

STANDARD SITE PLAN NOTES

Ordinance Requirements

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval of the Planning and Development Review Department.
- Approval of this site plan does not include Building Code and Fire Code approval nor building permit approval.
- All signs must comply with the requirements of the Land Development Code.
- The owner is responsible for the installation, maintenance, and repair of all utility lines.
- Additional electrical assessments may be required at a later date.
- A Development Permit must be issued prior to an application for building permit for non-conformant or Planning Commission approved site plans.
- Approval of 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 the construction. The applicant is responsible for determining what additional approvals may be necessary.
- 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 (Section 25-2-1176(f)).

APPENDIX P-2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERRECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- 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.
- 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.
- 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:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES OUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS 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;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP 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 MINIMIZE ROOT DAMAGE);
 - 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;
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1878 TO DISCUSS ALTERNATIVES.
- SPECIAL NOTES: PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
- 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.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED 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 EVAPORATION.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 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).
- 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-4: STANDARD SEQUENCE OF CONSTRUCTION

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

- Assign an 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 Code Manual.
- Install erosion controls and tree protection per approved plans.
- The environmental project manager must contact the Planning and Development Review Department to schedule and hold pre-construction conference on site.
- Trees will be fertilized prior to any construction activity. Materials and methods are to be approved by the City Arborist (974-1878) prior to application.
- The general contractor shall select a fertilization contractor and insure coordination with the City Arborist. Within 7 days of 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.
- All Class 1 trees within (or adjacent to) the limits of construction which are indicated to be preserved (on the plans) will be fertilized prior to the beginning of the construction activities and again after the completion of the construction. Areas to be fertilized include the entire critical root zone of a tree as depicted on the City approved plans. Trees are to be fertilized via soil injection method (minimum 100 psi), using Doggett X-L Injecto 32-7-7 or equivalent at recommended rates. Construction that will be completed in less than 90 days should use material at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist.
- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures.
- The Environmental Project Manager or Site Supervisor must contact the Planning and Development Review Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
- Rough grade the shoreline where necessary.
- Temporary erosion and sedimentation controls will be inspected and maintained.
- Begin site clearing/construction (or demolition) activities.
- In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
- Complete construction and start revegetation of the site and installation of landscaping.
- 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

- PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, 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.
- IN CRITICAL ROOT ZONE AREAS THAT CAN NOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF SOIL AND MULCH. ADDITIONAL MATERIALS SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT, UNLESS THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 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.

APPENDIX P-1: 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 ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR THE DESIGN OF EROSION CONTROL. IF A BMP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT 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 DURING GRADING OPERATIONS.
- LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.
- AREAS THAT WILL NOT BE DISTURBED, NATURAL FEATURES WILL BE PRESERVED.
- DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).
- LOCATION AND TYPE OF EAS BMPs FOR EACH PHASE OF DISTURBANCE.
- CALCULATIONS FOR BMPs AS REQUIRED.
- LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.
- LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.
- DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:
 - INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASIN, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
 - PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES).
 - SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED.
 - SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WD CONTROLS.
 - SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS.
 - ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS.
- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
 - MINIMIZE DISTURBANCE AREA AND PROTECT NATURAL FEATURES AND SOIL
 - CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
 - STABILIZE SOIL
 - PROTECT SLOPES
 - PROTECT STORM DRAIN INLETS
 - ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
 - RETAIN SEDIMENT AND CONTROL WATERING PRACTICES
 - ESTABLISH STABILIZED CONSTRUCTION EXITS
 - ANY ADDITIONAL BMPs
- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).
- FOR ANY STRUCTURAL BMPs, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.

- THE PLACEMENT OF TREE/NATURAL AREA 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.
- 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 AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, 974-2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TREE SWEEP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
- 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 INSPECTOR 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.
- THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), CERTIFIED EROSION, SEDIMENT AND STORMWATER INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION 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.
- PRIOR TO FINAL GRADING, HALL 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 SPOT DISPOSAL SITES.
- ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN 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 INVESTIGATION.
- TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
 - ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 801S.3(A)], DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. TOPSOIL SHALL BE COMPOSED OF 4 PARTS OF SOIL MIXED WITH 1 PART COMPOST, BY VOLUME. THE COMPOST SHALL MEET THE DEFINITION OF COMPOST AS DEFINED BY TxDOT SPECIFICATION ITEM 161. 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 1.5-INCH (38 MM) SCREEN.
 - SOIL TO BE LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURE CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

AN OWNER/ENGINEER MAY AVOID USE OF ON-SITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL ANALYSIS 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 SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ON-SITE TOP SOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

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
 - 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 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 BERMUUDA AT A RATE OF 1 POUND 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.
- HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
- 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.
- WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 50% PAPER)	70% OR GREATER WOOD / STRAW 30% OR LESS PAPER OF NATURAL FIBERS	6-3 MONTHS	MODERATE SLOPES: FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

- 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 MOWED 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 BERMUUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 80% GERMINATION. BERMUUDA GRASS IS A WARM SEASON GRASS AND IS 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.

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 3:1 AND EXPOSED 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 1:1 AND EXPOSED SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10. DEVELOPER INFORMATION:

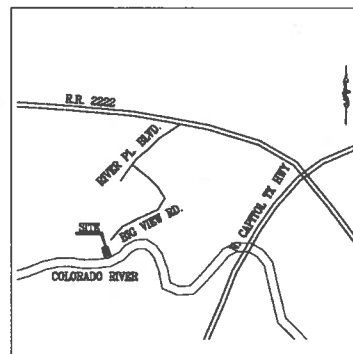
OWNER: MR. JOHN AND ANN MORRIS
ADDRESS: 7913 BIG VIEW ROAD, AUSTIN, TEXAS 78730
PHONE #: (512)

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 TBD
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 974-2278 AT 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

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

ZONING NOTES

ZONING: LAKE AUSTIN, LA AND O-LA
RELATED CASES: CBJ-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 # CHANGE IN PLAN	NET IMP. COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

7913 BIG VIEW MORRIS BOAT DOCK

AUSTIN, TEXAS 78730

OWNER:

MR. JOHN AND ANN MORRIS
7913 BIG VIEW ROAD
AUSTIN, TEXAS 78730
PH. (512)

PROJECT ENGINEER:

TERRY ORTIZ, P.E.
LOC CONSULTANTS, LLP
FIRM NO. F-4758
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:

- COVER SHEET
- SITE PLAN
- FLOOR PLANS
- ELEVATIONS, STAIR PLAN AND DETAILS

APPROVED BY:

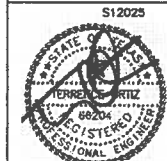
PARKS AND RECREATION BOARD	DATE
PLANNING AND DEVELOPMENT REVIEW DEPT.	DATE
SITE PLAN DEVELOPMENT PERMIT NUMBER	DATE
SUBMITTAL DATE	DATE

SUBMITTAL DATE: FEBRUARY 16, 2012

REVISIONS

6-21-2012
CITY COMMENTS

Loc Consultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm
1000 E. CESAR CHAVEZ ST., SUITE 100
AUSTIN, TEXAS 78702-4908
PH. (512) 499-0908



6-14-2012

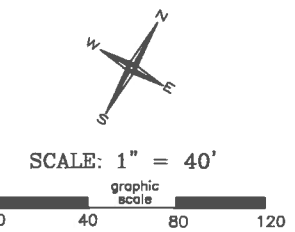
7913 BIG VIEW MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Cover Sheet

ATX design group
1700 Teri Road #301
Austin, Texas 78744
Mobile: 512.684.0211
e-mail: ramur@atxdesign.com

DATE: 5/3/12
SCALE: N.T.S.
DRAWN: RD
FILE: C:\PROJECTS\7913 BOAT DOCK\7913-2102-0061DS
SHEET 1
C1
OF 4 SHEETS

TREE LISTING

74	30"	Pecan
75	9"	Tallow
84	13"	Tallow
85	10"	Tallow
87	6" & 9"	Tallow (12" total)
806	33"	Pecan
1601	13"	Hackberry
1602	11"	Tallow
1603	12"	Tallow
1634	9"	Tallow
1605	9"	Tallow
1606	11"	Tallow
1607	10"	Tallow
1607	11"	Tallow
1608	13"	Ash
1609	14"	Ash
1610	2"	Willow
1611	19"	Willows (28.5" total)
1612	12"	Ash
1613	10"	Pecan
1614	21"	Pecan
1885	40"	Pecan
1890	21"	Pecan



- Legend**
- ⊙ 1/2" Iron Rod Found
 - ⊙ 1/2" Capped Iron Rod Found
 - ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
 - ▲ PK Nail Found
 - Chiseled "X" Found (Record Bearing and Distance)
 - P.U.E. Public Utility Easement
 - B.L. Building Setback Line
 - 505.00' Minimum Finished Floor Elevation
 - LOC Limits of Construction
 - - - - - Zoning Boundary (Approximately)

GENERAL NOTES:

1. THE CITY OF AUSTIN EROSION CONTROL NOTES ARE INCORPORATED BY REFERENCE AND MADE A PART OF THIS PROJECT FOR APPLICABILITY IN THE EVENT THAT AN UNFORESEEN DISTURBANCE OF THE LAND AREA OF THE SITE IS NECESSARY TO COMPLETE THE APPROVED CONSTRUCTION. REFERENCE APPENDIX P1 AND P2 OF THE ENVIRONMENTAL MANUAL.
2. THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL, AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. STEEL PLINGS TO BE PRIMED WITH "NO-LED" P-524 RED IRON PRIMER.
4. A PUMPSTER IS REQUIRED AT THE SITE.
5. ALL RESPONSIBILITY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATION SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
6. THIS BOAT DOCK IS AN ACCESSORY USE FOR A SINGLE FAMILY RESIDENCE AND SHALL BE USED AS SUCH. IN NO WAY IS THIS BOAT DOCK ALLOWED TO BE USED COMMERCIAL WITHOUT THE PROPERTY UNDERGOING A ZONING CHANGE.
7. THE ENVIRONMENTAL INSPECTOR WILL BE CONTACTED AT (512) 974-2278.
8. EACH TWO-BULB NAVIGATION LIGHT SATTION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS. ALL BULBS SHALL BE AMBER IN COLOR.
9. VERIFY PRECISE LOCATION OF DOCK WITH OWNER AND LONE STAR DOCKS.
10. FOR CONSTRUCTION OF THE PROPOSED DOCK THIS SITE REQUIRES VARIANCES FROM THE CITY OF AUSTIN LDC.

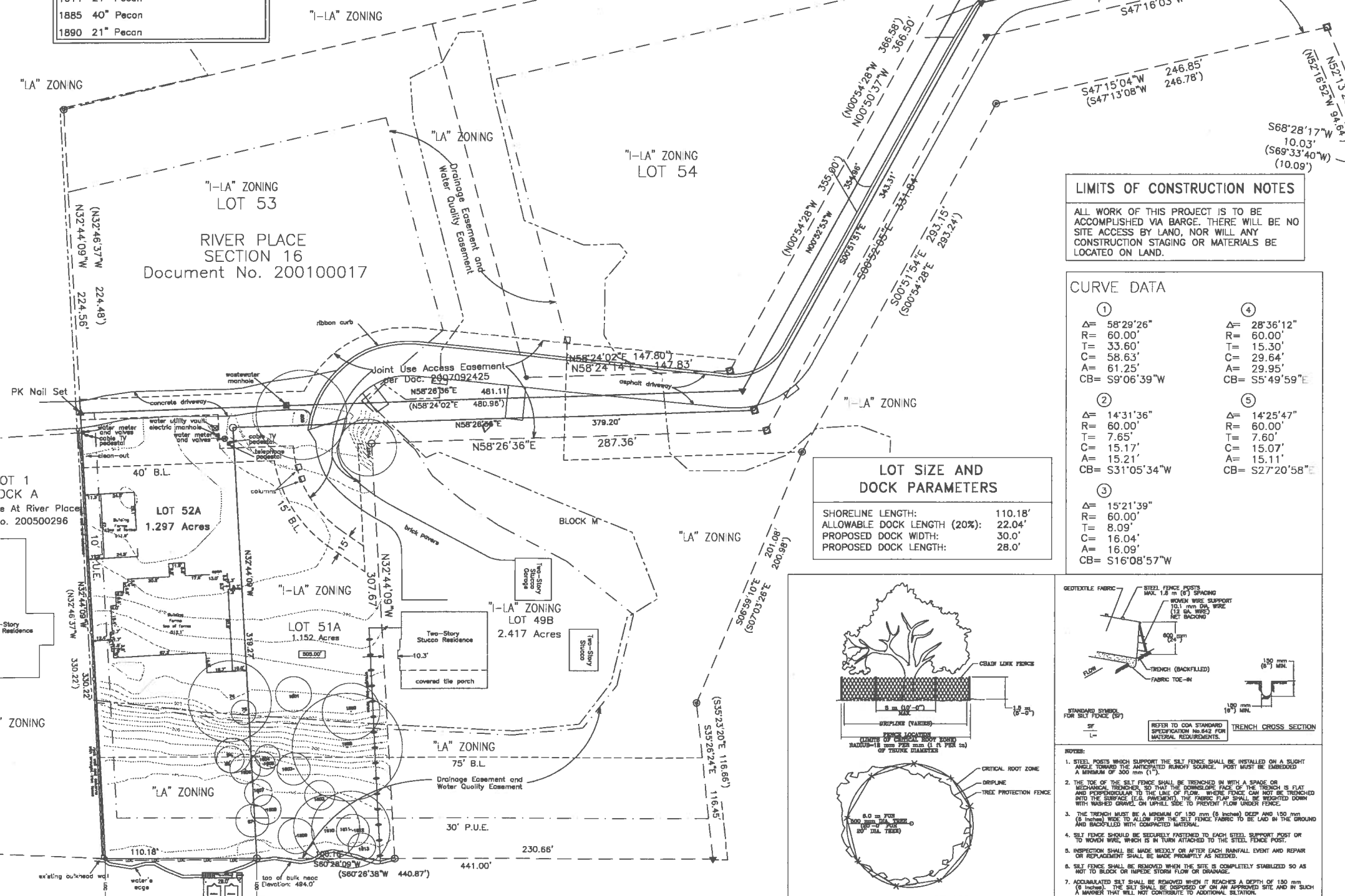
REVISIONS

6-21-2012	CITY COMMENTS
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LOC Consultants
Civil, Structural, and Environmental Engineers
Texas Registered Engineering Firm F-4755
1000 L. CRAWFORD ST., SUITE 100
AUSTIN, TEXAS 78702-0008
Tel: (512) 498-4987
Fax: (512) 498-4987

S12025

6-14-2012

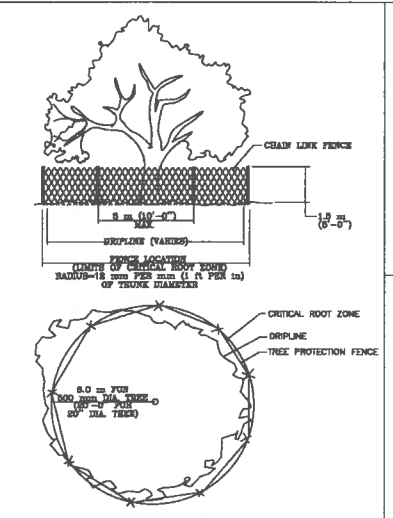


CURVE DATA

①	Δ = 58°29'26"	R = 60.00'	T = 33.60'	C = 58.63'	A = 61.25'	CB = S9°06'39"W
②	Δ = 14°31'36"	R = 60.00'	T = 7.65'	C = 15.17'	A = 15.21'	CB = S31°05'34"W
③	Δ = 15°21'39"	R = 60.00'	T = 8.09'	C = 16.04'	A = 16.09'	CB = S16°08'57"W
④	Δ = 28°36'12"	R = 60.00'	T = 15.30'	C = 29.64'	A = 29.95'	CB = S5°49'59"E
⑤	Δ = 14°25'47"	R = 60.00'	T = 7.60'	C = 15.07'	A = 15.11'	CB = S27°20'58"E

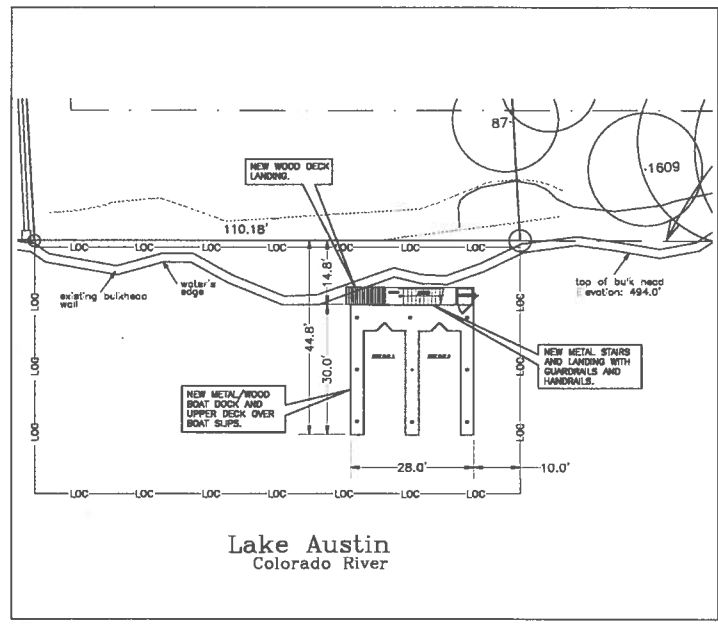
LOT SIZE AND DOCK PARAMETERS

SHORELINE LENGTH:	110.18'
ALLOWABLE DOCK LENGTH (20%):	22.04'
PROPOSED DOCK WIDTH:	30.0'
PROPOSED DOCK LENGTH:	28.0'



NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (1').
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNDRIVE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVED), THE FABRIC FLAP SHALL BE REINFORCED DOWN WITH WASHED GRAVEL ON UPDRIVE SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACK-FILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOOD WIRE WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR HINDER STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL EROSION.



SITE PLAN RELEASE

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

under Section _____ of Chapter _____ of the Austin City Code.

Dating and Development Review Department

DATE OF RELEASE _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CITY COMPLIANCE BY CITY ENGINEERS.

7913 BIG VIEW MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Site Plan

ATX design group
1700 West Road 8001
Austin, Texas 78744
Mobile: 812 204 0211
e-mail: rd@atxdesign.com

DATE: 5/3/12
SCALE: 1"=40'-0"
DRAWN: RD
FILE: C:\WORK\SP-2012-0061DS
SHEET 2 OF 4 SHEETS

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR MANORRY UNLESS OTHERWISE INDICATED.
- WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- 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" 26 GA. METAL STUDS IN LIEU OF WOOD.
- ALL WOOD SIDING SIZE, TYPE AND FINISH TO BE SELECTED BY OWNER, AND TO BE PRESSURE TREATED.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT AND STEEL FRAMING PRIOR TO SETTING WALLS.
- ALL EXTERIOR DOORS TO BE HOLLOW METAL DOORS AND INSULATED. SELECTION BY OWNER.
- PAINT COLOR BY OWNER.
- ALL EXTERIOR FASCIA BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HARDIPLANK.
- ALL STEEL PILES AND FLOOR DECKING TO BE DESIGNED AND CONSTRUCTED BY LONE STAR DOCKS.

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

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DESIGNER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DESIGNER 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 "DNE CALL CENTER" AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS.

NAVIGATION LIGHT NOTES

NAVIGATION LIGHTS MUST BE A 2-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7.5-25 WATTS INCLUSIVE. LIGHT BULB OR LIGHT BULB COVER MUST BE AMBER, AND WHITE LIGHT MUST 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.

BOAT DOCK CONSTRUCTION NOTES

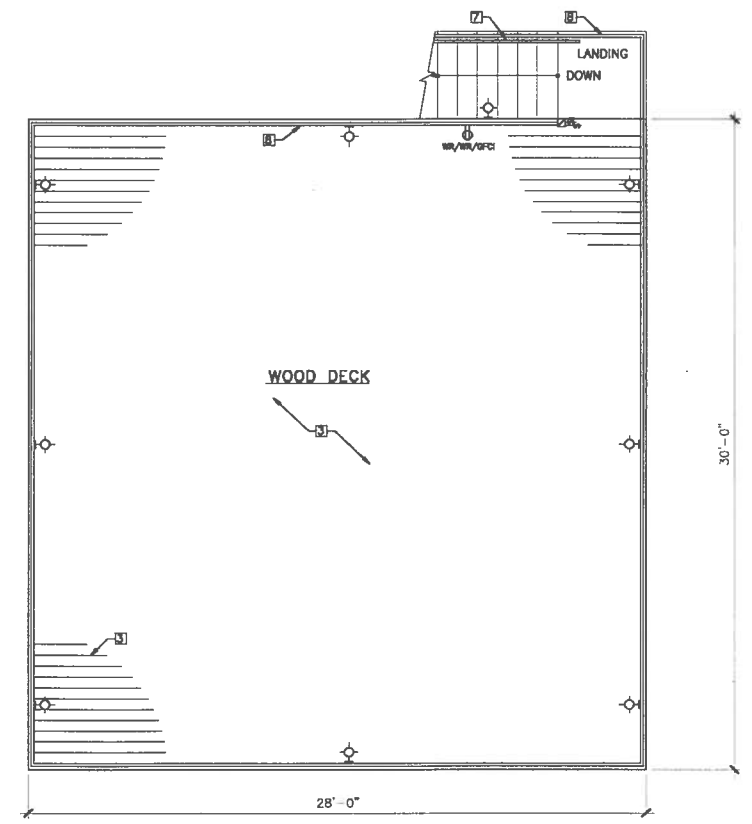
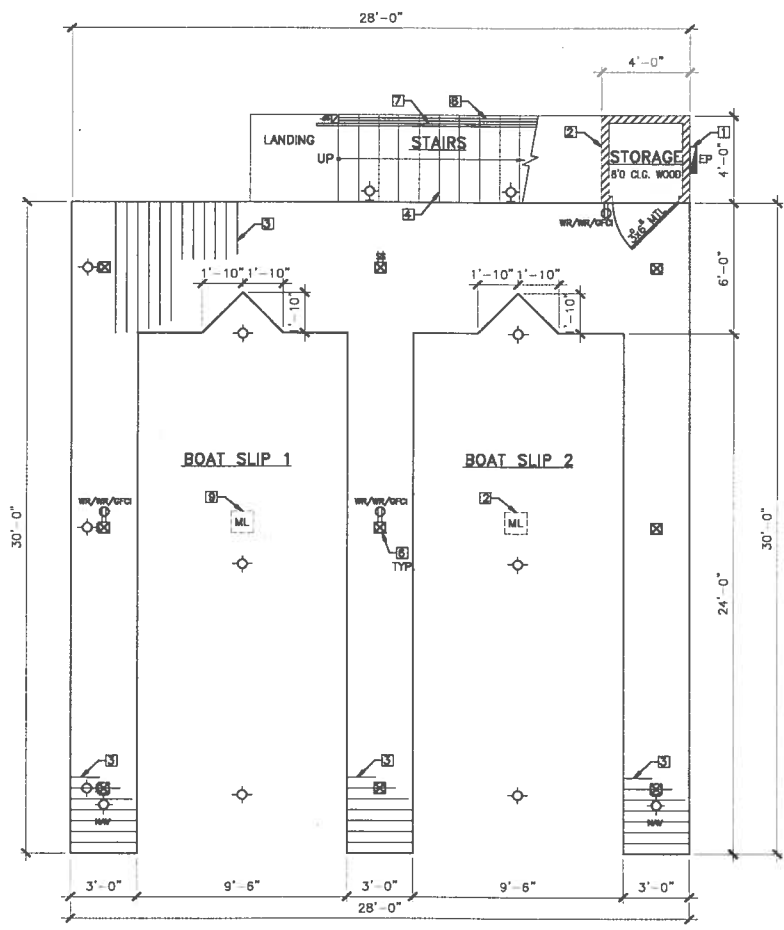
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

SPECIAL CONSTRUCTION TECHNIQUES

- PRIOR TO EXCAVATION WITHIN TREE DRILINES, 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.
- IN CRITICAL ROOT ZONE AREAS THAT CAN NOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES WITH ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF SOIL AND MULCH. ADDITIONAL MATERIALS SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 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.

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 foliar 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 considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If 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 health. 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 ensure 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. 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 pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into 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 (Fax # 512-974-3010). Construction which will be completed in less than 90 days may use materials at 1/2 recommended rates. Alternative organic 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, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.



FLOOR PLAN KEY NOTES

- 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: 2x8 WOOD PLANKS, TREATED. SEAL DECK WITH GREY WATERPROOF ELASTOMERIC POLYURETHANE.
- METAL FRAME STAIRS. REFER TO SHEET C4.
- NOT USED.
- STEEL COLUMNS.
- 1-1/2" HANDRAIL AT 34" A.F.F.
- 1-1/2" GUARDRAIL AT 42" A.F.F.
- BOAT MOTDR LIFT.

BOAT DOCK AREA	
BOAT DECK COVERAGE	840 S.F.
BOAT DOCK	840 S.F.
UPPER DECK (UNCOVERED):	840 S.F.
TOTAL BUILDING COVERAGE:	1,680 S.F.

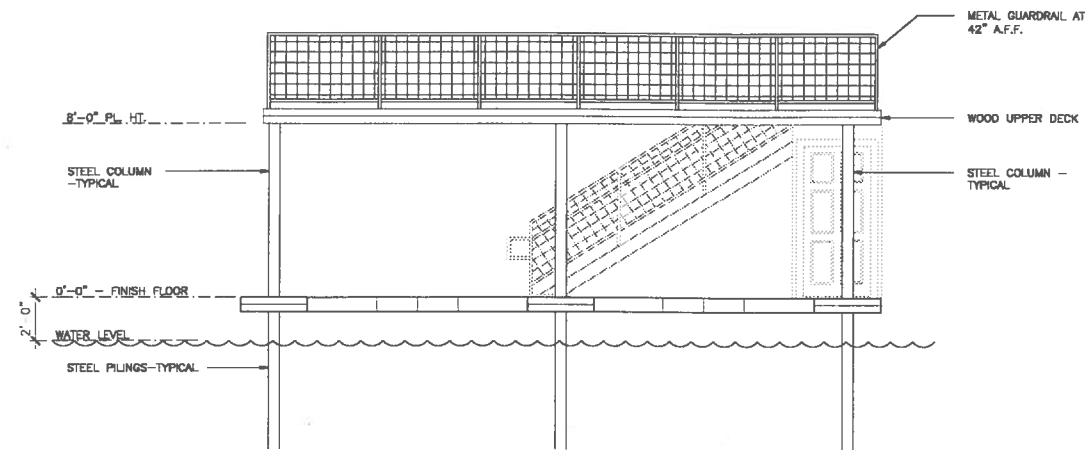
STRUCTURAL NOTES
 ALL STRUCTURAL DRAWINGS FOR STEEL PILES, LOWER DECK/UPPER DECK FRAMING, BOAT SLIPS, METAL GUARDRAILS / HANDRAILS, AND METAL STAIRS TO BE DONE BY LONE STAR DOCKS OR OTHER CONSULTANTS.

PLAN NORTH
1 LOWER DECK FLOOR PLAN
 SCALE: 1/4"=1'-0"

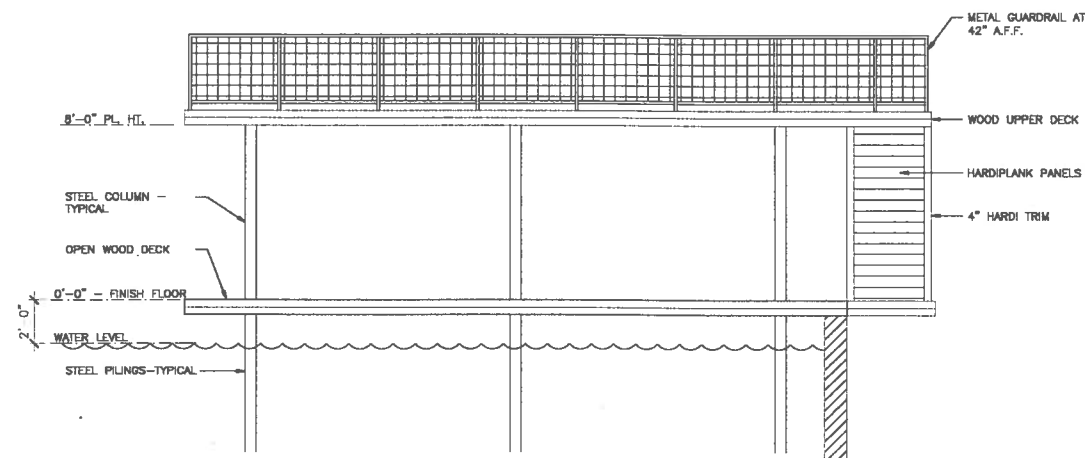
PLAN NORTH
2 UPPER DECK FLOOR PLAN
 SCALE: 1/4"=1'-0"

SITE PLAN RELEASE

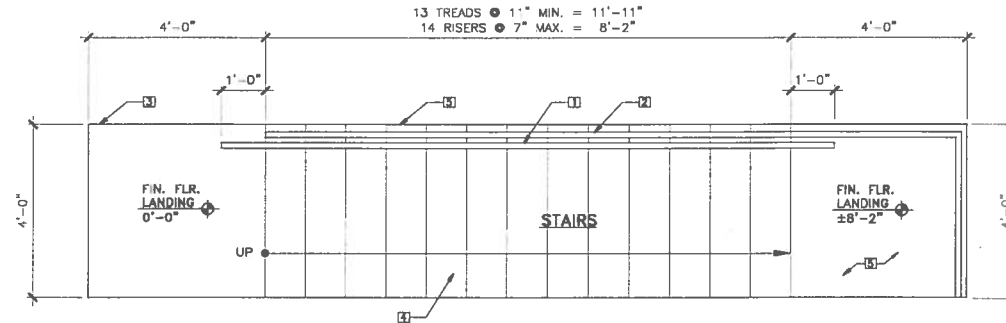
Sheet ___ of ___
 FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section _____ of Chapter _____ of the Austin City Code.
 Planning and Development Review Department
 DATE OF RELEASE: _____ Sent: _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CITY COMPLIANCE BY CITY ENGINEERS.



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



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



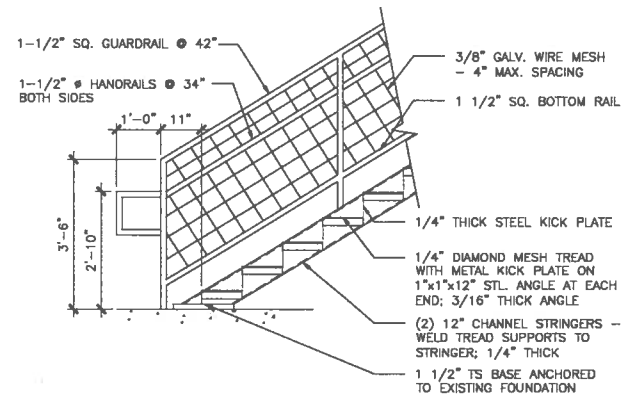
3 STAIR PLAN
SCALE: 1/2"=1'-0"

STAIR PLAN KEY NOTES

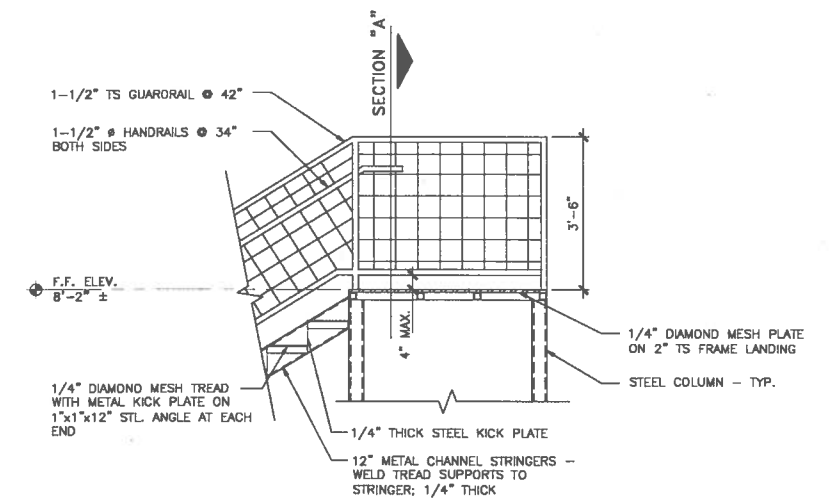
- 1) INSTALL NEW 1 1/2" TS HANDRAIL PIPE AT 34" A.F.F.
- 2) INSTALL NEW 1 1/2" GUARDRAIL PIPE AT 42" A.F.F.
- 3) NEW CONCRETE STOOP.
- 4) NEW 11" METAL TREADS WITH METAL KICK PLATE.
- 5) NEW METAL FRAME LANDING WITH DIAMOND PLATE FLOORING.

STAIR NOTES

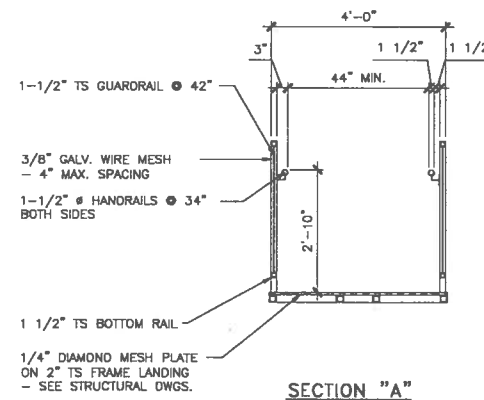
- 1) ALL RISERS AT 7" MAXIMUM AND TREADS AT 11" MINIMUM.
- 2) ALL HEAD CLEARANCES AT LANDING OR STAIRS TO BE 6'-8" MINIMUM.
- 3) CONTRACTOR TO FIELD VERIFY ALL FINISH FLOOR HEIGHTS AND HEAD CLEARANCES PRIOR TO STAIR AND LANDING CONSTRUCTION.
- 4) ALL METAL TO BE PRIMED.
- 5) REFER TO STRUCTURAL DRAWINGS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



STAIR BASE ELEVATION



TOP LANDING ELEVATION



SECTION "A"

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

SITE PLAN RELEASE Sheet of

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

under Section _____ of Chapter _____ of the Austin City Code.

Planning and Development Review Department

DATE OF RELEASE _____ Zoning _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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SP-2012-0061DS

REVISIONS
6-21-2012
CITY COMMENTS

LOC Consultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm # 4755
1000 E. CHASE COURT, ST. STE. 100
AUSTIN, TEXAS 78702-0008
Tel: (512) 488-0808
Fax: (512) 488-0807



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

ATX design group
1700 Tull Road #116
Austin, Texas 78744
Mobile: 812 884 0211
e-mail: rd@atxdesign.com



DATE: 2/8/12
SCALE: VARIES
DRAWN: RD
FILE: C:\WORK\LINE STAIR 0001\WORKS-C4.DWG
SHEET 4
C4
OF 4 SHEETS