NOTE:
No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source and public utility source in adequate supply for family use and operation of a septic tank. Said septic tank system to have a capacity of not less than 500 gallons with a drain field of not less than 150 feet, and shall be installed in accordance with the regulations of the City-County Health Officer, and shall be inspected and approved by such officer. This restriction is embodied by the City of Austin-Travis County Health Unit, and on the Subdividers

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emile Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4th day of Aug. AD 1969 at 10:30 o'clock A.M. and duly recorded on the 4th day of Aug. AD 1969 at 10:30 o'clock A.M. in the Plat Records of said County in Book 47 Pg. 57
WITNESS MY HAND and Seal of the Court of said County, the date last written above.
Miss Emile Limberg, Clerk Co. of Travis Co. Tex.
By Audred Wacker
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emile Limberg, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 4th day of August AD 1969 the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the minutes of said Court in Book 3 at Pg. 371.
WITNESS MY HAND and Seal of office, this the 4th day of August AD 1969
Miss Emile Limberg, Clerk Co. of Travis Co., Tex.
By: Stephanie
Deputy

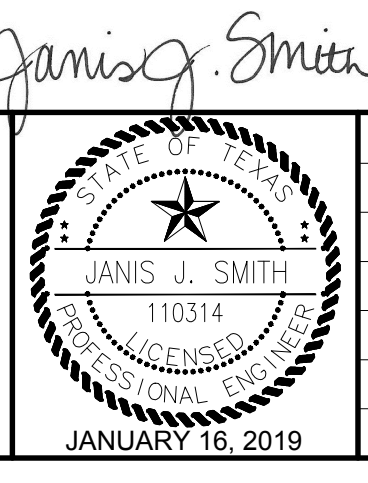
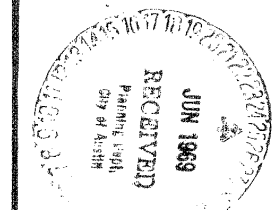
In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be 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, and the Commissioners Court of Travis County, Texas assumes no responsibility to building streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith.

FILED FOR RECORD on the 4th day of August AD 1969 at 10:30 o'clock A.M.
Miss Emile Limberg, Clerk Co. of Travis Co. Texas
By: Audred Wacker
Deputy

APPROVED FOR ACCEPTANCE
Date: July 31, 1969
ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 31st day of July AD 1969.
Chairman
Secretary

This is to certify that Sec 23.27 of the Austin City Code of 1954 has been complied with.
SUPERVED BY: B.F. Priest Date: May, 1969
B.F. Priest, Reg. Public Surveyor
Note: Irrigation easement recorded in Vol. 120 of page 456 and Vol. 275 at Page 65

PHILLIPS RANCH ADDITION
On
Lake Austin
C-8-69-50



Janis Smith Consulting, LLC
1505 Westover Road • Austin, Texas 78703 • 512-914-3729
Texas Board of Professional Engineers Registration Number F-16978

1515 MANANA STREET
PLAT

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STREET
DATE: 01-16-19
SHEET 4 of 5