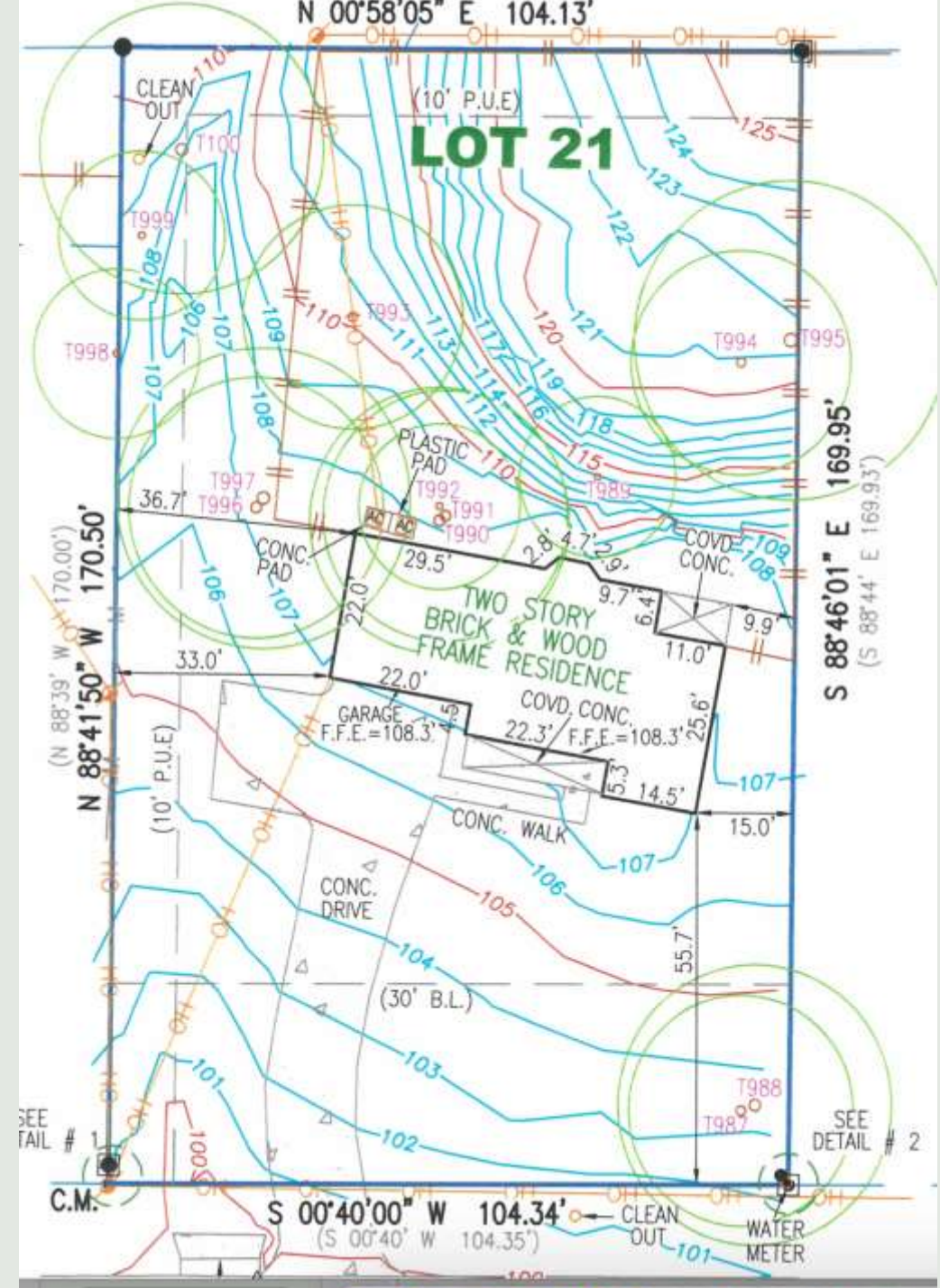




Appeal Request to Rollingwood City Council for Approval of Alternative Drainage Method

208 Ashworth Drive

Site Topography



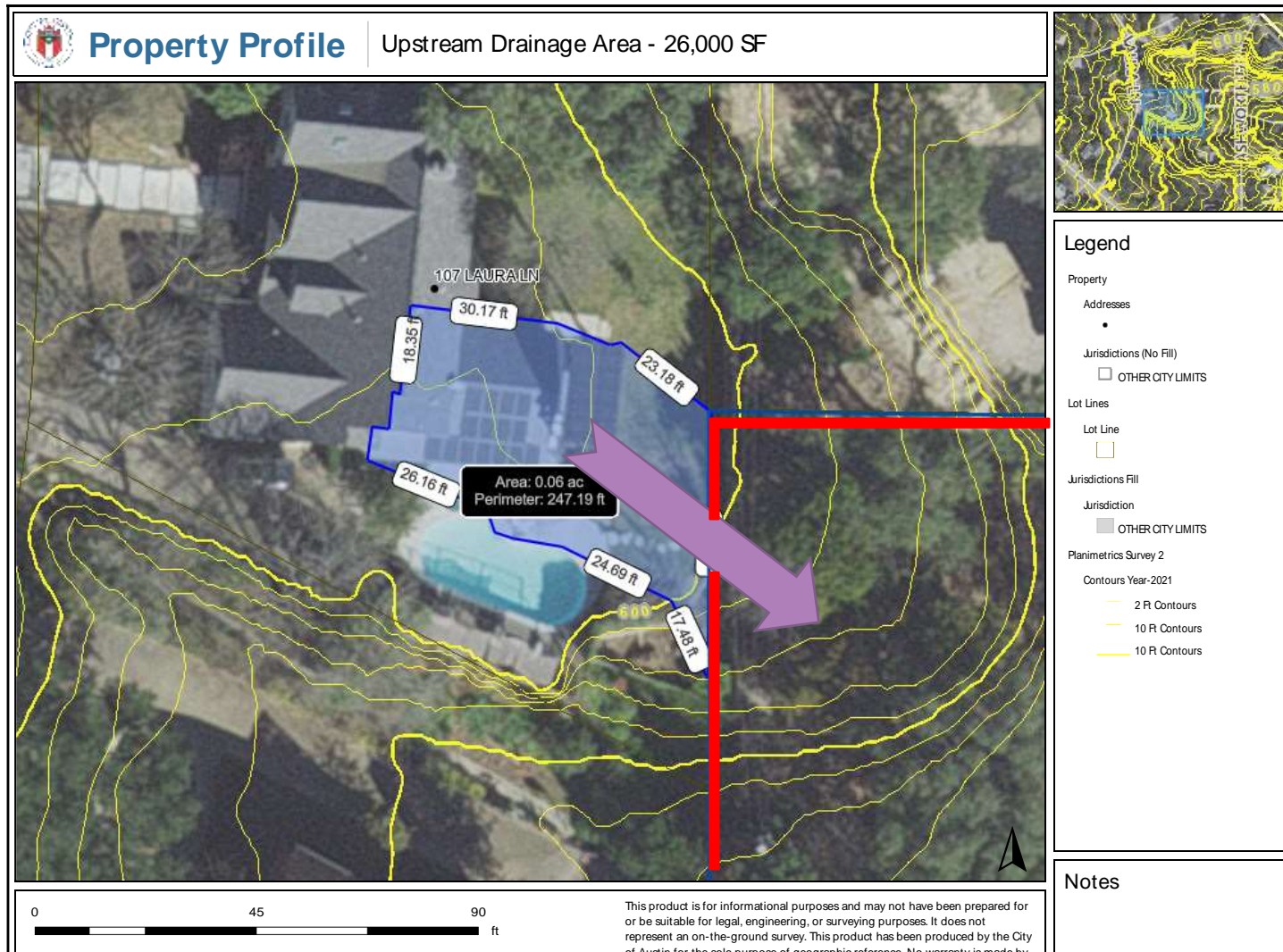
Street View



Side Yard View



Upstream Drainage Area is Approximately 30,000 SF



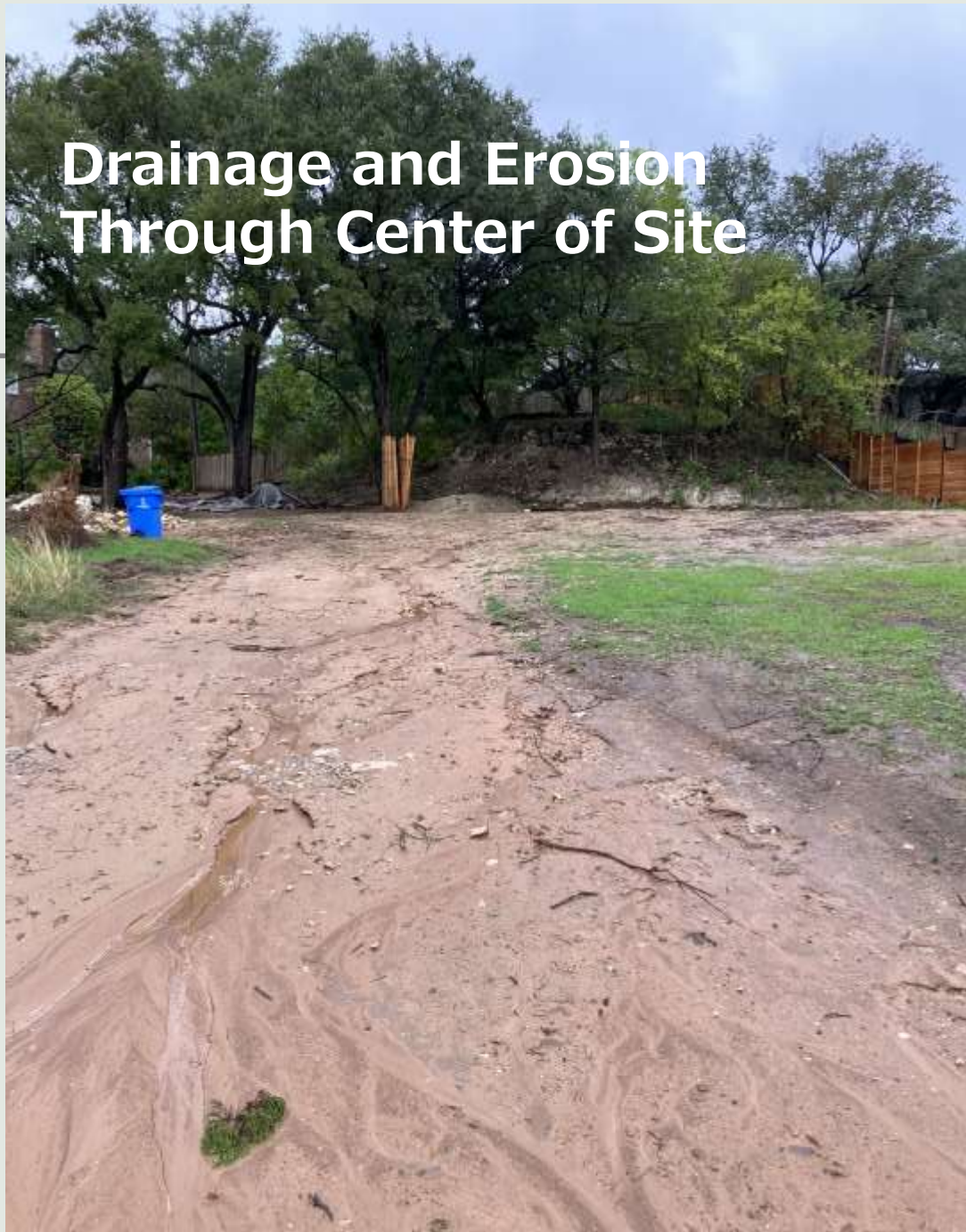
Significant Hillside Erosion is Evident



**Drainage Runoff Along
Southern Side Property
Line**



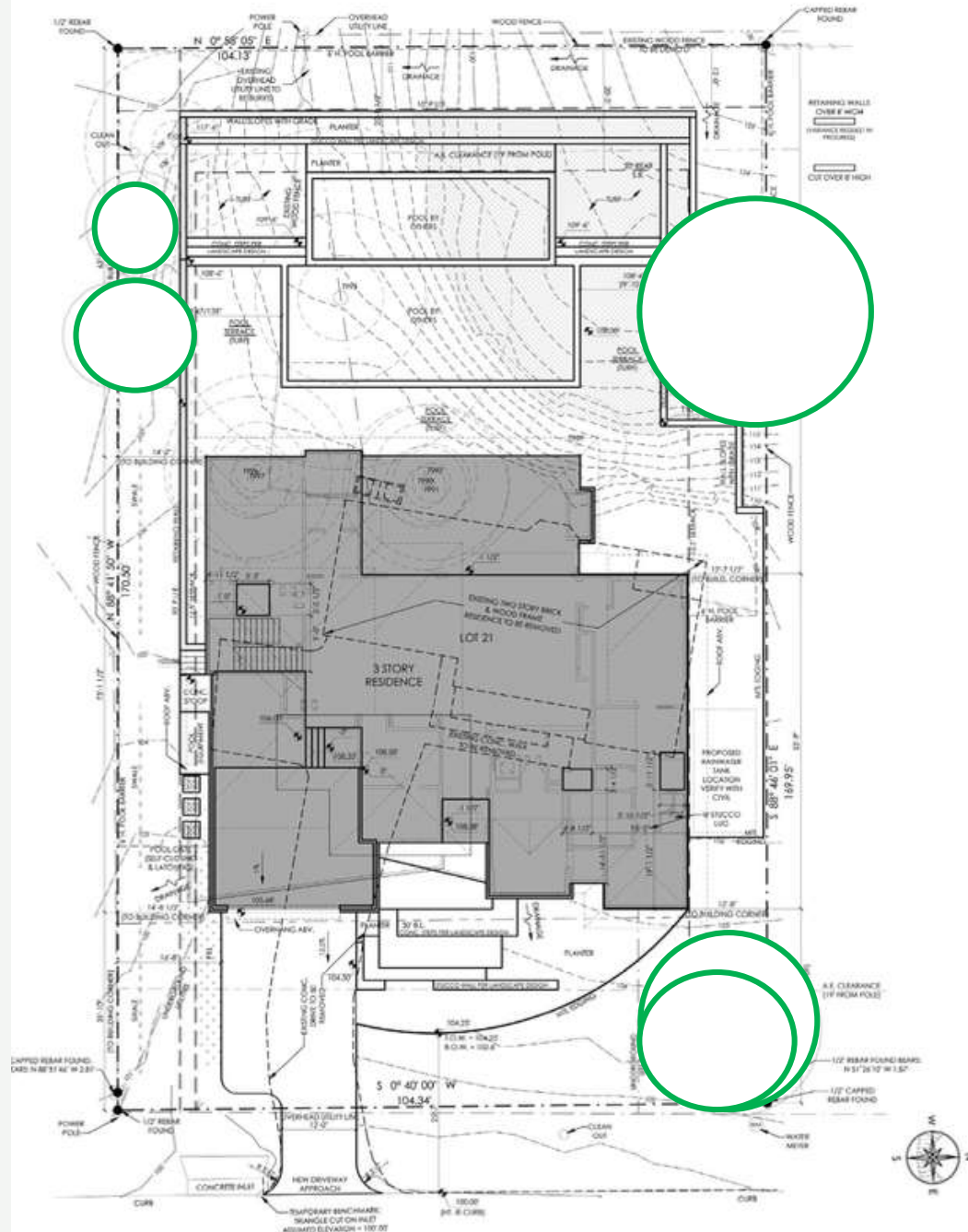
**Drainage and Erosion
Through Center of Site**



[illegible]

Proposed Development Plan

Preserves All Existing
Perimeter Trees



DRAINAGE PLANS FOR: RICHARDSON RESIDENCE 208 ASHWORTH DRIVE ROLLINGWOOD, TX 78746 SUBMITTAL DATE: APRIL 10, 2022

OWNER: Andrew Richardson
208 Ashworth Drive
Rollingwood, TX 78747

ARCHITECT: Finn Nordfjord
Cornerstone Architects
7000 Bee Coves Rd., Suite 200
Austin, TX 78746
(512) 329-0007

ENGINEER/
PERSON
PREPARING
PLAN: Chris Maxwell-Gaines, P.E.
Innovative Water Solutions LLC
501 W. Powell Lane, Suite 206
Austin, TX 78753
(512) 490-0932

PROJECT ADDRESS: 208 ASHWORTH DRIVE
ROLLINGWOOD, TX 78746

PARCEL ID: 110540

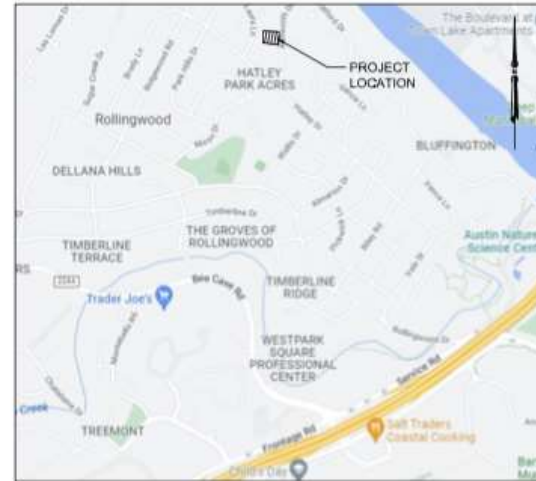
ACREAGE: 0.407 AC

LEGAL DESCRIPTION: LOT 21 ROLLINGWOOD PARK ESTATES SEC 2

FLOODPLAIN: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR
FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON
FEMA FIRM MAP 48453C0445K, DATED JANUARY 22, 2020.

GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF ROLLINGWOOD MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA STANDARDS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REGULATIONS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL PERMIT PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION:

DEMOLITION OF THE EXISTING TWO STORY HOUSE AND CONSTRUCTION OF A
NEW TWO STORY HOUSE WITH POOL / PATIO, AND TERRACED BACKYARD.

INDEX OF SHEETS

- 1 COVER SHEET
- 2 DRAINAGE AREA MAPS AND CALCULATIONS
- 3 PROPOSED DRAINAGE AND GRADING PLAN
- 4 EROSION AND SEDIMENT CONTROL PLAN - DETAILS AND NOTES
- 5 RAINWATER HARVESTING SYSTEM PLAN FOR TCEQ REQUIREMENTS

APPROVED BY:

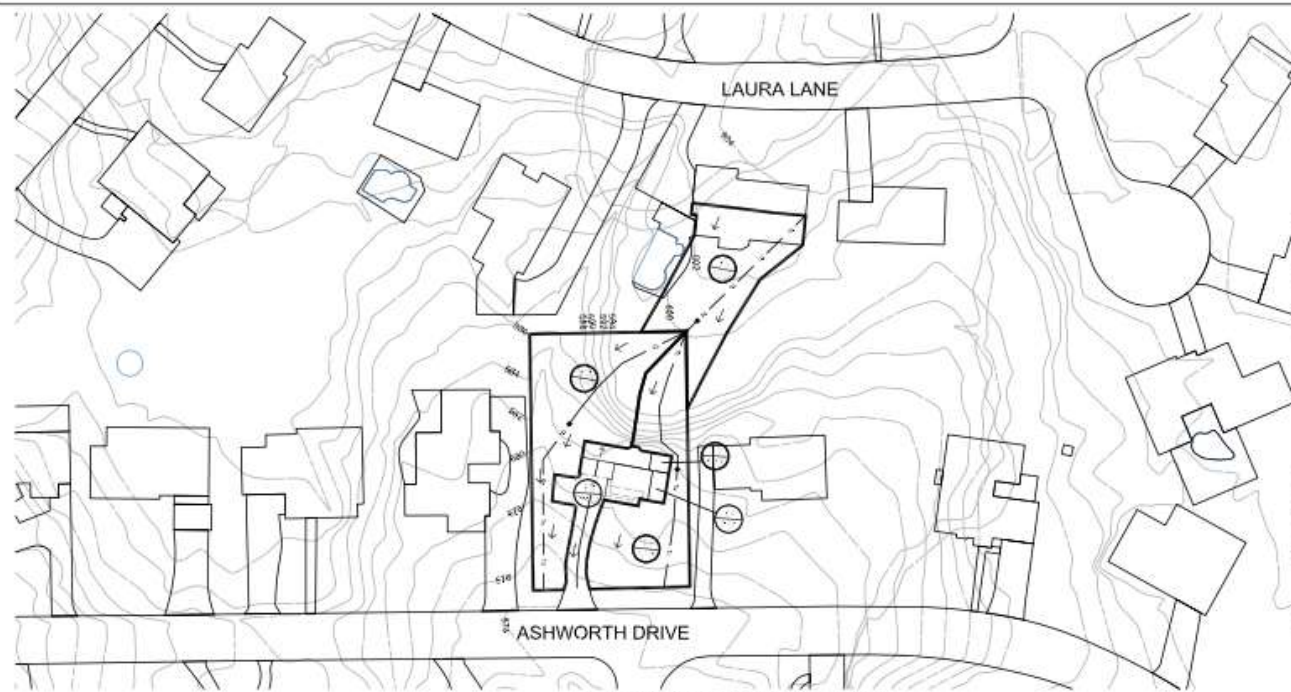
CITY OF ROLLINGWOOD

DATE

REVISIONS/CORRECTIONS:

NO.	REVISION DESCRIPTION	REVIEWED BY	DATE

REVISION	PROJECT NO. 208 ASHWORTH	DESIGNED BY: CMG
FILE NO.	208 ASHWORTH DRAINAGE-2103	DRAWN BY: CMG
DATE:	APRIL 2022	CHECKED BY: BH
SCALE:	AS SHOWN	
NO.	BY	DATE
1	CMG/VJG	CHANGED TO LARGEST SHEET
2	CMG/VJG	REVISION NUMBER CHANGED
COVER PAGE		
RICHARDSON RESIDENCE 208 ASHWORTH DRIVE ROLLINGWOOD, TX 78746		
SHT 1 OF 5		



1 EXISTING DRAINAGE AREA MAP
SCALE: 1" = 40'



Impervious Cover Report
208 Ashworth Drive, Rollingwood, TX

Area Description	Existing		Proposed		WSPR Requirements
	SF	%	SF	%	
Roof	1,710.12	0.4%	1,710.12	0.4%	1,710.12
Pavement	1,082.27	0.4%	1,082.27	0.4%	1,082.27
Driveways	1,082.27	0.4%	1,082.27	0.4%	1,082.27
Streets/Parking	10.27	0.0%	10.27	0.0%	10.27
Wet Deck (SWD)	0	0.0%	0	0.0%	0
Pool	0	0.0%	0	0.0%	0
Other	0	0.0%	0	0.0%	0
Total	3,892.66	1.2%	3,892.66	1.2%	3,892.66

Net Increase in Impervious Cover: 3,892.66 SF

Time of Concentration (T_c) Calculation

Area	Length (ft)	Area (sq ft)	Time (min)	Weighted	T _c (min)
Roof	100	1,710.12	1.0	1.71	1.0
Pavement	100	1,082.27	1.0	1.08	1.0
Driveways	100	1,082.27	1.0	1.08	1.0
Streets/Parking	100	10.27	1.0	0.10	1.0
Wet Deck (SWD)	100	0	1.0	0.00	1.0
Pool	100	0	1.0	0.00	1.0
Other	100	0	1.0	0.00	1.0
Total					1.0

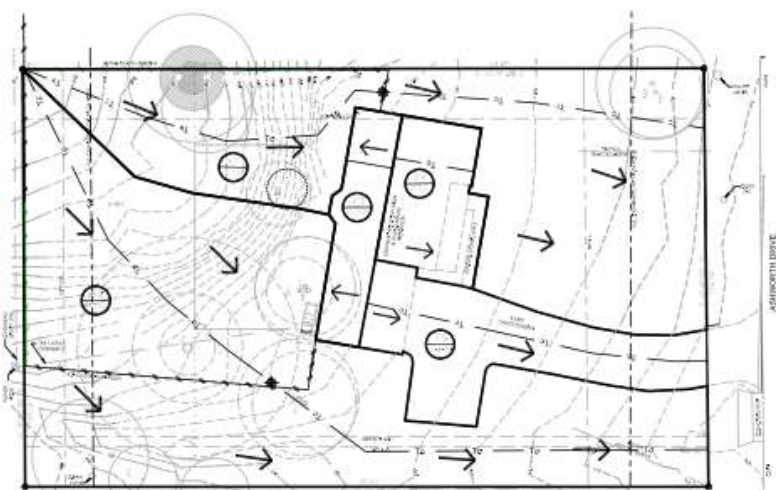
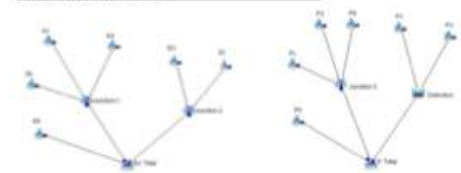
Hydrologic Calculations (Rational Method)
208 Ashworth Drive, Rollingwood, TX

Hydrologic District	Area (sq ft)	Runoff (cfs)	1 yr Peak (cfs)	10 yr Peak (cfs)	25 yr Peak (cfs)	100 yr Peak (cfs)
Roof	1,710.12	0.2	0.2	0.2	0.2	0.2
Pavement	1,082.27	0.1	0.1	0.1	0.1	0.1
Driveways	1,082.27	0.1	0.1	0.1	0.1	0.1
Streets/Parking	10.27	0.0	0.0	0.0	0.0	0.0
Wet Deck (SWD)	0	0.0	0.0	0.0	0.0	0.0
Pool	0	0.0	0.0	0.0	0.0	0.0
Other	0	0.0	0.0	0.0	0.0	0.0
Total			0.4	0.4	0.4	0.4

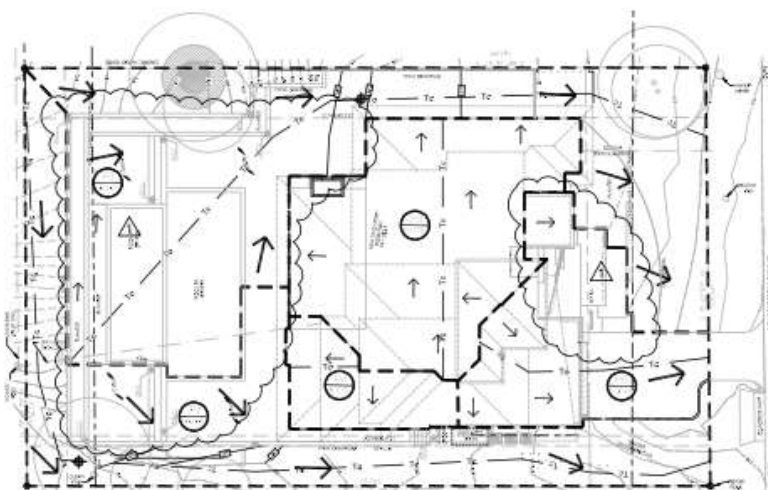
Impervious Cover

Hydrologic District	Area (sq ft)	Runoff (cfs)	1 yr Peak (cfs)	10 yr Peak (cfs)	25 yr Peak (cfs)	100 yr Peak (cfs)
Roof	1,710.12	0.2	0.2	0.2	0.2	0.2
Pavement	1,082.27	0.1	0.1	0.1	0.1	0.1
Driveways	1,082.27	0.1	0.1	0.1	0.1	0.1
Streets/Parking	10.27	0.0	0.0	0.0	0.0	0.0
Wet Deck (SWD)	0	0.0	0.0	0.0	0.0	0.0
Pool	0	0.0	0.0	0.0	0.0	0.0
Other	0	0.0	0.0	0.0	0.0	0.0
Total			0.4	0.4	0.4	0.4

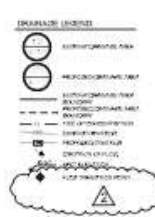
HEC-HMS MODEL



2 EXISTING ON-SITE DRAINAGE MAP
SCALE: 1" = 15'



3 PROPOSED DRAINAGE AREA MAP
SCALE: 1" = 15'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRIS MAXWELL-SANTEE, P.E. 99248, ON APRIL 10, 2023. ALTERATION OF A SEALED DOCUMENT WITHOUT INSPECTION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Innovative Water Solutions
"Water Focused" Engineering & Planning
TX PE FIRM REG. #114241
501 W. ARNOLD AVE., STE. 200
HOUSTON, TEXAS 77053
OFFICE: 817-490-4072 www.waterwolves.com

DESIGNED BY: CMO	PROJECT NO.: RICHARDSON RESIDENCE	FILE NO.: 208 ASHWORTH DRIVE PLANNING
DRAWN BY: CMO	DATE: APRIL 2023	STATUS: AS SHOWN
CHECKED BY: RM		

RAINWATER HARVESTING, GRAYWATER RECOVERY, & WATER CONSERVATION CONSULTING
P.O. Box 9962 76792
Phone: (214) 482-0837
http://www.waterwolves.com

Innovative Water Solutions

DRAINAGE AREA MAPS AND CALCULATIONS

RICHARDSON RESIDENCE
208 ASHWORTH DRIVE
ROLLINGWOOD, TX

STATE OF TEXAS
CHRIS MAXWELL-SANTEE
99248
PE FIRM REG. #114241
APR 10 2023

Chris Maxwell-Santee

SHT 2 OF 5

Letters of Support from all three Adjacent Neighbors

Letter of Support Cut & Fill Variance Request 208 Ashworth Drive

Dear City of Rollingwood Board of Adjustment Members:

I wish to register my support for my neighbor's variance request to cut more than an eight foot depth in the rear yard of his property, in order to construct a new residence and swimming pool. Due to the unusual existing topography in our neighborhood, this variance request to cut up to approximately 14 feet will be necessary to create a usable back yard and to provide safe and efficient drainage flows, per the attached plan. I understand that no cuts are proposed within ten feet of the rear or side property lines, per City regulations.

Genie Nyer

Printed Name

Sep 8, 2022

Date

Genie Nyer

Genie Nyer (Sep 8, 2022 13:42 CDT)

Signature

206 Ashworth Dr, Rollingwood, TX 78746

Address



August 29, 2022

City of Rollingwood
403 Nixon Drive
Rollingwood, TX, 78746
Attention: Rollingwood Board of Adjustment Members

Re: Variance request by the owners of 208 Ashworth Drive to cut more than an eight (8) foot depth (up to fourteen (14) feet) in the rear yard of such property in order to construct a new residence and swimming pool (the "Variance Request")

Ladies and Gentlemen:

From a preliminary review of the Variance Request and accompanying general plans set forth on Exhibit A attached hereto, I do not oppose the aesthetics of such Variance Request; provided, however, this letter should not be deemed to (i) be an endorsement to any specific current or future plans related to such Variance Request as I have not reviewed any such plans (and I am not a structural engineer) or (ii) limit any of my future rights and/or remedies at law or otherwise that I may have as a result of any harms that the granting of such Variance Request and accompanying improvements may cause my property at 210 Ashworth Drive.

Sincerely,

Thomas D. Gianturco

Thomas Gianturco
210 Ashworth Drive
Rollingwood, TX, 78746

September 8, 2022

City of Rollingwood
403 Nixon Drive
Rollingwood, TX, 78746
Attention: Rollingwood Board of Adjustment Members

Re: Variance request by the owners of 208 Ashworth Drive to cut more than an eight (8) foot depth (up to fourteen (14) feet) in the rear yard of such property in order to construct a new residence and swimming pool (the "Variance Request")

Ladies and Gentlemen:

From a preliminary review of the Variance Request and accompanying general plans set forth on Exhibit A attached hereto, I do not oppose the aesthetics of such Variance Request; provided, however, this letter should not be deemed to (i) be an endorsement to any specific current or future plans related to such Variance Request as I have not reviewed any such plans (and I am not a structural engineer) or (ii) limit any of my future rights and/or remedies at law or otherwise that I may have as a result of any harms that the granting of such Variance Request and accompanying improvements may cause my property at 107 Laura Ln.

Sincerely,

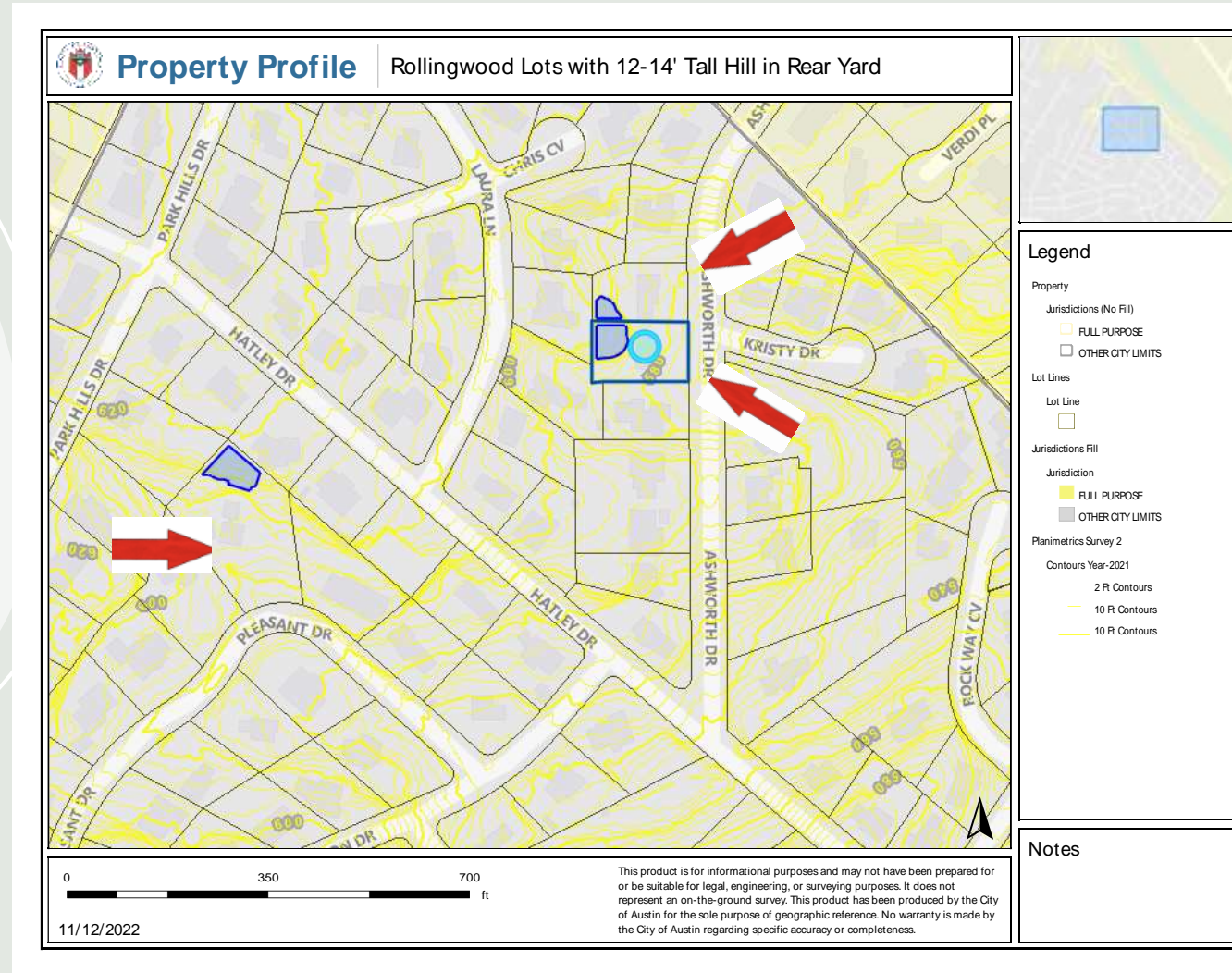
Scott Burns

Scott Burns
107 Laura Ln
Rollingwood, TX, 78746

In his original letter dated November 3, 2022, City consulting engineer Tyson Hanz stated:

“While it has been demonstrated at a site-specific-level, that a cut of 14 feet of depth would have a negligible impact to surrounding properties; KFA believes that such cuts applied on multiple lots, or throughout the City, could result in adverse impacts at a cumulative level; such as unintended or unplanned alterations of neighborhood or area-wide flows patterns.”

Residential Lots within the City of Rollingwood with a 12 to 17 Foot Tall Hill in the Rear Yard



PROPERTY COMPARISON

<u>TRACT</u>	<u>TRACT SIZE</u>	<u>CUT AREA OVER 8 FT.</u>	<u>% OF TRACT</u>
208 ASHWORTH	0.41 AC.	0.06 AC.	14.6%
210 ASHWORTH	0.39 AC.	0.03 AC.	7.7%
306 PLEASANT	0.96 AC.* *(2.3 X LARGER)	0.09 AC.	9.4%

The opinion letter from Rollingwood's Consulting Engineer Tyson Hanz states: *"It has **not been demonstrated** that the request for relief from Section 103-235b conforms to the purpose identified in Section 103-199."*

Rollingwood City Code Section 103-199

"The regulations provided in this article and the design criteria incorporated in this article establish stormwater drainage standards for the protection of the public and of property and to provide technical regulations for use in engineering the solution of drainage problems and the proper conveyance and disposal of stormwater."

Our plan of development, including our proposed drainage plan, will protect the public (the next-door neighbors) and will protect property (the owners' proposed house). The City's consulting engineer agrees this plan will not result in any adverse downstream impact.

**Section 103-206 (b) of the
Rollingwood City Code states:**

“Alternative methods of design of drainage facilities may be considered where performance is demonstrated through sound engineering practices to meet the performance requirements of this article.”

Our consulting engineer, Maxwell Gaines PE, with Innovative Water Solutions, has provided detailed drainage plans which **demonstrate compliance with all City regulations,** provided this Request for Approval of an Alternative Method is approved.

Reasons this proposed regrading request should be considered an **innovative solution**:

- It maintains existing drainage patterns
- It resolves a nuisance flooding issue for the adjacent neighbor
- It preserves the status quo for other surrounding neighbors
- It will prevent future flooding for the proposed residence on this lot.
- There is no adverse downstream impact

There is **no other solution** available under the current City drainage regulations that can accomplish these objectives.