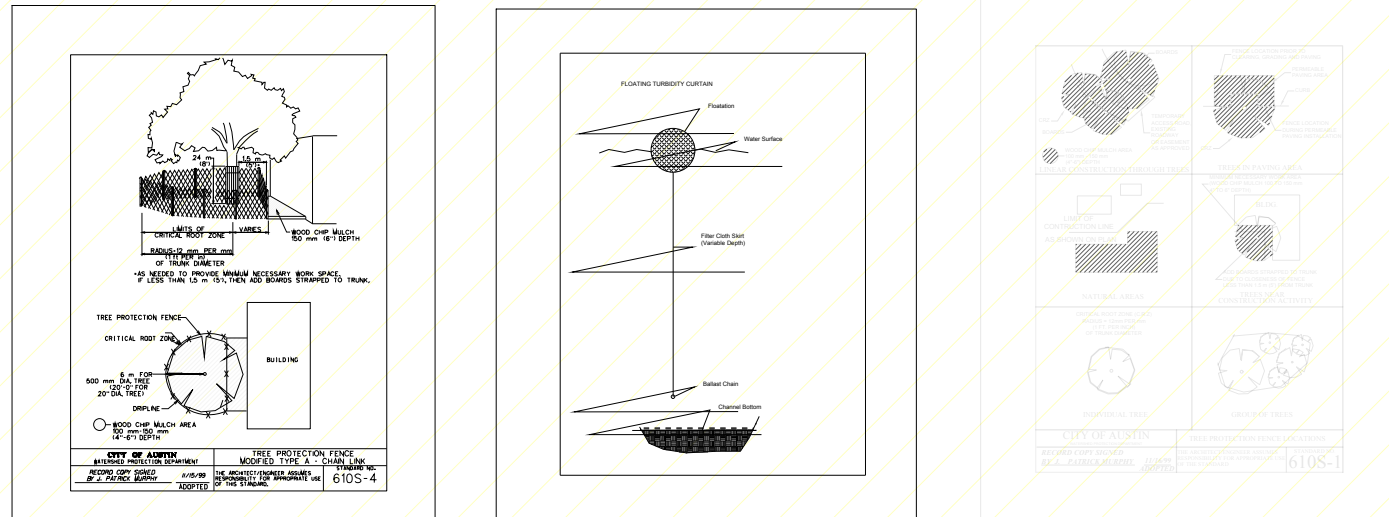


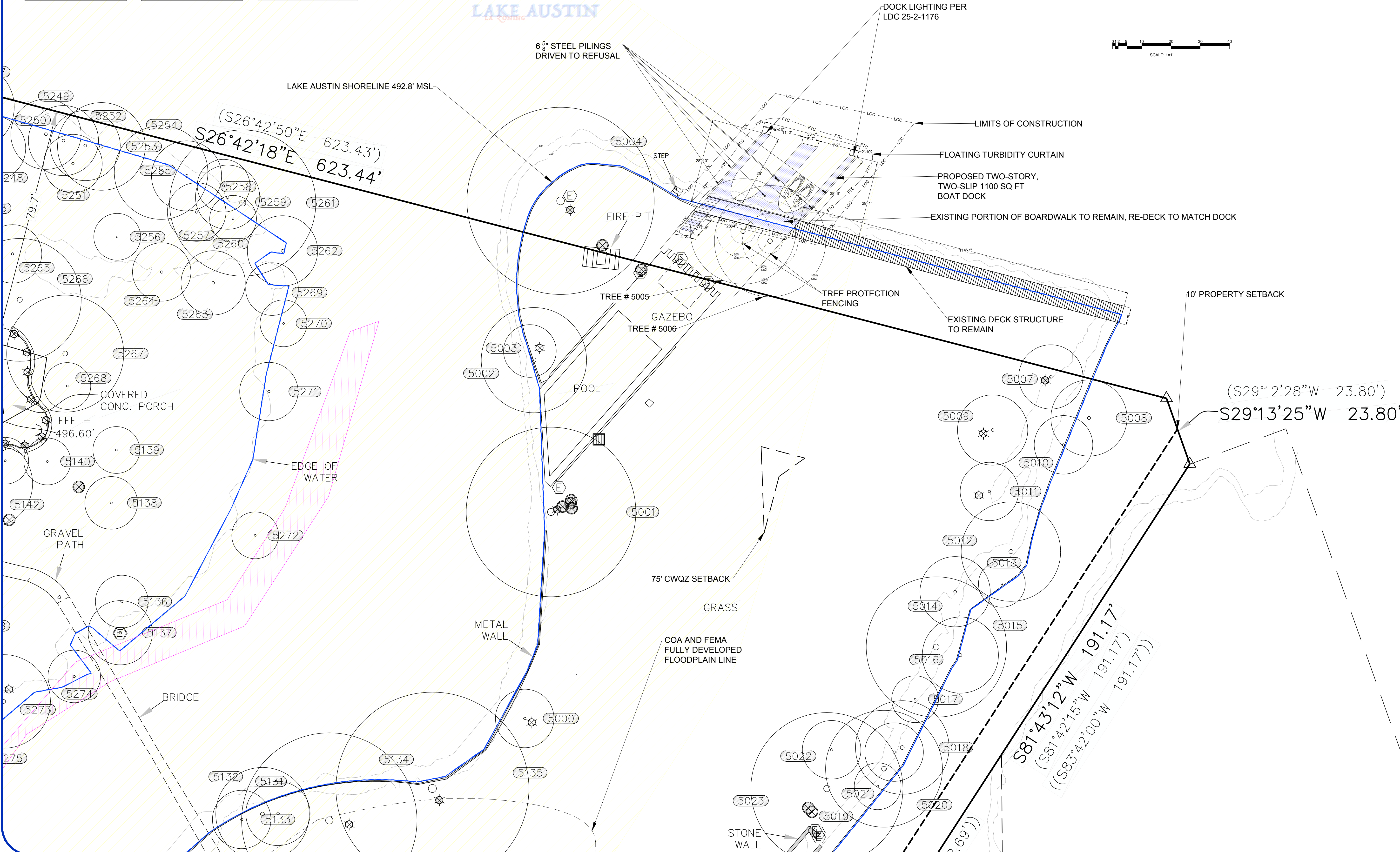
PROPOSED PLAN (ENLARGED)



LEGEND

- LOC — LIMITS OF CONSTRUCTION
- FTC — FLOATING TURBIDITY CURTAIN
- SF — SILT FENCING
- TP — TREE PROTECTION
- SHORELINE
- PROPOSED CONSTRUCTION
- CEF WETLAND
- 150' CEF WETLAND SETBACK

- SITE PLAN NOTES:**
- 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. [LDC 25-2-183]
 - NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
 - ALL AREAS DISTURBED IN THE CRITICAL WATER QUALITY ZONE SHOULD BE RESTORED AS PER STANDARD SPECIFICATION 609.S.
 - NO DREDGE PROPOSED
 - ALL WORK TO BE PERFORMED FROM BARGE
 - PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA [LDC 25-2-551(8)(3)]
 - THE PROPOSED BOAT DOCK WILL BE AT LEAST 66% OPEN [LDC25-2-1176(A)(8)(B)]
 - NO PILINGS TO BE DRIVEN WITHIN THE 50% CRZ
 - ALL MATERIALS ON LAND TO BE PERMEABLE



**AQUA PERMITS
LLC**
AUSTIN TEXAS
DESIGN, PERMITTING,
CONSULTING, & M&S
ON THE SHORE OF LAKE
AUSTIN IN THE BEAUTIFUL
STATE OF TEXAS, UNITED
STATES OF AMERICA.

ROCKCLIFF DOCK
1446 ROCKCLIFF RD
AUSTIN, TEXAS 78746

DATE
12/19/2022

SCALE
see bar scale



DRAFTER
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FILE
SP-2023-0147D

SHEET
**SITE PLAN
ENLARGED
4 OF 6**

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ON THE SHORE OF LAKE
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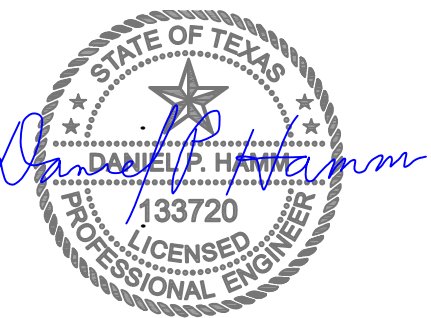
ROCKCLIFF DOCK

1446 ROCKCLIFF RD
AUSTIN, TEXAS 78746

DATE
12/19/2022

SCALE
see bar scale

ENGINEER



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SHEET

ELEVATIONS
SHEET
5 of 6



505 Powell Street
Austin, Texas 78703
Phone: 512.477.7016
Fax: 512.476.7672

CONSULTANTS

LEGEND / NOTES

REVISION: ISSUE: DATE: 12/19/2023

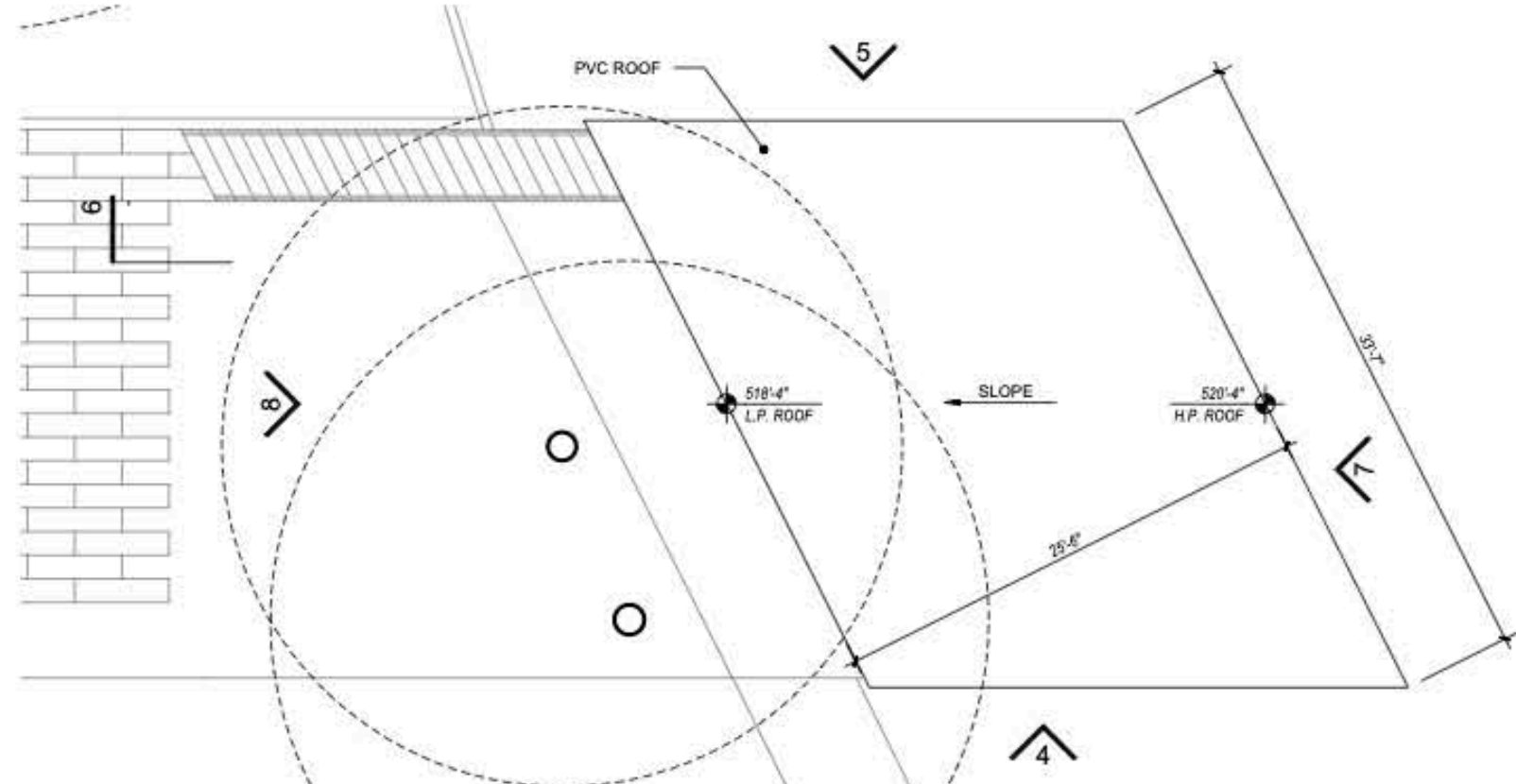


12/19/2023

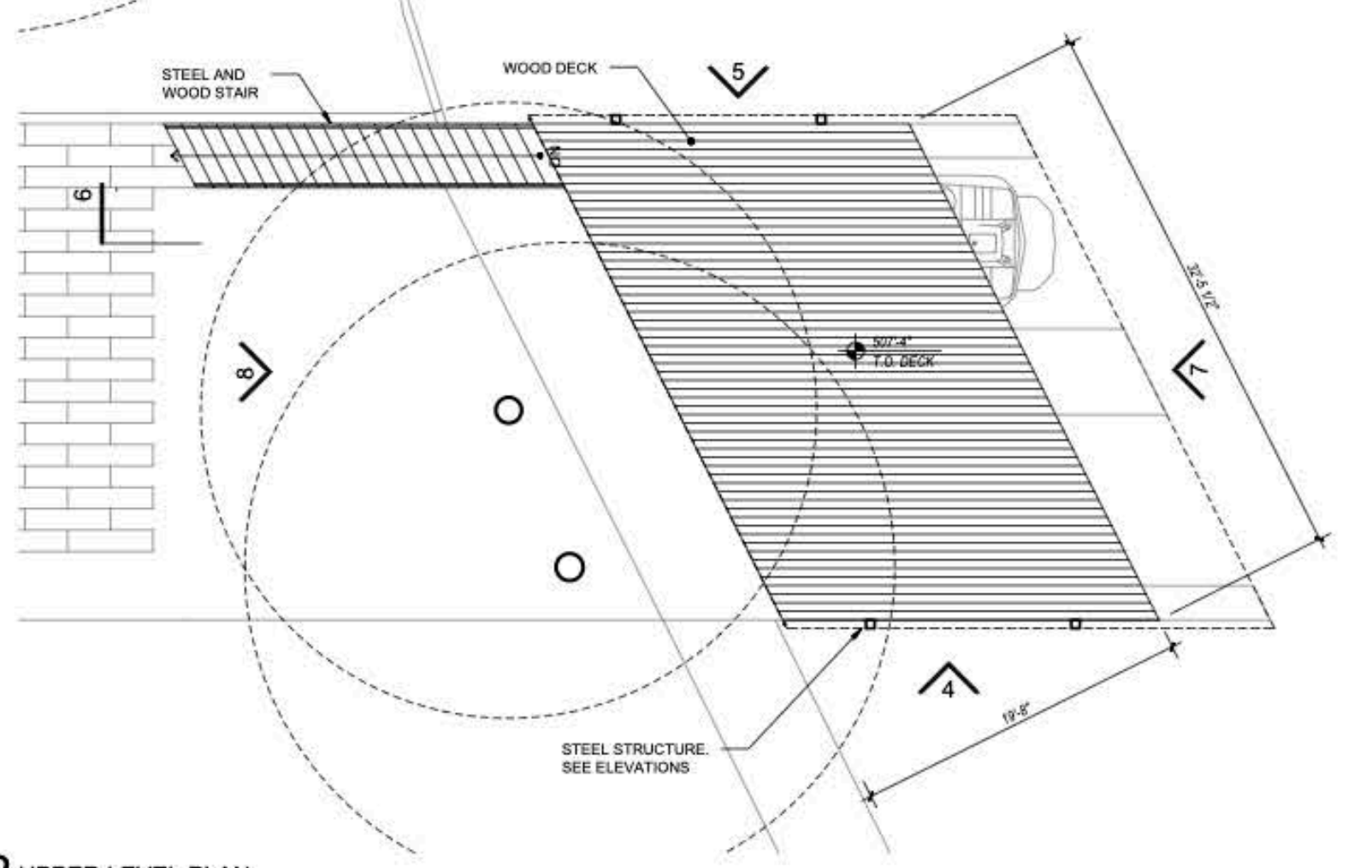
ROCKCLIFF BOAT DOCK

1446 ROCKCLIFF ROAD
AUSTIN, TX 78746
BOAT DOCK PLANS
AND ELEVATIONS

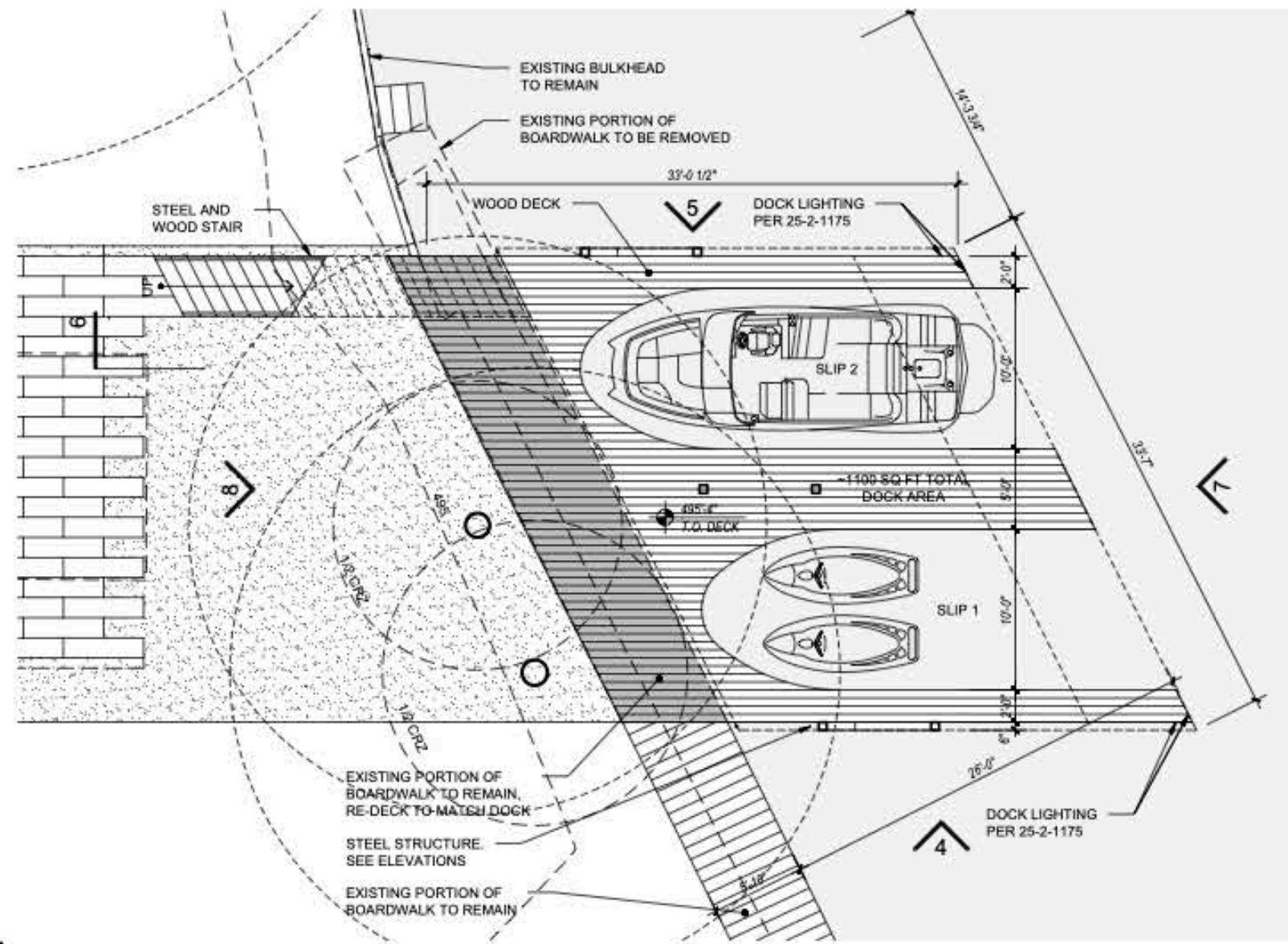
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DATE: 12/19/2023
JOB #: 2301
DRAWN BY:



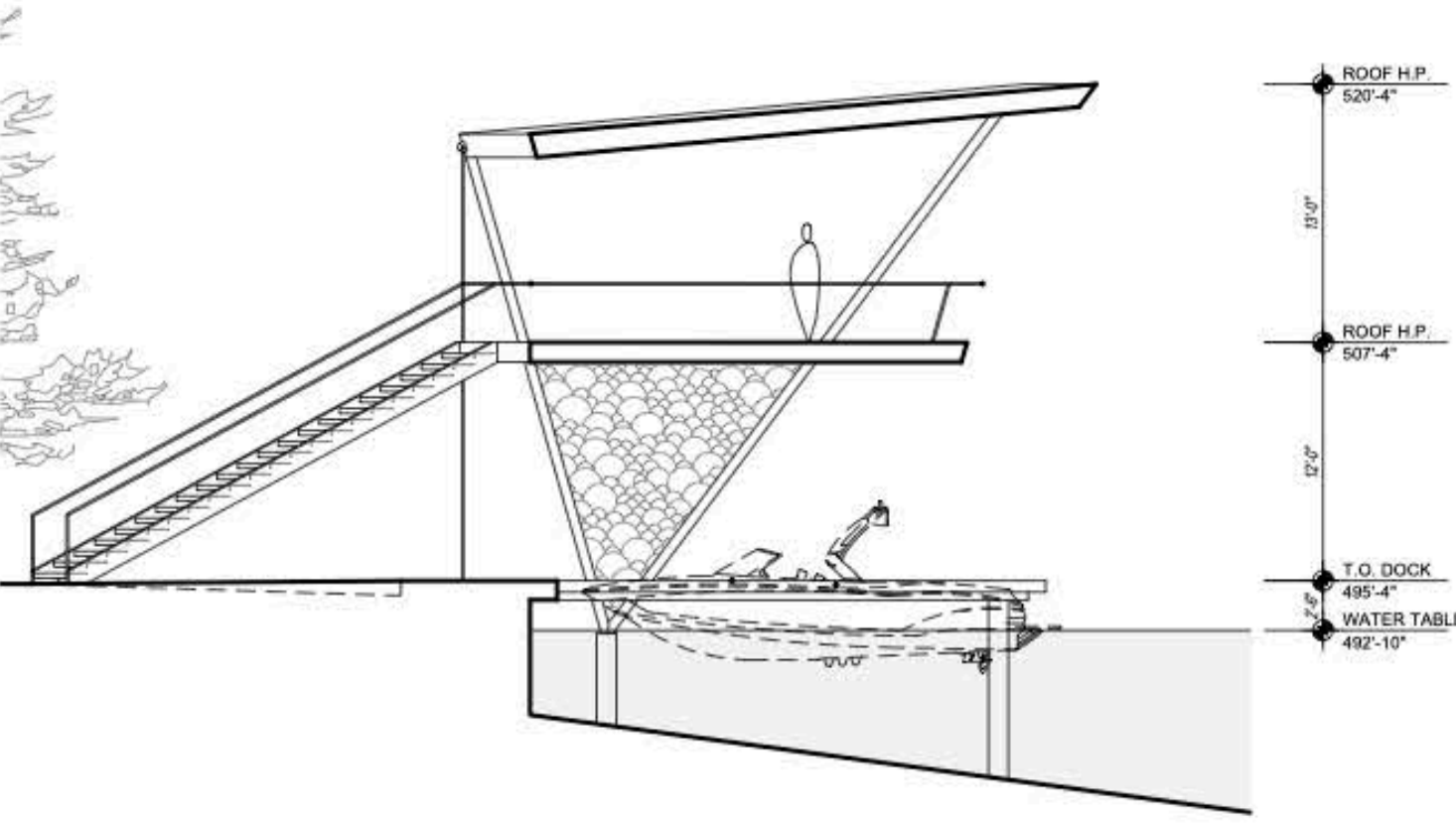
3 ROOF PLAN



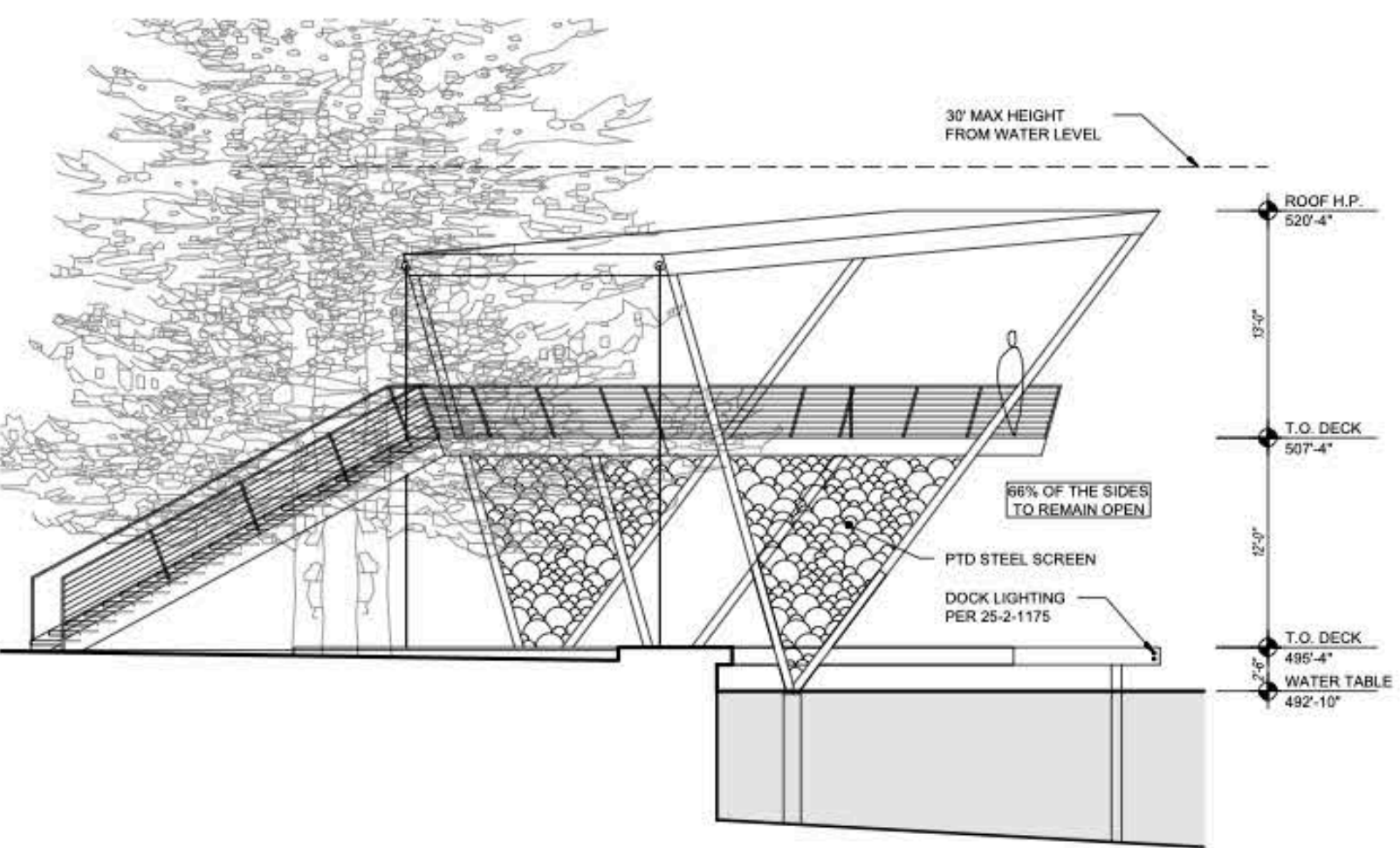
2 UPPER LEVEL PLAN



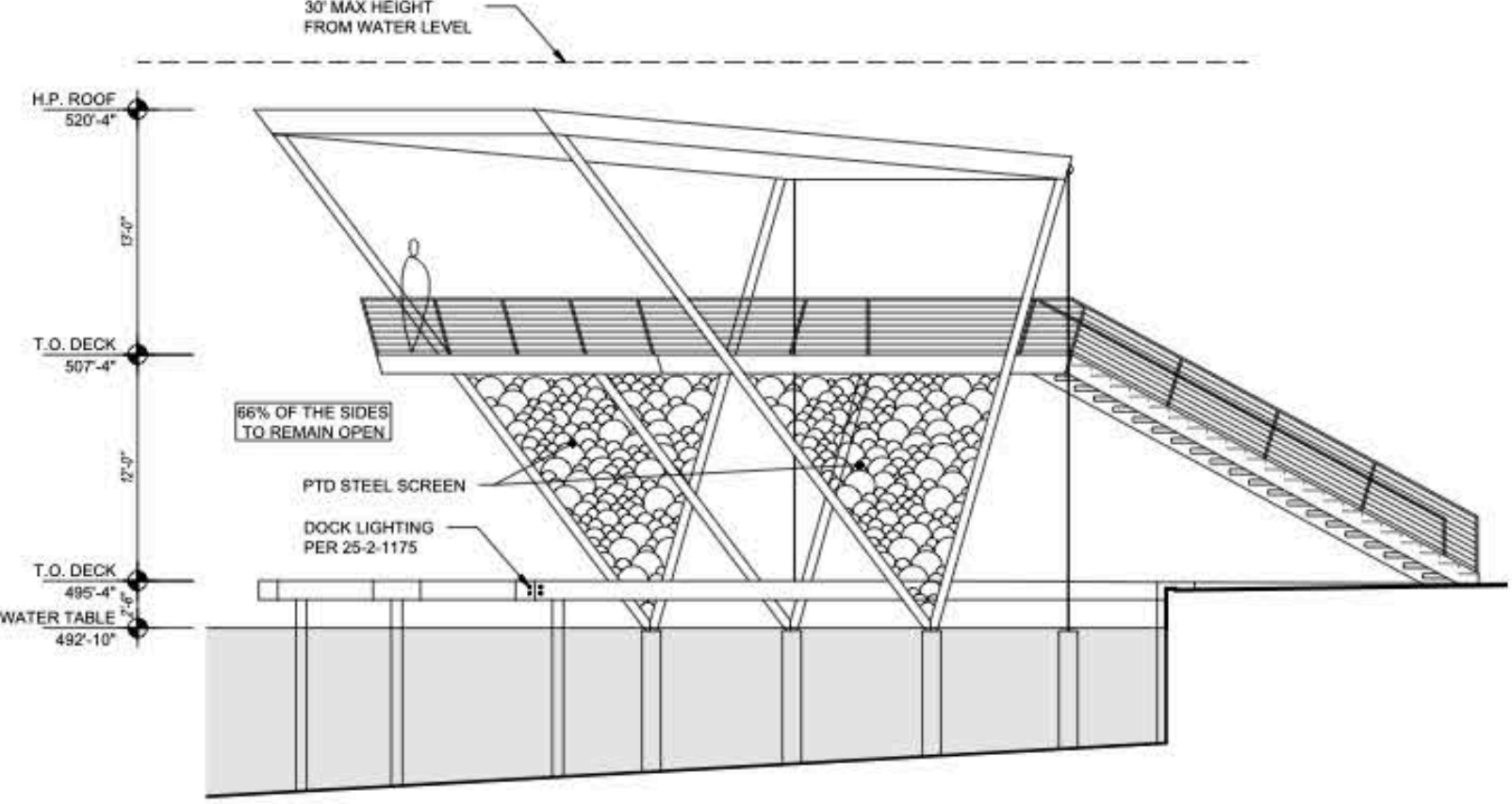
1 LOWER LEVEL PLAN



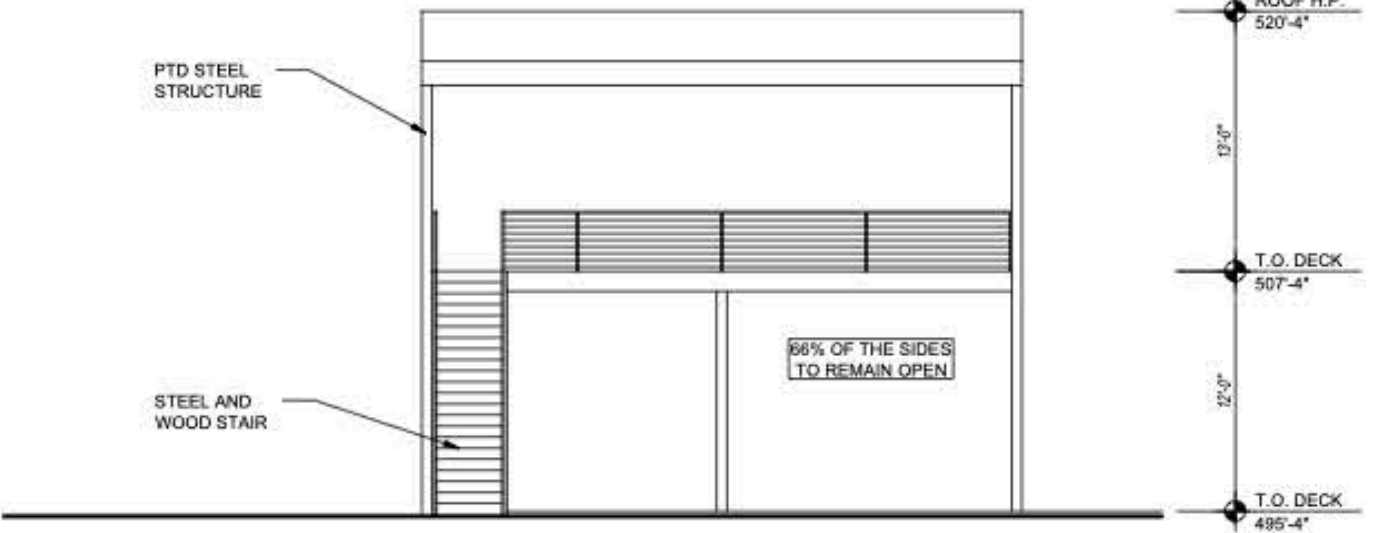
6 SECTION



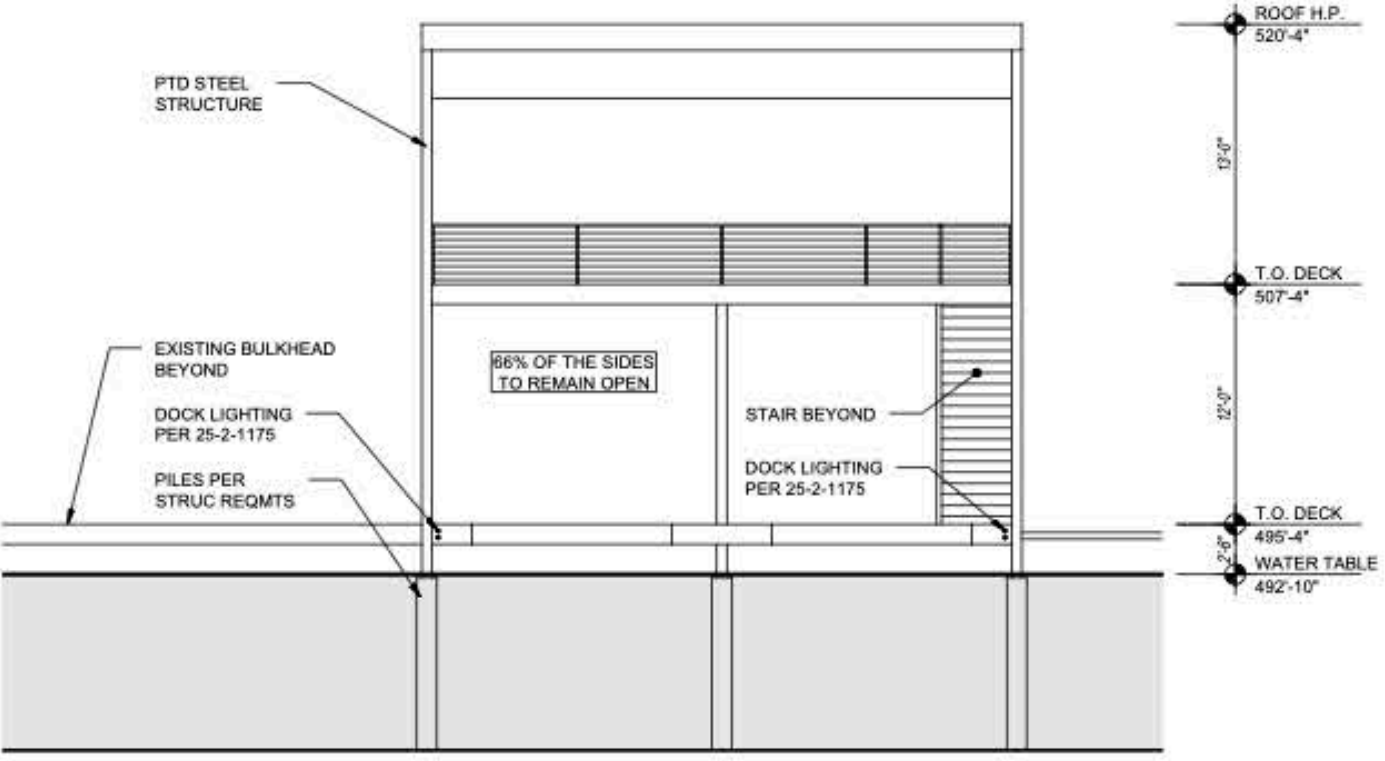
5 SOUTH ELEVATION



4 NORTH ELEVATION



8 WEST ELEVATION



7 EAST ELEVATION

LEGEND

- LOC — LOC — LIMITS OF CONSTRUCTION
- FTC — FTC — FLOATING TURBIDITY CURTAIN
- SF — SF — SILT FENCING
- TP — TP — TREE PROTECTION
- ~~~~~ SHORELINE
- PROPOSED CONSTRUCTION
- CEF WETLAND
- 150' CEF WETLAND BUFFER

LANDSCAPE PLAN

WETLAND MITIGATION LEGEND

	1 Bald cypress (Taxodium distichum) 609S
	200 American Water Willow (Justicia americana) WETLAND
	1 Bushy Bluestem (Andropogon glomeratus) 609S
	30 Emory's Sedge (Carex emoryi) WETLAND
	1 Roughleaf dogwood (Cornus drummondii) 609S
233 TOTAL WETLAND PLANTINGS	

*ALL PLANTS WILL BE IN 1 GALLON CONTAINERS
*ALL TREES WILL BE AT LEAST 1.5 INCHES IN DIAMETER
AND AT LEAST 6' TALL.

PLANTING MITIGATION CALCULATIONS

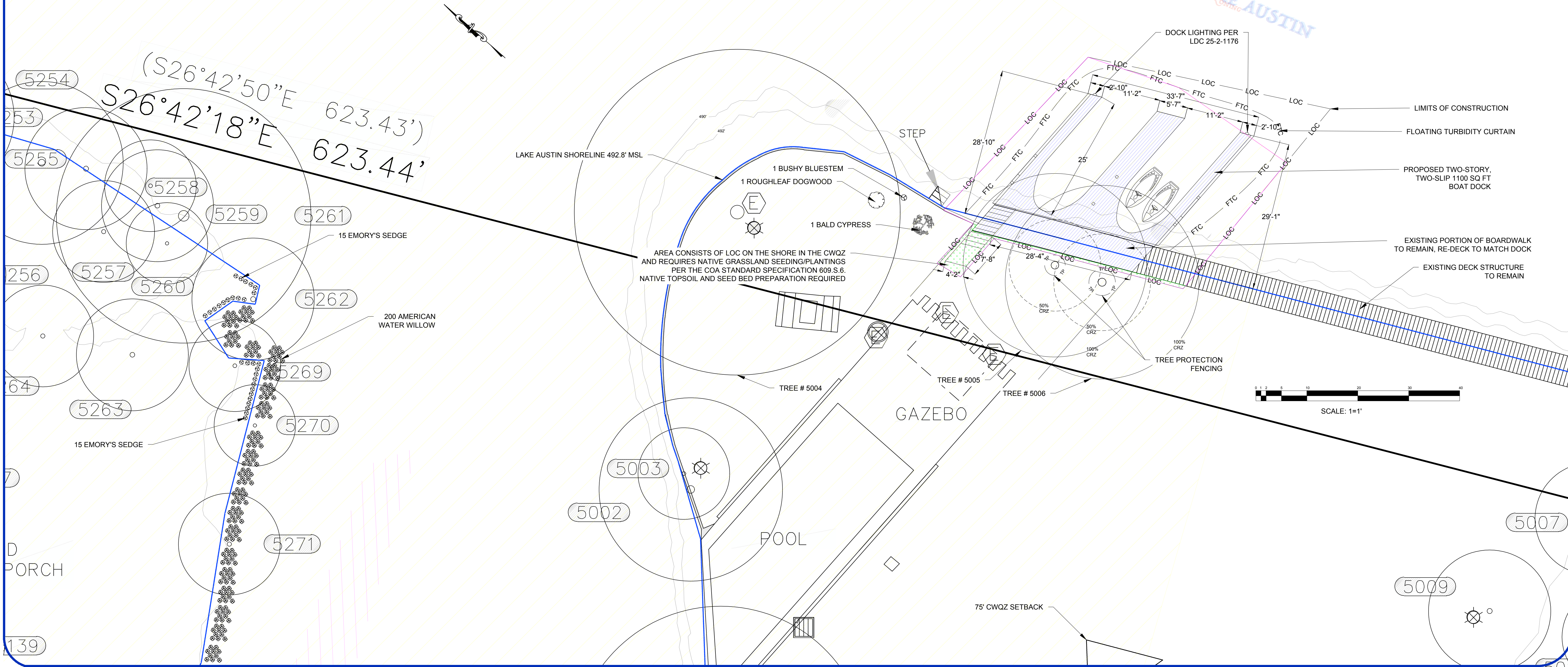
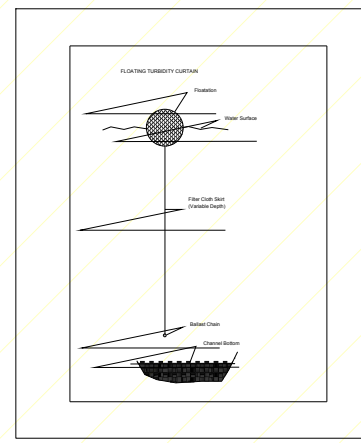
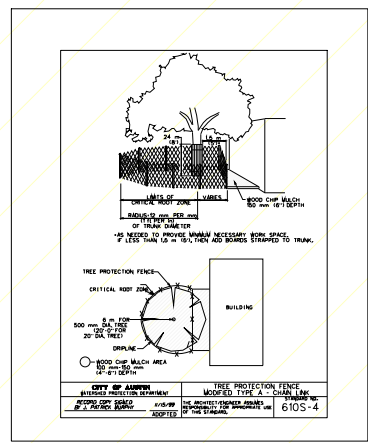
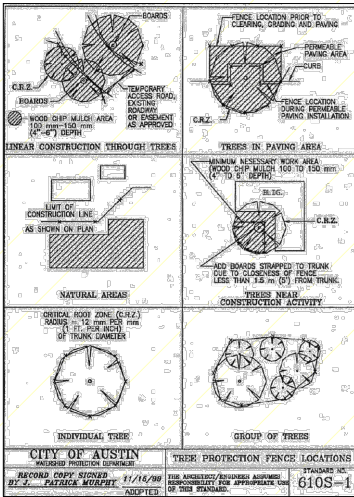
- 609S RESTORATION
- All disturbed areas within the shoreline setback shall be revegetated pursuant to 609s specifications, using 609s seeding or planting
 - Area of impact is approximately 71 sf
 - Planting criteria recommends 1 native shade tree and 1 native understory tree/500 sq/ft of disturbed area. 1 sf = 1 shade tree, 1 understory tree and one native shrub per 100 sq/ft = 1 shrubs

- BULKHEAD MITIGATION
- 0 lf of new bulkhead/3 lf = 0 plants

- WETLAND MITIGATION
- Area of impact: 1790 sq ft.
 - Assuming 36" triangular spacing=230 plants

- PLANTING MITIGATION RULES
- 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, 1.10.4 (d), & item no. 609s as applicable

TOTAL MITIGATION PLANTS REQUIRED = 233



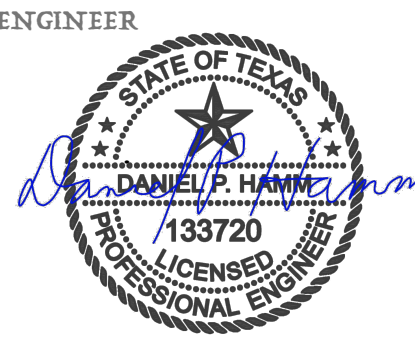
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SHEET
LANDSCAPE
SHEET
6 OF 6