

1875 WESTLAKE DR
NORRIS BOAT DOCK

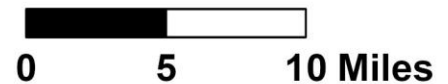
SP-2020-0223DS

Lindsey Sydow
Hydrogeologic Reviewer
Watershed Protection Department

SP-2020-0223DS

Site

-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent

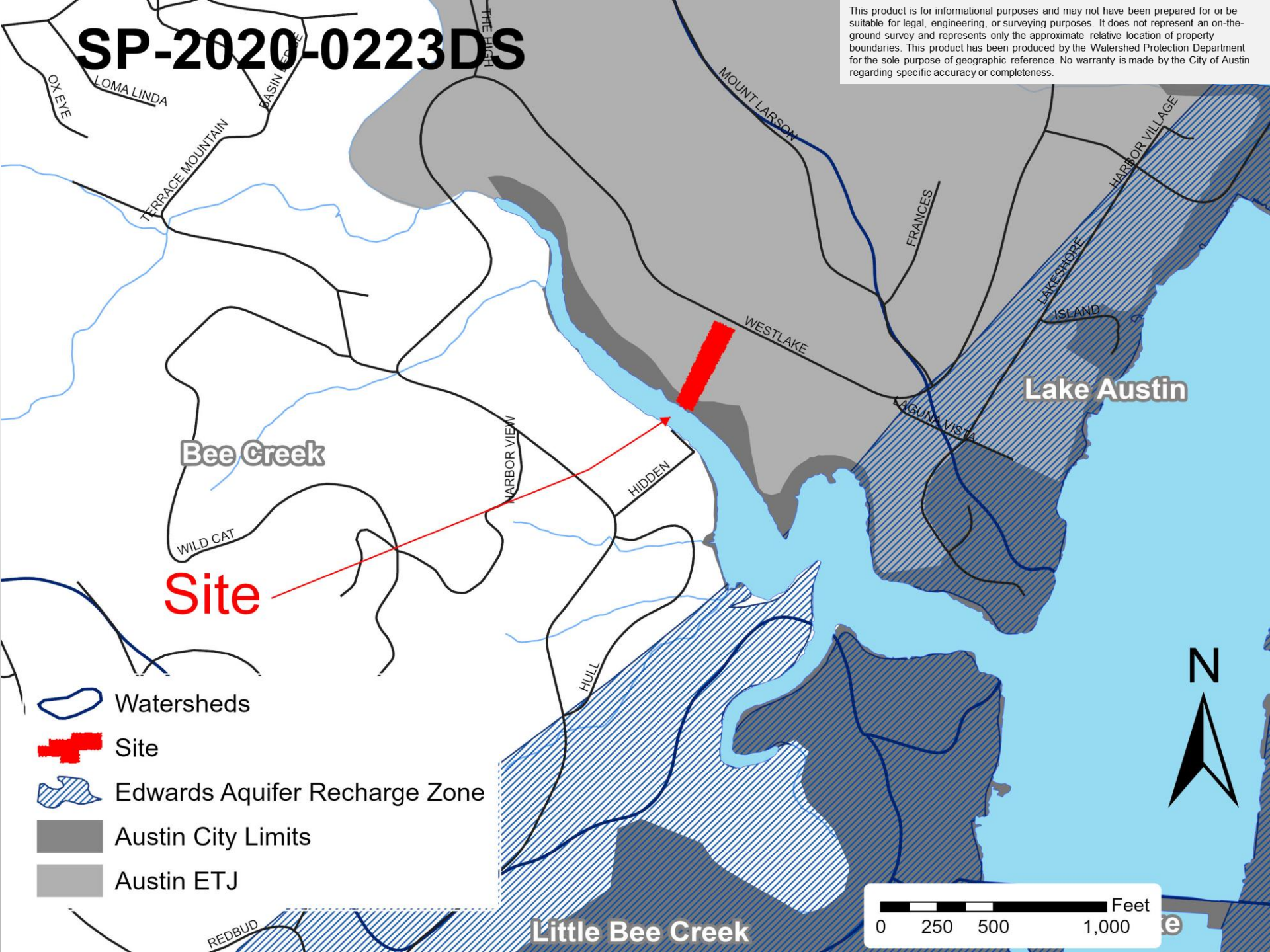


PROPERTY DATA

- BEE CREEK WATERSHED
- WATER SUPPLY RURAL CLASSIFICATION
- CANYON RIMROCK CRITICAL
ENVIRONMENTAL FEATURE ON SITE
- COUNCIL DISTRICT 10

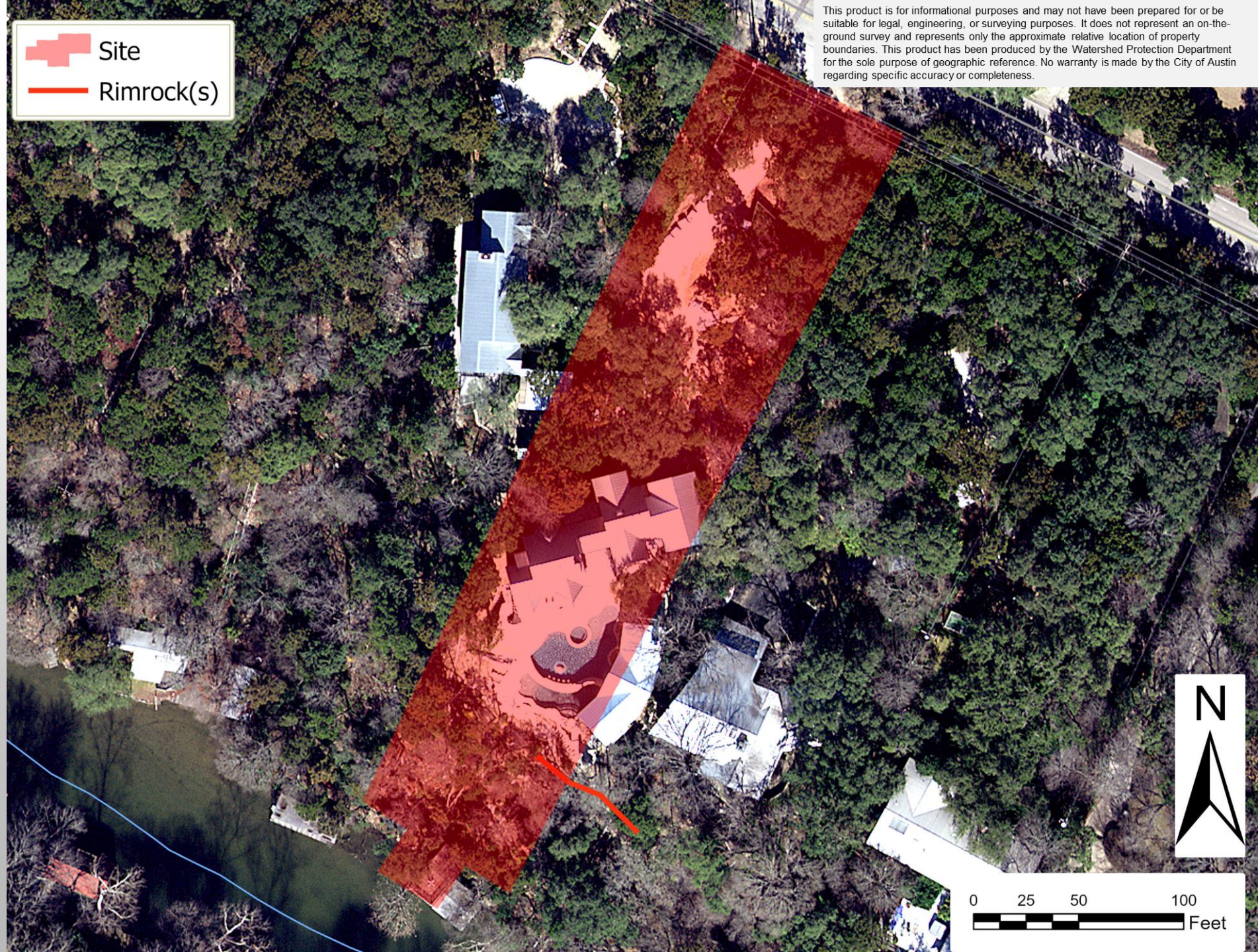
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 Site
 Rimrock(s)

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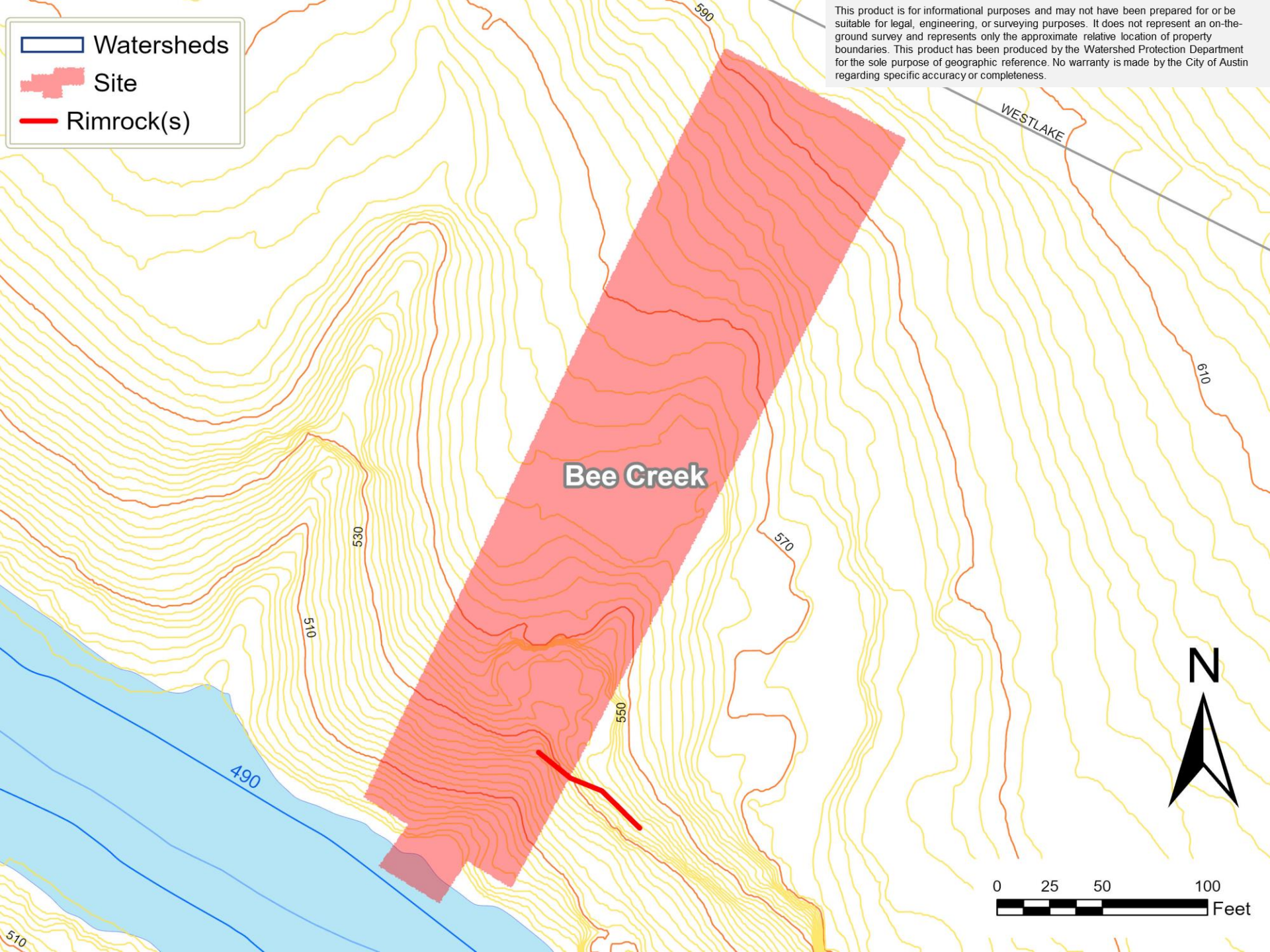


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Watersheds

Site

Rimrock(s)



BACKGROUND

- BOAT DOCK ON LAKE AUSTIN (BEE CREEK)
- DOWNSLOPE FROM CANYON RIMROCK
- UPDATING OLD BOAT DOCK

CODE REFERENCE

- TITLE 25 – LAND DEVELOPMENT CODE,
CHAPTER 25-8-281(C)(2)(B).

VARIANCE REQUEST

REQUEST TO VARY FROM LDC 25-8-
281(C)(2)(B) TO ALLOW CONSTRUCTION
WITHIN A CRITICAL ENVIRONMENTAL
FEATURE (CEF) BUFFER.



Canyon
Rimrock

The image shows a steep, rocky cliff face composed of light-colored, layered rock. A staircase with black metal railings is built into the cliff, ascending from the bottom right towards the top. A large, horizontal rock ledge is prominent in the upper left. A blue arrow points from the label 'Canyon Rimrock' to this ledge, and another blue arrow points to a lower rock section. The cliff is surrounded by lush green trees and vegetation, with a large tree trunk visible on the right side. The ground at the base of the cliff is covered with rocks, fallen leaves, and small green plants.





Justin Tree Experts (800)



Rimrock extends
onto neighboring
property

creek - Lake Austin

PROPOSING DREDGING AND COFFER WALLS. MAXIMUM DREDGING IS 25 CUBIC YARDS. SEE SECTION ABOVE. DREDGE MATERIAL NOT PLACED BEHIND SHEETPILE. PRIOR TO OFFSITE DISPOSAL, CONTRACTOR MUST PROVIDE ENVIRONMENTAL INSPECTOR WITH ADDRESS AND PHONE NUMBER OF SITE RECEIVING DREDGE MATERIAL.

ALL WORK TO BE DONE VIA BARGE. NO SITE ACCESS FOR CONSTRUCTION BY LAND.

457 SF WITHIN THE LOC. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATION 6086.4, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

PROTECT TRUNK OF TREE T139 WITH STRAPPED ON WOOD PLANKING TO A HEIGHT OF 8'

LIMITS OF CRITICAL ENVIRONMENTAL FEATURE BUFFER

PLAN NOTES:

1. 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.
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 section 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.

CHANNEL WIDTH = 105'
20% OF 105 = 21'.
DOCK PROJECTS 17' INTO CHANNEL

LEGEND	
---	LIMITS OF CONSTRUCTION
---	FLOATING TURBIDITY CURTAIN
---	SILT FENCING
HR	HAND RAIL

LIGHT STATION WITH TWO BULB LIGHT FIXTURE, AMBER LIGHT EMITTING BETWEEN 112 AND 400 LUMENS

REQUIRED MITIGATION PLANTING:

457 SF OF DISTURBED AREA WITHIN LOC
1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY PER 500 SF OF DISTURBED AREA.
1 NATIVE SHRUB PER 150 SF OF DISTURBED AREA.
1.75" SYCAMORE FOR 50% MITIGATION OF 15" SYCAMORE REMOVAL.
ALL MITIGATION PLANTINGS NEED TO BE NATIVE PLANTINGS WITHIN 200 MILES.



FOUR 2", SYCAMORE (PLATANUS OCCIDENTALIS)



ONE 1.5", 6' TALL MEXICAN BUCKEYE (UNGNADIA SPECIOSA)



ONE 1.5", 6' TALL BALD CYPRESS (TAXODIUM DISTICHUM)



4 SHRUBS LINDENHEIMER MULHY) PLANTED 1" O.C., ONE GALLON EACH

TREES SURVEYED
Total Appendix F Tree Inches Surveyed: 360"
Heritage Tree Inches Surveyed: 24"
Non-Appendix F Tree Inches Surveyed: 0"
Invasive Trees Inches Surveyed: 0"

TREES REMOVED
NO TREES REMOVED

MITIGATION
Total Mitigation Inches planted: 11"
Total replacement ROW inches planted: 8"
Total Non-mitigation inches planted: 0"
Private inches owed to UFRF: 0"
Public inches owed to UFRF: 0"

N29°03'34"E 4

2 STORY HOUSE
(2985sf)

LIMITS OF CRITICAL ENVIRONMENTAL FEATURE BUFFER

- Dock construction is proposed at bottom of slope, with Limits of Construction (orange) as far from Rimrock CEF (purple) as is feasible.
- No new shoreline access is proposed between house and new dock.

VARIANCE RECOMMENDATION

FINDING OF FACTS HAVE BEEN MET.

STAFF RECOMMENDS THE APPROVAL OF THIS
VARIANCE WITH THE CONDITION THAT ALL
CONSTRUCTION BE COMPLETED BY BARGE.

QUESTIONS?



ALL WORK TO BE DONE VIA
BARGE. NO SITE ACCESS FOR
CONSTRUCTION BY LAND.

SYCAMORE WAS
REMOVED PRIOR TO
REVIEW PROCESS.

FLOATING TURBIDITY
CURTAIN TO DETAIN
FUGITIVE SEDIMENT

18" MULCH SOCK TO DETAIN
FUGITIVE SEDIMENT

457 SF WITHIN THE LOC. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

PROTECT TRUNK OF TREE T139
WITH STRAPPED ON WOOD
PLANKING TO A HEIGHT OF 8'

LAKE AUSTIN SHORELINE
ELEVATION 492.8'

LIMITS OF _____
CRITICAL
ENVIRONMENTAL
FEATURE BUFFER

100 YR FLOODPLAIN AS
DEFINED BY FEMA AND
THE COA, APPROX 495'

EXISTING —
ACCESS
PATH TO
BOAT DOCK

S-1 CRITICAL
ENVIRONMENTAL
FEATURE
RIMROCK

CONCRETE
PAD

EXISTING STONE BULKHEAD
(115SF), NO WORK ON BULKHEAD

