

1875 WESTLAKE DR
NORRIS BOAT DOCK

SP-2020-0223DS

Lindsey Sydow

Hydrogeologic Reviewer

Watershed Protection Department

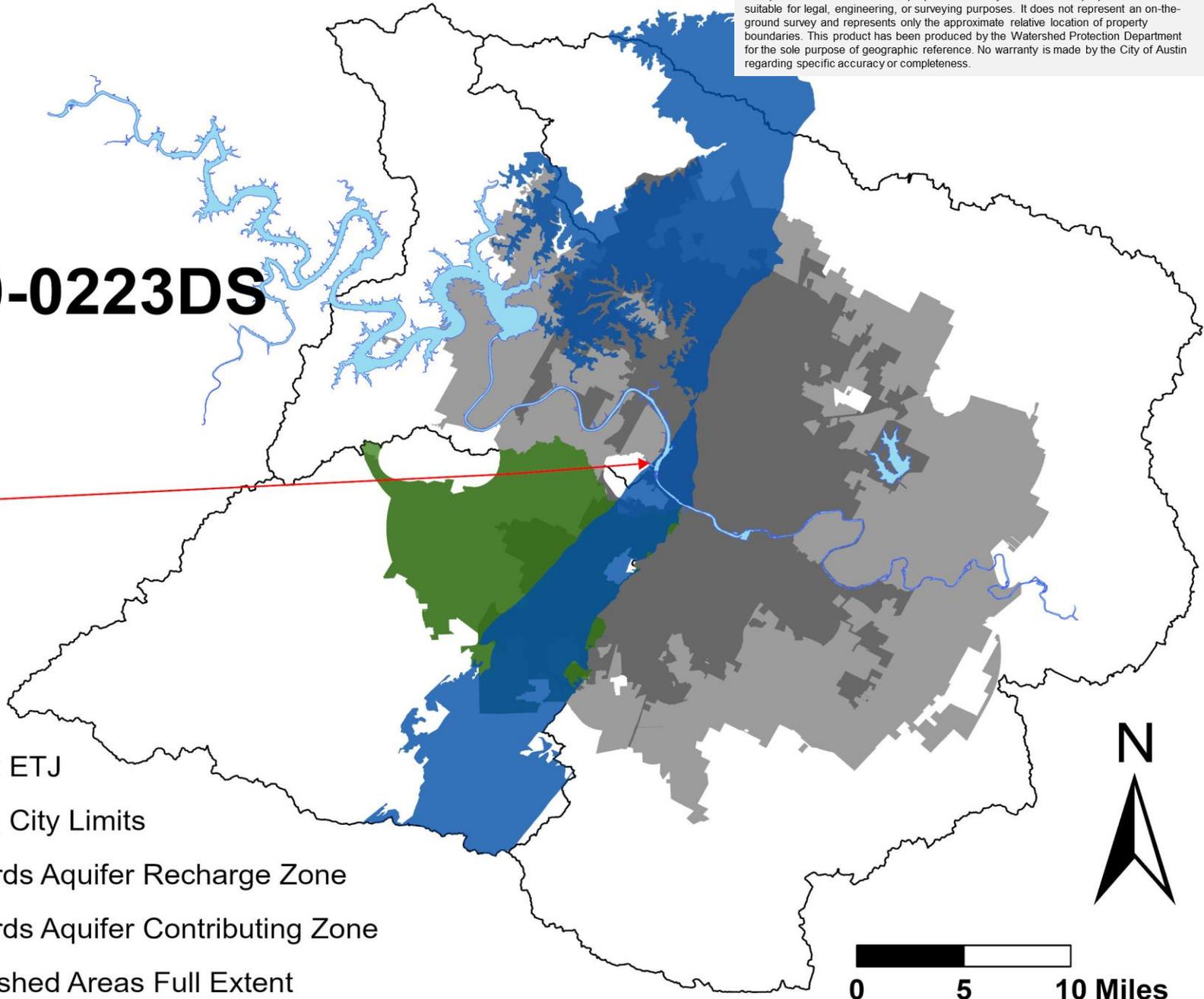
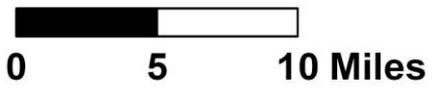
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SP-2020-0223DS

Site



-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent

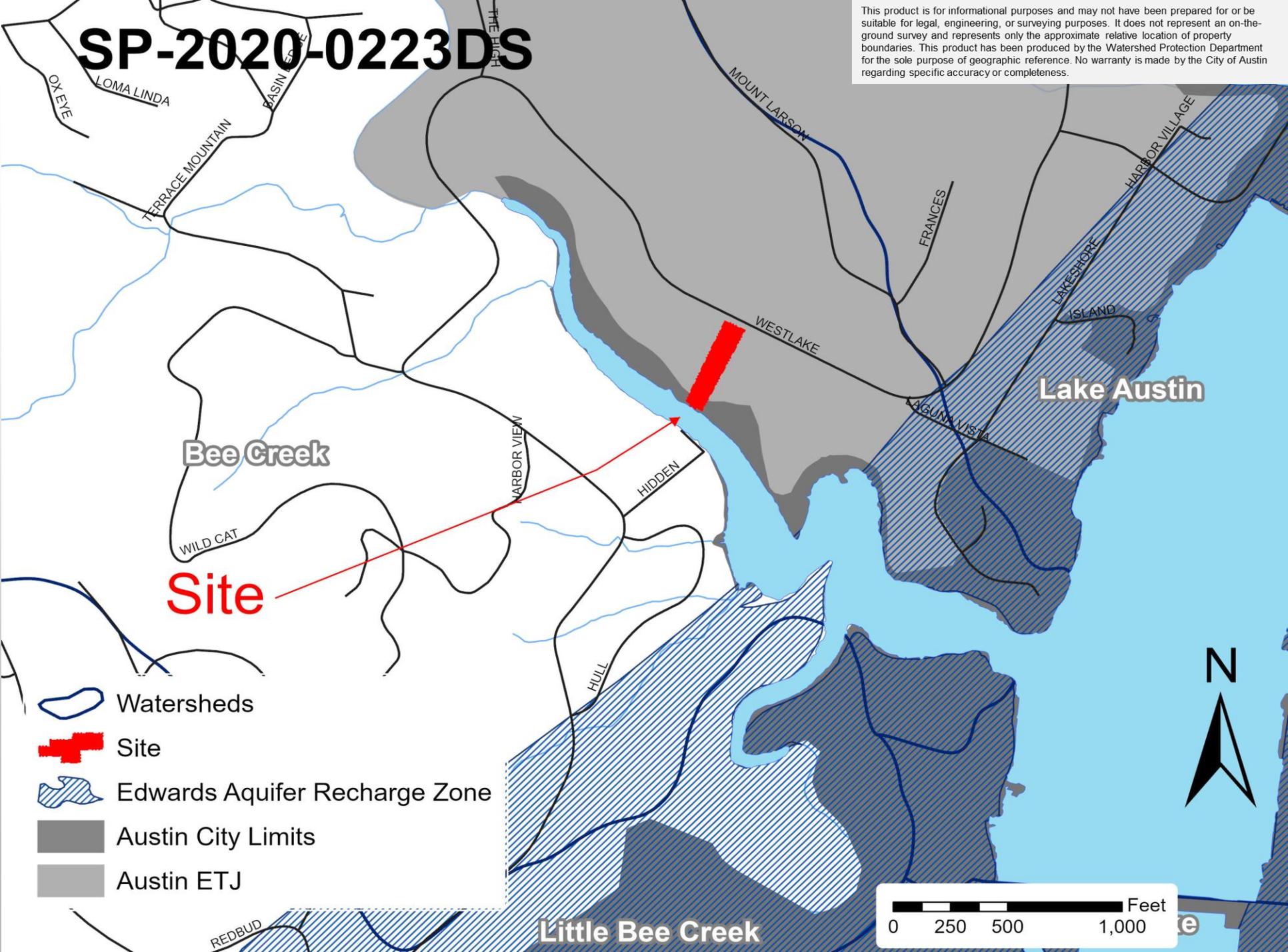


PROPERTY DATA

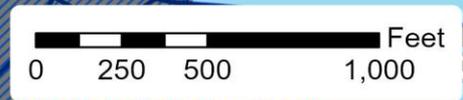
- BEE CREEK WATERSHED
- WATER SUPPLY RURAL CLASSIFICATION
- CANYON RIMROCK CRITICAL
ENVIRONMENTAL FEATURE ON SITE
- COUNCIL DISTRICT 10

SP-2020-0223DS

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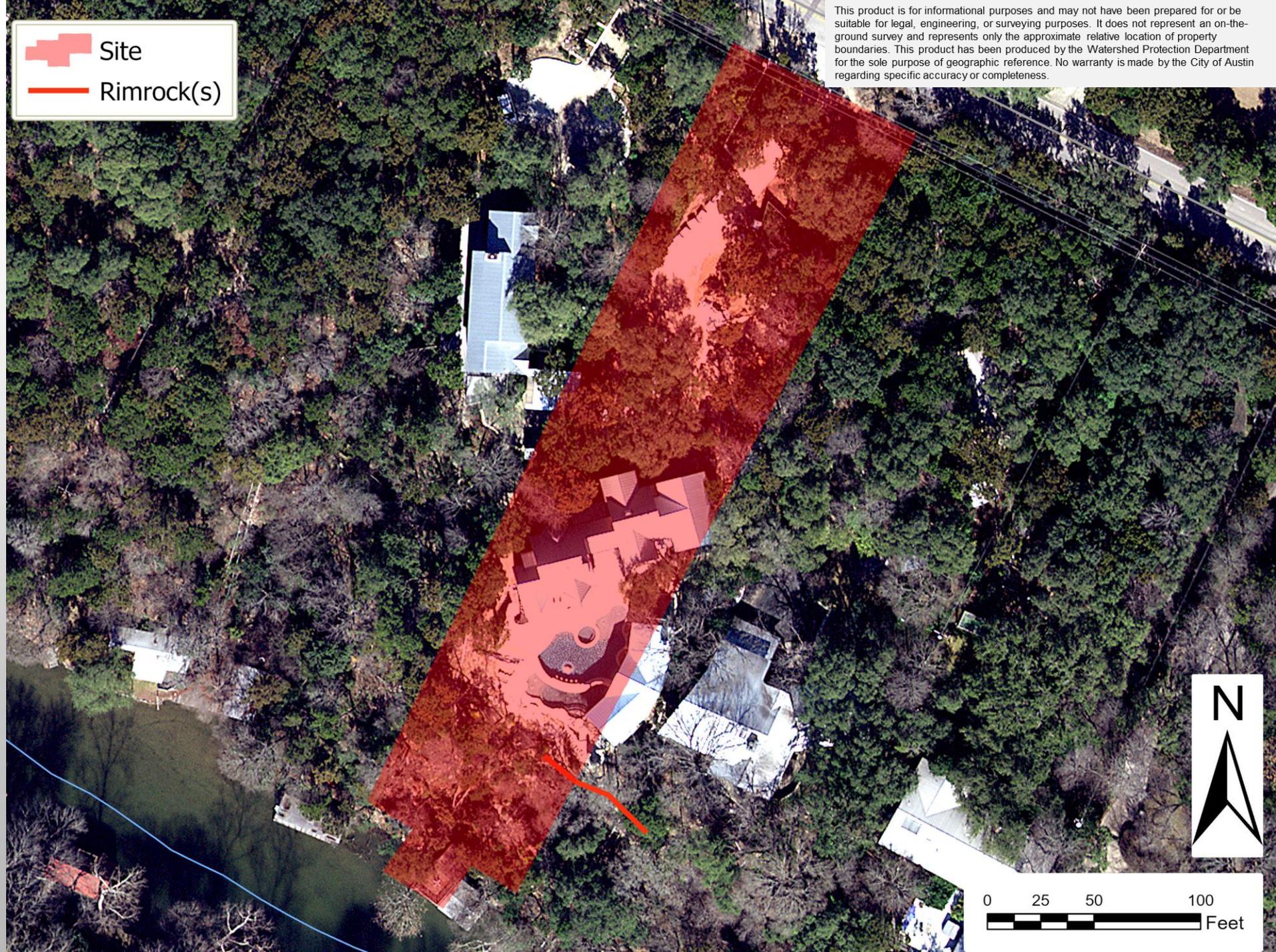


-  Watersheds
-  Site
-  Edwards Aquifer Recharge Zone
-  Austin City Limits
-  Austin ETJ



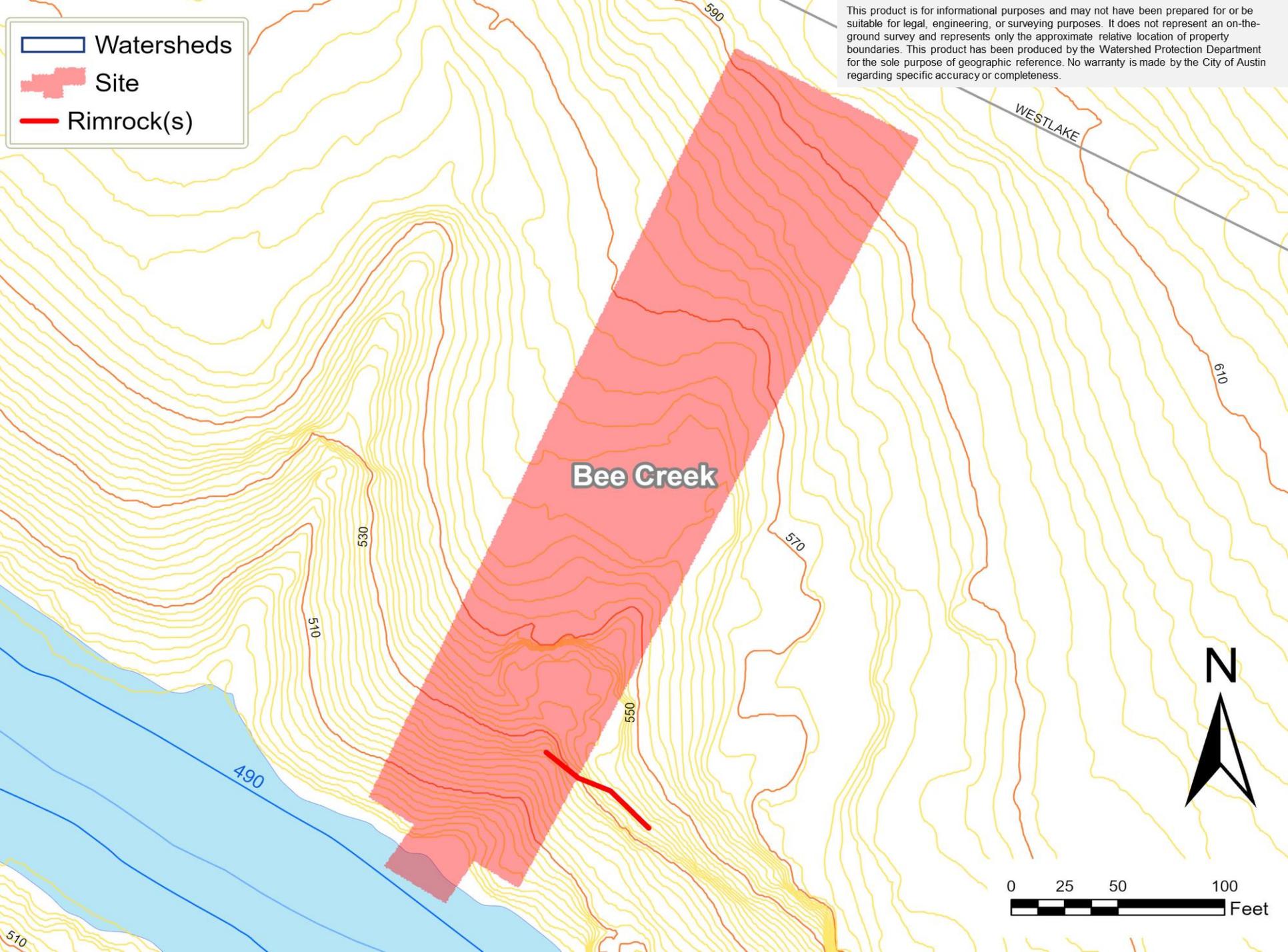
 Site
 Rimrock(s)

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Watersheds
Site
Rimrock(s)



BACKGROUND

- BOAT DOCK ON LAKE AUSTIN (BEE CREEK)
- DOWNSLOPE FROM CANYON RIMROCK
- UPDATING OLD BOAT DOCK

CODE REFERENCE

- TITLE 25 – LAND DEVELOPMENT CODE,
CHAPTER 25-8-281(C)(2)(B).

VARIANCE REQUEST

REQUEST TO VARY FROM LDC 25-8-
281(C)(2)(B) TO ALLOW CONSTRUCTION
WITHIN A CRITICAL ENVIRONMENTAL
FEATURE (CEF) BUFFER.



Canyon
Rimrock

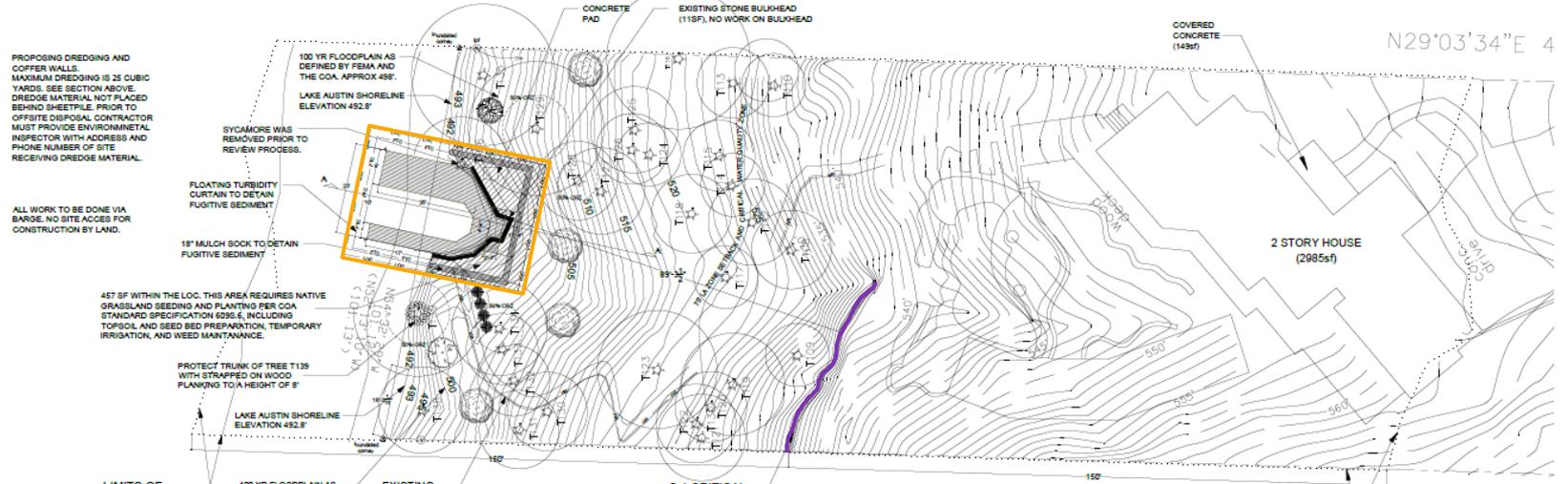






Rimrock extends
onto neighboring
property

creek - Lake Austin



PROPOSING DREDGING AND COFFER WALLS. MAXIMUM DREDGING IS 25 CUBIC YARDS. SEE SECTION ABOVE DREDGE MATERIAL NOT PLACED BEHIND SHEETPILE. PRIOR TO OFFSITE DISPOSAL, CONTRACTOR MUST PROVIDE ENVIRONMENTAL INSPECTOR WITH ADDRESS AND PHONE NUMBER OF SITE RECEIVING DREDGE MATERIAL.

ALL WORK TO BE DONE VIA BARGE. NO SITE ACCES FOR CONSTRUCTION BY LAND.

SYCAMORE WAS REMOVED PRIOR TO REVIEW PROCESS.

FLOATING TURBIDITY CURTAIN TO DETAIN FUGITIVE SEDIMENT

18" MULCH SOCK TO DETAIN FUGITIVE SEDIMENT

457 SF WITHIN THE LOC. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATION 6086.4, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

PROTECT TRUNK OF TREE T139 WITH STRAPPED ON WOOD PLANKING TO A HEIGHT OF 8'

LAKE AUSTIN SHORELINE ELEVATION 492.8'

LIMITS OF CRITICAL ENVIRONMENTAL FEATURE BUFFER

100 YR FLOODPLAIN AS DEFINED BY FEMA AND THE COA, APPROX 498'

EXISTING ACCESS PATH TO BOAT DOCK

S-1 CRITICAL ENVIRONMENTAL FEATURE RIMROCK

N29°03'34"E 4

2 STORY HOUSE (2985sf)

LIMITS OF CRITICAL ENVIRONMENTAL FEATURE BUFFER

CHANNEL WIDTH = 105'
20% OF 105 = 21'
DOCK PROJECTS 17' INTO CHANNEL

PLAN NOTES:

1. 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.
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 section 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.

LEGEND	
	LIMITS OF CONSTRUCTION
	FLOATING TURBIDITY CURTAIN
	SILT FENCING
	HAND RAIL

LIGHT STATION WITH TWO BULB LIGHT FIXTURE, AMBER LIGHT EMITTING BETWEEN 112 AND 400 LUMENS

REQUIRED MITIGATION PLANTING:

- 457 SF OF DISTURBED AREA WITHIN LOC
- 1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY PER 500 SF OF DISTURBED AREA
- 1 NATIVE SHRUB PER 150 SF OF DISTURBED AREA
- 1 7.5" SYCAMORE FOR 50% MITIGATION OF 15" SYCAMORE REMOVAL.
- ALL MITIGATION PLANTINGS NEED TO BE NATIVE PLANTINGS WITHIN 200 MILES.
- FOUR 2', SYCAMORE (PLATANUS OCCIDENTALIS)
- ONE 1.5', 6' TALL MEXICAN BUCKEYE (UNGUADIA SPECIOSA)
- ONE 1.5', 6' TALL BALD CYPRESS (TAXODIUM DISTICHUM)
- 4 SHRUBS LINDENHEIMER MULHY) PLANTED 1' O.C. ONE GALLON EACH

TREES SURVEYED
Total Appendix F Tree Inches Surveyed: 360'
Heritage Tree Inches Surveyed: 24'
Non-Appendix F Tree Inches Surveyed: 0'
Invasive Trees Inches Surveyed: 0'

TREES REMOVED
NO TREES REMOVED

MITIGATION
Total Mitigation Inches planted: 11'
Total replacement ROW Inches planted: 8'
Total replacement ROW Inches planted: 0'
Total Non-mitigation Inches Planted: 0'
Private Inches owed to UFRF: 0'
Public Inches owed to UFRF: 0'

- Dock construction is proposed at bottom of slope, with Limits of Construction (orange) as far from Rimrock CEF (purple) as is feasible.
- No new shoreline access is proposed between house and new dock.

**VARIANCE
RECOMMENDATION**

FINDING OF FACTS HAVE BEEN MET.

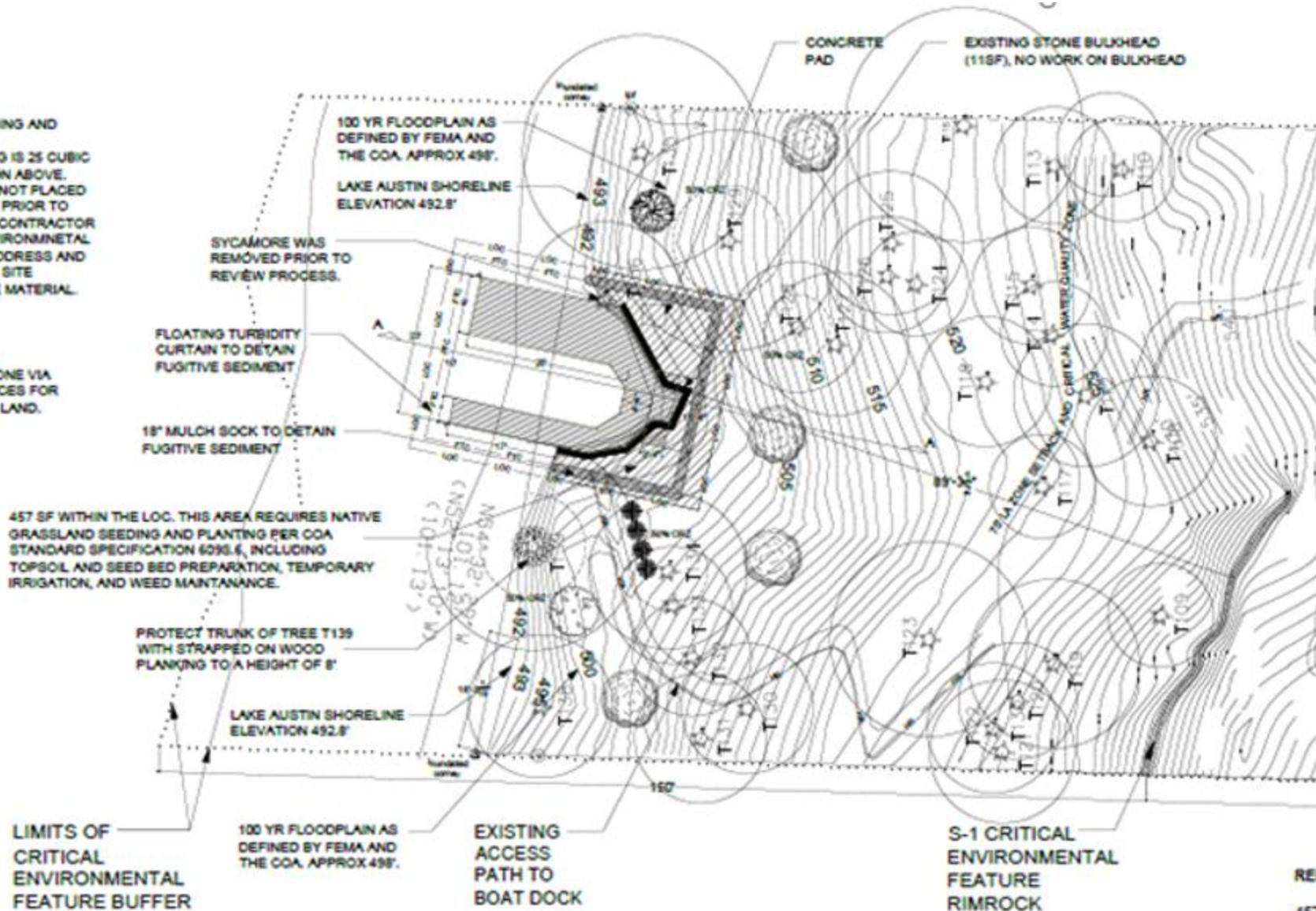
STAFF RECOMMENDS THE APPROVAL OF THIS
VARIANCE WITH THE CONDITION THAT ALL
CONSTRUCTION BE COMPLETED BY BARGE.

QUESTIONS?



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457 SF WITHIN THE LOC. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATION 6095.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTANANCE.

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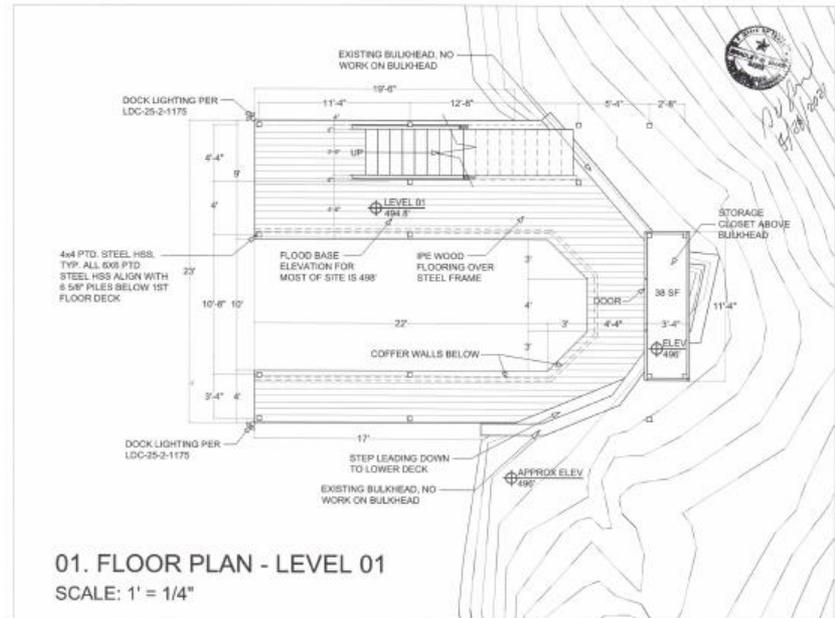
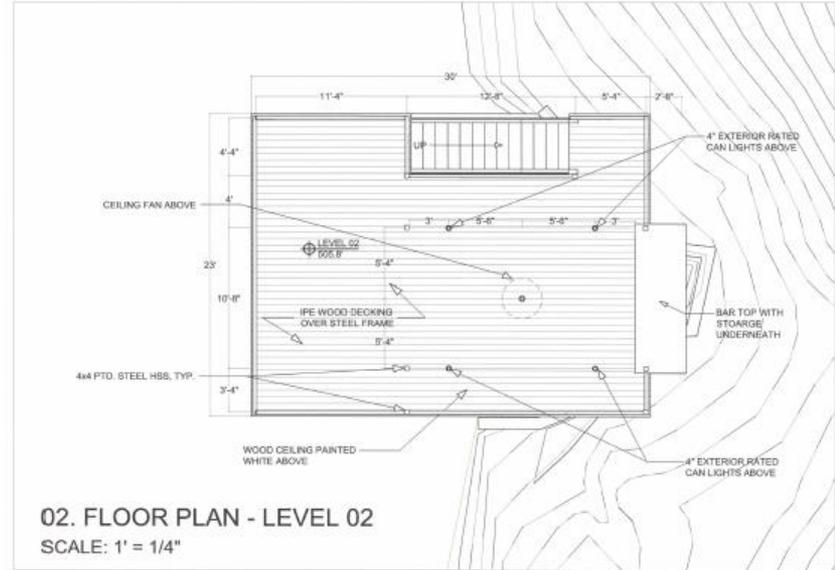
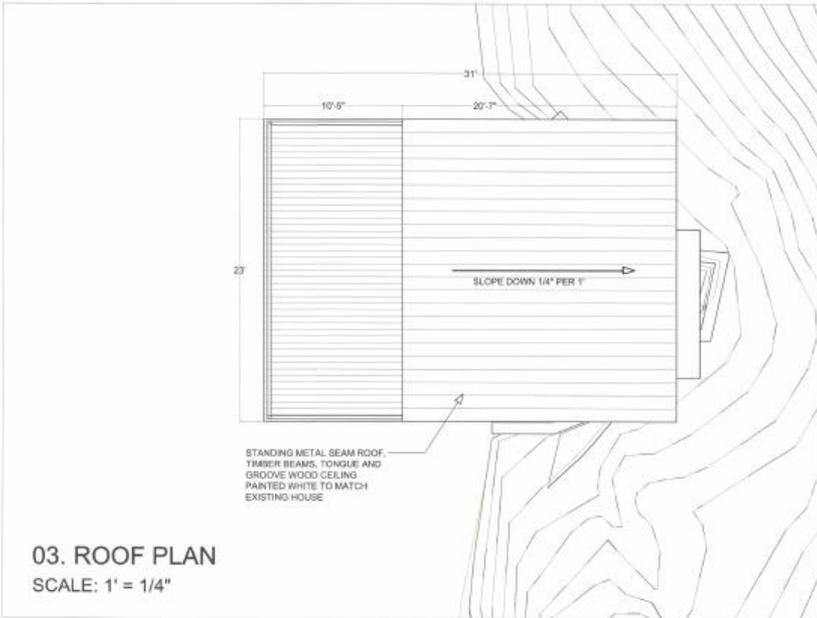
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100 YR FLOODPLAIN AS DEFINED BY FEMA AND THE COA, APPROX 498'

EXISTING ACCESS PATH TO BOAT DOCK

S-1 CRITICAL ENVIRONMENTAL FEATURE RIMROCK

RE
457
1 N
200

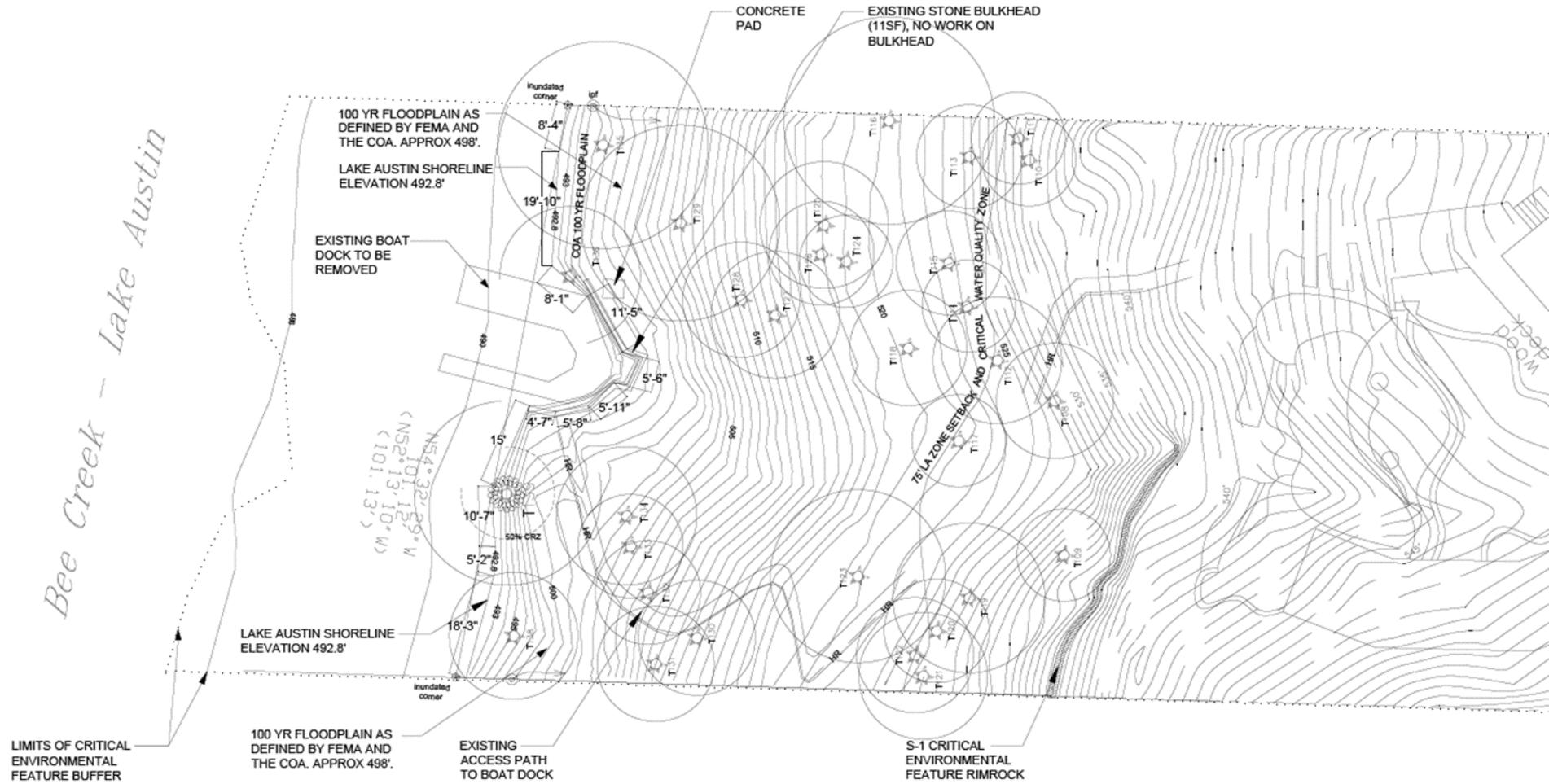


1875 WESTLAKE BOAT DOCK

1875 Westlake Dr.
 Austin, TX 78746

Drawing Type:	PLANS
Site Plan No.	SP-2020-0223DS
Sheet:	03
Revision:	A
Revision:	Description:
Revision:	Description:
Date:	3/17/2021
Drawn By:	C. MALEK

Bee Creek - Lake Austin



Existing Conditions

