

Electric Transmission Notes:

1. Barricades must be erected 10 feet from Austin Energy transmission structures during construction.
2. Any relocation or outages caused by this project will be charged to the contractor/owner.
3. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical hazard.
4. No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
5. Prior to mobilizing tall equipment such as cranes, call Jean Evrldge at 512-322-6050, to coordinate with transmission personnel.
6. Property Owner is to provide free and easy access 24 hours a day to the transmission easement.
7. Land owner is responsible for dust controls for insulators and to prevent flashing. Owner is responsible for all outages caused by the dust from this project.

Appendix P-1 - Erosion Control Notes:

1. The contractor shall erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (cleaning, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
3. The Placement of tree/natural are 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.
4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural are protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date.
5. 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 or City Arborist as appropriate. Major revisions must be approved by the Planning and Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
6. 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 six (6) inches.
7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
8. All work must stop if a void in the rock substrate is discovered which is, one square foot of total area; blows air from within the substrate and/or consistently receives water during any rain event. AT this time it is the responsibility of the project manager to immediately contact a City of Austin Environmental Inspector for further investigation.
9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
 - A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil (see Standard Specification Item No. 601S.3(A)). Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designed representative. The approved equal, if used, meet the definition of compost(as defined by TxDOT Specification item161). The soil shall be locally available native soil that meets the following specifications:
 - shall be free of trash, weeds, deleterious materials, rocks and debris.
 - 100% shall pass through a 0.375-inch (3/8") screen
 - Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death" or Austin Sandy Loam is not allowable soil. Textural composition shall meet the following criteria:

| Texture Class | Minimum | Maximum |
|---------------|---------|---------|
| Clay | 5% | 25% |
| Silt | 10% | 50% |
| Sand | 30% | 80% |

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards. The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. 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, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per SF. Cool Season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
 - A. 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.
 - B. Hydromulch shall comply with Table 1, below.
 - C. Temporary 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.
 - D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

TEMPORARY VEGETATIVE STABILIZATION: CONTINUED.....

Table 1: Hydromulching for Temporary Vegetative Stabilization

| Material | Description | Longevity | Typical Applications | Application Rates |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------|-----------------------------------|--------------------------|
| 100% or any blend of wood cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper) | 70% or greater Wood/Straw 30% or less Paper or Natural Fibers | 0-3 months | Moderate slopes; from flat to 3:1 | 1500 to 200 lbs per acre |

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist whee permanent vegetative stabilization is desired, the grassed shall be mowed to a height of less than onehalf (1/2) inch and the area shall be re-seeded in accordance with table 2 below.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and id considered permanent erosion control.
 - A. 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.
 - B. Hydromulch shall comply with Table 2, below.
 - C. 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. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - D. Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - E. When required native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

| Material | Description | Longevity | Typical Applications | Application Rates |
|-------------------------------|----------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------------------------------------------|
| Bonded Fiber Matrix (BFM) | 80% Organic defibrated fibers 10% Tackifier | 6 months | On slopes up to 2:1and erosive soil conditions | 2500 to 4000 lbs per acre (see manufacturers recommendations) |
| Fiber Reinforced Matrix (FRM) | 65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier | Up to 12 months | On slopes up to 1:1and erosive soil conditions | 3000 to 4500 lbs per acre (see manufacturers recommendations) |

10. Developer Information:

Owner Beall Vincent Lane Phone # _____

Address 2405 Big Horn Austin, Texas

Owners representative responsible for plan alterations:

WHATS UP DOCK Phone # 512-844-2434

Person or Firm responsible for erosion/sedimentation control maintenance:

WHATS UP DOCK Phone # 512-844-2434

Person or firm responsible for tree/natural area protection Maintenance:

WHATS UP DOCK Phone # 512-844-2434

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Watershed Protection Department at 974-2278 at least 48 hours prior with the location and copy of the permit issued to receive the material.

Appendix P-2 - Standard Notes for Tree and Natural Area Protection:

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing, or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - B. Root Zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - C. Wounds to expose rocks, trunk or limbs by mechanical equipment;
 - D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip-lines may be permitted in the following cases:
 - A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - B. Where permeable paving is to be installed within a tree's drip-line, erect the fence at the other limits off the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - C. Where trees are close to proposed buildings, erect the fence to allow 6-10 feet of work space between the fence and the building;
 - D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512-974-1876 to discuss alternatives.

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

Appendix P-2 - Standard Notes for Tree and Natural Area Protection: Continued.....

7. Where any of the above exceptions result in the fence being closer than 4 feet to a tree trunk, protect the trunk with with strapped-on planking to the height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal, shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfield within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.)
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

Appendix P-6 - Remedial Tree Care Notes Aeration and Supplemental Nutrient Requirements For Trees Within Construction Areas:

1. Trees will be aerated and provided nutrients prior to any construction activity.
2. As a condition of final acceptance of the site, and in conformance with Environmental Criteria Manual section 3.5.4 - All preserved trees within the limits of construction will be Aerated and provided with Supplemental Nutrients per the following guidelines. Macro and MicroNutrients are required, Humate/nutrient solutions with mycorrhizae are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arborist ((512)974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with he City Arborist (Phone:(512)974-1876)).
3. Treatment is to commence prior to beginning of construction activities and again after the completion of all construction.
4. Areas to be treated include the entire critical root zone of the trees as depicted on the City approved plans.
5. Trees to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Watershed Protection Development Review.
6. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arborist prior to application (Fax#: (512)974-3010), applicants may also specify soil injection of Doggett X-L injecto 32-7 or equivalent at recommended rates.
7. Construction which will be completed in less than 90 days should use materials at 1/2 recommended rates.
8. Alternative organic fertilizer materials are acceptable when approved by the City Arborist.
9. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department P.O. Box 1088, Austin, Texas 78767, this note should be referenced as Item #1 in the Sequence of Construction.
10. No vegetation within the shoreline setback area shall be removed before the issuance of the building permit, except as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 feet wide and no trees of six inches or more in diameter shall be removed for surveying and testing.

Dock Construction Notes:

1. All new material for this project will be delivered via water , work barges, or boat and land.
2. Install dock pilers.
3. Secure 5.5" steel pilings into lake bed with mechanical pile driver. Steel pilings will be primed with "no lead: PS24 Red Primer"
4. Construct lower level deck, 24" out of the water.
5. Lower deck framing is 2" x 10" Wolmanized. Dumpster is not required for all material.
6. Decking is 1" x 6" composite decking.
7. Construct dock.
8. Construct ralling system (If required) to be metal and conform to City of Austin Building codes.
9. Install walkway to shore.
10. Contact Environment Inspection 974-2278 at least 72 hours for final inspection. Obtain final release.
11. Obtain Engineering concurrence letter and provide to City of Austin inspectors.

GENERAL SITE NOTES

DOCK CONTRACTOR: _____ What's Up.....Dock
P.O. Box 1430
Dripping Springs, Tx
78620
512-940-0185

OWNER: _____ Beall Vincent Lane

OWNERS MAILING ADDRESS: _____ 2405 Big Horn
Austin, Texas

PROPERTY ADDRESS: _____ 2405 Big Horn
Austin, Texas

LEGAL ADDRESS: _____ Lot 661-A Block A
Apache Shores
Section 4

WATER SHED: _____ Lake Austin (LA)
WATER SHED CLASSIFICATION: _____ Water Supply Rural
USE: _____ Single-Family Home

NEW CONSTRUCTION HOME PERMIT: _____ Existing
SUBDIVISION CASE NUMBER: _____ C8-70-26
F.E.M.A. FIRM NUMBER: _____ C8-70-26
PROPERTY ZONING: _____ Residential
PROJECT DURATION DATE: _____ January 31 2014
DRINKING WATER PROTECTION ZONE: - LA
ZONING: _____ Residential
RELATED PERMIT NUMBERS: _____ 8500440

SITE DIMENSIONS:

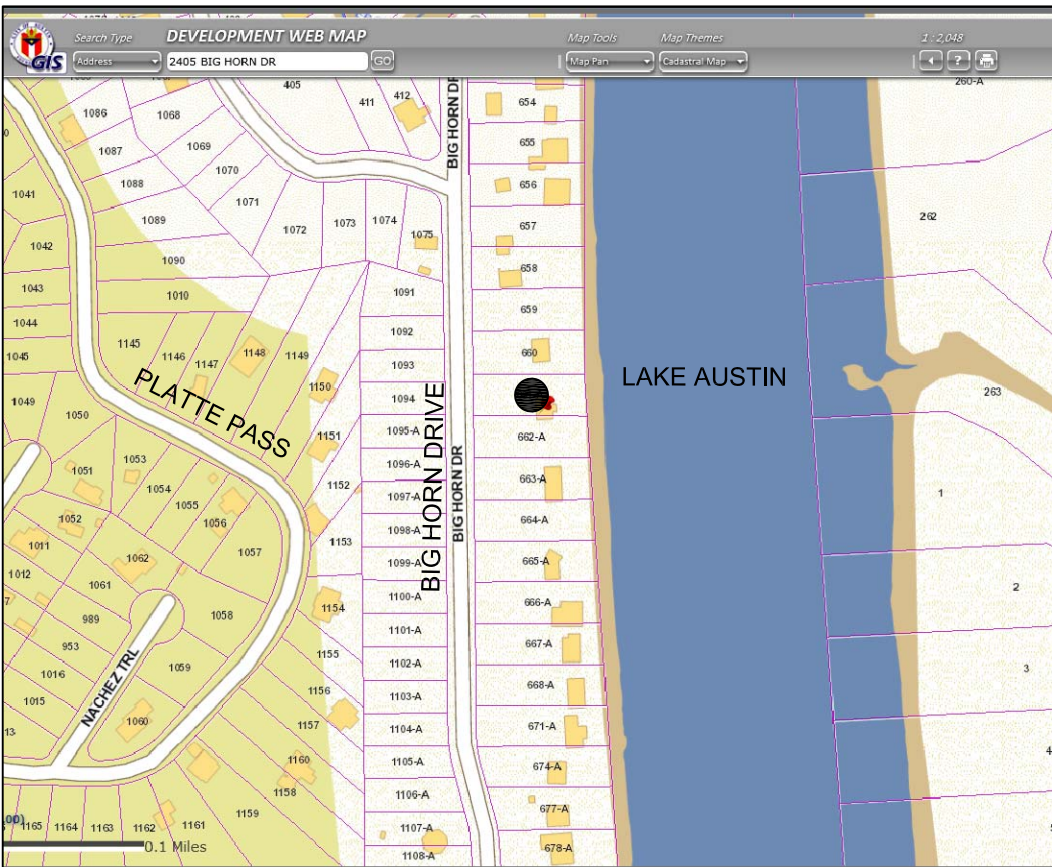
Existing Shoreline Length: _____ 62.25'
Allowable Dock Length: _____ 12.5'
Proposed Dock Length: _____ 14'

Environmental:

1. This project is located in the Lake Austin Watershed, which is classified as a Water Supply Rural Watershed as per the date of this permit.
2. A portion of this property _X_ does' _ does not lie in the 100 year flood-plain. The FIRM number is flood-plain. The FIRM number is _48453C0430H_ with the effective date of September 25, 2008.
3. Environmental Inspector has the authority to add/modify erosion/sediment controls on site to keep project in compliance with the City of Austin rules and regulations.
4. Containers of hazardous materials, fuel oil, herbicides, insecticides, fertilizers, or other pollutants may not be stored on docks extending into or above Lake Austin, Lady Bird Lake, or Walter E. Long.

Site Plan Release Notes:

1. All improvements shall be made in accordance with the released site plan.
2. Any additional improvements will require site plan plan amendment and approval of the Planning and Development Review Department.
3. Approval of the site plan does not include building or fire code approval.
4. Additional electrical easements may be required at a later date
5. Water and wastewater service will be provided by the City of Austin.
6. Any existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
7. A developmental permit must be issued prior to application for building permit for non-consolidated or Planning Commission approved site plans.
8. Approval for these plans by the City of Austin indicates compliance with applicable city regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what approvals may be required or necessary.
9. Site Plan subject to City of Austin Watershed Protection Regulations.
10. This boat dock is an accessory use for a single family residence.
11. A business or living Quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, except under a license agreement approved by the City Council.
12. This project ___ is/ _X_ is not located over the Edwards Aquifer recharge zone.
13. Contractor to verify utility locations and ground and flow line elevations before construction.
14. Prior to the issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states the proposed buildings in the floodplain comply with ASCE 24 (flood resistant design and construction) as per LDC 25-12-3 Section 1612.4" or include this documentation site plan review process.



PROJECT LOCATION MAP

SUBMIT DATE: _____ January 31, 2012

DURATION DATE: _____ January 31, 2015

Development Permit # SP-2012-0033DS

Planning and Development
Review Department

Reviewed By _____

Parks Department Certification

For the construction of the proposed boat dock, this site plan _X_ does' _ does not require any variances from, and is in full compliance with the following:

- Section 25-2-1176 10' Side yard Set Back
- Section 25-2-1175 Lighting and electrical standards
- Section 25-2-1176 A variance _X_ will ___ will not be requested for greater than 20% of shoreline.
- Section 25-2-1176 20% maximum lost shoreline coverage
- Section 25-2-1176 30' feet maximum extension of dock into water perpendicular to shoreline.
- This site plan does not create navigation hazards.

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- 1 OF 3 CONSTRUCTION NOTES
2 OF 3 SITE PLAN
3 OF 3 ARCHITECTURAL PLANS

APPROVAL STAMP

STONE CAD
DESIGNS

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F A X : 8 6 6 . 2 6 8 . 1 8 1 0

www.stonecaddesigns.com

KYLE, TX 78640

WHAT'S UP...DOCK

P.O. BOX 1430
DRIPPING SPRINGS, TX 78620

T E L : 5 1 2 . 9 4 0 . 0 1 8 5

T E L : 5 1 2 . 8 4 4 . 2 4 3 4

2405 BIG HORN BOAT DOCK

2405 BIG HORN
AUSTIN, TEXAS

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DEVELOPMENT PERMIT #
SP-2012-0033DS

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SHEET

1 OF 3

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FAX : 8 6 6 . 2 6 8 . 1 8 1 0

KYLE, TX 78640

P.O. BOX 1430
DRIPPING SPRINGS, TX 78620

TEL: 512.940.0185
TEL: 512.844.2434

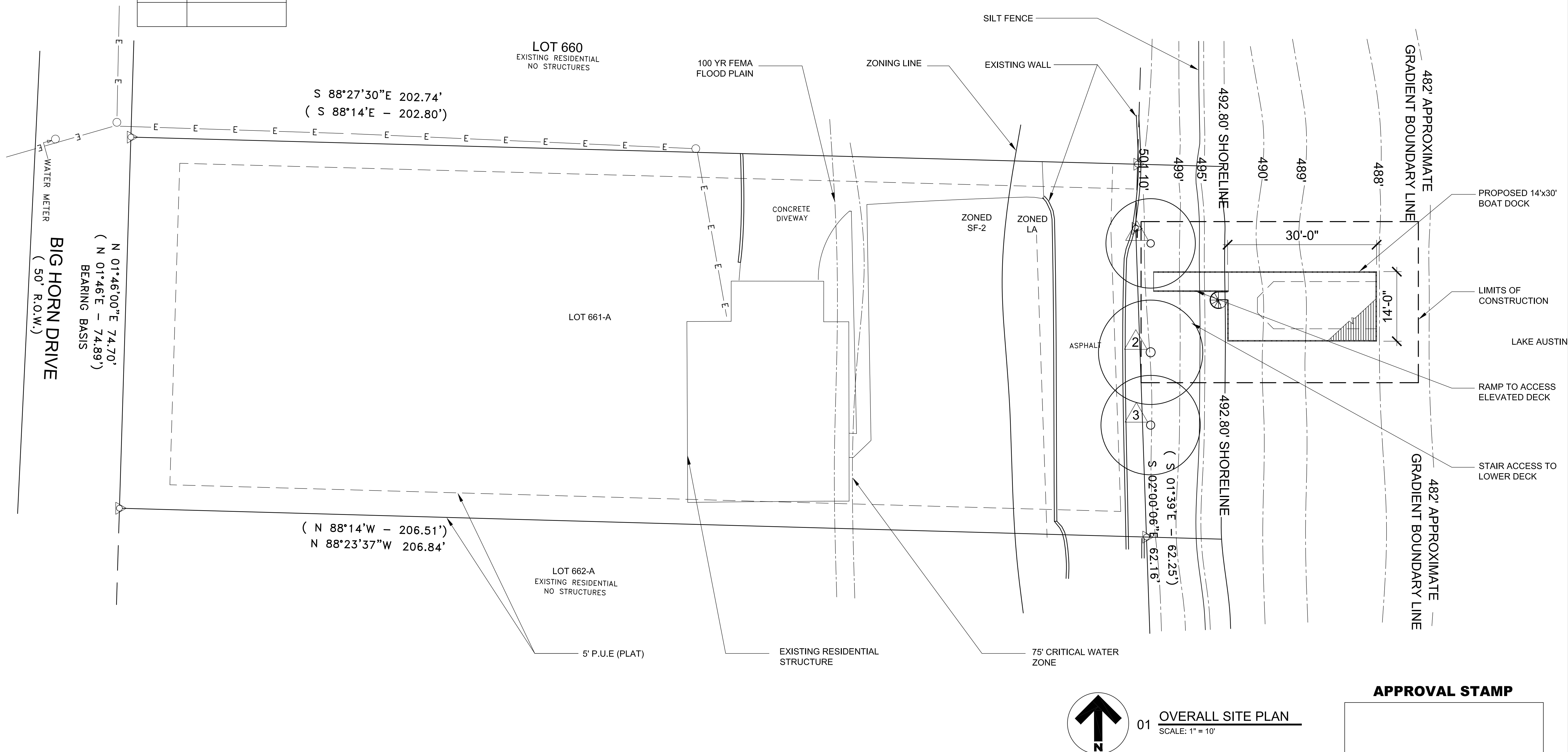
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AUSTIN, TEXAS**

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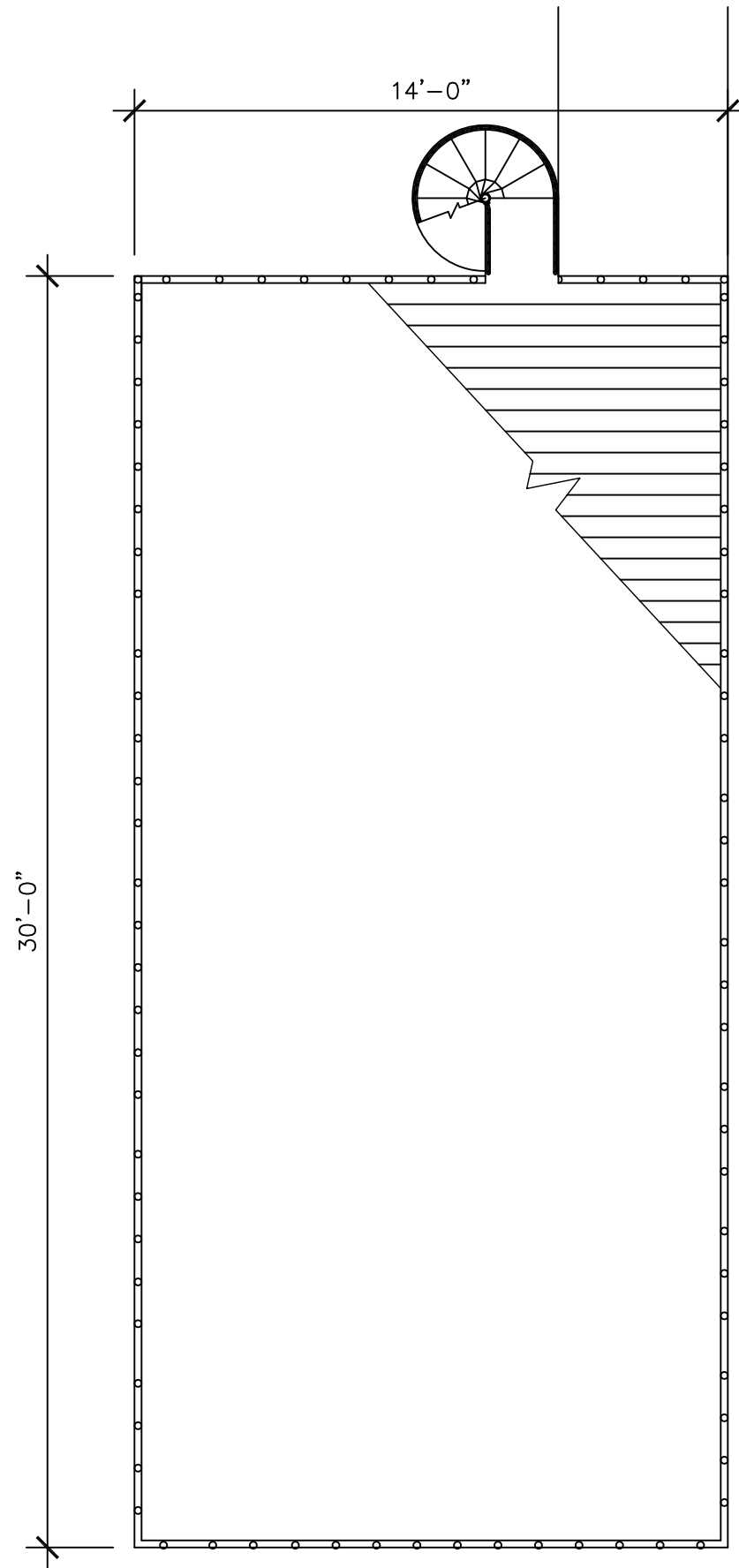
| TREE LEGEND | |
|-------------|-------------|
| 1 | 18" CYPRESS |
| 2 | 22" WILLOW |
| 3 | 20" CYPRESS |
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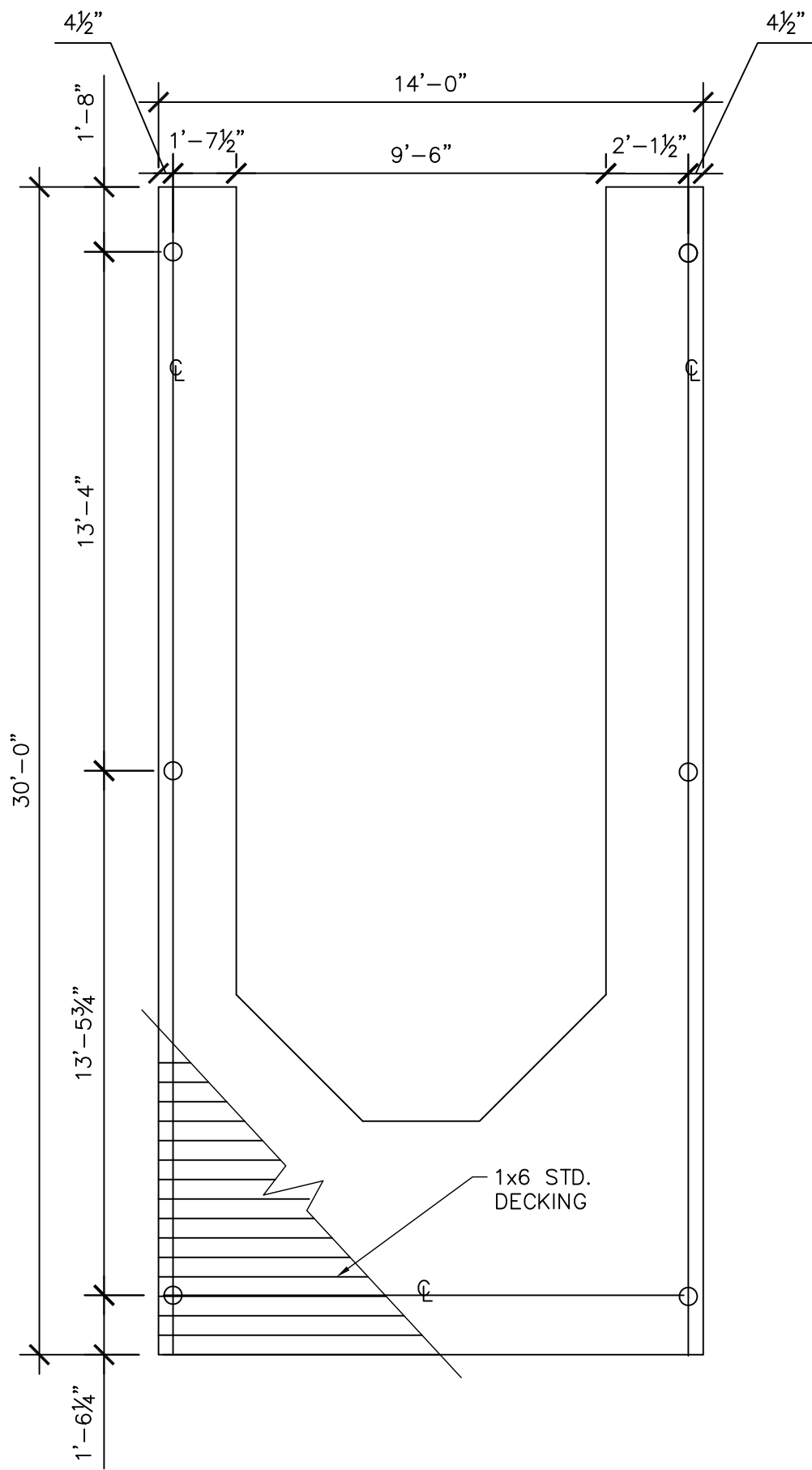
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01 OVERALL SITE PLAN
SCALE: 1" = 10'

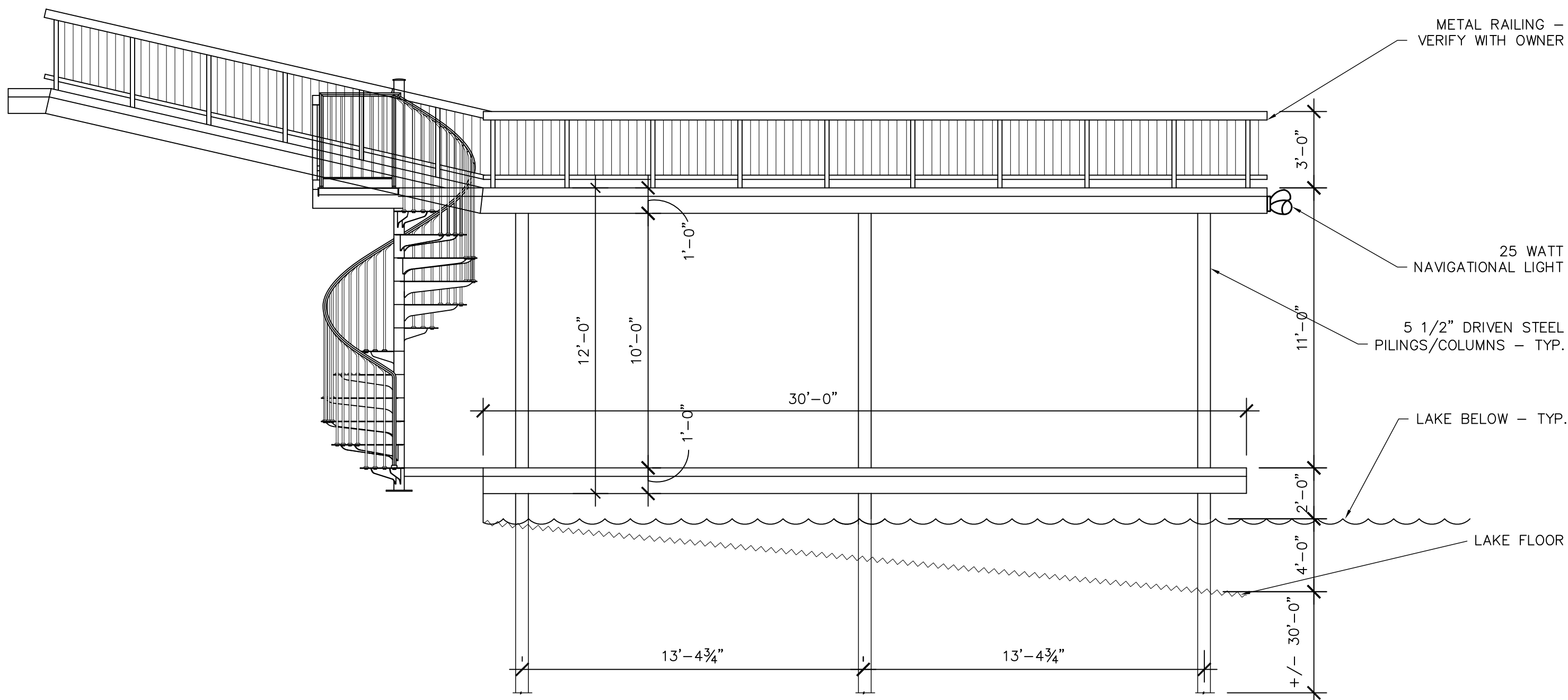
NOTES:
THE PROPOSED BOAD DOCK MUST COMPLY WITH ALL THE REQUIREMENTS OF LDC 25-2-1174 ("STUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL."



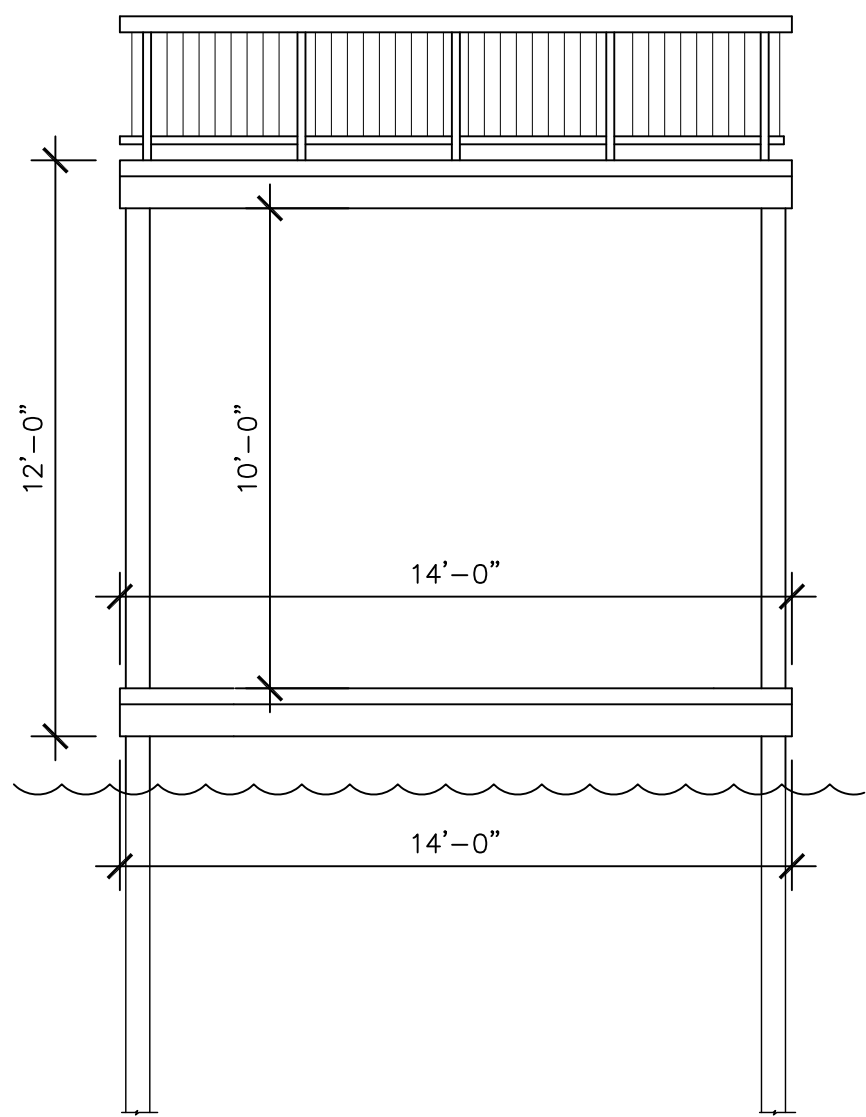
4 ELEVATED DECK
1/4" = 1'-0"



3 DECK PLAN
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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WHAT'S UP...DOCK

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2405 BIG HORN BOAT DOCK 2405 BIG HORN AUSTIN, TEXAS

| REVISIONS/CORRECTION: | | | Approval Signature |
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3 OF 3