All improvements shall be made in accordance with the released site plan. Any additional improvements will require a all amendment and approved of the Planning and and Development Review Department. Approved in this site plan does not include Sulfaing Lode and File Octo approved nor building permit approved. All signs must comply with the requirements of the Land Development Code. All signs must comply with the requirements of the Land Development Code. The owner is expossible for all costs of relocation of, or damage to, utilities. Additional selectic assertments may be required at a later data.

A Development Permit must be issued plate to an explication for building permit for non-consolidated or Planning Commit

A Development Permit must be issued perm to on uppercent of the properties of the pr

ment opposeds may be necessary, and opposed may be necessary and opposed may be necessary on the constructed on a pier or similar structure extending talo or above Laba Austle, except a Roman accessorate represent payment by the City Council (Section 25–2–1176(II)).

POR 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 MINITAINED 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 ORIP LINES.

5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (ORIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL 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 ARORIST;

C. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL SCRUPPIERT;

FOLLOWING CASES;

6. ECCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES.

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 ORIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT

DAMAGE):

C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6

TO 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 974-1876 TO DISCUSS ALTERNATIVES.
SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT
THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSET THAN 4 FEET.

THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (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 PRUNDED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL, IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL, IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EXPOSED ROOT AREAS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

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 FOR THAT MOUSTRY (REFERENCE THE NATIONAL ARBORIST).

14. DEVALUABLE ON REQUEST FROM THE GOVEN NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

APPENDIX P-4: STANDARD SEQUENCE OF CONSTRUCTION

The following sequence of construction shall be used for oil development. The applicant is encouraged to provide any additional details appropriate for the particular development.

encouraged to provide any additional details appropriate for the particular development.

1. Assign and environmental project manager who will be onsite greater than 90% of the time during construction activity and be responsible for the Items listed under Section 1.2.3.3 of the Environmental Criteria Manual.

2. Instatil erosion controls and tree protection per approved plans.

3. The environmental project monager must contact the Planning and Development Review Department to schedule and hold pre-construction cartivity. Nationals and methods are to be approved by the City Arborist (974–1876) prior to application of the wave contractor shall provide a contractor shall provide a contractor shall provide a contractor of the contractor of the

Injection method (millimitual to ser), seeing a system of the serious continued rates. Contruction that will be corripleted in less than 90 days should use material at 1/2 recommended rates. Alternative organio fertilizer materials are acceptable when approved by the City Arborist.

7. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures.

8. The Environmental Project Manager or Site Supervisor must contact the Planning and Development Review Department, Environmental inspection, at 512-6974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.

9. Rough grade the shoreline where necessary.

10. Temporary erosion and sedimentation controls will be inspected and maintained.

11. Begin site cleaning construction for demotition) activities.

12. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule or mid-construction conference to coordinate changes in the construction alerations to the site. Participants shall include the city. The total fide properties construction alerations for the site. Participants and Include the city. The total dispolated completion date and final construction sequence or complete construction and scart revegetation of the site and Installation of Immacration.

14. Upon completion of the site construction and revegetation of a project site, a final inspection will be scheduled by the appropriate City Inspector.

SPECIAL CONSTRUCTION TECHNIQUES

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE STRUCTURED TO THE TREES THAT ARE TO REMAIN OF THE SEMPLOT OF THE SOIL.

APPENDIX P-1: EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCANATION).

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE CAS ESC PLAN SHALL BE ONSULITED AND USED AS THE BASIS FOR A TYPES REQUIRED SIMPPP, IF A SWIPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN FOUNDMENTAL INSPECTOR AT ALL THES DURING CONSTRUCTION, INCLUDION THE PRE-CONSTRUCTION HEEDING. THE CHECKLES BELOW CONTROL SHED HE REVIEWER ST. SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.

PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:

DIRECTION OF FLOW DURNING GRADNE OF PERMITS SHOW THE FOLLOWING:

DIRECTION OF FLOW DURNING GRADNEO OF PERMITS.

LICATION, DESCRIPTION, AND CALCULATIONS FOR OFF—SITE FLOW DIVERSION STRUCTURES.

AREAS THAT WILL NOT BE DISTURBED, NATURAL FLATURES WILL BE PRESERVED.

OELINEATION OF CONTRIBUTING DRIVINGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDMENT BASIN, ETC.)

LICATION AND THE C. EAS BMP FOR EACH PHASE OF DISTURBANCE.

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DESCRIPTION OF ON—SITE SPOUS, DESCRIPTION OF HANDLING AND DESPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON—SITE SPRUMENT SPOUS DISPOSAL MARES, INCLIDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.

DESCRIPTION OF ON—SITE SPOUS, DESCRIPTION OF HANDLING AND DESPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON—SITE SPOUS, DESCRIPTION OF THE PROMETING THE POLLOWING ELEMENTS.

1. THE THE PROPARTY STABILIZATION HAD PREMAMENT, TEC.)

2. PROMETE PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES).

3. SECUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED.

4. SCHEDILLE FOR CONVERTING TEMPORARY GRADNES OF SMP ACTIVITY AS DESCRIBED BURNESS.

3. HANDLING ELEMENT OF THE POLLOWING AREAS OF SMP ACTIVITY AS DESCRIBED BURNESS.

3. HANDLING ELEMENT OF THE POLLOWING AREAS OF SMP ACTIVITY AS DESCRIBED.

3. HANDLING ELEMENT OF AREA AND PROTECT ONTROLS.

3. HANDLING ELEMENT OF AREA AND PROTECT ONTROLS.

CATAGORIZE EACH BMP UNDER ONE of THE FOOLER BELOW:
3.1 MINIMIZE DISTURBANCE AREA AND PROTECT NATURAL FEATURES AND SOIL
3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

1 MINIMIZE DISTURBANCE.

1.2 COMPROL STORMANTER FLOWING UNIO.

1.3 STABILIZE SOILS

3.4 PROTECT SLOPES

3.5 PROTECT SLOPES

3.5 PROTECT SLOPES

3.6 PROTECT SLOPES

3.7 RETAIL SEGMEDIT ON-SITE AND COMPROL DEMATERNO PRACTICES

3.7 RETAIL SEGMEDIT ON-SITE AND COMPROL DEMATERNO PRACTICES

3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS

3.9 ANY ADDITIONAL BMP9.

1. ONCE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).

1. FOR MAY STRUCTURAL BMP9, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THE MATCHAIN AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF 1STANDARD NOTES FOR THEE AND MATURAL AREA PROTECTION AND THE APPROVED GRADING/TIEE AND ALL AREA PLAN.

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1. AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SCHIMENTAL AREA PROTECTION MESSURES AND PROR TO BESIGNING ANY STRUCTURE OF THE PREPARATION MESSURES AND PROR TO BESIGNING ANY STRUCTURE OF PREPARATION MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SCHIMENTAL MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SCHIMENTAL MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SCHIMENTAL MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL MESSURES AND PROR TO BEGINNING ANY STRUCTURE PREPARATION AND ENVIRONMENTAL AND ENV TO THEM.

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TO PAR MORE INFORMATION, SEE CITY OF ALISTIN ENARONMENTAL CRITERIA MANUAL 1.4.

3. THE PLACEMENT OF TREE/MATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND MATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND MATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND MATURAL AREA PROTECTION AND THE THE CONTRACTOR, DESIGN SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE CONTRACTOR OF THE REPOSAL PROTECTION MEASURES AND PROOF TO BECKINNEN ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTITY THE PLAINING AND DEVELOPMENT REVIEW DEPARTMENT, 974—273, AT LEAST THESE DAYS PROVED THE PLAINING AND DEVELOPMENT REVIEW DEPARTMENT, 974—273, AT LEAST THESE DAYS PROVED BY THE REVIEW DEPARTMENT, 974—273, AT LEAST THESE DAYS PROVED BY THE REVIEW DEPARTMENT, MATURE AND THE PLAINING AND DEVELOPMENT REVIEW DEPARTMENT. SHALL NOTIFY THE PLAINING AND DEVELOPMENT BY THE PROPERTY OF THE PLAINING AND DEVELOPMENT BY THE PROVINCE DAYS WITH THE PLAINING AND PROVIDED BY THE PLAINING AND PROVIDED BY THE PLAYERING MIGHTER. PLAINING AND DEVELOPMENT REVIEW DEPARTMENT, MINOR CHANGES TO BE THE DEVERYING ENGINEER. PHAYOR AND DEVELOPMENT REVIEW DEPARTMENT MINOR CHANGES TO BE MADE AS PIELD REVISIONS TO THE EROSION AND SEDMENTATION TO CORRECT CONTROL INDUCE AND PROVIDED BY THE REVIRRONMENTAL INSPECTION TO THE EROSION AND SEDMENT CONTROL OF SEDMENTATION AND THE REQUIRED BY THE CHARGOMETAL INSPECTOR OF SEDMENTATION AND THE REQUIRED BY THE REVIRRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INDUCE DAYS OF THE ENVIRROMENTAL INSPECTOR OF SEDMENTATION AND THE PROVIDED BY THE REVIRROMENTAL INSPECTOR OF SEDMENTATION AND THE PROVIDED BY THE REVIRROMENTAL INSPECTOR OF SEDMENTATION AND THE PROVIDED BY THE PROVIDED PROVIDED SEPOND THE CONTROLS AND STREET THE CONTROL AND STRONG T

TEXTURE CLASS	PENDUFF.	MAXIMUM
CLAY	530	50%
SILT	10%	50%
SAMD	15%	87%

AN OWNER/ENGINEER MAY PROPOSE USE OF ON-SITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL AMALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ON-SITE TOP SOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA, AND SPECIFING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

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:

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 1000 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 AMALYSIS 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.

C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 18 SQUARE FEET EXIST. D. WHEN REQUIRED, NATIVE CRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN

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 OF NATURARAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STARILIZATION

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) bich and the area shall be re—seeded in accordance with 2. Below.

8. 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 DALLY INTERVALS. (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTFONE THE WATERING SCHEDILLE FOR ONE WEEK.

D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 11/2 INCHES HIGH 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 MARIAL.

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES	
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	8 MONTHS	GN SLOPES UP TO 2:1 AND EROSME SOR. CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS	
FIBER REINFORCED MATRIX (FRM)	85% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKETER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS	

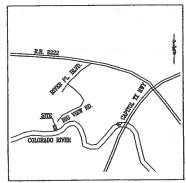
10. DEVELOPER INFORMATION:
OWNER: MR. JOHN AND ANN MORRIS
ADDRESS: 7913 BIG VIEW ROAD, AUSTIN, TEXAS 78730

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
TERRY ORTIZ, PE. -- LOC CONSULTANTS PHONE #: (512) 499-0908 EXT. 201

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
CONTRACTOR 18D PHONE #:

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: CONTRACTOR TBD PHONE #:

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974—2276 A LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.



VICINITY MAP SCALE: NOT TO SCALE MAPSCO GRID: C29

ENGINEER RELEASE LETTER

1) A LETTER OF ACCEPTANCE SHALL BE SUBMITTED CERTIFYING COMPLIANCE ASCE 24-05 PRIOR TO THE BUILDING PERMIT BEING RELEASED. 2) THE RELEASE AND ACCEPTANCE LETTER TO BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER.

ZONING NOTES

ZONING: LAKE AUSTIN, LA RELATED CASES: C8J-2011-0102.0A

SITE INFORMATION:

LEGAL DESCRIPTION: AMENDED PLAT OF LOTA 49A, BLOCK 'M', REPLAT OF LOTS 49 AND 50, BLOCK 'M', RIVER PLACE SECTION 16 AND LOTS 51 AND 52, BLOCK 'M', RIVER PLACE SECTION 16, DOCUMENT 201200015, PLAT RECORDS OF TRAVIS COUNTY, TEXAS,

WATERSHED STATUS: THIS SITE IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED RURAL WATER SUPPLY WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAIN IN CONFORMANCE WITH CHAPTER 25 OF THE LAND DEVELOPMENT CODE.

FLOOD PLAIN: PART OF THIS SITE LIES ON THE 100 YR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48453C0245 E, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS

REVISIONS/CORRECTIONS

	NO.	DESCRIPTION	REVISE(R) VOID(V)/ADD(A) SHEET NO.'S	TOTAL # SHEETS IN PLAN	NET CHANGE IMP.COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
-				. 1				2	
-	_							***	
	_								
l									

7913 BIG VIEW MORRIS BOAT DOCK

AUSTIN, TEXAS 78730

OWNER:

MR. JOHN AND ANN MORRIS AUSTIN, TEXAS 78730 PH. (512)

PROJECT ENGINEER:

TERRY ORTIZ, P.E. LOC CONSULTANTS. LLP FIRM NO. F-4756 1000 E. CESAR CHAVEZ STREET AUSTIN. TEXAS 78702, SUITE 100 PH. (512) 499-0908 ext. 201

PROJECT DESIGNER:

RAMON DURAN JR. ATX DESIGN GROUP 1700 TERI ROAD #301 AUSTIN, TEXAS 78744 PH. (512) 584-0211

PERMIT AGENT:

MR. PHIL MONCADA MONCADA CONSULTING 1301 S. IH 35, SUITE 204 AUSTIN, TEXAS 78741 PH. (512) 627-8815

INDEX OF DRAWINGS:

C1. COVER SHEET C3. FLOOR PLANS

C4. ELEVATIONS, STAIR PLAN AND DETAILS

APPROVED BY:

PARKS AND RECREATION BOARD	DATE
PLANNING AND DEVELOPMENT REVIEW DEPT.	DATE
SITE PLAN DEVELOPMENT PERMIT NUMBER	DATE
SUBMITTAL DATE	DATE
SUBMITTAL DATE: FEBRUAR	Y 16, 2012

SP-2012-0061DS

REVISIONS

CONSUITANTS

II, Structural and Environmental Engineers

one Residence Engineering Firm F--1756

one E. Size cultur at. Str. 100 Pr. (512) 488-4001

strain Taxis Tarant-class

firm (512) 488-4001

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CK BIG VIEW S BOAT DOC Big View Road n, Texas 78730 7913 Big Austin, Tex Cover

7913 MORRIS

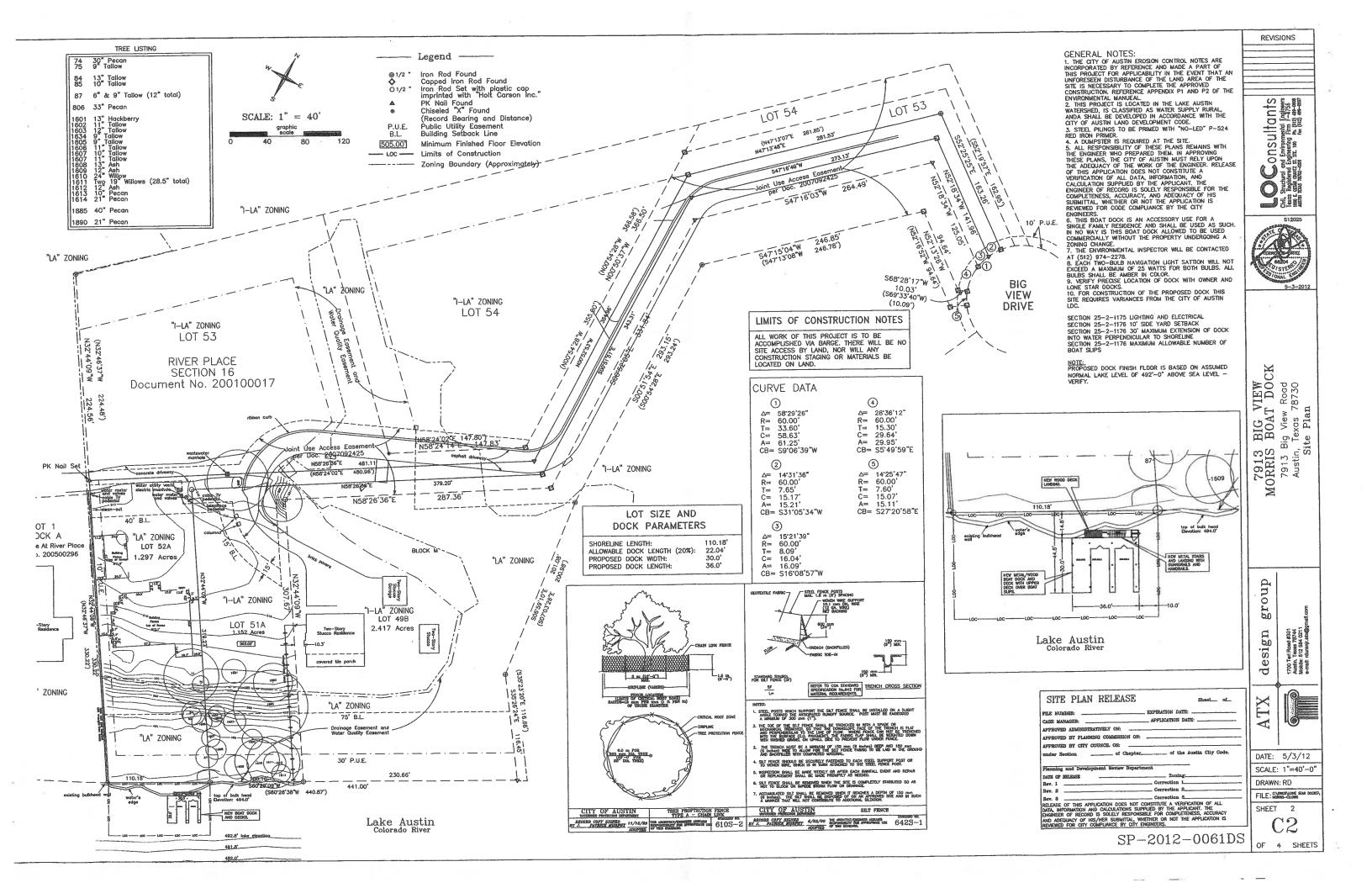
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ATX

DATE: 5/3/12 SCALE: N.T.S.

DRAWN: RD FILE: C:\DWOS\LONE STAR SHEET 1

OF 4 SHEETS



1. ALL DIMENSIONS ARE TO FACE OF STUD OR MANONRY UNLESS OTHERWISE INDICATED.
2. WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
3. INTERIOR PARTITIONS ARE HARDI BOARD/PANEL ON 2x4 STUDS © 16° O.C. UNLESS OTHERWISE INDICATED. IT IS THE CONTRACTORS OPTION TO USE 3-5/8° 25 GA. METAL STUDS IN LIEU OF WOOD.
4. ALL WOOD SIDNIG SIZE, TYPE AND FINISH TO BE SELECTED BY OWNER, AND TO BE PRESSURE TREATED.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT AND STEEL FRAMING PRIOR TO SETTING WALLS.
6. ALL EXTERIOR DOORS TO BE HOLLOW METAL DOORS AND INSULATED, SELECTION BY OWNER.
7. PAINT COLOR BY OWNER.

8. ALL EXTERIOR FASCIA BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HARDIPLANK. 9. ALL STEEL PILES AND FLOOR DECKING TO BE DESIGNED AND CONSTRUCTED BY LONE STAR DOCKS.

36'-0" 4'-0" 四一 图一 [2]-STAIRS STORAGE 8'0 CLG. WOOD **-**3 53 ['-107'-10] 1'-10"1'-10" √<u>[5]</u> ™P. WOOD DECK **BOAT SLIP 1 BOAT SLIP 2** [ML] ML \boxtimes -Òφ-**√**3 -**∳** -фφ-10'-0" 3'-0" 3'-0"

LEGEND OF ELECTRICAL SYMBOLS

110-120 VOLT RECEPTACLE WEATHER RATED WEATHER RESISTANT, GFCI PROTECTED

INCANDESCENT OUTLET FIXTURE, SURFACE MOUNTED

NAVIGATION LIGHT FIXTURE, SURFACE MOUNTED SWITCH

TWO WAY SWITCH

CONSTRUCTION NOTES

THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA

SPECIAL CONSTRUCTION

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

2. IN CRITICAL ROOT ZONE AREAS THAT CAN NOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY CENCULULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MININUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION EXCESSIVE MUDRING OF SOIL AND MULCH ADDITIONAL MATERIALS SUCH AS PLYYWOOD AND METAL SHEETS, COLUD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT, ONCE THE PROJECT IS COMPACTS FROM HEAVY EQUIPMENT, ONCE THE PROJECT IS COMPACTS.

3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS INCESSARY DURING PERIODS OF HOT, DRY WEATHER, SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES. LEAVES.

5. WHEN INSTALLING CONCRETE ADJACENT TO ROOT ZONE OF TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DESIGNEE FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DESIGNEE ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT AUSTIN AREA "ONE CALL CENTER" AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS.

NAVIGATION LIGHT NOTES

NAVIGATION LIGHTS MUST BE A 2-BULB FIXTURE. WITH TWO WRORKING LIGHT BULBS RATED BETWEEN 7.5-25 WATTS INCLUSING LIGHT BULB OR LIGHT BULB COVER MUST BE AMBER, AND WHITE LIGHT BULB COVER MUST BE AMBER, AND WHITE LIGHT WILST NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED BY THIS SECTION.

(2)

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LANDIN

DOWN

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

As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foiliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be cansidered when determining the fertilization composition as soil pH Influences the tree's ability to uptake nutrients from the soil. In analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil microorganisms are needed to improve soil whereins 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 ensure coordination with the City Arborist.

coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.

and proper pruning.

Post—construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pares and an increase in soil bulk density. To ameliorate the degraded soil conditions, certation via water and/or air injected lind the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fox # 512–974–3010). Canstruction which will be completed in less than 90 days may use materials at ½ recommended rates. Alternative argonic fertilizer materials are acceptable when approved by the City Arborist. 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, Justin, TX 78767. This note should be referenced as Item #1 in the Sequence of Construction.

EXPIRATION DATE:

__ APPLICATION DATE: __

___ of the Austin City Code.

SITE PLAN RELEASE

APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSION ON: PPROVED BY CITY COUNCIL ON: der Section

Planning and Development Review Department

___ of Chapter__

CASE MANAGER:

DATE OF BELEASE



REVISIONS

CONSUITANTS

It Structure and Environmental Engineers

ox Registered Engineering First 2-155

or Exist curic at Str. 100 Pr. 1755

ox Exist curic at Str. 100 Pr. 1755

structor at Str. 1

7913 BI MORRIS BG 7913 Big Austin, Tex Floor

3 BIG VIEW S BOAT DOC Big View Road n, Texas 78730 loor Plans

group design

Austin, Mobile e-mail:

K

DATE: 2/8/12

SCALE: 1/4"=1'-0 DRAWN: RD

FILE: C:\DWGS\LONE STAR DOCK SHEET 3 C3

OF 4 SHEETS

BOAT DOCK AREA

5. STEEL PILE.
6. STEEL COLUMNS.
7. 1-1/2" HANDRAIL AT 34" A.F.F.
8. 1-1/2" GUARDRAIL AT 42" A.F.F.
9. BOAT MOTOR LIFT. BOAT DECK COVERAGE BOAT DOCK:

780 S.F. 300 S.F. LOWER DECK (UNCOVERED): UPPER DECK (UNCOVERED): TOTAL BUILDING COVERAGE

ALL STRUCTURAL DRAWINGS FOR STEEL

PILES, LOWER DECK/UPPER DECK FRAMING, BOAT SLIPS, METAL GUARDRAILS / HANDRAILS, AND METAL STAIRS TO BE DONE BY LONE STAR DOCKS OR OTHER CONSULTANTS.

STRUCTURAL NOTES



UPPER DECK FLOOR PLAN

27'-0"

WOOD DECK

PLAN NORTH

LOWER DECK FLOOR PLAN

FLOOR PLAN KEY NOTES [X]

ELECTRIC PANEL, 100 AMPS.
WOOD FRAME WALL: 4" STUDS AT 16" O.C.
INSTALL HARDI BOARD OR PANELS ON BOTH
SIDES AND PAINT.
WOOD DECKING: 2x6 WOOD PLANKS, TREATED.
SEAL DECK WITH GREY WATERPROOF
ELOSTOMERIC POLYMETHANE.
METAL FRAME STAIRS. REFER TO SHEET C4.

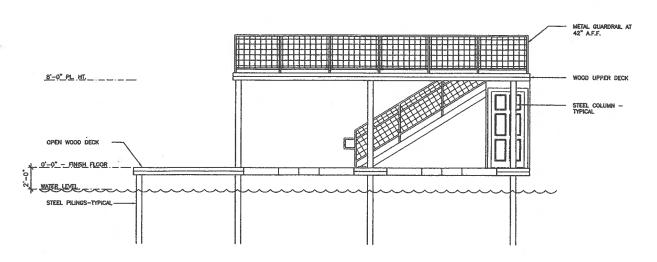
1. ELECTRIC PANEL, 100 AMPS.

PLAN NORTH

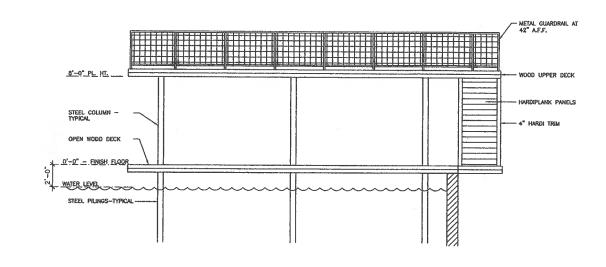
Rev. 3

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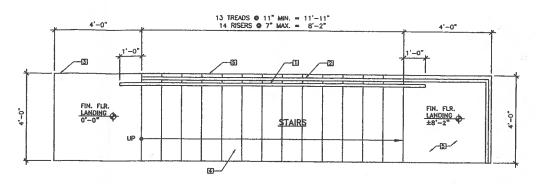
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERRICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBBUTTLA, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CITY COMPLANCE BY CITY ENGINEERS. SP-2012-0061DS



FRONT ELEVATION



SIDE ELEVATION

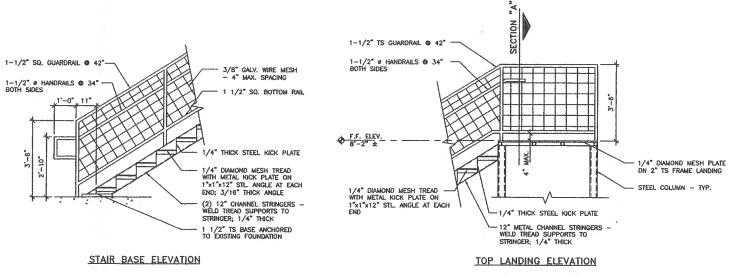


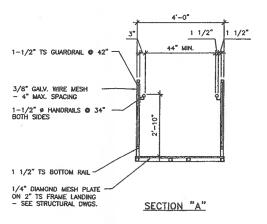
STAIR PLAN KEY NOTES

- III INSTALL NEW 1 1/2" TS HANDRAIL PIPE AT 34" A.F.F. [Z] INSTALL NEW 1 1/2" GUARDRAIL PIPE AT 42" A.F.F.
- [3] NEW CONCRETE STOOP.
- 4 NEW 11" METAL TREADS WITH METAL KICK PLATE.
- 5 NEW METAL FRAME LANDING WITH DIAMOND PLATE FLODRING.

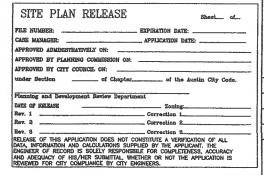
STAIR NOTES

- 1) ALL RISERS AT 7" MAXIMUM AND TREADS AT 11" MINIMUM.
 2) ALL HEAD CLEARANCES AT LANDING OR STAIRS TO BE 6'-8" MINIMUM.
 3) CONTRACTOR TO FIELD VERIFY ALL FINISH FLOOR HEIGHTS AND HEAD CLEARANCES PRIOR TO STAIR AND LANDING CONSTRUCTION.
 4) ALL METAL TO BE PRIMED.
 5) REFER TO STRUCTURAL DRAWINGS FOR ALL STAIR DETAILS.





STAIR DETAILS
SCALE: 1/2"=1'-0"



SP-2012-0061DS

ATX

1700 Teri Road # Austin, Texas 78 Mobile: 512 584 e-mail: rduranir.a

group

design

REVISIONS

OCONSUITONIS

A. Structural and Environmental Engineers
axes Registered Engineering Firm F-1756
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structural fram-exes for the first ser-near

Details

7913 BIG VIEW
MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Elevations, Stair Plan and Det

DATE: 2/8/12 SCALE: VARIES DRAWN: RD

FILE: C:\ONGS\LONE STAR DOCKS SHEET 4

OF 4 SHEETS