CITY OF AUSTIN Board of Adjustment Decision Sheet C-1

DATE: Monday October 12, 2020

CASE NUMBER: C15-2020-0050

___Y___Brooke Bailey ___Y___Jessica Cohen

- ____Ada Corral (OUT)
- ___Y___Melissa Hawthorne
- ___Y___William Hodge
- ____Y___Don Leighton-Burwell
- ___Y___Rahm McDaniel
- ___Y___Darryl Pruett
- ____Y___Veronica Rivera
- ____-Yasmine Smith (OUT)
- ___Y___Michael Von Ohlen
- ____Y___Kelly Blume (Alternate)
- ____Y___Martha Gonzalez (Alternate)
- ____-Donny Hamilton (Alternate) n/a

APPLICANT: Rick Rasberry

OWNER: Meredith Dreiss

ADDRESS: 3002 SCENIC DR

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (4) (a) to increase shoreline frontage from 20 percent (maximum allowed) to 30 percent (requested), (30 percent existing) in order to remodel an existing Boat Dock in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code (4) the Width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, may not exceed: (a) 20 percent of the shoreline frontage, if the shoreline width exceeds 70 feet.

BOARD'S DECISION: BOA MEETING OCT 12, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Don Leighton-Burwell motions to Postpone to November 9, 2020, Board Member Michael Von Ohlen seconds on an 11-0 vote; POSTPONED TO NOVEMBER 9, 2020.

FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
- 2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Morez Elaine Ramirez

Executive Liaison

Diana Ramirez for Don Leighton-Burwell Chairman

E-1/3 BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0050

BOA DATE: October 12th, 2020

ADDRESS: 3002 Scenic Dr. OWNER: Meredith Dreiss COUNCIL DISTRICT: 10 AGENT: Rick Raspberry

ZONING: SF-3-NP (West Austin Neighborhood Group)

LEGAL DESCRIPTION: LOT 15 BLK D *FIRST RESUB OF BROWN HERMAN ADDN NO 2 SEC 4

VARIANCE REQUEST: increase shoreline frontage from 20 percent (20%) to 30 percent (30%)

<u>SUMMARY</u>: remodel and replace existing Boat Dock.

ISSUES: existing non-compliant and non-conforming conditions of existing Boat Dock.

	ZONING	LAND USES
Site	SF-3-NP	Single-Family
North	P-NP	Public
South	SF-3-NP	Single-Family
East	SF-3-NP	Single-Family
West	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District Austin Lost and Found Pets Austin Neighborhoods Council Bike Austin Central West Austin Neighborhood Plan Contact Team Friends of Austin Neighborhoods Neighborhood Empowerment Foundation Preservation Austin SELTexas Save Barton Creek Assn. Sierra Club, Austin Regional Group TNR BCP – Travis County Natural Resources Tarrytown Alliance Tarrytown Neighborhood Association West Austin Neighborhood Group



DED



1 " = 172 '

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





October 6, 2020

Rick Rasberry 3002 Scenic Dr Austin TX, 78703

Property Description: LOT 15 BLK D *FIRST RESUB OF BROWN HERMAN ADDN NO 2 SEC 4

Re: C15-2020-0050

Dear Rick,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section from the Land Development Code

§ 25-2-1176 (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) (4) (a) to increase shoreline frontage from 20 percent (maximum allowed) to 30 percent (requested), (30 percent existing);

In order to remodel an existing Boat Dock in a "LA", Lake Austin zoning district.

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <u>https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES</u>

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy Public Involvement | Real Estate Services 2500 Montopolis Drive Austin, TX 78741 (512) 322-6050

 $F_{-1/6}$



CITY OF AUSTIN Development Services Department One Texas Center | Phone: 512.978.4000 505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

ROW #

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For	Office	Use	Un	IJ

Tax #

Section 1: Applicant Statement

Street Address:	3002	Scenic	Drive

Subdivision Legal Description:

LOT 15 BLK D FIRST RESUB OF BROWN HERMAN ADDN NO 2 SEC 4

Lot(s):	Block(s):	
Outlot:	Division:	
Zoning District: LA		
I/We <u>Rick Rasberry</u> authorized agent for <u>Mere</u>	dith Dreiss	on behalf of myself/ourselves as affirm that on
Month August , D	ay 17 , Year 2020 , her	reby apply for a hearing before the
	sideration to (select appropriate opt	
	Complete	
Type of Structure: Remove	and Replace Existing Boat Dock	

City of Austin | Board of Adjustment General/Parking Variance Application



Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-1176(A)(4)(a)The width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, may not exceed 20 percent. Shoreline Frontage of Lot is 99.5' X 0.20 = 20' Allowable Dock Width by Rule. Existing Dock Width = 30' Requesting Same 30' Dock Width as Approved April 18, 2002.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The City's Development Review and Inspection Department along with the City's Parks Board approved site plan SP-01-0251D on April 18, 2002 which included a March 20, 2002 approved variance to develop a 22' X 30' residential boat dock on the lot. City staff now contend that "it seems the zoning regulation of the 20% length requires modification, which can only be done by the Board of Adjustment." Any denial of a requested variance would effectively invoke a reasonable use hardship unique to the property.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The current owner of the property is seeking to find remedy with the existing non-compliant and non-conforming conditions of the dock, and which has been developed by previous property owners. The owner has enganged with local professionals to design the proposed 22' X 30' replacement dock, construed as the same variance approved by the City on March 20, 2002; and which would bring the dock into compliance with all other current rules.

b) The hardship is not general to the area in which the property is located because:

Each other residential lot in the area has been granted site plan permits, building permits, and site plan exemptions from the City to develop a boat dock and other necessary appurtances for the recreational use and enjoyment of the Lake Austin waterway. Any denial of a requested variance would effectively invoke a reasonable use hardship unique to the property.



Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Approval of any variance would in fact result in the removal of portions of the dock that are now non-compliant and non-conforming, therefore increasing navigational safety and improving natural drainage patterns in the Taylor Slough tributary.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

No parking variance is being sought with the boat dock remove and replace site plan application SP-2020-1025D.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A -- Boat Dock

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Approval of any variance would in fact result in the removal of portions of the dock that are now non-compliant and non-conforming, therefore increasing navigational safety and improving natural drainage patterns in the tributary.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Approval of any variance to remove and replace the existing boat dock would result in approval to replace site plan permit SP-01-0251D with SP-2020-1025D -- specific to the approved boat dock use only.

Section 3: Applicant Certificate I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. Date: 8/17/20 Rick Raelvy Applicant Signature: Applicant Name (typed or printed): Rick Rasberry Applicant Mailing Address: 2510 Cynthia Ct City: Leander State: TX Zip: 78641 Phone (will be public information): (512) 970-0371 Email (optional – will be public information): **Section 4: Owner Certificate** I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. Owner Signature: PR (Agent for Owner) Date: 8/17/20 Owner Name (typed or printed): Meredith Dreiss Owner Mailing Address: 3002 Scenic Dr City: Austin State: TX Zip: 78703 Phone (will be public information): (512) 497-7323 Email (optional – will be public information): **Section 5: Agent Information** Agent Name: Rick Rasberry Agent Mailing Address: 2510 Cynthia Ct City: Leander State: TX Zip: 78641 Phone (will be public information): (512) 970-0371 Email (optional – will be public information):

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

EXHIBIT A -- PROJECT SUMMARY EXHIBIT B -- SITE PLAN APPLICATION FORMS, EXHIBITS, & REPORTS EXHIBIT C -- RED STAMP COPY OF APPROVED SITE PLAN SP-01-0251D EXHIBIT D -- PROPOSED REMOVE AND REPLACE BOAT DOCK SITE PLAN SP-2020-1025D

Additional Space (continued)

EXHIBIT E -- COA MASTER COMMENT REPORTS EXHIBIT F -- COA STAFF E-MAIL COMMUNICATIONS AND DIRECTIVES EXHIBIT G -- ENVIRONMENTAL COMMISSION VARIANCE APPROVAL JULY 15, 2020 ... ÷ SAVE

City of Austin | Board of Adjustment General/Parking Variance Application

October 31, 2019

City of Austin

Development Services Department PO Box 1088

Austin, TX 78716

To Whom It May Concern:

I, Meredith Dreiss, own the property at 3002 Scenic Dr. I wish to replace the existing residential boat dock and other necessary appurtenances on the property. Rick Rasberry is my authorized agent for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Kindest Regards,

Muchton 2. Drin

Signature

December 19, 2019



Director of Development Services Department

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Site Plan Revision Application and Project Summary for Proposed Boat Dock Replacement, 3002 Scenic Drive on Lake Austin, TX

Dear Director:

On behalf of the owners of the referenced property I am presenting the attached site plan revision application and associated records requesting the release of a revised Site Plan (SP-01-0251D) for the development of a conforming Boat Dock, Dock Access, and Necessary Appurtenances in accordance with City Code 25-2-1173. Attached (Exhibit "B") is the owner's written authorization letter engaging me to act as the owner's agent on these matters.

The proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access.* Additionally, the proposed replacement dock footprint will conform with the original 2001 dock footprint approved by the City per SP-01-0251D and accepted by the City per 2002-012342 BP (Exhibit "Q").

Listed below are the attached detailed project summary and records for application, plans, and supporting documents, as follows:

Project Summary

- Acreage to be developed > 0.0165 Acres
- Watershed in which project is located > North Taylor Slough
- Type of development > Boat Dock, Dock Access, and Necessary Appurtenances
- Explanation of any proposed project phasing > None
- Methods to be used to handle storm water runoff > None Required
- Effect of the development will have on existing and future drainage systems > None
- Justification for exemption from the watershed protection regulations > No Variance Requested
- Erosion/Sedimentation Controls > Any Silt Fence, Turbidity Curtain, and/or any other controls as required by COA Environmental Inspector for the greatest level of environmental, health safety, and navigational protection.
- Site Plan Revision Application and Project Summary Letter > Provided as Exhibit "A"
- Agent Authorization Letter > Provided as Exhibit "B"
- Warranty Deed > Provided as Exhibit "C"
- Environmental Resource Inventory for the Residential Lot > Provided as Exhibit "D"

Director of Development Services Department

Site Plan Revision Application and Project Summary, 3002 Scenic Dr on Lake Austin, TX

December 19, 2019

Page 2

- Soils Map > Provided as Exhibit "E"
- 2018 Tax Payment Receipt/Certification > Provided as Exhibit "F"
- Full Size Site Plan (Red Line and Black Line pages in set) > Provided as Exhibit "G"
- Zoning Profile Report > Provided as Exhibit "H"
- Engineer's "No Rise" Floodplain Certification Letter > Provided as Exhibit "I"
- Floodplain Information Form > Provided as Exhibit "J"
- Tree Review Addendum > Provided as Exhibit "K"
- Intake Submittal Checklist > Provided as Exhibit "L"
- Project Description Form > Provided as Exhibit "M"
- Location Map on Separate Sheet > Provided as Exhibit "N"
- Subdivision Plat > Exhibit "O"
- Exhibit VII Electronic Submittal > Exhibit "P"
- COA Dock Development Acceptance 2002-012342 BP > Provided as Exhibit "Q"
- Fiscal Surety Letter > Provided as Exhibit "R"
- Notice Communication with original SP-01-0251D Engineer of Record > Provided as Exhibit "S"

It should be noted that the property owners are seeking no special privilege to replace the boat dock, dock access, and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development and as provided. The proposal would result in promoting the ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for the Site Plan Revision would be construed as deprivation of a privilege given to other property owners and would effectively deny these property owners a reasonable use.

Please let me know if you should have any questions or require any additional information.

Very truly yours,

Rick Rasberry

Ricky "Rick" Rasberry, CESSWI

CC: Owners

Furman + Keil Architects, PLLC







SCENIC I

3002 0AT

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ADDN

3002 SCENIC DRIV LOT 15, SECT 4 BROWN HERMAN A LAKE AUSTIN

DRAWN BY: ROB

CHK'D. BY: DATE: 01-28-20 REV: CASE NO. SP-2020-1025D SHEET NO.

DRIVE

) DRIVE **REPLACEMENT**



PROJECT DESCRIPTION: Construct New I-slip, 2-story dock.

FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT: DATE:

SP-2020-1025D

DECEMBER 27, 2019

REVISIONS / CORRECTIONS Revise (R) Total # Net City of Add (A) Sheets in Change Austin Void (V) Plan Set Imp. Sheet No.'s (so,ft.) TABLE OF CONTENTS SHEET 1 COVER SHEET SITE PLAN SHEET 2

PLANS/DESIGN DETAILS EROSION CONTROL SHEET 5 PLAT



STANDARD SITE PLAN RELEASE NOTES

- <section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item>

COA APPROVAL SIGNATURE:





NHAT'S UP DOCK (CLINT CUNNINGHAM) ____ Phone # 512-844-2434 Person or firm responsible for erosion/sedimentation control maintenance WHAT'S UP DOCK (CLINT CUNNINGHAM) _____ Phone # 512-844-2434 Person or firm responsible for tree/natural area protection Maintenance

WHAT'S UP DOCK (CLINT CUNNINGHAM) _____ Phone # 512-844-2434

APPENDIX P-6 REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

VICINITY MAP

(NOT TO SCALE)

Currer- MEREDITH DREISS Phone # 512-479-7323

Developer Information:

3002 SCENIC DRIVE, Austin, Texas

Owner's representative responsible for plan alteration

Pre-construction treatment should be applied in the appropriate season, ideally the behavior of the season of the season of the season, ideally the behavior should be able of these as depicted on the City approved pinas. Theohemit should include, but not limited to, fertilization, soil treatment, mulching, and proper priving.

primits. The construction treatment should occur during final movestation or a determined by a solidile direct shorter direct control final control field in the solidile shorter and the relation of the solidile shorter and the relation of the solidile shorter and the relation of the solidile shorter and the solidile sh

DOCK DEMOLITION AND CONSTRUCTION SEQUENCE

- DOCK DEMOLITION AND CONSTRUCTION SEQUENCE Intial reason and seferoristics androids, for and notice are protection (if reason) proteiners devine the notice is the sequence will center, the Predepents devine Project Integer are file Sequence util center, the predepents devines Devartment, frequencies util center, the center of the sequence of the the the provential inspector time of the devines in the the center of the sequence of the center of the devines of the the the building sequences. There det data center of the the center of the the center of the center of the devines of the the the building sequences. The devine data center of the devine of the the sequence of the center of the devines of the center of the the sequence of the the devine data center of the devines of the devine devines of the devine data center of the devines of the devine of the the sequence of the devines of the de



The mean real real relation is a first of a setting is considered to be temporary to first descent the setting is a setting is considered to be temporary stabilitation is densed, the groupes shall be made to a fright of these them con-that (7) but not the real shall be readed in accordance with Table 2 billion where the setting of the setting of the setting of the setting of the set of the setting of the setting of the setting of the setting of the set of the setting of the setting of the setting of the setting of the set of the setting of the setting of the setting of the setting of the set of the setting of the setting of the setting of the setting of the set of the setting of the setting of the setting of the setting of the set of the setting of

The vegetative stabilization of areas disturbed by construction shall be as follows

Le from September B to Note), asselling stell be uith or include a coal assess to the second second second second second second second second second cate (Avera satility) at 4.0 points per arror, Cenal Rye Grein (Sacale cenals 4.6 points per one; Cartractor must sense that only sead application registring a coal second coare or points and sittlike amount pregnets (Lation multificem) at a coal second coare or points and second second second second second reaction coare). Calima per second second second second second second second reaction coare or points and second second second second second second second second second reaction coare or points and second secon

From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per agree or a native elemt seed mix conforming to item 6045 or 6095.

A. Fertilizer shall be applied only if warranted by a soil test and shall conform to item No. 4065, Fertilizer, Fertilization should not occur when rainfall is expected or during skue plant growth or dommony. Chemical Fertilizer may not be applied in the Critical index Quality Zone.

C. Temporary erosion control shall be acceptable when the grass has grown at least 17 inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary slabilization are uniformly vegetated, and provided there are no hore spots larger than 10 sagner feet.

D. When required, notive plant seeding shall comply with requirements of the City of Austin Brylrommental Criteria Manual, and Standard Specification 6045 or 6095.

Patterniki Description Langerity Typical Application ISB or my land of send, ISB or my land of

A Fertilizer use shall follow the recommendation of a soil test. See item 6065, Fertilizer. Applications of fertilizer (and pesticide) on City-cuued and managed property negres the yeary submitted of Pesticide and Pertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record Lempide contact the City of Austin's INT Coordinator.

C transmission and universe term is the system statistics to other periods and the system statistics and the system sta

D. Permanent erosion control shall be acceptable when the grass has grown at least 17 inches high with a minimum of 46 percent for the non-mative mix, and 45 percent, coverage if the notive mix is a bit all answers of a shall takin rely on vegetation for stability must be uniformly vegetable, and provided there are no hore spots larger than 05 agrees feet.

E. When required, notive plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 6045 and 6045.

Up to 12 manths

On slepes up to 2,500 to 4,000 the 21 and ensities per acre (see manufacturers recommendations)

On slopes up to 11 5,000 to 4,500 lbs and eresive soil conditions (see manufacturers recommendations)

Table 2: Hydromulching for Permanent Vegetative Stabilization

Reinfersing Fibers or less 105 Taskifler

Owner's representative responsible for plan alterations. ____

Person or firm responsible for erosion/sedimentation control maintenance

Person or firm responsible for tree/natural area protection Maintenance

flource: Rule No. R161-15 18, 1-4-2016 ; Rule No. R161-17.08 ; 8-2-2017.

II. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a carry of the permit issued to reache the

10. Developer Information:

Phone #

Address _____

Phone # ...

Phone # ____

Phone # _____

Table I: Hydromulching for Temporary Vegetative Stabilization

TEMPORARY VEGETATIVE STABILIZATION:

B. Hydromulch shall comply with Table 1, below.

PERMANENT VEGETATIVE STABILIZATION

B. Hydromulch shall comply with Table 2, below.

- error or construction tree will be permitted. Helver say of the down enception reaction in a first being clear than 4 feet to a tree tords, protect the true with alrapped-in planting to a height of 0.1 Three agreeds from remoted and its merced in a normer with down of height trees to preserved. The set of preserved. Height in a dimensional setting and the setting and the setting appendix and the add applies of the setting and the setting appendix and the setting and applies of the setting appendix and the setting and applies being and a setting and merced areas are not building all applies of the setting appendix of the setting appendix. 2. From March 2 to September 14, seeding shall be with hulled Bermudo at a rate of 45 points per acre with a pirity of 495 and a minimum pare like seed (PLS) of 0.65. Bermuda gress is awarn seeding gress and is accussed permanent erosion cartrol. Permanent vegetables (delilization car data be accomplished with a native plant seed mix conforming to films 0400 are 0409.

APPENDIX P-2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

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PEPBOLD P-2, CTY OF MUSTIN STANDARD NOTE FOR TEEE AND MITRALL MER MORTCHONE
All there and induced areas about in the large method that is protected in the mort of the mort of the method science of the method science of the Production formers which is installed prior to the start of any star preparation phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the method science of the method science of the phene of the control of the science of the method science of the phene of the control of the science of the method science of the phene of the control of the science of the science of the phene of the science of the science of the science of the phene of the science of the sci

Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- APPENDIX P.4. STANDARD SEQUENCE OF CONSTRUCTION

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular this development. See Dock and Shorelins Stabilization Construction Sequence² applicable for this development.

Na conceptenti. I. Temporary variation and sedimentation controls are to be installed as indicated on the sedimentation of the protection and indicate free militation measures. In the sedimentation of the protection and indicate free militation measures. 2. Destinguishing the sedimentation of the se

17) Toring pour to the addenial data of the regimes annual processing the Toring pour to the addenial data of the regimes and inclusion the decimation. In the Information Processing and the Information of the Information Beneralized Perty, and the General Cartesian will follow the Storm Nate adamentation control will be readed, in control will call the regime method and the regime processing and the Information of the method of the regime processing of the Information of the method of the Information of the Information of the Information and the Information of the Information of the Information of the method of the regime processing of the Information of the method of the Information of the method Information of the Information Information of the Information of the Information of the Information Information of the Information of the Information of the Information Information of the Information of the Information of the Information Information of the Information of the Information of the Information Information of the Information of the Information of the Information Information of the Informatio



mappeter. B. Permanent water quality pands or controls will be cleaned out and filter media will be installed prior to/concurrently with revegatation of site. 9. Complete construction and start revegatation of the site and installation of

4. Complete contribution and start invegetation of the site and instattation of the bland complete in the site contribution of an expect tails, the site grant of the site control control of the site control of the site control control of the site control of control of the site control of the contro

ENGINEER SIGNATURE AND SEAL PER CITY CODE SECTION 25-2-1173:

To Whom It May Concern:

I, Brad Shaw, certify that the proposed plans and specifications for the hydraulic and physical design of the dock project is adequate. The proposed improvements will comply with the four fact and all fit units per CPU yoo Goz 55-4314 as 55-4341, the endrances of the CPU, the CPU integration of the CPU the CPU in the composed dock work will not increase the level of the base food elevation.





Description Longevity Typical Application Applications Rates Material Bonded Fiber Hatrix (BFM) 605 Organic defibrated fibers 6 months 105 Tarkiller Fiber 805 Organic Reinforced defiberated Fibers Histrix (FRH) 255 Reinforcing Fibers or less 105 Toxiditer

cy cun cy mapped & DNB UMB. S. Any noder variation in materials or locations of controls or fences from these about on the approach plant will require a network or warts be approach by bar equipments and the approach by automatical control. Then only an material relations must be approach by automated COA Laif. Then only are required by the host provides must be approach by automatical control. Then may be required by the approach and the control from may be required by host productions.

Indepaties. In the optication, is respired to provide a cartifical inspector that is other a cartinate of the optical process scheme care and the optical process scheme care and the optical process scheme care and the optical cartinate of the optical process scheme care and the optical cartinate of the optical process scheme care and the optical cartinate of the optical process scheme care and the optical cartinate of the optical process scheme care and t

8. All work must stop if a veld in the rock substrate is discovered which is one searce toot in total area; blows air fram within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Idmager to immediately contact a City of Avetin Environmental impactor for further investigation.

A. All disturbed areas to be revegetated are required to place a minimum of sk. (\$) inches of topsoil (see Standard Specification item No. \$(05.3(A))). Do not add topsoil within the critical root zare of existing trees.

Topsoli solvaged from the existing site is encouraged for use, but it should meet the standards set forth in 6015.

An auter/engineer may propose use of onsite saturged topsoil which does not meet the oriteria of Standard Specification 60% by providing a sell analysis and a writer statement from a qualified protestand in solar, landscape architecture, or agrowing indicating the ansite topsoil will provide an expirationt growth media and specifying what, if any, soil amendments are regained.

Soil amendments shall be worked into the existing ansite topsoil with a disc or tiller to areate a well-blanded material.

- 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.

APPENDIX P-I - EROSION CONTROL NOTES

Direction of flow during grading operations.

Calculations for BMPs as required.

The contractor shall install ensuinvisedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).

proc to any size proportion can (carring, ground or electronic). 2. The placement of evolver-derivation compts shell be in accordance with the Place. The CAL ESC Plan and the consisted and used as the basis for a TPEED regional Shorthy. The air PhP is anguable, it shall be acceled for recall by the Plan provide the plane of the air PhP is anguable, it shall be acceled for recall by the Plan Plane. The CAL ESC Plan and the consisted and used as the basis for remain by the Plane Plane. The constraint of the Plane Plane and the plane of the Plane Plane and the plane of the Plane Plane and the constraint of the Plane Plane and the plane of the Plane Plane and the constraint of the plane o

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

* Areas that will not be disturbed; natural features to be preserved.

+ Location and type of ENS BMPs for each phase of disturbance.

* Location and description of temporary stabilization measures.

2. Project phasing if required (LOC greater than 26 acres)

6. Anticipated maintenance schedule for temporary controls

9.1 Minimize disturbed area and protect natural features and soil

3.2 Control Stormwater Flowing onto and through the project

3.6 Establish Perimeter Controls and Sediment Barriers

3.7 Retain Sediment On-Site and Control Dewatering Practices 3.8 Establish Stabilized Construction Exits

5. Schedule for removal of temporary controls

3.3 Stabilize Solis

3.4 Protect Slopes

3.5 Protect Storm Drain Inlete

3.9 Any Additional BMPs

a Location, description, and calculations for off-site flow diversion structures

* Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.).

Location of on-site spoils, description of handling and disposal of barrow materials, and description of an-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

Describe sequence of construction as it pertains to ESC including the following elements:

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

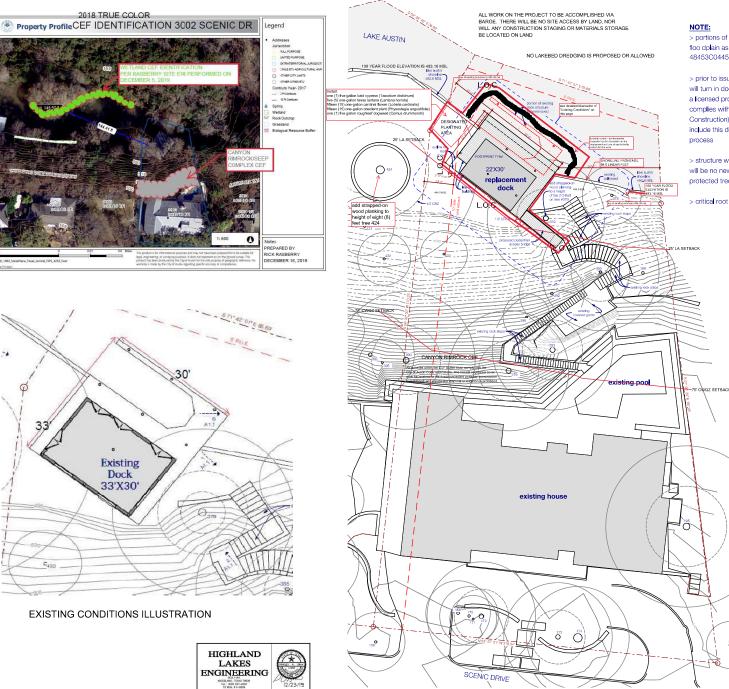
Sequence of grading operations and notation of temporary stabilization measures to be used.

- Categorize each BMP under one of the following areas of BMP activity as described

4. Schedule for converting temporary basins to permanent WQ controls

percent using inter on source area in the dim-site with the contractor, design Englandment application and physical association intelligible interpretation of the source of the source of the source of the "Re-construction" the entitiation (if application physical bargeting and percentation of the entitiation (if applications) prior to applications and applications of the source in representation with intelligible and and approximate and applications of the source of the source percentation of the source of the source of the source of the percentation of the source of the source of the source of the percentation of the source of the source of the source of the application of the source of the s

Temporary and Permanent Erosian Control: All disturbed areas shall be restored as noted below:



-*

> portions of the tract are within the FEMA 100-year floo dolain as shown on FIRM Panel Number 48453C0445K Effective January 22, 2020

> prior to issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states that the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 section 1612.4 or include this documentation during the site plan review process

> structure will use existing pile foundation and there will be no new foundation work in the CRZ of adjacent protected trees

> critical root zones of trees will not be impacted

TREE TABLE (HERITAGE TREES)

(1127)	mille meed)
23	HACKBERRY 8
106	WHITE OAK 10
168	LIVE OAK 11
	LIVE OAK 10
171	LIVE OAK 8
	LIVE OAK 12 13
	LIVE OAK 12 13
	LIVE OAK 11 13
195	LIVE OAK 15 12 13
	RED OAK 15 11
	RED OAK 13 15
378	BLACK WALNUT 10
379	RED OAK 20
385	RED OAK 13 14
386	ELM 11
390	RED OAK 15 17
392	ELM 11
393	ASH 15
395	ELM 8
396	ELM 8
424	SYCAMORE 33
	ELM 10
	CHINABERRY 9
433	ELM 8

LEGAL DESCRIPTION: LOT 15 BLK D *FIRST RESUB OF BROWN HERMAN

ADDN NO 2 SEC 4 ZONING:

SE-3 PROPERTY ID:

120918 GEOGRAPHIC ID: 012106051

site p**l**an

1

OVERLAY DISTRICTS: Lake Austin Zone Residential Design Standards

> for coordination 12/17/19 site plan \oplus SP-2020-1025D SHEET 2

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1211 E. 11th Street 200 Austin, Texas 78702

512.479.4100

www.FKarchitects.net

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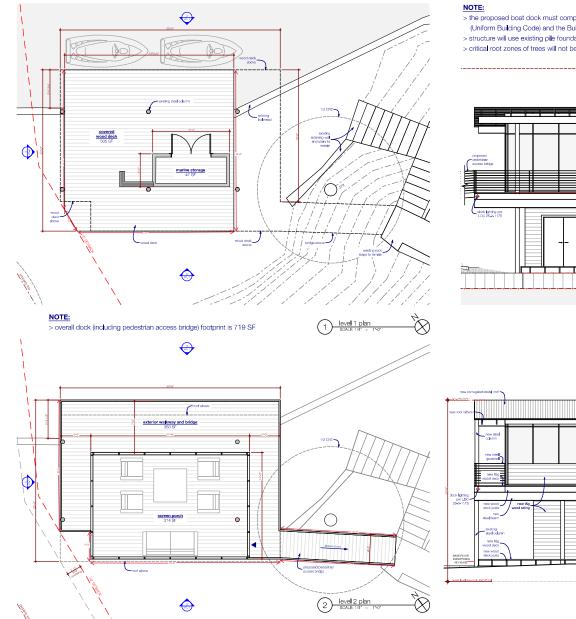
ARCI

3002 Scenic Drive Boat Dock 3002 Scenic Drive Austin, TX 78703

nd cannot be used aguilatory approval.

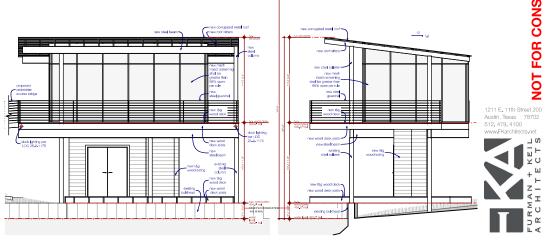
date

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> 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

> structure will use existing pile foundation and there will be no new foundation work in the CRZ of adjacent protected trees and no tree canopy removal allowed > critical root zones of trees will not be impacted



.

proposed pedestrian -

5 SW elevation

3 NE elevation



4 NW elevation



3002 Scenic Drive Boat Dock 3002 Scenic Drive Austin, TX 78703

NOT FOR CONSTRUCTION

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FILL SEAM BETWEETING

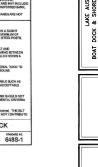




	3002 SC	BOAT DOC

DRAWN BY: ROB CHK'D. BY: DATE: 01-28-20 REV: CASE NO. SP-2020-1025D SHEET NO.

2



URBAN TREE ACCOUNTING TABLE AN TREE ACCOUNTING TABLE Total Appendix F tree inches surveyed; 407 Total Appendix F tree inches removed; 0 Total Non-Appendix F and Invasive removed; 0 Total mitigation inches planted on site: 0 [ECM 3.5.4]

AUSTIN ENERGY NOTES

and Development Code.

Lind Development Code, 3. The owners that the responsible for installation of temporary evolution control, revegetation and tree protection. In addition, the owner shall be responsible for any hilling temponary and there removed that is which the first of the more time of the proposed overhead devicational for this project to provide which is ready only the owner shall hubble advance time in the first of commonly on the owner shall hubble advance time of the proposed overhead devication for this project. Advances the provide the state state of the state

"Special Construction Techniques ECH 3.5.4(D) Prior to excavation within tree driphines or the removal of trees adjuscent to other trees that are to remain, make a clean cit between the delarbade and indicatived root answe with a rook saw or frencing and where heavy virkicular toriffic is anticipated, cover these areas with an innorm of 12 indices of organic much to minimize all compaction. In areas with high all plasticity detactile fabric, per standard specification 6203, should be plastic and an area with high all plasticity detactile fabric, per standard specification 6203, should be plastic and the standard standard and the standard standard standard standard standard standard standard completed, all indications for all standard standard standard standard standard within critical room and standard standard standard standard standard standard periodicative to reduce that counciliation of the standard standard standard periodicative to reduce the council standard standard standard periodicative to reduce the council standard standard standard periodicative to reduce the council standard the leading of the installing concrete adjuscent to the root zero of a tree, use a plastic vope thermine behind the councest to prohibit techniq of the moltandard standard pack down and the root standard by the councest to prohibit techniq of the root zero of a tree, use a plastic vope thermine behind the councest to prohibit techniq of the standard standard standard standard standard standard standard standard to the standard standard standard to the standard standa

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.

Permanent improvements are prohibited within the shoreline setback area [LDC 25-2-551(B)(3)]

The contractor will clean up spoils that migrate onto roads a minimum of once daily. [ECM 1.4.4.D.4]

December 19, 2019

City of Austin

Development Services Department

PO Box 1088

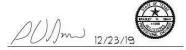
Austin, TX 78716

Re: Engineer's Summary and Professional Engineer Certification Proposed Dock Replacement, 3002 Scenic Dr per City Code 25-7-62, 25-12-3 Section G 103.5, 25-8-341 & 25-8-342

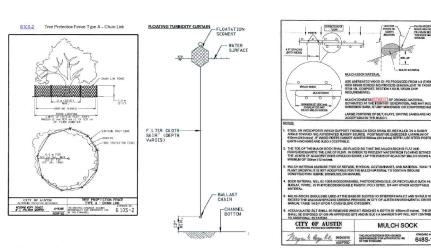
To Whom It May Concern:

I, Brad Shaw, certify that the proposed plans and specifications for the hydraulic and physical design of the dock project is adequate. The proposed improvements will comply with the four feet cut and fill rules per City Code 25-8-341 & 25-8-342, the ordinances of the City, the Drainage Criteria Manual, and the laws of this State. Additionally, the proposed dock work will not increase the level of the base flood elevation.

Sincerely,

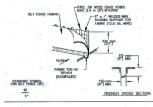


Engineer Signature and Seal



CONTRACTOR NOTE: ALL STEEL PILINGS SHALL BE 5-1/2" TO 7" DRIVEN TO REFUSAL

ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/ OR MODIFY EROISION AND SEDITENTATION CONTROLS AT THE SITE TO KEEP THE PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS



1. STEEL OR WOLD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED IN A SUIGHT ANGLE TOWARD THE ANTICIPATED RUNGEF SOURCE. POST NUST BE EXPECTED A NINBRUM OF 300 mm (3 2. THE TCC OF THE SILF FENCE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLIDPE FACE OF THE TRENCH IS FLAT VAD PERPENCICULAR TO DE THE OF THE TRENCH IS FLAT VAD PERPENCICULAR

OF 150 mm (6 inches) DEEP AND 150 mm (6 I FENCE FABRIC TO BE LAID IN THE GROUND AND 4. SLT FENCE FABRIC SHOULD BE SECURDLY FASTENED TO EACH STELL OR WOOD SUPPORT MOST OR TO ADVEN WHE , WHICH IS IN TURN ATTACHED TO THE STEEL DR WOOD FENCE POST. S. INSPECTION SHALL BE MADE WERKLY OR AFTER EACH RAINFALL EVENT AND REPAR OR REPARED ASSOCIATE SHALL BE MADE PROMPTLY AS INFERED.

6. SET FORCE SHALL BE REMOVED WHEN THE STE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OF IMPECE STOPM FLOW OR DRAINAGE 7. ACCUMULATED SILT SHALL BE REMOVED WHEN I Incres). THE SILT SHALL BE DISPOSED OF ON AN REACHES A DEPTH OF 150 mm (6 APPROVED SITE AND IN SUCH,4

CITY OF AUSTIP SILT FENCE RECORD COPY SIGNED DAIO 72011 TH AND THE AND THE ASSUMEST ASSUMENT ASSUMENT ASSUMEST ASSUMENT ASSUMENT

The proposed boat dock will be at least 66% open [LDC25-2-1176(A)(8)(b)]

If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 14.4.B.3, Section 5, 1.]



PERMITS

LAKE & St BROK RAS DOCK

BOAT

3002 SCENIC DRIVE BOAT DOCK REPLACEMENT

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ADDN

3002 SCENIC DRIV LOT 15, SECT 4 BROWN HERMAN A LAKE AUSTIN

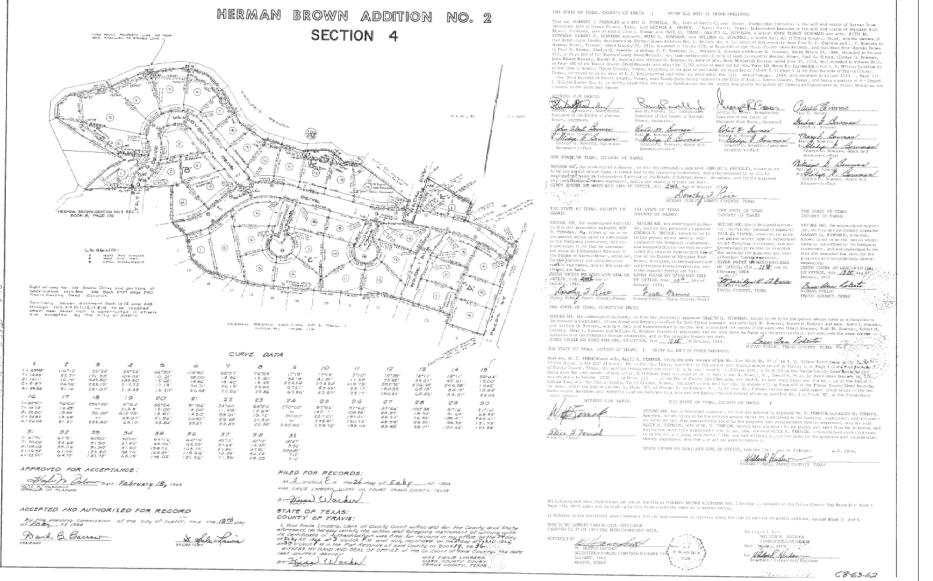
DRAWN BY: ROB CHK'D. BY:

DATE: 01-28-20 REV:

CASE NO. SP-2020-1025D SHEET NO.

DRIVE

WW.



PLAT SCALE: NONE