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 Evridge 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 preperation 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-constrution 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 preperation work. The contractor shall notify the Planning and Oevelopment Review Oepartment, 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 Oevelopment Review Oepartment. 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 immedieately 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 equired to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Oo 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 apporved equal, if used, meet the definition of compost(as defined by TxOOT 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 USOA 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 standords.

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.
   O. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

TEMPORARY VEGETATIVE STABILIZATION: CONTINUED.....

Table 1: Hydomulching for Temporary Vegetative Stabilization

Material	Oescription	Longevity	Typical Applications	Applicarion 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 stbilization 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 occurences of 1/2 inch or more shall postpone the watering schedule for one week.
   O. 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: Hydomulching for Permanent Vegetative Stabilization

Material	Oescription	Longevity	Typical Applications	Applicarion 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. Oeveloper Information:

Owner Terry Westbrook & Vernetta Westbrook Phone #______

Address 8612 Big View Orive, Austin, Tx 78732

Owners representative responsible for plan alterations:
What's Up Oock Phone # 512-799-7566

Person or Firm responsible for erosion/sedimentation control maintenance:
What's Up Dock Phone # 512-799-7566

Person or firm responsible for tree/natural area protection Maintenance:
What's Up Dock Phone # 512-799-7566

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Watershed Protection Oepartment 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 preperation 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;
   O. 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 seperately 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;
   O. 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 insalling 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 backfilled 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 insallation 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 shll 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. Oeviations 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 recommneded. 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 witht he City Arborist (Phone:(512)974-1876)).
3. Treatment is to commence prior to brginning of construction activities and again after the competion 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 Oevelopment 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 Oaggett X-L injecto 32-7-7 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 Oepartment 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.
2. Install dock piers.
3. Secure 5.5" steel pilings into lake bed with mechanical pile driver. Steel pilings will be primed with "no lead: P524 Red Primer"
4. Costruct lower level deck, 24" out of the water.
5. Lower deck framing is 2" x 10" Wolmanized. Oumpster is not required for all material.
6. Oecking is 1" x 6" composite decking.
7. Construct dock.
8. Construct railing 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.
12. The boat dock complies with ASCE 24 (Flood Resistant Oesign and Construction)

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 484S3C0430H with the effective date of September 26, 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. The proposed ESC plan will do the following: (1) detain the 2 year-24 hour storm event; and (2) withstand the velocity of the 10 year-24 hour storm event.

WESTBROOK BOAT DOCK GENERAL SITE NOTES

DOCK CONTRACTOR:	What's Up.......Oock 1704 Ski Slope Austin, Tx. 78733 512-263-7430
OWNER:	Terry Westbrook and Vernetta Westbraok
OWNERS MAILING AOORESS:	8612 Big View Orive Austin, Texas 78732
PROPERTY AOORESS:	8612 Big View Orive Austin, Texas
LEGAL AOORESS:	River Place, Section 17, Block M Lot 25, Big View Orive, Travis County, Austin, Texas
WATER SHEO:	Lake Austin (LA)
WATER SHEO CLASSIFICATION:	Water Supply Rural
USE:	Single-Family Home
NEW CONSTRUCTION HOME PERMIT:	2011-105685BT
SUB OIVISION CASE NUMBER:	C8J-83-068.018-1A
F.E.M.A. FIRM NUMBER:	48453C0430H
PROPERTY ZONING:	I-LA ANO SF-5
PROJECT DURATION OATE:	MAY 13, 2014
DRINKING WATER PROTECTION ZONE:	YES
ZONING:	I-LA ANO SF-5
RELATEO PERMIT NUMBERS:	NONE NONE

SITE DIMENSIONS:

Existing Shoreline Length:	103.89'
Allowable Oock Length:	20'-0"
Proposed Oock Length:	20'-0"

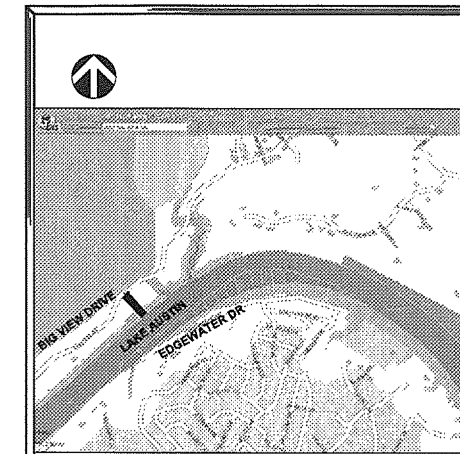
Environmental Continued.....

5. 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
6. Environmental Inspector has the authority to add and/or modify erosion/sedimenation controls on site to keep project in-compliance with the City of Austin Rules and Regulations.
7. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector. The contractor will clean up spoils that migrate onto the roads a minimum of once daily.

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 ammendment and approval of the Planning and Oevelopment Review Oepartment.
3. Approval of the site plan does not include building or fire code approval.
4. Additional electrical easments 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 Oevelopment Review Oepartment.
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/___is not located over the Edwards Aquifer recharge zone.
13. Contractor to verify utility locations and ground and flow line elevations before construction.

TABLE OF CONTENTS



LAKE AUSTIN PROJECT LOCATION

SUBMIT DATE: MAY 13, 2011

SP-2011-0198D
Development Permit #

______
Planning and Development Review Department

______
Reviewed By

Parks Department Certification

For the construction of the proposed boat dock, this site plan ___ 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 ___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

______
Parks and Recreational Department

APPROVAL STAMP

DESIGN LINES, ETC.
DESIGNER
PLANNERS
INTERIORS
719 Smoke Signal Pass
Pflugerville, Texas
78660
PHONE: 512-947-8598
E-MAIL: leann8598 @ AOL.COM
A I
B D

WESTBROOK BOAT DOCK
8612 BIG VIEW DRIVE
AUSTIN, TEXAS

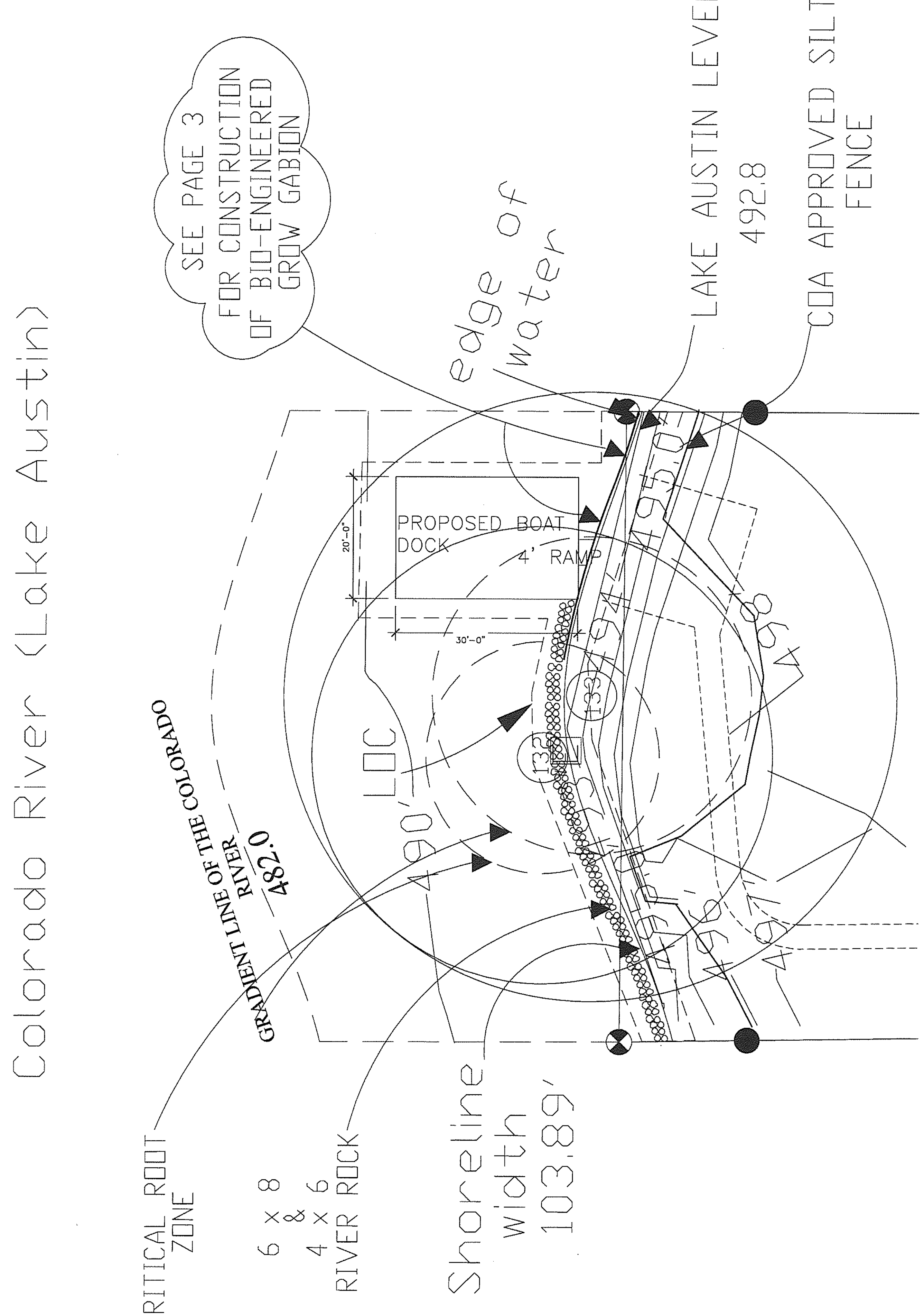
CONSTRUCTION NOTES

REVISIONS/CORRECTIONS

Date	No.	Revision Description	Page Revised	Approved

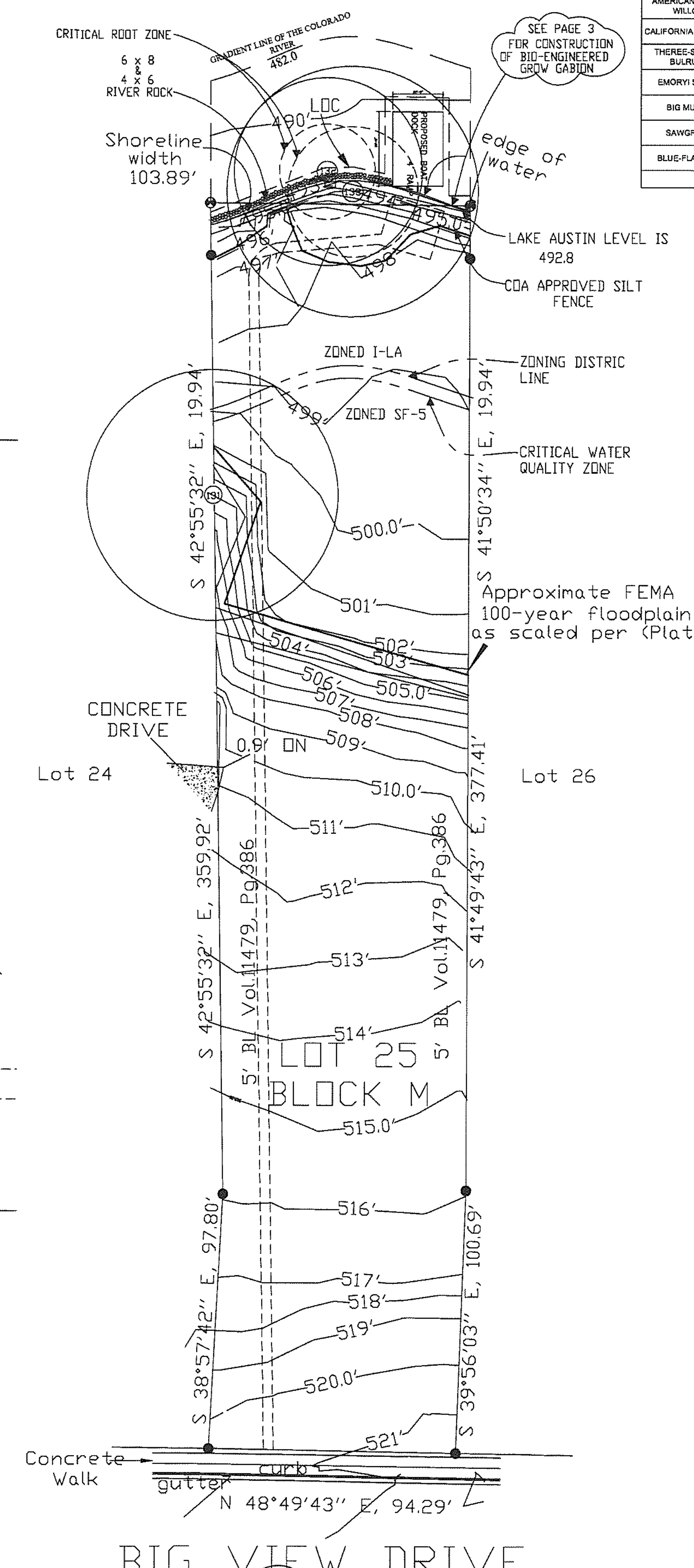
Scale: AS SHOWN
Date: 04/25/2011
Drawn By: L.A.B.
Reviewed By: J.W.
Project Number: 2011-04-02

Permit Number: SP-2011-0198D



Colorado River (Lake Austin)
SEE PAGE 3 FOR CONSTRUCTION OF BIO-ENGINEERED GROW GABION
edge of water
LAKE AUSTIN LEVEL 492.8
COA APPROVED SILT FENCE
PROPOSED BOAT DOCK
4' RAMP
20'-0"
30'-0"
LDC
490'
GRADIENT LINE OF THE COLORADO RIVER
482.0
CRITICAL ROOT ZONE
6 x 8 & 4 x 6 RIVER ROCK
Shoreline width 103.89'

2 SITE PLAN DETAIL
1" = 10'-0"



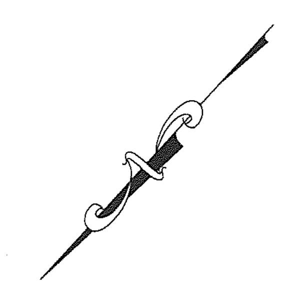
Lake Austin
CRITICAL ROOT ZONE
6 x 8 & 4 x 6 RIVER ROCK
GRADIENT LINE OF THE COLORADO RIVER 482.0
Shoreline width 103.89'
SEE PAGE 3 FOR CONSTRUCTION OF BIO-ENGINEERED GROW GABION
edge of water
LAKE AUSTIN LEVEL IS 492.8
COA APPROVED SILT FENCE
ZONED I-LA
ZONING DISTRIC LINE
ZONED SF-5
CRITICAL WATER QUALITY ZONE
S 42°55'32" E, 19.94'
S 41°50'34" E, 19.94'
500.0'
501'
Approximate FEMA 100-year floodplain as scaled per (Plat)
502'
503'
504'
505.0'
506'
507'
508'
509'
CONCRETE DRIVE
0.9' ON
Lot 24
Lot 26
510.0'
511'
512'
513'
514'
S 42°55'32" E, 359.92'
S 41°49'43" E, 377.41'
5' BL Vol.11479, Pg.386
LOT 25
BLOCK M
515.0'
516'
517'
518'
519'
520.0'
521'
S 38°57'42" E, 97.80'
S 39°56'03" E, 100.69'
Concrete Walk
curb
gutter
N 48°49'43" E, 94.29'
BIG VIEW DRIVE
(60' R.O.W.)

1 SITE PLAN
1" = 30'-0"

MITIGATION FOR CEFs WILL BE PROVIDED WITH 48 NATIVE WETLAND PLANTS FROM ONE OR MORE OF THE LIST. ONE PLANT (OF 1 GALLON CONTAINERIZED OR EQUIVILENT) PER 3 RUNNING FEET OF SHORELINE.				
COMMON NAME	SCIENTIFIC NAME	LOCATION	SIZE	QUANTITY
AMERICAN WATER WILLOW	JUSTICA AMERICANA	SHALLOW WATER NEAR SHORELINE	1 GALLON	7
CALIFORNIA BULRUSH	SCHOENOPLECTUS CALIFORNICUS	SHALLOW WATER NEAR SHORELINE	1 GALLON	7
THEREE-SQUARE BULRUSH	SCIRPUS AMERICANUS	SHALLOW WATER NEAR SHORELINE	1 GALLON	7
EMORYI SEDGE	CAREX EMORYI	BANK	1 GALLON	7
BIG MUHLY	MUHLENBERGIA LINOHEIMERI	BANK	1 GALLON	7
SAWGRASS	CLADIUM JAMAICENSE	BANK	1 GALLON	7
BLUE-FLAG IRIS	IRIS SPP	BANK	1 GALLON	7

TREE SURVEY CONDUCTED MAY 1, 2011

TREE LEGEND	
131	48' PECAN
132	3' CYPRESS
133	4' CYPRESS



Scale 1"=30'

APPROVAL STAMP

DESIGN LINES, ETC.
DESIGNER + PLANNERS + INTERIORS
719 Smoke Signal Pass
Pflugerville, Texas 78660
PHONE: 512-947-8598
E-MAIL: leaann8598 @ AOL.COM
Dated:

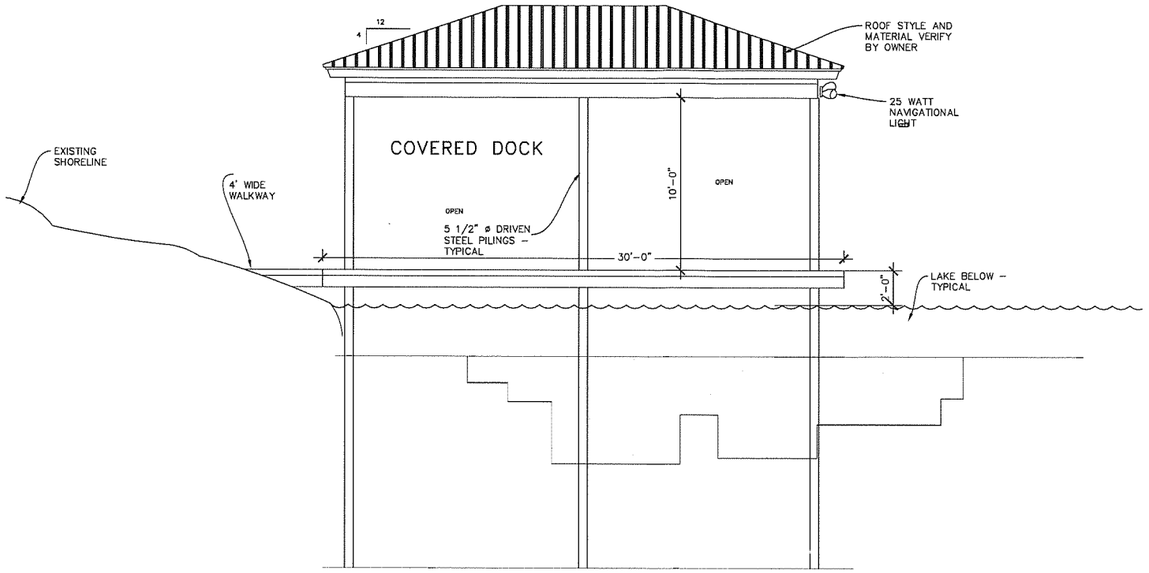
WESTBROOK BOAT DOCK
8612 BIG VIEW DRIVE
AUSTIN, TEXAS

SITE PLAN

REVISIONS/CORRECTIONS

Date	No.	Revision Description	Page Revised	Approved

Scale: AS SHOWN
Date: 4/28/2011
Drawn By: L.A.B.
Reviewed By: J.W.
Project Number: 2011-04-02
Permit Number: SP-2011-0198D

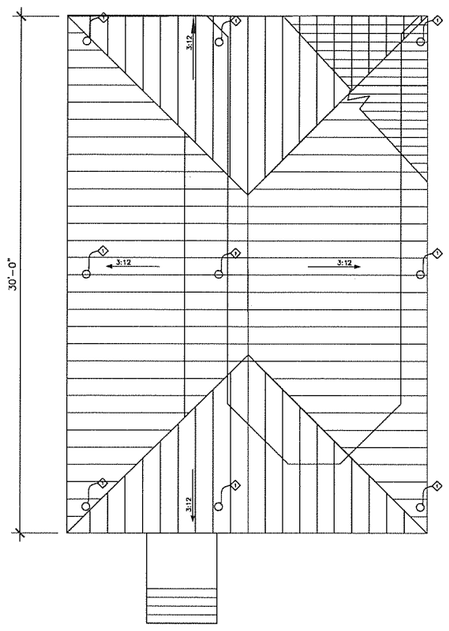


3 SIDE VIEW
1/4" = 1'-0"

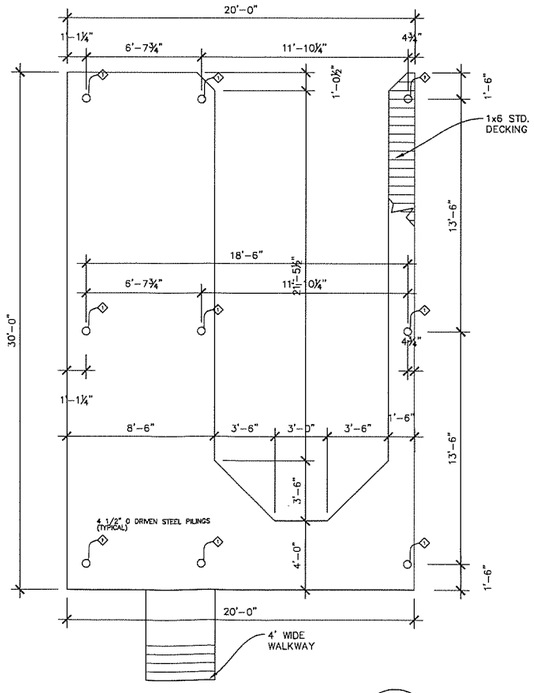
NOTES:

Depth of water = 3'-0"
Depth of piling into lake bottom = 30'-0"

THE BOAT DOCK STRUCTURE MAY NOT BE MORE THAN 30 PERCENT (30%) ENCLOSED.



2 ROOF PLAN
1/4" = 1'-0"



1 FLOORPLAN
1/4" = 1'-0"

APPROVAL STAMP

DESIGN LINES, ETC.
DESIGNER
PLANNERS
INTERIORS
719 Smoke Signal Pass
Pflugerville, Texas
78660
PHONE: 512-947-8598
E-MAIL
leeann8598 @ AOL.COM

WESTBROOK BOAT DOCK
8612 BIG VIEW DRIVE
AUSTIN, TEXAS

ARCHITECTURAL PLAN

REVISIONS/CORRECTIONS

Date	No.	Revision Description	Page Revised	Approved

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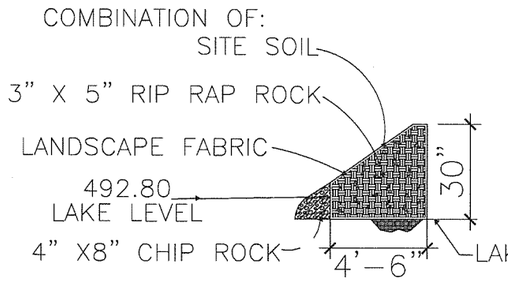
Date: 4/28/2011
Drawn By: L.A.B.
Reviewed By: J.W.
Project Number: 2011-04-02
Permit Number: SP-2011-0198D

GENERAL NOTES and BULKHEAD NOTES

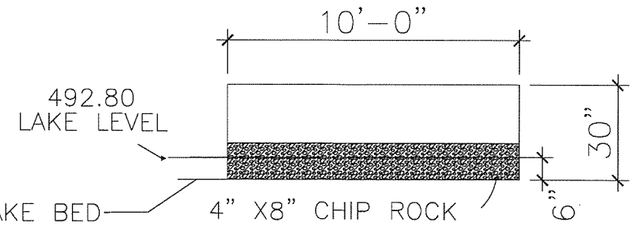
Construction Sequence

1. Hold pre-construction meeting with environment inspector
2. All work to be completed by work barges and land.
3. Install environment sediment controls as required
4. Install tree protection controls if required
5. Obtain final release

PROPOSED
BIO ENGINEERED GROW GABION



SIDE VIEW
CROSS SECTION



FRONT VIEW

1 BILHEAD DETAILS
N.T.S

APPROVAL STAMP

DESIGN LINES, ETC.
DESIGNER
PLANNERS
INTERIORS
719 Smoke Signal Pass
Pflugerville, Texas
78660
PHONE: 512-947-8598
E-MAIL:
leoorn8598 @ AOL.COM

WESTBROOK BOAT DOCK
8612 BIG VIEW DRIVE
AUSTIN, TEXAS

BULKHEAD DETAILS

REVISIONS/CORRECTIONS

No.	Revision Description	Page Revised	Approved

Date

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4 OF 4