

CASE#: C15-2015-0113 Address: 8818 BIG VIEW #4

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CITY OF AUSTIN APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

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

PLEASE: APPLICATION MUST BE TYPE INFORMATION COMPLETED.	D WITH ALL REQUESTED
STREET ADDRESS:_[8818 Big View #4 Big View Drive	
LEGAL DESCRIPTION: Subdivision - Panther I	Hollow Creek Ph. II
Lot(s) 4 Block A Outlot	Division
I/We_Bruce S Aupperle, P.E. on behalf of r	nyself/ourselves as authorized agent for
Raj & Santosh Singla	affirm that on <u>8/31</u> , 2015,
hereby apply for a hearing before the Board of Adj	ustment for consideration to:
(check appropriate items below and state what code you are seeking a variance from) X ERECT ATTACH COMPLETE	•
Variance from Sections 25-2-1176(A)(1) to allow construction	on of a dock 52 feet from the shoreline
due to very shallow water near the shoreline and the limitati	on to not exceed 25 CY of dredge.
n aLA district. (zoning district)	
NOTE: The Board must determine the existence of, supporting the findings described below. Therefore, yo Findings Statements as part of your application. Failu being rejected as incomplete. Please attach any addition	u must complete each of the applicable re to do so may result in your application

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):



REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use	
because: Existing zoning regulation will create need for substantial amount of dredge, about 80 CY, if dock is to meet allowed length.	th
from shoreline during construction and for annual maintenance.	
HARDSHIP:	
2. (a) The hardship for which the variance is requested is unique to the property in that:	
he property has extremely shallow water near the shoreline.	
(b) The hardship is not general to the area in which the property is located because:	
he properties downstream of this area on Lake Austin have shallow water issues similar to this lot.	
AREA CHARACTER:	
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:	
e variance will not alter the character of the area because adjacent docks have similar lengths from the shoreline.	
PARKING: (Additional criteria for parking variances only.)	
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply: 1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:	



2.	The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3.	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4.	The variance will run with the use or uses to which it pertains and shall not run with the site because:
N	OTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.
	PLICANT CERTIFICATE — I affirm that my statements contained in the complete olication are true and correct to the best of my knowledge and belief.
Sig	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
City	, Sia & Zip Dustin, TX 78733
Prin	nted Bruce Aupperle Phone 5124227838Date 8/31/15
	NERS CERTIFICATE – I affirm that my statements contained in the complete application true and correct to the best of my knowledge and belief.
Sigr	nedMail Address
City	, State & Zip
	ted Phone Date

APPLICATION TO BOARD OF ADJUSTMENT matching in TCAD—GENERAL VARIANCE/PARKING VARIANCE 40139360206

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

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PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.
STREET ADDRESS: 8818 Big View #4 Big View Drive
LEGAL DESCRIPTION: Subdivision - Panther Hollow Creek Ph. II
Lot(s) 4 Block A Outlot Division
I/We Bruce S Aupperle, P.E. on behalf of myself/ourselves as authorized agent for
Raj & Santosh Singla affirm that on 6/1, 2015,
hereby apply for a hearing before the Board of Adjustment for consideration to: (check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)
× ERECT ATTACH COMPLETE REMODEL MAINTAIN
Variance from Sections 25-2-117 (A)(1) to allow construction of a dock 45 feet from the shoreline
due to very shallow water near the shoreline.
in a LA district. (zoning district)
NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.



VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use
because: Existing zoning will create need for substantial dredging during construction and for annual maintenance.
HARDSHIP:
2. (a) The hardship for which the variance is requested is unique to the property in that:
The property has extremely shallow water near the shoreline.
(b) The hardship is not general to the area in which the property is located because:
The properties downstream of this area on Lake Austin have shallow water issues similar to this lot.
AREA CHARACTER:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
e variance will not alter the character of the area because adjacent docks have similar lengths from the shoreline.
PARKING: (Additional criteria for parking variances only.)
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply: 1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. APPLICANT CERTIFICATE – I affirm that my statements contained in the complete
Application are true and correct to the best of my knowledge and belief. Signed Mail Address 10088 Circleview Dr,
City, State & Zip Austin, TX 78733
Printed Bruce Aupperle, P.E. Phone <u>512-329-8241</u> Date <u>6-5-2015</u>
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. Signed Suttak Syll Mail Address 1965 BELLECIANSE DR
City, State & Zip BEAUMONT, TX 77706
Printed SANTOSIT SINGLA Phone 169-898- Date 6.5.2015

June 5, 2014

City of Austin Planning and Development Review Department PO Box 1088 Austin, TX 78716

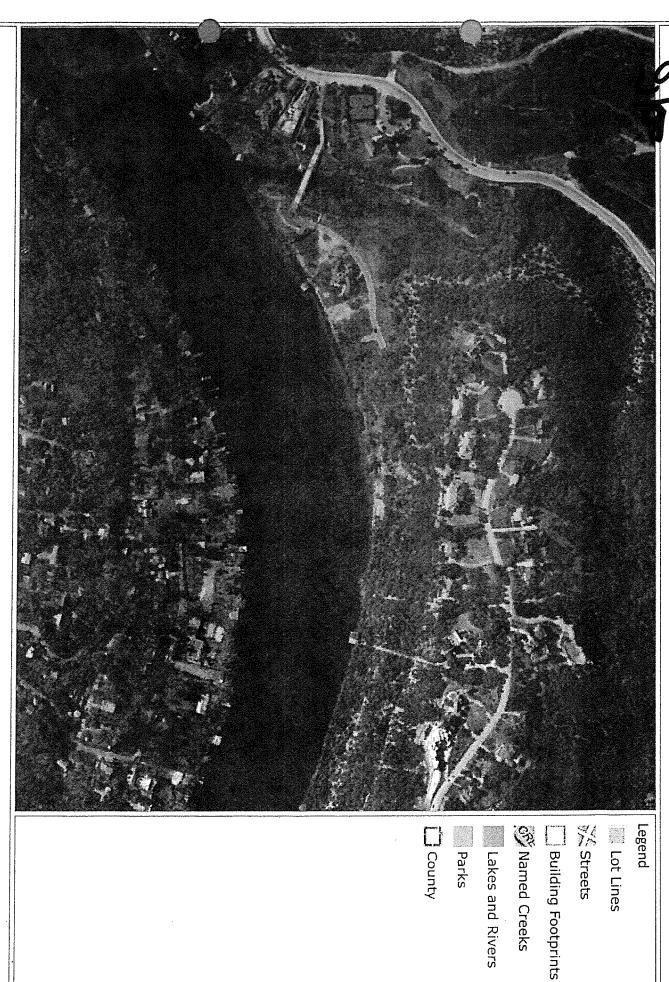
To Whom It May Concern:

We, Raj & Santosh Singla, own the property at 8818 #4 Big View per Deed Document # 2013037557. We wish to construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

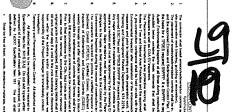
Regards,

Raj & Santosh Singla 4965 Bellchase Drive Beaumont, TX 77706-7764

8818 BIG VIEW #4 AERIAL 2012



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PRÉPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



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March 20 September 14, meding shall he with Island Semusia M.s. Has of 1 pounts per 1900 SF. Hitter shall be water section with an explain of 15.15 St. to be applied occar at pleasing and occa during the period of Selections of a new of 10 pound per 1900 SF. eroldon cardrol shell be ecosphishe when the grees has grown at least 1.12 hoches high with 85% coverage, a bare spots larger than 16 expans hast exist.

d, nahing galan saeding ahak comphy with requirements of the City of Austin Emisternatios (Citeria Abanus) omalching for Temporary Vingclation Stabilization

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Permanent erosion control shad he ecosptable when the green has grown at least 1½ broken high with 35% convengs, provided no have spoil singer then 18 septice that exist. The placed the shall be highered or exhibid in a manner that will not exhibit to good, but will authority some the est by a few food of the horse. The highest main tozar of a days havened inchests during the first han morten. Radial occurrences of N had no more shall postpone the emissing exheute to one week.

Material Description

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Un stopical up to 2:1 2500 to 4000 its per acre
and erosion soil free manufactures
consistories recommendatives)

Owner's representative responsible for plan attentions Ray Single Ower Ry & Santosh Snigls Address 66 (B Big View Ower #4, Austin, 1X 78730

Person or fem emponsible for treaturers area protection manderwises. By Single

contracts state out dispose of surplus excureted maintal from the whe without publishing the Planning and Development Hayles as francis at \$74-2278 at least 48 You're prox with the boardon and a copy of the permit leased to receive the material.

8818 Big View Drive #4

OWNER:
RAJ • SANTOSH SINGLA
8018 BIG VIEW DRIVE #4
AUSTIN, TX 78730

ENGINEER:
BRUCE S. AUPPERLÉ, P.E.
AUPTERLÉ COMPANY
10065 CRCLEVEN DRIVE
AUSTIN, TEXAS 768733
PHONE (5) 2) 4727-7536
FAX (5) 12) 329-8241



VICINITY MAP

DHOTES FOR TRIE AND HATURAL AREA PROTECTION Appendisc P-2 (30/2000); on plan to be preserved shall be protected during ou

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is responsively for the adequacy of these plans remain with the enquienes who prepared them. In spronning these plans, the City of Austin must rely upon the adequacy of the work of the design engineer

DESIGNED BS/ APPROVED SOALE MTS DATE May 22, 1 SHEET

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Approved	
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Land Use Commission Date

DESCRIPTION REVISIONS / CORRECTIONS VOO NY SHEETS III CHANGE INT. COVER OTY OF AUSTIN DATE

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All areas distorbed within the shoreline setback shall be restored in accordance with site plan ockes and plant species Insted and in accordance with City of Auskin Specification 6095

WATERSHOP STATUS. The size is located in LME AUSTH waterhead in datashed as a WATER SUPPLY RUBAL instrument and hast be developed, communical and managed in conformance with Chapter 25 of the Lineal Sectionment Code. SWART GROWTH ZONE - Driving Water Frotestion Zone

FLDODHAN HEDRIANON. By project is within the FOO-year 48453C0430H effective 265CF2008

dictate el los girlicaton lates es constitit a ventuaton el al data, elomaten ald calcataen servind is. Ne aprecar i la emprece al record a sono recorda con la conselectorio, sociolo y ald abritato el Indian sonolata, alettor el val la supriaction o recorda los Calcatonianas de los regiones. RILATED FERMI NUMBERS: SF-2009-01790; CBJ-03-0174G D1 1A 2094NG-57: 1-CO ADDRESS: 8616 thy New Drive #4, ALSSIN, TX 78746 LEGAL DESCRIPTION: LOT 4 BLE A PARTIER HOLLOW CREEK PISS (1), Dec. # 2013037557

Plan Sheet List

DOCK FLAH + REVARIONS
 SURDIVISION FLAT

PROJECT DESCRIPTION: Construct new 4-skp 2-stary 40 63 x 44.02 doos, gangway and apportenances

For Director - Planning 4 Development Review Department

Date

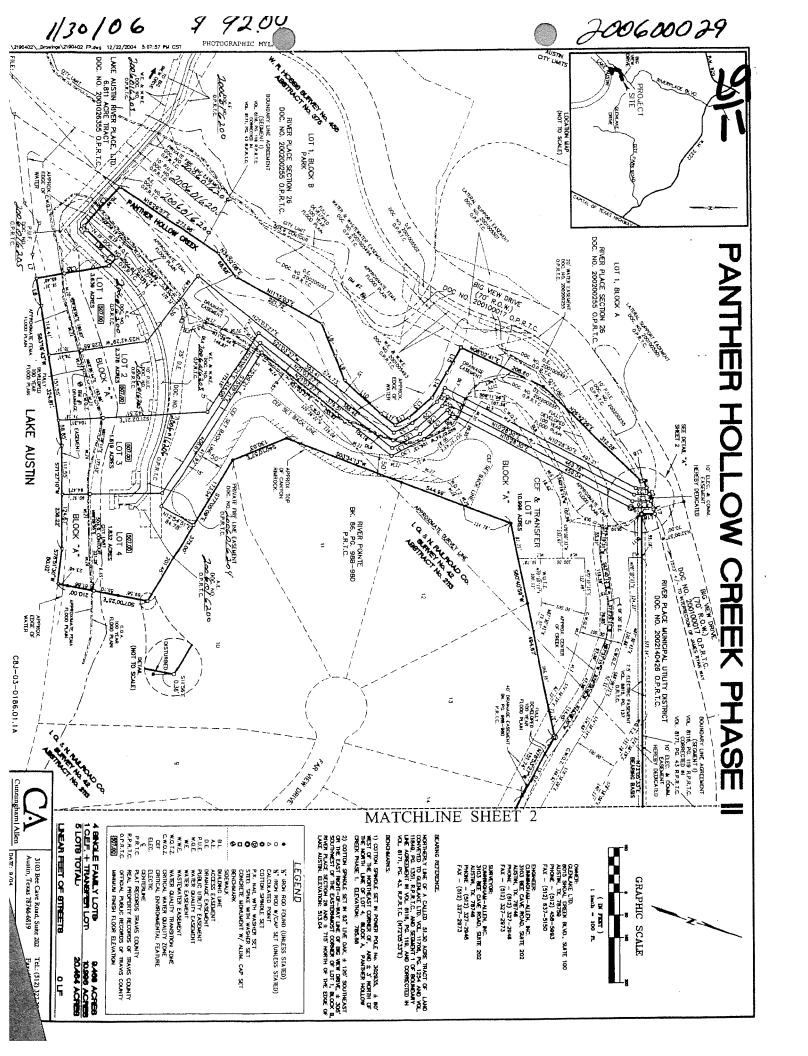
AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Ten. 78731 512 329-8241



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8818 Big View Drive #4

COVER SHEET # NOTES



3. ALL STREETS, DAJMAGE, SDEWALKS, EROSOM CONTROL, AND WATER LINES H. THIS SUBGINSON SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF JUSTIM STANDARDS.

HOUSEAN ALC DILYCORNS HIN AN ELEMENTARY OF THE HOUSEAN HINTON THE HOUSE AND HE HOUS

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE COMMECTED TO RIVER PLACE MUNICIPAL UTILITY DISTRICT.

STATE OF TEXAS:

HOME BY ALL HISH HESS PRESSURE, THAT GLERACE (MITE), A TRUSK MATER PRESSURE THAT GLERACE (MITE) AND TREASEN AND TREASE AND TREASEN AND TRE

"PANTHER HOLLOW CREEK PHASE II",

PARSIANT TO THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212
AND 232 H ACCOMMANCE WITH THE MAP OR PLAT SHOWN HEREON
SUBJECT TO ANY AND ALL EXEMBITS OR RESTRICTIONS
HERETOFORE GRAVIED AND NOT RELEASED.

THESS MY HAND, ON THE DATE WRITTEN HEREON BELOW.

GLENAME LTD. / YANGE BERNET FOR MOCK HVESTMENTS COSP., ITS GENERAL BY. JAN MOCKES, PRESIDENT FOR STATE TO AUSTRAL TEXAS 75757
PHONE: 512-456-5603 FAX: 512-637-5150 wante 7-14-05

THIS METINALENT WAS ACKNOWLEDGED BEFORE WE ON THIS DAY PERSONALLY APPEARED AN HOOSER MACHINE TO THE FRESCH WHOSE HAVE IS SUBSCIENCE TO THE FORECOMED STITED AND HE ACKNOWLEDGED TO WE HAVE THE EXECUTED BY AN EXPONENCE STREAM EXPORTS AND HAVE THE COACIED STATED, WHITESS MY HAVE, THIS THE TOOLOGY. ADD TO THE THIS THE TOOLOGY. STATE OF TEXAS:

22. CONSTRUCTION ON LOTS 1-4 WILL HOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.

DOWNESS ON JUly 31, 2008

Knoll

WITHER A CHITICAL ENVIRONMENTAL FEATURE BUFFER ZONE DESCRIBED I SECTION:

3 SECTION:

A) THE HANDHAL MEGRATION COMER MUST BE RETAINED TO THE A) THE MANAGEME ENTER FRACIFICAL STATEMENT OF THE MANAGEMENT OF SECONDARY OF SECONDAR

27. WATER CUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHECING COMPLANCE PARSUANT TO CHAPTER 25-8 OF THE OTY LAND DEVELOPMENT CODE. THE USE, AND MANTEMACK OF THESE EASEMENTS ARE RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

I LOTS 1-4, ARE RESINCTED TO MY THPE OF RESIDENTIAL DEVELOPMENT, OFF RESIDENTIAL DEVELOPMENT AND WILL BE MANTANED BY THE HOMEOWNERS ASSOCIATION.

11. THE OWNER OF THIS SUBDIVISION, AND HIS ON HER SUCCESSIONS AND ASSAME, ASSAMES RESPONSEMENT FOR PLANS FOR CONSTRUCTION OF SUBDIVISION HER PARTICULATE COSES AND REQUIREDED FOR THE CHAPTER HAD BE RECOMED. FOR THE CHAPTER HAD BE RECOMED. AT THE CHAPTER HAD SUBDIVISION FOR CHAPTER HIS SUBDIVISION FOR THE CHAPTER HAD SUBDI

13. OH-SIT STORM WATER DETERTION IS NOT REQUIRED FOR THIS DEVELOPMENT RECOURSE IT IS INMEDIATELY ADJACENT TO AND DISCHARGES DRECTLY INTO LAKE AUSTIN, REFERBACE C.O.A. D.C.M. 1.2.2.F. 12. ALL DRAWAGE FACILITIES WILL BE LOCATED WITHH DRAWAGE EASEMENTS

14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20 \times OF NSA, L.D.C. SECTION 25-4-211, 15

IS. BROSOM SEDMENATION COMPAGES ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, NOLLDONG SHEEF FAILTY, AND DIMED CONSTRUCTION PURSUANT TO LDC SECTION 25-6-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

IS, PRIOR TO CONSTRUCTION, EXCEPT DETACHED SHIGE-FAMILY ON MY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

17. ALL DRAMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY DIMMER OR ASSIGNS.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS HAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT

III, MUSIN PERIOT HAS THE RIGHT TO PRIME AND JOR RELIGIOR THE SHEEPEN AND OTHER DESTRUCTIONS TO THE EDITH MECISSAN TO KEEP HIS EASIEN STATE WHO AND THE WORK IN A COMPUNION STATE WORK IN A COMPUNION ST

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21 THE OWNER! SHALL BE RESPONSIBLE FOR MY INSTALLATION OF TRAPOPARY EDISION CONTROL REFERENCIATION IN ADDITION, IT WE DRIVEN OF THE RESPONSIBLE FOR MAY THEE PROMISES AND THE REJOUNCE HAVE BY THE OPERACION CENTRAL BY THE OPERACION CONTROLORION FOR THIS PROJECT. THE CONSTRUCTION FOR THIS PROJECT.

23. THIS SUBDINISON IS LOCATED WITHIN THE TWO MILE EXTRA TERRITORIAL DIRECTION OF THE CITY OF MISTIN, THE LIMITED PURPOSE AMEXATION AREA OF THE CITY OF MISTIN, AND THE FULL PURPOSE AMEXATION AREA OF THE CITY OF AUSTIN.

28, FER A MAMINIM TRANSIL DISTANCE OF 25' PROM THE ROADWAY, GRADES MAY NOT EXCENDE PROPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

26. EASTING ELECTRICAL FACILITIES SHALL BE RELOCATED AS NECESSARY AT THE OWNER'S EXPENSE.

ALL CONSTRUCTION WIST BE INSPECTED BY THE CITY OF MUSTRY AND WASTERWITED SYSTEM FOR EXPENDING C. WITH THE CITY OF MUSTRY WASTER WIDEN SOUTH OF THE STANDARDS, ALL PLANS MUST BE PRESENTED IN THE CITY OF MUSTRY WASTER WIDEN SYSTEM IN THE CITY OF MUSTRY WIST WAS MUSTRY WISTER WI

29. BY LAPRICANS THE STAT, THE STY OF JAICTHA LESSIAGE NO GRUDATION TO CONSTRUCT MAY PREVASTIMENCHINE REQUIRED FOR THE DEPLICATION WITH THIS SERVINGON, MAY THE SERVINGON, MAY THE LIGHT OF THE TH

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AUSTIN STANDARDS. FOR MANTENANCE OF THE WHITE COUNTRY,
AND OF DETERMINE FACALITY SEA CONSEDENT FALL BY ROCKEDED HAVE
AND OF DETERMINE FACALITY SEA CONSEDENT FALL BY ROCKED HAVE
COUNTY, EDAG.

OTHER OFFICIAL OF THE OFFICIAL PUBLIC RECORDS OF TRANS

7. ELECTRIC SERVICE FOR THIS SUBDIVISION TO BE FURNISHED BY AUSTIN ENERGY,

. ALL 100—YEAR FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS HOWN HEREON.

S. A TRAMS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

PHIME SERVALES BILLT TO DITY OF AUSTH STANDARDS, ARE REQUIRED LINE ON HE FALCE THE TREATMENT OF THE TRAIN BY THE TRAIN BY

6. AS PET THE CONDITIONS OF SUID APPROVED VANANCE TO SECTION 25-8-202 OF THE LAWN DOES COMENT COME, DOCUMENTED IN RESTRICTINE CONCENSATI DOCUMENT THE LAWN DOES APPEN COMENT OF LOTS IT A USE THE STORE MAY AND ALL DISTURBED AREAS PET CITY OF AUSTIN STANDARD SPECIFICATION 8098 (PAGES 1-7).

10. NO DRJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LONGERVATION EXAMPLED STALL BE ALLOWED IN DRJANAGE AND CONSERVATION EXISTENT SECRET AS APPROVED BY THE CITY OF AUSTIN AND TRANS COUNTY.

3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF USTIN ZONING ORDINANCE REQUIREMENTS.

31. ALL LOTS ARE SUBJECT TO THE RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC. WHICH HAS ALREADY BEEN ESTABLISHED.

22. RESTRECTIONS OF ALLOWABLE IMPERMOUS COVER DM SLOPES OVER 15X REQUINDED DM THE FROLDWING DITS. LOT 2, BM, A = 202 SF. I.G. LOT 4, BM, A = 5,410 SF. I.G.

A) IMPROVACIS COVER ON SLOPES WITH A GRADENT OF MORE THAN 15 PETEGEN LAWY NOT EXCELD 10 PROCEDIT OF THE TOTAL AREA OF THE SLOPES.

B) THE TERRAMOR TECHNACIES IN THE FLANGAUSHYAL CONTENNAME OF A SLOPE WITH A GRADENT OF MORE THAN 15 LYPHAL OR COMMENT OF A SLOPE WITH A GRADENT OF MORE THAN 15 LYPHAL OR COMMENTED WAS CONSTRUCTION, AND DISTURBED DATES MUST BE RESTRICTED.

C) HILLIESE CECTATION MAY NOT BE CISTING BE RESTREED TO MORE THAN 15 LYPHAL OR THAN 15 LYPHA

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. NSV EOB FOLD I-4 ONFA IS NOT YEAR TOWN FOR	1 w	PHOPOSED I.C.	5.047	TRANSTER TRANSTER TOTAL
	200 AC	TOTAL RECHARGE PATOL	3.097	PERMISSER AVAILABLE

PROJECT IS BASED ON UPLANDS AREA WITHWILDTS
EXCLUDING FLOODPLAIN AND BUFFER CEF, WHICH EQUALS
Z. ACRES.

IS A VARIANCE TO SCTION 25-15-282 OF THE LAMD DEPAIL PARKET CODE, WAS GRANDED BY THE CAMPION ON DATE TO, 2004, THE MALE AND THE THE COMMENT OF DATE AND THE COLOR OF THE COLOR

37. THE USE OF PESTIONES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTERNATION PEST WANAGEMENT (PA) PLAN AS REQUIRED BY SECTION 1.68.20-3 OF THE CHARMANISH OF RETIREN ANALY, (COM), DOCUMENT HO, ASSESSED AS OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, A RESIDENCE TO TRANSPORT OF TR

M. THE FRMA FLOOD PLAM AND THE 190-YR FLOODPLAM ARE CONTAINED IN A DRAWNARE EASTMENT. THE ORTICAL WATER QUALITY ZONE IS A 75' OFFISET FROM THE 492-BD CONTIQUE.

SS ALL PARSED FLOOR ELEVATIONS AN THIS SUBDIVISION SHALL BE TO FOOT LIMBHAM ADONE THE OID YEAR TREADBHY FLOOR LEVAL THE FATEURIDA LOTS.

LIOT 1 - 507.00?

LOT 3 - 507.00?

LOT 4 - 507.00?

40. ACCES FOR THIS SUBDINSON IS PROVIDED BY A BROCE STRUCTURE OVER PANTHER HOLLOW CREEK. THIS BROCE STRUCTURE WILL CONTAIN THE UTILITIES FOR THIS SUBDINSON, THE BROCE STRUCTURE WILL BE HANTANED BY THE HOMEOWNERS ASSOCIATION.

41. ACCESS FOR THE LOTS IN THIS SUBDIVISION IS PROMISED BY A JOHT ACCESS EASEMENT WILL CONTAIN UTILITIES FOR THIS SUBDIVISION, RETERENCE DOCUMENT HO. "Like & 1/4 Like", Q.P.R.T.C.

WATER SANNIG DENCES ARE REQUIRED IN ALL STRUCTURES PRIOR TO DIADNO NATER OR WASTERWATER SERVICES TO THE STRUCTURES, INCLUDING I NOT LIMITED TO, LOW FLOW SHOWER HEADS, WATER CONSERVING TOLETS O AETATORS ON SHAK SPOUTS.

44. WHERSHED STATUS, THIS PROJECT IS LOCATED IN THE LAVE AUSTH WHERSHED, IS CLOSATED, AND WINTOWED IN CONFIDENCE OF MAINT SHOWN FROM CHAPTER AND CHAPTER AND CHAPTER AS CONFIDENCE.

AND CONTINUES OF CHAPTER AS A CHAPTER 25—8 OF THE CITY OF AUSTRALIANO DEVELOPMENT CODE.

PHASE

IN APPROVING THES PLAI, THE COMMESSIONERS COURT OF TRAINS COUNTY,
TOAKS, ASSIMEST NO GREATING THE BRUT HE STREETS, ROUSE, AND OTHER
PAUL CHOROLOFFARES SHOWN ON THE PLAT OR ANY BROCKS OR CALVERTS
IN COMMETTING THE STREETS SHOWN ON THIS PLAT AND ALL BROCKS, AND
OTHER PAUL CHOROLOFFARES SHOWN ON THIS PLAT AND ALL BROCKS AND
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THE OWNERS) OFTHE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DEALMS. SHAPPHEND STANDARDS IN CORPET TO COUNTY STANDARDS IN CORPET TO STANDARDS IN CORPET TO STANDARDS IN CORPET TO STORM STANDARDS IN CORPET TO STORM STANDARDS. TO STORM STANDARDS IN STANDARDS IN STANDARDS. TO STANDARDS IN STAN

INITE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COMPT FOR PLANG OR THE SUBSCIOURY ACCUSTANCE FOR MANTENIANCE BY TRANS COUNTY. TO EACH A COUNTY TO MANTENIA STREETS IN THE SUBSCIENCE ONCS NOT COULANTE THE COUNTY TO MANTENIA STREET STREETS OF THE SUBSCIENCE SUCH AS SPEED UMIT, STOP SOME, AND YELD SOMES, WHICH IS COMSIDERED TO BE A FART OF THE REFLICKETS COMSTRUCTION.

STATE OF TEXAS:

L DAVA DEBEAUXUR, OLERN OF THE COUNTY, DOUBT, OF TRANS COUNTY, ITEXAS, DO HERBY CERTRY THAT ON THE \$\frac{12}{22} \text{TA} ADAY OF \$\frac{12}{22} \text{TA} ADAY OF \$\frac{12}{22} \text{TA} ADAY OF \$\frac{12}{22} \text{TA} ADAY OF TRANS COUNTY, TEXAS, PASSED AN OPER ANTHROPIZARO THE FRING FOR RECORD OF THIS PLAT, AND THAT SAN OPERST WAS DULY EXTEND IN THE MARVIES OF SAN COURT.

DANA DEDEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS WITHERS MY HAND, AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 1/23-30 DAY OF 1/3/21/14/C/ 20/4/2 A.D.

terrory through White I was

COMMISSION OF THE CITY OF AUSTIN, 1924 THE ZONNG AND PLATTING COMMISSION OF THE CITY OF AUSTIN, 1924 THE THE TOTY OF AUSTIN, 1924 THE THE TOTY OF AUSTIN, 1924 THE THE TOTY OF AUSTIN, 1924 THE TOTY

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CITY OF WORK PE DIRECTOR A DEPT. CONT. CON

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THE STATE OF THE COUNTY CLERK, THE CLERK, THE COUNTY CLERK, THE CLERK,



CBJ-03-0186.01.1A

SUBMITTAL DATE: 11/23/04 Tel.: (512) 327-2946 Fax: (512) 327-2973



PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBCIVISION, DRAINAGE PLANS L. DE SUBMITID TO THE CITY OF AUSTIN FOR REVIEW, RAIFELL, BINGOF ALL DE HELD TO THE AUGUST DESIGNED AT UNCENLIDED STATUS BY NOWIC OR OTHER APPROVED METHODS.

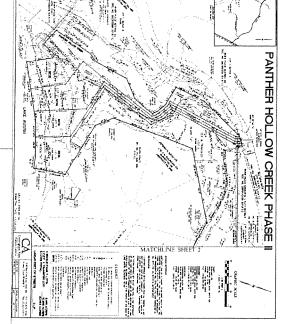
3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819

DATE: 9/04

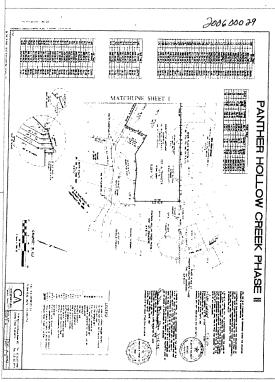
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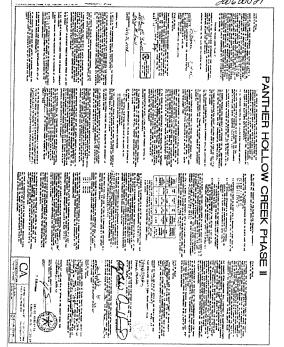
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8818#4 Big View Drive



1/30/06





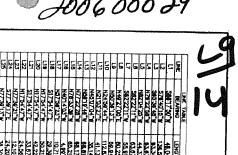
88 | 8#4 Big View Drive SUBDIVISION PLAT

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78731 512 129-8241

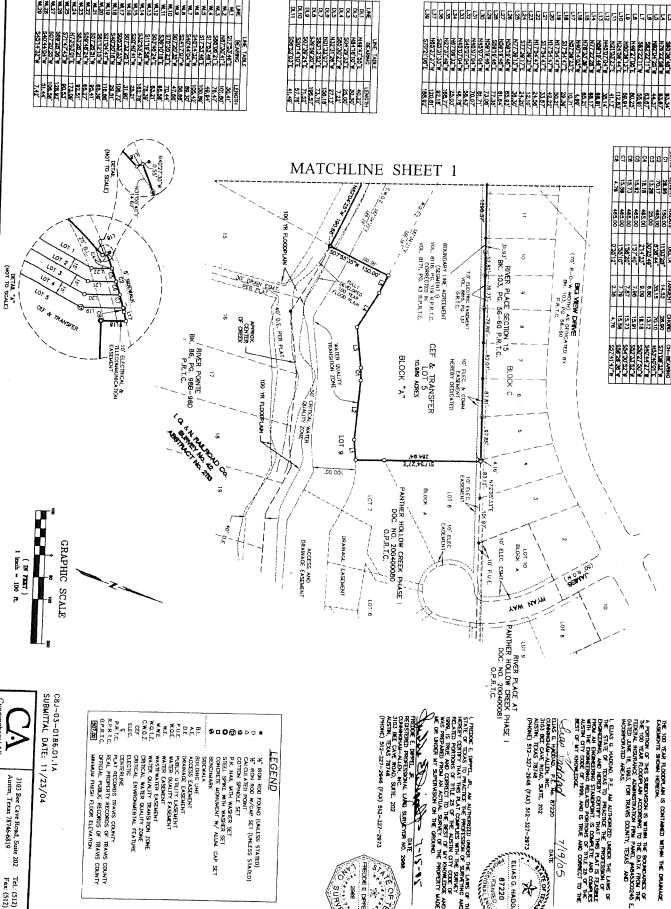


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PANTHER HOLLOW CREEK PHASE II



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87220 (CENSE)

3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819

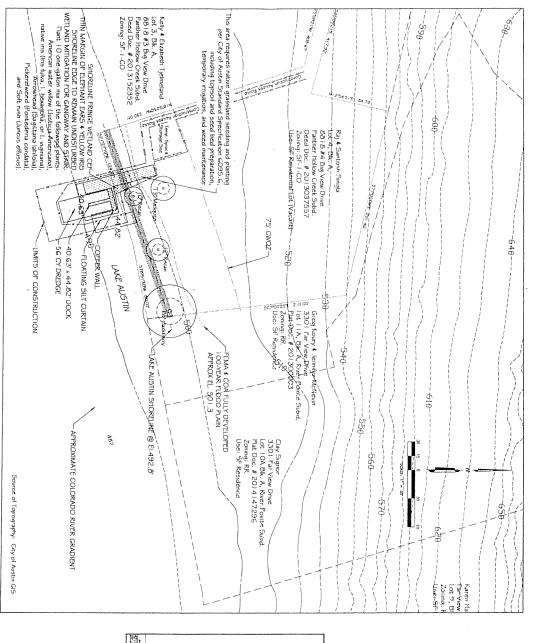
Tel.: (512) 327-2946 Fax: (512) 327-2973

N' IRON ROD FOUND (MILESS STATED)
N' IRON ROD W/CAP SET (DMLESS STATED)
CAUGLATED POINT
COTTON SPINGLE SET
PK. KIMAL WITH WASHER SET
COMPORTE MONUMENT W/ ALUM. CAP SET
PROCESSIONS CHIERINE
PLAT RECORDS TRANS COUNTY
REAL PROCERTY RECORDS OF TRANS COUNTY
OFFICIAL PUBLIC RECORDS OF TRANS COUNTY
JAHMALU FINISH FLOOR ELEWINGS ACCESS EASURENT
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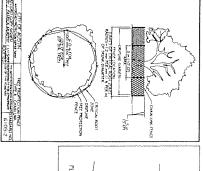
8818#4 Big View Drive

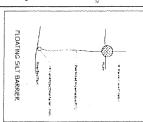
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8818#4 Big View Drive SITE PLAN # EROSION AND SEDIMENTATION CONTROL PLAN

-2014-02270

AUPPERLE COMPANY

Engineering, Planning & Development Services 10088 Circleview Drive , Austin, Texas 78733 512 329-8241



FOR the INMONO PERMIT, A SIGHED AND SENED LETTER SHALL BE SHIRANTED TO THE CITY OF ALISHA, IPE HIS AND DEVELOPMENT CODE, 25-1-2-3-1-CEXTURNING THAT THE STRECTION IN ACCOMMENDATION ACCORDING WITH ACCO. 24, FLOOD PESSIANT DEBIGH, AND CONSTRUCTION

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