

UPDATED SURVEY

Waterloo Surveyors Inc.
SURVEY PLAT

OWNER: WILLIAM M. WESTFIELD
ADDRESS: 2803 & 2805 EDGEWATER DRIVE
AUSTIN, TEXAS 78733

LEGAL DESCRIPTION: LOTS 7 & 8, BLOCK 1, OF AUSTIN LAKE ESTATES SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 82, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 7
0.3205 ACRES
13961 SQ.FT.

LOT 8
0.3197 ACRES
13927 SQ.FT.

LEGEND
RECORD CALL BUILDING SETBACK LINE ()
PUBLIC UTILITY EASEMENT P.U.E.
FOUND IRON ROD
UTILITY POLE/GUY ANCHOR
UTILITY LINE

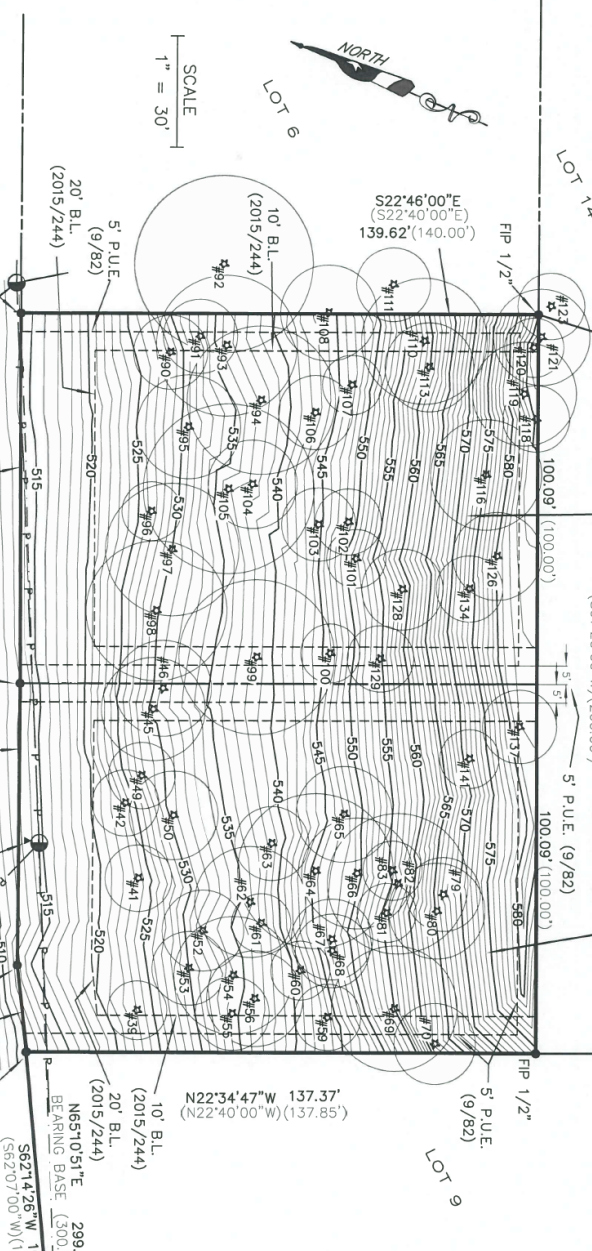
TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE DRIPLINE & NUMBER

TREE LIST:

TREE LIST: cont.

- | # | TYPE | SIZE | # | TYPE | SIZE |
|----|--------------|-------|-----|-------------|---------|
| 39 | HACKBERRY | 8 | 93 | ELM | 12 7 |
| 41 | HACKBERRY | 9 | 94 | SHUMARD OAK | 20 |
| 42 | HACKBERRY | 9 | 95 | ELM | 14 |
| 45 | LIVE OAK | 14 | 96 | ELM | 8 |
| 46 | CREPE MYRTLE | 7 6 5 | 97 | HACKBERRY | 18 |
| 49 | ELM | 9 | 98 | HACKBERRY | 19 |
| 50 | ELM | 12 | 99 | ELM | 21 |
| 52 | ELM | 11 | 100 | HACKBERRY | 8 |
| 53 | ELM | 10 | 101 | HACKBERRY | 8 |
| 54 | ELM | 16 | 102 | HACKBERRY | 9 |
| 55 | HACKBERRY | 10 | 103 | HACKBERRY | 10 |
| 56 | ELM | 13 | 104 | HACKBERRY | 12 |
| 59 | ELM | 9 | 105 | SHUMARD OAK | 23 |
| 60 | ELM | 8 | 106 | HACKBERRY | 10 |
| 61 | ELM | 8 | 107 | CHINA BERRY | 8 |
| 62 | ELM | 15 | 108 | HACKBERRY | 13 |
| 63 | ELM | 10 | 110 | HACKBERRY | 17 |
| 64 | ELM | 15 12 | 111 | HACKBERRY | 10 |
| 65 | ELM | 13 | 113 | ELM | 12 |
| 66 | ELM | 11 7 | 116 | SPANISH OAK | 11 8 |
| 67 | ELM | 11 | 118 | ELM | 9 |
| 68 | ELM | 10 | 119 | ELM | 14 |
| 69 | ELM | 17 | 120 | JUNIPER | 8 |
| 70 | ELM | 11 | 121 | JUNIPER | 13 |
| 79 | HACKBERRY | 10 | 123 | ELM | 9 |
| 80 | SHUMARD OAK | 13 | 126 | HACKBERRY | 12 |
| 81 | CREPE MYRTLE | 8 | 128 | HACKBERRY | 8 5 |
| 82 | ELM | 19 | 129 | CHINA BERRY | 5 5 2 1 |
| 83 | ELM | 8 | 134 | HACKBERRY | 7 3 |
| 90 | ELM | 10 | 137 | ELM | 10 |
| 91 | ELM | 10 | 141 | ELM | 8 |
| 92 | SHUMARD OAK | 24 | | | |



EDGEWATER DRIVE

State of Texas: County of Travis: The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Surveyors Standards and Specifications for a Category 3 3 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Admin. Department of HUD Flood hazard boundary map revised as per Map Number: 4845300430J Zone: X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, Dated: 1/6/2016.

Dated this the 9th day of APRIL, 2019. Esasems & Setbacks added this the 6th day of MAY, 2019.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

Thomas P. Dixon R.P.L.S. 4324



SITE PLAN AT STREET LEVEL

PROJECT INFORMATION

PROJECT NAME: EDGEWATER RESIDENCE
 LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78738
 ZONING: LA
 LEGAL DESCRIPTION: LOT 8, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 9, PAGE 82, TRAVIS COUNTY PLAT RECORDS.

2803 EDGEWATER DRIVE

EDGEWATER VARIANCE
191023

AREA BREAKDOWN (SF)

	PREVIOUS	REVISED
1ST LEVEL	1,588	1,556
2ND LEVEL	1,506	1,458
BALCONY	144	147
GARAGE	480	0
TOTAL BUILDING AREA	3,718	3,161
BUILDING COVER	2,233	1,848
DRIVEWAY	1,513	1,209
UNCOVERED DECK	569	429
OTHER	387	469
TOTAL IMPERVIOUS COV. 5,469	3,955	3,955
LOT SIZE	13,935	13,935
TOTAL IMPER. COV. %	39%	28%

EXISTING TREE LIST

TO REMAIN	TO BE REMOVED
442 HACKBERRY 9	439 HACKBERRY 8
445 LIVE OAK 14	441 HACKBERRY 9
446 CERRE WATTLE 7.5	450 ELM 12
449 ELM 9	452 ELM 11
459 ELM 9	453 ELM 10
465 ELM 13	454 ELM 16
466 ELM 11.7	455 HACKBERRY 10
467 ELM 11	456 ELM 13
468 ELM 10	460 ELM 8
469 ELM 17	461 ELM 8
470 ELM 11	462 ELM 15
479 HACKBERRY 10	463 ELM 10
480 SHALWAD OAK 13	464 ELM 15.12
481 CERRE WATTLE 8	TOTAL INCHES 151
482 ELM 19	
483 ELM 8	
4137 ELM 10	
4141 ELM 8	
TOTAL INCHES 206	

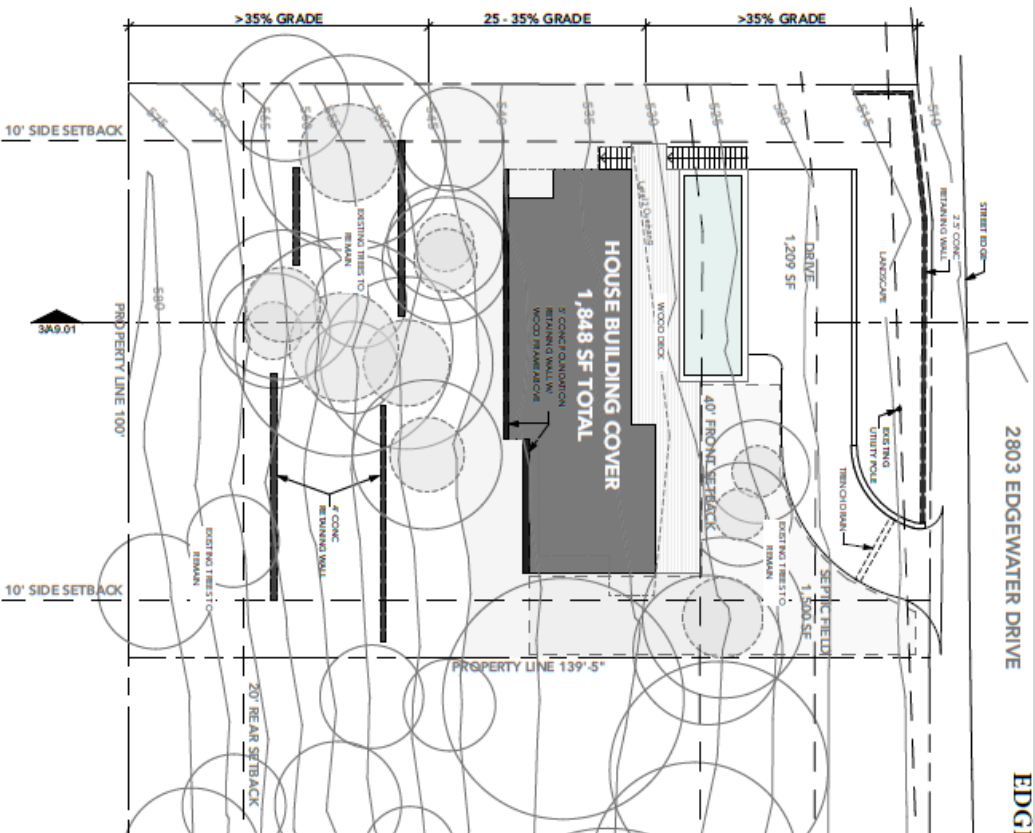
TOTAL EXISTING TREES 357
 TOTAL EXISTING TREES TO BE REMOVED 151
 TOTAL EXISTING TREES TO REMAIN 206

PREVIOUS IMPERVIOUS COVER TABULATIONS BOA HEARING 10/14/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	3,892 SF	10%	66%	196 SF	2,592 SF
25-35%	10,043 SF	0%	29%	0 SF	2,877 SF
OVER 35%	-	-	-	-	-
TOTAL	14,935 SF	0%	29%	196 SF	5,469 SF

REVISED IMPERVIOUS COVER TABULATIONS BOA HEARING 11/07/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	3,892 SF	10%	59%	196 SF	2,279 SF
25-35%	10,043 SF	0%	17%	0 SF	1,676 SF
OVER 35%	-	-	-	-	-
TOTAL	14,935 SF	0%	17%	196 SF	3,811 SF



SITE PLAN @ STREET LEVEL



VARIANCE REVISION NOTES

m(odm) _ BOA Variance hearing November 7th

10/23/19

2803 EDGEWATER VARIANCE REVISION NOTES : Highlighted Points

DELIVERABLES : Included in this package and numbers accordingly

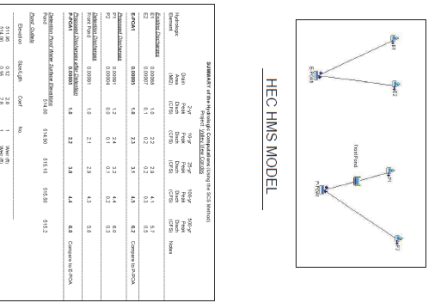
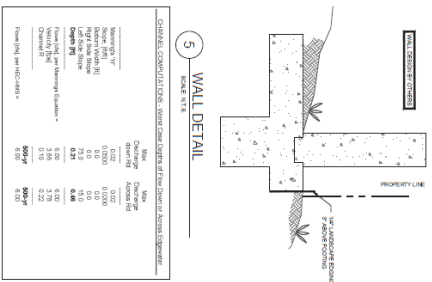
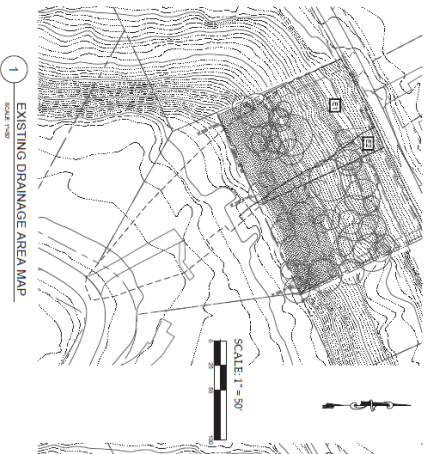
- 1. Revision Notes
- 2. Revised Architecture Plans, Section, Trees, Rendering, and Calculations
- 3. Structural Letter regarding Pier&Beam Foundation
- 4. Civil Drawings : stamped
- 5. Soils Report : Bedrock
- 6. Nieghbor Letters

HIGHLIGHTED NOTES; also included in drawings

- 1. Please include Neighbor Letters / Meeting Feedback
- 2. Footprint of house has decreased from 2,233SF to 1,848 SF
- 3. Impervious cover at 25%-35% Zone has decreased : from 66% to 59%
- 4. Impervious cover Over 35% Zone has decreased : from 29% to 17%
- 5. Detention is not required per residential code - we are proposing detention
- 6. Structural Engineer has provided a letter indicating that Pier and Beann is not a viable solution for this project.
- 7. Soil Report is provided - Bedrock below 24 inches.
- 8. Pool length has been decreased. Pool elevation has also been dropped in consideration to cut and fill
- 9. Cut and Fill minimized and balanced per section.

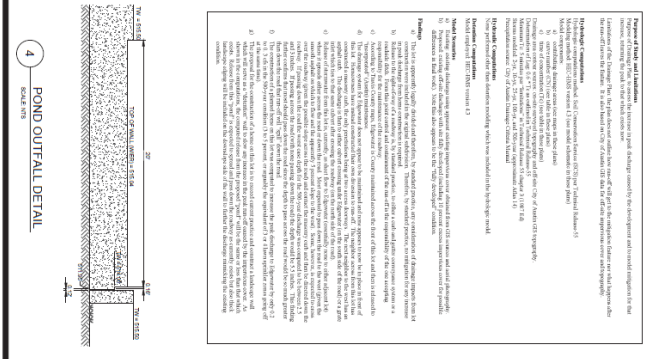
- 10. Surveyed Trees are in drawings indicating trees to remain and trees to be removed.
- 11. Retaining walls are limited to 4 feet per code
- 12. Foundation retaining walls are allowed to rise above 4 feet per code.
- 13. Civil Drawings - are present indicating drainage strategy and zero impact to adjacent neighbors. Run-Off to the street is minimized to less than a water-sprinkler. Existing conditions have been improved with our drainage plan.
- 13. Civil - The proposal for the construction of a home on this lot is to exceed current practice and construct a landscape wall which will serve as a "detention" wall to slow any increase in the peak run-off caused by the impervious cover. As shown in the computations, the computed release from the proposed "pond" will be the same or less than that which exists. Release from this "pond" is expected to spread and pass down the roadway as currently exists but also thick landscape edging will be included on the downslope side of the wall to further the discharge mimicking the existing condition.
- 14. Civil - The construction of a planned home on this lot was computed to increase the peak discharge to Edgewater by only 0.2 to 0. 3 cfs in the 500-year condition (3 to 5 percent, or arguably the equivalent of 3 or 4 lawn sprinkler zones going off at the same time).

DRAINAGE



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97. TO BE DELETED

98. TO BE ADDED

99. TO BE CHANGED

100. TO BE RELOCATED

GRADING & DRAINAGE CALCULATIONS
2803 EDGEMOUNT DRIVE AUSTIN, TX

DRAINAGE

DATE: _____ REVIEWER: _____

PROJECT: _____

SCALE: 1" = 10'

1 of 1

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: ric@tleng.net

DRAINAGE – ENGINEER LETTER



October 21, 2019

Mark Odom Studio
1009 West 6th Street, #50
Austin, Texas 78703

Subject: Preference for foundation type
Odom Residence at 2803 Edgewater Drive, Austin, Texas
Job Number: 19156

Dear Mr. Odom:

At your request, I reviewed the site plan to offer my preference on foundation type. The geotechnical report is not yet available, but assuming shallow bedrock and given the steep topography, I prefer a slab-on-ground foundation over a pier-and-beam for the following reasons:

- Surface drainage around the house wherever possible is better than directing the water under the house. Compared to pipes or culvert under the house, surface drainage around the house is more reliable and easier to maintain with less risk of impacting the structure.
- Backfill to achieve proper drainage is easier against a slab-on-ground grade beam. A pier-and-beam requires clearances for the crawspace and vent openings that can create challenges for retaining the backfill on the uphill side.
- A pier-and-beam would require additional excavation to achieve the necessary clearances.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Duffy'.

Dennis Duffy, P.E.



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/dvservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, November 7th, 2019

Sara Austin I am in favor
 Object

Your Name (please print) 2706 Edgewater

Your address(es) affected by this application

Signature Date 11/6/19

Daytime Telephone: 512-917-9630

Comments: Object to this variance
Permits are not available
to build on steep hillsides
anywhere in Austin.
The intention of zoning
regulations is that
we don't build on steep
hillsides, particularly near the
lake.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

As I understand it, the regulations governing the LA zoning district do not permit building on steep hillside lots such as these under any circumstances. Variances are not allowed except in the case of unique geographical hardship, and even then must not impede the intention of the zoning regulations.

Numerous undeveloped steep hillside lots with similar topography exist all along the Colorado river shore. The intention of the zoning regulations is that they remain undeveloped.

development of these lots is prohibited by code with the direct intention to preserve in perpetuity

- The scenic line of sight views of the Colorado river basin, which are a major symbol of this city, as well as the entire hill-country region
- The natural environment surrounding the lake from which drinking water is drawn
- Preferred habitat of endangered species