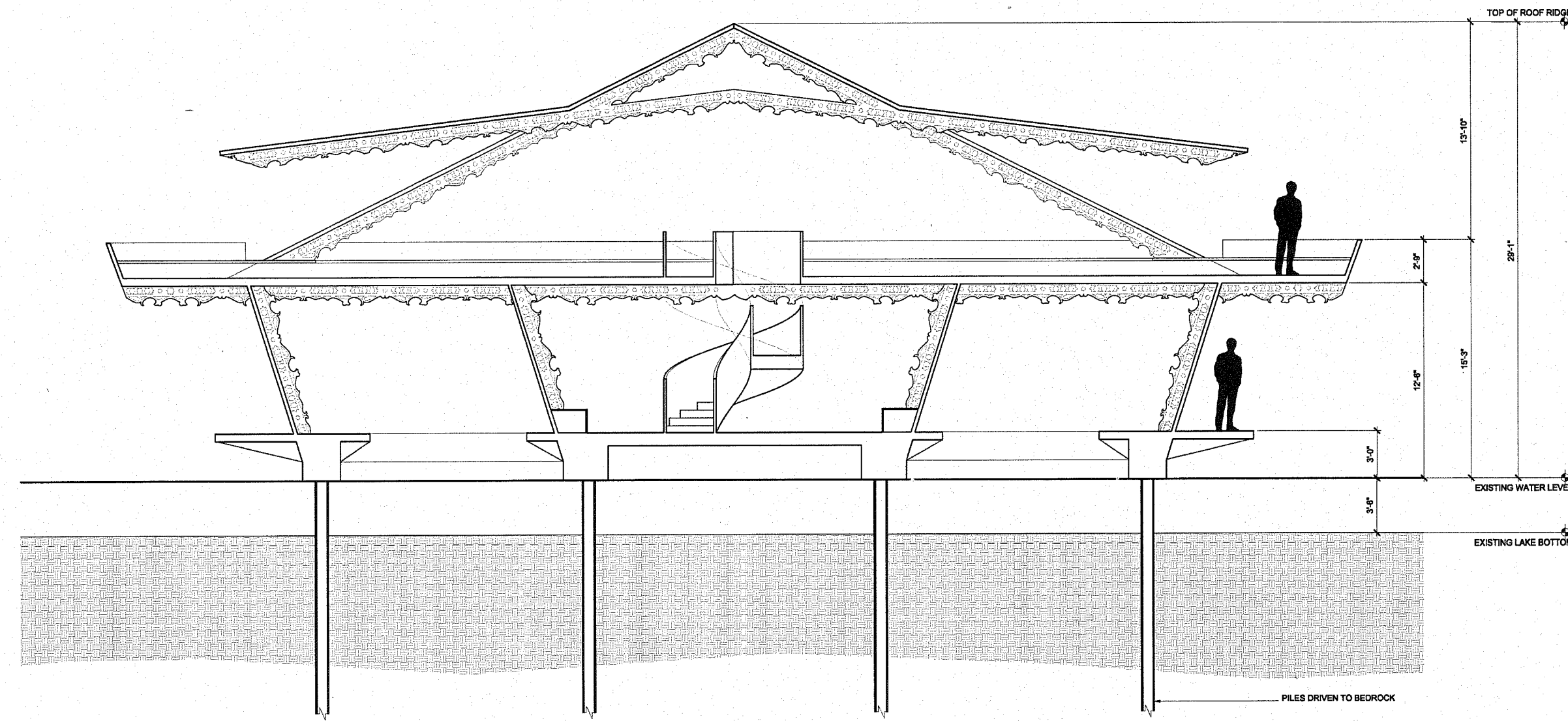
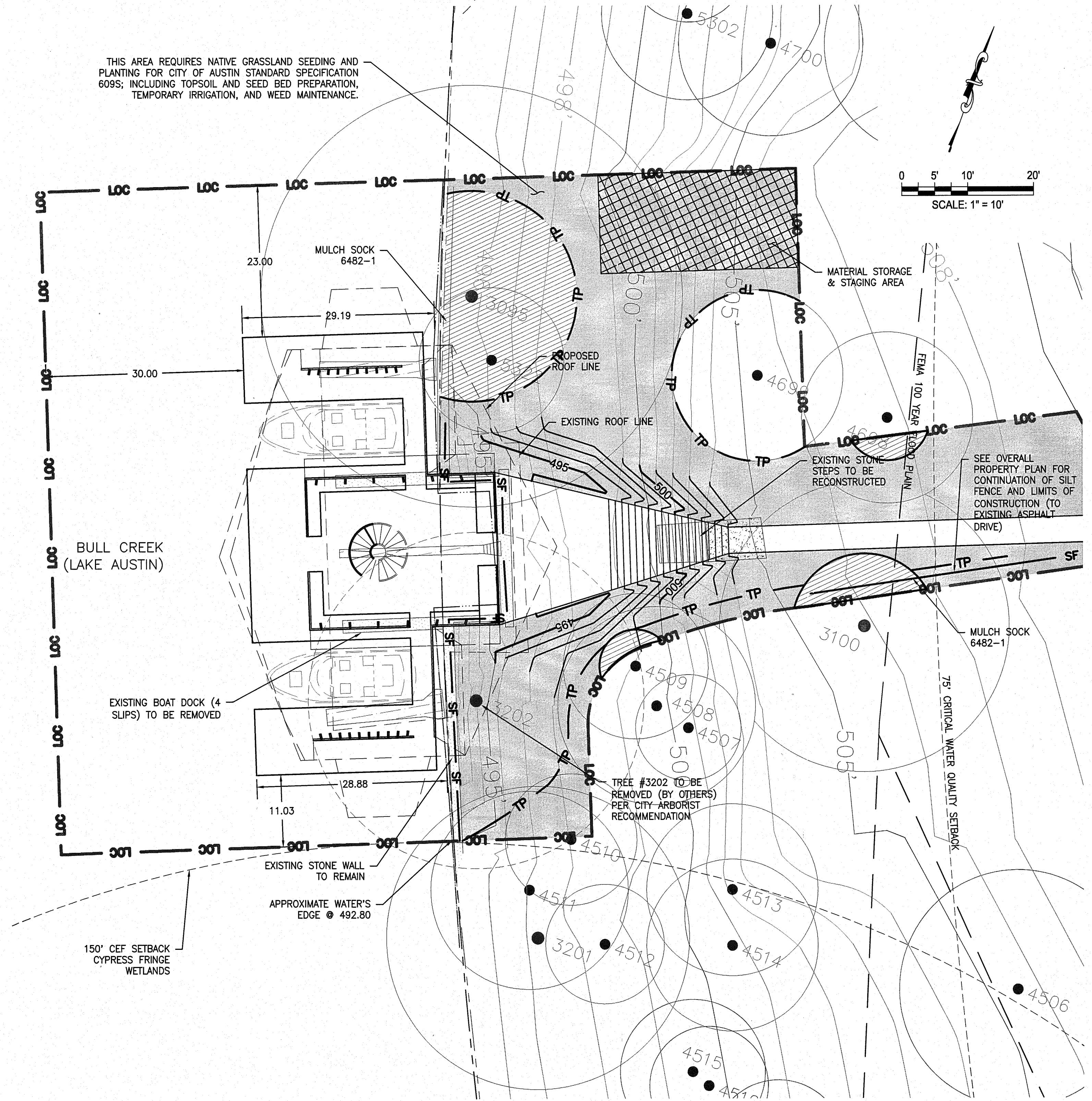


LAKE LEVEL PLAN



SECTION



SITE PLAN

LEGEND	
---	PROPERTY LINE
---	FEMA 100-YR FLOODPLAIN
LOC	LIMITS OF CONSTRUCTION
---	WATER'S EDGE
SF	SILT FENCE
TP	TREE PROTECTION
AREA TO BE REVEGETATED 3,506 S.F.	
AREA TO BE MULCHED	

TREE LIST	
3095	32" Live Oak
3100	22" Cedar
3692	16" 10" Ash
4507	8" Elm
4508	15" Live Oak
4509	11" Elm
4510	10" Elm
4511	15" Live Oak
4512	9" Elm
4513	13" Elm
4514	13" Elm
4515	17" Cypress
4522	11" Elm

NOTES:

- ALL SITE WORK MUST COMPLY WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS.
- ALL GRADING AND PEDESTRIAN PATHS SHOWN TO BE DESIGN BUILD BY VALLEY CREST AND LANDSCAPE ARCHITECT. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. ITEMS SHOWN FOR REFERENCE ONLY. VALLEY CREST AND THE LANDSCAPE ARCHITECT ARE SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.
- ONLY TREES NEAR THE LIMITS OF CONSTRUCTION ARE DEPICTED ON THIS SHEET. CONTRACTOR TO REFER TO LANDSCAPE DRAWINGS (BY OTHERS) FOR TREES TO REMAIN, TREES TO BE TRANSPLANTED. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-984.
- A TOTAL OF 8 BOAT SLIPS ARE EXISTING. PROPOSED BOAT SLIPS ARE NOT TO EXCEED 12.
- 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.
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).

All responsibility for the adequacy of these plans remains with the engineer/designer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the engineer/designer.

Reviewed by:

for Planning and Development Review Dept.

Site Plan/Development Permit Number

BULL CREEK P.U.D. RESIDENCE
BOAT DOCK IMPROVEMENTS

SITE PLAN, E&S CONTROL, GRADING, & TREE
AND NATURAL AREA PROTECTION PLAN

SHEET NO. 4

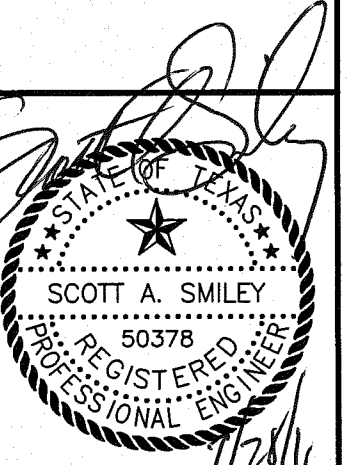
OF 6 SHEETS

FILE NO. BC-BD-SP.dwg

PROJECT NO. 100016151

PBS&P
an Atkins company

TYPE REG. NO. F-474
6504 BRIDGE POINT PARK, STE. 200
AUSTIN, TEXAS 78730 - (512) 327-6840



DESIGNED BY: SAS
DRAWN BY: SR
CHECKED BY: TR
APPROVED BY: SAS
DATE: 28 January 2011 NO.

REVISION

BY DATE