

**2803 EDGEWATER VARIANCE REVISION NOTES : Highlighted Points**

**DELIVERABLES : Included in this package and numbers accordingly**

1. Revision Notes
2. Revised Architecture Plans, Section, Trees, Rendering, and Calculations
3. Structural Letter regarding Pier&Beam Foundation
4. Civil Drawings : stamped
5. Soils Report : Bedrock
6. Nieghbor Letters

**HIGHLIGHTED NOTES: also included in drawings**

1. Please include Neighbor Letters / Meeting Feedback
2. Footprint of house has decreased from 2,233SF to 1,848 SF
3. Impervious cover at 25%-35% Zone has decreased : from 66% to 59%
4. Impervious cover Over 35% Zone has decreased : from 29% to 17%
5. Detention is not required per residential code - we are proposing detention
6. Structural Engineer has provided a letter indicating that Pier and Beam is not a viable solution for this project.
7. Soil Report is provided - Bedrock below 24 inches.
8. Pool length has been decreased. Pool elevation has also been dropped in consideration to cut and fill
9. Cut and Fill minimized and balanced per section.
10. Surveyed Trees are in drawings indicating trees to remain and trees to be removed.
11. Retaining walls are limited to 4 feet per code
12. Foundation retaining walls are allowed to rise above 4 feet per code.
13. Civil Drawings - are present indicating drainage strategy and zero impact to adjacent neighbors. Run-Off to the street is minimized to less than a water-sprinkler. Existing conditions have been improved with our drainage plan.
13. Civil - The proposal for the construction of a home on this lot is to exceed current practice and construct a landscape wall which will serve as a “detention” wall to slow any increase in the peak run-off caused by the impervious cover. As shown in the computations, the computed release from the proposed “pond” will be the same or less than that which exists. Release from this “pond” is expected to spread and pass down the roadway as currently exists but also thick landscape edging will be included on the downslope side of the wall to further the discharge mimicking the existing condition.
14. Civil - The construction of a planned home on this lot was computed to increase the peak discharge to Edgewater by only 0.2 to 0.3 cfs in the 500-year condition (3 to 5 percent, or arguably the equivalent of 3 or 4 lawn sprinkler zones going off at the same time).

PROJECT INFORMATION

PROJECT NAME: EDGEWATER RESIDENCE  
LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733  
ZONING: LA  
LEGAL DESCRIPTION: LOT 8, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 9, PAGE 82, TRAVIS COUNTY PLAT RECORDS.

AREA BREAKDOWN (SF)

	PREVIOUS	REVISED
1ST LEVEL	1,588	1,556
2nd LEVEL	1,506	1,458
BALCONY	144	147
GARAGE	480	0
TOTAL BUILDING AREA	3,718	3,161
BUILDING COVER	2,233	1,848
DRIVEWAY	1,513	1,209
UNCOVERED DECK	569	429
OTHER	387	469
TOTAL IMPERVIOUS COV.	5,469	3,955
LOT SIZE	13,935	13,935
TOTAL IMPER. COV. %	39%	28%

EXISTING TREE LIST

TO REMAIN	TO BE REMOVED
#42 HACKBERRY	#39 HACKBERRY
#45 LIVE OAK	#41 HACKBERRY
#46 CREPE MYRTLE	#50 ELM
#49 ELM	#52 ELM
#59 ELM	#53 ELM
#65 ELM	#54 ELM
#66 ELM	#55 HACKBERRY
#67 ELM	#56 ELM
#68 ELM	#60 ELM
#69 ELM	#61 ELM
#70 ELM	#62 ELM
#79 HACKBERRY	#63 ELM
#80 SHUMARD OAK	#64 ELM
#81 CREPE MYRTLE	TOTAL INCHES
#82 ELM	151
#83 ELM	
#137 ELM	
#141 ELM	
TOTAL INCHES	206

TOTAL EXISTING TREES	357"
TOTAL EXISTING TREES TO BE REMOVED	151"
TOTAL EXISTING TREES TO REMAIN	206"

PREVIOUS IMPERVIOUS COVER TABULATIONS BOA HEARING 10/14/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	66 %	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29 %	0 SF	2,877 SF
			TOTAL	196 SF	5,469 SF

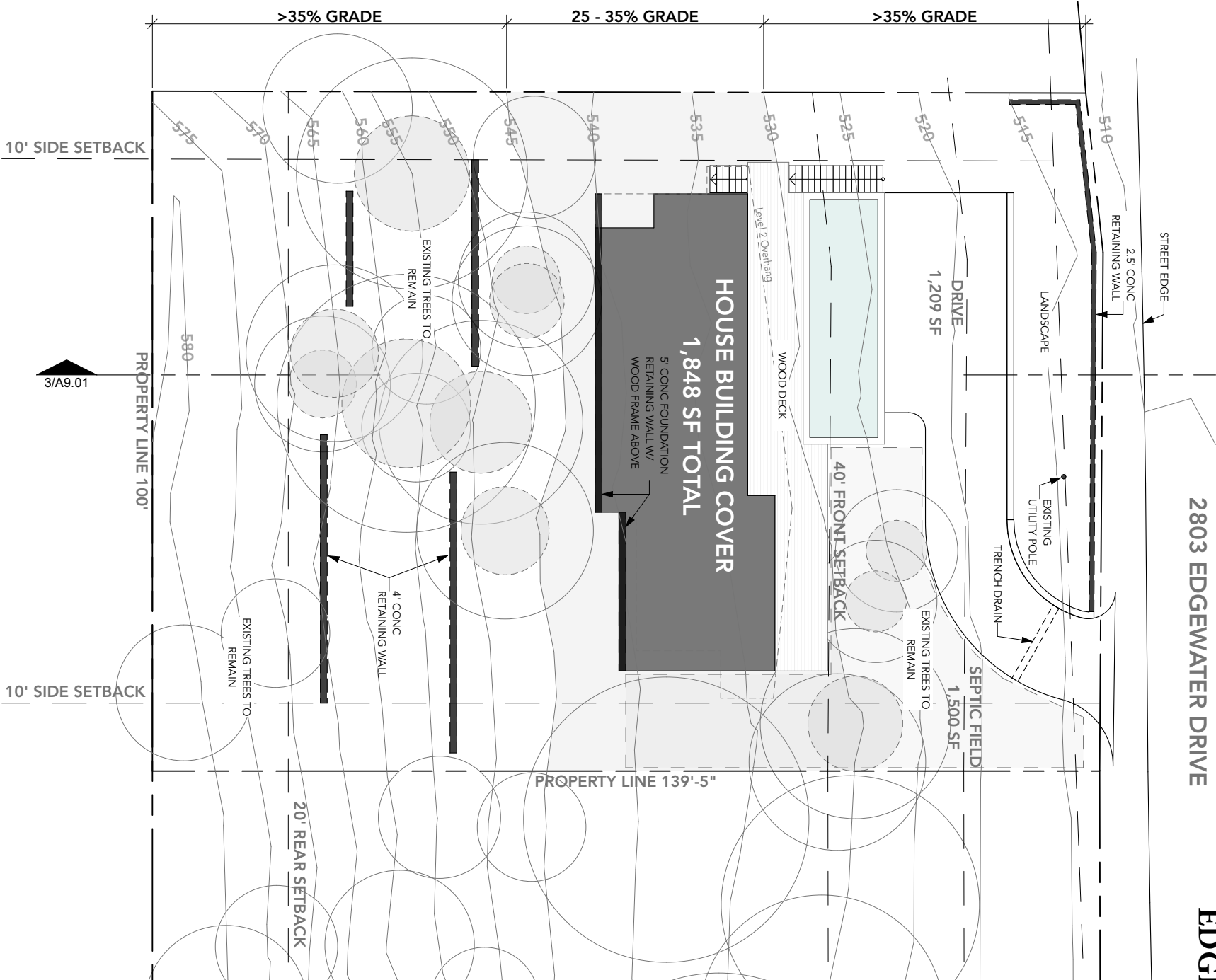
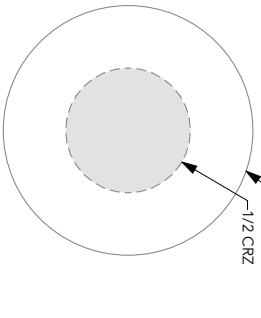
REVISED IMPERVIOUS COVER TABULATIONS BOA HEARING 11/07/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	59 %	196 SF	2,279 SF
OVER 35%	10,043 SF	0%	17 %	0 SF	1,676 SF
			TOTAL	196 SF	3,811 SF

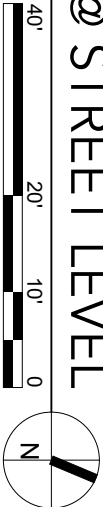
2803 EDGEWATER DRIVE

EDGEWATER VARIANCE

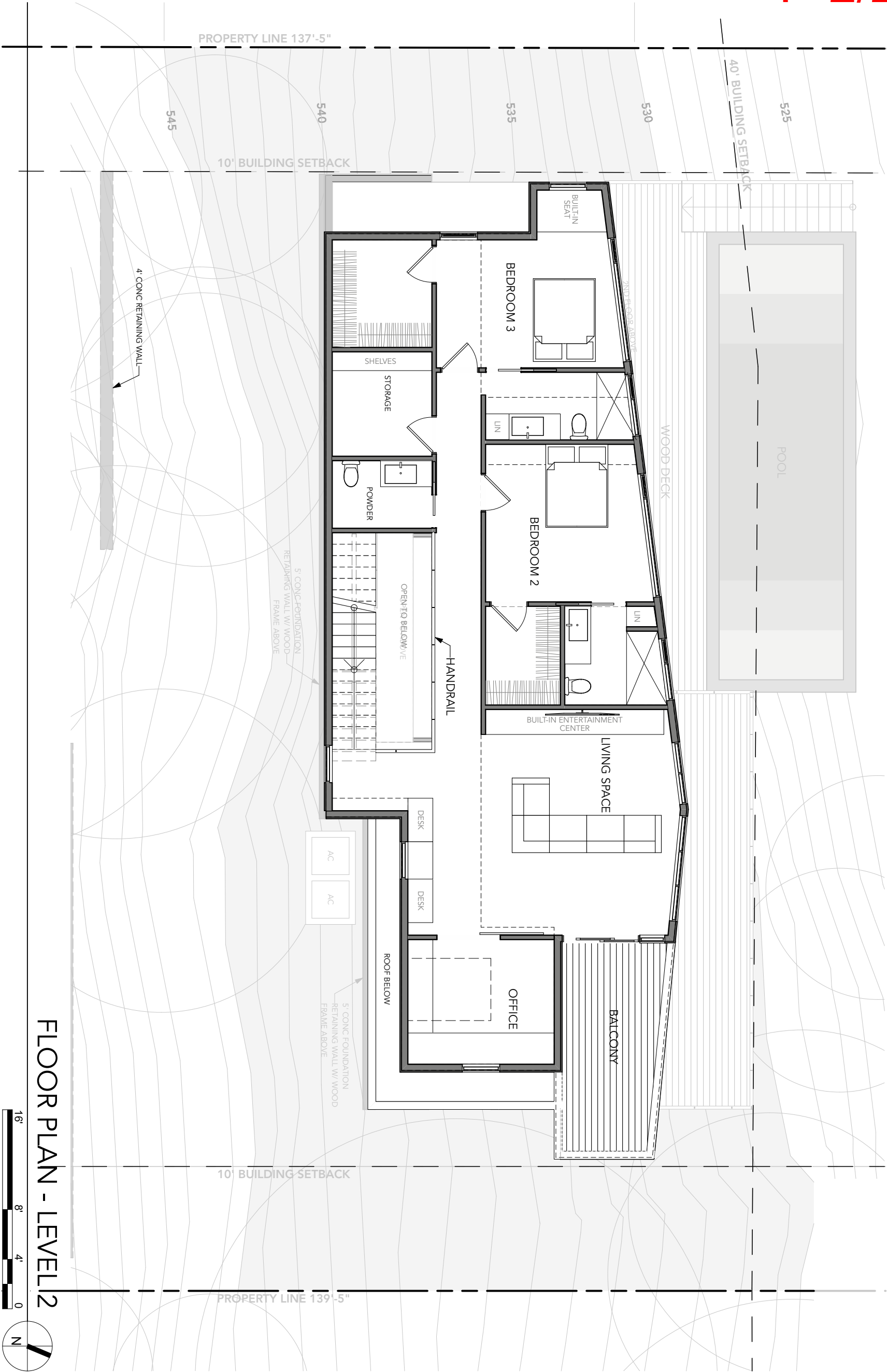
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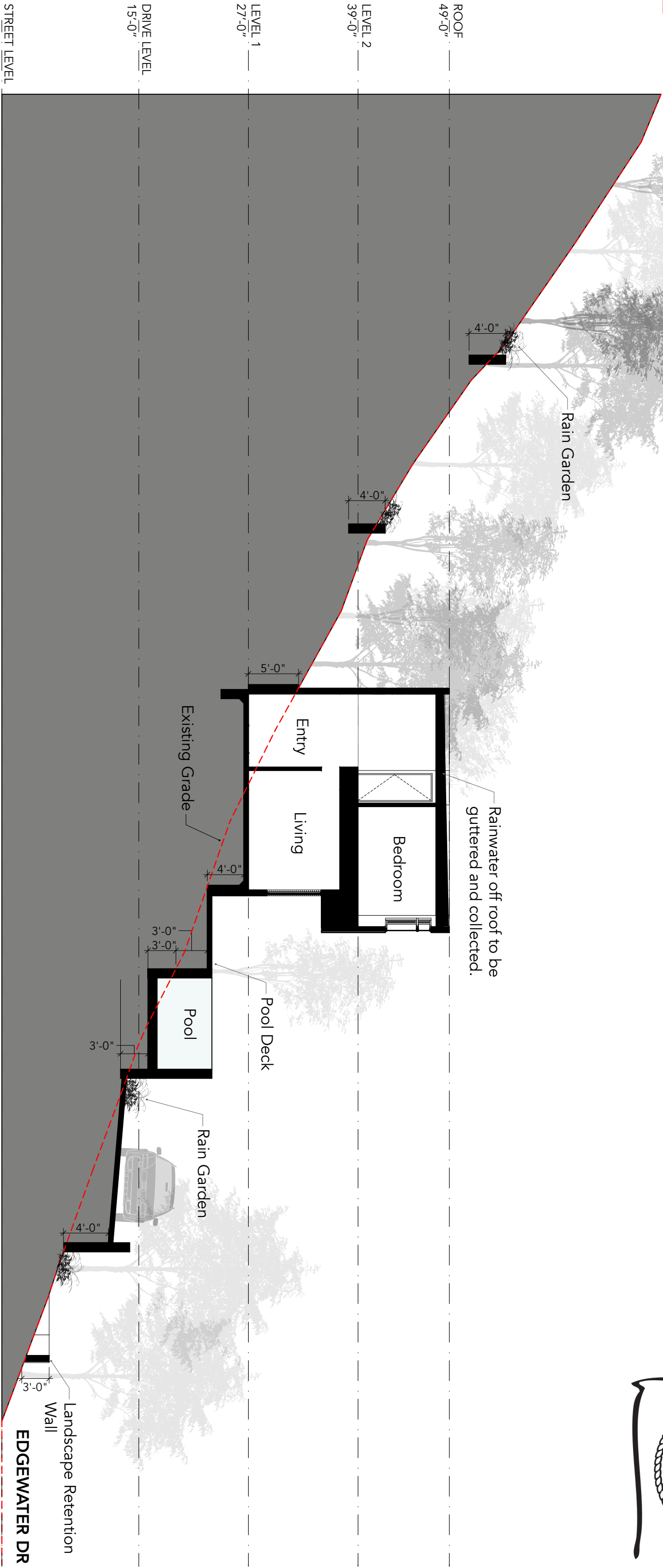
SITE PLAN @ STREET LEVEL







FLOOR PLAN - LEVEL 2



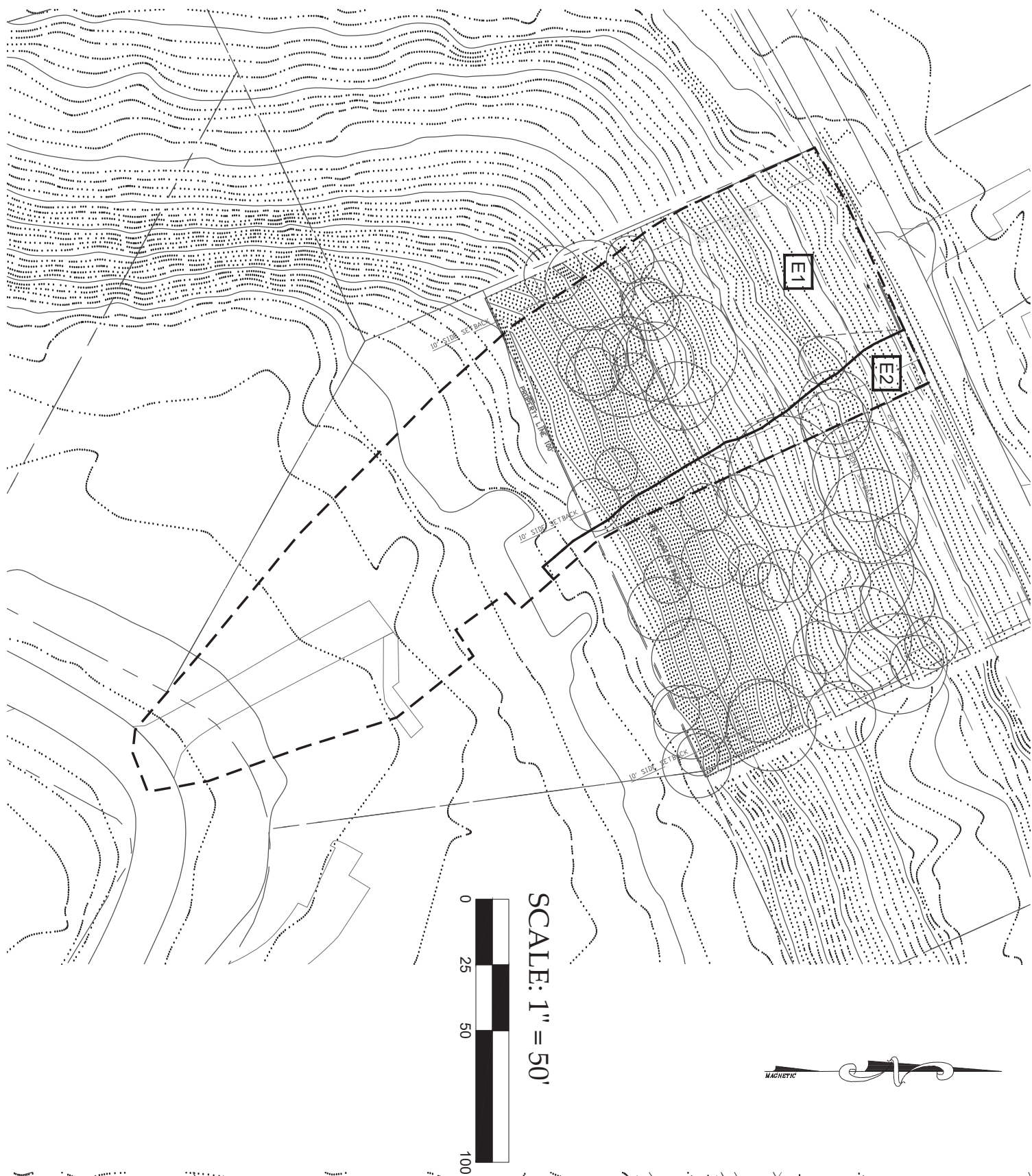
SITE SECTION @ HOUSE



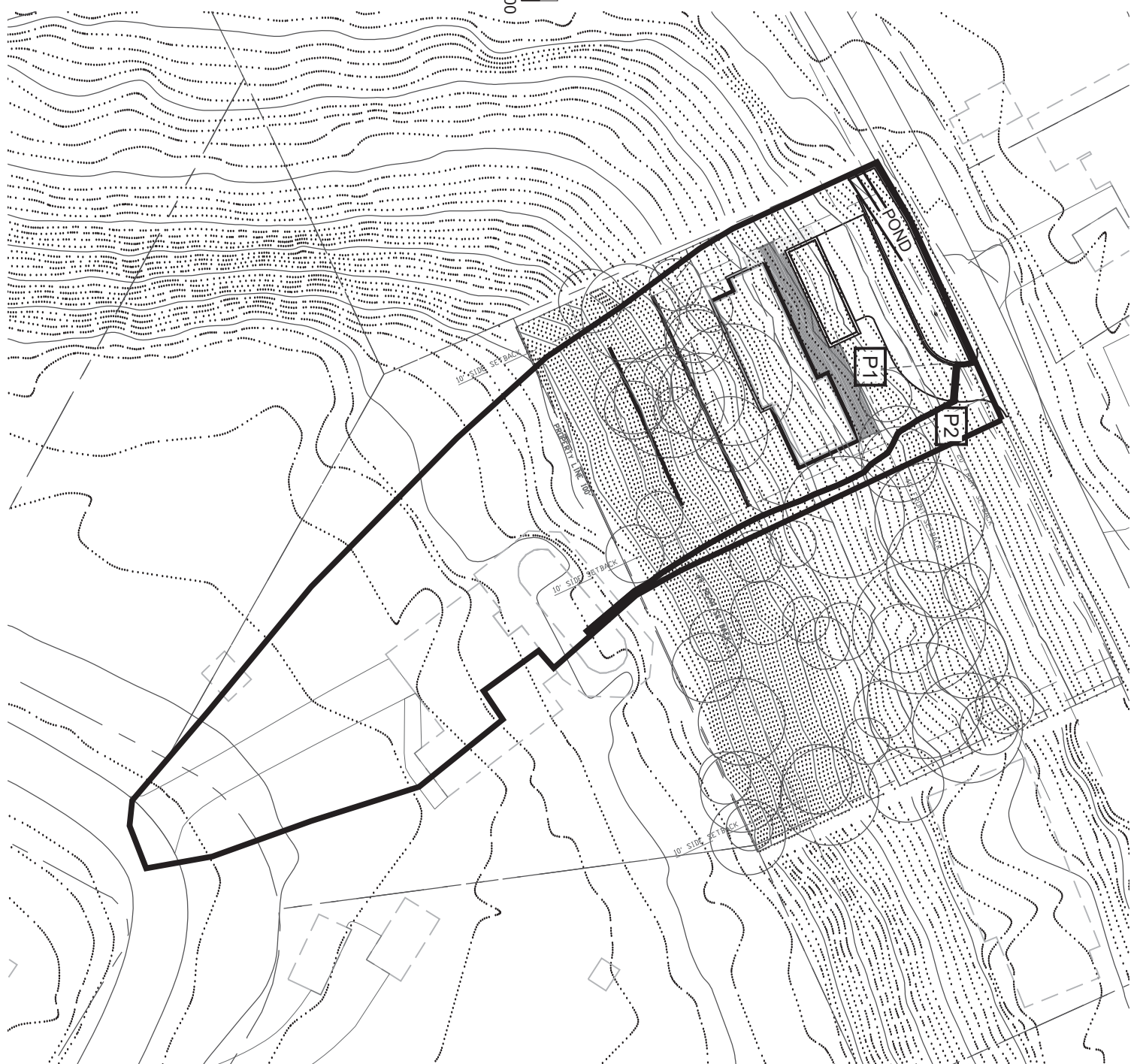
EDGEWATER VARIANCE

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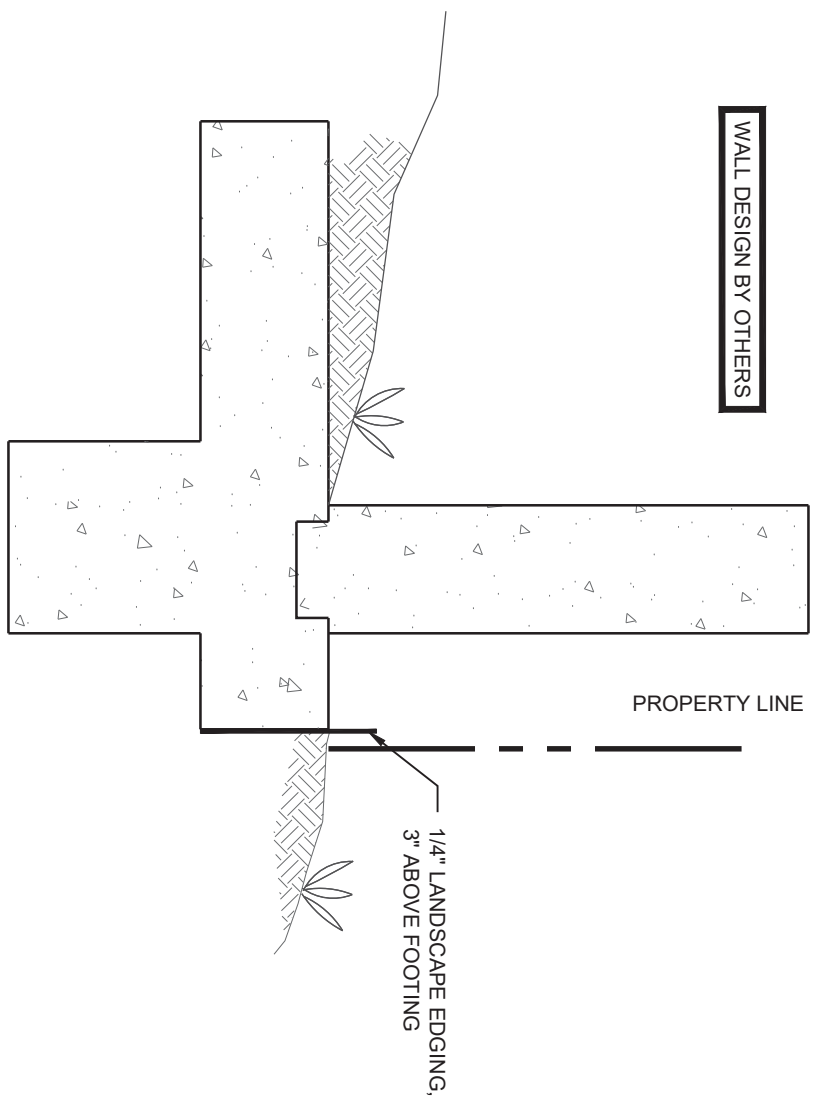




1 EXISTING DRAINAGE AREA MAP  
SCALE 1"=50'

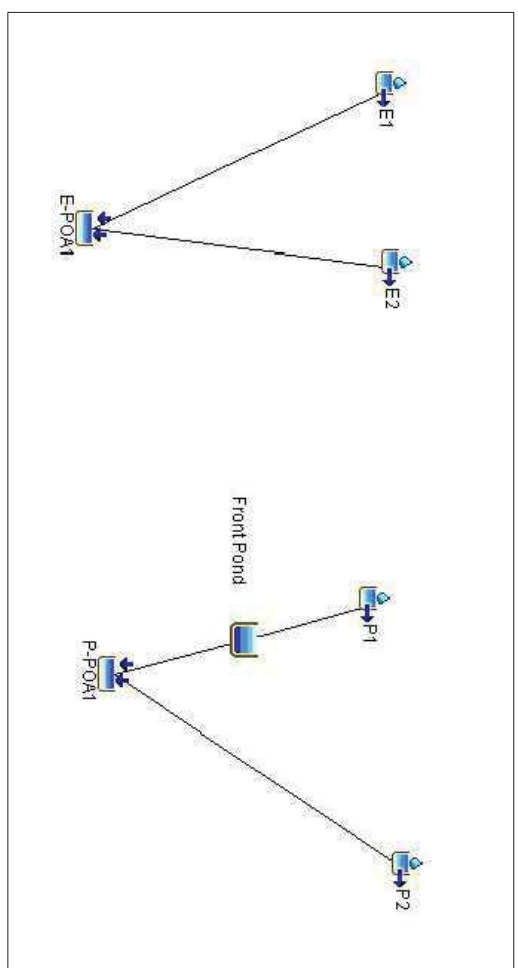


2 PROPOSED DRAINAGE AREA MAP  
SCALE 1"=50'



5 WALL DETAIL  
SCALE: N.T.S.

CHANNEL COMPUTATIONS - Worst Case Depths of Flow Down or Across Edgewater									
	Max	Min							
Discharge	down Rd	across Rd							
Manning's "n"	0.02	0.02							
Slope (ft/ft)	0.0000	0.0200							
Bottom Width (ft)	0.0	0.0							
Channel Slope	0.0	0.0							
Left Side Slope	75.0	15.0							
Depth (ft)	0.21	0.46							
Flows (cfs) per Manning Equation =	6.00	6.00							
Velocity (fps)	3.66	3.78							
Channel R	0.10	0.22							
Flows (cfs) per HEC-HMS =	6.00	6.00							



**OWNER:**  
WILLIAM M. WESTFIELD

**ADDRESS:**  
2803 & 2805 EDGEWATER DRIVE  
AUSTIN, TEXAS 78733

**LEGEND**

RECORD CALL	( )	B.L.
BUILDING SETBACK LINE		P.U.E.
PUBLIC UTILITY EASEMENT		
FOUND IRON ROD		FIR
UTILITY POLE/GUY ANCHOR	●	
UTILITY LINE	— P — P —	

**TREE NOTE:** THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

**LEGAL DESCRIPTION:**  
 LOTS 7 & 8, BLOCK 1, OF AUSTIN LAKE ESTATES,  
 SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 9, PAGE 82, PLAT RECORDS OF TRAVIS  
 COUNTY, TEXAS.

LOT 7  
0.3205 ACRES  
13961 SQ.FT.

LOT 8  
0.3197 ACRES  
13927 SQ.FT.

TREE, DRIPLINE &amp; NUMBER

**TREE LIST:**  
**#. TYPE. SIZE**

TREE LIST: cont.  
 #. TYPE. SIZE

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 5 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0430J, Zone: X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, Dated: 1/6/2016.

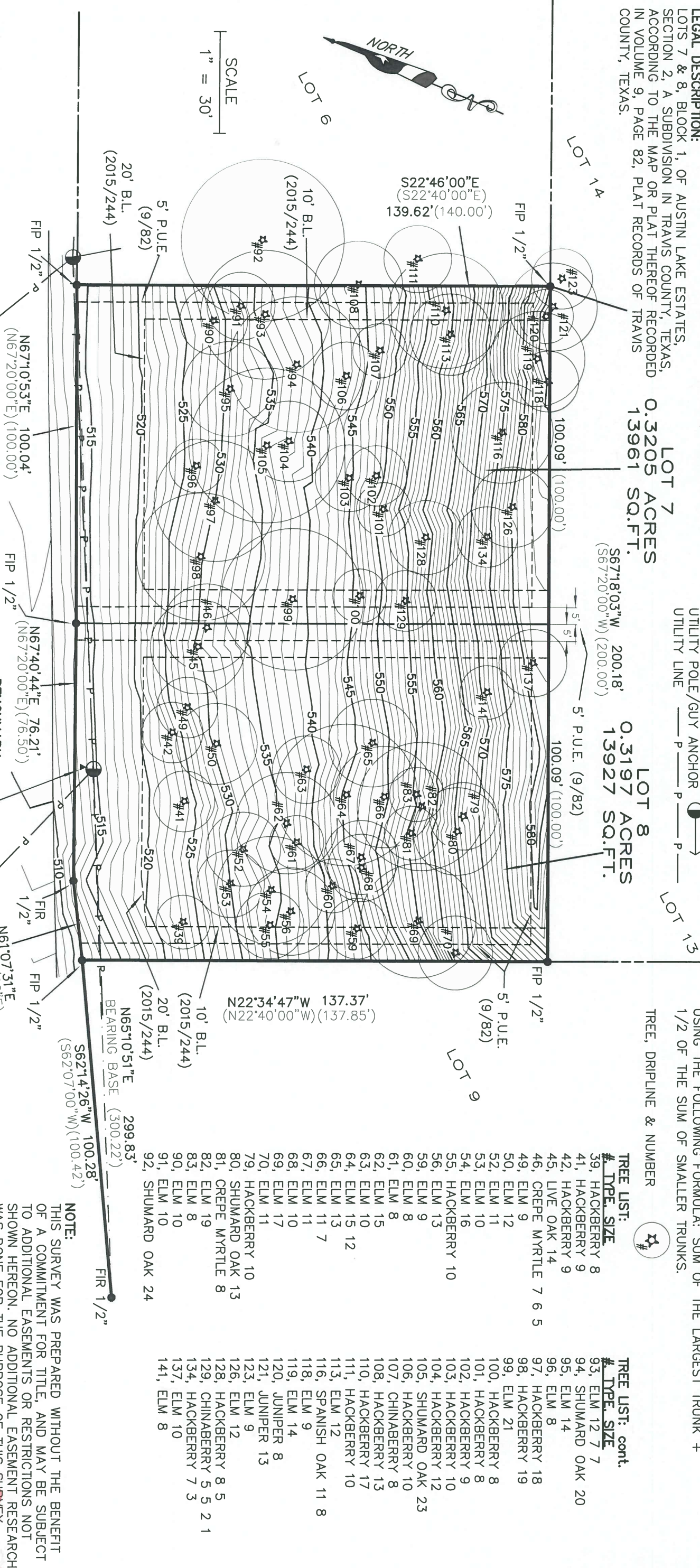
Dated this the 9th day of APRIL, 2019.  
Easements & Setbacks added this the 6th day of MAY, 2019.

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

Thomas P. Dixon R.P.L.S. 4324

FIRM #10124400

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October 21, 2019

Mark Odom Studio  
1009 West 6<sup>th</sup> Street, #50  
Austin, Texas 78703

Subject: Preference for foundation type  
Odom Residence at 2803 Edgewater Drive, Austin, Texas  
Job Number: 19156

Dear Mr. Odom:

At your request, I reviewed the site plan to offer my preference on foundation type. The geotechnical report is not yet available, but assuming shallow bedrock and given the steep topography, I prefer a slab-on-ground foundation over a pier-and-beam for the following reasons.

- Surface drainage around the house wherever possible is better than directing the water under the house. Compared to pipes or culvert under the house, surface drainage around the house is more reliable and easier to maintain with less risk of impacting the structure.
- Backfill to achieve proper drainage is easier against a slab-on-ground grade beam. A pier-and-beam requires clearances for the crawlspace and vent openings that can create challenges for retaining the backfill on the uphill side.
- A pier-and-beam would require additional excavation to achieve the necessary clearances.

Please contact me with any questions.

Sincerely,

Dennis Duffy, P.E.



September 15, 2019

Dear Neighbor,

We are Mark and Holly Odom, new owners of Lot 8 with address 2803 Edgewater Drive in Lake Austin Estates neighborhood. We currently live at 2121 Saratoga Drive and have been residents in this neighborhood since 2011. We have also been active members of the Community Lake Park since 2011 and Mark has been a board member for the last two years. We have two children, ages 10 and 6.

It has been our dream to live closer to the lake and build a new house for our family. Mark is a licensed Architect and has a design firm, Mark Odom Studio.

We are writing to ask for your consideration and help as we are seeking a variance to the City of Austin Board of Adjustments regarding code Section 25-2-551 LAKE AUSTIN (LA) DISTRICT. The lots mentioned are currently unbuildable due City of Austin Zoning (LA) with its limitations of Impervious Square Footage (manmade surface that doesn't absorb water). Per zoning code, the lot currently allows for .014 % (196 sf) of impervious square footage and our variance request would allow between 38% & 43% impervious square feet total. Our goal is to build an estimated 2500-3000 sf house and use the rest for driveway, deck, walkway and pool. We could not build a larger house because there would not be enough impervious cover for critical items like walkways, deck etc. We have a track record of building site-specific and neighborhood considerate work (our renovation and addition of a studio above the garage at our current home is one example).

We are currently needing signatures by October 10, 2019 to make our appointment deadline. Our hearing with the City of Austin will be in October 2019 in front of the Board Of Adjustments.

We would be most grateful if you would sign below and return via email. If you receive this and live in the neighborhood we would also be happy to pick it up — or you may drop it off in our mail-box at the address below.

We are happy to answer any questions you may have. Thank you for your time and consideration,

Mark and Holly Odom  
2121 Saratoga Drive,  
Austin, TX 78733

Mark phone : 512-563-6373

Mark email : [REDACTED]

Holly phone : 512-669-3003

Holly email : [REDACTED]

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**Please sign below to declare your support for the variance being requested:**

2906 Edgewater Drive, 78733  
Owner Address

Tim Horrigan  
Owner Name

[Signature]  
Owner Signature

We are currently needing signatures by October 10, 2019 to make our appointment deadline. Our hearing with the City of Austin will be in October 2019 in front of the Board Of Adjustments.

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Mark and Holly Odom  
2121 Saratoga Drive,  
Austin, TX 78733

Mark phone : 512-563-6373

Mark email : [REDACTED]

Holly phone : 512-669-3003

Holly email : [REDACTED]

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**Please sign below to declare your support for the variance being requested:**

2901 EDgewater DR, AUSTIN, TX 78733  
Owner Address

William M. Westfield  
Owner Name

William Westfield  
Owner Signature