

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

Jan. 20th, 2020

DATE:

NAME & NUMBER OF

3336 Mount Bonnell Road

PROJECT:

SP-2020-0274D

NAME OF APPLICANT OR

Caitlin Kuglen Kimley-Horn

ORGANIZATION:

3336 Mount Bonnell Road LOCATION:

Austin, TX 78731

COUNCIL DISTRICT:

District # 10

ENVIRONMENTAL

Radmon Rice, Environmental Scientist

REVIEW STAFF:

Watershed Protection Department, 512.974.3429,

radmon.rice@austintexas.gov

WATERSHED:

Lake Austin and Huck's Slough watersheds, Water Supply Suburban,

Drinking Water Protection Zone

REQUEST:

Variance request is as follows:

Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction

within 150-foot of a spring Critical Environmental Feature (CEF).

STAFF

Staff recommends this variance with conditions, having determined the

RECOMMENDATION:

findings of fact to have been met.

STAFF CONDITION:

Remove existing boat dock and access path as specified on plans; restore

disturbed areas per City Standard Specification 609S.

Staff Findings of Fact



Watershed Protection Department Staff Recommendations Concerning Required Findings

Project Name &

Case Number: 3336 Mount Bonnell Road

Ordinance Standard: Watershed Protection Ordinance

Variance Request: LDC 25-8-281(C)(2)(b) - To allow construction within 150 feet of a

Spring Critical Environmental Features (CEF).

Include an explanation with each applicable finding of fact.

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.

Yes. A variance from 25-8-281(C)(2)(b) allowing for construction of a boat dock and shoreline access has been granted for similarly situated property with approximately contemporaneous development subject to similar code requirements.

2. The variance:

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. No disturbance of the spring CEFs is proposed. The springs were observed during a drawdown of Lake Austin by Watershed Protection Department staff and currently have no expression above the surface of the water. The new location of the dock is preferential as it has removed the dock from the area between the two springs which was described by staff in their notes as a spring horizon, which is multiple outlets of spring flow along an area.

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

Yes. The variance is the minimum deviation from the code requirement to allow for a reasonable use of the property. The code requires a 150-foot critical environmental feature buffer. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer only for the proposed boat dock and access.

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

Yes. The variance does not create significant harmful environmental consequences. Overland flow from the Limit of Construction will be treated by a sequence of erosion controls. Post construction, all disturbed areas will be revegetated per the City Standard Specification 609S.

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

Yes, the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Staff Recommendation: Staff recommends the variance as the Findings of Fact have been met, with the staff recommended condition that all construction be completed by barge.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (Water Supply Suburban Water Quality Transition Zone), Section 25-8-452 (Water Supply Rural Water Quality Transition Zone), Section 25-8-482 (Barton Springs Zone Water Quality Transition Zone), Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), or Article 7, Division 1 (Critical Water Quality Zone Restrictions), after determining that:

1. The criteria for granting a variance in Subsection (A) are met; Yes / No

N/A

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

Yes / No N/A

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

Yes / No N/A

Staff Recommendation: N/A.

Hydrogeologic Reviewer (WPD)	Radmon Rice	_ Date: 1/13/2021
Environmental Officer (WPD)	Chris Herrington	Date: 1/13/2021

Applicant Form and Findings of Fact



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION				
Applicant Contact Information				
Name of Applicant	Meg Clark			
Street Address	3336 Mt. Bonnell Road			
City State ZIP Code	Austin, TX 78703			
Work Phone	c/o Chrissy Short 512-421-0800			
E-Mail Address	megelmoreclark@gmail.com			
Variance Case Informa	ation			
Case Name	3336 Mt. Bonnell Road			
Case Number	SP-2020-0274D			
Address or Location	3336 Mt. Bonnell Road			
Environmental Reviewer Name	Pamela Abee-Taulli			
Environmental Resource Management Reviewer Name				
Applicable Ordinance	LDC 25-8-281(C)(2)(b)			
Watershed Name	Lake Austin			

□Urban

☐ Water Supply Rural

Watershed Classification

☐ Suburban *X Water Supply Suburban*

 $\hfill\square$ Barton Springs Zone

	Edwards Aquifer Recharge Zone		X Barton Springs Segment ☐ Not in Edwards Aquifer Zones	☐ Northern Edwards Segment	
	Edwards Aquifer Contributing Zone		□ Yes X No		
	Distance to Nearest Classified Waterway		The boat dock is in Lake Austin.		
	Water and Waste W service to be provide		NA		
	Request		The variance request is as follows	s (Cite code references:	
			To allow construction in a rimrock CEF buffer.		
lm	npervious cover		Existing	Proposed	
sq	uare footage:				
ac	acreage:				
р	ercentage:				
de prele su ve su ge W flo tre no ch	ovide general escription of the operty (slope range, evation range, mmary of getation / trees, mmary of the cology, CWQZ, QTZ, CEFs, codplain, heritage ees, any other otable or outstanding aracteristics of the operty)	of the property on the Lake Austin shoreline while the rimrock and Huck Slough Spring are on the northern boundary of the property on the ridge above Huck Slough. Two Land Use Commission variances were granted in July of 2015 to allow a CEF on a residential lot and to reduce the rimrock CEF setbacks for the rimrock and Huck Slough spring. Without the variances, the lot wouldn't have been buildable. It was platted shortly after the variances were granted. The entire shoreline is within the setbacks of Mormon Taylor Springs 1 and 2, and the existing dock/dock access are between the two springs. The proposed project entails constructing a new dock and dock access moved north of Mormon Taylor Spring 1 and away from Mormon Taylor Spring 2. The existing dock will be removed and the dock access restored. Attachment 1 contains an aerial photo of the site. The site is heavily vegetated with a slope of about 48% in the Critical		on the east, Huck's Slough on the outh. The site contains a home, ings. It was originally developed in the and 2 are on the western boundary while the rimrock and Huck Slough property on the ridge above Huck ees were granted in July of 2015 to be the rimrock CEF setbacks for the evariances, the lot wouldn't have the variances were granted. The rmon Taylor Springs 1 and 2, and the two springs. The proposed project excess moved north of Mormon Taylor ing 2. The existing dock will be achment 1 contains an aerial photo of a slope of about 48% in the Critical lock location. The vegetation in the lubs. Attachment 2 contains the Controls Sheet for the project.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits) This project proposes to demolish an existing dock and its access and construct a new dock and access route in a less invasive location to the two springs on the lake Austin shoreline. The demolition of the dock and access as well as the construction of the new dock and access are within 150 ft. of two of the site springs. Please see Attachment 1 for the Proposed Conditions Site Plan and Erosion Controls Sheet.

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:
 - 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 / No Please see Attachment 3, Basis of Determination.

- 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 / No Please see Attachment 3, Basis of Determination.
 - b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
 - **Yes** / No Please see Attachment 3, Basis of Determination.
 - c) Does not create a significant probability of harmful environmental consequences.

Yes / No Please see Attachment 3, Basis of Determination.

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 Please see Attachment 3, Basis of Determination.

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 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

Not Applicable

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

^{**}Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

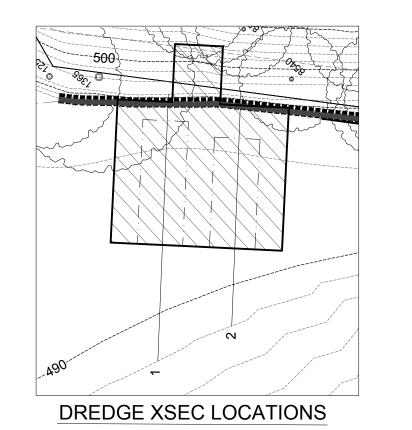
- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map A topographic map is recommended if a significant grade change on 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.
- o An Environmental Resource Inventory pursuant to ECM 1.3.0 (if required by 25-8-121)
- Applicant's variance request letter

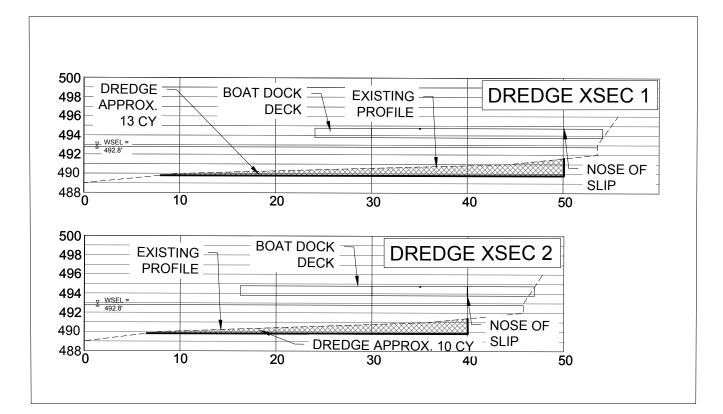
ATTACHMENT 1 AERIAL SITE PHOTO

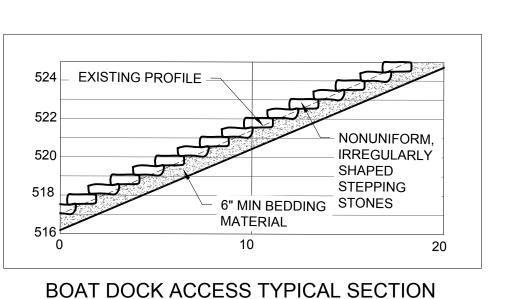


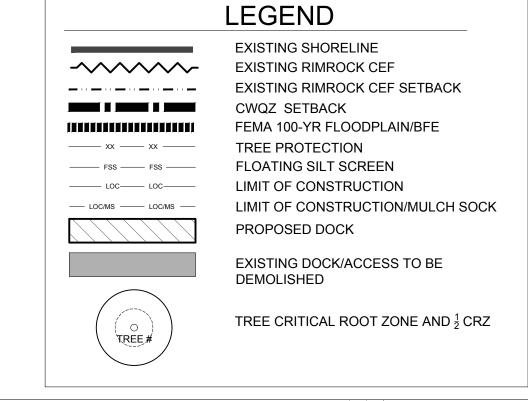
ATTACHMENT 2

PROPOSED CONDITIONS SITE PLAN SHEET AND EROSION CONTROLS









EXISTING SHORELINE LENGTH = 343.6'
ALLOWABLE DOCK WIDTH = 20% OF 343.6' = 68.7'
PROPOSED DOCK WIDTH = 35.5' = 10.4%
PROPOSED DOCK DEPTH = 40.1'
DOCK FOOTPRINT = 1200.0 SF

REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

NOT

 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 SPOIL STORAGE, WILL BE PERFORMED BY BARGE AND IN THE TEMPORARY STAGING AND SPOILS STORAGE AREA.

THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL

- 2. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
- 3. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- 4. 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
- 5. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.

ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE

- DOCK SHALL BE AT LEAST 66% OPEN.
 PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
- 8. THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES..
 9. DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE
- DISPOSAL SITE.

 10. DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED.
- ATTENTION INSPECTOR NOTES:
- 1. 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.
- 3. 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.

JANIS J. SMITH

JANIS J. SMITH

SAFECENSES

SAFE

JANIS J. SMITH

SAFECENSES

SAFE

12-914-3729 er F- 16978

Consulting, LLC

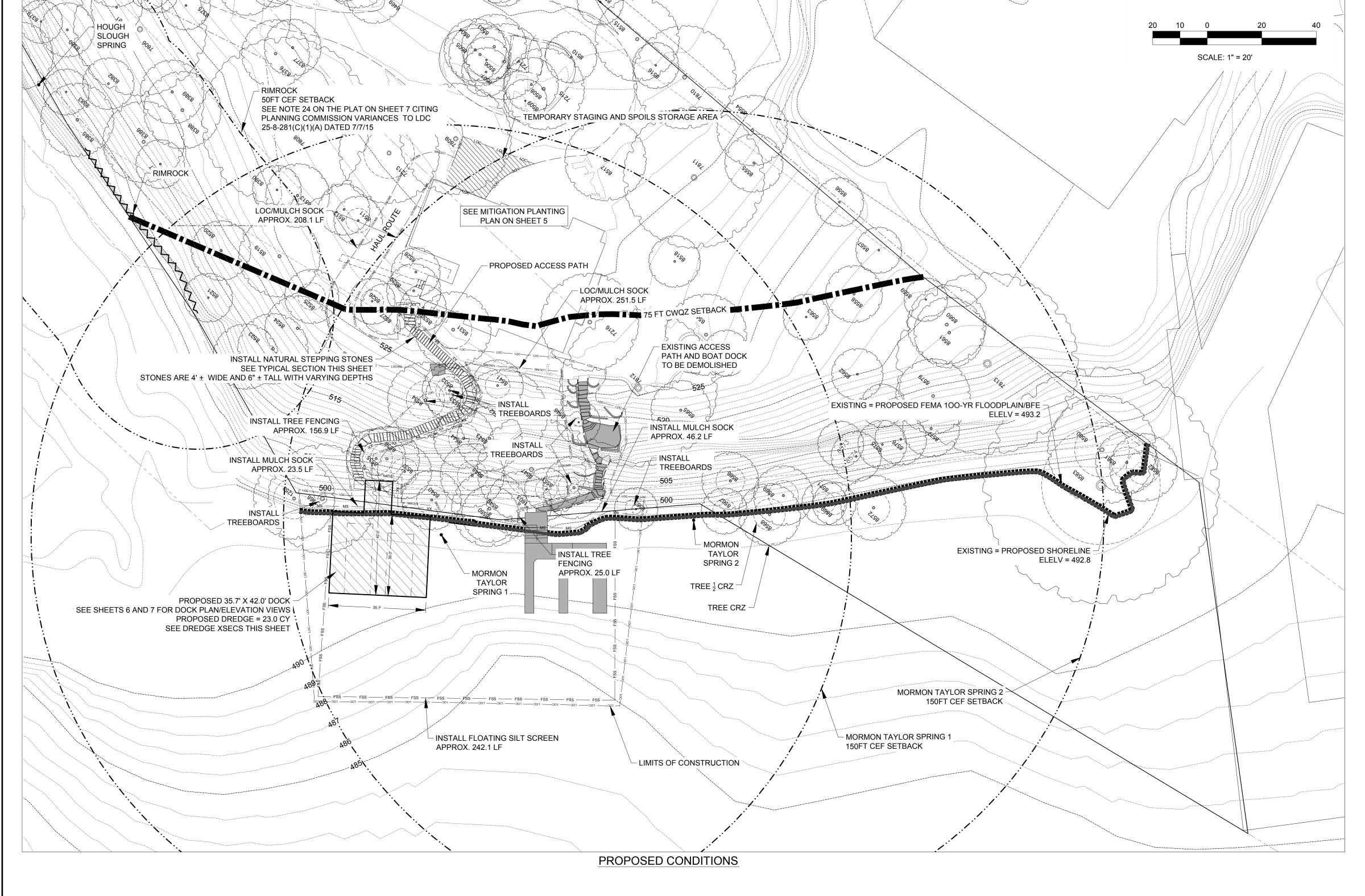
Austin, Texas 78703 · 512-9

Janis Smith Consul

ED CONDITIONS DOCK

3336
DESIGNED: JJS

APPROVED: JJS
SCALE: AS SHOWN
3336 MT. BONNELL ROAD
DATE: 06-25-2020
SHEET 4 of 8



ATTACHMENT 3 BASIS OF DETERMINATION FOR THE 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 Environmental Commission has recommended every variance application pertaining to LDC 25-8-281(C)(2)(b) for the past five years except one which included a tram.
 - 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 entire shoreline is within the CEF setback. The existing dock is between the two springs on the Lake Austin shoreline. The replacement dock is sited north of Mormon Taylor Spring 1 and farther away from Mormon Taylor Spring 2. While it's unlikely that runoff from the LOC will reach Mormon Taylor Spring 1, the sediment in the runoff from the limit of construction in the vicinity of Spring 1 will be controlled by two separate erosion controls: either two lines of silt fence or one line of silt fence and one line of mulch sock.
 - b. Is the minimum deviation from the code requirement necessary to allow reasonable use of the property;
 - YES. A dock cannot be constructed on the lot without obtaining this variance.
 - c. Does not create a significant probability of harmful environmental consequences.
 - YES. Overland flow from the Limit of Construction will be treated by a sequence of erosion controls. Post construction, all disturbed areas will be revegetated per the COA 609S specification.
 - 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - YES. The existing access is in perilous condition and in need of repair. Any repair to the access will require this variance.
- 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 existing access is in perilous condition and in need of repair. Any repair to the access will require this variance. Denying the owner the ability to access a dock on the lakefront lot would prevent "a reasonable economic use of the entirety of the property".
- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property;
- YES. The existing access is in perilous condition and is in need of repair. Any repair to the access will require this variance; so this project "is the minimum deviation from the code". Denying the owner the ability to access a dock on the lakefront lot would prevent "a reasonable economic use of the entirety of the property".

ATTACHMENT 4 ENVIRONMENTAL RESOURCE INVENTORY



City of Austin – Environmental Resource Inventory (ERI) 3336 Mount Bonnell Road Travis County, Texas

December 12, 2019, revised October 5, 2020

By:

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

Case No.:	
(City use only)	

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 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: 3336 Mount Bonnell Road 2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 121744 3. ADDRESS/LOCATION OF PROJECT: 3336 Mount Bonnell Road Austin-Travis Lakes 4. WATERSHED: 5. THIS SITE IS WITHIN THE (Check all that apply) Edwards Aguifer Contributing Zone*......□YES □No Edwards Aguifer 1500 ft Verification Zone* □YES □No 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 4 (#'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):

3	(#'s) Spring(s)/Seep(s)	0	_(#'s) Point Recharge Feature(s)	0	(#'s) Bluff(s)
1	(#'s) Canyon Rimrock(s)	0	_ (#'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 <u>not provided</u>, 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

- 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)	
Brackett soils and Urban land, 12 to 30 percent slopes	D	1.0	
Gaddy soils and Urban land, 0 to 1 percent slopes, occasionally flooded	А	5.0	
Eckrant soils and Urban land, 18 to 40 percent slopes	D	2.5	
Urban land and Brackett soils, 1 to 12 percent slopes	С	1.5	
		_	

*Soil Hydrologic Groups Definitions (Abbreviated)

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

**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.

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

The property is generally gently sloped from northeast to southwest toward the Colorado River/Lake Austin until approximately 100 feet from the shoreline, where the slope becomes much greater (up to 60-80%) in the Austin-Travis Lakes watershed, downstream of Lake Travis. The property also has a swale drainage in the central portion of the property that run from the southeast to northwest and empties into Huck's slough, northwest of the property. Mt Bonnell Rd borders the property to the northeast, a similar residential property borders the property to the northwest, and Westwood Country Club borders the property to the southeast. Lake Austin abuts the property along the southwestern boundary. Along with the main residence, one outbuilding/garage is located to the east of the main residence, and one covered boat slip/deck is located on the lake. One canyon rimrock CEF was observed just off the property (rimrock2) (Figure 3). No springs could be found during the site visit, but the City has requested three springs be included which were previously identified (Figure 3).

List surface geologic units below:

Geologic Units Exposed at Surface			
Group	Formation	Member	
Trinity	Glen Rose Formation	Cretaceous	
Comanche Peak	Fredericksburg Group	Comanchean	

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

Fredericksburg Group - Edwards Limestone (EL), limestone, dolomite, and chert; limestone aphanitic-fine grained, massive-thin bedded, hard, brittle, in part rudistid biostromes, much milliolid biosparite; dolomite fine-very fine grained, porous, medium greygreyish brown; chert, nodules & plates common, varies in amount from bed to bed, some intervals free of chert, mostly white-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 and ammonites are scarce; thickness 25-40 ft.

Glen Rose Formation- limestone, dolomite, and marl subdivided into two units by Corbula bed C; alternating resistant and recessive beds forming stairstep topography; limestone aphanitic to fine grained, hard to soft and marly, light gray to yellowish gray; dolomite, fine grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids, thickness of Glen Rose Formation is about 380 feet

	tify all recorded and unrecorded wells on site (test holes, monitoring, water, oil apped and/or abandoned wells, etc.):
	_(#) 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.
<u> </u>	_(#'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.

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

Brief description of site	plant communities	(Attach additional sheets if needed,):
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hei), live oak (Quercus virginiana), cedar of d Texas mountain laurel (Sophora secund served on the property. One clump of aloc	lominant species being Ashe juniper (Junipelm (Ulmus crassifolia), sugar-berry (Celtis iflora). No hydrophytic vegetation/wetlands asia/colocasia sp. (no wetland indicator stea was not determined to contain hydric so sidered a wetland.	laevigata), s were atus listed)	
There is woodland community on site of the state of the s	e	eck one).	
Woodlar	nd species		
Common Name	Scientific Name		
Ashe Juniper	Juniperus ashei		
Live Oak	Quercus virginiana		
Cedar Elm Ulmus crassifolia			
Sugar-berry	Celtis laevigata		
Texas Mountain Laurel Sophora secundiflora			
There is grassland/prairie/savanna or If yes, list the dominant species below	n site□YES ■ NO <i>(Check</i> v:	one).	
There is grassland/prairie/savanna or If yes, list the dominant species below	n site□YES ■ NO <i>(Check</i>	one).	
There is grassland/prairie/savanna or If yes, list the dominant species below Grassland/prairie	n site	one).	

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Hyd	rophytic plant species				
Common Name	Scientific Name	Wetland Indicator Status			
half feet above natural gra YES NO (Check one).	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. TYES NO (Check one). 12. WASTEWATER REPORT – Provide the information requested below.				
Wastewater for the site wi	Il be treated by (Check of that Apply):				
☐ On-site system(s)					
City of Austin Cen	☑ City of Austin Centralized sewage collection system				
☐ Other Centralized	☐ Other Centralized collection system				
	er or wastewater service from the Austin W wells must be registered with the City of Au				
The site sewage collection all State, County and City YES NO (Check one).	n system is designed and will be co standard specifications.	onstructed to in accordance to			
Calculations of the size of the end of this report or shapped of the Not Appear of the Size of the Si		gation area(s) are attached at			
	posed within the Critical Water Qualifyes, then provide justification be				

WPD ERM ERI-2014-01 Page 5 of 6

Is the project site is over the Edwards Active YES NO (Check one).	uifer?
level and effects on receiving watercours	
All wastewater will be disposed of in the City	of Austin Centralized sewage collection system.
Tex.	2.2
2	
ia ia	
13. One (1) hard copy and one (1) electronic provided.	copy of the completed assessment have been
Date(s) ERI Field Assessment was performed:	December 3, 2019
Date(s) ERI Field Assessment was performed: _	Date(s)
My signature certifies that to the best of my kr reflect all information requested.	nowledge, the responses on this form accurately
Christopher Little	281-252-9799
Print Name	Telephone
Chias they	clittle@descoenv.com
Signature	Email Address
DESCO Environmental Consultants, LP	Dec 12, 2019, revised Oct 5, 2020
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).

Soil Science License #3244

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	3336 Mount Bonnell Road
2	Project Address:	3336 Mount Bonnell Road
3	Site Visit Date:	December 3, 2019
4	Environmental Resource Inventory Date:	December 12, 2019, revised October 5, 2020

5	Primary Contact Name:	Christopher Little
6	Phone Number:	281 252 9799
7	Prepared By:	Christopher Little
8	Email Address:	clittle@descoenv.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge	FEATURE ID	FEATURE LONGITUI (WGS 1984 in Mete		FEATURE LATITUD (WGS 1984 in Meter			LAND IONS (ft)		CK/BLUFF SIONS (ft)	RE		RGE I	EATURE IONS	Springs Est. Discharge
	Feature, Spring}	(eg S-1)	coordinate	notation	coordinate	notation	Х	Y	Length	Avg Height	Х	Υ	Z	Trend	cfs
	Rimrock	rimrock2	617818.087091859		3354261.73943721				72	4					
	Spring Huck	Slough Spring	617824.832049		3354265.36778										unknown
	Spring Mormon T	aylor Spring 1	617776.152948		3354218.56255										unknown
	Spring Mormon T	aylor Spring 2	617778.810119		3354190.42443										unknown

City of Austin Use Only CASE NUMBER:

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

For wetlands, 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.

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	sub-meter	
Surveyed	meter	
Other	> 1 meter	

Professional Geologists apply seal below

WPD ERM ERI-CEF-01 Page 7 of 8



List of Attachments for the Environmental Resource Inventory Form

Figure 1: Site Specific Geological Map with 2' Topography

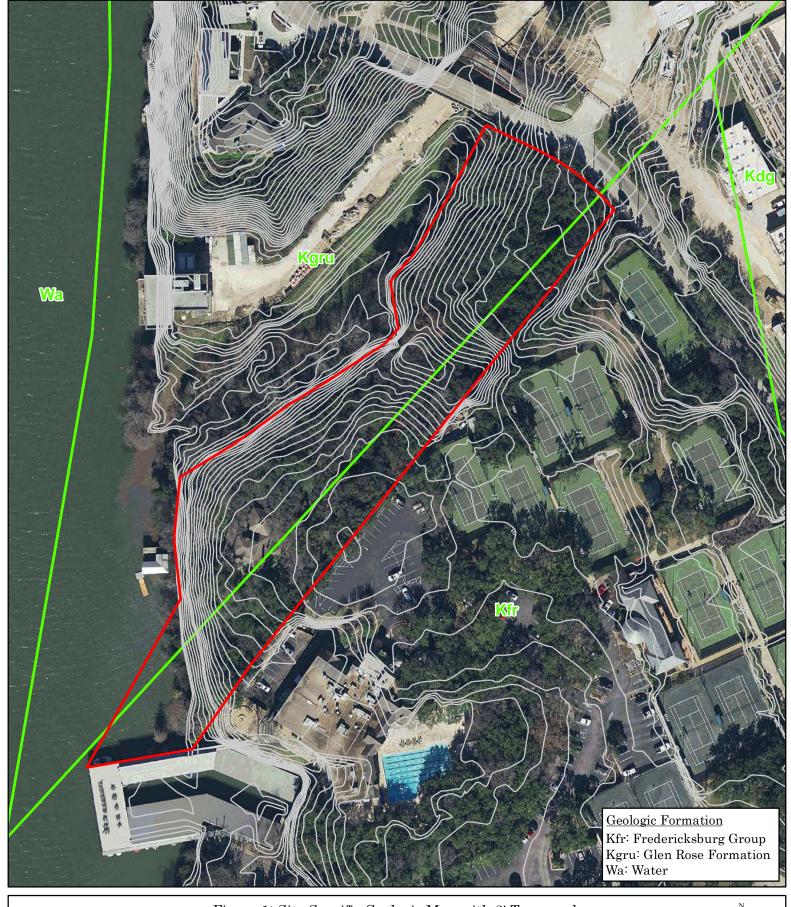
Figure 2: Historical Aerial Imagery

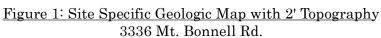
Figure 3: Site Soils Map

Figure 4: Critical Environmental Features and Well Locations

Figure 5: CWQZ and Fully Developed Floodplain Map

Figure 6: 3336 Mount Bonnell Road - ERI Site Photos





N 1:1,400

2' Contours (CoA)

Legend

Geologic Atlas of Texas - 250K (TNRIS)

Parcel of Interest (CoA)

Travis County, Texas

DESCO

Map Base: 2019 NC Stratmap CAP Area Imagery from TNRIS Map Datum: NAD 1983 UTM Zone 14N, meters Map Date: December 4, 2019

0 50 100

200 Feet





Parcel of Interest (CoA)

Figure 2: Historical Aerial Imagery 3336 Mt. Bonnell Rd.

Travis County, Texas

Map Base: 1996 TOP CIR Aerial Imagery from TNRIS Map Datum: NAD 1983 UTM Zone 14N, meters Map Date: December 4, 2019



1:1,400



DESCO





Parcel of Interest (CoA) Soils (USDA/NRCS)

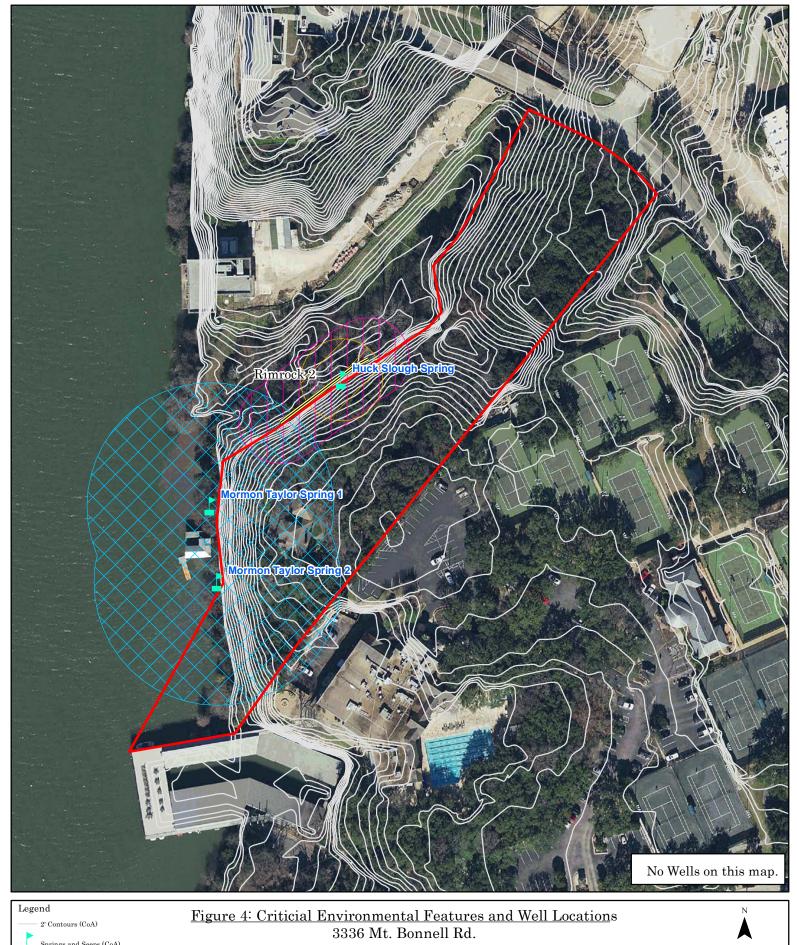
Figure 3: Site Soils Map 3336 Mt. Bonnell Rd.

Travis County, Texas





Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS Map Datum: NAD 1983 UTM Zone 14N, meters Map Date: December 4, 2019



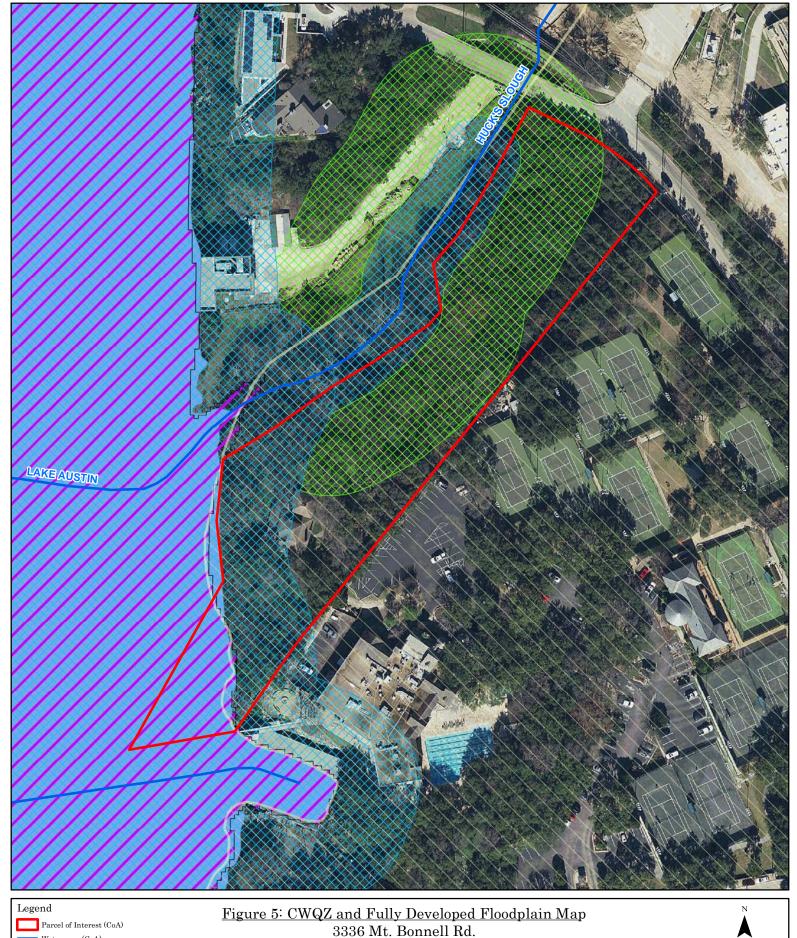




DESCO

Travis County, Texas

Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS Map Datum: NAD 1983 UTM Zone 14N, meters Map Date: September 14, 2020



Waterways (CoA)

Austin Fully Developed Floodplain (CoA)



WQTZ (CoA)

Lakes (CoA) Edwards Aquifer Recharge Zone Travis County, Texas

Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS Map Datum: NAD 1983 UTM Zone 14N, meters Map Date: December 4, 2019



1:1,400



Figure 6. 3336 Mount Bonnell Road ERI Site Photos

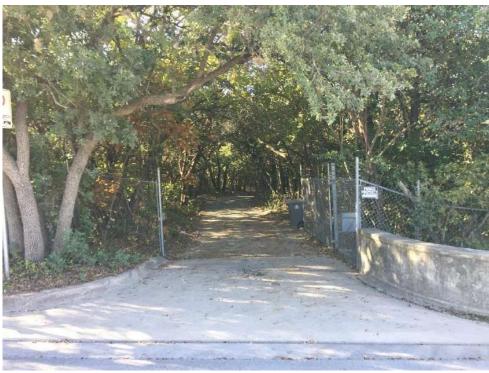


Photo 1: Front area of the property adjacent to Mount Bonnell Road. Photo was taken from Mount Bonnell Road facing southwest.



Photo 2: Front area of the property adjacent to Mount Bonnell Road. Photo was taken from the property driveway near Mount Bonnell Road facing southwest.



Photo 3: Central portion of the property with bridge over swale drainage. Photo was taken from the central portion of the property facing northwest toward Huck's Slough.



Photo 4: South central portion of the property. Photo was taken from the south-central portion of the property facing the main residence toward the west.



Photo 5: South-central portion of the property. Photo was taken from the south-central portion of the property facing the outbuilding/garage toward the northeast.



Photo 6: Back area of the property near Lake Austin. Photo was taken from the southwestern portion of the property facing west toward the boat dock.



Photo 7: Representative photo showing shoreline without wetlands. Photo was taken from the boat docks on the southwestern portion of the property facing northeast. No springs could be located along the shoreline or anywhere on the property. Three previously identified springs were added to the ERI at the City's request.



Photo 8: Rocky area determined not to be a rimrock by the City on the southwestern portion of the property. Photo is facing north.



Photo 9: Canyon Rimrock (rimrock2) located just north of the property. Photo was taken just north of the property facing northeast.

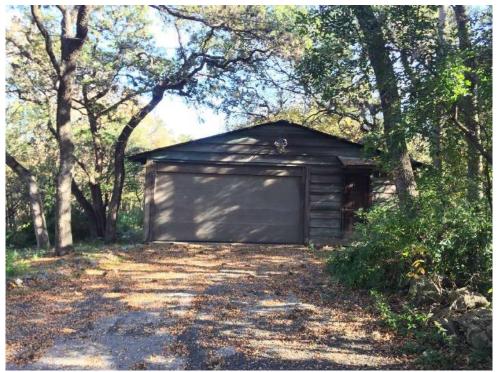


Photo 10: Outbuilding/garage on the south-central area of the property. Photo was taken from the south-central portion of the property facing north, east of the main residence.

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

— Plan sheets submitted to the City of Austin MUST show the following:

Direction of flow during grading operations. Location, description, and calculations for off-site flow diversion structures.

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

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

Location and description of temporary stabilization measures. Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils

disposal areas, including size, depth of fill and revegetation procedures. Describe sequence of construction as it pertains to ESC including the following elements:

1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)

2. Project phasing if required (LOC greater than 25 acres)

3. Sequence of grading operations and notation of temporary stabilization measures to be used 4. Schedule for converting temporary basins to permanent WQ controls

5. Schedule for removal of temporary controls 6. Anticipated maintenance schedule for temporary controls

— Categorize each BMP under one of the following areas of BMP activity as described below:

3.1 Minimize disturbed area and protect natural features and soil

3.2 Control Stormwater flowing onto and through the project

3.3 Stabilize Soils 3.4 Protect 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. 3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and

Natural Area Protection and the approved Grading/Tree and Natural Area Plan. 4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls 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. 5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) 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. 7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be

removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites. 8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the

substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.

9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below: A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item

No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. • Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S. An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy

indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required. Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. The vegetative stabilization of areas disturbed by construction shall be as follows: TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (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.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Items 604S or 609S. A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not

occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical

B. Hydromulch shall comply with Table 1, below.

Temporary erosion control shall be acceptable when the grass has grown at least 1½ 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

D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specifications 604S or 6099

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood,	70% or greater	0—3	Moderate slopes	1,500 to 2,000
cellulose, straw, and/or cotton	Wood/Straw 30%	months	from flat to 3:1	lbs per acre
plant material (except no mulch	or less Paper or			•
shall exceed 30% naner)	Natural Fibers			

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the 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

2. 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.

A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator. B. Hydromulch shall comply with Table 2, below.

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

as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ 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. E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION Description Longevity Typical Applications Application Rates 80% Organic Matrix (BFM) defibrated fibers 2,500 to 4,000 lbs/ac On slopes up to 2: 10% Tackifier and erosive soil (see manufacturers On slopes up to 1:1 and 3,000 to 4,500 lbs/ac Fiber Reinforced 65% Organic defibrated Matrix (FRM) fibers, 25% Reinforcing (see manufacturers erosive soil conditions Fibers or less, 10% recommendations)

10. Developer Information Owner Meg Clark Phone # c/o Chrissy Short 512-421-0800

Address 3336 Mt. Bonnell Road Owner's representative responsible for plan alterations: Janis Smith Consulting, LLC

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.

3336 MT. BONNELL ROAD

OWNER:

MEG CLARK 3336 MT. BONNELL ROAD **AUSTIN, TX 78703**

ENGINEER:

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



VICINITY MAP

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

Appendix: P-2 (3/28/2011) 1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

Protective fences shall be erected according to City of Austin Standards for Tree Protection. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or

grading), and shall be maintained throughout all phases of the construction project. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result

in soil build-up within tree drip lines. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to

Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or

Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;

Wounds to exposed roots, trunk or limbs by mechanical equipment; Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

Exceptions to installing fences at tree drip-lines may be permitted in the following cases: Where there is to be an approved grade change, impermeable paving surface, tree well, or other such

site development, erect the fence approximately 2 to 4 feet beyond the area disturbed; Where permeable paving is to be installed within a tree's drip-line, erect the fence at the outer limits off the permeable paving area (prior to site grading so that this area is graded separately prior to paving

installation to minimize root damage); Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space

between the fence and the building; Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512-974-1876 to discuss alternatives.

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction 7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk

with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good

quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss

10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree 11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is

permitted on the root flare of any tree. 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).

13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist). 14. Deviations from the above notes may be considered ordinance violations if there is substantial

STANDARD SEQUENCE OF CONSTRUCTION Appendix: P-4 (3/28/2011)

The following is a sequence of construction shall be used for all development.

non-compliance or if a tree sustains damage as a result.

Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initate 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. Construction access from water and land.

Begin demolition of existing dock and construction of new dock and dock access. 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.

10. 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.

11. Obtain final inspection release once vegetation has 95% coverage. 12. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

AUSTIN ENERGY NOTES:

1. 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.

2. 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.

3. 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.

4. 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. 5. 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 iensure 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 ½ 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 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 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.

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

2. 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. 6. For driveway construction: The owner is responsible for all costs for relocation of, or damage

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 barge and land. All staging and spoils storage will occur with on the barge and in the Temporary Staging and Spoils Storage Area. Approval of this Site Plan does not include Building and Fire Code approval nor building

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

permit approval.

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

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.

REVISIONS / CORRECTIONS

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

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

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 48453C0435J effective JANUARY 6, 2016.

LEGAL DESCRIPTION: LOT 1 CASWELL ESTATES

ADDRESS: 3336 MT. BONNELL DR. AUSTIN, TX 78746

ZONING: SF3

USE: Accessory Use to Principal Single-Family Residence at 912 BLANCO STREET, AUSTIN, TX 78703

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 consists of the construction of a new dock and the demolition of the existing dock.

Related Cases:

A FORMAL VARIANCE TO LDC 25-8-281(C)(1)(a) WAS GRANTED TO ALLOW CONSTRUCTION OF A BOAT DOCK. SHORELINE ACCESS AND SHORELINE MODIFICATION WITHIN A CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER ON XX-XX-XXXX.

Plan Sheet List

COVER SHEET & NOTES

2. EXISTING CONDITIONS SITE PLAN

TREE LIST 4. PROPOSED CONDITIONS DOCK LAYOUT/EROSION CONTROL

DETAILS 6. PROPOSED DOCK PLANS

7. PROPOSED DOCK ELEVATIONS 8. PLAT

Approved By:

For Director - Development Services Department	Date
SP-2020-0274D	
Permit Number	
JULY 7, 2020	
Submittal 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.

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Smith anis

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DESIGNED: JJS APPROVED: JJS SCALE: AS SHOWN 3336 MT. BONNELL ROAD DATE: 06-25-2020 SHEET 1 of 8

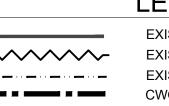
LINE TABLE LENGTH BEARING N 04°48'04" E N 57°37'50" E 84.97' N 57°42'59" E N 55°46'41" E 82.28' N 39°54'41" E 23.50' N 10°40'26" W N 40°44'33" E 44.21' N 29°46'11" E 76.46' N 26°35'52" E N 33°22'47" E 3.46' S 37°39'46" W S 33°54'56" W

N 28°17'04" E

N 07°22'13" W 73.57'

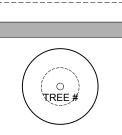
		CURV	E TABLE	
CURVE#	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	275.00'	120.76'	S 52°55'16" E	119.79'

3336 MT. BONNELL ROAD

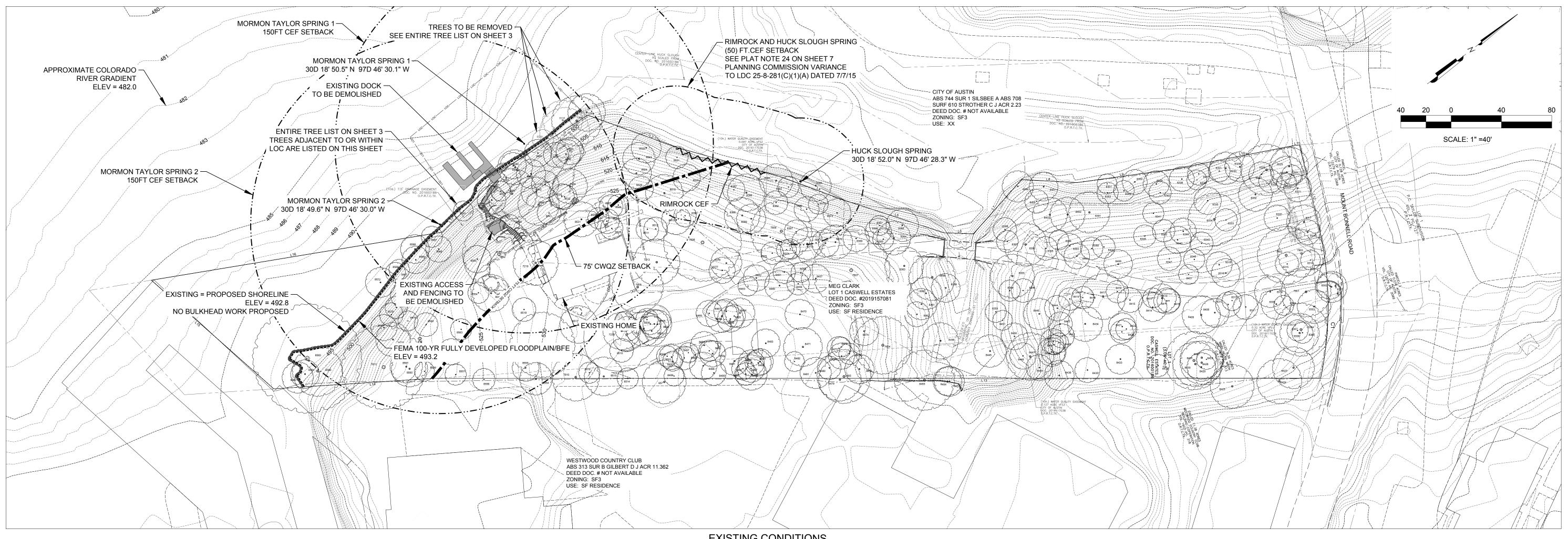


LEGEND EXISTING SHORELINE EXISTING RIMROCK CEF EXISTING RIMROCK CEF SETBACK

CWQZ SETBACK FEMA 100-YR FLOODPLAIN/BFE LIMIT OF CONSTRUCTION LIMIT OF CONSTRUCTION/MULCH SOCK EXISTING IMPERVIOUS COVER EXISTING STRUCTURES TO BE DEMOLISHED



TREE CRITICAL ROOT ZONE AND ½ CRZ



EXISTING CONDITIONS

ısulting,

Con Smith Janis

BONNELL 3336

DESIGNED: JJS APPROVED: JJS SCALE: AS SHOWN 3336 MT. BONNELL ROAD DATE: 06-25-2020 SHEET

	TREE LIST			TREE LIST			TREE LIST			TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE	TREE#	CALIPER SIZE	TREE TYPE	TREE #	CALIPER SIZE	TREE TYPE	TREE #	CALIPER SIZE	TREE TYPE	TREE#
957	17.5"	LIVE OAK	8343	MULTI-TRUNK: 8.5" 5"	CEDAR	8409	MULTI-TRUNK: 8" 8" 6.5"	LIVE OAK	8473	8"	LIVE OAK	8537
1253	15"	PALM				8410	9.5"	LIVE OAK	8474	11.5"	CEDAR ELM	
1364 *	20"	PALM	8344	MULTI-STEM: 8" 5" MULTI-TRUNK: 7" 4.5"	CEDAR	8411	10.5"	LIVE OAK	8475	8"	CEDAR	8538 *
1365	20"	PALM				8412	11.5"	LIVE OAK	8476	8.5"	LIVE OAK	
			8346	MULTI-STEM: 6" 5"	CEDAR							8540
1603	12"	PALM	8347	MULTI-TRUNK: 6.5" 6"	CEDAR	8413	8"	LIVE OAK	8477	10.5"	LIVE OAK	8541
7213	18.5"	CEDAR ELM	8348	9"	CEDAR	8414	MULTI-TRUNK: 8" 3.5" 3.5"	LIGUSTRUM	8478	MULTI-TRUNK: 6.5" 5" 3.5" 2"	LIGUSTRUM	8542
7214	14"	LIVE OAK	8349	MULTI-TRUNK: 6" 4.5"	LIGUSTRUM	8415	10"	CEDAR	8479	17"	LIVE OAK	8543
7215	15"	LIVE OAK	8350	10"	CEDAR ELM	8416	MULTI-STEM: 5" 4.5" 3.5"	LIGUSTRUM	8480	9.5"	LIVE OAK	8544
7216	18"	UNKNOWN	8351	8"	HACKBERRY	8417	MULTI-TRUNK: 7" 7" 6" 5" 4.5"	CEDAR	8481	12.5"	CHINABERRY	8545
7801	MULTI-TRUNK: 9" 9" 6" 4.5" 2.5"	SPANISH OAK	8352	MULTI-TRUNK: 6.5" 4"	LIGUSTRUM	8418	9"	CEDAR	8482	8"	CHINABERRY	8546
7802	MULTI-TRUNK: 16" 14.5"	LIVE OAK	8354	17.5"	RED OAK	8419	9"	CEDAR	8483	11.5"	CEDAR	8547
7803	MULTI-TRUNK: 12.5" 8" 5"	CEDAR	8355	8.5"	CEDAR	8420	MULTI-STEM: 5.5" 4" 3.5"	CEDAR ELM	8484	10.5"	CEDAR ELM	8548
7804	MULTI-TRUNK: 16.5"13.5"	SHIN OAK	8356	9.5"	CEDAR	8421	11"	CEDAR	8485	10.5"	LIVE OAK	8549
7805	MULTI-STEM: 16"11"	LIVE OAK	8358	18.5"	LIVE OAK	8422	8.5"	CEDAR	8486	10.5"	LIVE OAK	8550
7806	MULTI-TRUNK: 19.5" 10.5"	LIVE OAK	8359	11.5"	CEDAR ELM	8423	MULTI-TRUNK: 11.5" 10.5"	LIVE OAK	8487	11"	LIVE OAK	8551
7807	31"	LIVE OAK	8360	13"	CEDAR ELM	8424	MULTI-TRUNK: 11" 7" 7"	LIVE OAK	8488	12.5"	LIVE OAK	8552
7808	MULTI-TRUNK: 24" 13.5"	LIVE OAK	8361	12.5"	SHIN OAK	8425	17.5"	CEDAR ELM	8489	9"	HACKBERRY	8553
	20.5"					8426	8"	LIVE OAK	8490	9"	LIVE OAK	
7809		CEDAR ELM	8362	10"	SHIN OAK		-					8554
7810	19"	CEDAR	8363	15.5"	HACKBERRY	8427	MULTI-STEM: 14" 6.5"	LIVE OAK	8491	11.5"	LIVE OAK	8555
7811	MULTI-STEM: 18.5" 14.5"	LIVE OAK	8364	MULTI-STEM: 11"5"	SPANISH OAK	8428	MULTI-STEM: 13" 8.5"	LIVE OAK	8492	10.5"	LIVE OAK	8556
7812	29"	LIVE OAK	8365	8.5"	CEDAR ELM	8429	11.5"	LIVE OAK	8493	8.5"	CEDAR ELM	8557
7813	33.5"	LIVE OAK	8366	13"	CEDAR ELM	8430	MULTI-TRUNK: 14.5" 7"	LIVE OAK	8494	11"	LIVE OAK	8558
8301	MULTI-TRUNK: 9" 7"	LIVE OAK	8367	8"	RED OAK	8431	MULTI-STEM: 12.5" 11.5" 10"	LIVE OAK	8495	MULTI-TRUNK: 5.5" 5" 4"	LIGUSTRUM	8559
8302	MULTI-TRUNK: 7.5" 6"	LIVE OAK	8368	10.5"	RED OAK	8432	9"	CEDAR	8496	11"	LIVE OAK	8560
8303	MULTI-TRUNK: 9" 4.5" 2.5" 2"	RED OAK	8369	10.5"	LIVE OAK	8433	12"	CEDAR	8497	8"	CEDAR	8561
8304	MULTI-STEM: 12" 10.5" 8"	LIVE OAK	8370	MULTI-TRUNK: 9.5"8.5"	CEDAR	8434	14"	LIVE OAK	8498	9.5"	LIVE OAK	8562
8305	8.5"	LIVE OAK	8371	11"	CEDAR	8435	MULTI-STEM: 5" 3.5" 3.5" 3"	LIGUSTRUM	8499	8"	CEDAR	8563
8306	MULTI-TRUNK: 11" 9.5"	LIVE OAK	8372	MULTI-STEM: 10"5.5"	CEDAR	8436	12"	CHINABERRY	8500	8"	LIVE OAK	8564
8307	8.5"	LIVE OAK	8373	8"	CEDAR	8437	MULTI-TRUNK: 6.5" 6"	LIVE OAK	8501	10"	LIVE OAK	8565
8308	8"	CEDAR	8374	8"	CEDAR	8438	MULTI-TRUNK: 8" 7"	LIVE OAK	8502	8.5"	CEDAR ELM	8566
	12"	CEDAR	8375	9"	CEDAR ELM	8439	MULTI-STEM: 5.5" 5"	LIGUSTRUM	8503	12"	LIVE OAK	
8309				·		8440	8"	LIGUSTRUM				8567
8310	12.5"	CEDAR	8376	12.5"	CEDAR				8504	11.5"	LIVE OAK	8568
8311	10"	CEDAR	8377	10.5"	CEDAR	8441	MULTI-TRUNK: 6" 5" 3.5"	LIGUSTRUM	8505	11.5"	LIVE OAK	8569
8312	8"	CEDAR	8378	MULTI-TRUNK: 8" 3.5" 3"	LIGUSTRUM	8442	MULTI-STEM: 7" 5.5"	LIGUSTRUM	8506	8.5"	LIVE OAK	8570
8313	10"	CEDAR	8379	8"	CEDAR	8443	MULTI-STEM: 5.5" 4.5" 4"	LIGUSTRUM	8507	9"	LIVE OAK	8571
8314	8"	CEDAR	8380	10"	HACKBERRY	8444	MULTI-TRUNK: 7" 6.5"	CEDAR	8508	10"	LIVE OAK	8572
8315	MULTI-STEM: 6.5" 6"	CEDAR	8381	9.5"	CEDAR	8445	13"	LIGUSTRUM	8509	MULTI-STEM: 7"2"	MOUNT LAUREL	8573
8316	10"	CEDAR	8382	9.5"	LIVE OAK	8446	MULTI-STEM: 10" 5"	CEDAR	8510	9.5"	CEDAR ELM	8574
8317	MULTI-TRUNK: 10" 7.5"	CEDAR	8383	8.5"	SHIN OAK	8447	MULTI-STEM: 10" 9" 9"	LIVE OAK	8511	9"	HACKBERRY	8575
8318	11.5"	CEDAR	8384	12.5"	CEDAR ELM	8448	10.5"	LIVE OAK	8512	9.5"	CEDAR ELM	8576
8319	10.5"	CEDAR	8385	13.5"	CEDAR ELM	8449	10.5"	HACKBERRY	8513	MULTI-TRUNK: 6.5"5.5"5"	LIGUSTRUM	8577
8320	10.5"	CEDAR	8386	15"	SHIN OAK	8450	MULTI-STEM: 8" 5.5"	LIGUSTRUM	8514	8.5"	LIVE OAK	8578
8321	11"	CEDAR	8387	9"	HACKBERRY	8451	8"	CEDAR	8515	15.5"	LIVE OAK	8579
8322	8"	CEDAR	8388	MULTI-TRUNK: 10.5" 7.5"	CEDAR	8452	8.5"	CEDAR	8516	8.5"	CEDAR ELM	8580
8323	8"	CEDAR	8389	MULTI-TRUNK: 8.5" 6.5"	SHIN OAK	8453	12"	HACKBERRY	8517	15"	CEDAR ELM	8581
8324	13"	CHINABERRY	8390	9"	CEDAR ELM	8454	11.5"	HACKBERRY	8518	9.5"	CEDAR ELM	
8325	MULTI-TRUNK: 10.5" 10"	CHINABERRY	8391	9 16.5"	SHIN OAK	8455	24"	HACKBERRY	8519	9.5 MULTI-TRUNK: 10"10"	CEDAR ELM	8582
												8583
8326	MULTI-TRUNK: 5" 5" 3.5"	LIGUSTRUM	8392	9"	CEDAR	8456	14.5"	SHIN OAK	8520	11"	SPANISH OAK	TREES PRO
8327	MULTI-TRUNK: 6" 3" 3"2"	LIGUSTRUM	8393	MULTI-STEM: 7" 6"	CEDAR	8457	11.5"	CEDAR ELM	8521	9"	CEDAR ELM	
8328	20.5"	LIVE OAK	8394	8"	CEDAR	8458	8"	RED OAK	8522	12"	CEDAR ELM	
8329	12"	CEDAR	8395	9.5"	CEDAR	8459	9"	CEDAR ELM	8523	13"	CEDAR ELM	
8330	13"	CHINABERRY	8396	MULTI-TRUNK: 12.5" 9.5"	LIVE OAK	8460	12"	CEDAR ELM	8524	12"	CEDAR ELM	
8331	MULTI-STEM: 4" 3.5" 3.5" 2.5"	LIGUSTRUM	8397	MULTI-STEM: 6" 5.5"	LIGUSTRUM	8461	9"	CEDAR	8525	10"	HACKBERRY	
8332	13.5"	LIVE OAK	8398	9.5"	RED OAK	8462	10.5"	CEDAR ELM	8526	8.5"	SPANISH OAK	
8333	MULTI-TRUNK: 7" 4"	CEDAR	8399	12.5"	CEDAR ELM	8463	8"	CEDAR ELM	8527	9.5"	SPANISH OAK	
8334	MULTI-TRUNK: 14.5" 13"	LIVE OAK	8400	9.5"	RED OAK	8464	12"	CEDAR	8528	9"	SPANISH OAK	
8335	11"	HACKBERRY	8401	11.5"	CEDAR	8465	9"	LIVE OAK	8529	10"	SPANISH OAK	
8336	 MULTI-TRUNK: 5.5" 5"	LIGUSTRUM	8402	MULTI-TRUNK: 10" 8"	SHIN OAK	8466	10.5"	LIVE OAK	8530	8.5"	SPANISH OAK	
8337	9"	CEDAR ELM	8403	MULTI-TRUNK: 10" 8"	SHIN OAK	8467	10"	LIVE OAK	8531	14"	CEDAR ELM	
8338	10"	SHIN OAK	8404	MULTI-TRUNK: 7" 6.5"	SHIN OAK	8468	13"	CEDAR ELM	8532	10"	SPANISH OAK	
8339	10.5"	SHIN OAK	8405	9"	CEDAR	8469	10.5"	CEDAR ELM	8533	10"	SPANISH OAK	
8340	9"	CEDAR	8406	11.5"	LIVE OAK	8470	12"	CEDAR	8534	14"	CEDAR ELM	
8341	8.5"	CEDAR	8407	8"	CEDAR	8471	15.5"	CEDAR ELM	8535	11"	HACKBERRY	
8342	9"	CEDAR	8408	11.5"	CEDAR	8472	9.5"	CHINABERRY	8536	12"	HACKBERRY	

8537	10"	HACKBERRY
8538 *	MULTI-TRUNK: 11.5" 4.5" 4.5"	LIGUSTRUM
8539 *	8.5"	HACKBERRY
8540	MULTI-STEM: 8" 6"	HACKBERRY
8541	9.5"	HACKBERRY
8542	MULTI-TRUNK: 11" 11"	HACKBERRY
8543	12"	CEDAR ELM
8544	11"	HACKBERRY
8545	MULTI-TRUNK: 10"10"	CEDAR ELM
8546	8"	HACKBERRY
8547	20"	HACKBERRY
8548	MULTI-STEM: 8" 7.5"	HACKBERRY
8549	14"	HACKBERRY
8550	10.5"	CEDAR ELM
8551	8"	HACKBERRY
8552	11.5"	HACKBERRY
8553	8"	HACKBERRY
8554	13"	CEDAR
8555	MULTI-TRUNK: 6"5"4.5"	PERSIMMON
8556	9"	HACKBERRY
8557	8.5"	CEDAR ELM
8558	10.5"	CEDAR ELM
8559	8"	CEDAR ELM
8560	14.5"	LIVE OAK
8561	13"	LIVE OAK
8562	9.5"	CEDAR
8563	MULTI-STEM: 6"5"	CEDAR ELM
8564	8.5"	CEDAR ELM
8565	11"	CEDAR ELM
8566	10.5"	CEDAR ELM
8567	8.5"	CEDAR ELM
8568	MULTI-STEM: 8" 7"	CEDAR ELM
8569	11"	CHINABERRY
8570	8"	CEDAR ELM
8571	MULTI-STEM: 5.5" 3" 2.5"	LIGUSTRUM
8572	MULTI-STEM: 8" 8"	LIGUSTRUM
8573	8.5"	SPANISH OAK
8574		CEDAR ELM
8575	9"	HACKBERRY
8576	9.5"	HACKBERRY
8577	10.5"	CEDAR ELM
8578	8"	CEDAR ELM
8579	MULTI-TRUNK: 10" 7.5"	CEDAR ELM
8580	20"	PALM
8580		PALM
	11.5"	
8582	12.5"	PALM
8583	43.5"	CYPRESS

TREE LIST

TREE TYPE

Jamis Smith

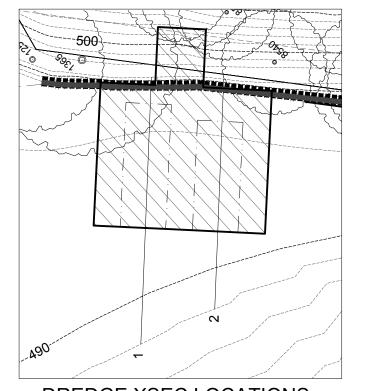
3729 SMITH

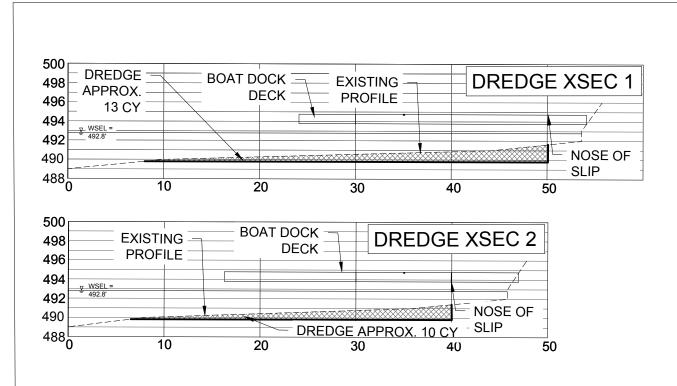
Janis Smith Consulting, LLC $_{f Q}$

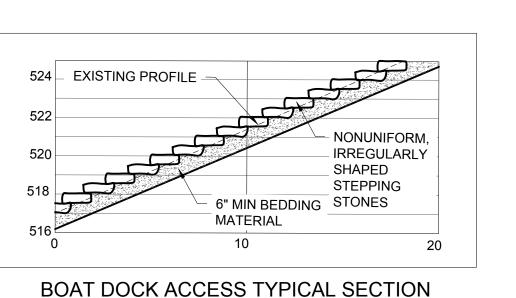
30NNELL ROAD

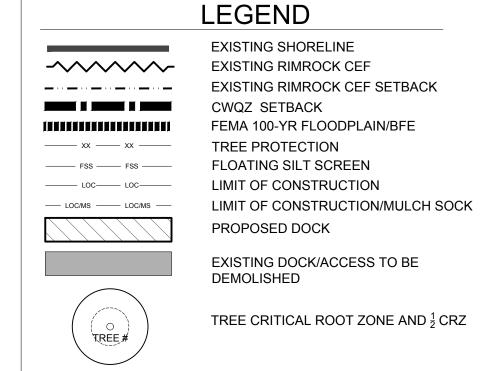
3336 MT. BONN

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
3336 MT. BONNELL ROAD
DATE: 06-25-2020
SHEET 3 of 8









EXISTING SHORELINE LENGTH = 343.6' ALLOWABLE DOCK WIDTH = 20% OF 343.6' = 68.7' PROPOSED DOCK WIDTH = 35.5' = 10.4% PROPOSED DOCK DEPTH = 40.1' DOCK FOOTPRINT = 1200.0 SF

THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

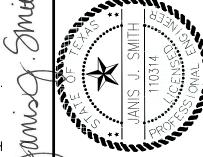
- 1. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER AND LAND. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOIL STORAGE, WILL BE PERFORMED BY BARGE AND IN THE TEMPORARY STAGING AND SPOILS STORAGE
- 2. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH
- 3. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- 4. 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
- 5. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- DOCK SHALL BE AT LEAST 66% OPEN. PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
- THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES.. 9. DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE
- 10. DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED.

ATTENTION INSPECTOR NOTES:

- 1. COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- 2. 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 WITH THE ADDRESS AND CONTACT NUMBER FOR THE

3. 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.

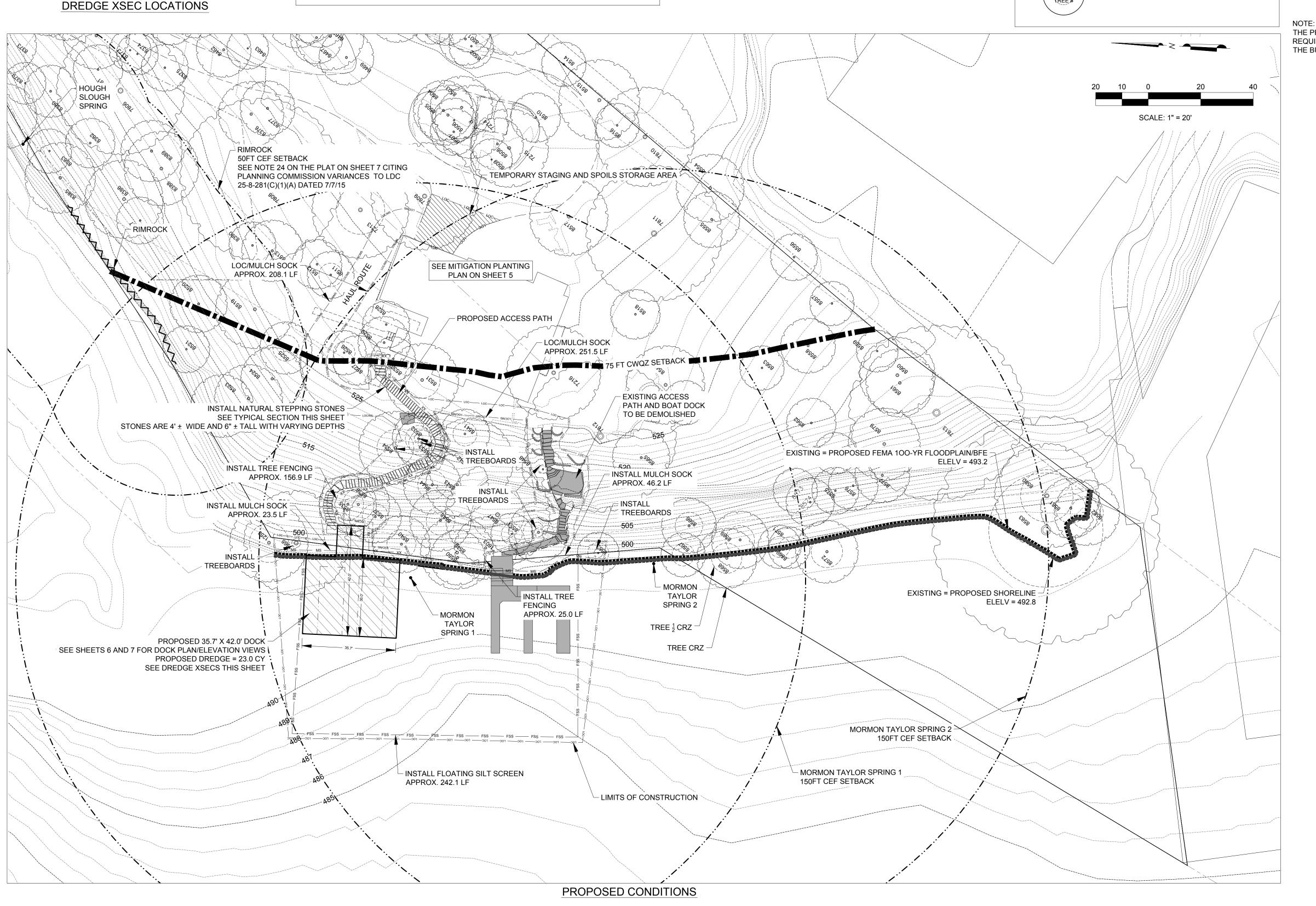


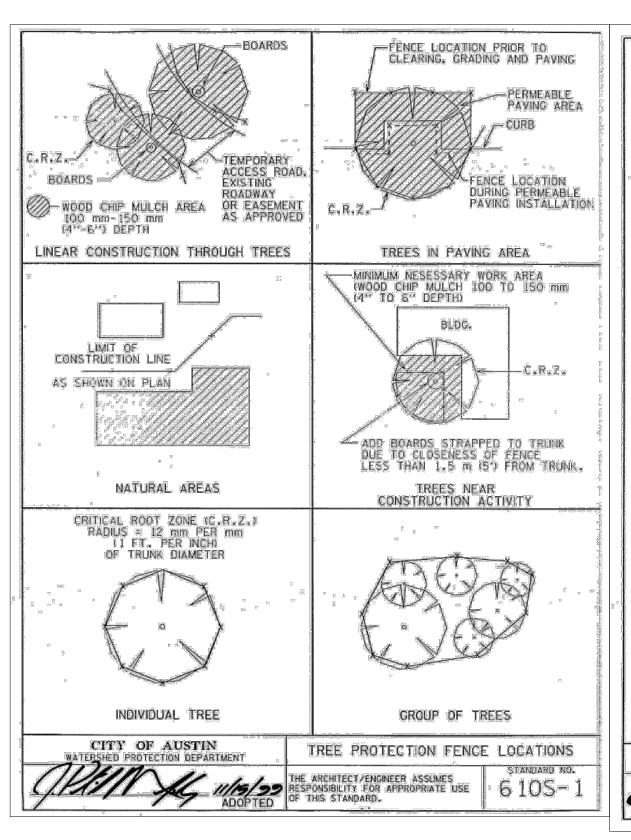
sulting,

Smith Janis

DESIGNED: JJS APPROVED: JJS

SCALE: AS SHOWN 3336 MT. BONNELL ROAD DATE: 06-25-2020 SHEET





ALL DISTURBED AREAS WITHIN THE SHORELINE SETBACK SHALL BE REVEGETATED

PLANTING CRITERIA RECOMMENDS 1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY

 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

NUMBER OF PLANTS

TOTAL = 31 PLANTS ** 1" caliper trees. 3 shade and 3 understory trees will fulfill the 609S requirement, and the remaining 14

Alternative native and adapted species may be substituted with the same quantity of another species and plant planting location maybe modified as approved by the PDR Environmental reviewer, ERM Wetland Biologist or

TOTAL 609S UNDERSTORY TREES REQUIRED = 3 TREES. 3 UNDERSTORY TREES ARE PROPOSED

TYPE OF MITIGATION

Floodplain

Floodplain

Floodplain

Floodplain

PURSUANT TO 609S SPECIFICATIONS, USING 609S SEEDING OR PLANTING

1020 SF/500 SF = 3 SHADE TREES AND 3 UNDERSTORY TREES.

ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.

ALL PLANTS TO BE INSTALLED AT A MAXIMUM OF 3FT ON CENTERS.

TOTAL 609S SHRUBS REQUIRED = 11 SHRUBS. 11 SHRUBS ARE PROPOSED

TOTAL 609S PLANTS REQUIRED = 17 PLANTS. 17 PLANTS PROPOSED

TOTAL 609S SHADE TREES REQUIRED = 3 TREES. 3 SHADE TREES ARE PROPOSED.

PLANTING MITIGATION CALCULATIONS

AND 1 NATIVE SHRUB/100 SF

PLANTING MITIGATION NOTES

PLANT NAME

Bald Cypress (Taxodium distichum)**

White Mistflower (Ageratina havanensis)^

Mexican Plum (Prunus mexicana)**

Barbados Cherry (Malpighia glabra)[^]

TREE MITIGATION 14.2" REQUIRED

1020 SF/100 = 11 SHRUBS

AREA OF IMPACT IS APPROXIMATELY 1020 SF

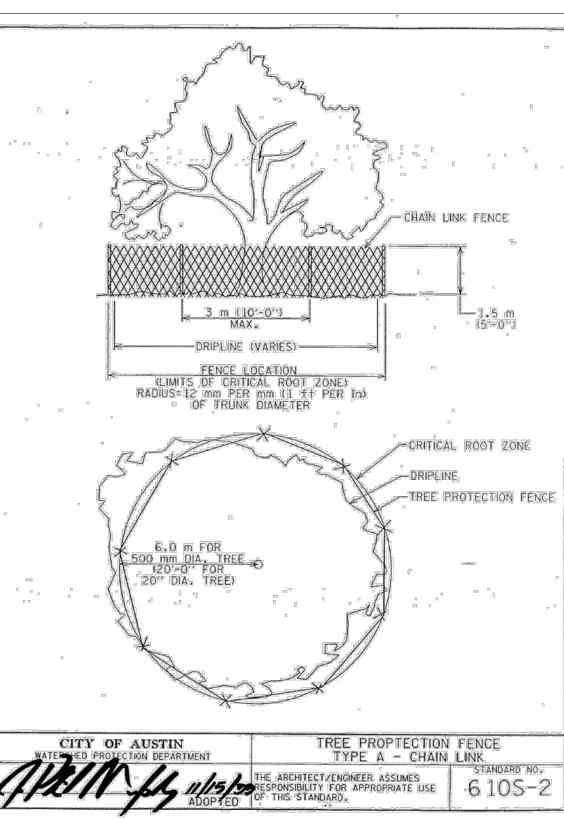
SHORELINE MITIGATION PLANTING SCHEDULE

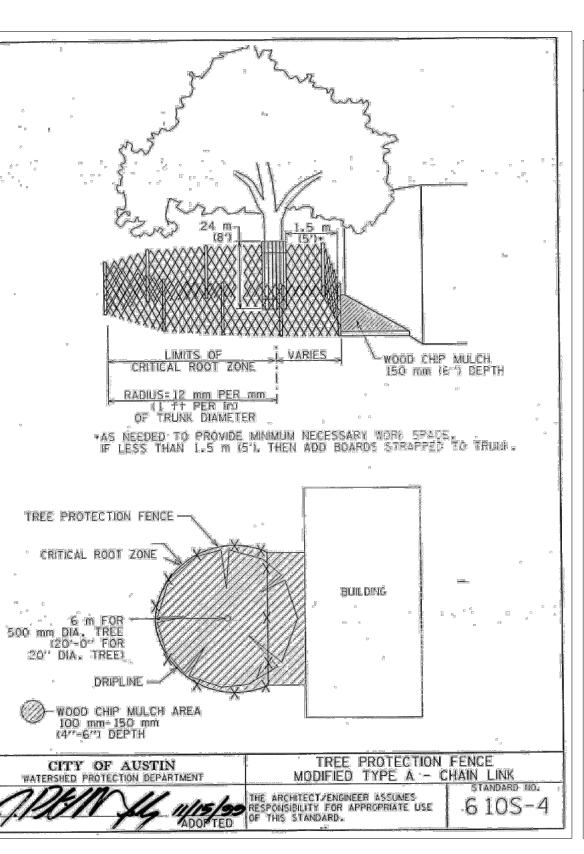
trees fulfill the tree mitigation requirement.

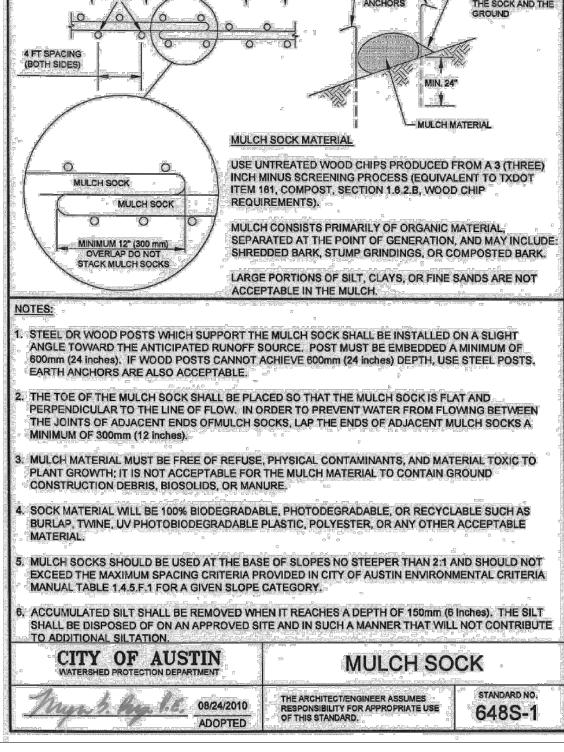
TREE MITIGATION REQIRED = 14.2". 14" PROPOSED

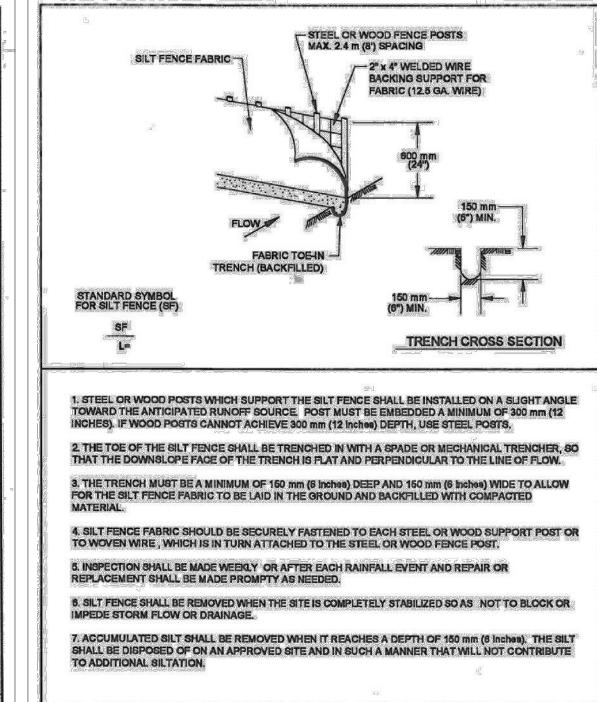
Native shrub with low water needs

TREE/500 SF OF DISTURBED AREA

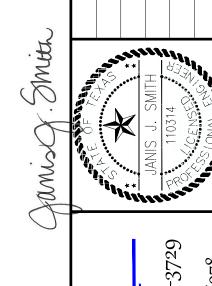








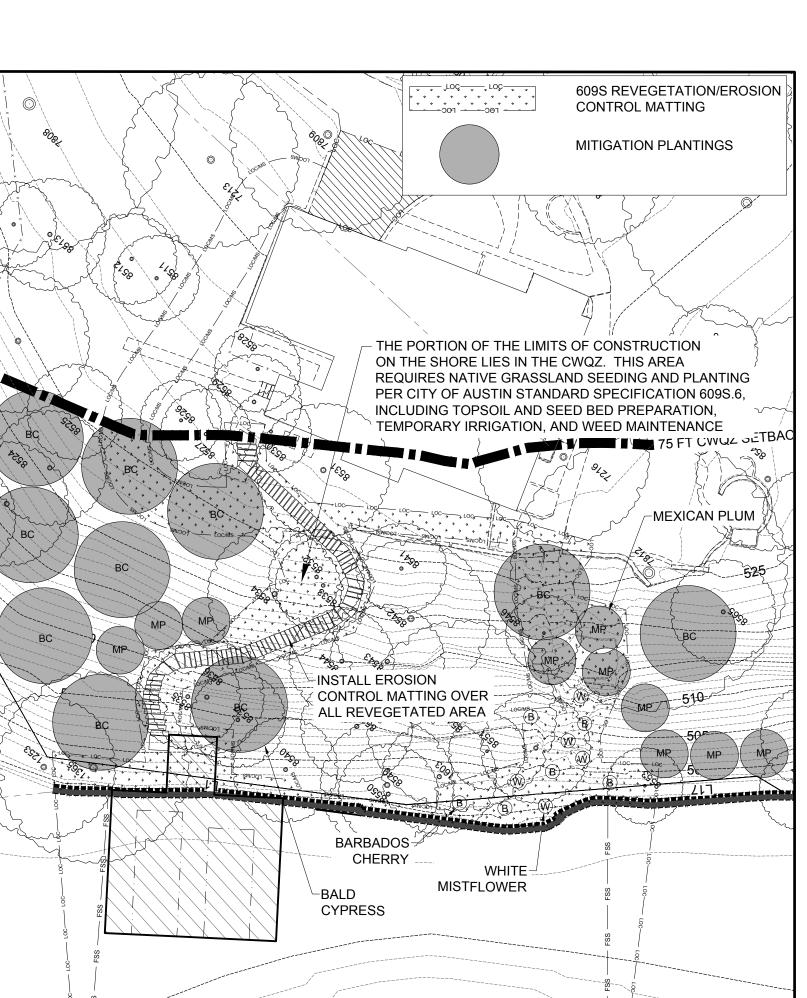
CITY OF AUSTIN



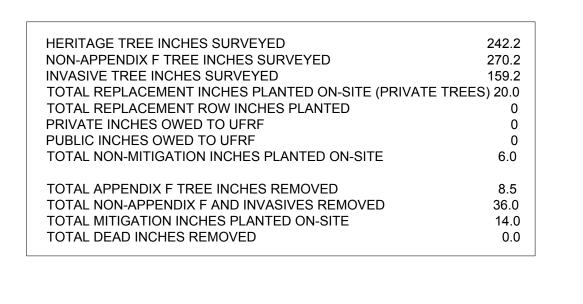
DESIGNED: JJS APPROVED: JJS SCALE: AS SHOWN 3336 MT. BONNELL ROAD DATE: 06-25-2020 SHEET 5 of 8

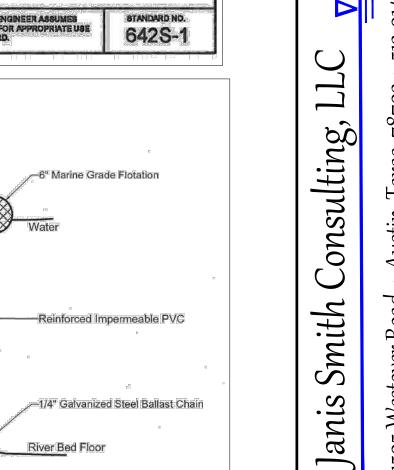
3

609S REVEGETATION/EROSION CONTROL MATTING MITIGATION PLANTINGS THE PORTION OF THE LIMITS OF CONSTRUCTION ON THE SHORE LIES IN THE CWQZ. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE MEXICAN PLUM INSTALL EROSION CONTROL MATTING OVER ALL REVEGETATED AREA BARBADOS -CHERRY MISTFLOWER **CYPRESS**

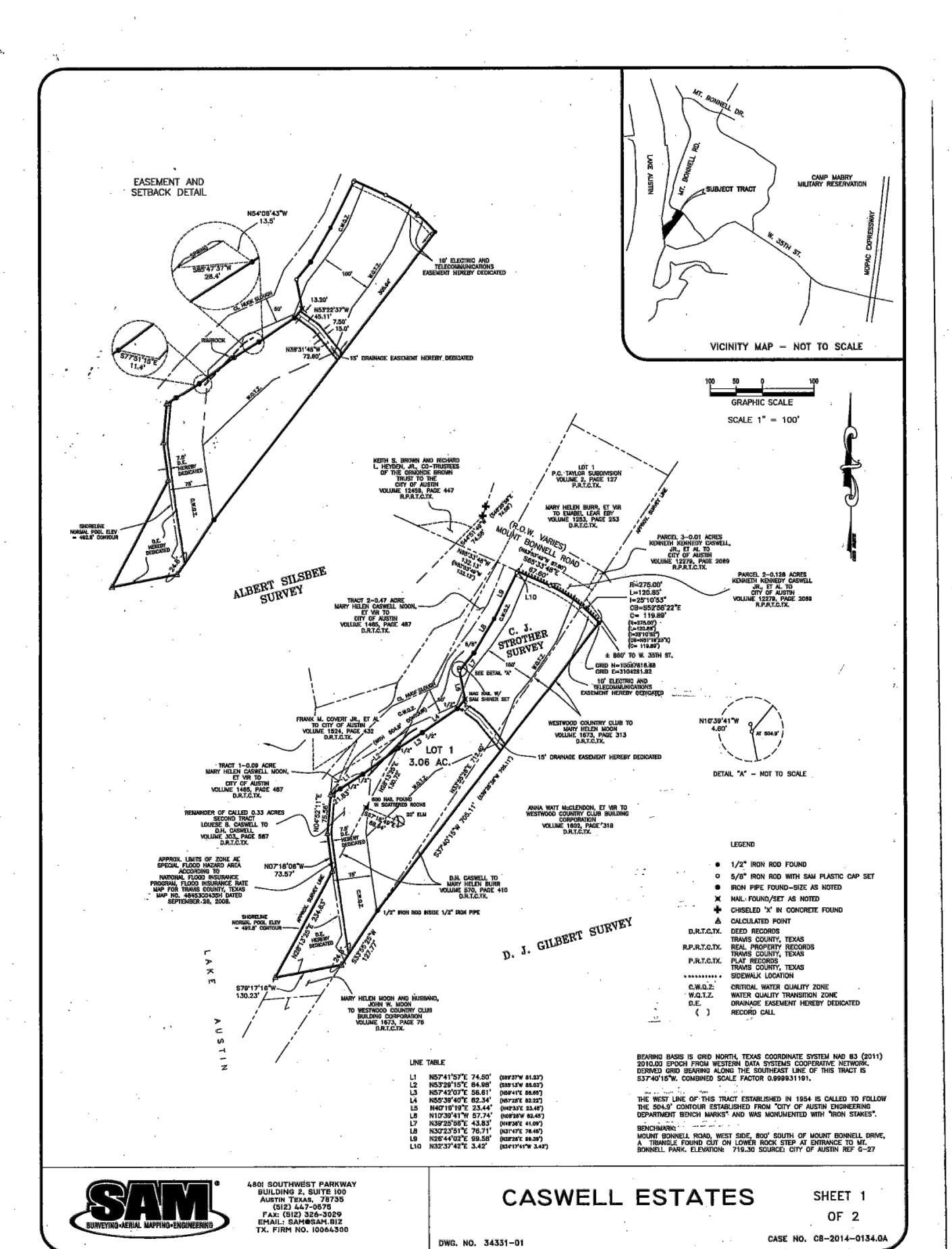


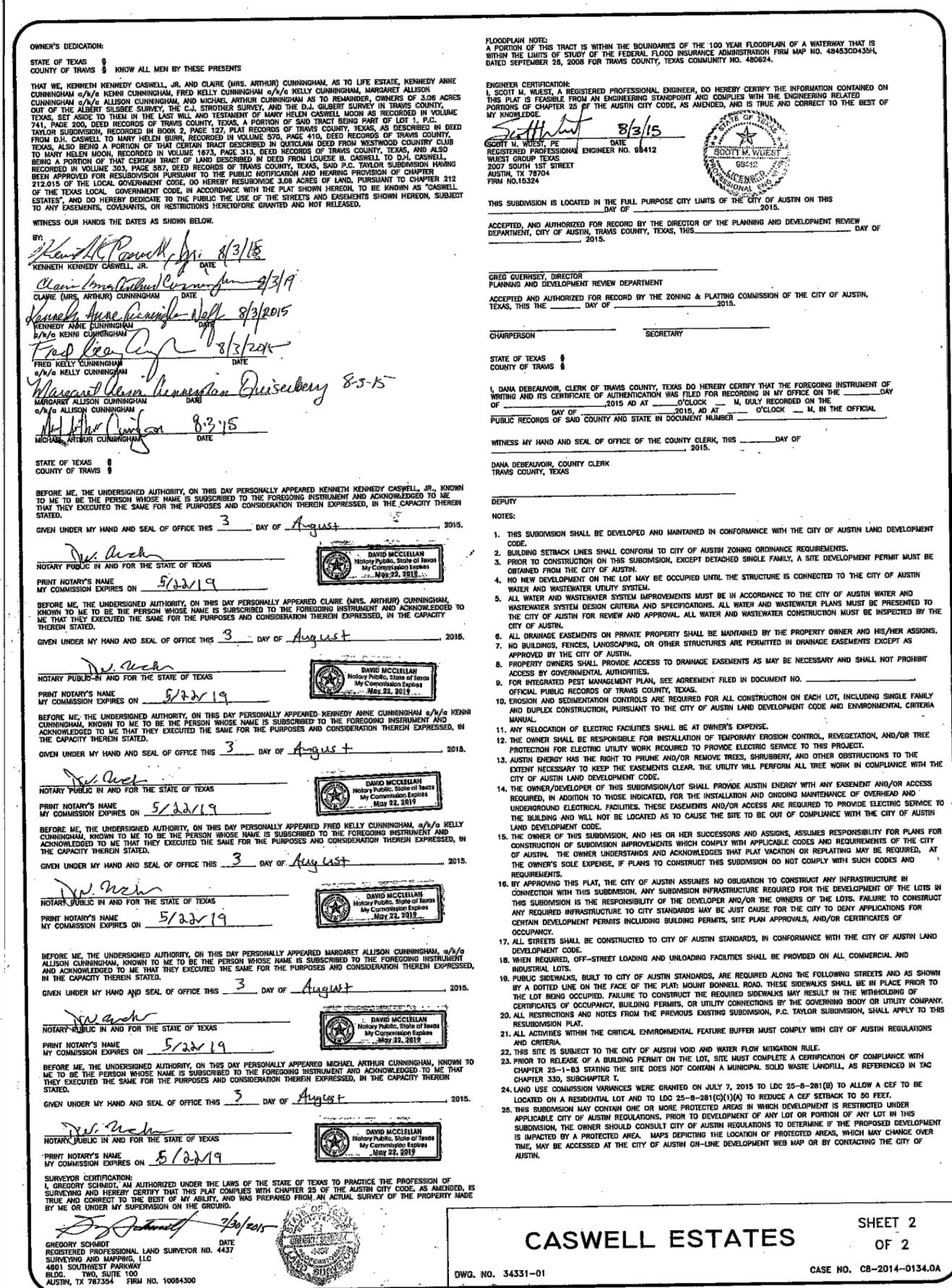
MITIGATION PLANTING PLAN





FLOATING SILT SCREEN





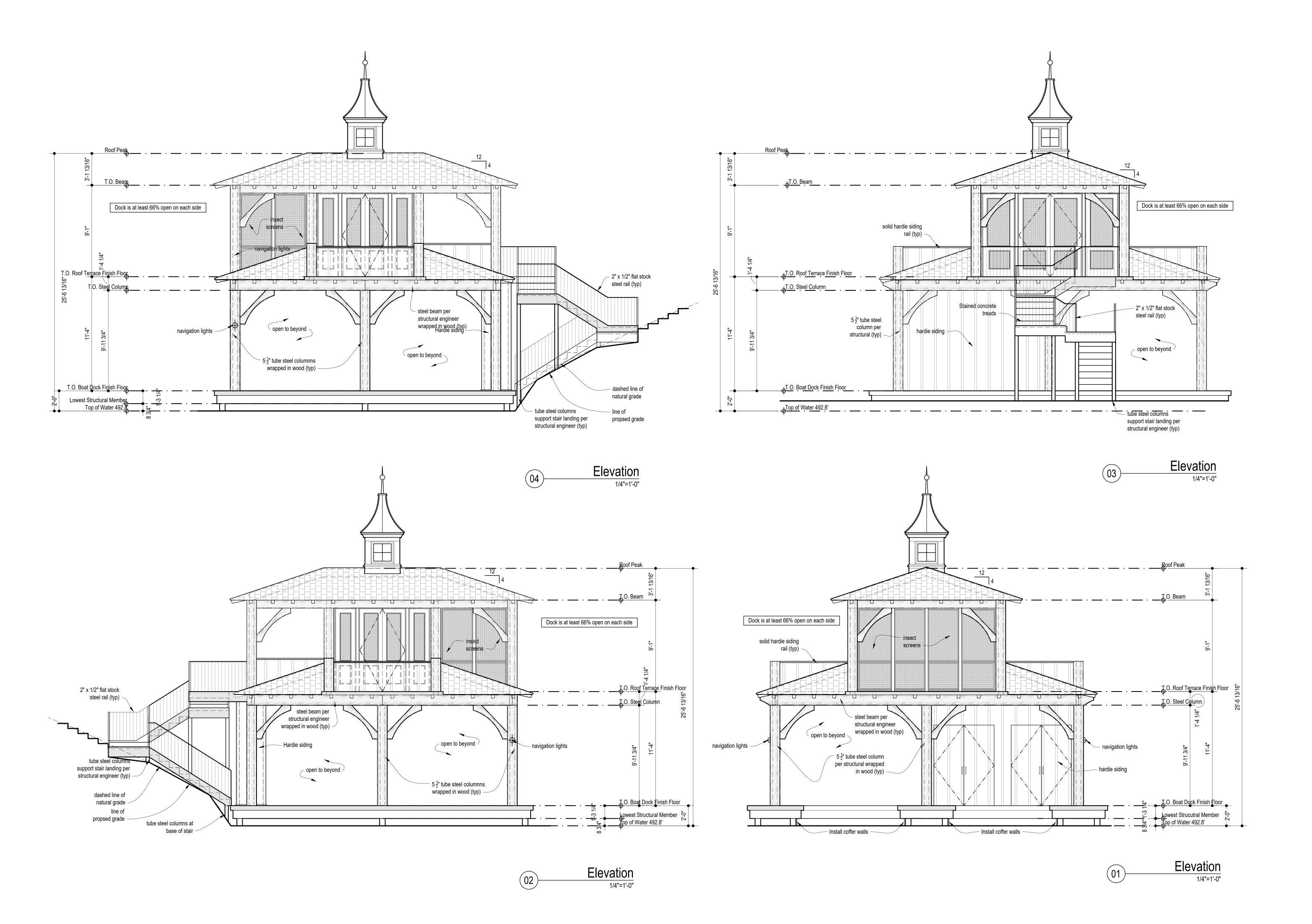
0 Smith Janis

APPROVED: JJS SCALE: AS SHOWN

DATE: 06-25-2020

SHEET

3336 MT. BONNELL ROAD







Ryan Street & Associates

2414 Exposition Boulevard
Suite B140
Austin, Texas 78703
512.421.0800

Mount Bonnell Road
Austin, TX 78731

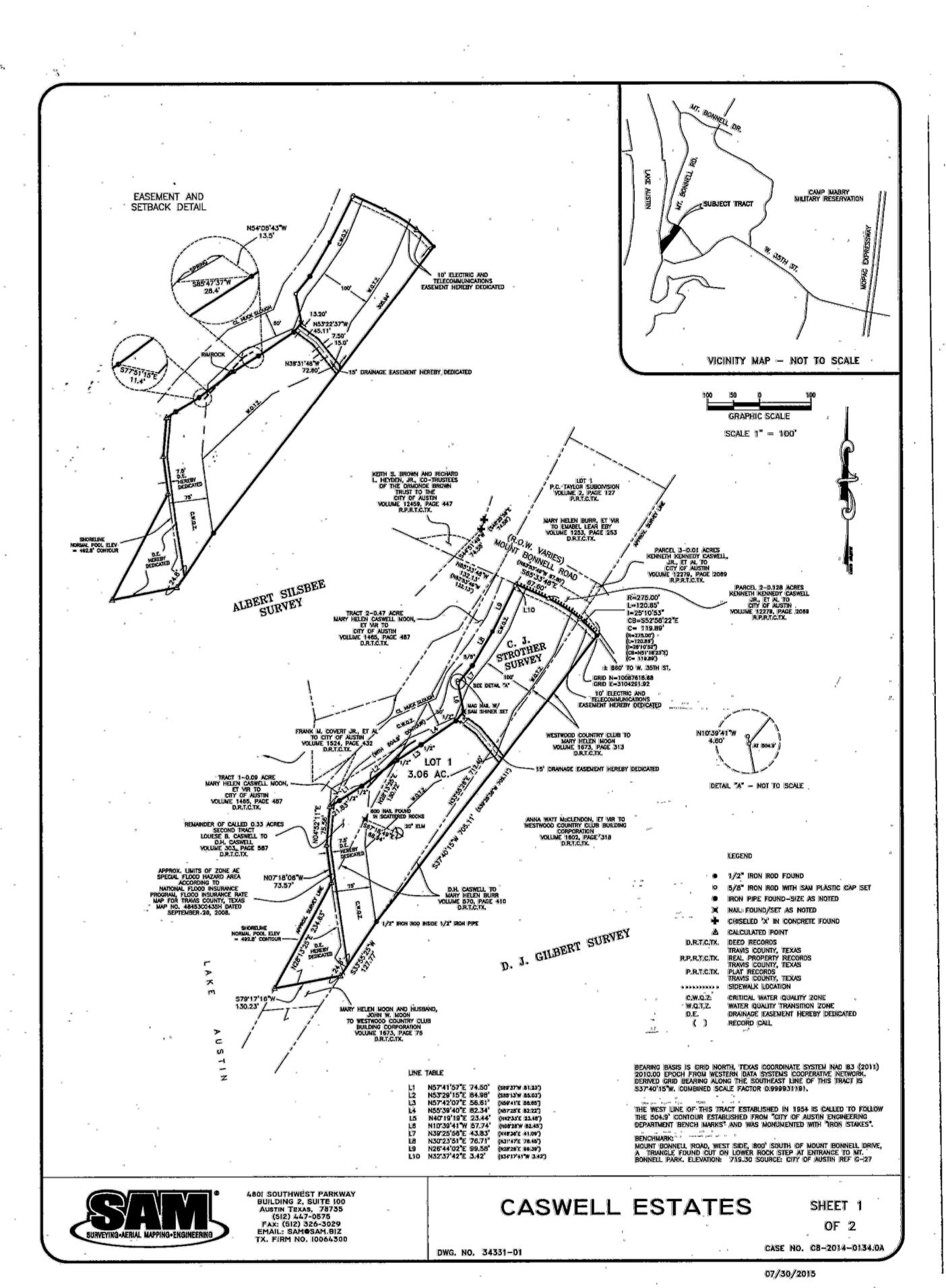
3330 Issued

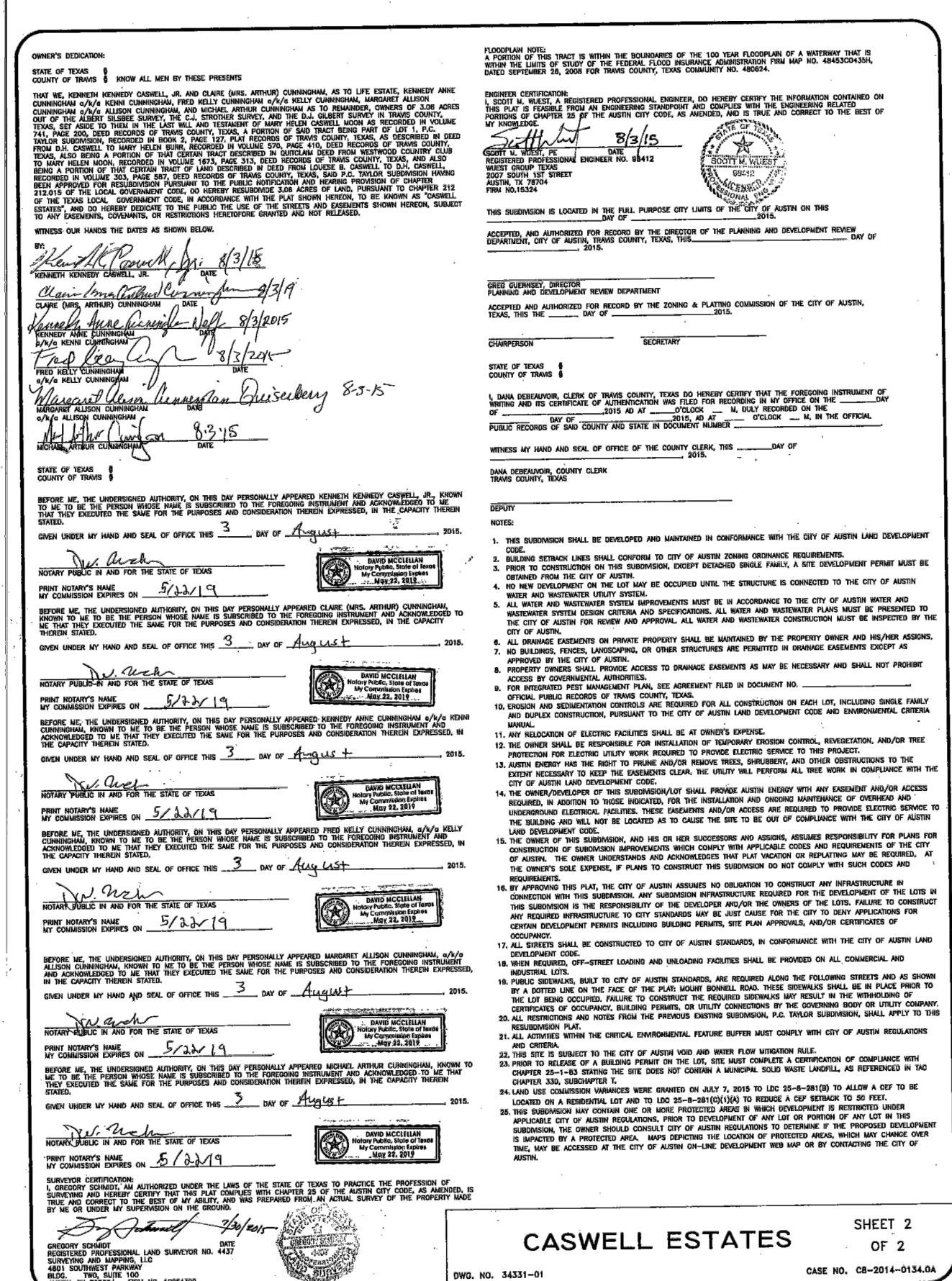
Permit Revision
09 October 2020
Permit 23 March 2020

Proposed Elevations

7 of 8

SP-2020-0274D





Con Janis 1502 APPROVED: JJS SCALE: AS SHOWN 3336 MT. BONNELL ROAD DATE: 06-25-2020

TE: 06-25-2020
HEET 8

07/30/2015

8 SP-2020-0274