

August 22, 2022

City of Rollingwood
Board of Adjustment

**RE: Cut Depth Variance Request
208 Ashworth Drive**

Dear BOA Commissioners,

I am requesting your approval of a request to exceed the maximum cut depth of 8 vertical feet, as stated in Section 103-325.6.1.E. As you can see on the attached existing topography map labeled Exhibit A, there is a 17 foot tall hill in the northwest corner of the lot, which will negatively impact drainage for my proposed new residence, and which makes the majority of the rear yard unsafe and unusable. I am proposing to cut a depth of up to approximately 14 vertical feet, as shown on Exhibit B. Cuts will be retained by proposed vertical concrete walls, as shown. No cuts or proposed retaining walls will be closer than 10 feet from adjacent properties, as is required in Section 105-325.6.1.G.

I am proposing to construct a swimming pool, cabana, and lawn area on the regraded portions per Exhibit C. To assure that the proposed grade changes will not negatively impact adjacent property owners or adjacent street flow, I hired Chris Maxwell Gaines, P.E., with the firm Innovative Water Solutions to provide full drainage plans, which are attached as Exhibit D.

As is required in Section 107-492 (b) of the City Code, I believe this variance request is not contrary to the public interest, because granting this variance will allow this lot to be redeveloped in a manner similar to other surrounding residential lots, with no negative impact on surrounding properties or area drainage patterns. I also believe that the current topography of this lot constitutes a special condition, where a literary enforcement of the 8 foot cut limit would result in an unnecessary hardship for this property. Finally, I believe that the granting of this variance request will result in compliance with the spirit of this chapter, and substantial justice will result.

Please let me know if any additional information is needed to support my variance request.

Sincerely,



Andrew Richardson
Owner

Attachments

August 22, 2022


City of Rollingwood
408 Nixon Dr.
Austin, TX 78746

RE: 208 Ashworth

Dear City Reviewers:

I, Andrew Richardson, property owner of 208 Ashworth, do hereby authorize Jim Wittliff (agent), of Land Answers, Inc. to apply for any variances and/or permits associated with the property.

Sincerely,

Signature:  _____

Printed Name: Andrew Richardson

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
107 Laura Ln
Rollingwood, TX, 78746

**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

Signature

206 Ashworth Dr, Rollingwood, TX 78746

Address

EXISTING

PROPOSED

TREE LEGEND

○ 1/4" CRITICAL ROOT ZONE (NO CUT/PAV)
 ○ 1/2" CRITICAL ROOT ZONE (NO CUT/PAV) - 4"
 ○ DRIP ZONE

TREE LIST

| TAG NO. | SPECIES | STATUS |
|---------|---------|--------|
| 1987 | OAK | REMOVE |
| 1988 | OAK | REMOVE |
| 1989 | OAK | REMOVE |
| 1990 | OAK | REMOVE |
| 1991 | OAK | REMOVE |
| 1992 | OAK | REMOVE |
| 1993 | OAK | REMOVE |
| 1994 | OAK | REMOVE |
| 1995 | OAK | REMOVE |
| 1996 | OAK | REMOVE |
| 1997 | OAK | REMOVE |
| 1998 | OAK | REMOVE |
| 1999 | OAK | REMOVE |

LEGAL DESCRIPTION

208 ASHWORTH DRIVE, LOT 2, ROLLINGWOOD PART 2, SECTION 2, ROLLINGWOOD CITY, TEXAS.

AUTOMATIC SPRINKLER SYSTEM

A 4-REIL RESIDENTIAL SPRINKLER SYSTEM (RCP) IS INSTALLED AND REFERRED TO IN ACCORDANCE WITH THE NFPA 13C OR THE 2021 IBC. PROVISIONS SHALL BE INSTALLED ON THE PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED SPRINKLER CONTRACTOR PER NFPA 13C OR THE IBC OR A TEXAS LICENSED PLUMBER WITH THE IBC PERMITS UNDERSTANDING OF THE IBC CODE. THE SPRINKLER MUST BE INSTALLED IN ACCORDANCE WITH THE IBC PERMITS AND APPROVED BY THE CITY OF ROLLINGWOOD. COVERING THE WALLS AND CEILING WITH A NON-BURNING MATERIAL IS REQUIRED.

PERVIOUS COVER CALCULATIONS

| AREA NAME | EXISTING | ADDED | TOTAL |
|-------------------------|---------------------|--------------------|---------------------|
| RESIDCE | 1,862.32 SF | 3,498.83 SF | 5,361.15 SF |
| AC. DRIVE | 0.00 SF | 91.38 SF | 91.38 SF |
| CONC. WALKWAY | 7,927.97 SF | 248.94 SF | 8,176.91 SF |
| DRIVEWAY | 1,448.92 SF | 709.49 SF | 2,158.41 SF |
| POOL COVER | 0.00 SF | 1,102.00 SF | 1,102.00 SF |
| POOL EQUIPMENT | 0.00 SF | 46.93 SF | 46.93 SF |
| POOL SURFACE | 0.00 SF | 3,000.00 SF | 3,000.00 SF |
| POOL TERRACE | 0.00 SF | 600.00 SF | 600.00 SF |
| TOTAL IMPERVIOUS | 11,239.21 SF | 8,597.34 SF | 19,836.55 SF |

TOTAL PROJECT IMPERVIOUS COVERAGE = 6,734.74 SF = 37.96%

ROLLINGWOOD CONSTRUCTION REQUIREMENTS

- CONSTRUCTION HOURS ARE FROM 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION AND DEMOLITION ARE NOT PERMITTED OUTSIDE OF THESE HOURS.
- QUIET HOURS CONSTRUCTION WORK IS PERMITTED BETWEEN THE HOURS OF 10:00 AM AND 6:00 PM, SATEURDAY IF THE WORK NEEDS THE FOLLOWING REQUIREMENTS:
 - TAKES PLACE WITHIN A LIGHT STRUCTURE.
 - DOES NOT REQUIRE LARGE EQUIPMENT SUCH AS CEMENT TRUCKS, DUMPERS, CRANES OR DUMP TRUCKS.
 - DOES NOT CREATE A NUISANCE CONDITION RELATED TO NOISE, TRAFFIC, DUST, ODOR, OR OTHER CONDITIONS AND IS NOT IN VIOLATION OF ANY OTHER CITY ORDINANCE.
- A SIGN NOTING THE CONSTRUCTION HOURS SHALL BE POSTED ON SITE AT ALL TIMES TO THE RESIDENTIAL HOMEOWNER, AND SHALL REMAIN FOR THE DURATION OF THE PROJECT.
- HEAVY CONSTRUCTION VEHICLES MUST COMPLY WITH DESIGNATED CONSTRUCTION ROUTES.
- ALL TREES MUST BE SURVIVE THE START OF CONSTRUCTION, AND REMAIN UNILANDSCAPING IS COMPLETED.
- DRY, FILL, SWALEL, OR OTHER PONDING MEASURES MUST BE SITED WITHIN A SET FENCE, OR OTHERWISE COVERED WITH A WATER-RESISTANT FABR.
- CONSTRUCTION SITES MUST BE LEFT CLEAN AT ALL TIMES. PILES OF DIRT AND DEBRIS, CONSTRUCTION WASTE MUST HAVE A SOLID-RUBBER TRAIL COVERS, CANNOT BE COVER FILLED, AND MUST BE REGULARLY MAINTAINED.
- THE LOCATION OF PORTABLE TOILETS, CONSTRUCTION CONTAINERS, AND MATERIALS STORAGE NEEDS TO BE NOTED ON A SITE PLAN AND MAINTAINED AT OR ABOVE THE PRE-CONSTRUCTION MEETING.
- A SET OF SHAPED, OR OTHERWISE APPROVED PLANS BY THE OFFICE OF DEVELOPMENT SERVICES MUST BE LEFT ON-GRADE AT ALL TIMES. NO CHANGES TO THE PLANS SHALL BE MADE WITHOUT APPROVAL FROM THE OFFICE OF DEVELOPMENT SERVICES.
- A COPY OF THE BUILDING PERMIT ISSUED BY THE OFFICE OF DEVELOPMENT SERVICES SHALL BE LEFT ON-GRADE AT ALL TIMES, AND SHALL LIST ALL REQUIRED PERMITS AS REQUIRED BY THE PLAN REVIEW.

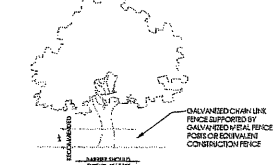
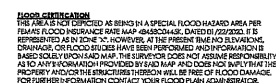
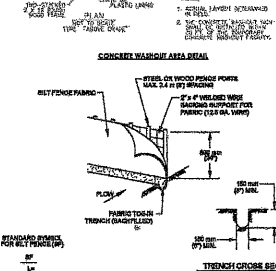
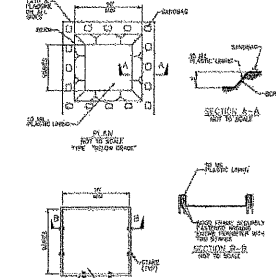
TO READ THE ENTIRE CODE AS IT RELATES TO THE MANNER OF CONDUCTING CONSTRUCTION, SEE SECTIONS 191-245 TO 191-254, OR VISE.

<https://www.ci.rollingwood.tx.us/rollingswoodcitycodeofordinance/>

<https://www.ci.rollingwood.tx.us/rollingswoodcitycodeofordinance/>

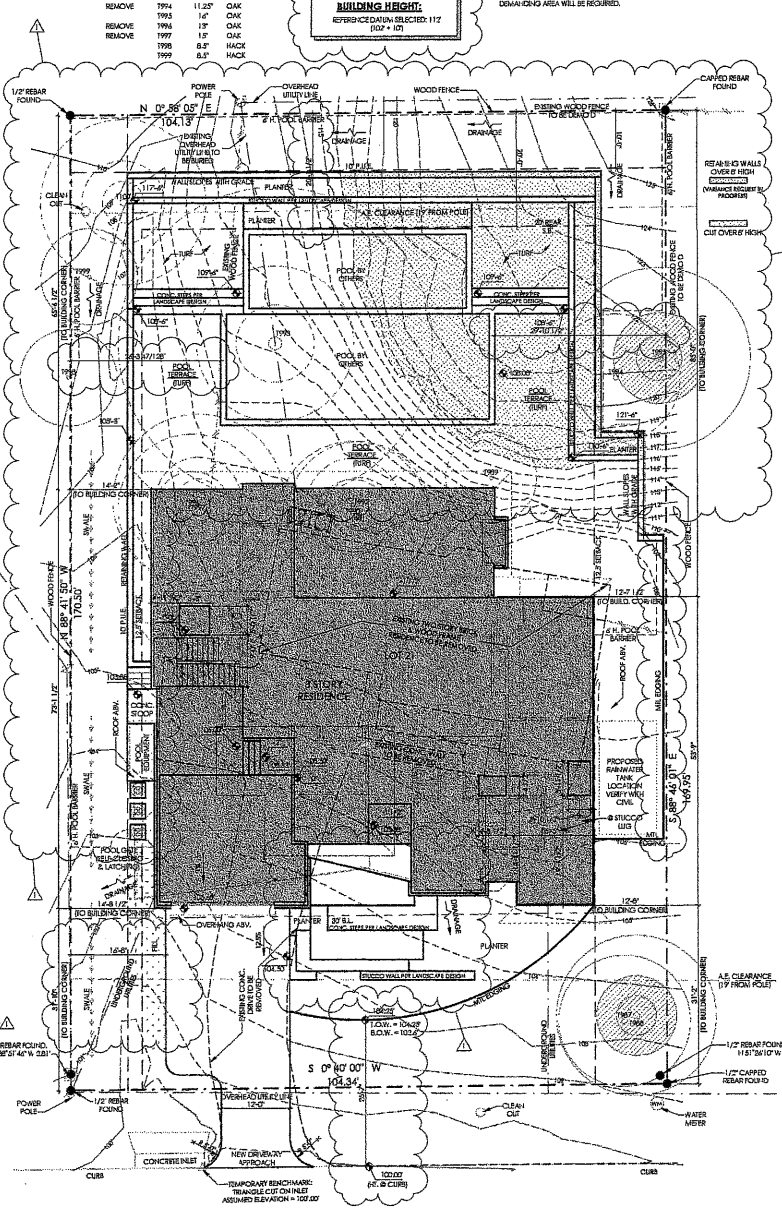
CITY OF ROLLINGWOOD CONSTRUCTION NOTES

- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, ALL FENCES SHALL BE MAINTAINED THROUGH CONSTRUCTION.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, IF A FENCE AROUND THE SIZE OF REAR OF A LOT OR PROPERTY IS BREACHED TO THE PROPERTY LINE, ADJACENT ACCESS TO UTILITIES AND WASTE SHALL BE PROVIDED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, IF ONLY ONE OF THE FENCES IS A FENCE AROUND OR OTHER FENCED MATERIAL, THE FENCED SIDE SHALL FACE AWAY FROM THE FRONT OF THE PROPERTY. IF BOTH FENCES ARE PROVIDED, ONE SHALL BE ON ONLY ONE SIDE OF THE FENCE. SUCH SUPPORT COMPONENTS SHALL BE ON ONE SIDE OF THE FENCE OF THE PROPERTY.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, NO CHAIN LINK, BARBED WIRE, OR ELECTRIFIED FENCES SHALL BE INSTALLED OR MAINTAINED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, NO FENCE, INCLUDING DISCRETE OR GRASSHOPPER FENCE SHALL BE DESIGNED TO INCLUDE OR BE COMPOSED OF BARBED WIRE, BARBED OLDS OR AN EXPONDED SHARP OR POINTED MATERIALS THAT MAY PENETRATE OR PUNCTURE PERSONS OR ANIMALS.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, OUTDOOR SWIMMING POOLS, POOL DECKS, OR SUBSTANTIALLY ALTERED AFTERMATH 1. FENCE SHALL COMPLY ENCLOSED BY A FENCE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS ADOPTED BY THE CITY. IF THE POOL IS AROUND GROUND BY THE REQUIRED HEIGHT, PLANS SHOW HOW STAIRS WILL BE ENCLOSED TO PREVENT ACCESS TO THE POOL.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, OVERHEAD WIRING IN SWIMMING POOL AREAS IS PROHIBITED.
- PER CITY OF ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, EXCEPT AS MAY BE REQUIRED BY APPLICABLE CODES, NO CHIMNEYS, ATTIC VENTS, LIGHT FIXTURES OR EQUIPMENT SHALL BE INSTALLED OR MAINTAINED ABOVE THE ROOF SURFACE OF THE ROOF OR ON THE ROOF OF A PITCHED OR HIPPED ROOF.
- NO PORTION OF ANY BUILDING OR STRUCTURE MAY EXCEED 32 FEET IN HEIGHT. PER ROLLINGWOOD CITY ORDINANCE SECTION 197-440.P, PLEASE PROVIDE THE GROUND ELEVATION USED FOR THE REFERENCE DATA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING ON A REGULAR BASIS, ALL EXISTING AND EXTERMINATED CURBS, MANHOLE FRAMES, MANHOLES, AND UTILITY STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL EXISTING AND EXTERMINATED CURBS, MANHOLE FRAMES, MANHOLES, AND UTILITY STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL EXISTING AND EXTERMINATED CURBS, MANHOLE FRAMES, MANHOLES, AND UTILITY STRUCTURES.
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IF THE ARCHITECTS WHO OWNERS MEET TO PROTECT ALL TREES IN PROXIMITY TO THE CONSTRUCTION AREA FROM DAMAGE OR HARM BY USE TO CONSTRUCTION, THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE PROTECTION. THESE DRAWINGS ARE SPECIFICALLY NOT GUARANTEED TO FULLY PROTECT THE TREES. IF HIGHLY RECOMMENDED THAT A TREE SPECIALLY BE ARIED, AND THAT SUCH TREE BE REVIEWED WITH OWNER OR APPROVAL, PRIOR TO PROCEEDING WITH THESE SPECIFIC SERVICES. CONSTRUCTION DOES NOT BEGIN WITH OWNER'S CONTRACTOR'S FIELD NOISE OR CONSTRUCTION NOISE TO THESE SPECIFIC AREAS, THEN IF ALL BIDDING AND CONSTRUCTION WALK-THROUS TO ACCEPT LIABILITY FOR PROTECTING THE TREES FROM ANY DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.

ROLLINGWOOD SITE PLAN NOTES



CURRENT ADOPTED CODES

- INTERNATIONAL BUILDING CODE - 2015 EDITION
- INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION
- UNIFORM PLUMBING CODE - 2015 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER
- INTERNATIONAL MECHANICAL CODE - 2015 EDITION
- NATIONAL ELECTRICAL CODE 2015 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION
- INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TEXAS COUNTY EMERGENCY SERVICES DISTRICT A.C.D. 2015 EDITION
- INTERNATIONAL GAS CODE - 2015 EDITION

SITE LEGEND

- ○ ○ ○ CONSTRUCTION FENCE
- SET FENCE
- BENCHMARK
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- DRAIN INLET
- SEWER
- CLEANOUT
- GAS METER
- GAS MANHOLE
- 3/4" IN DIAM. AIR-WATER VALVE
- TELEPHONE FEEDBACK
- C.A.V.M. FEEDBACK
- FIBER OPTICS
- TELECOMMUNICATIONS
- TELEPHONE - WATER
- MANHOLE - TELEPHONE
- MANHOLE - ELECTRIC
- MANHOLE - SEWER
- UTILITY POLE
- FIRE HYDRANT

POOL NOTES

- NEW SWIMMING POOL TO BE IN ACCORDANCE WITH SECTION 197-440.P THROUGH 197-440.P, AND SWIMMING POOL AND SPA CODES.
- ALL WINDOWS & DOORS WITH DIRECT ACCESS TO THE POOL / SPA TO HAVE AN ALUMINUM SLIP RESISTANT ADJUSTABLE WARNING WHEN OPENED IN ACCORDANCE WITH 197-440.P.

GENERAL SITE NOTES

- BUILD TO RECONFIGURE TO PROVIDE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS NOTED.
- RATIONAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY ENGINEER.
- EXPOSED FOUNDATION TO BE MINIMUM 4" OF 4" AND A MAXIMUM OF 12" ABOVE FINISHED GRADE OR PER SPECIFICATION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO SLOPE SEVERAL WITHIN THE LOT OR NEARBY ADJACENT PROPERTIES.
- UTILITY LOCATIONS ARE APPROXIMATE. GENERAL CONSTRUCTION FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY WATER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- BRONCH CONCRETE BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ESTABLISHED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC UNDERLOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AID EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVEWAYS AND PATIOS.
- ALL EXISTING HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS AND RESTRICTIONS OF SUBURBAN OR NEIGHBORHOOD ASSOCIATION.
- QUARRY RECYCLED AGGREGATE TO BE SCREENED IN ORANGE OR CORAL FROM NEW AND EXISTING CONSTRUCTION.
- LOCATION OF MANHOLE AND EXISTING OVERSIGHT LIGHTS TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SET-QUIP CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OWNER AND PRIME FOR SITES TO BE OR ANOTHER DEPENDENT FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR CUT WITHOUT OWNER APPROVAL.
- ALL TREES AND ROOTS SHALL BE PROTECTED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF PRECONSTRUCTION.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY BULKY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

SITE PLAN

1 of 18

DATE: 09/07/2022

PROJECT NO: 2022-03-08

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 09/07/2022

SCALE: 1" = 10'-0"

CORNERSTONE ARCHITECTS

208 ASHWORTH DR., ROLLINGWOOD, TX 78146

A CUSTOM RESIDENCE FOR RICHARDSON FAMILY

PERMIT SET: 2022-03-08

DATE: 09/07/2022

PROJECT NO: 2022-03-08

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 09/07/2022

SCALE: 1" = 10'-0"

1 of 18

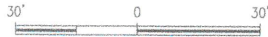


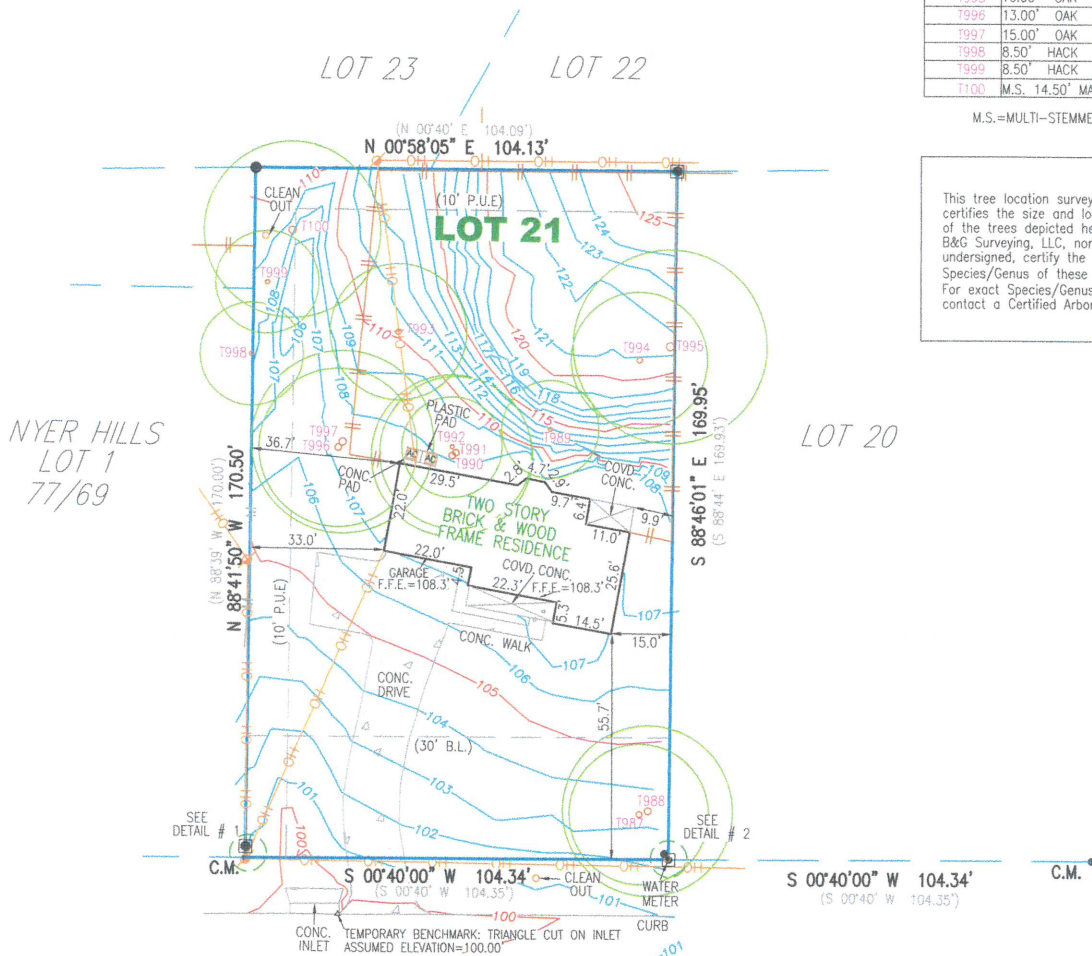
EXHIBIT A

TREE LEGEND

| TAG NO. | TREE DESCRIPTION |
|---------|----------------------|
| T987 | 11.50' OAK |
| T988 | 14.00' OAK |
| T989 | 8.00' HACK |
| T990 | 13.25' OAK |
| T991 | 12.50' OAK |
| T992 | 8.25' OAK |
| T993 | 27.50' OAK |
| T994 | 11.25' OAK |
| T995 | 16.00' OAK |
| T996 | 13.00' OAK |
| T997 | 15.00' OAK |
| T998 | 8.50' HACK |
| T999 | 8.50' HACK |
| T100 | M.S. 14.50' MAGNOLIA |

M.S.=MULTI-STEMMED

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.



NYER HILLS
LOT 1
77/69

LOT 20

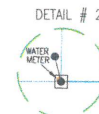


DETAIL # 1
DETAIL NOT TO SCALE

FROM A 1/2" IRON REBAR FOUND AT THE LOT CORNER, A CAPPED 1/2" IRON REBAR FOUND BEARS: N 88°51'46" W 2.81'

(BEARING BASIS)
S 00°40'00" W 208.68' (208.70')
C.M. TO C.M.

ASHWORTH DRIVE

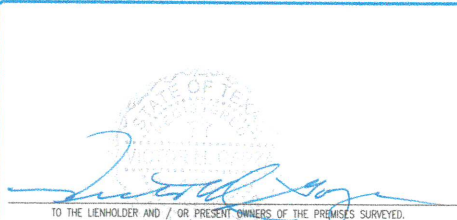


DETAIL # 2
DETAIL NOT TO SCALE

FROM A CAPPED 1/2" IRON REBAR FOUND AT THE LOT CORNER, A 1/2" IRON REBAR FOUND BEARS: N 51°26'10" W 1.87'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- COTTON SPINDLE FOUND
- PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER
- TRANSFORMER PAD



IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

STREET ADDRESS: 208 ASHWORTH DRIVE CITY: ROLLINGWOOD COUNTY: TRAVIS STATE OF TEXAS
 LOT: 21 SUBDIVISION: ROLLINGWOOD PARK ESTATES SECTION 2 VOL/CAB 79 PG/SLD 1 PLAT RECORDS
 REFERENCE NAME: ANDREW RICHARDSON

MAYA/GF TREES & TOPO ADDED: 07/15/21



B & G SURVEYING, LLC
 FIRM REGISTRATION NO. 100363-00
 WWW.BANDGSURVEYING.COM
 1404 West North Loop Blvd.
 Austin, Texas 78756 - Office 512*458-6969

JOB #: B0321021_TA
 DATE: 07/03/21
 SCALE: 1" = 30'

| FIELD WORK BY | DATE |
|---------------|----------|
| DUSTIN | 07/01/21 |
| JOSE | 07/02/21 |
| MAYA | 07/02/21 |
| VG/ML | 07/02/21 |

10
980 1311417

AMENDMENT TO RESTRICTIONS

FILM CODE
00005741400

1103

WHEREAS, David and Linda Barstow are the record owners of that certain real property described as follows:

Lot Twenty-two (22), ROLLINGWOOD PARK ESTATES SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 79, Pages 1-2, Plat Records of Travis County, Texas.

("Lot 22"); and

WHEREAS, pursuant to documents recorded in Volume 6858, Page 2201, Volume 7439, Page 314, Volume 8540, Page 627, and Volume 8540, Page 704, Deed Records of Travis County, Texas, the owner of Lot Twenty-one (21), ROLLINGWOOD PARK ESTATES SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 79, Pages 1-2, Plat Records of Travis County, Texas ("Lot 21") is restricted from erecting or constructing any building or structure other than a fence within 40 feet of the rear property line of Lot 21 (the "Restriction"); and

WHEREAS, the owners of Lots 21 and 22 desire to amend the Restriction; and

WHEREAS, the only party that can release or amend the Restriction is the owner of Lot 22;

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the undersigned owners of Lot 22 do hereby amend the Restriction to read in its entirety as follows:

"The owner of Lot 21 may not erect or construct any building or structure (except for fences) within 20 feet of the rear property line of Lot 21. Within 40 feet of the rear property line of Lot 21, the owner of Lot 21 may not erect or construct any building or structure (except for fences) that has its highest point higher than the current two-story residence that exists on Lot 21. Regardless, no storage building of any kind may be built within 40 feet of the rear property line of Lot 21."

Executed this 21st day of June 1998.

David Barstow
David Barstow

Linda Barstow
Linda Barstow

STATE OF TEXAS §
COUNTY OF TRAVIS §

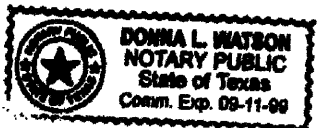
This instrument was acknowledged before me on 6/1, 1998 by David Barstow.

Donna L. Watson
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 6/1, 1998 by Linda Barstow.

Donna L. Watson
Notary Public, State of Texas



REAL PROPERTY RECORD
TRAVIS COUNTY TEXAS
13196 324

0071720000

TRAVIS COUNTY, TEXAS


6/3/98

Letto
James J. Hill
1507-B Waterloo Lane
Austin, Texas 78704

FILED
98 JUN -3 PM 4:27
DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

UNRECORDED DOCUMENT

STATE OF TEXAS
I hereby certify that the instrument was FILED on
the date and at the time stamped herein by me and
was duly RECORDED, in the Volume and Page of the
General RECORDS of Travis County, Texas, on

JUN 8 1998

Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

RECEIPTS: A00118136 - TRAVIS: 45621 - DEPT: REGULAR RECORD \$11.00
CASHIER: MONED - FILE DATE: 6/3/98 - TRAVIS DATE: 6/4/98
PAID BY: CHECK# 1560428

8438 88101

13196 3243

EXHIBIT D

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 Nordford
Cornerstone Architects
7000 Bee Caves 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

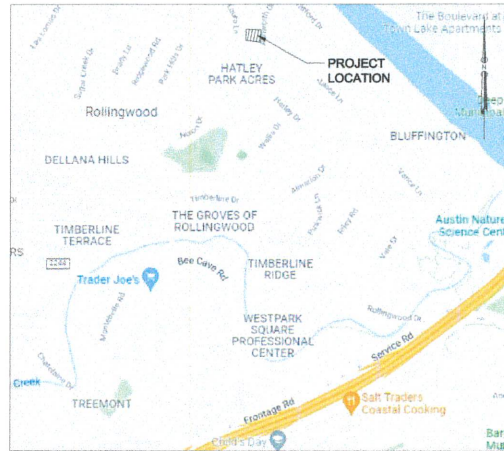
ACREAGE: 0.407 AC

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:

- 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.
- 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.
- 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.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REGULATIONS.
- 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

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

APPROVED BY:

CITY OF ROLLINGWOOD _____ DATE _____

REVISIONS/CORRECTIONS:

| NO. | REVISION DESCRIPTION | REVIEWED BY | DATE |
|-----|----------------------|-------------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED BY: CAG
DRAWN BY: CAG
CHECKED BY: BR

PROJECT NO. 208 ASHWORTH
FILE NO. 208 ASHWORTH DRAINAGE-2203
DATE: APRIL 2022
SCALE: AS SHOWN

RAINWATER HARVESTING, & GRAYWATER RECOVERY, & GREEN ROOF CONSULTING
P.O. Box 9883
Austin, Texas 78766
Phone: (512) 490-0932
http://www.iwsolutions.com

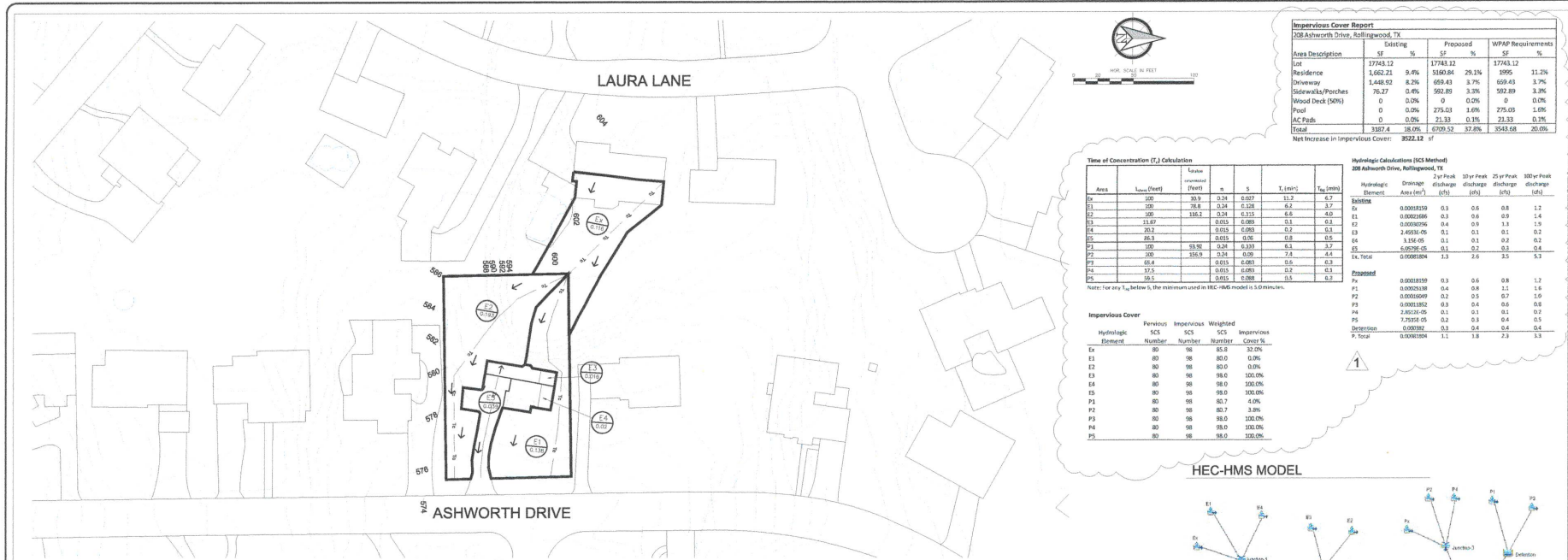
Innovative Water Solutions

COVER PAGE

RICHARDSON RESIDENCE
208 ASHWORTH DRIVE
ROLLINGWOOD, TX 78746

STATE OF TEXAS
CHRIS MAXWELL-GAINES
99248
Professional Engineer
4/10/2022

SHT 1 OF 5



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

Impervious Cover Report
208 Ashworth Drive, Rollinwood, TX

| Area Description | Existing | | Proposed | | WVAP Requirements | |
|------------------|---------------|--------------|----------------|--------------|-------------------|--------------|
| | SF | % | SF | % | SF | % |
| Lot | 17743.12 | 17743.12 | 17743.12 | 17743.12 | 17743.12 | 17743.12 |
| Residence | 1,662.21 | 9.4% | 3,160.84 | 29.1% | 3,995 | 22.2% |
| Driveway | 1,448.92 | 8.2% | 659.43 | 3.7% | 669.43 | 3.7% |
| Sidewalk/Porch | 76.27 | 0.4% | 592.89 | 3.3% | 582.89 | 3.3% |
| Wood Deck (P&H) | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Pool | 0 | 0.0% | 275.03 | 1.6% | 275.03 | 1.6% |
| AC Pads | 0 | 0.0% | 21.33 | 0.1% | 21.33 | 0.1% |
| Total | 2827.4 | 16.0% | 4789.53 | 27.2% | 5433.68 | 30.6% |

Net Increase in Impervious Cover: **3522.12** sf

Time of Concentration (T_c) Calculation

| Area | L _{max} (feet) | S _{max} (feet) | n | S | T _c (min) | T _c (min) |
|------|-------------------------|-------------------------|-------|-------|----------------------|----------------------|
| E1 | 100 | 20.9 | 0.34 | 0.037 | 13.2 | 6.2 |
| E2 | 100 | 78.8 | 0.34 | 0.136 | 6.2 | 3.7 |
| E3 | 100 | 156.2 | 0.34 | 0.315 | 6.6 | 4.0 |
| E4 | 13.67 | 0.015 | 0.083 | 0.11 | 0.1 | 0.1 |
| E5 | 20.3 | 0.015 | 0.083 | 0.2 | 0.3 | 0.3 |
| E6 | 26.3 | 0.015 | 0.08 | 0.3 | 0.5 | 0.5 |
| E7 | 100 | 53.92 | 0.34 | 0.133 | 6.3 | 3.7 |
| E8 | 66.4 | 156.9 | 0.34 | 0.309 | 7.9 | 4.4 |
| E9 | 17.5 | 0.015 | 0.083 | 0.2 | 0.3 | 0.3 |
| E10 | 36.3 | 0.015 | 0.083 | 0.3 | 0.5 | 0.5 |

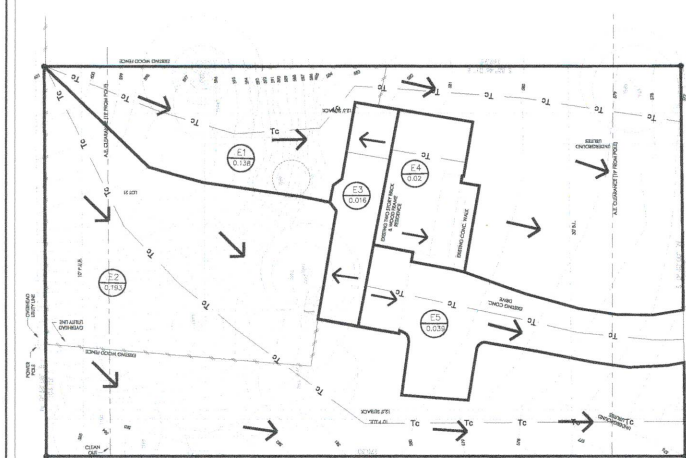
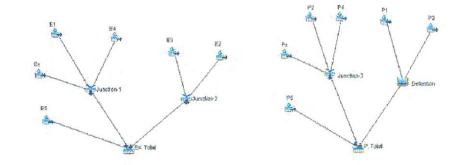
Hydrologic Calculations (HEC Method)
208 Ashworth Drive, Rollinwood, TX

| Hydrologic Element | Drainage Area (ac) | 2 yr Peak | | 10 yr Peak | | 25 yr Peak | | 100 yr Peak | |
|--------------------|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|--|
| | | discharge (cfs) | discharge (cfs) | discharge (cfs) | discharge (cfs) | discharge (cfs) | discharge (cfs) | | |
| Existing | | | | | | | | | |
| E1 | 0.00081959 | 0.3 | 0.6 | 0.8 | 1.2 | | | | |
| E2 | 0.00021696 | 0.3 | 0.6 | 0.9 | 1.4 | | | | |
| E3 | 0.00009296 | 0.4 | 0.8 | 1.1 | 1.9 | | | | |
| E4 | 2.492E-06 | 0.1 | 0.1 | 0.1 | 0.2 | | | | |
| E5 | 3.15E-05 | 0.1 | 0.1 | 0.2 | 0.2 | | | | |
| E6 | 6.092E-05 | 0.1 | 0.2 | 0.3 | 0.4 | | | | |
| E7 | 0.00081804 | 1.3 | 2.6 | 3.5 | 5.3 | | | | |
| Proposed | | | | | | | | | |
| P1 | 0.00081959 | 0.3 | 0.6 | 0.8 | 1.2 | | | | |
| P2 | 0.00021696 | 0.2 | 0.5 | 0.7 | 1.0 | | | | |
| P3 | 0.00009296 | 0.3 | 0.4 | 0.6 | 0.8 | | | | |
| P4 | 2.492E-05 | 0.1 | 0.1 | 0.1 | 0.2 | | | | |
| P5 | 7.792E-05 | 0.2 | 0.3 | 0.4 | 0.5 | | | | |
| Driveway | 0.00038 | 0.3 | 0.4 | 0.4 | 0.4 | | | | |
| P, Total | 0.00081804 | 1.1 | 1.8 | 2.3 | 3.3 | | | | |

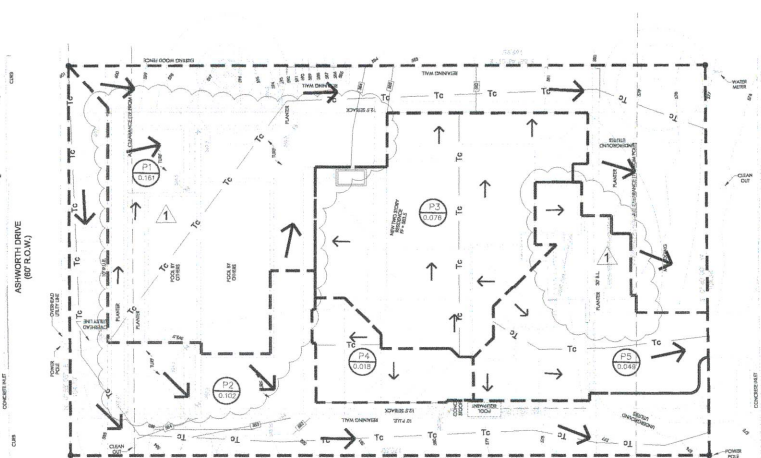
Impervious Cover

| Hydrologic Element | Permitted | | Impervious | | Weighted Cover % |
|--------------------|-----------|-----------|------------|-----------|------------------|
| | Area (ac) | Area (ac) | Area (ac) | Area (ac) | |
| E1 | 80 | 98 | 80.0 | 0.0% | |
| E2 | 80 | 98 | 80.0 | 0.0% | |
| E3 | 80 | 98 | 98.0 | 100.0% | |
| E4 | 80 | 98 | 98.0 | 100.0% | |
| E5 | 80 | 98 | 98.0 | 100.0% | |
| E6 | 80 | 98 | 98.0 | 100.0% | |
| E7 | 80 | 98 | 80.7 | 0.9% | |
| E8 | 80 | 98 | 80.7 | 0.9% | |
| E9 | 80 | 98 | 98.0 | 100.0% | |
| E10 | 80 | 98 | 98.0 | 100.0% | |
| E11 | 80 | 98 | 98.0 | 100.0% | |
| E12 | 80 | 98 | 98.0 | 100.0% | |

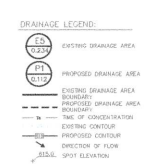
HEC-HMS MODEL



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-GAINES, P.E. 99248, ON APRIL 19, 2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER INDICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Innovative Water Solutions
"Water Focused" Engineering & Planning
TX PE FIRM REG. #11414
301 W. POWELL LN., STE. 206
AUSTIN, TEXAS 78753
OFFICE: 512-490-0932 www.watercache.com

DESIGNED BY: CMG
DRAWN BY: CMG
CHECKED BY: BW
AS SHOWN

PROJECT NO.: RICHARDSON RESIDENCE
FILE NO.: 208 ASHWORTH DRIVE PLANNING
DATE: APRIL 2022

NO. BY DATE REVISION
1 CMG/BW/TC CHANGE TO LANDSCAPE DESIGN AS SHOWN

DRAINAGE AREA MAPS AND CALCULATIONS

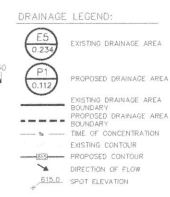
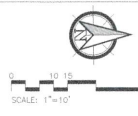
RICHARDSON RESIDENCE
208 ASHWORTH DRIVE
ROLLINWOOD, TX

Innovative Water Solutions
RAINWATER HARVESTING, GRAYWATER RECOVERY, & PESTICIDE CONSERVATION CONSULTING
Austin, Texas 78766
Phone: (512) 490-0932
http://www.watercache.com

STATE OF TEXAS
CHRIS MAXWELL-GAINES
P.E. 99248
REGISTERED PROFESSIONAL ENGINEER
PRACTICE ACT.

Chris Maxwell-Gaines

SHT 2 OF 5



GENERAL SITE NOTES:

- THE CONTRACTOR TO PROVIDE FINISHED GRADING AS SHOWN ON PLANS TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING(S).
- FINAL LOCATION OF PROPOSED RESIDENCE SHALL BE DETERMINED BY THE CONTRACTOR.
- UTILITY LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY FOR EXACT LOCATIONS.
- ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR'S SOLE EXPENSE.
- EROSION CONTROL BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION UNLESS AN EXISTING IMPERVIOUS SURFACE OR DRIVEWAY IS BEING USED AS THE CONSTRUCTION SITE ENTRANCE.
- ALL CONSTRUCTION MATERIALS AND WASTE SHALL BE STORED ONSITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS.
- NO EXISTING TREES OR TREE LIMBS SHALL BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
- DISPOSAL OF SOIL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND ALL RELATED CONSTRUCTION DOCUMENTS TO VERIFY AND COORDINATE DIMENSIONS, LOCATIONS, ELEVATIONS, FLOW LINES, PLACEMENT AND APPLICABILITY OF CONSTRUCTION COMPONENTS AS WELL AS THEIR RELATIONSHIP TO EACH OTHER AND THE EXISTING CONDITIONS.
- ANY DISCREPANCIES, CONFLICTS, AND OMISSIONS THAT ARE CRITICAL TO THE BID SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO HIS/HER BID, OR INCLUDED IN THE BID AS A PROPOSAL SOLUTION AND CHANGES TO DELIVER A COMPLETE PROJECT. ANY CHARGES AND ADDITIONAL WORKS REQUIRED TO CLARIFY DISCREPANCIES, CONFLICTS, AND OMISSIONS THAT ARE NOT IDENTIFIED WITH THE BID ARE CONSIDERED NON-CRITICAL TO THE BID, AND SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED IN THE TYPE OF CONSTRUCTION USED AND HAVE FULL KNOWLEDGE OF CONSTRUCTION METHODS AND PROCEDURES. CONTRACTOR SHALL COORDINATE ALL TRADES TO PROVIDE A COMPLETE PROJECT.
- THESE DRAWINGS, IN GENERAL, ARE DIAGRAMMATIC, AND NOT INTENDED TO BE USED AS A MANUAL FABRICATION, CONSTRUCTION METHODS, AND PLACEMENT SHALL COMPLY WITH STANDARD CONSTRUCTION PRACTICE AND APPLICABLE LOCAL CODE(S). IN THE ABSENCE OF THE LOCAL CODE, THE INTERNAL BUILDING CODE (LATEST EDITION) SHALL APPLY.
- THE EXACT LOCATIONS OF STRUCTURES AND IMPROVEMENTS SHOWN ON ENGINEER'S PLANS ARE BASED ON THE ARCHITECTURAL SITE PLAN AND/OR OWNER'S PLAN. THE ARCHITECT AND THE CONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL SITE RESTRICTIONS, SUCH AS BUILDING SETBACKS, RESTRICTIVE COVENANTS, PROPERTY LINES, AND HOMEOWNERS ASSOCIATIONS LIMITATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO THEIR FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.

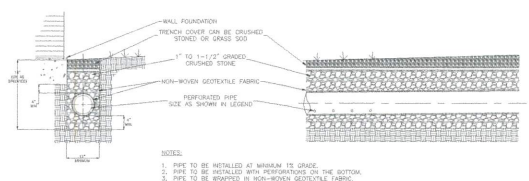
Impervious Cover Report
208 Ashworth Drive, Rollingwood, TX

| Area Description | Existing | | Proposed | | WPAP Requirements | |
|-------------------|---------------|--------------|----------------|--------------|-------------------|--------------|
| | SF | % | SF | % | SF | % |
| Lot | 17743.12 | | 17743.12 | | 17743.12 | |
| Residence | 1,662.21 | 9.4% | 5160.84 | 29.1% | 1995 | 11.2% |
| Driveway | 1,448.92 | 8.2% | 659.43 | 3.7% | 659.43 | 3.7% |
| Sidewalks/Porches | 76.27 | 0.4% | 592.89 | 3.3% | 592.89 | 3.3% |
| Wood Deck (50%) | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Pool | 0 | 0.0% | 275.03 | 1.6% | 275.03 | 1.6% |
| AC Pads | 0 | 0.0% | 21.33 | 0.1% | 21.33 | 0.1% |
| Total | 3187.4 | 18.0% | 6709.52 | 37.8% | 3543.68 | 20.0% |

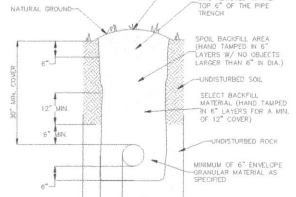
Net Increase in Impervious Cover: **3522.12** sf

Detention basin depths

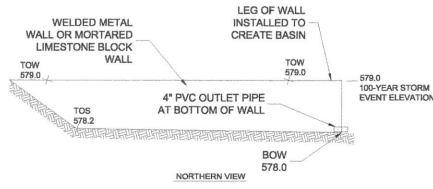
| Storm Event | Pond depth |
|-------------|------------|
| 2-year | 0.8 |
| 10-year | 0.9 |
| 25-year | 0.9 |
| 100-year | 1.0 |



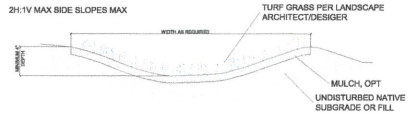
FRENCH DRAIN DETAIL
SCALE: NTS



PIPE EMBEDMENT DETAIL
SCALE: NTS



DETENTION BASIN ELEVATIONS
SCALE: NTS



VEGETATED SWALE DETAIL
SCALE: NTS

FOR RAINWATER HARVESTING SYSTEM DESIGN AND DETAILS, SEE SHEET 5.

Innovative Water Solutions
"Water Focused" Engineering & Planning
TX PE FIRM REG. #11414
501 W. POWELL LN., STE 206
AUSTIN, TEXAS 78753
OFFICE: 512-490-0832 www.watercache.com



Chris Maxwell-Gaines
SHT 3 OF 5

PROPOSED DRAINAGE AND GRADING PLAN

RICHARDSON RESIDENCE
208 ASHWORTH DRIVE
ROLLINGWOOD, TX

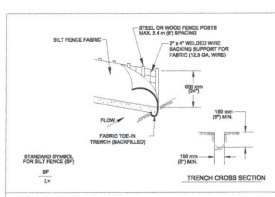
| NO. | BY | DATE | REVISION | PROJECT NO. | DESIGNED BY: CMG |
|-----|-----|----------|-----------------------------|-----------------------------|------------------|
| 1 | CMG | 04/18/22 | CHANGES TO LANDSCAPE DESIGN | 208 ASHWORTH DRIVE DRAINAGE | DRAWN BY: CMG |
| | | | | | CHECKED BY: BW |
| | | | | | DATE: APRIL 2022 |
| | | | | | SCALE: 1"=10' |

RAINWATER HARVESTING, DRAINAGE RECOVERY, & LANDSCAPE DESIGN CONSULTING
P.O. Box 8863
Austin, Texas 78766
Phone: (512) 490-0832
http://www.watercache.com



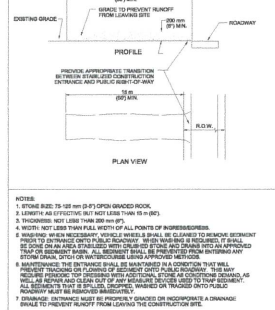
EROSION CONTROL LEGEND:

- LIMITS OF CONSTRUCTION
- SILT FENCE
- PROPERTY BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING CONTOUR
- SILT PROTECTOR

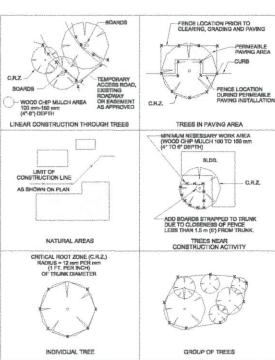


- SILT FENCE FABRIC SHALL BE INSTALLED ON A SLOPE ANGLE TO THE UNDISTURBED GROUND SURFACE. THE FABRIC SHALL BE SECURED TO THE GROUND SURFACE BY STAKES AT 10' INTERVALS. STAKES SHALL BE MADE OF 2" X 4" WOOD POSTS OR 1/2" GALVANIZED STEEL PIPE. STAKES SHALL BE DRIVEN TO A MINIMUM DEPTH OF 18" INTO THE GROUND. THE TOP OF THE SILT FENCE SHALL BE 18" ABOVE FINISHED GRADE. THE FABRIC SHALL BE STRETCHED TIGHT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE FABRIC SHALL BE MADE OF 100% POLYPROPYLENE OR 100% POLYESTER. THE FABRIC SHALL BE 18" WIDE AND SHALL BE MADE OF 100% POLYPROPYLENE OR 100% POLYESTER. THE FABRIC SHALL BE MADE OF 100% POLYPROPYLENE OR 100% POLYESTER.
- SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO EACH STAKE OR WOOD POST SUPPORT ON BOTH ENDS. FABRIC SHALL BE TURNED AT RIGHT ANGLES TO THE STAKE ON WOOD POSTS.
- SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE REPAIRED IMMEDIATELY AFTER EACH MAJOR WEATHER EVENT AND REPAIR ON WEATHERED FABRIC SHALL BE DONE IMMEDIATELY.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED OR AS NOT TO BE CLOSURE OR BEFORE FLOW ON DRAINAGE.
- APPROXIMATE SILT FENCE LOCATIONS SHALL BE INDICATED BY A DASHED LINE ON THIS PLAN. THE SILT FENCE SHALL BE CONSTRUCTED ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CONTRIBUTE TO EROSION OR SEDIMENTATION.

CITY OF AUSTIN
 REVISION: 06/20/21
 APPROVED: [Signature]



CITY OF AUSTIN
 REVISION: 06/20/21
 APPROVED: [Signature]

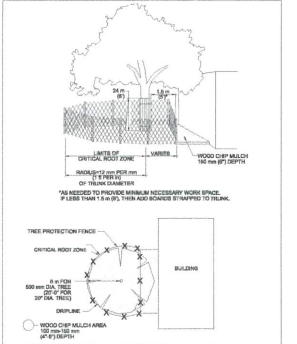


CITY OF AUSTIN
 REVISION: 11/15/20
 APPROVED: [Signature]

- EROSION CONTROL NOTES**
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
 - THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING, ON A REGULAR BASIS, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES INCLUDING THE SILT FENCES, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC. DURING CONSTRUCTION/DEMOLITION AND INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ANY ACCUMULATED SILT AND DEBRIS.
 - THE CONTRACTOR IS REQUIRED 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 50 (6) INCHES.
 - THE CONTRACTOR SHALL NOT BEGIN ANY WORK UNTIL TREE PROTECTION AND THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC. HAVE BEEN INSTALLED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS FREE OF MUD, DIRT, DEBRIS AND MATERIAL AT ALL TIMES AND SHALL CLEAN/SWEEP THE STREETS ON A REGULAR BASIS AND AT THE DIRECTION OF THE CITY.
 - INCREASED STORMWATER PEAK FLOWS DURING CONSTRUCTION MUST BE MITIGATED WITH TEMPORARY BEST MANAGEMENT PRACTICES TO PREVENT HARM TO NEIGHBORING PROPERTIES.
 - 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 OF CITY AUSTIN AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MAJOR CHANGES TO BE MADE AS TELL REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN WILL BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
 - THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

- TEMPORARY VEGETATIVE STABILIZATION:**
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CLOVER, RYE GRASS AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERBERA AT A RATE OF 1 POUNDS PER 1000 SF.
 - FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
 - HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
 - TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE. PROVIDED SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 - WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

- PERMANENT VEGETATIVE STABILIZATION:**
- 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 MOVED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDING IN ACCORDANCE WITH 2, BELOW.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERBERA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 95% GERMINATION. BERBERA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
 - FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 3/4 POUND PER 1000 SF.
 - HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
 - THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. MINIMAL OCCURRENCES OF 3/4 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
 - PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE. PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.



CITY OF AUSTIN
 REVISION: 06/20/21
 APPROVED: [Signature]

Innovative Water Solutions
 "Water Focused" Engineering & Planning
 TX PE FIRM REG. #11414
 501 W. POWELL LN., STE. 206
 AUSTIN, TEXAS 78753
 OFFICE: 512-490-0932 www.watercache.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRIS MAXWELL-GARCIA, P.E. 99248, ON APRIL 10, 2022. ALIENATION OF SEAL DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGNED BY: CMG
 DRAWN BY: CMG
 CHECKED BY: BW
 PROJECT NO.: 208 ASHWORTH
 FILE NO.: 208 ASHWORTH DRAINAGE PLANNING
 DATE: APRIL 10, 2022
 SCALE: 1/8" = 1'

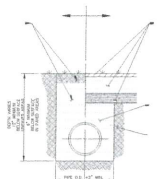


| NO. | BY | DATE | REVISION |
|-----|--------|---------|-----------------------------|
| 1 | CMG/BW | 4/10/22 | CHANGES TO LANDSCAPE DESIGN |

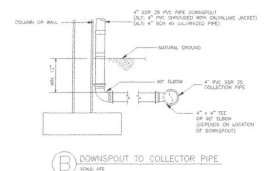
EROSION AND SEDIMENTATION CONTROL PLAN DETAILS AND NOTES

RICHARDSON RESIDENCE
 208 ASHWORTH DRIVE
 ROLLINGWOOD, TX

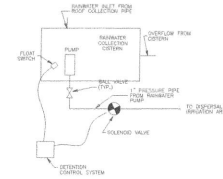




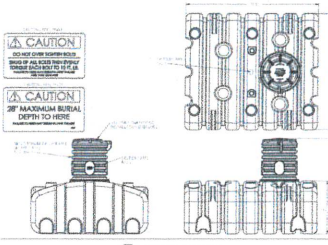
A RAINWATER COLLECTION PIPE EMBEDMENT (PAVED & NON-PAVED SURFACES)
SCALE: 1/8" = 1'-0"



B DOWNSPOUT TO COLLECTOR PIPE
SCALE: 1/8" = 1'-0"

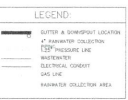


C RAINWATER COLLECTION SYSTEM AND DETENTION CONTROL SYSTEM SCHEMATIC
SCALE: 1/8" = 1'-0"

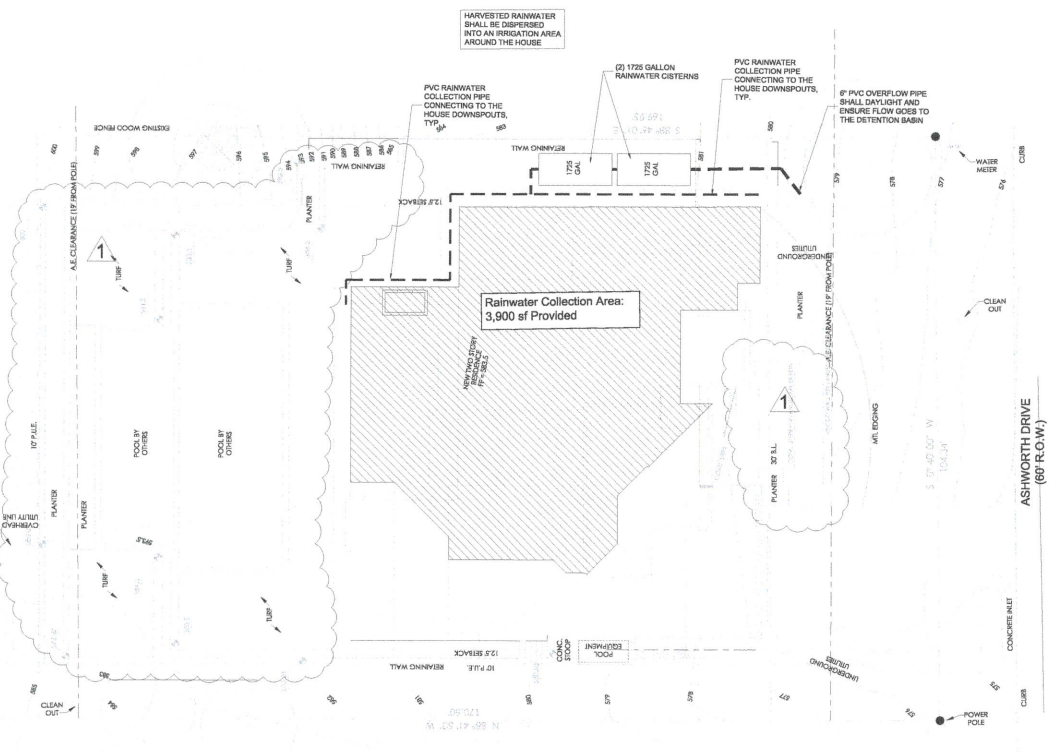


D SYSTEM DRAWING
SCALE: 1/8" = 1'-0"

- RAINWATER COLLECTION SYSTEM NOTES:**
- THIS PROPERTY DOES NOT REQUIRE A TCEQ EDWARDS AQUIFER WPAP RAINWATER HARVESTING SYSTEM (RWHS) SINCE THE EFFECTIVE IMPERVIOUS COVER IS BELOW 20%. THE EFFECTIVE IMPERVIOUS COVER WAS DETERMINED TO BE 20% THROUGH THE IMPLEMENTATION OF A RAINWATER COLLECTION SYSTEM. THE RAINWATER COLLECTION SYSTEM HAS BEEN DESIGNED TO CAPTURE RAINWATER FROM THE ROOF AREAS IN ORDER TO REDUCE THE TOTAL IMPERVIOUS COVER TO LESS THAN 20%. THIS TANK DOES NOT INCLUDE ROOF AREAS IN THE CALCULATION AS THE CALCULATION OF IMPERVIOUS COVER IS THE ROOF AREAS ARE BEING COLLECTED INTO A RAINWATER COLLECTION SYSTEM. THE HARVESTED RAINWATER SHALL BE COUSED OUT OF THE TANK WITHIN 7 DAYS AS PER TCEQ CHAPTER 21.1. THE PROPERTY OWNER WILL EXECUTE A WRITTEN AGREEMENT THAT WILL DOCUMENT THE PROPERTY'S DESIGN FROM EDWARDS AQUIFER WPAP INTO A RAINWATER COLLECTION SYSTEM TO MAINTAIN THE PROPER OPERATION OF THE RAINWATER COLLECTION SYSTEM.
 - RAINWATER COLLECTION SYSTEM SHALL BE DESIGNED AS PER TCEQ CHAPTER 21.1 FOR COLLECTION PURPOSES ONLY AND BE RELEASED OUTDOORS. NO CONNECTION TO ANY INDOOR PLUMBING SHALL BE MADE.
 - THE RAINWATER COLLECTION PIPING AND OVERFLOW PIPING SHALL BE BURIED A MINIMUM OF 6" UNDERLOW WATER FROM THE RAINWATER COLLECTION SYSTEM SHALL BE ROUTED AS SHOWN ON PLANS TO FLOW AWAY FROM ANY STRUCTURE.
 - THE REQUIRED VOLUME OF RAINWATER MUST BE EXPIRED WITHIN 7 DAYS AFTER A RAIN EVENT ENDS.
 - EDWARDS AQUIFER WPAP, THE INFILTRATION RATE AT WHICH THE SOIL CAN ACCEPT THE RAINWATER STORAGE WATER MUST BE PROVIDED BASED ON THE APPLICATION RATE, SOIL POREDENSITY, WATER QUALITY VOLUME, AND THE ACTUAL INFILTRATION TIME. THE INFILTRATION AREA AND SYSTEM MUST BE INCLUDED WITHIN THE WATER QUALITY EVALUATION.
 - EDWARDS AQUIFER WPAP, INFILTRATION RATE MUST NOT EXCEED 0.50 INCHES PER HOUR.
 - EDWARDS AQUIFER WPAP, CALCULATIONS MUST BE PROVIDED WHICH DEMONSTRATE THAT ADEQUATE DISPERSAL AREA WILL BE PROVIDED BASED ON THE APPLICATION RATE, SOIL POREDENSITY, WATER QUALITY VOLUME, AND THE ACTUAL INFILTRATION TIME. THE INFILTRATION AREA AND SYSTEM MUST BE INCLUDED WITHIN THE WATER QUALITY EVALUATION.
 - ALL DISPERSAL SYSTEM DISTRIBUTION AND LATERAL PIPING MUST BE SCHEDULE 40 PURPLE PVC. ALL PIPES AND ELECTRICAL BUNDLES PASSING THROUGH FOUNDATIONS OR PAVED AREAS MUST BE SCHEDULE 40 PURPLE PVC PIPE WITH SOLID PVC ELBOW JOINTS. ELBOWS MUST BE SCHEDULE 40 PURPLE PVC. ALL PIPES MUST BE MARKED WITH DETECTABLE MARKING TAPE LABELED "CAUTION: BURIED NON-PORTABLE WATER LINE BELOW".
 - VALVES ALL VALVES MUST BE DESIGNED SPECIFICALLY FOR STORMWATER AND BE OF APPROPRIATE DESIGN FOR THE INTENDED PURPOSE. ALL VALVE COUPLING GATE AND OUCH COUPLING VALVES MUST BE LOCATED IN 12-INCH OR LARGER PLASTIC WASTE BOXES WITH PURPLE COUPLING. ALL PIPES AND VALVES MUST BE MARKED TO INDICATE THAT THEY CONTAIN NON-PORTABLE WATER. ALL PIPING MUST BE BURIED TO PROTECT IT FROM WEATHER AND MINIMUM 6" DEPTH AND METHOD OF BURIAL MUST BE ADEQUATE TO PROTECT THE PIPE FROM VEHICULAR TRAFFIC, SUCH AS MAINTENANCE EQUIPMENT. VELOCITIES IN ALL PIPELINES SHOULD BE SUFFICIENT TO PREVENT SETTLING OF SOLIDS. THE IRRIGATION DESIGN AND LAYOUT MUST BE INTEGRATED WITH THE TREATMENT PLAN AND PRESENTED AS PART OF THE SITE PLAN OR SUBMITTAL CONSTRUCTION PLAN.
 - VEGETATION: THE IRRIGATION AREA MUST HAVE NATIVE VEGETATION OR BE RESEEDING OR RE-ESTABLISHED WITH NATIVE VEGETATION UNLESS APPROVED BY THE DIRECTOR. THESE AREAS MUST NOT RECEIVE ANY FERTILIZERS, PESTICIDES, OR HERBICIDES.
 - SOIL: A MINIMUM OF 12 INCHES OF SOIL WITH THE IDENTIFIED PERMEABILITY RATES, MUST BE PRESENT IN THE DISPERSAL AREA. SOIL ENHANCEMENT IS ALLOWED TO ACHIEVE THIS REQUIREMENT.



NOTE: SEE ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS



TCEQ Edwards's Aquifer WPAP Rainwater Harvesting System Design Calculations
208 Ashworth Drive, Rollingwood, TX

| | | |
|---|-----|---------|
| Area of lot (sf) | | 17,743 |
| Impervious Cover (sf) | 20% | 3,549 |
| Impervious Cover - Proposed (sf) | | 6705.52 |
| Impervious Cover - Required capture (sf) | | 3,161 |
| Required Rainwater Capture Depth (inches) | | 1.5 |
| Water Quality Volume (gallons) | | 2,955 |

| | | |
|---|----|---------|
| On-site soil | Cs | |
| Soil Infiltration Rate (in/hr) | | 0.06 |
| Drawdown Time (hours) | | 168 |
| Required Irrigation Field Area (sf): WQV / (infiltration rate x drawdown) | | 470,371 |
| Provided Irrigation Field Area (sf) | | 470.4 |

DESIGNED BY: LMC
DRAWN BY: BH
CHECKED BY: BH

PROJECT NO.: 208 ASHWORTH
FILE NO.: 208 ASHWORTH (RAINWATER)
DATE: APRIL 10, 2024
SCALE: 1" = 10'

NO. BY DATE REVISION
1 DMP/ABZ

RICHARDSON RESIDENCE
208 ASHWORTH DRIVE
ROLLINGWOOD, TX

RAINWATER HARVESTING SYSTEM FOR TCEQ REQUIREMENTS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRIS MAXWELL-GAMES, P.E. 99248, ON APRIL 10, 2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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501 W. POWELL LN., STE. 206
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STATE OF TEXAS
CHRIS MAXWELL-GAMES
99248
LICENSED PROFESSIONAL ENGINEER

Ch. Maxwell

SHT 5 OF 5



EXHIBIT B

TREE LEGEND

- 1/4 CRITICAL ROOT ZONE (NO CUT/PRUNE)
- 1/2 CRITICAL ROOT ZONE (NO CUT/PRUNE)
- CRP ZONE

| DRYNO | TAG NO. | SIZE | SPECIES |
|--------|---------|---------|---------------------|
| REMOVE | 1142 | 14" | MULTIFLORA MAGNOLIA |
| REMOVE | 1167 | 11 1/2" | OAK |
| REMOVE | 1188 | 14" | OAK |
| REMOVE | 1209 | 8" | HACK |
| REMOVE | 1210 | 12 1/2" | OAK |
| REMOVE | 1211 | 12" | OAK |
| REMOVE | 1212 | 8 1/2" | OAK |
| REMOVE | 1213 | 27" | OAK |
| REMOVE | 1214 | 11 1/2" | OAK |
| REMOVE | 1215 | 16" | OAK |
| REMOVE | 1216 | 13" | OAK |
| REMOVE | 1217 | 10" | OAK |
| REMOVE | 1218 | 8 1/2" | HACK |
| REMOVE | 1219 | 8 1/2" | HACK |

LEGAL DESCRIPTION

FOR ASHWORTH DRIVE, LOT 21, ROLLINGWOOD PARK, LESLIE SECTION 2, TRAVIS COUNTY, TEXAS, TRAVIS COUNTY, TEXAS COUNTY

AUTOMATIC SPRINKLER SYSTEM

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2018 IRC POSUM STANDARDS SHALL BE INSTALLED AND THE CONTRACTOR SHALL PROVIDE THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED PLUMBER WITH THE IRC POSUM REQUIREMENTS OR A TEXAS LICENSED PLUMBER WITH THE IRC POSUM REQUIREMENTS ON THESE PLANS. THE SPRINKLER PLANS MUST BE SEPARATELY REVIEWED, APPROVED, USED AND INSPECTED BY AND PRIOR TO COVERING THE WALLS AND CEILING. A FLOOR TEST OF THE DEMANDING AREA WILL BE REQUIRED.

IMPERVIOUS COVER CALCULATIONS

| AREA NAME | EXISTING | ACROSS | TOTAL |
|--|-------------|--------------|--------------|
| TOTAL LOT AREA: | 172,412 SF | | |
| DRIVEWAY | 1,623.21 SF | 3,496.43 SF | 5,119.64 SF |
| AC/FYDE | 0.00 SF | 21.33 SF | 21.33 SF |
| CONC. WALKWAY | 0.00 SF | 541.84 SF | 541.84 SF |
| DRIVEWAY | 1,488.92 SF | 789.49 SF | 4,268.41 SF |
| POOL, COUPLING | 0.00 SF | 19,288.81 SF | 19,288.81 SF |
| POOL EQUIPMENT | 0.00 SF | 44,919 SF | 44,919 SF |
| POOL STORAGE | 6,021 SF | 36,009 SF | 36,009 SF |
| POOL TERRACE | 0.00 SF | 6,021 SF | 6,021 SF |
| TOTAL IMPERVIOUS | 3,167.93 SF | 3,547.34 SF | 6,715.27 SF |
| TOTAL PROJECT IMPERVIOUS COVERAGE @ 6,734.74 SF = 37.96% | | | |

CURRENT ADOPTED CODES

- THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES:
- INTERNATIONAL BUILDING CODE - 2018 EDITION
 - INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2018 EDITION
 - UNIFORM PLUMBING CODE - 2014 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER.
 - INTERNATIONAL MECHANICAL CODE - 2014 EDITION
 - NATIONAL ELECTRICAL CODE 2014 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION
 - INTERNATIONAL FIRE CODE - 2018 EDITION AS AMENDED BY TRAVIS COUNTY ORDINANCES
 - INTERNATIONAL GAS CODE - 2018 EDITION

SITE LEGEND

- CONSTRUCTION FENCE
- BENCH MARK
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- DRAIN INLET
- TOWER
- CLEANOUT
- GAS METER
- GAS METER BOX
- WATER METER
- TELEPHONE PRESTAL
- C.A.T.V. PRESTAL
- FIBER OPTICS
- TELECOMMUNICATIONS
- MANHOLE - WATER
- MANHOLE - ELECTRIC
- MANHOLE - SEWER
- SURVEY POINT
- TREE WINDLASS

POOL NOTE:

- NEW FENCING TO BE IN ACCORDANCE WITH SECTION 190.21 THROUGH 190.24 IN 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE.
- ALL WINDOWS & DOORS WITH DIRECT ACCESS TO THE POOL / SPA TO HAVE AN ALARMS. REFER TO SPECIFICATIONS FOR DETAILS.

GENERAL SITE NOTES

- BUILDER TO RESURFACE TOP OF FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXISTING FOUNDATION TO BE MINIMUM 6" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OF PER INTERNATIONAL REQUIREMENTS UNLESS ALL ENCLOSED FOUNDATIONS.
- THERE ARE NO CRAWLER BEVER PILES WITHIN THE LOT FOOTPRINT OR 10' BEYOND THE SETBACK LIMITS.
- UTILITY LINE LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- PROTECT CONTROL WAREDS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABLISHED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTROL ALL DRIVEWAY, WALKWAY AND P.V.C. LAYOUTS AND PROTECT PRIOR TO COMMENCEMENT WORK.
- PROTECT CONTROL AND SPANION JOINS AS REQUIRED ON CONCRETE DRIVE, WALLS AND PAVES.
- ALL EXISTING HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. CHECK RESTRICTIONS OF SUBDIVISION OF NEIGHBORHOOD ASSOCIATION.
- CHANGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ACCESS.
- LOCATION OF ALL EXISTING AND EXTERIOR DRIVEWAY LIGHTS TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WARE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DEBRISED WITHOUT OWNER APPROVAL.
- ALL STAMPS AND ROOSTS SHALL BE REMOVED FROM THE SITE TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE RESIDENCE.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY ONLY WATER AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

ROLLINGWOOD CONSTRUCTION REQUIREMENTS

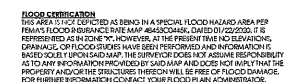
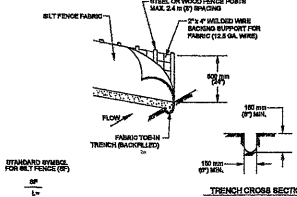
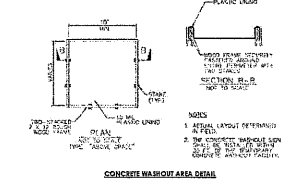
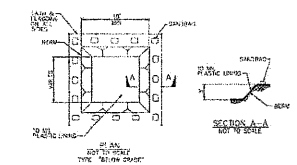
- CONSTRUCTION HOURS ARE FROM 7:00 A.M. TO 7:00 P.M. MOBILE THROUGH FRONTY CONSTRUCTION AND DEMOLITION ARE NOT PERMITTED DURING CITY HOLIDAYS OR ON WEEKENDS.
- OUTER INTERIOR CONSTRUCTION WORK IS PERMITTED BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM DURING THE WEEK. MEETS THE FOLLOWING REQUIREMENTS:
 - TAKE PLACE WHOLLY WITHIN A DRAINAGE STRUCTURE
 - DOES NOT REQUIRE LAID EQUIPMENT SUCH AS CRANE, TRUCKS, DOZERS, GRADERS OR OTHER MACHINERY
 - DOES NOT CREATE A HAZARDOUS CONDITION RELATIVE TO TRAFFIC, PEDESTRIANS, OR OTHER CONVEYANCE, AND IS NOT IN VIOLATION OF ANY OTHER CITY ORDINANCE.
- A SIGN NOTIFYING THE CONSTRUCTION HOURS SHALL BE POSTED ON THE NEAR OR PROXIMATE TO THE CONSTRUCTION METHOD, AND SHALL REMAIN FOR THE DURATION OF THE PROJECT.
- HEAVY CONSTRUCTION VEHICLES MUST COMPLY WITH DESIGNATED CONSTRUCTION ROUTES.
- SILT FENCES MUST BE IN PLACE BEFORE THE START OF CONSTRUCTION, AND REMAIN UNTIL LANDSCAPING IS COMPLETED.
- DIRT, FILL, GRAVEL, OR OTHER PERMEABLE MATERIALS MUST BE STORED WITHIN A SILT FENCE, OR SECURELY COVERED WITH A WATER-RESISTANT TARP.
- CONSTRUCTION SITES MUST BE KEPT CLEAN AT ALL TIMES. TRUCKS, TRAILERS, AND OTHER EQUIPMENT SHALL BE KEPT CLEAN AND MAINTAINED. REGULARLY EMPTIED.
- THE LOCATION OF PORTABLE TOILETS, CONSTRUCTION CONTAINERS, AND MATERIALS STORAGE SHALL BE NOTED ON A SITE PLAN AND SUBMITTED AS OR BEFORE THE PRE-CONSTRUCTION MEETING.
- A SET OF SANITARY OR OTHERWISE APPROVED PLANS FOR THE OFFICE OF DEVELOPMENT SERVICES MUST BE KEPT ON-SITE AT ALL TIMES. NO CHANGES TO THESE PLANS SHALL BE MADE WITHOUT APPROVAL FROM THE OFFICE OF DEVELOPMENT SERVICES.
- A COPY OF THE BUILDING PERMIT ISSUED BY THE OFFICE OF DEVELOPMENT SERVICES SHALL BE KEPT ON-SITE AT ALL TIMES, AND SHALL BE ALL REQUIRED INSPECTIONS AS DESCRIBED IN THE PLAN REVIEW.

TO READ THE ZONE CODE AS RELATES TO THE MANNER OF CONDUCTING CONSTRUCTION, SEE SECTIONS 101-245.1 OR 101-254 OR 101-257.

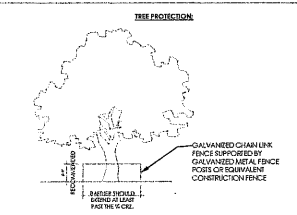
<https://www.ci.rollingwood.tx.us/DocumentCenter/View/10000/Ordinance-Code-Of-City-Of-Rollingwood-Texas>

CITY OF ROLLINGWOOD CONSTRUCTION NOTES:

- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(F), ALL FENCES SHALL BE MAINTAINED IN GOOD CONDITION.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(B), IF A FENCE ALONG THE SIDE OR REAR OF A LOT OR PROPERTY IS DEDICATED TO THE PROPERTY LINE, ADEQUATE ACCESS TO UTILITY LINES AND METERS SHALL BE PROVIDED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(D)(1), IF ONLY ONE SIDE OF THE FENCE IS BARRIERS OR OTHER BARRIERS MATERIAL, THE FENCED SIDE SHALL FACE AWAY FROM THE INTERIOR OF THE PROPERTY. IF SUPPORT COMPONENTS ARE PROVIDED ON ONLY ONE SIDE OF THE FENCE, SUCH SUPPORT COMPONENTS SHALL BE ON THE SIDE FACING THE INTERIOR OF THE PROPERTY.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(B)(2), NO CHAIN LINK, BARBED WIRE, OR ELECTRIFIED FENCES SHALL BE INSTALLED OR MAINTAINED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(B)(3), NO FENCE, INCLUDING DECORATIVE OR ORNAMENTAL FENCES, SHALL BE DESIGNED TO INCLUDE OR BE COMPOSED OF BARBED WIRE, BROKEN GLASS OR ANY EXPLODED SHARP OR POINTED MATERIALS THAT MAY HARMENES OR HARM PETS OR ANIMALS.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(B)(4), OUTDOOR SWIMMING POOLS ENCLOSED, CONFINED OR SUBSTANTIALLY ALIGNED AFTER MARCH 1, 1988, SHALL BE ENCLOSED BY A FENCE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS ADOPTED BY THE CITY. IF THE FENCE IS 3.6 METERS OR GREATER IN HEIGHT, PLEASE SHOW HOW STAIRS WILL BE ENCLOSED TO PROVIDE ACCESS TO THE POOL.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 197-34(B)(5), OVERHEAD LIGHTING IN SWIMMING POOL AREAS IS PROHIBITED.
- PER CITY OF ROLLINGWOOD CITY ORDINANCE SECTION 197-71, BICYCLES AS MAY BE REQUIRED BY APPLICABLE CODES, NO CHAINSAW, AND OTHER POWER TOOLS OR EQUIPMENT MAY BE STORED ABOVE THREE FEET ABOVE THE HIGHEST ROOF OF THE COUPLING OF A FLOOR ABOVE THE LINE OF A MANHOLE OR ABOVE A FENCED OR CRIPPED ROOF.
- NO PORTION OF ANY BUILDING OR STRUCTURE MAY EXCEED 30 FEET IN HEIGHT. PER ROLLINGWOOD CITY ORDINANCE SECTION 197-71, PLEASE PROVIDE THE GROUND ELEVATION USED FOR THE REFERENCE DATA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING, ON A REGULAR BASIS, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES INCLUDING SILT FENCES, FENCES, CONSTRUCTION DRAINAGE, ROCK FILTER DRAINS, ETC., DURING CONSTRUCTION OPERATION AND MAINTAINING THEM THROUGHOUT THE CONSTRUCTION PERIOD.
- IF THE CONTRACTOR SHALL NOT BEGIN ANY WORK UNDER TREE PROTECTION AND EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SUCH AS SILT FENCES, CONSTRUCTION ENHANCERS, ROCK FILTER DRAINS, ETC., HAVE BEEN INSTALLED.
- IF THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS FREE OF SAID DEBRIS AND MATERIALS AT ALL TIMES AND SHALL CLEAN UP THE DEBRIS ON A REGULAR BASIS AND AT THE DISCRETION OF THE CITY.
- INCREASED DOWNPOUR PEAK FLOWS DURING CONSTRUCTION MUST BE MITIGATED WITH TEMPORARY BEST MANAGEMENT PRACTICES TO PREVENT HARM TO NEIGHBORING PROPERTY.

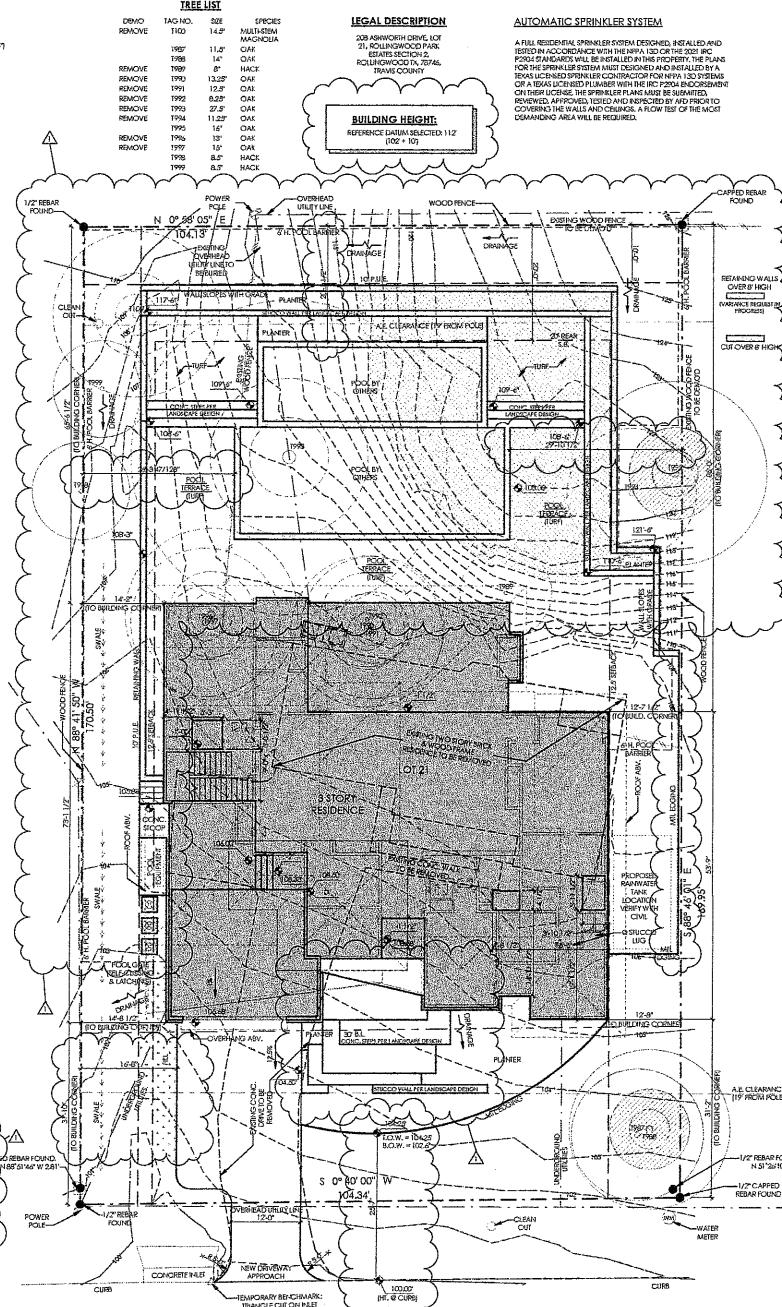


ROLLINGWOOD SITE PLAN NOTES



IF THE ARCHITECTS AND OWNER INTEND TO PROTECT ALL TREES IN PROXIMITY TO THE CONSTRUCTION AREA FROM DAMAGE OR HARM DUE TO CONSTRUCTION OF THE PROPOSED ONE- OR TWO-FAMILY RESIDENCE, THESE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF ALL TREES AND SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROLLINGWOOD PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS FREE OF SAID DEBRIS AND MATERIALS AT ALL TIMES AND SHALL CLEAN UP THE DEBRIS ON A REGULAR BASIS AND AT THE DISCRETION OF THE CITY.

ROLLINGWOOD SITE PLAN NOTES



CORNERSTONE ARCHITECTS

7000 BEE CAVE RD., SUITE 200, AUSTIN, TX 78746

PH: 737.222.9999

A CUSTOM RESIDENCE FOR

A RICHARDSON FAMILY

208 ASHWORTH DR., ROLLINGWOOD, TX 78746

PERMIT NO. 2022-03-08

SHEET: **A1** of 18

PROJECT NO: 2113

DRAWN BY: [Signature]

DATE: 09/27/2022

PROJECT NAME: [Signature]

EXHIBIT C

TREE LEGEND

- 1/4 CRITICAL ROOT ZONE (NO CURB/FILL)
- 1/2 CRITICAL ROOT ZONE (NO CURB/FILL > 4')
- CRIP-ZONE

TREE LIST

| DEMO | TAG NO. | SIZE | SPECIES |
|--------|---------|--------|---------------------|
| REMOVE | T100 | 14.5' | MULTI-STEM MAGNOLIA |
| REMOVE | 1987 | 11.0' | OAK |
| REMOVE | 1988 | 14" | OAK |
| REMOVE | 1989 | 8" | HACK |
| REMOVE | 1990 | 13.25' | OAK |
| REMOVE | 1991 | 12.5' | OAK |
| REMOVE | 1992 | 8.25' | OAK |
| REMOVE | 1993 | 27.5' | OAK |
| REMOVE | 1994 | 11.25' | OAK |
| REMOVE | 1995 | 16" | OAK |
| REMOVE | 1996 | 13" | OAK |
| REMOVE | 1997 | 16" | OAK |
| REMOVE | 1998 | 8.5' | HACK |
| REMOVE | 1999 | 8.5' | HACK |

LEGAL DESCRIPTION

208 ASHWORTH DRIVE, LOT 21, ROLLINGWOOD PARK, ESTATE SECTION 2, ROLLINGWOOD PL, 78746, TRAVIS COUNTY

AUTOMATIC SPRINKLER SYSTEM

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2021 IRC R904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLAN FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE IRC R904 ENDORSEMENT ON THEIR LICENSE. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILING. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

IMPERVIOUS COVER CALCULATIONS

| AREA NAME | EXISTING | ADDED | TOTAL |
|-------------------------|--------------------|--------------------|--------------------|
| RESIDENCE | 1,452.21 SF | 3,498.83 SF | 5,140.04 SF |
| AVC PAD | 0.00 SF | 21.33 SF | 21.33 SF |
| CONC. WALKWAY | 76.27 SF | 641.64 SF | 648.11 SF |
| DRIVEWAY | 1,448.92 SF | 789.47 SF | 694.43 SF |
| POOL COPING | 0.00 SF | 192.08 SF | 192.08 SF |
| POOL EQUIPMENT | 0.00 SF | 46.93 SF | 46.93 SF |
| POOL STORAGE | 0.00 SF | 36.00 SF | 36.00 SF |
| POOL TERRACE | 0.00 SF | 0.00 SF | 0.00 SF |
| TOTAL IMPERVIOUS | 3,107.40 SF | 3,647.24 SF | 6,754.74 SF |

TOTAL PROJECT IMPERVIOUS COVERAGE @ 6,734.74 SF = 37.96%

CURRENT ADOPTED CODES

- THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES:
- INTERNATIONAL BUILDING CODE - 2015 EDITION
 - INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION
 - UNIFORM PLUMBING CODE - 2018 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER
 - INTERNATIONAL MECHANICAL CODE - 2015 EDITION
 - NATIONAL ELECTRICAL CODE 2014 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION
 - INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6
 - INTERNATIONAL GAS CODE - 2015 EDITION

SITE LEGEND

- CONSTRUCTION FENCE
- SILT FENCE
- BENCHMARK
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ DROP INLET
- ⊕ SEWER
- ⊕ CLEANOUT
- ⊕ GAS METER
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ TELEPHONE PRECAST
- ⊕ C.A.T.V. PEDESTAL
- ⊕ FIBER OPTICS
- ⊕ TELECOMMUNICATIONS
- ⊕ MANHOLE - WATER
- ⊕ MANHOLE - TELEPHONE
- ⊕ MANHOLE - ELECTRIC
- ⊕ MANHOLE - SEWER
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT

POOL NOTES

- NEW RAILING TO BE IN ACCORDANCE WITH SECTIONS 305.2.1 THROUGH 305.7 IN 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE.
- ALL WINDOWS & DOORS WITH DIRECT ACCESS TO THE POOL / SPA TO HAVE AN ALARM THAT PRODUCES AUDIBLE WARNING WHEN OPENED IN ACCORDANCE WITH UL 2017.

GENERAL SITE NOTES

- BUILDER TO RESURFACE TO PROPER FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPLODED FOUNDATION TO BE MINIMUM OF 5' AND A MAXIMUM OF 10' ABOVE FINISHED GRADE OR PER SUBMITTAL REQUIREMENTS, UNLESS ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER PIPES WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SITE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATE - GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO MAINTAIN AND PAVE LAYOUT LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE CURB AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MANHOLE AND EXTERIOR DRIVEWAY LIGHTS TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHER AND PERMITS FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT

ROLLINGWOOD CONSTRUCTION REQUIREMENTS

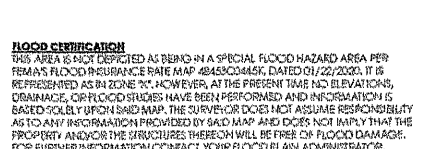
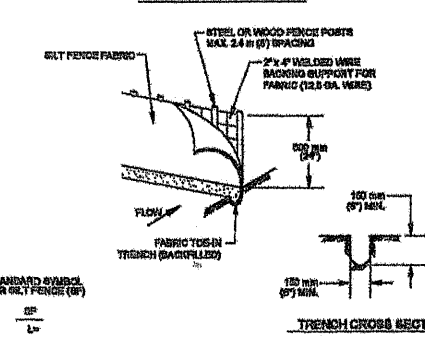
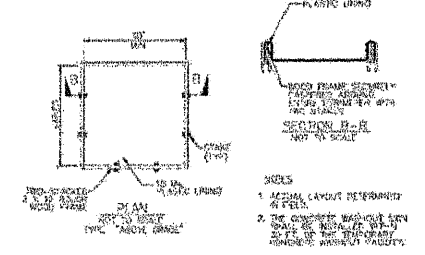
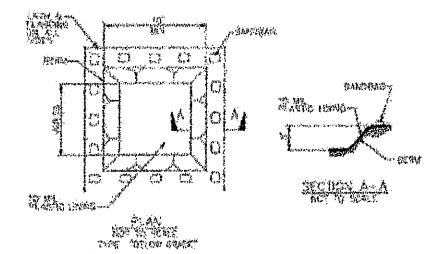
- CONSTRUCTION HOURS ARE FROM 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY. CONSTRUCTION AND DEMOLITION ARE NOT PERMITTED DURING CITY HOLIDAYS OR ON WEEKENDS.
- QUIET INTERIOR CONSTRUCTION WORK IS PERMITTED BETWEEN THE HOURS OF 10:00 A.M. AND 4:00 P.M. ON SATURDAYS IF THE WORK MEETS THE FOLLOWING REQUIREMENTS:
 - TAKES PLACE WHOLLY WITHIN A DRY-IN STRUCTURE
 - DOES NOT REQUIRE LARGE EQUIPMENT SUCH AS CEMENT TRUCKS, DUMPERS, CRANES OR DUMP TRUCKS.
 - DOES NOT CREATE A NUISANCE CONDITION RELATED TO NOISE, TRAFFIC, DUST, OR OTHER CONDITIONS, AND IS NOT IN VIOLATION OF ANY OTHER CITY ORDINANCE.
- A SIGN NOTING THE CONSTRUCTION HOURS SHALL BE POSTED ON SITE AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING, AND SHALL REMAIN FOR THE DURATION OF THE PROJECT.
- HEAVY CONSTRUCTION VEHICLES MUST COMPLY WITH DESIGNATED CONSTRUCTION ROUTES.
- SILT FENCES MUST BE IN PLACE BEFORE THE START OF CONSTRUCTION, AND REMAIN UNTIL LANDSCAPING IS COMPLETED.
- DIRT, FILL, GRAVEL, OR OTHER PERVIOUS MATERIALS MUST BE STORED WITHIN A SILT FENCE, OR SECURELY COVERED WITH A WATER-RESISTANT TARP.
- CONSTRUCTION SITES MUST BE KEPT CLEAN AT ALL TIMES, FREE OF TRASH AND DEBRIS. CONSTRUCTION SITES MUST HAVE A SOLID-SIDED TRASH CONTAINER, CANNOT BE COVERED, AND MUST BE REGULARLY EMPTIED.
- THE LOCATION OF PORTABLE TOILETS, CONSTRUCTION CONTAINERS, AND MATERIALS STAGING NEEDS TO BE NOTED ON A SITE PLAN AND SUBMITTED AT OR BEFORE THE PRE-CONSTRUCTION MEETING.
- A SET OF STAMPED, OR OTHERWISE APPROVED PLANS BY THE OFFICE OF DEVELOPMENT SERVICES MUST BE KEPT ON-SITE AT ALL TIMES. NO CHANGES TO THE PLANS SHALL BE MADE WITHOUT APPROVAL FROM THE OFFICE OF DEVELOPMENT SERVICES.
- A COPY OF THE BUILDING PERMIT ISSUED BY THE OFFICE OF DEVELOPMENT SERVICES SHALL BE KEPT ON-SITE AT ALL TIMES, AND SHALL LIST ALL REQUIRED INSPECTIONS AS DETAILED IN THE PLAN REVIEW.

TO READ THE ENTIRE CODE AS IT RELATES TO THE MANAGER OF CONDUCTING CONSTRUCTION, SEE SECTIONS 101-245 TO 101-254, OR VISIT:

<https://library.rollingwood.com/traviscountycodeofordinances/rollingwoodcitycodeofordinances>

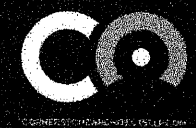
CITY OF ROLLINGWOOD CONSTRUCTION NOTES

- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-34(1), ALL FENCES SHALL BE MAINTAINED IN GOOD CONDITION.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-34(2), IF A FENCE ALONG THE SIDE OR REAR OF A LOT OR PROPERTY IS ERECTED TO THE PROPERTY LINE, ADEQUATE ACCESS TO UTILITY LINES AND METERS SHALL BE PROVIDED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-34(3)(7), IF ONLY ONE SIDE OF THE FENCE IS STAINED WOOD OR OTHER FINISHED MATERIAL, THE FINISHED SIDE SHALL FACE AWAY FROM THE INTERIOR OF THE PROPERTY; IF SUPPORT COMPONENTS ARE PROVIDED ON ONLY ONE SIDE OF THE FENCE, SUCH SUPPORT COMPONENTS SHALL BE ON THE SIDE FACING THE INTERIOR OF THE PROPERTY.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-34(1)(9), NO CHAIN LINK, BARBED WIRE, OR ELECTRIFIED FENCES SHALL BE INSTALLED OR MAINTAINED.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-34(1)(10), NO FENCE, INCLUDING DECORATIVE OR ORNAMENTAL FENCE TOPS, SHALL BE DESIGNED TO INCLUDE OR BE CONSTRUCTED OF BARBED WIRE, BROKEN GLASS OR ANY EXPOSED SHARP OR POINTED MATERIALS THAT MAY PENETRATE OR IMPALE PERSONS OR ANIMALS.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-36(1)(c), OUTDOOR SWIMMING POOLS ERECTED, CONSTRUCTED OR SUBSTANTIALLY ALTERED AFTER MARCH 1, 1988, SHALL BE COMPLETELY ENCLOSED BY A FENCE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS ADOPTED BY THE CITY. IF THE POOL IS ABOVE GROUND BY THE REQUIRED HEIGHT, PLEASE SHOW HOW STAIRS WILL BE ENCLOSED TO PREVENT ACCESS TO THE POOL.
- PER ROLLINGWOOD CITY ORDINANCE SECTION 107-36(1), OVERHEAD LEISHING IN SWIMMING POOL AREAS IS PROHIBITED.
- PER CITY OF ROLLINGWOOD CITY ORDINANCE SECTION 107-71, EXCEPT AS MAY BE REQUIRED BY APPLICABLE CODES, NO CHIMNEY, AIR-VENT, LEAKING ROD OR REQUIRED EQUIPMENT OR BARRED MORE THAN THREE FEET ABOVE THE HIGHEST POINT OF THE CORNING OF A FLAT ROOF/DECK LINE OF A MANHOLE ROOF OR THE GABLE OF A PITCHED OR HIPPED ROOF.
- NO PORTION OF ANY BUILDING OR STRUCTURE MAY EXCEED 35 FEET IN HEIGHT, PER ROLLINGWOOD CITY ORDINANCE SECTION 107-71. PLEASE PROVIDE THE GROUND ELEVATION USED FOR THE REFERENCE DATUM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING, ON A REGULAR BASIS, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES INCLUDING THE SILT FENCES, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC., DURING CONSTRUCTION/DEMOLITION AND INCLUDING THE REMOVAL AND PROPER DISPOSAL OF TOPSOIL, WASTE SILT AND DEBRIS.
 - THE CONTRACTOR SHALL NOT BEGIN ANY WORK UNTIL TREE PROTECTION AND THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC., HAVE BEEN INSTALLED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE



ROLLINGWOOD SITE PLAN NOTES

- IT IS THE ARCHITECT'S AND OWNER'S INTENT TO PROTECT ALL TREES IN PROXIMITY TO THE CONSTRUCTION AREA FROM DAMAGE OR INJURY DUE TO CONSTRUCTION. THE SUGGESTIONS FOR TREE PROTECTION PROVIDED IN THESE DRAWINGS ARE EXPLICITLY NOT GUARANTEED TO FULLY PROTECT THE TREES. IF IT IS HIGHLY RECOMMENDED THAT A TREE SPECIALIST BE HIRED AND THAT SUCH COST BE REVIEWED WITH OWNER FOR APPROVAL PRIOR TO PROCUREMENT OF TREE SPECIALIST SERVICES. IF CONTRACTOR DOES NOT REVIEW WITH OWNER HIS OR HER WILLINGNESS OR NON-WILLINGNESS TO HIRE SUCH SPECIALIST, THEN IT WILL BE CONSIDERED AS CONTRACTOR'S WILLINGNESS TO ACCEPT LIABILITY FOR PROTECTING THE TREES FROM ANY DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
- GALVANIZED CHAIN LINK FENCE SUPPORTED BY GALVANIZED METAL FENCE POSTS OR EQUIVALENT CONSTRUCTION FENCE.
- BARBED WIRE SHALL BE INSTALLED AT LEAST FIVE FEET IN CRZ.



CORNERSTONE ARCHITECTS

7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.259.0007

A CUSTOM RESIDENCE FOR RICHARDSON FAMILY

208 ASHWORTH DR. ROLLINGWOOD, TX 78746

