# ITEM04/1 BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0048

**BOA DATE**: December 11<sup>th</sup>, 2023

ADDRESS: 1446 Rockcliff Rd OWNER: Willow Beach LLC <u>COUNCIL DISTRICT: 8</u> <u>AGENT</u>: Jon Fichter – Aqua Permits

ZONING: LA

LEGAL DESCRIPTION: ABS 72 SUR 1 BROWN W ACR 8.8930

VARIANCE REQUEST: increase the footprint of a boat dock from 1,200 square feet to 2,235 square feet

**<u>SUMMARY</u>**: erect a second Boat Dock

**<u>ISSUES</u>**: existing boat dock inaccessible due to its location at the end of a narrow channel that is impassible by boat.

	ZONING	LAND USES
Site	LA	Single-Family
North	LA	Lake Austin
South	PUD	Single-Family
East	LA	Lake Austin
West	PUD/LA	Single-Family

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets Austin Neighborhoods Council City of Rollingwood Friends of Austin Neighborhoods Neighborhood Empowerment Foundation Preservation Austin SELTexas Save Our Spring Alliance TNR BCP – Travis County Natural Resources





November 29, 2023

Stephen Hawkins 6504 Betty Cook Dr Austin, TX 78723

Property Description: ABS 72 SUR 1 BROWN W ACR 8.8930

#### Re: C15-2023-0048

Dear Stephen,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-1176(A)(5)(a) to increase the footprint of a boat dock at 1446 Rockcliff Rd.

**Austin Energy does not oppose the request**, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities\_criteria\_manual?nodeId=S1AUENDECR\_1 .10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

### Cody Shook, Planner III

Austin Energy Public Involvement | Real Estate Services 2500 Montopolis Drive Austin, TX 78741 (512) 322-6881 Cody.Shook@austinenergy.com





**CITY OF AUSTIN Development Services Department** Permitting & Development Center Phone: 512.978.4000 6310 Wilhelmina Delco Dr, Austin, Texas 78752

# Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable). For Office Use Only

$1000 \pi - 15225505 \pi - 1000 \pi - 15225505 \pi - 1000 \pi - 0151110207 \pi - 015110207 \pi - 000000000000000000000000000000000$	Case #	C15-2023-0048	ROW #	13225563	Tax #	0131110267
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### Section 1: Applicant Statement

Street Address: 1446 Rockcliff Rd, Austin TX 78746	
Subdivision Legal Description:	
ABS 72 SUR 1 BROWN W ACR 8.8930	
Lot(s):	Block(s):
Outlot:	Division:
Zoning District: LA	Council District: 8
I/We Stephen Hawkins	on behalf of myself/ourselves as
authorized agent for <u>Willow Beach LLC</u>	affirm that on
Month September , Day 15 , Year 2	2023 , hereby apply for a hearing before the
Board of Adjustment for consideration to (select a	opropriate option below):
○Erect ○Attach ○Complete ○Remode	del O Maintain O Other:
Type of Structure: Boat Dock	



Portion of the City of Austin Land Development Code applicant is seeking a variance from:

### **Section 2: Variance Findings**

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

# NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

#### **Reasonable Use**

The zoning regulations applicable to the property do not allow for a reasonable use because:

#### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

b) The hardship is not general to the area in which the property is located because:

# **ITEM04/5**

#### Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed boat dock is located on the shoreline of Lake Austin and will adhere to all Land
Development code(s) pertaining to new boat docks.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

 Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

n/a			
· · · · · · · · · · · · · · · · · · ·			

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

<u>n/a</u>	 	 	

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

## **ITEM04/6**

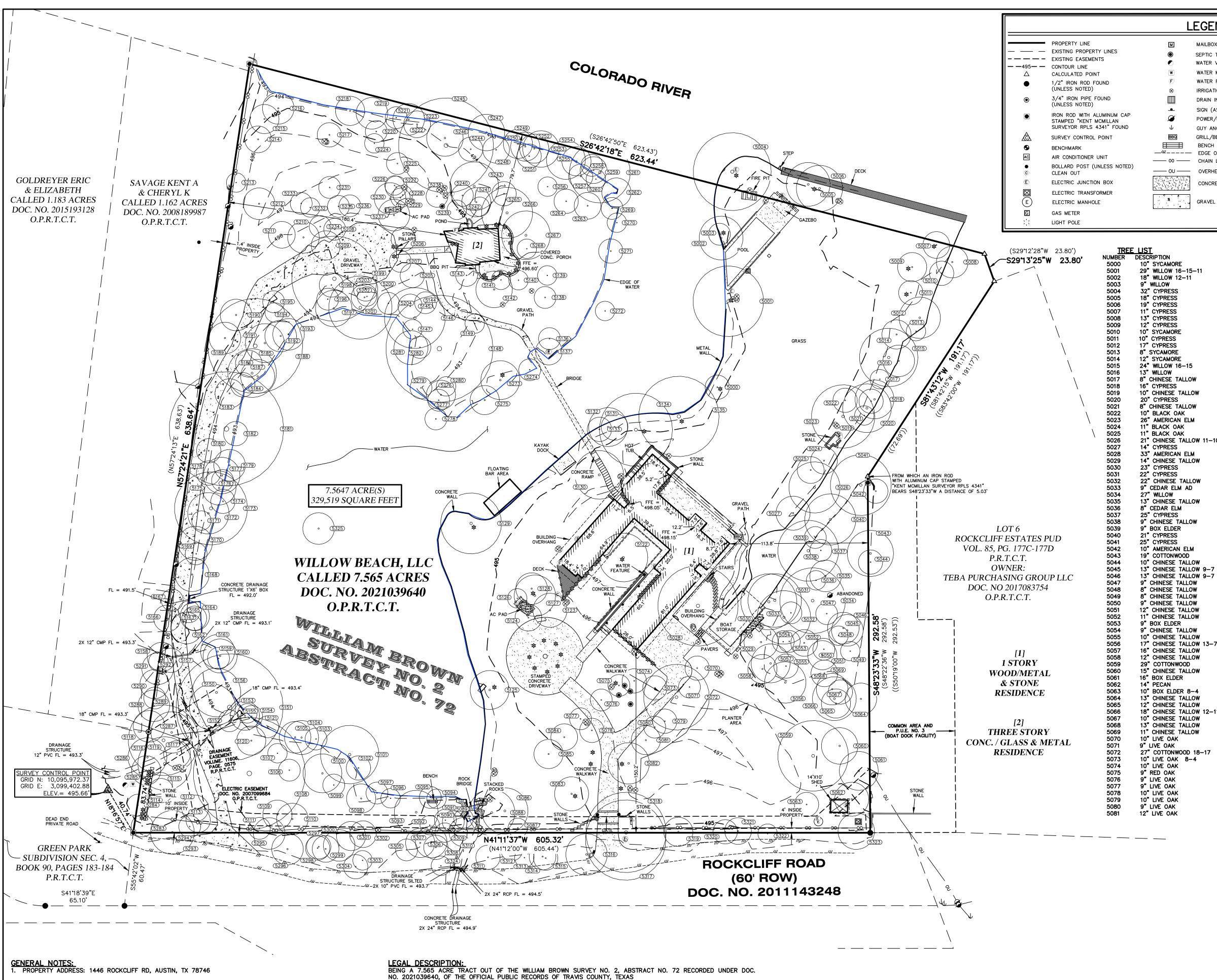
### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:		Date: <u>09/15/2023</u>
Applicant Name (typed or printed): Stephen Hawk	ins	
Applicant Mailing Address: <u>6504 Betty Cook Dr</u>		
City: Austin	State: <u>TX</u>	Zip: <u>78723</u>
Email (optional – will be public information):		
Section 4: Owner Certificate		
I affirm that my statements contained in the complemy knowledge and belief.	ete application are true	and correct to the best of
Owner Signature:		Date: <u>09/15/2023</u>
Owner Name (typed or printed): Willow Beach LLC		
Owner Mailing Address: <u>1446 Rockcliff Rd.</u>		
City: Austin	State: <u>TX</u>	Zip: <u>78746</u>
Phone (will be public information):		
Email (optional – will be public information):		
Section 5: Agent Information		
Agent Name:		
Agent Mailing Address:		
City:		Zip:
Phone (will be public information):		
Email (optional – will be public information):		

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



- 2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- . ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
- 4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

FLOODPLAIN NOTE: SEE SHEET 2 THIS PROPERTY IS LOCATED WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED, AND ZONE 'X', (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48453C0435K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BEARING BASIS:** ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000075503133.

SURVEY CONTROL: CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED OCTOBER 31, 2022.

UTILITY NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**ITEM04/7** 

MAILBOX       R.O.W.       RIGHT-OF-WAY         SEPTIC TANK LID       TCAD       TRAVIS COUNTY APPRAISAL         WATER VALVE       P.R.T.C.T.       PLAT RECORDS,         WATER METER       P.R.T.C.T.       PLAT RECORDS,         WATER FAUCET       R.P.R.T.C.T.       PLAT RECORDS,         IRRIGATION CONTROL VALVE       O.P.R.T.C.T.       OFFICIAL PUBLIC RECORDS,         DRAIN INLET       O.P.R.T.C.T.       OFFICIAL PUBLIC RECORDS,         TRAVIS COUNTY, TEXAS       SIGN (AS NOTED)       D.R.T.C.T.         DEED RECORD INFORMATION PER       2021039640 O.P.R.T.C.T         GUY ANCHOR       ())       RECORD INFORMATION PER         GUY ANCHOR       (())       RECORD INFORMATION PER         DRAIN LINK FENCE       DOC. NO.       DOCUMENT NUMBER         OVERHEAD UTILITY       CONCRETE       CONCRETE	L	EGEND			
		MAILBOX SEPTIC TANK LID WATER VALVE WATER METER WATER FAUCET IRRIGATION CONTROL VALVE DRAIN INLET SIGN (AS NOTED) POWER/UTILITY POLE GUY ANCHOR GRILL/BBQ GRILL BENCH EDGE OF ASPHALT CHAIN LINK FENCE OVERHEAD UTILITY	TCAD P.R.T.C.T. R.P.R.T.C.T. O.P.R.T.C.T. D.R.T.C.T. () (()) VOL./PG.	TRAVIS COUNTY APPRAISAL DISTRICT PLAT RECORDS, TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS DEED RECORDS, TRAVIS COUNTY, TEXAS RECORD INFORMATION PER 2021039640 O.P.R.T.C.T RECORD INFORMATION PER VOL. 87, PG. 177D P.R.T.C.T VOLUME, PAGE	

VICINITY MAP

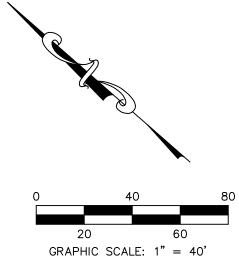
SCALE: 1" = 2000'

	5082 5083	17" CRAPE MYRTLE 8–5–5–4–4 14" WOOLY BUMELIA
	5084	11" WOOLY BUMELIA
1	5085 5086	12" WOOLY BUMELIA 19" PECAN
	5087	8" BOX ELDER
	5088 5089	19" CHINESE TALLOW 8" CHINESE TALLOW
	5090	9" CHINESE TALLOW
	5091 5092	9" CHINESE TALLOW 8" CHINESE TALLOW
	5093	18" CHINESE TALLOW
	5094 5095	8" HICKORY 9" CHINESE TALLOW
	5096	8" CHINESE TALLOW
	5097 5098	9" HICKORY 12" CHINESE TALLOW
	5099	9" CHINESE TALLOW
	5100 5101	16" HACKBERRY 24" CYPRESS
	5102	10" CHINESE TALLOW
	5103 5104	9" CYPRESS 14" CHINESE TALLOW
	5105	13" CHINESE TALLOW
	5106 5107	9" BOX ELDER 8" HACKBERRY
	5108	46" ASH 21-21-17-11
11–10–9	5109 5110	12" CHINESE TALLOW 13" CHINESE TALLOW
	5111	9" PECAN 11" CHINESE TALLOW
	5112 5113	10" CHINESE TALLOW
	5114 5115	10" CHINESE TALLOW 10" CHINESE TALLOW
	5116	22" PECAN
	5117 5118	11" CHINESE TALLOW 29" WILLOW 26-5
	5119	17" WILLOW
	5120 5121	12" CHINESE TALLOW 9" WILLOW
	5122	20" BLACK OAK
	5123 5124	14" LIVE OAK 11" LIVE OAK
	5125	16" CYPRESS
	5126 5127	8" BOX ELDER 17" CHINESE TALLOW
	5128	13" BOX ELDER
9-7 9-7	5129 5130	25" CYPRESS 17–15 20" PECAN
	5131	11" HICKORY
	5132 5133	16" CHINESE TALLOW 10" CHINESE TALLOW
	5134 5135	30" WILLOW 16-15-13
	5135 5136	33" WILLOW 13-12-10-9-9 9" BLACK OAK
	5137 5138	11" CHINESE TALLOW 8-6 9" CHINESE TALLOW
	5138	8" CHINESE TALLOW
13–7	5140 5141	8" CHINESE TALLOW 8" CHINESE TALLOW
	5142	15" CHINESE TALLOW
	5143 5144	9" CHINESE TALLOW 9" HACKBERRY
	5145	10" BOX ELDER
	5146 5147	25" WILLOW 8" CHINESE TALLOW
	5148	44" WILLOW 33-14-8
12–11	5149 5150	8"WILLOW 19"CHINESE TALLOW 14—9
	5151	44" CYPRESS
	5152 5153	9"PECAN 12"CYPRESS
	5154 5155	9" WILLOW 8" WILLOW
-17	5155	8 WILLOW 20" CYPRESS
	5157 5158	10" COTTONWOOD 12" WILLOW
	5158	9" CYPRESS
	5160 5161	14"WILLOW 14"WILLOW
	5162	13" BOX ELDER
	5163 5164	10" CHINESE TALLOW 12" CYPRESS
	5165	9" CHINESE TALLOW

E166	
5166	11" BOX ELDE
5167	9" HACKBERR
5168	14" BOX ELDE
5169	9" BOX ELDER
5170	14" CHINESE 1
5171	8" BOX ELDER
5172	17" CYPRESS
5173	30" WILLOW
	10" CYPRESS
5174	10 CIPRESS
5175	14" WILLOW 1
5176	9" COTTONWO
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5178	10" BOX ELDE 13" CYPRESS
5179	13" CYPRESS
5180	10" PECAN
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5181	47" WILLOW 3
5182	10" WILLOW
5183	12" BOX ELDE
5184	10" CHINESE 1 20" CYPRESS
5185	20" CYPRESS
5186	14" WILLOW
5187	11" WILLOW
5188	11" WILLOW 39" WILLOW
5189	13" PECAN
5190	15 PECAN
5191	13" PECAN 16" CHINESE T
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5193	13" WILLOW 8" BOX ELDER
5194	8" BOX ELDER
5195	9" BOX ELDER
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5196	9 CHINESE I/
5197	15" CYPRESS
5198	10" CHINESE 1
5199	35" WILLOW
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5200	26" CYPRESS
5201	11" CHINESE T
5202	8" CHINESE T
5203	10" CHINESE 9" CHINESE T
5204	9" CHINESE T
5205	10" CHINESE
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5207	9" BLACK OA
5208	9" HACKBERR
5209	12" PECAN
5210	13" HACKBERF
5211	11" HACKBERR
5212	13" WILLOW
5213	8" BOX ELDER
5214	11" WILLOW
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5217	10" BOX ELDE
5218	10" OVDDESS
	IZ CIPRESS
5219	12" CYPRESS 13" CYPRESS
5220	9" BOX ELDER
5221	9" PECAN AD
5222	13" CYPRESS
5223	11" CYPRESS
5224	8" CHINESE T
5225	9" WILLOW
5226	8" WILLOW
5227	9" WILLOW
5228	8" BURR OAK
	8" CHINABERR
5229	
5230	13" CHINESE
5231	9" WILLOW
5232	8" WILLOW
5233	9" WILLOW
5234	
5254	9" HACKBERR
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5235	9" HACKBERR
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11" BOX ELDER
9" HACKBERRY 14" BOX ELDER
9" BOX ELDER
14" CHINESE TALLOW 8" BOX ELDER
17" CYPRESS
30" WILLOW 17-14-11 10" CYPRESS
14" WILLOW 10-8 9" COTTONWOOD
15" WILLOW
10" BOX ELDER 13" CYPRESS
13" CYPRESS 10" PECAN 47" WILLOW 31–22–10
47" WILLOW 31-22-10
10" WILLOW 12" BOX ELDER
10" CHINESE TALLOW 20" CYPRESS
20" CYPRESS 14" WILLOW
11" WILLOW 39" WILLOW 19-16-14-10
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13" PECAN 16" CHINESE TALLOW
16" CHINESE TALLOW 13" CYPRESS 13" WILLOW
8" BOX ELDER
9" BOX ELDER 9" CHINESE TALLOW
9" CHINESE TALLOW 15" CYPRESS
15" CYPRESS 10" CHINESE TALLOW 35" WILLOW
35" WILLOW 26" CYPRESS
11" CHINESE TALLOW
8" CHINESE TALLOW 10" CHINESE TALLOW
9" CHINESE TALLOW
10" CHINESE TALLOW 10" BLACK OAK
9" BLACK OAK 9" HACKBERRY
9" HACKBERRY 12" PECAN
13" HACKBERRY 9–8
11" HACKBERRY 13" WILLOW
8" BOX ELDER
11" WILLOW 12" BOX ELDER
13" BOX FLDER
10" BOX ELDER 8–4 12" CYPRESS
13" CYPRESS
9" BOX ELDER
9" PECAN AD 13" CYPRESS
11" CYPRESS
8" CHINESE TALLOW STUMP 9" WILLOW
8" WILLOW
9" WILLOW 8" BURR OAK
8" BURR OAK 8" CHINABERRY
13" CHINESE TALLOW 9" WILLOW
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12" CHINESE TALLOW 9-5
8" WILLOW 20" CHINESE TALLOW 11-10-8
20" CHINESE TALLOW 11-10-8 10" BOX ELDER
10" WILLOW 26-18-8 15" HACKBERRY
15" HACKBERRY 15" CYPRESS
11" CYPRESS
12" CYPRESS

5250	12" CYPRESS
5251	10" CHINESE TALLOW
5252	12" WILLOW
5253	15" WILLOW 16" WILLOW 8-8-8
5254	16" WILLOW 8-8-8
5255	12" WILLOW
5256	8" CHINESE TALLOW
5257	10" CHINABERRY
5258	9" CYPRESS
5259	11" CYPRESS
5260	8" CHINESE TALLOW
5261	25" CYPRESS 12-10-9-6
5262	12" CYPRESS
5263	11" CYPRESS
	10" CHINESE TALLOW
5264	10 CHINESE TALLOW
5265	10" WILLOW
5266	21" WILLOW
5267	20" CHINESE TALLOW 11-10-8
5268	8" CHINESE TALLOW
5269	9" CYPRESS
	8" CHINESE TALLOW
5270	
5271	10" CHINESE TALLOW
5272	8" CYPRESS
5273	16" CYPRESS
5274	9" CHINESE TALLOW
5275	12" BOX ELDER 8-8
	12" CHINESE TALLOW
5276	
5277	9" CHINESE TALLOW
5278	9" CYPRESS
5279	9" CYPRESS
5280	8" BOX ELDER
5281	14" CHINESE TALLOW
	9" CHINESE TALLOW
5282	
5283	9" PECAN
5284	9"_PECAN
5285	12" CHINESE TALLOW
5286	16" HACKBERRY 11–10
5287	13" HACKBERRY
5288	13" HACKBERRY
5289	9" HACKBERRY
5290	12" HACKBERRY 8-7
5290	13" HACKBERRY
5292	8" HACKBERRY
5293	18" HACKBERRY 15-6
5294	9" HICKORY
5295	13" PECAN
5296	13" CHINESE TALLOW 10" BOX ELDER
5297	10" BOX ELDER
5298	10" BOX FLDER
5299	11" CHINESE TALLOW 13" BOX ELDER
5300	13" BOX FLDER
5301	12" CHINESE TALLOW
	11" OUNESE TALLOW
5302	11" CHINESE TALLOW 8" CHINESE TALLOW
5303	8 CHINESE TALLOW
5304	10" CHINESE TALLOW
5305	9" CHINESE TALLOW 12" CHINESE TALLOW
5306	12" CHINESE TALLOW
5307	13" CHINESE TALLOW
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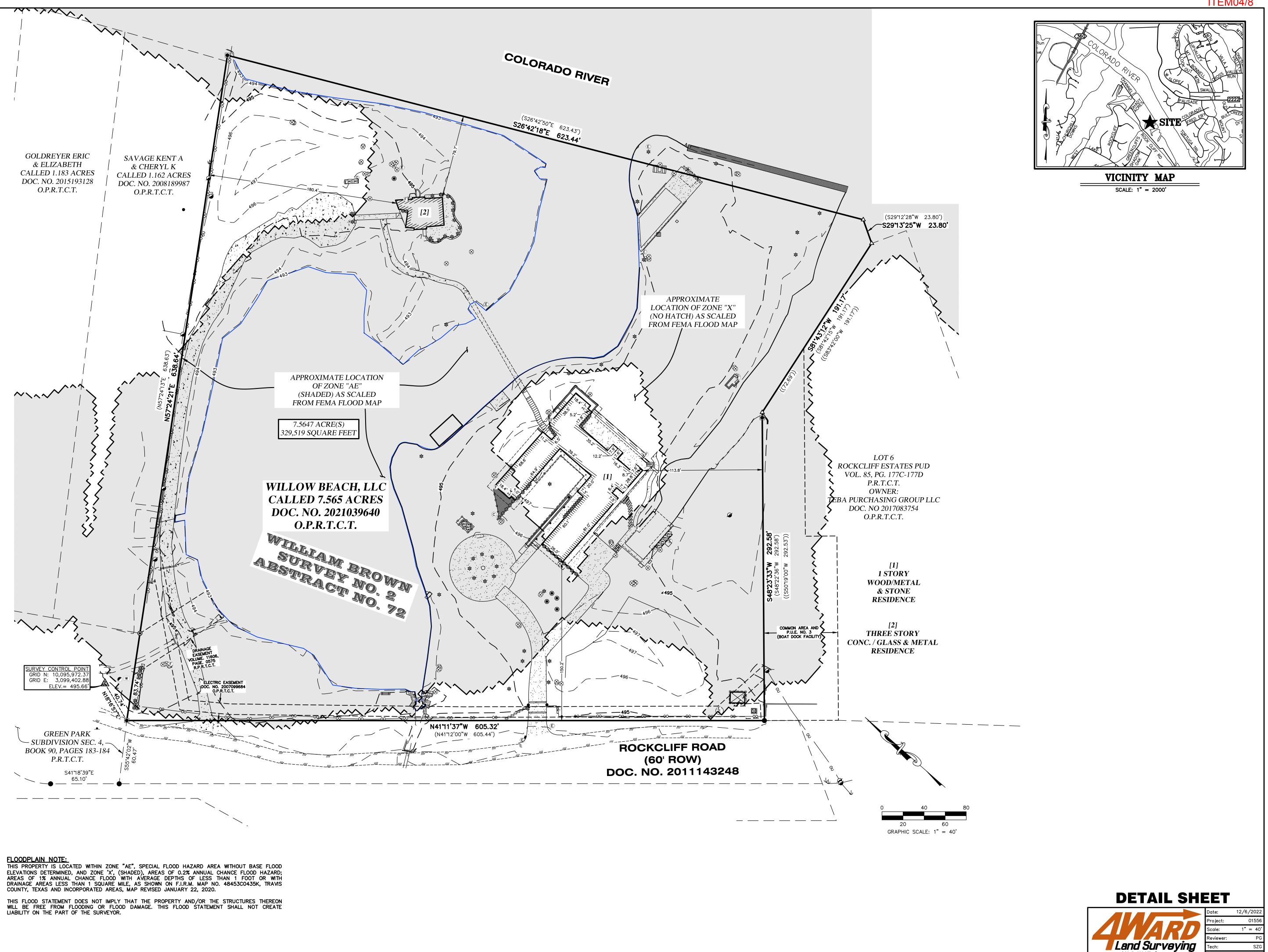
**BOUNDARY, TREE, AND TOPOGRAPHIC SURVEY OF A 7.565 ACRE TRACT OUT OF THE WILLIAM BROWN** SURVEY NO. 2, **ABSTRACT NO. 72 City OF Austin, Travis County, Texas** 

SURVEYOR'S CERTIFICATE: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

12/6/2022 DATE PAUL N. GUERRERO, R.P.L.S. TEXAS REGISTRATION NO. 5992 PGUERRERO@4WARDLS.COM







PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300

ield Crew: Survey Date: NOV. 2022 2 OF 2 Sheet: P:\01556\Dwg\01556.dwg

APPENDIX P-1	- EROSION	I CONTROL NOTES	

1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) 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. — Plan sheets submitted to the City of Austin MUST show the following:

Direction of flow during grading operations.

Location, description, and calculations for off-site flow diversion structures.

Areas that will not be disturbed; natural features to be preserved. Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.).

Location and type of E&S BMPs for each phase of disturbance.

Calculations for BMPs as required. Location and description of temporary stabilization measures.

Location of on-site spoils, description of handling and disposal of borrow materials,

and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

Describe sequence of construction as it pertains to ESC including the following elements: 1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then

temporary stabilization, then permanent, etc.)

Project phasing if required (LOC greater than 25 acres)
 Sequence of grading operations and notation of temporary stabilization measures to

be used

4. Schedule for converting temporary basins to permanent WQ controls

5. Schedule for removal of temporary controls

6. Anticipated maintenance schedule for temporary controls
— Categorize each BMP under one of the following areas of BMP activity as described below:
3.1 Minimize disturbed area and protect natural features and soil

3.2 Control Stormwater flowing onto and through the project

3.3 Stabilize Soils

3.4 Protect Slopes3.5 Protect Storm Drain Inlets

3.6 Establish Perimeter Controls and Sediment Barriers

3.7 Retain Sediment On-Site and Control Dewatering Practices

3.8 Establish Stabilized Construction Exits

3.9 Any Additional BMPs— Note the location of each BMP on your site map(s).

— For any structural BMPs, you should provide design specifications and details and refer t othem.

— For more information, see City of Austin Environmental Criteria Manual 1.4.

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, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental.inspections@austintexas. gov, 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 authorized COA staff. 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 that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (1/2) inch or greater 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 or one-third (1/3) of the installed

height of the control whichever is less.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. In addition, if the project site is located within the Edwards Aquifer, the Project Manager must notify the Travis County Balcones Canyonlands Conservation Preserve (BCCP) by email at bccp@traviscountytx.gov. Construction activities within 50 feet of the void must stop.

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.

• Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S.

An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S 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.

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 or include a cool season cover crop:<br/>(Western Wheatgrass ( Pascopyrum smithii ) at 5.6 pounds per acre, Oats ( Avena sativa ) at<br/>4.0 pounds per acre, Cereal Rye Grain ( Secale cereale ) at 45 pounds per acre. Contractor must<br/>ensure that any seed application requiring a cool season cover crop does not utilize annual<br/>ryegrass ( Lolium multiflorum ) or perennial ryegra ss ( Lolium perenne ). Cool season cover crops<br/>are not permanent erosion control.trenching<br/>C. Wound<br/>D. Other a<br/>and fires.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Item 604S or 609S.

A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.

B. Hydromulch shall comply with Table 1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 11/2 inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no

bare spots larger than 10 square feet. D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S

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	1,500 to 2,00 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 grasse shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermuda grass or native seed and installed together, understanding that germination of warm season seed typically requires soil temperatures of 60 to 70 degrees.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 poun per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S 609S.

A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator.

B. Hydromulch shall comply with Table 2, below.

C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.

D. Permanent erosion control shall be acceptable when the grass has grown at least 11/2 inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

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	2,500 to 4,000 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 3,000 to 4,500 Ibs per acre (se manufacturers recommendation

10. The contractor shall not dispose of surplus excavated material from the site without notif the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material. REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # of Sheets in Plan Set	Net Change Imp. Cover (Sq-Ft)	City of Austin Appro Date

APPENDIX P-2: - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

Protective fences shall be erected according to City of Austin Standards for Tree Protection
 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,

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 of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);

NOTE: IF AT ANY TIME DURING C ONSTRUCTION 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@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

oplicati ates	on	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;	6.
500 to :	-	D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.	or d 7.
s per a	cre	Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.	8. per tl
		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 ft (or to the limits of lower	ассо 9.
		branching) in addition to the reduced fencing provided. 8. Trees approved for removal shall be removed in a manner which does not impact trees	mate 10.
		to be preserved. 9. Any roots exposed by construction activity shall be pruned flush with the soil.	build
		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	Gen 1. Th
on only	y. If	soil temperature and minimizes water loss due to evaporation. 10. Any trenching required for the installation of landscape irrigation shall be placed as far	2. De 3. A
he gra		from existing tree trunks as possible. 11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip	into o (Sec
xed wi		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	4. Co 5. Er
f 45 pc		place before damage occurs (ripping of branches, etc.). 13. All finished pruning shall be done according to recognized, approved standards of the	on si 6. Ap
a grass ative		industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).	regul 7. Ap
em 604	4S or	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.	The 8. All land,
lizer. es the		APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION The following sequence of construction shall be used for all development. The applicant is	ianu,
it copy of		encouraged to provide any additional details appropriate for the particular development. 1. Temporary erosion and sedimentation controls are to be installed as indicated on the	
		approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that	NOT FLOC REG
a		is required to be posted on the site. Install tree protection, initiate tree mitigation measures and conduct "Pre - Construction" tree fertilization (if applicable).	OF T
y the		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	
h. All d		scheduled date of the required on-site preconstruction meeting. 3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated	S
s ation		Responsible Party, and the General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.	1
st 11⁄2	for	Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water	2 3
verage	: IUÍ	quality plan requirements and the erosion plan. 4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet	4
et. f Austir	า	structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump	5 6
		pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be	0
licatior	۱	protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).	
es		<ol><li>Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution</li></ol>	
		Prevention Plan (SWPPP) posted on the site. 6. Begin site clearing/construction (or demolition) activities.	
		7. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction	
		schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project	
		Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be	
onditio to 4,5	500	coordinated with the appropriate City Inspector. 8. Permanent water quality ponds or controls will be cleaned out and filter media will be	
er acre	ers	installed prior to/concurrently with revegetation of site. 9. Complete construction and start revegetation of the site and installation of landscaping.	
nmend	lations)	10. 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,	
	otifying	signature, and date to the Development Services Department indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans.	
n the		After receiving this letter, a final inspection will be scheduled by the appropriate City inspector. 11. Upon completion of landscape installation of a project site, the Landscape Architect shall	
y of	Date	submit a letter of concurrence to the Development Services Department indicating that the required landscaping is complete and in substantial conformity with the approved plans.	
stin proval	Imaged	After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.	
te		12. 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. Conduct any maintenance and rehabilitation of the water quality ponds or controls.	
		APPENDIX P-6 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL	
		NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS As a component of an effective remedial tree care program per Environmental Criteria Manual	I
		section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for	
	<u> </u>	supplemental nutrients. The City Arborist may require these analyses as part of a comprehens tree care plan. Soil pH shall be considered when determining the fertilization composition as s	oil
AL		pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrh izae components are high	nly
ng		recommended. In addition, soil analysis may be needed to determine if organic material or ber microorganisms are needed to improve soil health. Materials and methods are to be approved	l by the
Protec	tion.	City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and ensure coordination with the City Arborist.	а
clearir tion	ıg,	Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical r	
anner		zone of trees as depicted on the City approved plans. Treatment should include, but not limite fertilization, soil treatment, mulching, and proper pruning. Post-construction treatment should occur during final revegetation or as determined by a quali	
		arborist after construction. Construction activities often result in a reduction in soil macro and r pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration	micro
t the ow the		water and/or air injected into the soil is needed or by other methods as approved by the City A The proposed nutrient mix specifications and soil and/or foliar analysis results need to be prov	rboris
f		to and approved by the City Arborist prior to application (Fax $\#$ 512-974-3010). Construction which will be completed in less than 90 days may use materials at 1/2 recommendation	
٦r		rates. Alternative organic fertilizer materials are acceptable when approved by the City Arboris Within 7 days after fertilization is performed, the contractor shall provide documentation of the	st.
or		work performed to the City Arborist, Planning and Development Review Department. P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the	
ning,		Sequence of Construction.	
cases	:	Site Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's	
ee wel		request. Applicant will comply with all applicable City of Austin requirements.	
e area		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	
e at the aded	9	Planning and Development Review Department. 2. All signs must comply with requirements of the Land Development Code.	
		<ul><li>(Section 1 3-2, Article VII)</li><li>3. Additional electric easements may be required at a later date.</li></ul>	
GROU	ND	4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.	
INTIL ED. AN	١Y	<ol><li>A development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.</li></ol>	
CEQ).			

C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work

6. for driveway construction: the owner is responsible for all costs for relocation of, or damage to utilities.

for construction within the right-of-way, a concrete permit is required.

for the building permit, a signed and sealed letter shall be submitted to the city of Austin, r the land development code, 25-1 2-3 1612.4, certifying that the structure is in cordance with asce 24, flood resistant design and construction.

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.
 approval of this site plan does not include building and fire code approval nor building permit approval.

#### **General Notes:**

This project is not located over the Edwards Aquifer recharge zone.

 Deed restrictions or restrictive covenants are not applicable to this property.
 A business or living quarter may not be constructed on a pier or similar structure extending nto or above Lake Austin, except under a license agreement approved by the City Council (Section 25-2-1 176 (H)).

4. Contractor to verity utility locations and ground and flow line elevations before construction.
5. Environmental Inspector has the authority to add/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.

 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.
 All work on this project is to be accomplished via barge. There will be no site access by land, nor will any construction staging or materials storage be located on land.

NOTE: PORTIONS OF THIS PROJECT ARE LOCATED IN THE FEMA 100 YEAR FLOODPLAIN AS DEFINED FLOOD INSURANCE MAY BE REQUIRED. THE FEDERAL REGULATIONS FOR DEVELOPMENT IN A FLOODPLAIN CAN BE FOUND IN CHAPTER 44 OF THE CODE OF FEDERAL REGULATIONS (44 CFR).

# SHEET INDEX:

1 COVER SHEET

- 2 PLAT
- 3 PROPOSED SITE PLAN 4 CLOSE UP OF SITE PLAN
- 5 ELEVATIONS
- 6 LANDSCAPE



Engineer signature and seal per City code Section 25-2-1173

Signature and Seal							
Address	Daniel	Ρŀ	lan	nm 202 17	23.0 32	02.( 08-	)9 05'00'
Phone							

Email: danielphammpe@gmail.com

# SITE SPECIFIC NOTES

OWNER: WILLOW BEACH LLC OWNER MAILING ADDRESS: 1446 ROCKCLIFF RD, AUSTIN TX 78746 PROPERTY ADDRESS: 1446 ROCKCLIFF RD, AUSTIN TX 78746 LEGAL DESCRIPTION: ABS 72 SUR 1 BROWN W ACR 8.8930

DOCK CONTRACTOR: TBA WATERSHED: LAKE AUSTIN WATERSHED CLASSIFICATION: WATER SUPPLY RURAL USE: SF-R

RELATED PERMIT NUMBERS: SP-2009-0077D, SP-2009-0030DS, SP-04-0253D ZONING: AUSTIN FULL-PURPOSE SMART GROWTH ZONE: DRINKING WATER QUALITY ZONE FLOOD PLAIN INFORMATION: The project is within the 100-yr flood plain as shown on F.E.M.A Firm number 48453C0435K, EFFECTIVE ON 1/22/2020

EXISTING SHORELINE LENGTH:2958'ALLOWABLE DOCK WIDTH:40'PROPOSED DOCK WIDTH:33' 7"PROPOSED DOCK LENGTH:33'PROPOSED DOCK FOOTPRINT:1100'

Development Information: MIRO RIVERA ARCHITECTURE Owner: Miro Rivera Address: 505 Powell St, Austin, TX 78703 Owner's representative responsible for plan alternate: Stephen Hawkins Person or firm responsible for erosion/sedimentation control maintenance:

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

# SUBMITTAL DATE: 2/23/2023

 SITE PLAN APPROVAL
 SHEET\_\_\_OF\_\_\_

 FILE NUMBER\_\_\_\_\_\_APPROVED BY COMMISSION ON

 UNDER SECTION \_\_\_OF CHAPTER \_\_OF THE CITY OF AUSTIN CODE

 DATE (LDC 25-5-81) \_\_\_\_CASE MANAGER\_\_\_\_\_

 PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_DWPZ \_\_\_DDZ

 \_\_\_\_\_\_

 DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR	GENERAL COMPLIANC	E
ZONING	REVISION 1	
<b>CORRECTION 1</b>		_
REVISION 2		
<b>CORRECTION 2</b>		_
REVISION 3		
<b>CORRECTION 3</b>		

Final plat must be recorded 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 permits and/or a notice of construction (if a building permit is not required) must also be approved prior to

construction (if a building permit is not required) must also be approved prior to the project expiration date.





City of Austin Watershed Protections & Development Review

LAND STATUS DETERMINATION LEGAL TRACT PLATTING EXCEPTION

12/26/2002

File Number: C8I-02-0382

Address: 1446 ROCKCLIFF RD

Tax Parcel I.D.: 0131110267

The Watershed Protections & Development Review has determined that this property as described in the attached description and map:

Is a LEGAL TRACT consisting of being 7.56 acr out of the William Brown Survey, created pri (Grandfather Date) as evidenced by the indir configuration south boundary line in deed re Volume 2143, Page 278 of the Travis County D Records on 02/09/1960, and the west & north lines in deed recorded in Volume 905, Page 4 Travis County Deed Records on 03/23/1948, be same property as currently described in deed in Document #2001074554 of the Travis County Records on 05/09/2001 and is eligible to re Records on 05/09/2001, and is eligible to utility service.

Additional Notes/Conditions: NONE

(7)

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivsions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: HECTOR AVILA Director (or representative) Watershed Protections & Development Review

### Map Date: 08/21/2002

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