

BORDERS BOAT DOCK 1 BOAT DOCK CONSTRUCTION

SP-2021-0084D

Eric Brown

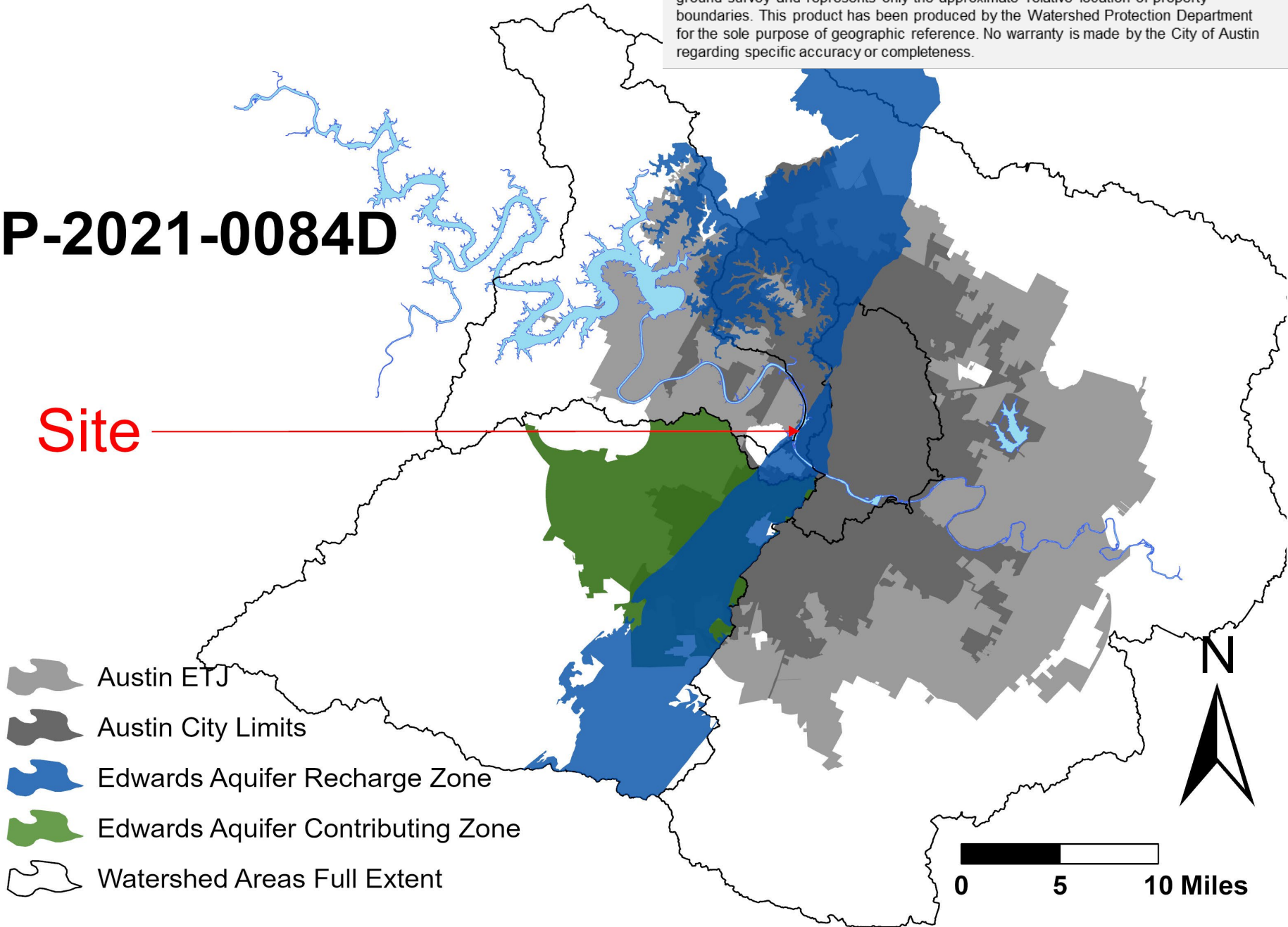
Hydrogeologic Reviewer

Watershed Protection Department

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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SP-2021-0084D

Site



PROPERTY DATA

- LAKE AUSTIN, TAYLOR SLOUGH SOUTH WATERSHED
- WATER SUPPLY SUBURBAN CLASSIFICATION
- CRITICAL ENVIRONMENTAL FEATURES ON SITE
- COUNCIL DISTRICT 10

SP-2021-0084D

Taylor Slough North

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Site

Lake Austin

Taylor Slough South

Bee Creek

Bee Creek

-  Watersheds
-  Site
-  Edwards Aquifer Recharge Zone
-  Austin City Limits
-  Austin ETJ

0 250 500 1,000 1,500 Feet

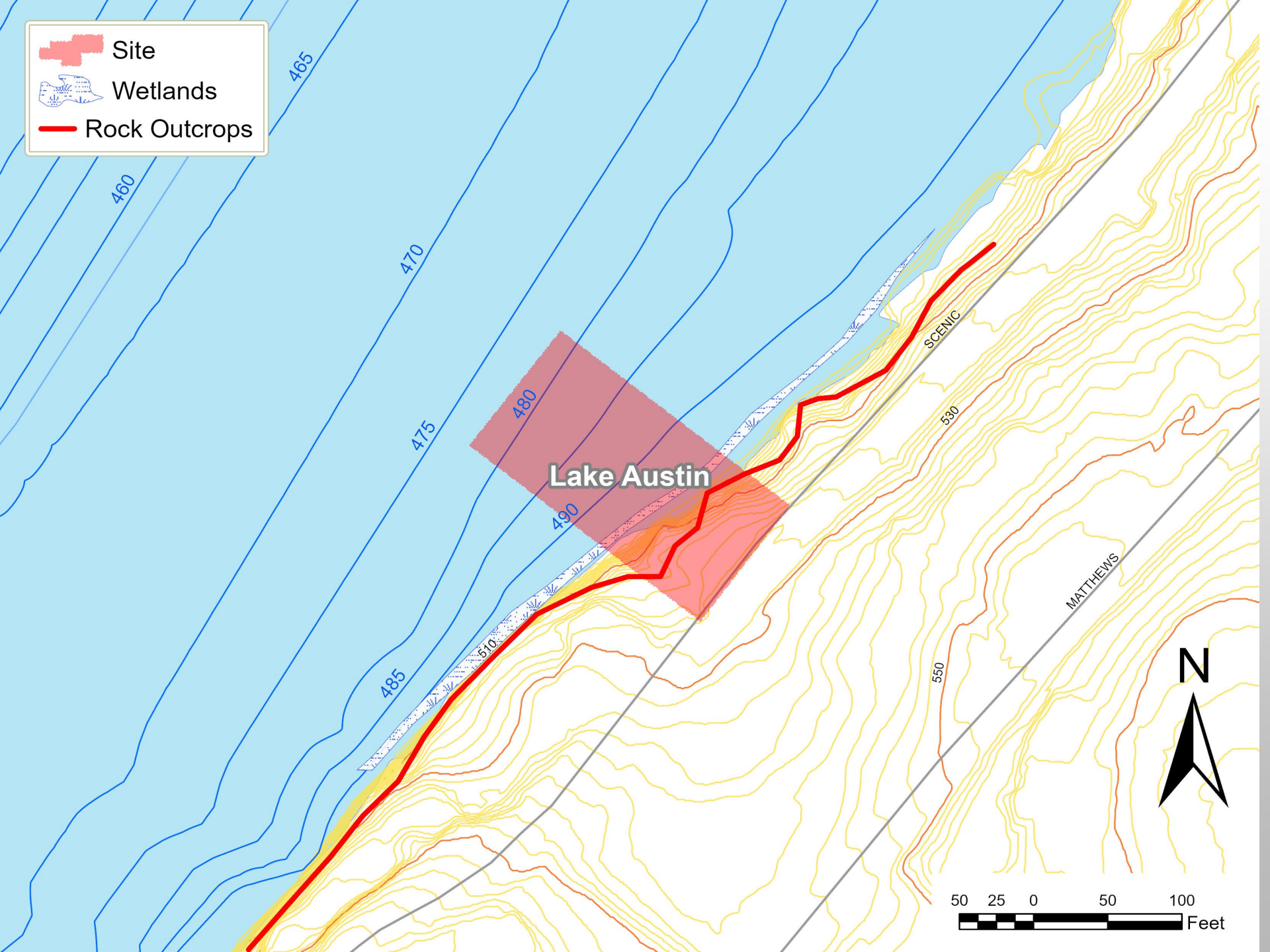
Site

Rimrock(s)

Wetlands



Site
Wetlands
Rock Outcrops



BACKGROUND

- BOAT DOCK ON THE LAKE
- NEAR RIMROCK AND WETLAND
- CONSTRUCTION OF NEW BOAT DOCK

CODE REFERENCE

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

VARIANCE REQUEST

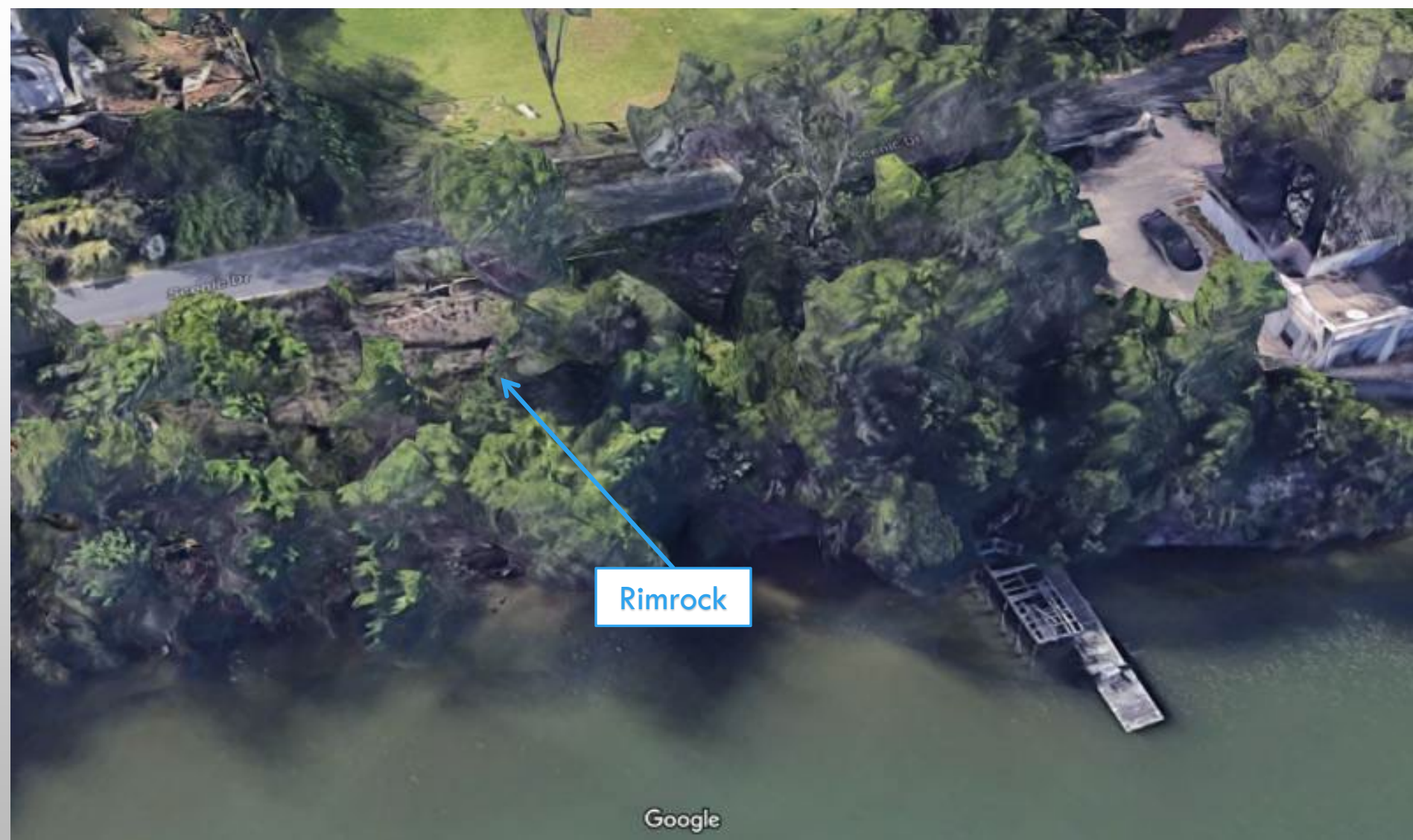
REQUEST TO VARY FROM LDC 25-8-
281(C)(2)(B) TO ALLOW CONSTRUCTION
WITHIN 150-FOOT OF CRITICAL
ENVIRONMENTAL FEATURE (CEF) BUFFERS.

Rimrock





Rimrock



Rimrock

Google

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 AND PROFESSIONAL ENGINEER CERTIFY NO LONG-TERM IMPACTS TO RIMROCK FROM CONSTRUCTED ACCESS TO DOCK.

1908 square feet out of the Daniel J. Gilbert League No. 8

Land Status Determination: C8I-83-065
Land Status Determination: C8I-94-0022
Land Status Determination: C8I-99-2181
Land Status Determination: C8I-2014-0082

A portion of the subject property is located in Zone "AE" according to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 48453C0445K, effective January 21, 2020.

The 100 year flood plain elevation for this site per the FEMA floodplain is 492.94

1. This site is located near the Edwards Aquifer Recharge Zone.
2. If at any time during construction of this project an underground storage tank (UST) is found, construction in that area must stop until a City of Austin UST Construction Permit is applied for and approved. Any UST removal work must be conducted by a UST Contractor that is registered with the Texas Commission on Environmental Quality (TCEQ). Contact Elizabeth Simmons at elizabeth.simmons@usafintexas.gov if you have any questions. [COA Title 6.]
3. Prior to issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states that the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 section 1612.4.
4. All activities within the Critical Environmental Features (CEF) setback must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.

1. All improvements shall be made in accordance with the released site plan.
2. Any additional improvements will require site plan amendment and approval of the Development Services Department.
3. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
4. Additional electric easements may be required at a later date.
5. Prior to issuance of building permit applicant will tender a letter, sealed by a licensed professional stating that all buildings in the floodplain (i.e. boat docks) adhere to the provision of ASCE 24-Flood Resistant design and construction.

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection, initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Erosion Sedimentation Control Plan (ESC). Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. All new material will be delivered by boat/ barge and/or land.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC).
6. Begin site clearing/construction (or demolition) activities.
7. Complete construction and start revegetation of the site.
8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the Development Services Department indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.
9. 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.

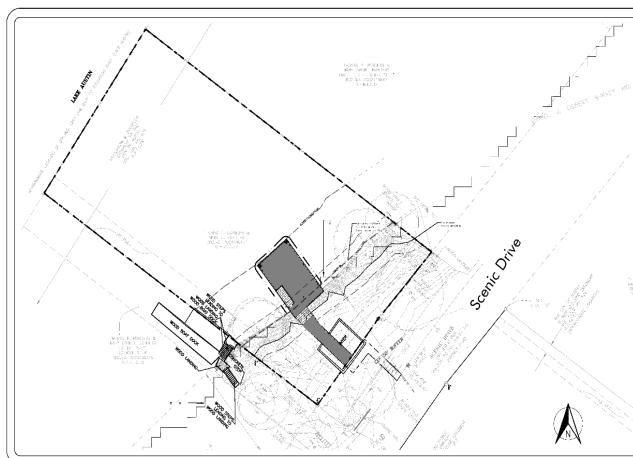
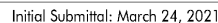
No.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	TOTAL # OF SHEETS IN PLAN SET	NET CHANGE IN IMP. COVER (S.F.)	TOTAL SITE IMP. COVER (SQ. FT.)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, telephone (512)305-9000, has jurisdiction over individuals licensed under the Landscape Architects Registration Law, Texas Civil Statutes, Article 249c.

2400 Block of Scenic Drive, Austin TX, 78703

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. SITE PLAN
4. DEMOLITION PLAN
5. GRADING PLAN
6. EROSION CONTROL PLAN
7. EROSION CONTROL DETAILS
8. GENERAL NOTES
9. ROOF PLAN
10. FLOOR PLAN LEVEL 2
11. FLOOR PLAN LEVEL 1
12. SECTIONS
13. SECTIONS
14. ELEVATIONS



PROJECT SITE

SCALE: 1" = 30'

The subject property is located in the Lake Austin Watershed, Water Supply Rural classification.
The subject property is zoned SF-3-NP and is exempt from the Lake Austin Overlay based on § 25-2-180 B(2).

THOMAS & MARY C. BORDERS
1904 W. 35TH STREET
AUSTIN, TX 78703
PHONE: (512) 347-8050

LAND STRATEGIES INC.
CONTACT: MICHAEL LINEHAN
1411 W 5TH STREET, SUITE 100
AUSTIN, TEXAS 78703
PHONE: (512) 328-6050
FAX: (512) 328-6172

CONTACT: REY GONZALEZ
3701 EXECUTIVE CENTER DRIVE, SUITE 101
AUSTIN, TEXAS 78731
PHONE: (512) 231-1119

EXISTING LOT AREA: 0.435 ACRES
EXISTING SHORELINE LENGTH: 107.25 FT
ALLOWABLE BOAT DOCK WIDTH: 21.45 FT
PROPOSED BOAT DOCK WIDTH: 21.0 FT = 20% OF SHORELINE LENGTH
PROPOSED BOAT DOCK LENGTH: 30.0 FT

THE DOCK IS AN ACCESSORY USE TO THE PRINCIPAL
SINGLE FAMILY RESIDENCE AT 3700 GILBERT STREET,
AUSTIN TX, 78703 BUILDING PERMIT NUMBER:
2013-123146 BP

APPROVED BY:

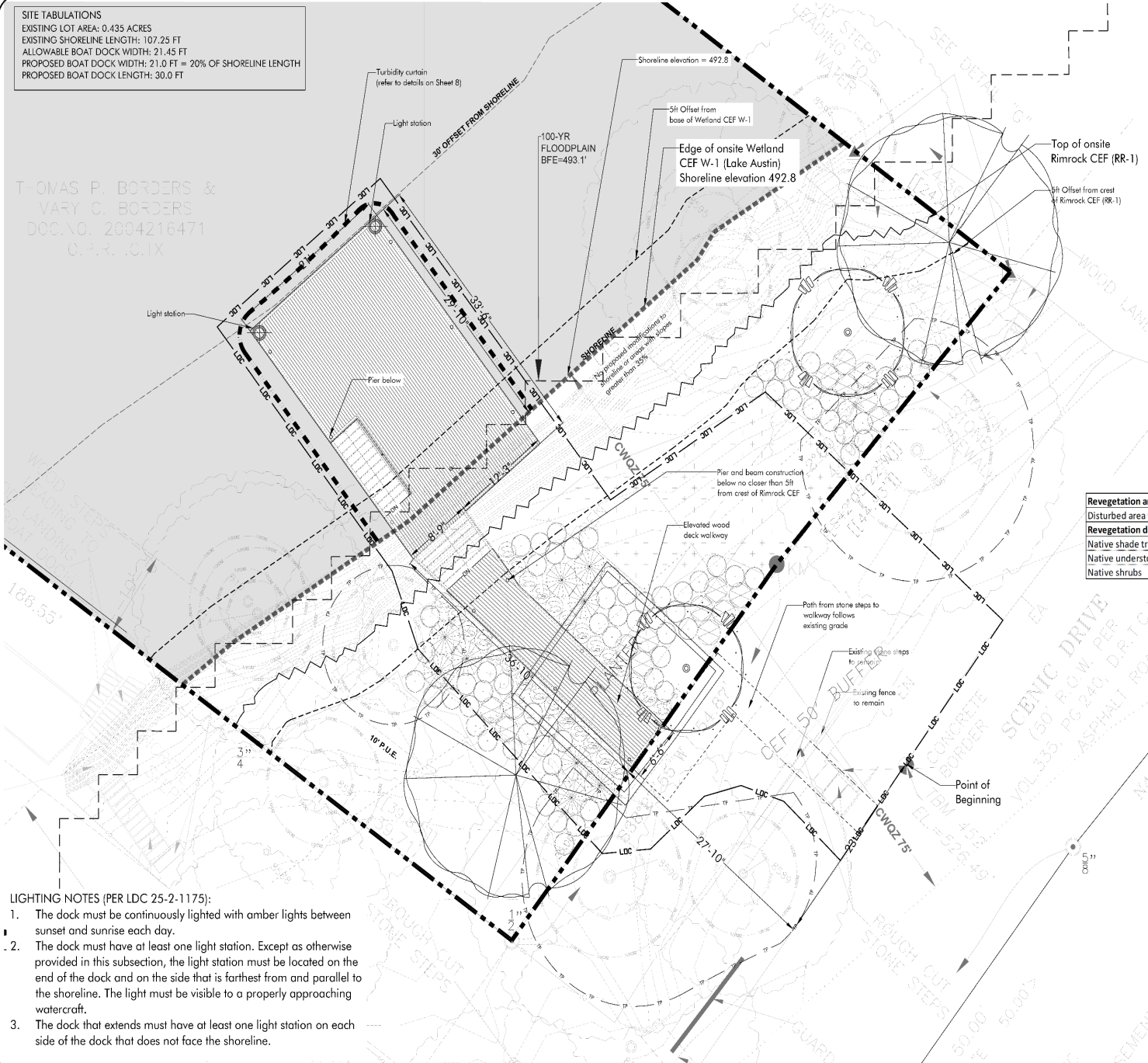
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE:

CASE NUMBER: SP-2021-0084D

SITE PLAN APPROVAL		SHEET <u>1</u> OF <u>1</u>
FILE NUMBER: <u>SP-2011-0004D</u>	APPLICATION DATE: _____	
APPROVED BY COMMISSION ON: _____	UNDER SECTION _____ OF _____	
CHAPTER _____ OF THE CITY OR ALLEGANY CODE		
PERMISSION DATE (P.S.W. #): _____	CITY MANAGER _____	_____
PROJECT EXPIRATION DATE (ENR #): <u>8/30/2016</u>	OWNER _____	_____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		
REASON FOR NON-FINAL COMPLIANCE: _____ <div style="display: flex; justify-content: space-between; margin-top: 5px;"> YES _____ NO _____ </div>		
Final project must be completed by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit(s) and/or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		

SITE TABULATIONS
 EXISTING LOT AREA: 0.435 ACRES
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 ALLOWABLE BOAT DOCK WIDTH: 21.45 FT
 PROPOSED BOAT DOCK LENGTH: 21.0 FT = 20% OF SHORELINE LENGTH
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T. OMAS P. BORDERS &
 VARY C. BORDERS
 DEC. 10, 2004 216471
 C.P.R. C.O.I.X



LEGEND:

- PROPERTY BOUNDARY
- SHORELINE / WETLAND CEF W-1
- RIMROCK CEF RR-1
- RIMROCK 5FT SETBACK
- 100-YR FLOODPLAIN
- CWQZ / LA ZONING SETBACK
- LIMIT OF CONSTRUCTION
- TP TP TREE PROTECTION FENCE PER COA DETAILS 6105-1 & 6102-2
- 1/2000 1/2000 HALF CRITICAL ROOT ZONE
- 1/4000 1/4000 QUARTER CRITICAL ROOT ZONE
- EXISTING TREE SHIRAC REPRESNTS FULL CRITICAL ROOT ZONE

PLANT SCHEDULE

TOTAL QTY	SYMBOL	DESCRIPTION AND SIZE
2	☼	SHADE TREE (8" CAL.) Ulmus crassifolia Cedar Elm
2	☼	UNDERSTORY TREE (2") Ilex vomitoria Yaupon Holly
27	☼	SHRUBS (3 GAL.) Salvia greggii Autumn sage
9	☼	Resperstris parviflora Red yucca
17	☼	Muhlenbergia capillaris Gulfcoast Mully
76	☼	Nazarea tenuissima Mexican Feathergrass
		Native Grassland Planting Standard Specification 6002.6

Revegetation area calculations

Disturbed area within 25' of shoreline	937.13 s.f.
Revegetation description	Required Provided
Native shade trees	2 2
Native understory trees	2 2
Native shrubs	6 129

- LIGHTING NOTES (PER LDC 25-2-1175):**
1. The dock must be continuously lighted with amber lights between sunset and sunrise each day.
 2. The dock must have at least one light station. Except as otherwise provided in this subsection, 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. The dock that extends must have at least one light station on each side of the dock that does not face the shoreline.

NOTES:

1. Prior to issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states that the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 section 1612.4.
2. All structure for the dock will be delivered and done by barge. Finish materials and the walkway will be delivered and done by land.

SCALE: 3/16" = 1'-0"

CASE NUMBER: SP-2021-0084D

LAND STRATEGIES INC.
 1983 - 2022
 39 YEARS OF EXCELLENCE
 1411 W. SPRING STREET
 SUITE 100
 ALBUQUERQUE, N.M. 87102
 PH: (505) 226-4650
 FAX: (505) 226-4170
 EMAIL: LSI@landstrategies.com

REGISTERED ARCHITECT & ENGINEER
 STATE OF TEXAS
 1997
 3/17/2022

NOTES:

BORDERS BOAT DOCK 1

REVISIONS

SET ISSUED

DRAWN BY

SHEET NAME
 SITE PLAN

SHEET
 3 OF 14

NOTE:
SUPPORT COLUMNS ARE 6" DIAMETER



LAND STRATEGIES INC.

1983 - 2021

38
YEARS OF EXCELLENCE

11' 10" N.S. 4' 7.5"
10' 0" N.S. 4' 7.5"
10' 0" N.S. 4' 7.5"
10' 0" N.S. 4' 7.5"
10' 0" N.S. 4' 7.5"
10' 0" N.S. 4' 7.5"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NOTES:
1.

BORDERS BOAT DOCK 1

LSI # 1653

SET ISSUED
10/22/20

REVISIONS

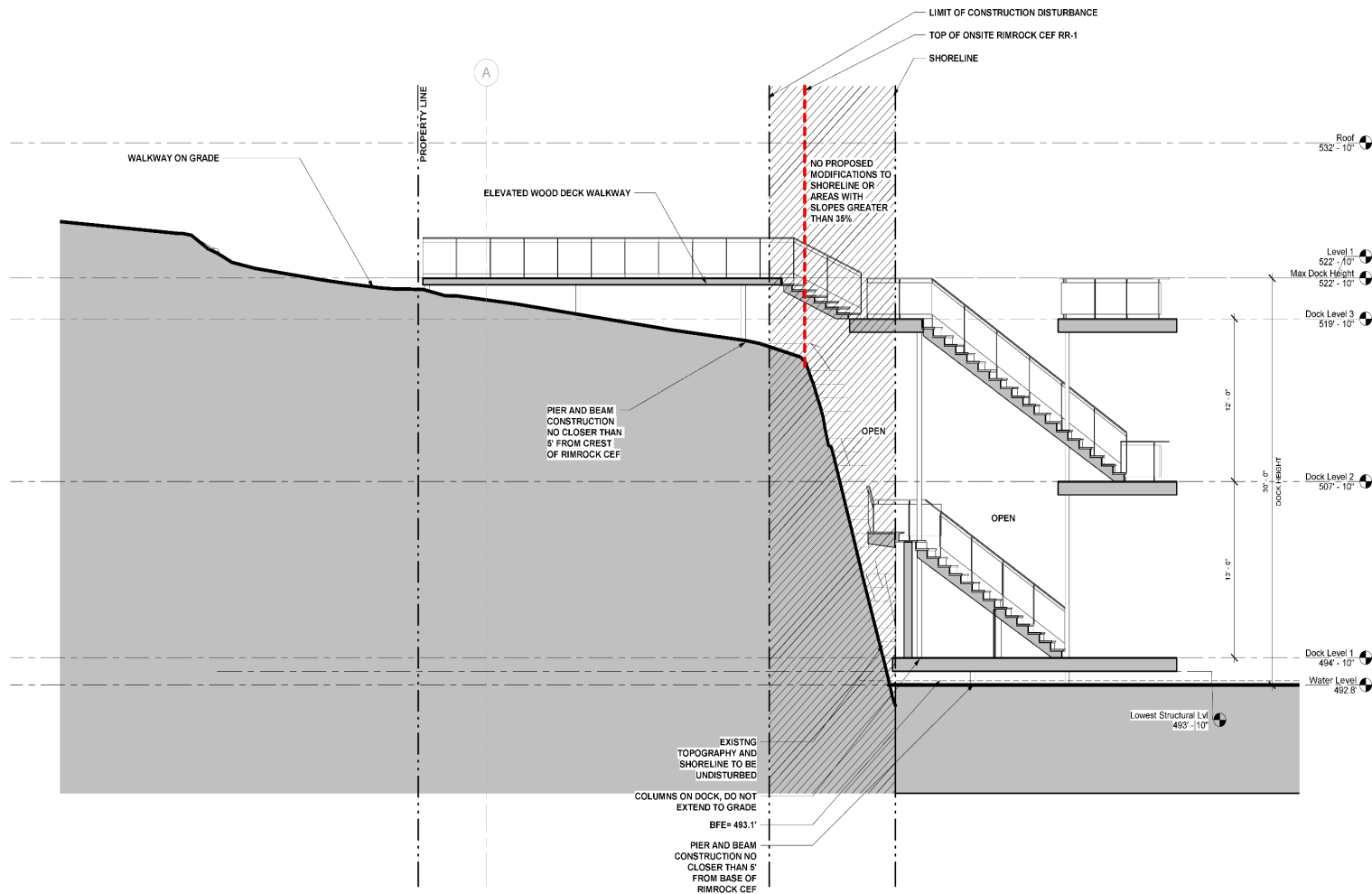
DRAWN BY

SHEET NAME

SECTIONS

SHEET

13 OF 14



CASE NUMBER: SP-2021-0084D

SCALE: 1/4" = 1'-0"

QUESTIONS?

