

**SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE REQUEST ONLY**

**CASE:** SP-2024-0019D

**ZAP COMMISSION DATE:** May 6<sup>th</sup>, 2025

**PROJECT NAME:** Taylor Slough Dredge Maintenance

**APPLICANT:** List of owners in plan set

**AGENT:** Janis Smith Consultants  
(Janis Smith)

**ADDRESS OF SITE:** 3704-1/2 Meadowbank Drive

**COUNTY:** Travis County

**AREA:** 4.4 acres

**WATERSHED:** Lake Austin

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**PROPOSED DEVELOPMENT:**

The applicant is proposing dredging in the slough.

**DESCRIPTION OF VARIANCES:**

The applicant is requesting to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin.

**STAFF RECOMMENDATION:**

The findings of fact have been met, and staff recommends approval of the variance with the following conditions:

- 1) Provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) along the shoreline.
- 2) Provide bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline.
- 3) Restore all areas disturbed in the Critical Water Quality Zone (CWQZ) per Standard Specification 609S.
- 4) Limit dredging outside of the 50% Critical Root Zones (CRZ) of trees along the shoreline and install tree boards fencing.
- 5) Provide measures to minimize/avoid sediment discharge including: 1) stabilized construction entrance and access road from the Meadowbank Drive entrance to the barge access location and, 2) mulch sock around the entire limits of construction (LOC) of the staging, storage and dewatering areas, and 3) two rock berms downstream of the staging, storage, and dewatering areas, and 4) stabilized dewatering area for dredge bags, and 5) floating turbidity curtain downstream of the dewatering operation, and 6) floating turbidity curtain surrounding active dredge area.
- 6) Conduct dredging via hydraulic methods including bagging of material.

**ENVIRONMENTAL BOARD ACTION:**

**February 5<sup>th</sup>, 2025:** With a 7-0 vote, the Environmental Commission recommends support of the request for a variance from LDC 25-8-261(C)(9)(a) with staff conditions as well as the following:

1. Supply information about best practices in maintaining the plants and avoiding using chemicals

that cause algae blooms. Each of the property owners will receive a packet that includes the Go Green manual.

2. Recommend finding a way to reuse the sediment after it is dried and evaluated for toxins.

**WATERSHED PROTECTION STAFF:** Miranda Reinhard  
Miranda.Reinhard@austintexas.gov

**PHONE:** (512) 978-1537

**CASE MANAGER:** Clarissa Davis  
[Clarissa.Davis@austintexas.gov](mailto:Clarissa.Davis@austintexas.gov)

**PHONE:** 974-1423

**ENVIRONMENTAL COMMISSION RECOMMENDATION 20250205-004**

**Date:** February 5, 2025

**Subject:** Taylor Slough Dredge Maintenance, SP-2024-0019D

**Location:** 3704 1/2 Meadowbank Dr, Austin, TX, 78703

**Motion by:** Jennifer Bristol

**Seconded by:** Melinda Schiera

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting to vary from Request to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin; and

**WHEREAS**, the Environmental Commission recognizes the site is located in Lake Austin Watershed Water Supply Rural Classification, Desired Development Zone; and

**WHEREAS**, the Environmental Commission recognizes that staff recommends the variance with the following conditions:

1. Provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) along the shoreline.
2. Provide bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline.
3. Restore all areas disturbed in the Critical Water Quality Zone (CWQZ) per Standard Specification 609S.
4. Limit dredging outside of the 50% Critical Root Zones (CRZ) of trees along the shoreline and install tree boards fencing.
5. Provide measures to minimize/avoid sediment discharge including: 1) stabilized construction entrance and access road from the Meadowbank Drive entrance to the barge access location and, 2) mulch sock around the entire limits of construction (LOC) of the staging, storage and dewatering areas, and 3) two rock berms downstream of the staging, storage, and dewatering areas, and 4) stabilized dewatering area for dredge bags, and 5) floating turbidity curtain downstream of the dewatering operation, and 6) floating turbidity curtain surrounding active dredge area.
6. Conduct dredging via hydraulic methods including bagging of material.

**THEREFORE**, the Environmental Commission recommends the variance request with the following conditions:

1. Supply information about best practices in maintaining the plants and avoiding using chemicals that cause algae blooms. Each of the property owners will receive a packet that includes the Go Green manual.
2. Recommend finding a way to reuse the sediment after it is dried and evaluated for toxins.

**VOTE 7-0**

**For:** Perry Bedford, Jennifer Bristol, Justin Fleury, Mariana Krueger, Haris Qureshi, Melinda Schiera, David Sullivan

**Against:** None

**Recuse:** None

**Abstain:** Richard Brimer

**Absent:** Hanna Cofer, Colin Nickells

Approved By:

A handwritten signature in purple ink, appearing to read "Perry Bedford". The signature is stylized with large, rounded letters and a cursive flourish at the end.

Perry Bedford, Environmental Commission Chair



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** February 5, 2025

**NAME & NUMBER OF PROJECT:** Taylor Slough Dredge Maintenance, SP-2024-0019D

**NAME OF APPLICANT OR ORGANIZATION:** Janis J. Smith, P.E., Janis Smith Consulting

**LOCATION:** 3704 ½ Meadowbank Dr, Austin, TX, 78703

**COUNCIL DISTRICT:** District 10

**ENVIRONMENTAL REVIEW STAFF:** Miranda Reinhard, Environmental Scientist Senior, Watershed Protection Department  
512-978-1537, [miranda.reinhard@austintexas.gov](mailto:miranda.reinhard@austintexas.gov)

**WATERSHED:** Lake Austin Watershed  
Water Supply Suburban Classification  
Drinking Water Protection Zone

**REQUEST:** Request to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin.

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to have been met.

**STAFF CONDITIONS:** Staff recommends the following conditions:

1. Provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) along the shoreline.
2. Provide bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline.
3. Restore all areas disturbed in the Critical Water Quality Zone (CWQZ) per Standard Specification 609S.
4. Limit dredging outside of the 50% Critical Root Zones (CRZ) of trees along the shoreline and install tree boards fencing.
5. Provide measures to minimize/avoid sediment discharge including: 1) stabilized construction entrance and access road from the Meadowbank Drive entrance to the barge access location and, 2) mulch sock around the entire limits of construction (LOC) of the staging, storage and dewatering areas, and 3) two rock berms downstream of the staging, storage, and dewatering areas, and 4) stabilized dewatering area for dredge bags, and 5) floating turbidity curtain downstream of the dewatering operation, and 6) floating turbidity curtain surrounding active dredge area.
6. Conduct dredging via hydraulic methods including bagging of material.



Watershed Protection Department  
Staff Recommendations Concerning Required Findings

Project Name: Taylor Slough Dredge Maintenance, SP-2024-0019D

Ordinance Standard: Current Code

Variance Request: Request to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;

Yes The project proposes to Taylor Slough, which is part of Lake Austin, to provide navigation access for the homeowners due to years of sediment build-up in the waterway and a bulkhead modification along the shoreline downstream of the proposed staging area. A “similarly situated property with approximate contemporaneous development subject to similar code requirements” is 4301 & 4307 Michael’s Cove (SP-2010-0005D). This project was approved in 2010 to dredge down to an elevation of 489’ and removed approximately 5,000 cubic yards (CY) of dredge in a lagoon/cove connected to Lake Austin.

Another “similarly situated property with approximately contemporaneous development subject to similar code requirements” is Taylor Slough Silt Removal Project (SP-93-0380D). This project was approved in 1993 to dredge down to an elevation of 488.3’ and removed approximately 2,500 CY of dredge within the same waterway connected to Lake Austin.

LDC 25-8-261(C)(9)(a) allows up to 25 cubic yards of dredging in the lake for navigation safety for a single site plan permit application. The current variance application proposes to dredge down to an elevation of 489.2’ and remove 1,771.3 CY of dredge. This project proposes a similar depth of dredge to the previous projects mentioned above and has a smaller volume of dredge.

2. The variance:

- a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes The amount of dredge requested is the minimum amount needed to restore navigable depth for the homeowners with shoreline access to the waterway. Approval of a smaller dredge volume may result in more frequent dredging requests and the risk of harmful environmental impacts.

- b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property; and

Yes The code allows up to 25 CY of dredge for navigation safety. This is typically associated with the construction of a double-slip dock. The amount of dredge requested is the minimum amount

needed to restore navigable depth to provide the homeowners with access to shoreline frontage via nautical traffic. Approval of a smaller dredge volume may result in more frequent dredging requests and the risk of harmful environmental impacts.

- c. Does not create a significant probability of harmful environmental consequences; and

Yes This project does not create a significant probability of harmful environmental consequences. This project will reduce the disturbance of sediment due to nautical traffic which can negatively affect the water quality of the waterway. Barge access for loading and unloading of equipment and materials will occur from Lake Austin. Measures to minimize/avoid sediment discharge include: 1) stabilized construction entrance and access road from the Meadowbank Drive entrance to the barge access location and, 2) mulch sock around the entire limits of construction (LOC) of the staging, storage and dewatering areas, and 3) two rock berms downstream of the staging, storage, and dewatering areas, and 4) stabilized dewatering area for dredge bags, and 5) floating turbidity curtain downstream of the dewatering operation, and 6) floating turbidity curtain surrounding active dredge area. This project will conduct dredging via hydraulic methods including bagging of material.

This project will provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) and bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline. This project will also restore all areas disturbed in the Critical Water Quality Zone (CWQZ) per Standard Specification 609S. Dredging is limited to outside of the 50% Critical Root Zones (CRZ) of trees along the shoreline and tree fencing will be installed.

The amount of dredge requested is the minimum amount needed to restore navigable depth for the homeowners with shoreline access to the waterway. Approval of a smaller dredge volume may result in more frequent dredging requests and the risk of harmful environmental impacts. This methodology provides less frequent disturbance of sediment, the lake ecosystem, and the shoreline vegetation/wetland Critical Environmental Features (CEFs).

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes This project will result in equal to or improved water quality. Dredging the site is necessary to protect the water quality of the lake by eliminating the churning of the lakebed by boat traffic which leads to sediment-laden lake water.

This project will provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) and bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline.

The Land Use Commission may grant a variance from a requirement of Article 7, Division 1 (*Waterway and Floodplain Protection*), after determining that:

- B. Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (*Waterway and Floodplain Protection*):

1. The criteria for granting a variance in Subsection (A) are met;

Yes The criteria for granting the variance are met. The project will allow homeowners to have sufficient shoreline access while minimizing environmental impacts.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes Due to the channel's inaccessibility, the dredging is requested to guarantee the homeowner's shoreline access. After years of sediment build-up in the waterway, the amount of dredge requested is

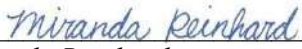

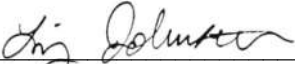
the minimum amount needed to restore navigable depth to provide the homeowners with legally guaranteed access to shoreline frontage via nautical traffic. Approval of a smaller dredge volume may result in more frequent dredging requests and the risk of harmful environmental impacts.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes The dredge amount requested is the minimum amount needed to restore the waterway to a navigable depth for homeowners with shoreline access to the waterway. Approval of a smaller dredge volume may result in more frequent dredging requests and the risk of harmful environmental impacts.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

1. Provide required wetland mitigation plantings (1,236 plantings comprised of 9 different species of FAC, FACW, and OBL species) along the shoreline.
2. Provide bulkhead mitigation plantings (29 plantings comprised of 3 different species of FACW and OBL species) along the shoreline.
3. Restore all areas disturbed in the Critical Water Quality Zone (CWQZ) per Standard Specification 609S.
4. Limit dredging to outside of the 50% Critical Root Zones (CRZ) of trees along the shoreline and install tree fencing.
5. Provide measures to minimize/avoid sediment discharge including: 1) stabilized construction entrance and access road from the Meadowbank Drive entrance to the barge access location and, 2) mulch sock around the entire limits of construction (LOC) of the staging, storage and dewatering areas, and 3) two rock berms downstream of the staging, storage, and dewatering areas, and 4) stabilized dewatering area for dredge bags, and 5) floating turbidity curtain downstream of the dewatering operation, and 6) floating turbidity curtain surrounding active dredge area.
6. Conduct dredging via hydraulic methods including bagging of material.

Wetland Biologist (WPD)	 Miranda Reinhard	Date <u>1/29/2025</u>	
Environmental Conservation Program Manager (WPD)	 John Clement	Date <u>1/29/2025</u>	
Interim Environmental Officer (WPD)	 Liz Johnston	Date <u>1/29/2025</u>	



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	<i>Janis J. Smith, P.E.</i>
Street Address	<i>1505 Westover Road</i>
City State ZIP Code	<i>Austin, TX 78703</i>
Work Phone	<i>512-914-3729</i>
E-Mail Address	<a href="mailto:jsmith@janissmithconsulting.com">jsmith@janissmithconsulting.com</a>

#### Variance Case Information

Case Name	<i>Taylor Slough Dredge Maintenance</i>
Case Number	<i>SP-2024-0019D</i>
Address or Location	<i>Taylor Slough along Scenic, Taylors, and Meadowbank Drives</i>
Environmental Reviewer Name	<i>Pamela Abee-Taulli and Miranda Reinhard</i>
Environmental Resource Management Reviewer Name	<i>Miranda Reinhard</i>
Applicable Ordinance	<i>LDC 25-8-261(C)(9)(a) Dredge over 25 CY</i>
Watershed Name	<i>Lake Austin</i>
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

July 25, 2024

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	<i>The dredging will take place in Lake Austin</i>
Water and Waste Water service to be provided by	<i>Austin Water</i>
Request	The variance request is as follows (Cite code references:  <i>LDC 25-8-261(C)(9)(a) Dredge over 25 CY</i>

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<i>The proposed project site is the lakebed of Taylor Slough, and it restores navigability to 11 lakefront properties (Attachment 1). The slough, last permitted to be dredged in 1993 (Attachment 2), has accumulated silt making it difficult to navigate and causing increased turbidity when boats traverse the slough. The 1993 project dredged a navigation channel through the slough to a water depth of about 4.5' and entailed about 2500 CY of dredge. That same channel today varies in water depth from 0' to 4' of depth. Some property owners, particularly those in the most upstream reaches of the slough, have lost the ability to access their boat docks from the water. This project largely replicates the scope of the 1993 dredge project. But it has a slightly smaller footprint, dredges to a shallower depth (Attachment 3), and will consequently dredge less volume (1770 CY). It wasn't possible to dredge the entire length of the previously permitted channel because it has filled-in to such an extent that the most upstream reaches would have required more than 4' of cut. Additionally, the proposed channel is less deep than the previously permitted channel in order to maintain a proper flow dynamic at the downstream end of the project. The lakebed elevation at that location is higher due to the influx of silt.</i>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<i>This permit specifies 1771.3 CY of dredge to restore navigability to the slough. Current code allows 25 CY of dredge for a site plan permit.</i>
---	---

## FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

☒ No      *See Attachment 4, Findings of Fact*

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

☒ No      *See Attachment 4, Findings of Fact*

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

☒ No      *See Attachment 4, Findings of Fact*

- c) Does not create a significant probability of harmful environmental consequences.

☒ No      *See Attachment 4, Findings of Fact*



3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

☒ Yes

No

*See Attachment 4, Findings of Fact*

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

☒ Yes

No

*See Attachment 4, Findings of Fact*

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

☒ Yes

No

*See Attachment 4, Findings of Fact*

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

☒ Yes

No

*See Attachment 4, Findings of Fact*

\*\*Variance approval requires all above affirmative findings.

## Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

ATTACHMENT 1  
OVERALL PROJECT AREA



ATTACHMENT 2  
SP-93-0380D



# TAYLOR SLOUGH SILT REMOVAL PROJECT

## EROSION/SEDIMENTATION CONTROL NOTES:

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
- 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.
- 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 and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Environmental and Conservation Services Department, 499-2278, at least three days prior to the meeting date.
- Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate.
- The contractor is required to inspect the controls and fences at weekly intervals and after significant 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.
- 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.
- 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. Major revisions must be approved by the Planning Department and the Environmental and Conservation Services Department.
- Permanent Erosion Control:

All disturbed areas shall be restored as noted below.

- A minimum of four inches of topsoil shall be placed in all drainage channels (except rock) and between the curb and right-of-way line.
- The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:
  - From September 15 to March 1, seeding shall be with a combination of 1 pounds per 1,000 square feet of unhulled Bermuda and 3 pounds per 1,000 square feet of Winter rye with a purity of 95% with 90% germination.
  - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1,000 square feet with a purity of 95% with 85% germination.
- Fertilizer shall have an analysis of 20-20-10 and shall be applied at the rate of 2,000 pounds per acre.
- The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
- Mulch type used shall be cellulose fiber, applied at a rate of 2,000 pounds per acre.
- Restoration shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

## 10. Developer Information:

Owner: City of Austin  
Developer: Alfred A. King  
Taylor Slough Homeowners Association  
3709 Taylor Drive  
Austin, Texas 78763  
Phone: (512) 458-6271

Owner's representative responsible for plan alterations:

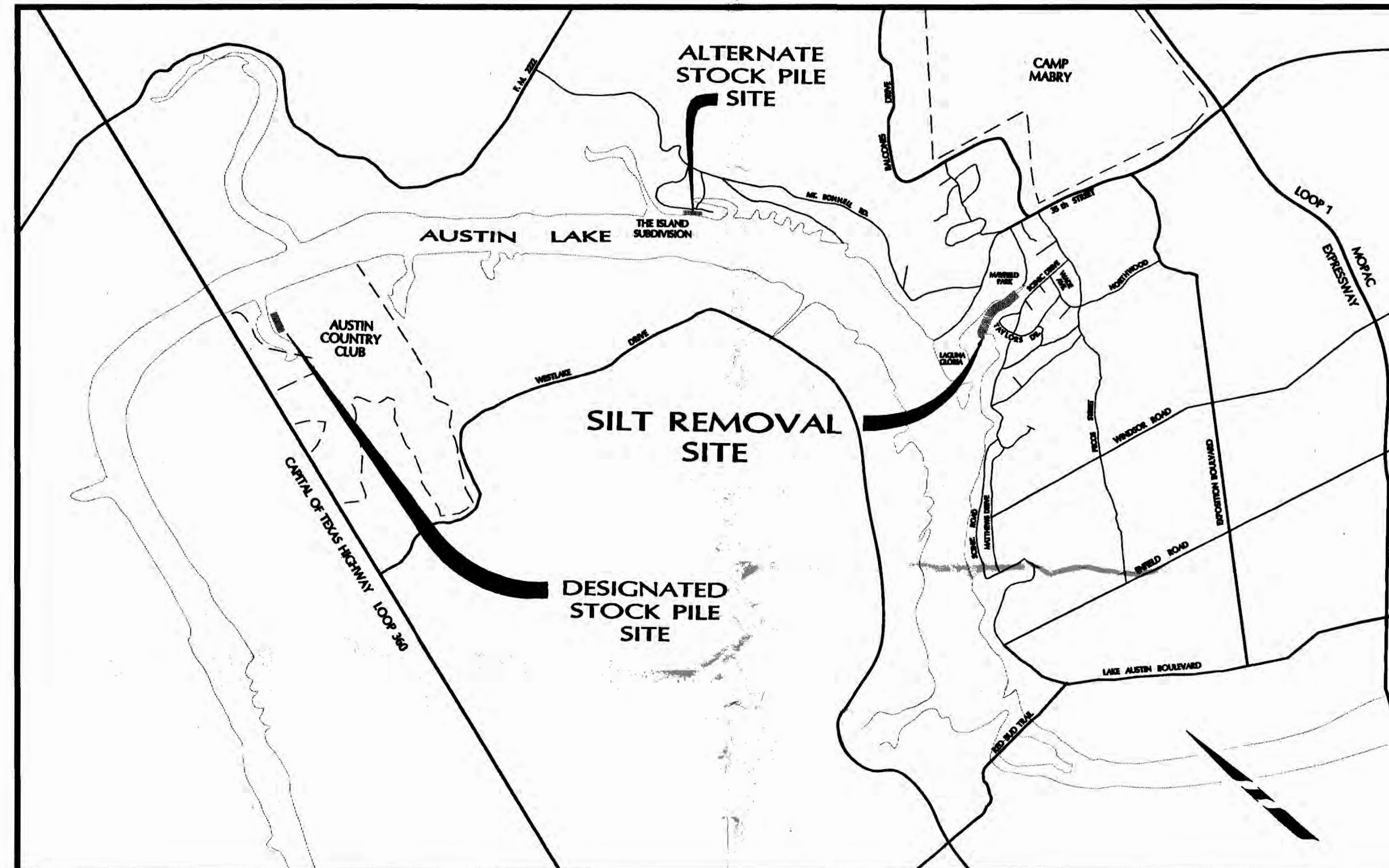
Doucet & Associates, Inc.  
Phone: (512) 329-8743

Contractor:  
Person or firm responsible for erosion/sedimentation control maintenance:

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

Signor Enterprises  
(512) 327-6044

- The contractor shall not dispose of surplus excavated material from the site without notifying the Environmental and Conservation Services Department at 499-2278 at least 48 hours prior to the spoils removal. This notification shall include the disposal location and a copy of the permit issued to receive the material.
- Contractor shall call One Call Center (472-2822) for utility locations prior to any work in City easements or street R.O.W.
- Contractor shall clean all storm drainage structures, flumes, pipes, culverts, etc. prior to final payment.
- The contractor shall be responsible for the control of dust and dirt rising and scattering in the air during construction and shall provide water sprinkling or other suitable methods of control. The contractor shall comply with all governing regulations pertaining to environmental protection.



VICINITY MAP  
NTS

## NOTES:

- This tract is within the 100 year flood plain area as identified by the Federal Emergency Management Agency flood insurance rate map on community panel No. 480624-0205 E dated June 16, 1993 for the City of Austin, Travis County, Texas.
- This project is within the Taylor Slough watershed, a water supply suburban watershed.
- Legal Description: Taylor Slough/Lake Austin City of Austin Parks and Recreation
- Related site plan case number ----none----

No.	SHEET INDEX
1	COVER SHEET
2	PLAN AND PROFILE
3	DETAILS
4	DESIGNATED STOCK PILE SITE
5	ALTERNATE STOCK PILE SITE

Submitted for Approval by:

JOHN D. DOUCET P.E. 9/11/93  
(Date)

Approved By:

Parks and Recreation BOARD (Date)

Approved By:

For Director of Planning and Development (Date)

SP-93-0380D  
Site Plan/Development Permit Number (Date)

## REVISIONS:

No.	Revision Description	Approved By:	Date
1	REVISED STOCK PILE LOCATION CS KS		10-28-93
2	ADDED ADDITIONAL STOCK PILE KS		02-16-94

City of Austin  
SP93-0380D

TAYLOR SLOUGH SILT REMOVAL  
TAYLOR SLOUGH/LAKE AUSTIN

## GENERAL CONSTRUCTION NOTES

### Ordinance Requirements

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.

- The owner is responsible for all cost of relocation, or damage to, utilities.

### Compatibility

- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.

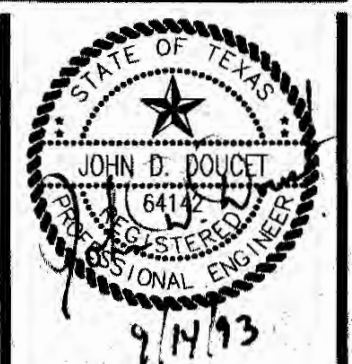
### General Notes

- All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the design engineer.
- Contractor shall call the One Call Center (472-2822) for utility locations prior to any work in City EASEMENTS or street R.O.W.
- Contractor shall notify the Department of Public Works and Transportation at 499-7161 at least 24 hours prior to the installation of any drainage facility within a drainage easement or street R.O.W. The method of placement and composition of backfill in the City's R.O.W. must be approved prior to the start of backfill operations.
- All construction operations must be accomplished in accordance with the applicable regulations to the U.S. Occupational Safety and Health Administration (OSHA). (OSHA standards may be purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA 611 East 6th Street, Austin, Texas.)
- All site work must also comply with applicable Environmental requirements.
- Upon completion of the proposed site improvements and prior to installation of an electric meter (in the five mile E.T.J.), the engineer shall certify in writing that the proposed drainage, facilities were constructed in conformance with the approved plans.
- The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner and occupant of the premises are responsible whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.
- There are no trees larger than 8" in diameter on this site.
- All on-site construction shall be in accordance with the project specifications.
- All construction in city right-of-ways and/or easements shall be in accordance with the City of Austin standard specifications.
- All on-site construction shall also be in accordance with local codes and specifications. In the event of discrepancies between local specifications and project specifications, the more stringent requirement shall govern.
- Contractor to coordinate with appropriate utility companies prior to construction, adjustment, or relocation of existing utilities.
- Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, drainage, utilities, pavement, striping, curb, etc. repairs shall be equal to or better than existing conditions.
- Topographic information is taken from a topographic survey by Meenach Surveying.
- If contractor finds a discrepancy with the topographic information on these plans, he/she should contact the Engineer or Owner immediately.
- Contractor shall protect all benchmarks and property monumentation and shall replace or repair, at his own expense, benchmarks and monumentation disturbed during construction.
- If contractor relocates or sets new benchmarks, the vertical elevations of the benchmarks shall be set within a tolerance of 0.010 ft.

**DA** Doucet & Associates, Inc.  
1307 Capital of Texas Highway, Suite 325  
Austin, Texas 78746 • Phone: 329-8743 Fax: 329-8794

TAYLOR SLOUGH  
HOMEOWNERS

TAYLOR SLOUGH  
COVER SHEET



Scale: 1"= 50'  
Date: 08-11-93  
Design: JKS  
Drawn by: SAR  
File name: 00BCOVER  
Approved by: JDD

SHEET

1  
OF 5

Project No.:  
008-01.20

COUL #1  
SP-93-0380D



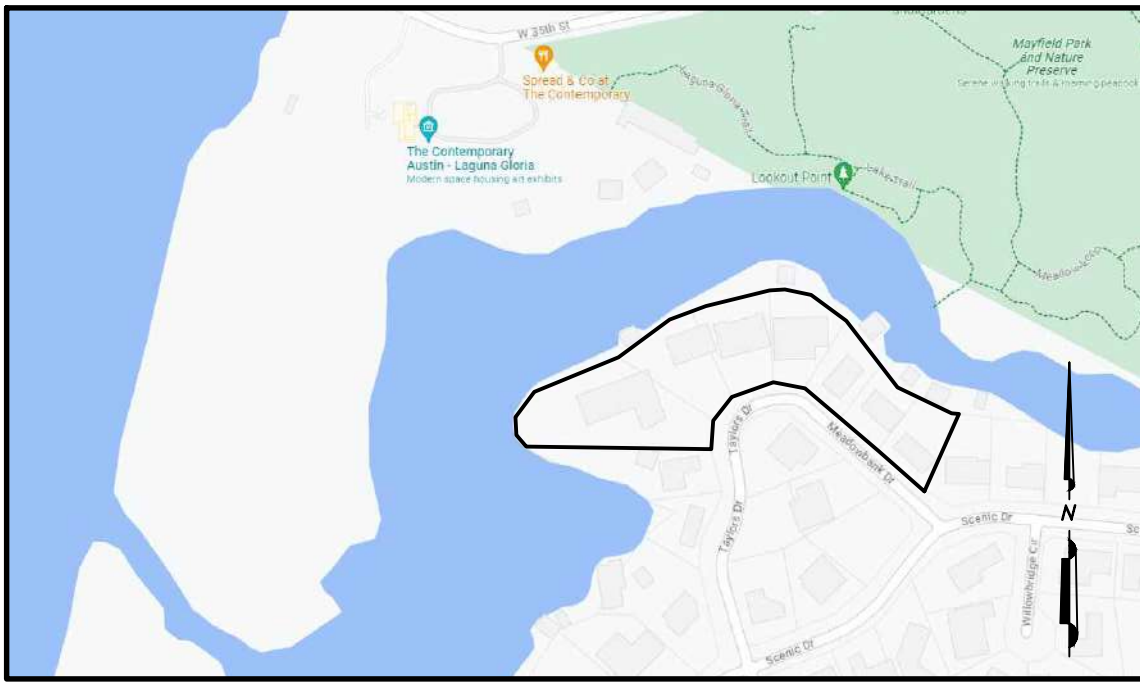
ATTACHMENT 3  
SP-2024-0019D



# TAYLOR SLOUGH DREDGE MAINTENANCE

## REVISIONS / CORRECTIONS

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



MAPSCO Map 521V      City Grid B28  
**VICINITY MAP**  
NTS

**OWNERS:**  
SEE TABLE OF OWNERS ON  
SHEET 2

**ENGINEER:**  
JANIS J. SMITH, P.E.  
JANIS SMITH CONSULTING, LLC  
1505 WESTOVER RD  
AUSTIN, TEXAS 78703  
PHONE (512) 914-3729

- APPENDIX P-1 - EROSION CONTROL NOTES
- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
  - 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:
    - 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
    - Schedule for converting temporary basins to permanent WQ controls
    - Schedule for removal of temporary controls
    - 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 Slops
      - 3.4 Protect Slopes
      - 3.5 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 to them.
    - For more information, see City of Austin Environmental Criteria Manual 1.4.
  - 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.
  - 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 and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, 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.
  - 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.
  - The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWS) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant 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.
  - 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.
  - 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.
  - 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 revegetation stabilization of areas disturbed by construction shall be as follows:

- TEMPORARY VEGETATIVE STABILIZATION:
- From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (*Pascopyrum smithii*) at 5.6 pounds per acre, Oats (*Avena sativa*) at 4.0 pounds per acre, Cereal Rye Grass (*Secale cereale*) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (*Lolium multiflorum*) or perennial ryegrass (*Lolium perenne*). Cool season cover crops are not permanent erosion control.
  - 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 Items 604S or 609S.
  - 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.
  - Hydromulch shall comply with Table 1, below.
  - Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 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.
  - When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specifications 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 2,000 lbs per acre

- PERMANENT VEGETATIVE STABILIZATION:
- 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 grasses 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 Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
  - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Items 604S or 609S.
  - 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.
  - Hydromulch shall comply with Table 2, below.
  - 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.
  - Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 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 16 square feet.
  - 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	2,500 to 4,000 lbs/ac (see manufacturers recommendations)	3,000 to 4,500 lbs/ac (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 lbs/ac (see manufacturers recommendations)

10. Developer Information:  
Owner Contact: David Goodman  
Phone # 512-777-9975  
Address 3705 Meadowbank Dr. Austin, TX 78703  
Owner's representative responsible for plan alterations: Janis Smith Consulting, LLC  
Phone # 512-914-3729  
Person or firm responsible for erosion/sedimentation control maintenance: TBD  
Phone # TBD  
Person or firm responsible for tree/natural area protection Maintenance: TBD  
Phone # TBD  
11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.  
Source: Rule No. R161-15.13, 1-4-2016.

3.6.2 Standard Plan Note	
The following plan note summarizes the contents of the Environmental Criteria Manual as it relates to tree protection on sites with active permits:	
BEFORE CONSTRUCTION	
All trees and natural areas shown on plan to be preserved shall be protected per ECM 3.6.1.	
Tree protection shall be installed prior to the start of any site work, including demolition or site preparation. Refer to ECM 3.6.1.A.	
Fencing for tree protection shall be chain-link mesh with a minimum height of 5 feet and shall be installed around or beyond the Critical Root Zone except as allowed in ECM 3.6.1.B.4.	
Unfenced sections of the Critical Root Zone shall be covered with mulch at a minimum depth of 8 inches and a maximum depth of 12 inches per ECM 3.6.1.C.	
Where fencing is located 5 feet or less from the trunk of a preserved tree, trunk wrapping shall be installed per ECM 3.6.1.D.	
Erosion and sedimentation controls shall be installed and maintained so as not to cause impacts that exceed preservation criteria listed in ECM 3.5.3.D.	
DURING CONSTRUCTION	
Trees approved for removal shall be removed in a manner that does not exceed preservation criteria for the trees to remain. Refer to ECM 3.5.2.A.	
Fencing may not be temporarily moved or removed during development without prior authorization. The fenced Critical Root Zone shall not be used for tool or material storage of any kind and shall be kept free of litter. Refer to ECM 3.6.1.B.3.	
Pruning shall be in compliance with the current ANSI A300 standard for tree care.	
AFTER CONSTRUCTION	
Tree protection shall be removed at the end of the project after all construction and final grading is complete, but before final inspection. Refer to ECM 3.6.1.A.	
Landscape installation within the CRZ of preserved trees, including irrigation, soil and plantings, shall not exceed preservation criteria listed in ECM 3.5.2.	
Documentation of tree work performed must be provided to inspector per ECM Appendix P-6.	
THIS LIST IS NOT EXHAUSTIVE.	
REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.	

- TRAFFIC CONTROL PLAN NOTE:
- This note is being placed on the plan set in the absence of a temporary traffic conrol plan (TCP) with the full understanding that an engineered TCP shall be reviewed and approved by the Right of Way Management Division. Furthermore, A TCP shall be submitted to the TCP Prtal for review a minimum of 6 weeks prior to the start of construction. The applicant/project representative further recognizes that a TCP review fee is required for the initial review and all re-reviews, as prescribed by the most current version of the City's fee ordinance.

- The following must be taken into consideration:
- Refer to the "Mobility Guidelines" for developing traffic control strategies  
<http://www.austintexas.gov/page/mobility-guidelines>
  - A traffic control plan is not a permit

### STANDARD SEQUENCE OF CONSTRUCTION

Appendix: P-4 (3/28/2011)

- The following is a sequence of construction shall be used for all development.
- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan.
  - Install tree protection and initiate tree mitigation measures. (as needed)
  - Install natural area protection and floating silt screen. (as required)
  - The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
  - A pre-construction meeting with Environmental Inspector is required prior to any site disturbance.
  - Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
  - The dredging will be performed from water, and the temporary spoils storage and removal will be performed from land.
  - Begin dredging operations. See Sheet 11 for the dredging operations/dewatering details.
  - All loose soil and rock shall either be removed from the site or consolidated, stabilized and revegetated.
  - Complete construction and start revegetation of the site.
  - Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Planning & Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
  - Obtain final inspection release once vegetation has 95% coverage.
  - 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.

### AUSTIN ENERGY NOTES:

- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- Any relocation of electric facilities shall be at Landowner's/Developer's expense.

- 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 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 supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil 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 mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arborist.
- 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 root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.
- Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided 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 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the 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 Sequence of Construction

### 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 into or above Lake Austin, except under a license agreement approved by the City Council (Section 25-2-1176(H)).
- Contractor to verify utility locations and ground and flow line elevations before construction.
- 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.
- 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.
- 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 constructed by a UST Contractor that is registered with the Texas Commission on Environmental Quality (TCEQ). Contact Elizabeth Simmons at [elizabeth.simmons@austintexas.gov](mailto:elizabeth.simmons@austintexas.gov) if you have any questions (COA Title 6).
- All activities within the Critical Environmental Features (CEFs) and associated setbacks must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited **except as identified in this site plan**; and wastewater disposal or irrigation is prohibited.

### Site Plan Release Notes:

The following site plan release notes are included in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
- All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
- Additional electric easements may be required at a later date.
- All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- 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, per the Land Development Code, 25-12-3 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.
- All work will occur within the limits of construction as shown on the plan. Materials and equipment will be delivered to the site via land and barge. All staging and spoils storage will occur within the temporary staging and spoils storage area and on the barge.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

### Special Construction Techniques ECM 3.5.4(D)

Prior to excavation within tree driplines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.

In critical root zoned areas that cannot be protected during construction iwth fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity, Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

All areas disturbed within the shoreline setback shall be restored in accordance with site plan notes and plant species listed and in accordance with City of Austin Specification 609S.

All disturbed areas shall be restored as noted in erosion control & restoration notes.

WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY SUBURBAN watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

SMART GROWTH ZONE: Drinking Water Protection Zone

FLOODPLAIN INFORMATION: This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0445K effective JANUARY 21, 2020.

LEGAL DESCRIPTION: LOTS 3-11 & 15, BLK D, HERMAN BROWN ADDN NO. 2 SEC 4

ADDRESS: 3702, 3704, 3706, 3708, & 3710 MEADOWBANK DRIVE;  
3709 & 3711 TAYLORS DRIVE; 3000, 3002, & 3004 SCENIC DRIVE AUSTIN, TX 78703

ZONING: SF3-NP

USE: Accessory Use to Principal Single-Family Residence at N/A

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

**PROJECT DESCRIPTION:** The project proposes to dredge Taylor Slough to maintain a previously permitted project and modify a section of bulkhead.

## Related Cases:

SP-93-0380D

## Plan Sheet List

- COVER SHEET & NOTES
- EXISTING TREE LIST AND PROPERTY DATA
- CEF/CEF SETBACK LOCATIONS
- EXISTING CONDITIONS SITE PLAN
- PROPOSED CONDITIONS SITE PLAN
- GRADING AND EROSION CONTROL PLANS
- DREDGE XSECS
- DREDGE XSECS2 AND DREDGE CALCULATIONS
- MITIGATION PLANTING PLAN
- PLAT
- DETAILS

## Approved By:

For Director - Development Services Department

Date

SP-2024-0019D

Permit Number

FEBRUARY 14, 2024

Submittal Date

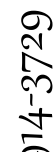
Austin Water Utility

No AVI infrastructure to be affected or changed in any way

Date

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

Janis Smith Consulting, LLC



1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F-66978

TAYLOR SLOUGH DREDGE  
MAINTENANCE

COVER SHEET & NOTES

DESIGNED: JJS	
APPROVED:	
SCALE: AS SHOWN	
TAYLOR SLOUGH DREDGE	
DATE: JANUARY 17, 2024	
SHEET	1 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

TREE LIST			
TREE #	CALIPER SIZE (IN)	TREE TYPE	PROPOSED
601	14	LIVE OAK	REMAINING
602	31	LIVE OAK	REMAINING
603	22	LIVE OAK	REMAINING
604	12	WATER OAK	REMAINING
605	10	PALM (NO TAG)	REMAINING
606	35 (H)	BALD CYPRESS	REMAINING
607	12	COTTONWOOD	REMAINING
608	15	LIVE OAK	REMAINING
609	15	LIVE OAK	REMAINING
610	15	LIVE OAK	REMAINING
611	12	CEDAR ELM	REMAINING
612	11	CEDAR ELM	REMAINING
613	12	CEDAR ELM	REMAINING
614	12	CEDAR ELM	REMAINING
615	31 (H)	LIVE OAK	REMAINING
616	14	BLACK WALNUT	REMAINING
617	14	WATER OAK	REMAINING
618	14	AMERICAN ELM	REMAINING
619	9	OAK	REMAINING
620	15	AMERICAN ELM	REMAINING
621	19	CEDAR ELM	REMAINING
622	10	CEDAR ELM	REMAINING
623	15	CEDAR ELM	REMAINING
624	11	CEDAR ELM	REMAINING
625	24 (H)	LIVE OAK	REMAINING
626	11	CEDAR ELM	REMAINING
627	14	CEDAR ELM	REMAINING
628	11	CEDAR ELM	REMAINING
629	10	CEDAR ELM	REMAINING
630	14	CEDAR ELM	REMAINING
631	29 (H)	LIVE OAK	REMAINING
632	27 (H)	LIVE OAK	REMAINING
633	14	CEDAR ELM	REMAINING
634	17	LIVE OAK	REMAINING
635	13	CEDAR ELM	REMAINING
636	10	AMERICAN ELM	REMAINING
637	10	AMERICAN ELM	REMAINING
638	17	CEDAR ELM	REMAINING
639	22	OAK	REMAINING
640	7	BALD CYPRESS	REMAINING
641	18	BALD CYPRESS	REMAINING
642	11	WATER OAK	REMAINING
643	15	BLACK WALNUT	REMAINING
644	34 (H)	OAK	REMAINING
645	20	LIVE OAK	REMAINING
646	10	AMERICAN ELM	REMAINING
647	13	AMERICAN ELM	REMAINING
648	13	LIVE OAK	REMAINING
649	16	LIVE OAK	REMAINING
650	17	LIVE OAK	REMAINING
651	13	LIVE OAK	REMAINING
652	14	LIVE OAK	REMAINING
653	8	LIVE OAK	REMAINING
654	16	LIVE OAK	REMAINING
655	8	LIVE OAK	REMAINING
656	10	LIVE OAK	REMAINING
657	17	LIVE OAK	REMAINING
658	13	LIVE OAK	REMAINING
659	14	LIVE OAK	REMAINING
660	12	LIVE OAK	REMAINING
661	21	OAK	REMAINING
662	47 (H)	BALD CYPRESS	REMAINING
663	32 (H)	BALD CYPRESS	REMAINING
664	47 (H)	BALD CYPRESS	REMAINING
665	18	OAK	REMAINING
666	17	LIVE OAK	REMAINING
667	15	LIVE OAK	REMAINING
668	15	LIVE OAK	REMAINING
669	14	LIVE OAK	REMAINING
670	13	LIVE OAK	REMAINING
671	10	LIVE OAK	REMAINING
672	11	LIVE OAK	REMAINING
673	19	LIVE OAK	REMAINING
674	16	LIVE OAK	REMAINING
675	15	LIVE OAK	REMAINING
676	16	LIVE OAK	REMAINING
677	17	LIVE OAK	REMAINING
678	22	LIVE OAK	REMAINING
679	16	LIVE OAK	REMAINING
680	47 (H)	LIVE OAK	REMAINING
681	18	LIVE OAK	REMAINING
682	23	LIVE OAK	REMAINING
683	16	LIVE OAK	REMAINING

TREE LIST			
TREE #	CALIPER SIZE (IN)	TREE TYPE	PROPOSED
684	23	LIVE OAK	REMAINING
685	17	LIVE OAK	REMAINING
686	19	LIVE OAK	REMAINING
687	23	LIVE OAK	REMAINING
688	16	LIVE OAK	REMAINING
689	10	LIVE OAK	REMAINING
690	26 (H)	LIVE OAK	REMAINING
691	39 (H)	LIVE OAK	REMAINING
692	42 (H)	BALD CYPRESS	REMAINING
693	38 (H)	BALD CYPRESS	REMAINING
694	22	LIVE OAK	REMAINING
695	13	LIVE OAK	REMAINING
696	13	LIVE OAK	REMAINING
697	12	LIVE OAK	REMAINING
698	27 (H)	LIVE OAK	REMAINING
699	10	OAK	REMAINING
700	23	OAK	REMAINING
701	14	OAK	REMAINING
702	11	LIVE OAK	REMAINING
703	12	WATER OAK	REMAINING
704	12	LIVE OAK	REMAINING
705	21	BALD CYPRESS	REMAINING
706	16	PALM (NO TAG)	REMAINING
707	8	OAK	REMOVED
708	15	OAK	REMAINING
709	36 (H)	BALD CYPRESS	REMAINING
710	12	WATER OAK	REMAINING
711	12	WATER OAK	REMAINING
712	8	WATER OAK	REMAINING
713	12	WATER OAK	REMAINING
714	8	WATER OAK	REMAINING
715	10	WATER OAK	REMAINING
716	12	LIVE OAK	REMAINING
717	13	LIVE OAK	REMAINING
718	15	LIVE OAK	REMAINING
719	15	LIVE OAK	REMAINING
720	13	LIVE OAK	REMAINING
721	13	LIVE OAK	REMAINING
722	13	CEDAR ELM	REMAINING
723	38 (H)	LIVE OAK	REMAINING
724	11	LIVE OAK	REMAINING
801	18	LIVE OAK	REMAINING
802	15	CRAPEMYRTLE	REMAINING
803	20	OAK	REMAINING
804	26	LIVE OAK	REMAINING
805	15	CEDAR ELM	REMAINING
806	9	OAK	REMAINING
807	14	AMERICAN ELM	REMAINING
808	9	OAK	REMAINING
809	14	CEDAR ELM	REMAINING
810	13	OAK	REMAINING
811	21	AMERICAN ELM	REMAINING
812	9	JAPANESE PRIVET	REMAINING
813	16	OAK	REMAINING
814	15	OAK	REMAINING
815	11	OAK	REMAINING
816	10	OAK	REMAINING
817	13	AMERICAN ELM	REMAINING
818	10	AMERICAN ELM	REMAINING
819	21	AMERICAN ELM	REMAINING
820	13	JAPANESE PRIVET	REMAINING
821	8	OAK	REMAINING
822	13	CEDAR ELM	REMAINING
823	19	CEDAR ELM	REMAINING
824	15	CEDAR ELM	REMAINING
825	15	CEDAR ELM	REMAINING
826	8	OAK	REMAINING
827	12	CEDAR ELM	REMAINING
828	30(H)	LIVE OAK	REMAINING
829	19	LIVE OAK	REMAINING
830	9	LIVE OAK	REMAINING
831	13	CEDAR ELM	REMAINING
832	16	CEDAR ELM	REMAINING
833	12	SYCAMORE	REMAINING
834	16	CEDAR ELM	REMAINING
835	13	CEDAR ELM	REMAINING
836	8	CEDAR ELM	REMAINING
837	8	CEDAR ELM	REMAINING
838	12	CEDAR ELM	REMAINING
839	14	LIVE OAK	REMAINING
840	13	LIVE OAK	REMAINING
841	16	LIVE OAK	REMAINING
842	14	OAK	REMAINING

TREE LIST			
TREE #	CALIPER SIZE (IN)	TREE TYPE	PROPOSED
843	18	OAK	REMAINING
844	11	AMERICAN ELM	REMAINING
845	15	NETLEAF HACKBERRY	REMAINING
846	11	AMERICAN ELM	REMAINING
847	8	AMERICAN ELM	REMAINING
848	12	BLACK WALNUT	REMAINING
849	8	AMERICAN BASSWOOD	REMAINING
850	9	LILAC CHASTETREE	REMAINING
851	15	LILAC CHASTETREE	REMAINING
852	9	LILAC CHASTETREE	REMAINING
853	36(H)	BALD CYPRESS	REMAINING
854	26(H)	MAPLE	REMAINING
855	16	WILLOW	REMAINING
856	12	OAK	REMAINING
857	10	OAK	REMAINING
858	12	OAK	REMAINING
859	10	JAPANESE PRIVET	REMAINING
860	10	CEDAR ELM	REMAINING
861	10	CEDAR ELM	REMAINING
862	9	CEDAR ELM	REMAINING
863	13	JAPANESE PRIVET	REMAINING
864	9	MAPLE	REMAINING
865	12	MAPLE	REMAINING
866	26(H)	OAK	REMAINING
867	13	NETLEAF HACKBERRY	REMAINING
868	12	JAPANESE PRIVET	REMAINING
869	15	CEDAR ELM	REMAINING
870	9	JAPANESE PRIVET	REMAINING
871	10	AMERICAN ELM	REMAINING
872	22	OAK	REMAINING
873	14	CEDAR ELM	REMAINING
874	9	OAK	REMAINING
875	10	EASTERN REDCEDAR	REMAINING
876	Cluster	CRAPEMYRTLE	REMAINING
877	12	LIVE OAK	REMAINING
878	10	LIVE OAK	REMAINING
879	9	LIVE OAK	REMAINING
880	19	LIVE OAK	REMAINING
881	20	LIVE OAK	REMAINING
882	21	LIVE OAK	REMAINING
883	10	OAK	REMAINING
884	-----	-----	-----
885	12	OAK	REMAINING
886	12	OAK	REMAINING
887	18	HACKBERRY	REMAINING
888	13	NETLEAF HACKBERRY	REMAINING
889	10	JAPANESE PRIVET	REMAINING
890	13	AMERICAN ELM	REMAINING
891	8	AMERICAN ELM	REMAINING
892	16	AMERICAN ELM	REMAINING
893	16	JAPANESE PRIVET	REMAINING

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	105.06'	21.51'	N 56°45'32" W	21.48'
C2	105.06'	59.93'	N 78°58'02" W	59.12'
C3	105.06'	42.05'	S 73°13'28" W	41.77'
C4	91.50'	4.52'	S 60°20'28" W	4.52'
C5	91.50'	51.10'	S 42°55'28" W	50.44'
C6	91.50'	51.10'	S 10°55'28" W	50.44'
C7	257.01'	54.43'	S 77°34'28" W	54.32'
C8	45.24'	45.48'	N 79°41'32" W	43.59'
C9	257.01'	45.60'	S 88°43'25" W	45.54'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 54°14'28" W	34.51'
L2	N 06°08'32" W	78.24'
L3	N 34°22'28" E	78.56'
L4	N 65°36'28" E	93.75'
L5	N 66°48'09" E	79.16'
L6	N 52°29'28" E	114.24'
L7	N 68°58'24" E	46.21'
L8	N 67°22'54" E	36.57'
L9	N 70°53'45" E	93.66'
L10	N 86°53'28" E	31.34'
L11	N 86°53'28" E	35.96'
L12	S 77°00'05" E	58.89'
L13	S 53°55'32" E	88.14'
L14	S 40°17'37" E	66.59'
L15	S 39°12'32" E	39.40'
L16	S 39°12'32" E	41.17'
L17	S 64°53'56" E	40.86'
L18	S 64°53'56" E	56.85'
L19	S 81°22'52" E	20.00'
L20	S 20°53'53" W	30.00'
L21	S 25°52'38" W	159.26'
L22	N 50°53'32" W	111.00'
L23	N 50°53'32" W	89.00'
L24	N 50°53'32" W	62.21'
L25	S 61°45'28" W	22.68'
L26	S 88°25'28" W	352.90'
L27	S 59°23'32" E	210.22'
L28	S 27°23'32" E	176.69'
L29	S 01°49'32" E	173.85'
L30	S 31°16'28" W	151.75'
L31	S 38°42'28" W	127.98'
L32	S 39°06'28" W	130.43'
L33	S 30°21'12" E	30.24'
L34	S 21°23'32" E	29.81'
L35	S 03°06'32" E	30.00'
L36	S 42°53'26" W	30.21'
L37	S 44°10'05" W	30.20'
L38	S 25°07'09" W	30.07'
L39	N 50°39'22" W	29.82'
L40	N 86°11'32" W	54.41'
L41	N 86°11'32" W	100.00'
L42	N 86°11'32" W	118.00'
L43	S 09°14'47" E	148.12'
L44	S 04°16'00" E	29.29'
L45	S 73°47'32" E	65.72'
L46	S 61°42'19" E	36.91'
L47	N 74°06'28" E	95.20'
L48	N 74°06'28" E	10.80'
L49	S 84°41'32" E	79.39'
L50	S 84°29'05" E	60.00'
L51	N 50°39'22" W	29.82'
L52	S 03°53'28" W	152.84'
L53	S 05°18'28" W	30.00'
L54	S 04°08'28" W	152.11'
L55	N 15°53'32" E	30.00'
L56	S 04°18'28" W	169.82'
L57	S 28°23'28" W	30.06'

SURVEYED	
TOTAL APPENDIX F INCHES SURVEYED	3174.0
HERITAGE TREE INCHES SURVEYED	748.0
TOTAL NON-APPENDIX F INCHES SURVEYED	215.0
INVASIVE TREE INCHES SURVEYED	0.0
REMOVED	
TOTAL APPENDIX F INCHES REMOVED	8.0
HERITAGE TREE INCHES REMOVED	0.0
TOTAL NON-APPENDIX F INCHES REMOVED	0.0
INVASIVE INCHES REMOVED	0.0
TOTAL DDI INCHES REMOVED	0.0
DDI APPENDIX F INCHES REMOVED	0.0
DDI HERITAGE INCHES REMOVED	0.0
DDI NON-APPENDIX F INCHES REMOVED	0.0
DDI INVASIVE INCHES REMOVED	0.0
MITIGATION	
TOTAL MITIGATION REPLACEMENT INCHES PLANTED	4.0
TOTAL REPLACEMENT INCHES PLANTED ON SITE (PRIVATE TREES)	0.0
TOTAL REPLACEMENT ROW INCHES PLANTED	0.0
PRIVATE INCHES OWED TO UFRF	0.0
PUBLIC INCHES OWED TO UFRF	0.0
TOTAL NON-MITIGATION INCHES PLANTED ON-SITE (ECM 3.5.4)	3.0

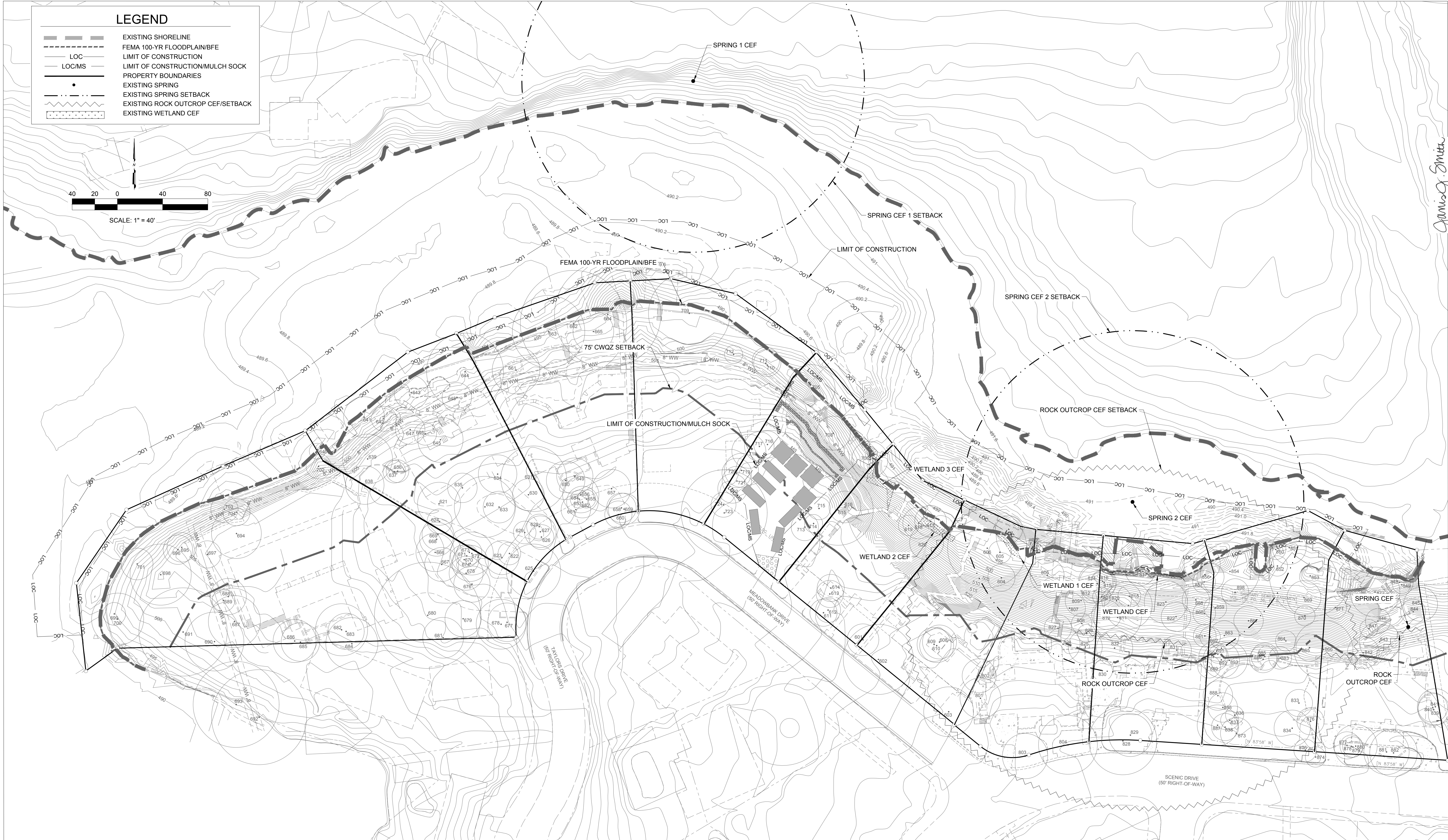
URBAN FORESTRY ACCOUNTING TABLE

PROPERTY OWNERS	
TCAD PROPERTY ID 120939, TAYLOR SLOUGH LAKEBED	
AUSTIN MUSEUM OF ART INC	
P.O. BOX 5568, 78763-5568	
ABS 313 SUR 8 GILBERT D J ACR 16.0	
DEED DOC. VOL. 10556 PG 958	
ZONING: SF3H	
USE: LAND	
LOT 3	DAVID M & FREDERICKA A MIDDLETON
	3709 TAYLORS DRIVE, 78703
	LOT 3 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2014087900 TR
	ZONING: SF3
	USE: SF RESIDENCE
LOT 4	BALIE JACKSON & BEVERLY JEAN GRIFFITH TRUSTEES
	3711 MEADOWBANK DRIVE, 78703
	LOT 4 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. VOL:13073 PG:00307
	ZONING: SF3
	USE: SF RESIDENCE
LOT 5	LEE R & PAULA AARONSON
	3710 MEADOWBANK DRIVE, 78703
	LOT 5 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2008029315 TR
	ZONING: SF3
	USE: SF RESIDENCE
LOT 6	CARTER ANN BARRIER LIVING TRUST
	LOT 6 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2021266238
	ZONING: SF3
	USE: SF RESIDENCE
LOT 7	STEPHANIE W & DAVID S GOODMAN
	LOT 7 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2023034926
	ZONING: SF3
	USE: SF RESIDENCE
LOT 8	DWH QUALIFIED PERSONAL RESIDENCE TRUST
	LOT 8 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2012213454TR
	ZONING: SF3
	USE: SF RESIDENCE
LOT 9	FREUND LIVING TRUST
	3702 MEADOWBANK DRIVE, 78703
	LOT 9 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. #2017083294
	ZONING: SF3
	USE: SF RESIDENCE
LOT 10	P. ROACH AND E. DEMETRION
	LOT 10 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. VOL:1999039950
	ZONING: SF3
	USE: SF RESIDENCE
LOT 11	A. L. NAPIER, ET AL
	LOT 11 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. VOL:2015091093
	ZONING: SF3
	USE: SF RESIDENCE
LOT 12	MEREDITH DREISS
	LOT 12 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. VOL:2008127154
	ZONING: SF3
	USE: SF RESIDENCE
LOT 15	MEREDITH DREISS
	LOT 15 BLK D BROWN HERMAN ADDN NO 2 SEC 4
	DEED DOC. VOL:2008127154
	ZONING: SF3
	USE: SF RESIDENCE



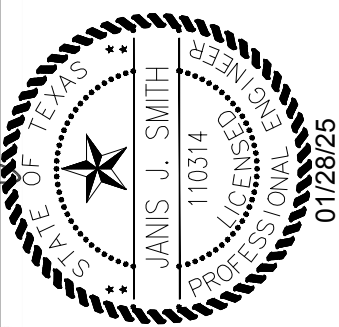
# TAYLOR SLOUGH DREDGE MAINTENANCE

All activities within the Critical Environmental Features (CEFs) and associated setbacks must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited except as identified in this site plan; and wastewater disposal or irrigation is prohibited.



CEF LOCATION DETAIL

Janis J. Smith



**Janis Smith Consulting, LLC**  
1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-6978

**TAYLOR SLOUGH DREDGE  
MAINTENANCE  
CEF/CEF SETBACK LOCATIONS**

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 3 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

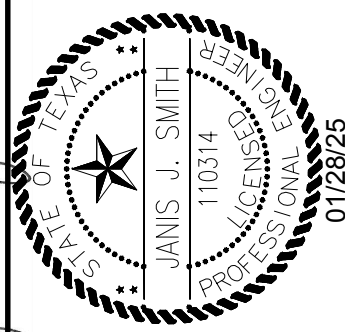
All activities within the Critical Environmental Features (CEFs) and associated setbacks must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited except as identified in this site plan; and wastewater disposal or irrigation is prohibited.

TOPO SOURCE: SURVEY DATED 7/8/2023 AND CITY GIS DATA



EXISTING CONDITIONS

Janis J. Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

TAYLOR SLOUGH DREDGE  
MAINTENANCE  
EXISTING CONDITIONS SITE PLAN

DESIGNED: JJS  
APPROVED:  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 4 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

## NOTES:

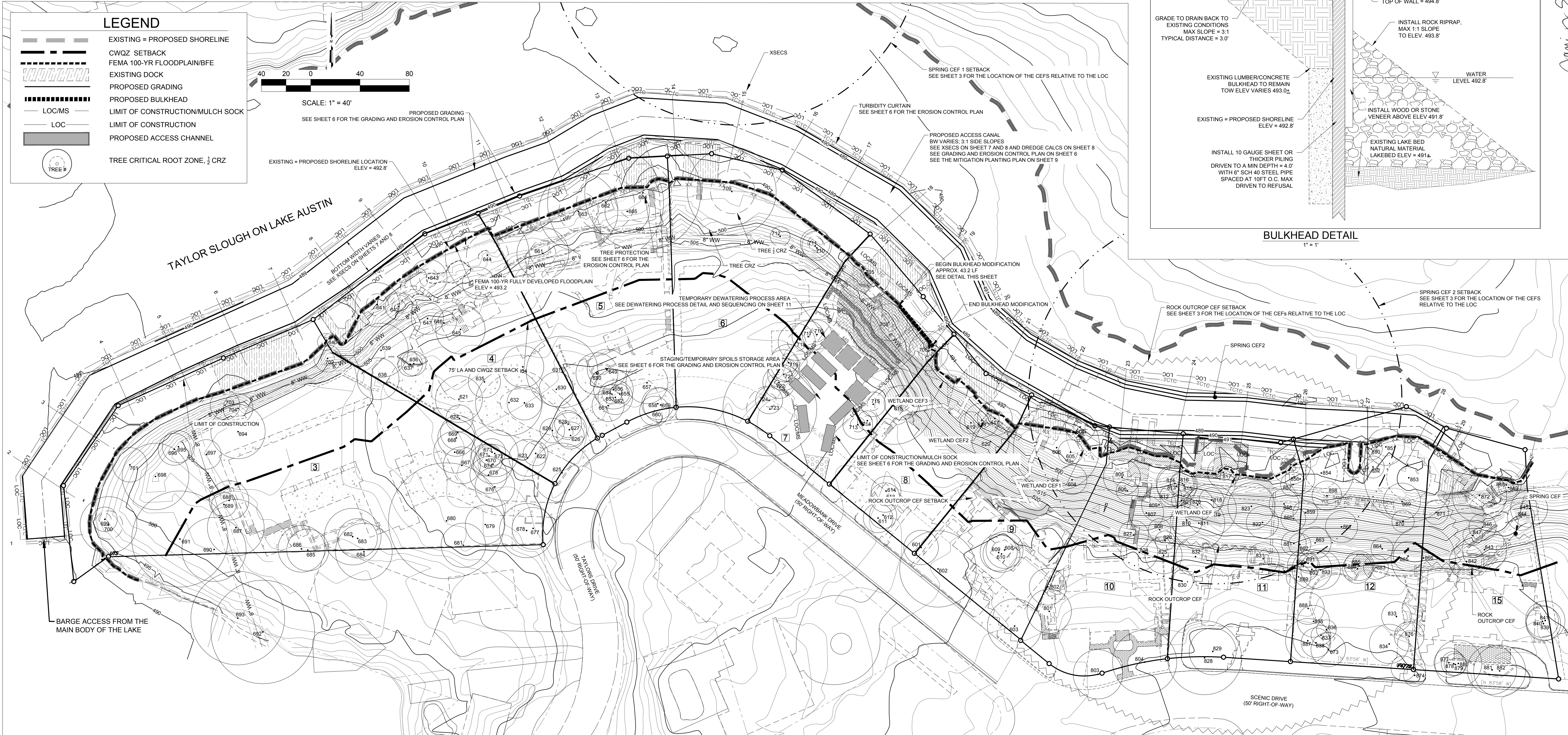
- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER AND LAND. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOILS STORAGE, WILL BE COMPLETED WITHIN THE LOC.
- SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
- CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
- NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES.
- DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL SITE.
- DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER 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 EXCEPT AS IDENTIFIED IN THIS SITE PLAN; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- THE SILT WILL BE REMOVED FROM THE LAKEBED VIA SUCTION POWERED BY PUMPS ON THE BARGE, THEN PUMPED THROUGH A HOSE UP THE HILL, AND THE HOSE WILL OUTFALL INTO ONE OF THE DUMPSTERS USED FOR THE DEWATERING PROCESS. AFTER THE SILT IN THE DUMPSTERS HAS BEEN DEWATERED, THE DUMPSTERS WILL BE HAILED TO A PERMITTED LAND FILL SITE PER CODE. THE PROCESS WILL CONTINUE UNTIL THE PROJECT IS COMPLETED.
- NO WORK WILL COMMENCE UNTIL THE ENVIRONMENTAL INSPECTOR HAS APPROVED A PLAN FOR DEWATERING AND HANDLING OF DREDGE MATERIAL.
- PUMPING WILL CEASE IMMEDIATELY IF SEDIMENT IS OBSERVED DISCHARGING TO THE LAKE AND WON'T RESUME UNTIL THE CAUSE OF THE DISCHARGE HAS BEEN ADDRESSED.

## WORK SEQUENCE:

- INSTALL EROSION CONTROLS ON LAND
- PREPARE SITE FOR SILT DEWATERING SYSTEM PER DEWATERING PROCESS DETAIL ON SHEET 11
- EQUIPMENT DELIVERY BY MANUFACTURER AND PLACEMENT OF DUMPSTERS/FILTER BAGS
- INSTALL ROCK BERMS AND PUMPS
- INSTALL TURBIDITY CURTAIN FOR XSECS 18 TO 30
- DREDGE/PROCESS SILT EXCAVATED FROM 19 TO 30
- INITIATE DREDGE DEWATERING PROCESS WHICH WILL CONTINUE THROUGHOUT THE DREDGE PROCESS
- INSTALL THE NEW BULKHEAD SECTION
- MOVE TURBIDITY CURTAIN TO XSECS 8 TO 20
- DREDGE/PROCESS SILT EXCAVATED FROM XSECS 9 TO 19
- MOVE TURBIDITY CURTAIN TO XSECS 0 TO 9
- DREDGE FROM XSECS 1 TO 9
- COMPLETE DREDGE DEWATERING
- CONTRACTOR REMOVAL OF ALL EQUIPMENT
- REMEDiate THE SITE AND INSTALL REQUIRED PLANTINGS
- REMOVE TURBIDITY CURTAIN AND EROSION CONTROLS ON LAND.

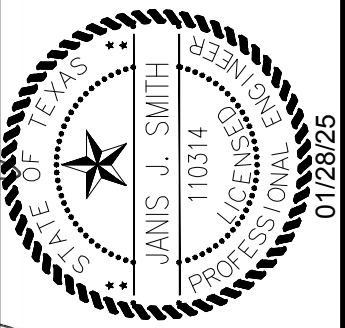
## ATTENTION INSPECTOR NOTES:

- COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- 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 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
- 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.



PROPOSED CONDITIONS

Janis Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F-66978

TAYLOR SLOUGH DREDGE  
MAINTENANCE  
PROPOSED CONDITIONS SITE PLAN

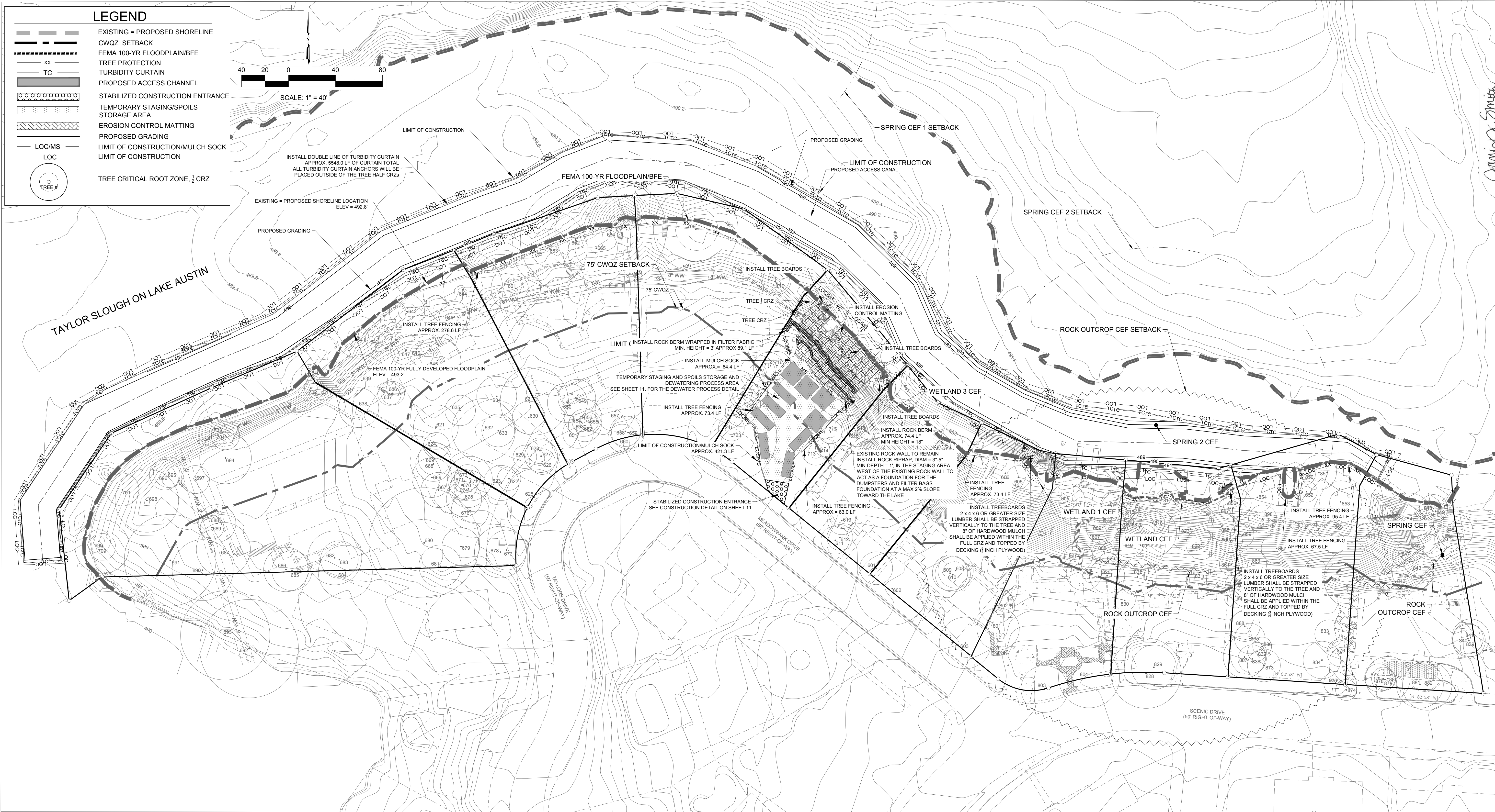
DESIGNED: JUS  
APPROVED: JUS  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 5 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

THE SILT WILL BE REMOVED FROM THE LAKEBED VIA SUCTION POWERED BY PUMPS ON THE BARGE, THEN PUMPED THROUGH A HOSE UP THE HILL, AND THE HOSE WILL OUTFALL INTO ONE OF THE DUMPSTERS USED FOR THE DEWATERING PROCESS. PLEASE SEE SHEET 11 FOR THE DEWATERING PROCESS DETAIL AND STEPS

ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER 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.



GRADING AND EROSION CONTROL PLAN

Janis Smith Consulting, LLC

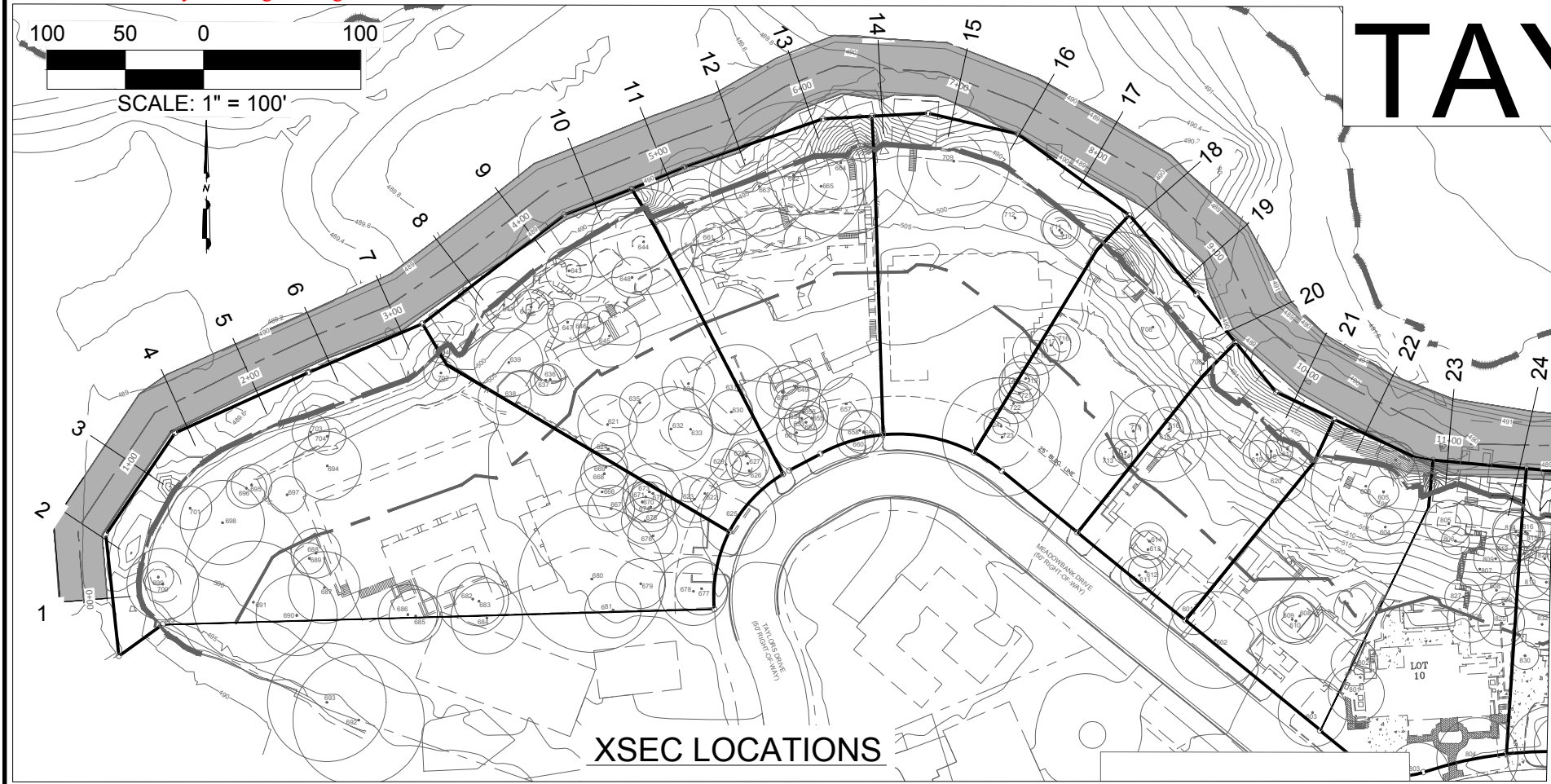
1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F- 66978

TAYLOR SLOUGH DREDGE  
MAINTENANCE  
GRADING AND  
EROSION CONTROL PLAN

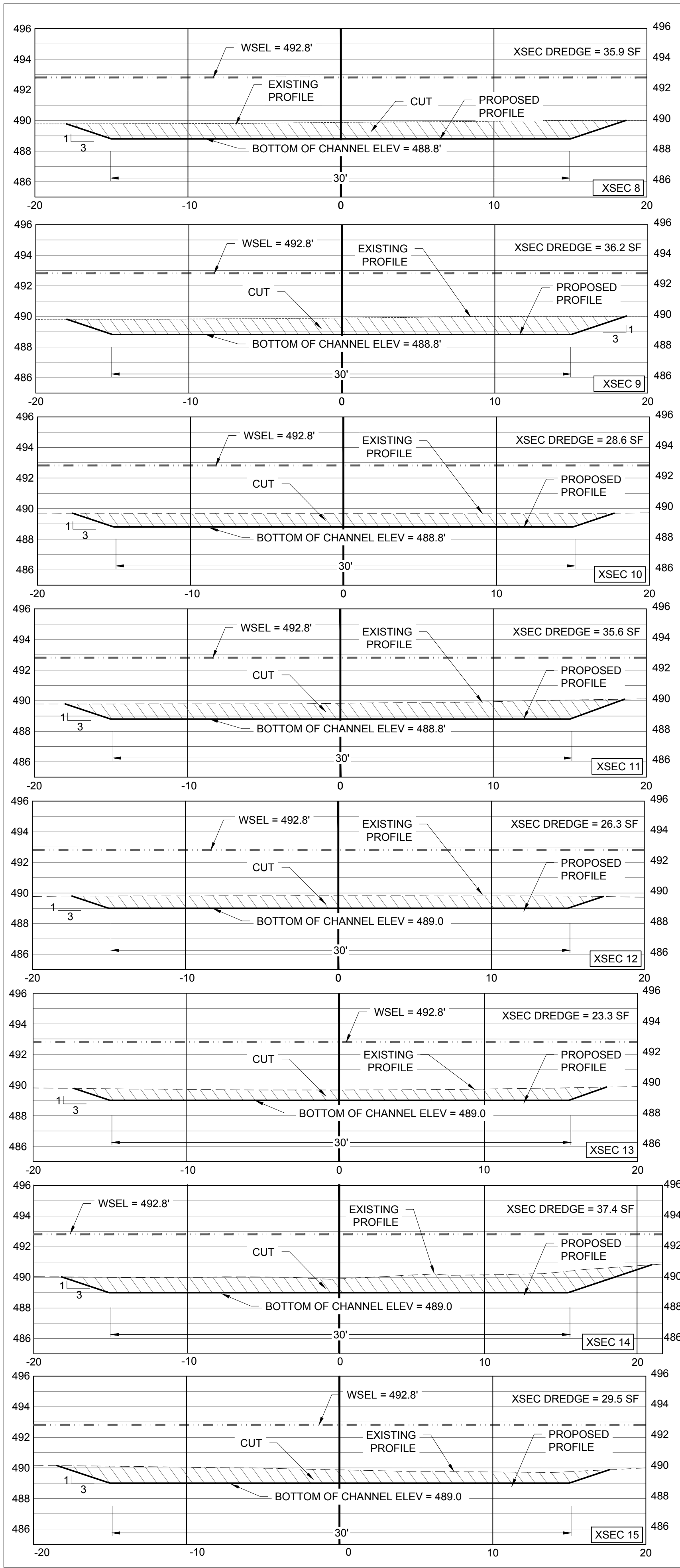
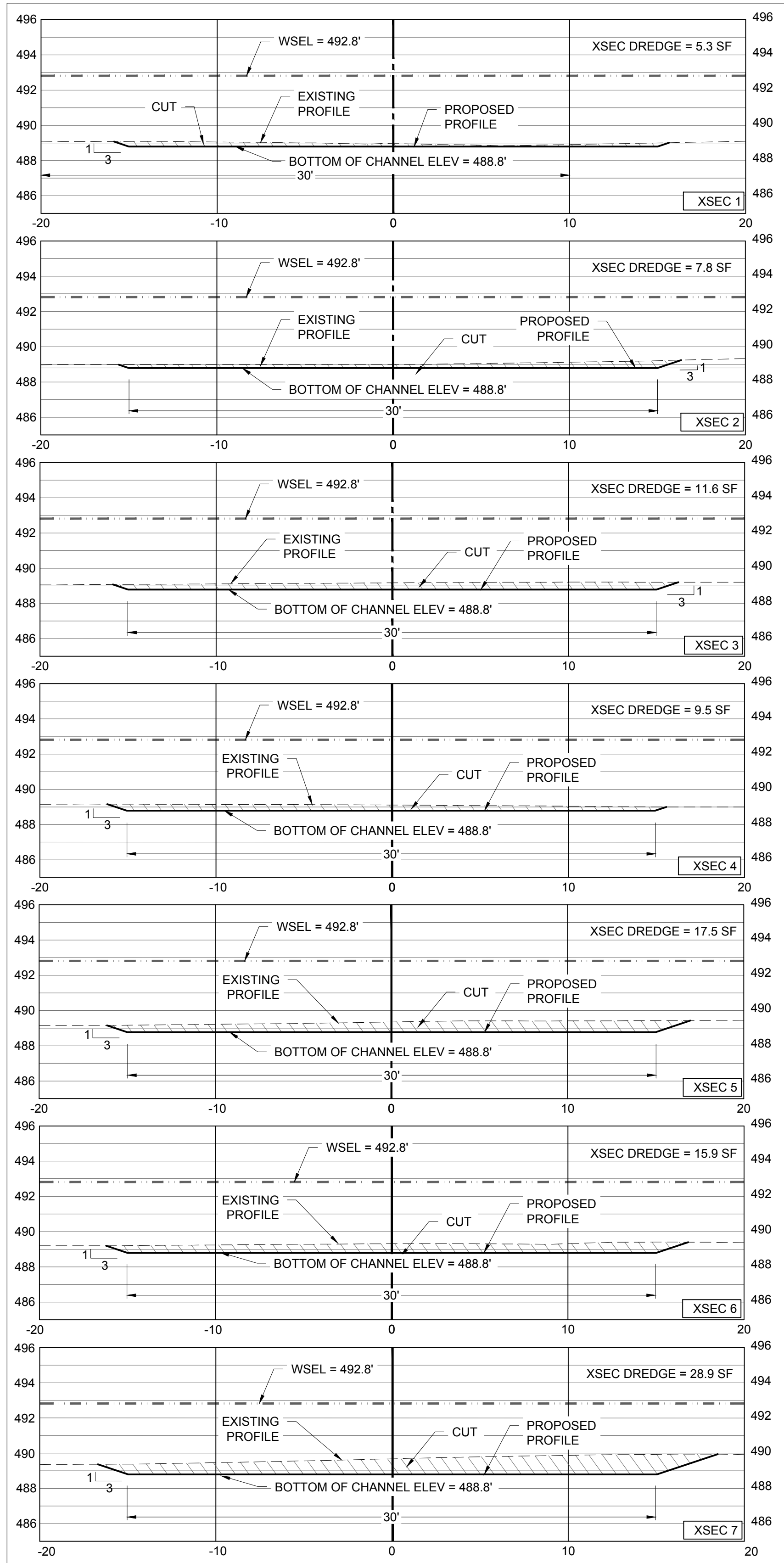
DESIGNED: JJS  
APPROVED:  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 6 of 11



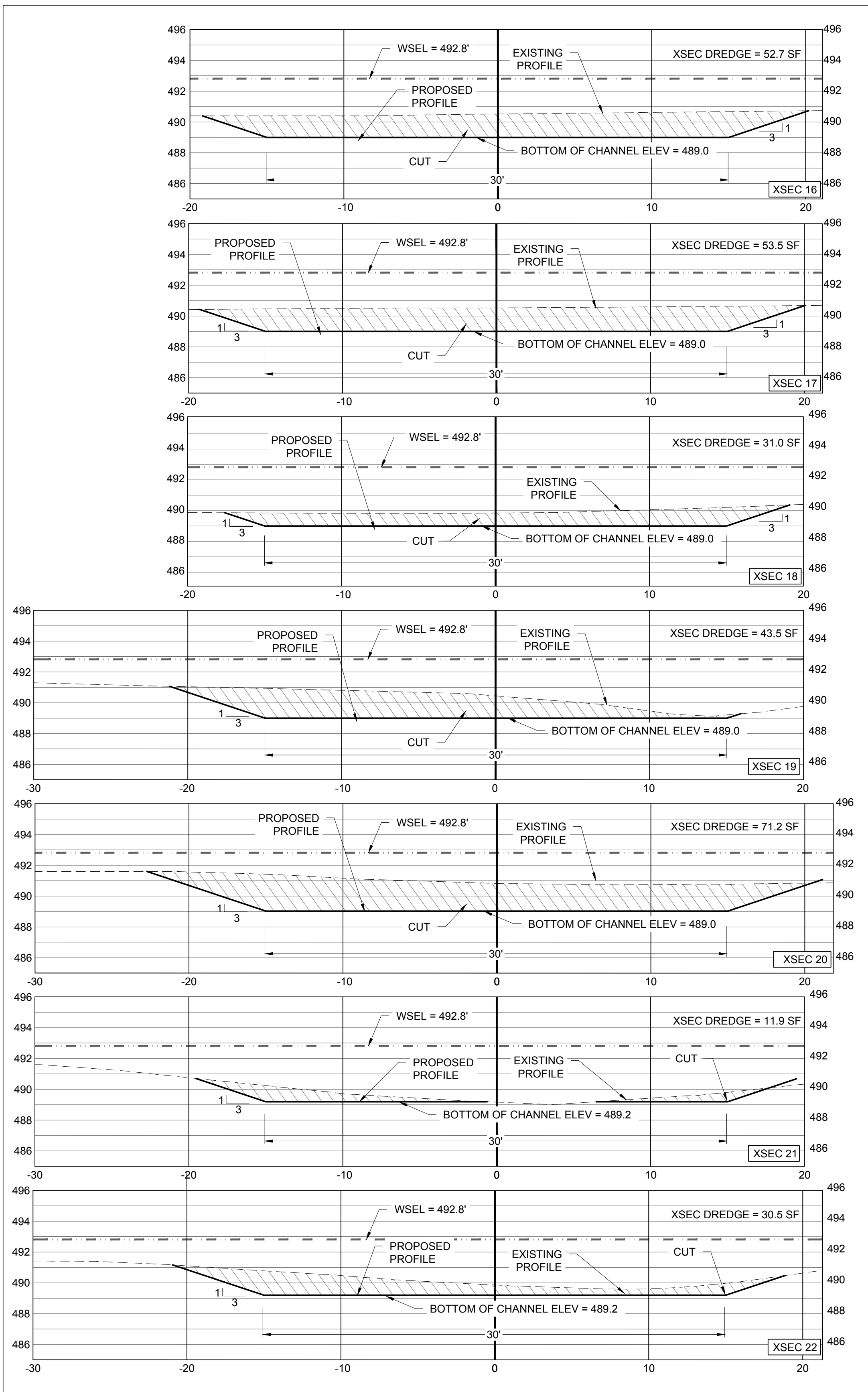


# TAYLOR SLOUGH DREDGE MAINTENANCE

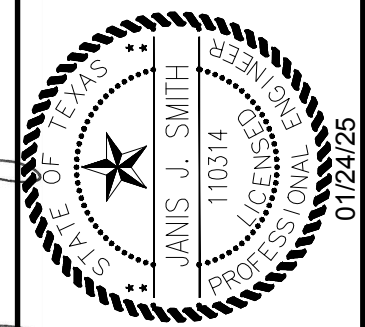
SEE DREDGE CALCULATIONS ON SHEET 8



XSECS PLOTTED LOOKING UPSTREAM  
1" = 5'



Janis J. Smith

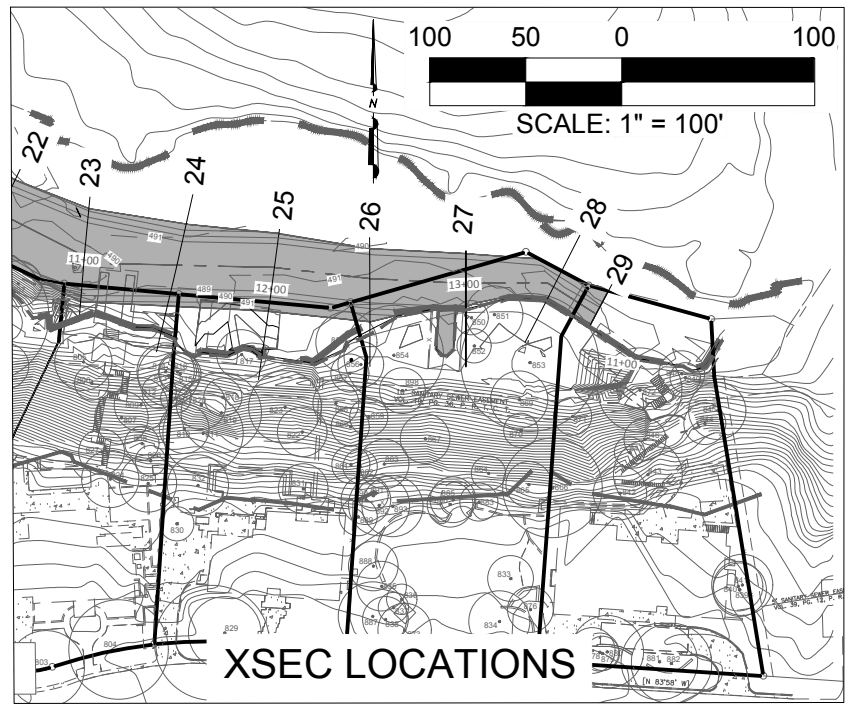


**Janis Smith Consulting, LLC**  
1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

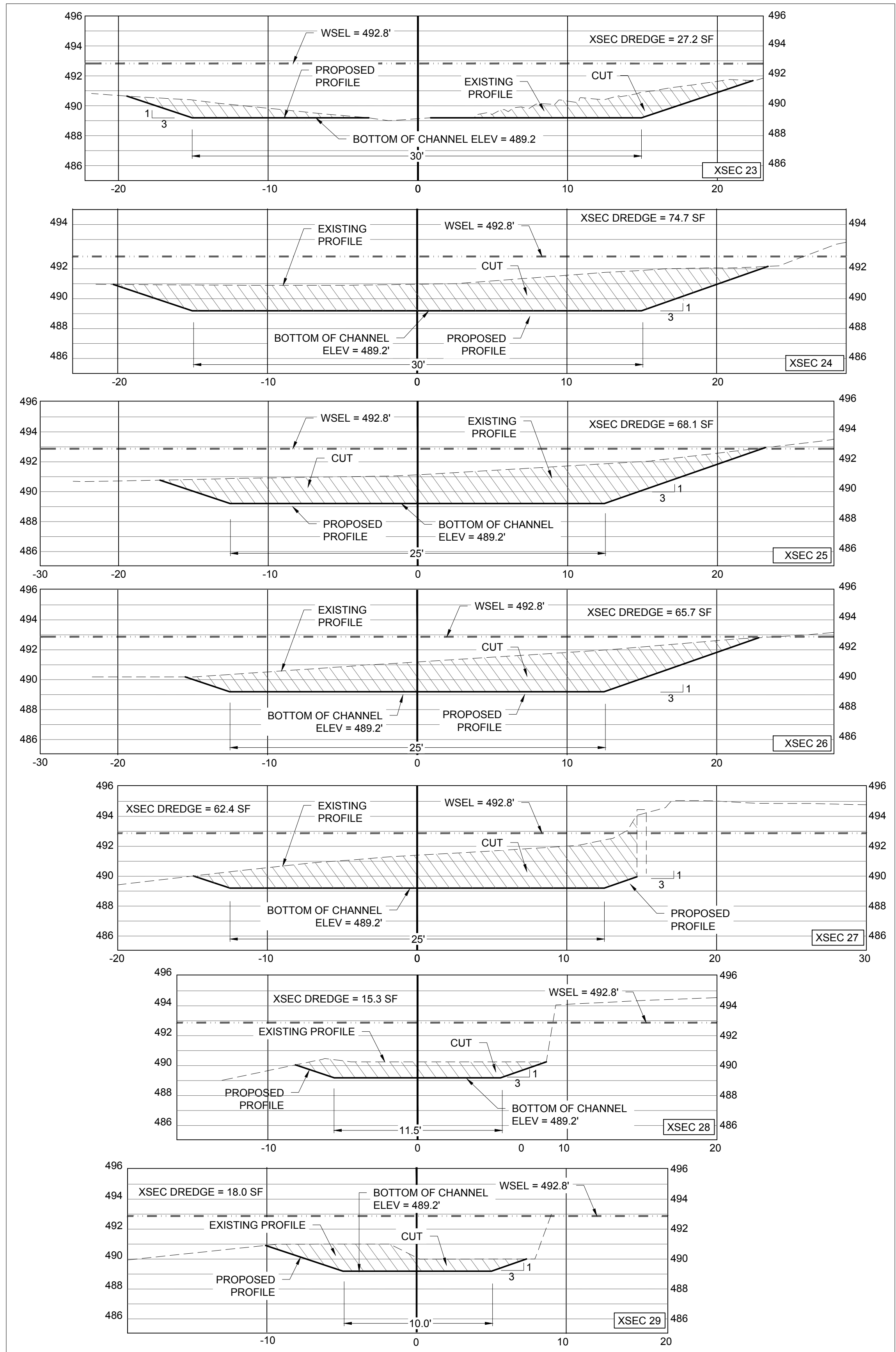
**TAYLOR SLOUGH DREDGE  
MAINTENANCE  
DREDGE XSECS**

DESIGNED: JJS  
APPROVED:  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 7 of 11





# TAYLOR SLOUGH DREDGE MAINTENANCE

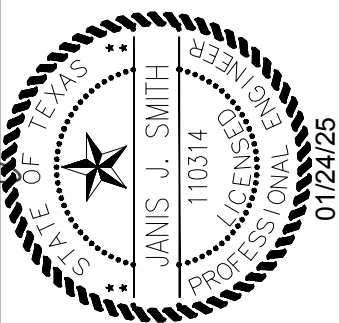


XSECS PLOTTED LOOKING UPSTREAM  
1" = 5'

TAYLOR SLOUGH DREDGE DREDGE CALCULATIONS					
XSEC NO.	XSEC STA	DREDGE (SF)	AVG DREDGE (SF)	DISTANCE (FT)	VOL DREDGE (CY)
0	-5.0	0.0			
1	0.0	5.3	2.7	5.0	0.5
2	50.0	7.8	6.6	50.0	12.1
3	100.0	11.6	9.7	50.0	18.0
4	150.0	9.5	10.6	50.0	19.5
5	200.0	17.5	13.5	50.0	25.0
6	250.0	15.9	16.7	50.0	30.9
7	300.0	28.9	22.4	50.0	41.5
8	350.0	35.9	32.4	50.0	60.0
9	400.0	36.2	36.1	50.0	66.8
10	450.0	28.6	32.4	50.0	60.0
11	500.0	35.6	32.1	50.0	59.4
12	550.0	26.3	31.0	50.0	57.3
13	600.0	23.3	24.8	50.0	45.9
14	650.0	37.4	30.4	50.0	56.2
15	700.0	29.5	33.5	50.0	61.9
16	750.0	52.7	41.1	50.0	76.1
17	800.0	53.5	53.1	50.0	98.3
18	850.0	31.0	42.3	50.0	78.2
19	900.0	43.5	37.3	50.0	69.0
20	950.0	71.2	57.4	50.0	106.2
21	1000.0	11.9	41.6	50.0	76.9
22	1050.0	30.5	21.2	50.0	39.3
23	1100.0	27.2	28.9	50.0	53.4
24	1150	74.7	51.0	50.0	94.4
25	1200	68.1	71.4	50.0	132.2
26	1250	65.7	66.9	50.0	123.9
27	1300	62.4	64.1	50.0	118.6
28	1350	15.3	38.9	50.0	71.9
29	1376	18.0	16.7	26.0	16.0
30	1381	0.0	9.0	5.0	1.7
TOTAL DREDGE (CY)					1771.3

DREDGE CALCULATIONS

Janis J. Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

TAYLOR SLOUGH DREDGE  
MAINTENANCE  
DREDGE XSECS 2 AND DREDGE  
CALCULATIONS

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 8 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

## 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 IN CWQZ IS APPROXIMATELY 6007.0 SF
- PLANTING CRITERIA RECOMMENDS 1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY TREE/500 SF OF DISTURBED AREA
- 6007 SF/500 SF = 12 SHADE TREES AND 12 UNDERSTORY TREES.
- AND 1 NATIVE SHRUB/100 SF
- 6007 SF/100 = 60 SHRUBS

### WETLAND MITIGATION

- TOTAL WETLAND AREA = ALL OF WETLAND 3 = 506 SF = 64 PLANTS
- TOTAL WETLAND SETBACK AREA ON THE LAND = 9139 SF = 1172 PLANTS
- ASSUMING 36" SPACING IN A TRIANGULAR PATTERN

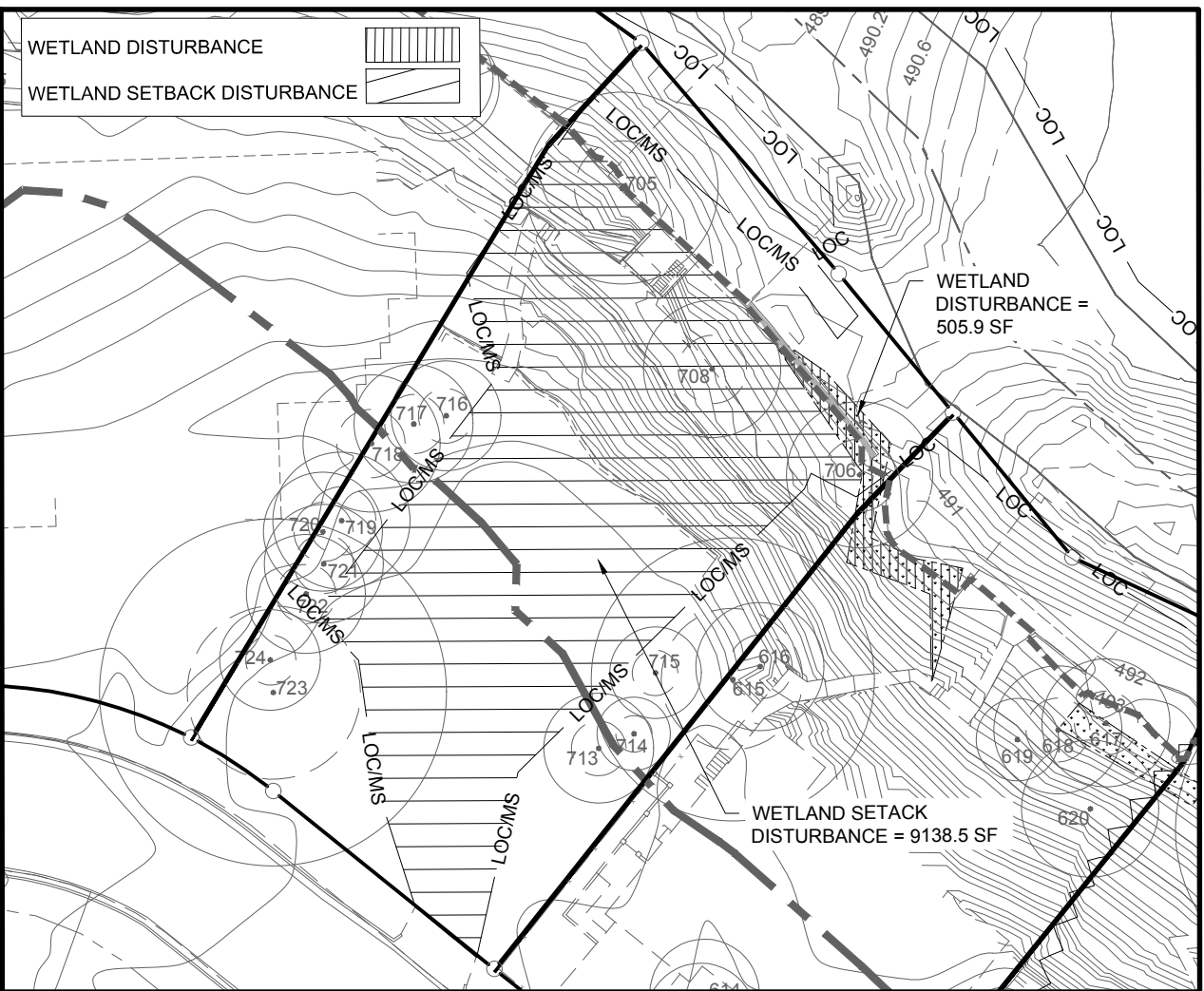
### BULKHEAD MITIGATION

- BULKHEAD LENGTH = 43 LF
- 2 PLANTS/3 LF OF BULKHEAD = 29 PLANTS

### PLANTING MITIGATION NOTES

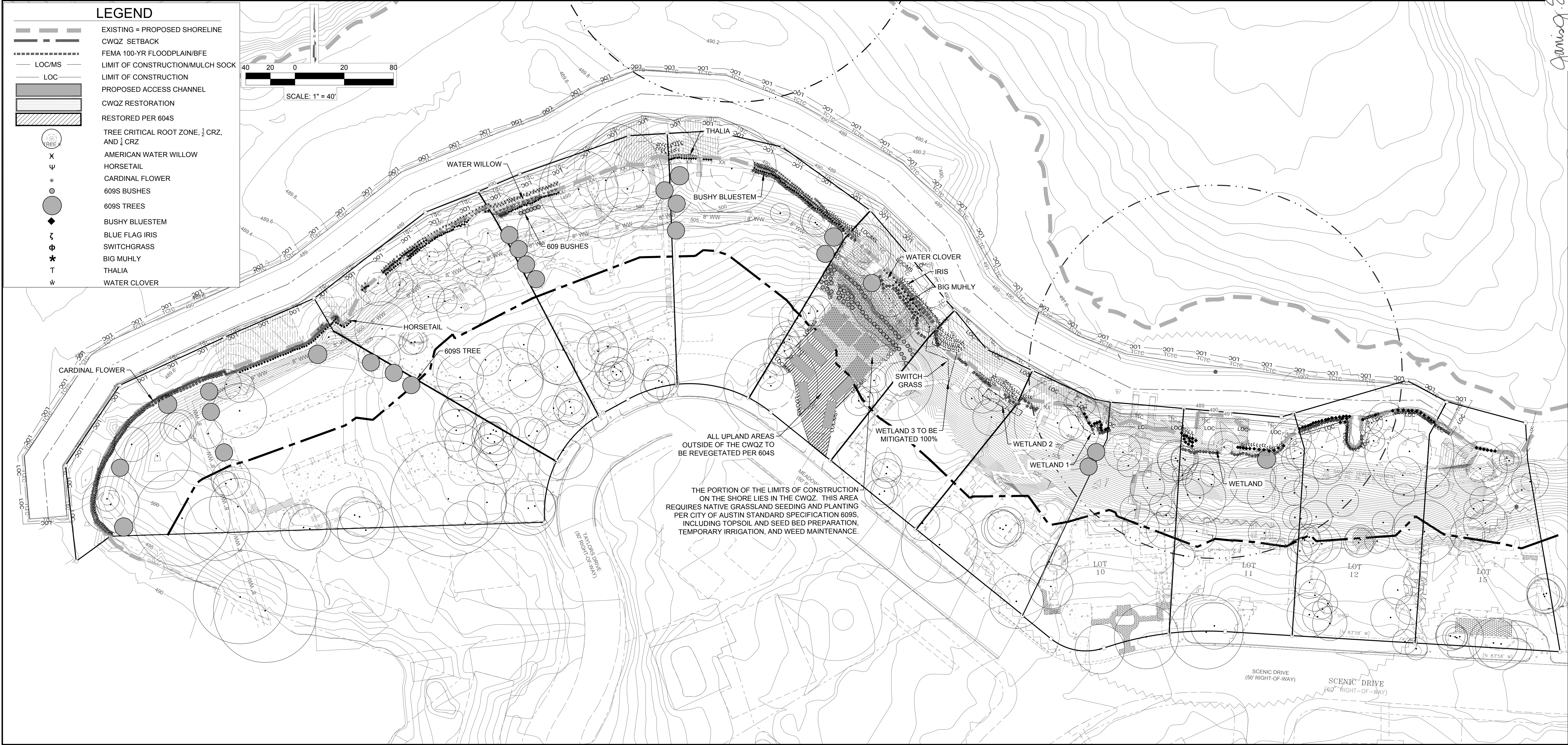
- ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.
- FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, REFERENCE CODE SECTIONS ECM 1.13.0, ECM 1.10.4(D), & ITEM NO. 609S AS APPLICABLE
- ALL PLANTS ARE A MINIMUM SIZE OF 1 GALLON INSTALLED AT A MAXIMUM OF 3FT ON CENTERS.

PLANT NAME	NUMBER OF PLANTS	TYPE OF MITIGATION
Bald Cypress (Taxodium distichum)**	12	21" CWQZ, 3" TREE MITIGATION
Mexican Plum (Prunus mexicana)**	12	23" CWQZ, 1" TREE MITIGATION
White Mistflower (Ageratina havanensis)^	30	CWQZ
Barbados Cherry (Malpighia glabra)^	30	CWQZ
Horsetail (Equisetum fluviatile)	54	Wetland
American Water Willow (Justicia americana)	199	Wetland
Cardinal Flower (Lobelia cardinalis)	129	Wetland
Bushy Bluestem (Andropogon glomeratus)	344	Wetland
Blue Flag Iris (Iris fulva or virginica)	199	Wetland
Switchgrass (Panicum virgatum)	282	Wetland
Big Muhly (Muhlenbergia linheimeri)	20	Bulkhead and Wetland
Thalia (Thalia dealbata)	20	Bulkhead and Wetland
Water Clover (Marsilea macropoda)	18	Bulkhead and Wetland
TOTAL = 1349 PLANTS		
** 2" caliper trees		
^ Native shrub with low water needs		
If a species is not commercially available, substitution species can be reviewed and approved by the Wetland Biologist Reviewer.		
TOTAL 609S SHRUBS REQUIRED = 60 SHRUBS. 60 SHRUBS ARE PROPOSED		
TOTAL 609S UNDERSTORY TREES REQUIRED = 12 TREES. 12 UNDERSTORY TREES ARE PROPOSED		
TOTAL 609S SHADE TREES REQUIRED = 12 TREES. 12 SHADE TREES ARE PROPOSED		
TOTAL 609S PLANTS REQUIRED = 84 PLANTS. 84 PLANTS PROPOSED		
TOTAL WETLAND PLANTS REQUIRED = 1236 PLANTS. 1265 PLANTS PROPOSED		



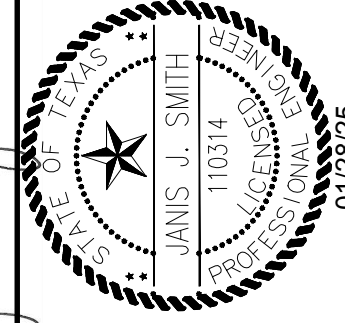
WETLAND/WETLAND SETBACK IMPACTS

ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER 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.



MITIGATION PLANTING PLAN

Janis J. Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F- 66978

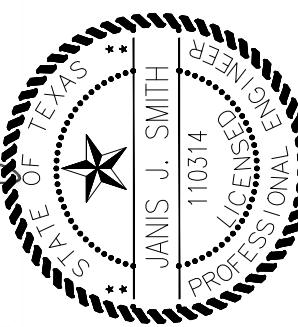
TAYLOR SLOUGH DREDGE  
MAINTENANCE  
MITIGATION PLANTING PLAN

DESIGNED: JJS  
APPROVED:  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 9 of 11



# TAYLOR SLOUGH DREDGE MAINTENANCE

Janis J. Smith



Janis Smith Consulting, LLC



1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F-16978

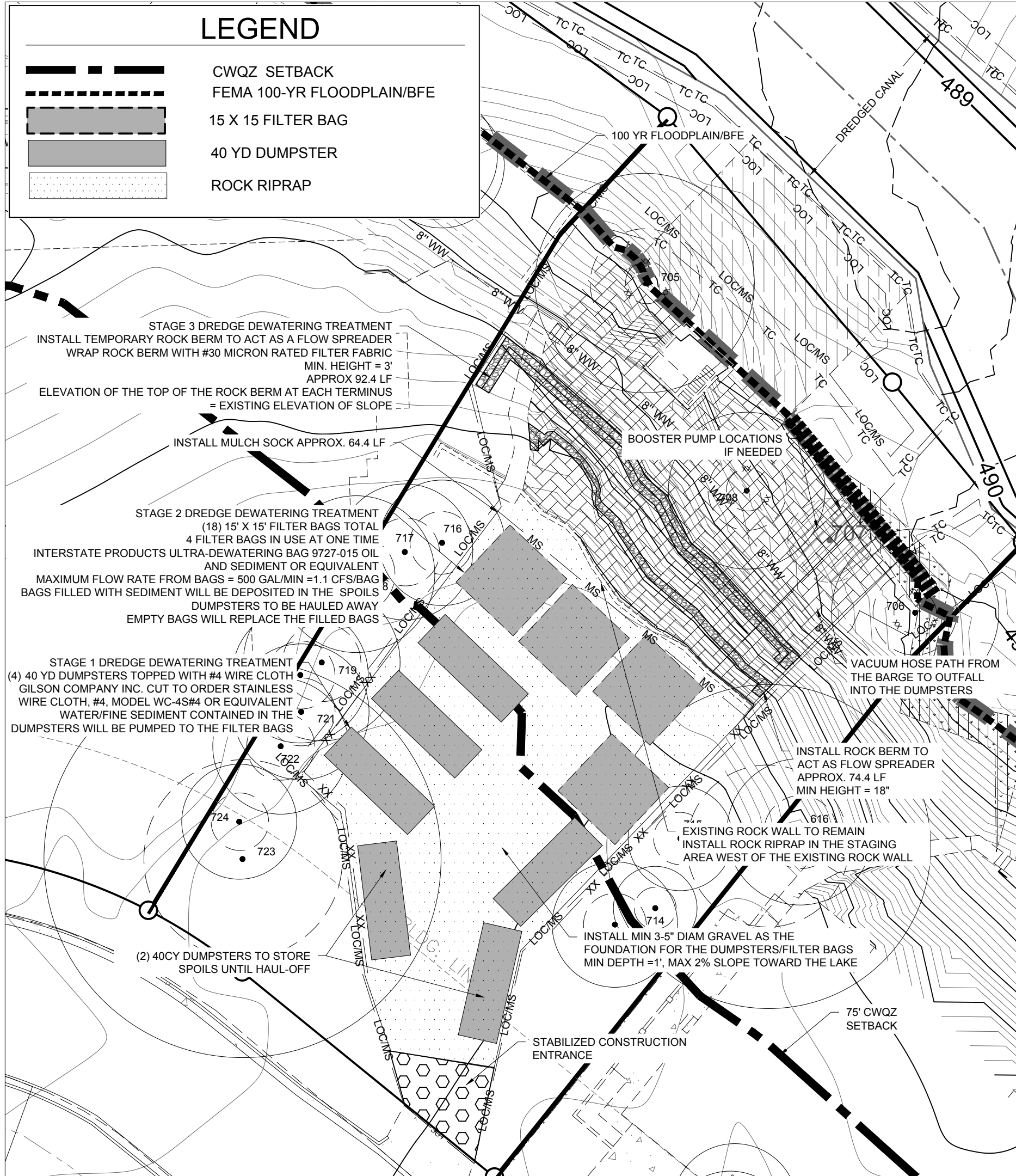
TAYLOR SLOUGH DREDGE  
MAINTENANCE  
DETAILS

DESIGNED: JJS  
APPROVED:  
SCALE: AS SHOWN  
TAYLOR SLOUGH DREDGE  
DATE: JANUARY 17, 2024  
SHEET 11 of 11

11

## DEWATERING PROCESS STEPS

1. INSTALL THE DUMPSTERS, FILTER BAGS, EROSION CONTROL MATTING, AND PUMPS (IF NEEDED)
2. INSTALL #4 WIRE CLOTH INSIDE AND A FOOT BELOW THE TOP OF EACH DUMPSTER
3. STAGE 1 DEWATERING TREATMENT
  - 3.1. PUMP THE DREDGE SEDIMENT/WATER INTO THE DUMPSTERS THROUGH THE WIRE CLOTH
  - 3.2. SHOVEL THE MATERIAL COLLECTED ON THE SCREEN INTO FILTER BAGS FOR REMOVAL
4. STAGE 2 TREATMENT
  - 4.1. PUMP THE WATER/FINE SEDIMENT FROM THE DUMPSTERS TO THE FILTER BAGS
  - 4.2. FINE SEDIMENT IS RETAINED IN THE BAGS. WATER DRAINS FROM BAG DOWN THE SLOPE
5. STAGE 3 TREATMENT
  - 5.1. WATER/VERY FINE SEDIMENT DRAINS THROUGH ROCK BERM AND THEN THROUGH THE FILTER FABRIC WRAPPED ROCK BERM.
  - 5.2. FILTER FABRIC IS RATED TO 30 MICRONS
6. MONITOR FILTER BAGS AND MOVE FULL BAGS TO THE TWO DUMPSTERS DESIGNATED FOR HAUL-OFF
7. THE GRAVEL FOUNDATION IS A TEMPORARY INSTALLATION AND IT TO BE REMOVED AT THE COMPLETION OF THE DREDGING PROCESS.



DEWATERING PROCESS DETAIL

1" = 20'

## ATTACHMENT 4 FINDINGS OF FACT

- A. 1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**YES. The accumulated silt, the source of which is upstream of the slough, has made Taylor Slough almost entirely unnavigable. Docks often require dredge in order to attain a water depth that's navigable for modern boats. Even if we dredged each slip, the owners still couldn't get from their slip to the main body of the lake without, at a minimum, leaving a cloud of resuspended silt in their wake and risking damage to their boat. Every dock that I've ever permitted had safe access to the lake. The dredge limit of 25 CY deprives my clients of safe access.**

2. The variance:

a. Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**YES. The access path is a very conservative approach to reducing the volume of silt in the slough thus lowering the lakebed and increasing the water depth. The depth to which we're dredging is a depth that has both been repeatedly approved in the past and will flow into the downstream lakebed elevation that the path will tie-in to.**

b. Is the minimum deviation from the code requirement necessary to allow reasonable use of the property;

**YES. The conservative design leads to the minimum amount of dredge that will achieve a navigable depth for the path in the slough.**

c. Does not create a significant probability of harmful environmental consequences.

**YES. The dredge project involves no harmful environmental impacts. The limit of construction will be surrounded by a double turbidity curtain to contain the sediment. The silt will be removed from the lakebed via suction powered by pumps on the barge, then pumped up the shoreline to a designated silt dewatering system that's surrounded by erosion controls. The dewatering system has been designed to contain sediment on-site and release the filtered water from the silt as overland flow back into the lake. The solids will then be disposed of in a permitted landfill.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**YES. Permitting the site with an approved variance for dredge over 25 CY will result in higher water quality for the lake. Currently, silt is stirred up with every boat excursion. Below are photographs of the slough with the lakebed agitated by the boat used by City staff. This boat's a fishing boat with an outboard motor. The silt plume from a wake boat, a boat with a significantly deeper draft, is much worse.**



B. 1. The criteria for granting a variance in Subsection (A) are met:

**YES. Please see answers to A (1), (2), and (3).**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entirety of the property;

**YES. The properties along the shoreline of Taylor Slough are taxed on the basis of their lakefront status, but they don't have the same use of the lake as the homes literally around the corner from them. All of Taylor Slough homeowners have difficulty using their docks, and some of them can no longer use their docks at all.**

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property;

**YES. The dredge amount is the minimum dredge required to ensure the navigability of Taylor Slough. The proposed lakebed elevation of 488.8' is routinely administratively approved by the environmental review staff.**



## TAYLOR SLOUGH DREDGE MAINTENANCE ERI



**City of Austin – Environmental Resource Inventory (ERI)  
3706 Meadowbank Drive & Taylor Slough  
City of Austin, Travis County, Texas**

---

November 30, 2023

By:  
**DESCO Environmental Consultants, LP  
26902 Nichols Sawmill Road  
Magnolia, Texas 77355**

**Environmental Resource Inventory**

For the City of Austin

Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 &amp; 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: Taylor Slough Project
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 120924 & 120939
3. ADDRESS/LOCATION OF PROJECT: 3706 Meadowbank Drive & Taylor Slough
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)
- |   |   |  |
|---|---|--|
| Edwards Aquifer Recharge Zone* (See note below) ..... | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No            |
| Edwards Aquifer Contributing Zone* .....              | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> No |
| Edwards Aquifer 1500 ft Verification Zone* .....      | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> No |
| Barton Spring Zone* .....                             | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> No |
- \*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

**Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.**

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES\*\* ☒ NO
- If yes, then check all that apply:
- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**\*\* If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐ YES\*\*\* ☒ NO

**\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 6 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):



2 \_\_\_\_\_ (#'s) Spring(s)/Seep(s)      0 \_\_\_\_\_ (#'s) Point Recharge Feature(s)      0 \_\_\_\_\_ (#'s) Bluff(s)  
 1 \_\_\_\_\_ (#'s) Canyon Rimrock(s)      3 \_\_\_\_\_ (#'s) Wetland(s)

**Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.**

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**  
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☒ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

**Surface Soils** on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Eckrant soils and Urban land, 18 to 40 percent slopes	D	2.5
Urban land and Brackett soils, 1 to 12 percent slopes	D	5

**\*Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

\*\*Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.



**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

The 3706 Meadowbank Dr lot is generally steeply sloped from southwest to northeast toward Taylor Slough in the Lake Austin watershed, downstream of Lake Travis. The average slope of the property is 30 percent. The property consist of a cleared residential lot (2-4% slope) with no residence near Meadowbank Dr and a boat dock over Taylor Slough. Boat docks from several other lots area present in the area of interest. Taylor Slough does not have significant inflow and feeds into Lake Austin to the west. Three fringe wetlands (Wetland 1-3) were identified on the southern shoreline of Taylor Slough (Figure 4). The City of Austin had previously identified two springs on the north side of Taylor Slough and one rock outcrop on the south side of Taylor Slough which were included (Figure 4).

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Comanche Peak Formation	Fredricksburg Group Undivided	Comanchean

**Brief description of site geology** *(Attach additional sheets if needed):*

Edwards Limestone (EL), limestone, dolomite, & chert; limestone aphanitic-fine grained, massive-thin bedded, hard, brittle, in part rudistid biostromes, much milliolid biosparite; dolomite fine-very fine grained, porous, medium grey-greyish brown; chert, nodules & plates common, varies in amount from bed to bed, some intervals free of chert, mostly white to light grey; in zone of weathering considerably recrystallized, honeycombed, & cavernous forming an aquifer, forms flat areas and plateaus bordered by scarps; thickness 60-350 ft, thins northward. Comanche Peak Limestone, fine-very fine grained, fairly hard, nodular, light grey, weathers white, extensively burrowed fillings slightly coarser & darker, typically crops out in scarp face beneath EL; thickness up to 80 ft, feathers out southward near Williamson-Travis County line. Keys Valley Marl (KVM), soft white; marine megafossils include *Exogyra texana*, *Gryphaea mucronata*, & other pelecypods, ammonites, gastropods, & echinoids; thickness up to 50 ft, feathers out southward near Williamson-Travis County line. Cedar Park Limestone lithologically & faunally similar to Comanche Peak Limestone; thickness 40 ft, south of Williamson-Travis County line upper part interfingers EL & lower part is mapped with Bee Cave Marl (BCM). BCM is lithologically and faunally similar to KVM, except *Exogyrotexana* are more abundant & ammonites are scarce; thickness 25-40 ft.

**Wells** – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled  
0 (#s) The wells are not in use and have been properly abandoned.  
0 (#s) The wells are not in use and will be properly abandoned.  
0 (#s) The wells are in use and comply with 16 TAC Chapter 76.  
 There are 0 (#s) wells that are off-site and within 150 feet of this site.

# 11. THE VEGETATION REPORT – Provide the information requested below:

## Brief description of site plant communities *(Attach additional sheets if needed):*

A thin strip of woodland exists between the clear lot and Taylor Slough dominated by live oak (*Quercus virginiana*), cedar elm (*Ulmus crassifolia*), Carolina cherry laurel (*Prunus caroliniana*), and netleaf hackberry (*Celtis reticulata*). Three fringe wetlands (Wetland 1-3) were identified along the boundary with Taylor Slough dominated by wild taro (*Colocasia esculenta*), small-spike false nettle (*Boehmeria cylindrica*), and bald cypress (*Taxodium distichum*). No grassland/prairie/savanna was observed in the area of interest.

There is woodland community on site ..... ☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Live Oak	<i>Quercus virginiana</i>
Cedar Ealm	<i>Ulmus crassifolia</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Texas persimmon	<i>Diospyros texana</i>

There is grassland/prairie/savanna on site..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☒ YES ☐ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*



Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Wild Taro	Colocasia esculenta	OBL
Small-spike False Nettle	Boehmeria cylindrica	FACW
Bald Cypress	Taxodium distichum	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

**12. WASTEWATER REPORT** – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)  
☒ City of Austin Centralized sewage collection system  
☐ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

Site wastewater will utilize the city of Austin centralized sewage collection system. Taylor Slough and Lake Austin will receive no wastewater from the site.

**13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.**

Date(s) ERI Field Assessment was performed: June 19, 2023 & November 17, 2023

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Chris Little

281 252 9799

Print Name

Telephone

clittle@descoenv.com

Signature

Email Address

DESCO Environmental Consultants, LP

November 30, 2023

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



Richard W. Griffin  
Soil Science # 3244

## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

[illegible]

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method	Accuracy
GPS	<input checked="" type="checkbox"/> sub-meter <input checked="" type="checkbox"/>
Surveyed	<input type="checkbox"/> meter <input type="checkbox"/>
Other	<input type="checkbox"/> > 1 meter <input type="checkbox"/>

Professional Geologists apply seal below

City of Austin Use Only	
CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.

For wellands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.



## **List of Attachments for the Environmental Resource Inventory Form**

Figure 1: Site Specific Geological Map with 2' Topography

Figure 2: Historical Aerial Imagery

Figure 3: Site Soils Map

Figure 4: Critical Environmental Features and Well Locations

Figure 5: CWQZ and Fully Developed Floodplain Map

Figure 6: 3706 Meadowbank Drive & Taylor Slough - ERI Site Photos





**Geologic Formation**  
Kfr: Fredericksburg Group undivided  
W: Water

### Legend

- 2' Contours (CoA)
- Geologic Atlas of Texas - 250K (TNRIS)
- Survey Area of Interest

**Figure 1: Site Specific Geologic Map with 2' Topography**  
**Taylor Slough Project**

*Travis County, Texas*

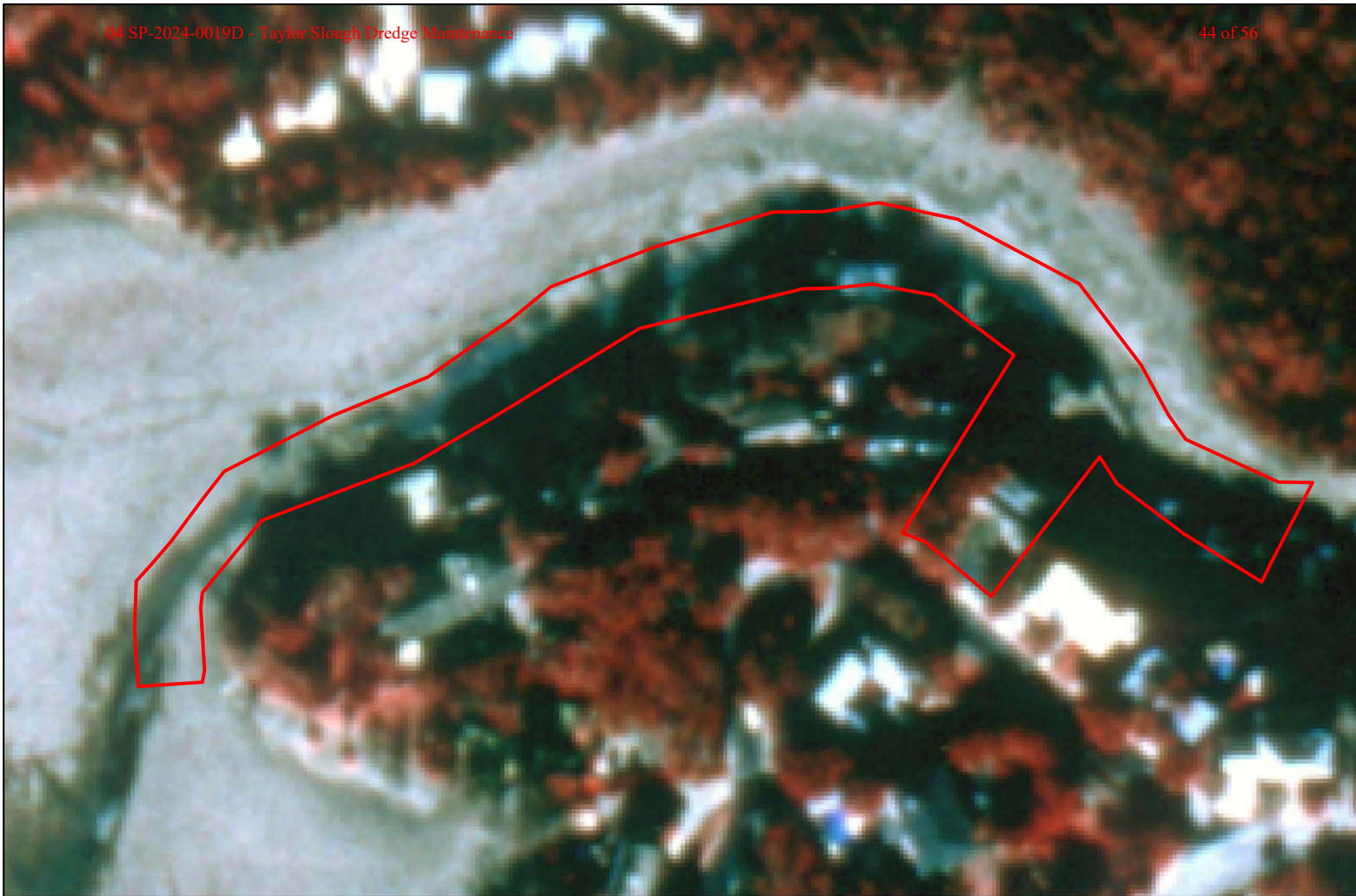
Map Base: 2022 CAPCOG Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: June 20, 2023

N  
1:1,200



0 25 50 100  
Feet





## Legend

 Survey Area of Interest

Figure 2: Historical Aerial Imagery  
Taylor Slough Project

*Travis County, Texas*

Map Base: 1996 CIR Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: June 20, 2023



1:1,200





0 25 50 100  
Feet





Soils  
TeF: Eckrant soils and Urban land, 18 to 40 percent slopes  
UuE: Urban land and Brackett soils, 1 to 12 percent slopes

## Legend

-  Soils (USDA/NRCS)
-  Survey Area of Interest

**Figure 3: Site Soils Map**  
Taylor Slough Project

Travis County, Texas

Map Base: 2022 CAPCOG Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: June 20, 2023



0 25 50 100 Feet





No Wells on This Map

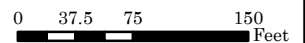
### Legend

- ★ Springs & Seeps (CoA)
- Rock Outcrops (CoA)
- 150' Buffers
- Survey Area of Interest
- Wetlands

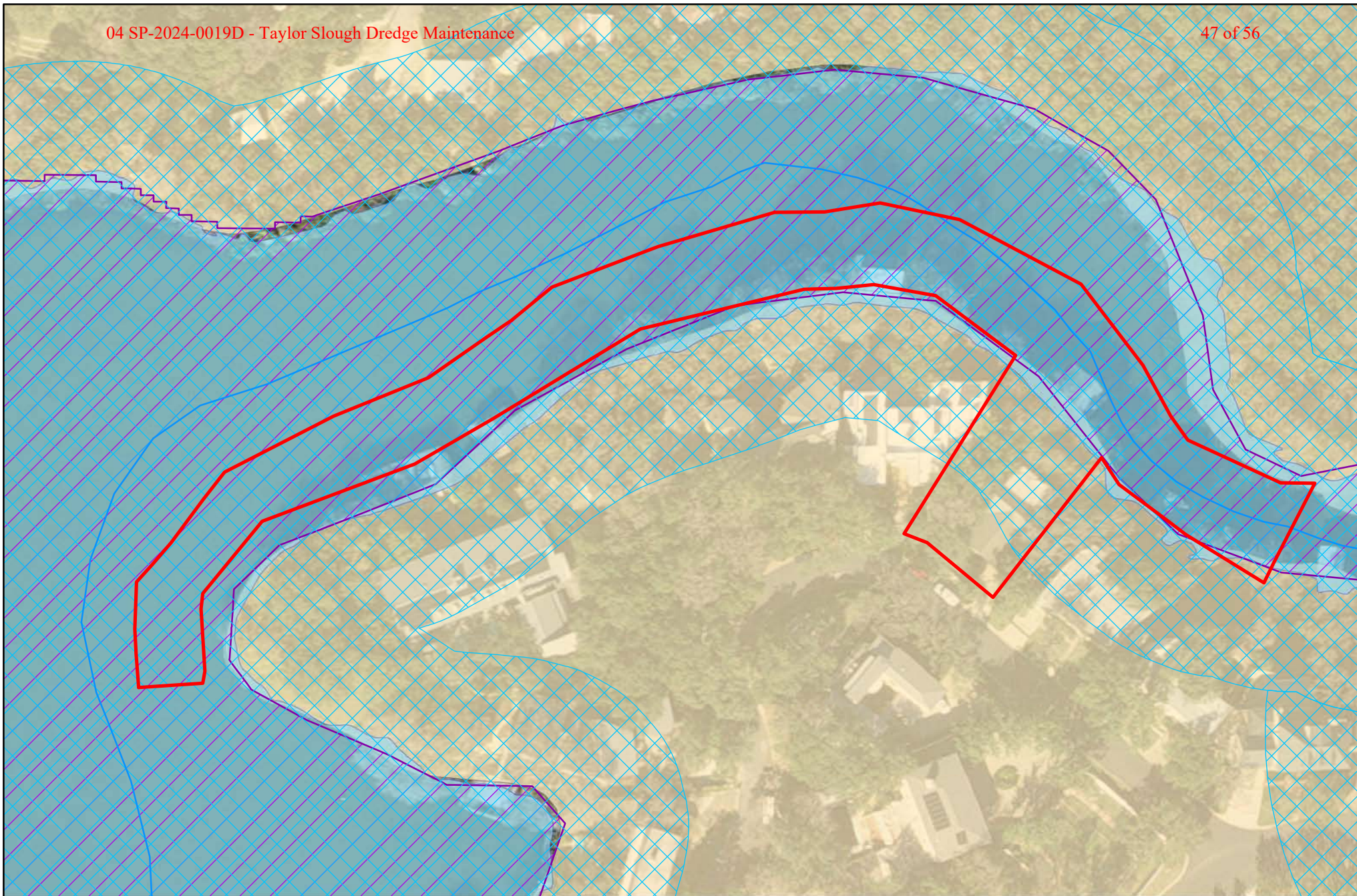
**Figure 4: Critical Environmental Features and Well Locations**  
Taylor Slough Project

Travis County, Texas

Map Base: 2022 CAPCOG Aerial Imagery from TNIRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: November 17, 2023





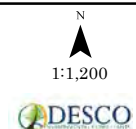


- Legend**
- Creeks (CoA)
  - ▨ CWQZ (CoA)
  - ▭ Austin Fully Developed Floodplain (CoA)
  - ▭ Lakes (CoA)
  - ▭ Edwards Aquifer Recharge Zone (CoA)
  - ▭ Survey Area of Interest

**Figure 5: CWQZ and Fully Developed Floodplain Map**  
Taylor Slough Project

*Travis County, Texas*

Map Base: 2022 CAPCOG Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: June 20, 2023



0 25 50 100 Feet



**Figure 6. 3706 Meadowbank Drive & Taylor Slough ERI Site Photos**



**Photo 1: Cleared lot of 3706 Meadowbank Drive facing north.**



**Photo 2: Stairs and wooded area of 3706 Meadowbank Dr facing south.**





**Photo 3: Boat dock at 3709 Taylors Dr.**



**Photo 4: Bulkhead along 3709 Taylors Dr shoreline.**





**Photo 5: Boat dock at 3711 Taylors Dr.**



**Photo 6: Bulkhead along 3711 Taylors Dr shoreline.**





**Photo 7: Boat dock at 3710 Meadowbank Dr.**



**Photo 8: Bulkhead along 3710 Meadowbank Dr.**





**Photo 9: Bulkhead and boat dock at 3708 Meadowbank Dr.**



**Photo 10: Boat dock at 3706 Meadowbank Dr.**





**Photo 11: Shoreline along 3706 Meadowbank Dr (Wetland 3).**



**Photo 12: Boat dock and shoreline at 3704 Meadowbank Dr (Wetland 3).**





**Photo 13: Boat dock at 3702 Meadowbank Dr.**



**Photo 14: Wetland 1 behind bulkhead of 3702 Meadowbank Dr.**





**Photo 15: Wetland 2 along shoreline of 3704 Meadowbank Dr.**



**Photo 16: Wetland 3 along shoreline of 3706 & 3704 Meadowbank Dr.**





**Photo 17: View of Taylor Slough.**