

1502 ROCKCLIFF ROAD

EROSION CONTROL NOTES Appendix: P-1 (3/28/2011)

- 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 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 contractor shall notify the Planning and Development Review Department, (512)974-2276, at least three days prior to the meeting date.
- 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 Arboretist 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 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 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.
- 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 further 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. 6015.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, 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 0.375-inch (3/8") screen.
 - Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as 'red dirt' or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

Texture class	Minimum	Maximum
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards. The vegetation 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 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.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.
 - 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 1/2 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, 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

- 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-seeded in accordance with 2. below.
- 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% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - 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 2, below.
 - The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week. Permanent erosion control shall be acceptable when the grass has grown at least 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 requirement of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	60% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and 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 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

Developer Information:
Owner: Eric Goldreyer
Address: 1502 ROCKCLIFF ROAD, Austin, Texas 78746
Phone # (512) 426-7211

Owner's representative responsible for plan alterations:
Eric Goldreyer
Phone # (512) 426-7211

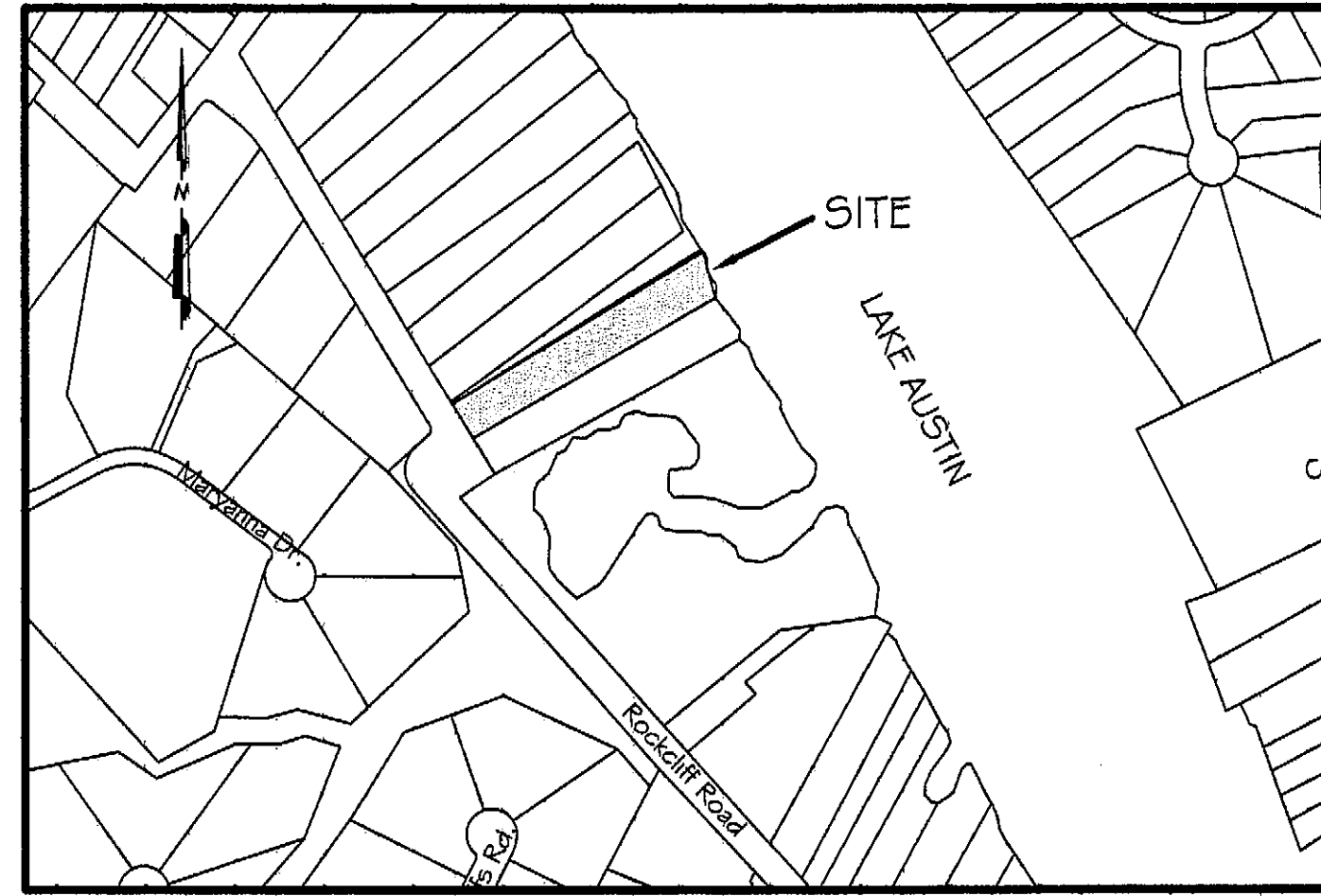
Person or firm responsible for erosion/sedimentation control maintenance:
Eric Goldreyer
Phone # (512) 426-7211

Person or firm responsible for tree/natural area protection maintenance:
Eric Goldreyer
Phone # (512) 426-7211

The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at (512) 974-2276 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

OWNER:
ERIC GOLDRAYER
3004 MEANDERING RIVER CT.
AUSTIN, TEXAS 78746
PHONE (512) 426-7211

ENGINEER:
BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
2219 WESTLAKE DR. STE. 110
AUSTIN, TEXAS 78746
PHONE (512) 422-7638
FAX (512) 329-6241



MAPSCO GRID G28
VICINITY MAP
1" = 360'

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION Appendix: P-2 (3/28/2011)

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected 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 cut or fill), or trenching not reviewed and authorized by the City Arboretist;
 - 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 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;
 - Where permeable paving is to be installed within a tree's drip-line, erect the fence at the outer limits off the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - 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 Arboretist at 512-974-1876 to discuss alternatives.

- SPECIAL NOTES:** For the protection of natural areas, no exceptions to installing fences at the limit of Construction line will be permitted.
- 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 feet (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. No 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 (nipping of branches, etc.).
 - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arboretist Association Pruning Standards for Shade Trees available on request from the City Arboretist).
 - 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.

STANDARD SEQUENCE OF CONSTRUCTION Appendix: P-4 (3/28/2011)

- The following is a sequence of construction shall be used for all development.
- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures. (as needed)
 - Install natural area protection. (as required)
 - The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2276, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
 - A pre-construction meeting with Environmental Inspector is required prior to any site disturbance.
 - Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
 - Demolish existing boat dock. Construction access from water.
 - Begin boat dock construction activities. Construction access from water.
 - Complete construction and start revegetation of the site and installation of landscaping.
 - Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Planning & Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
 - Obtain final inspection release once vegetation has 95% coverage.
 - After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO. S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.) %	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

No vegetation within the shoreline setback area shall be removed before the issuance of a 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 or testing.

All areas disturbed within the shoreline setback shall be restored in accordance with City of Austin specifications.

All disturbed areas shall be restored as noted in erosion control & restoration notes.

WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY RURAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

SMART GROWTH ZONE: Drinking Water Protection Zone
FLOODPLAIN INFORMATION: This project is within the 100-year flood plan as shown on the F.E.M.A. panel 48453C0435H effective 26SEP2006.

LEGAL DESCRIPTION: ABS 72 SUR 1 Brown W, ACR. 1.183, Deed Doc. #201101215
PROJECT ADDRESS: 1502 ROCKCLIFF ROAD, AUSTIN, TX 78746

ZONING: LA

USE: Accessory Use to Principal Single-Family Residence at 1502 Rockcliff Road

RELATED PERMIT NUMBERS: CA-2012-0092

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 the completeness, accuracy and adequacy of higher submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

Plan Sheet List

- COVER SHEET & NOTES
- SITE PLAN
- DOCK ELEVATIONS
- DOCK PLAN

Approved By:

Parks & Recreation _____ Date _____

For Director - Planning & Development Review Department _____ Date _____

SP-2012-0184DS

Permit Number

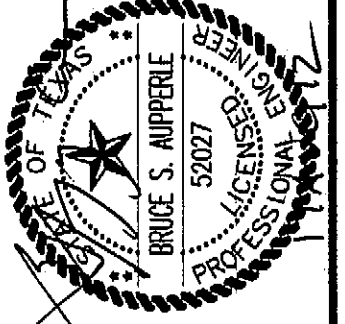
June 1, 2012

Submital Date

June 1, 2015

Project Duration Date

NO.	DATE	REVISION	APPROVED



AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512-329-8241
Texas Board of Professional Engineers Registration Number E-994

1502 ROCKCLIFF ROAD
COVER SHEET & NOTES

DESIGNED: BSA
APPROVED:
SCALE: NTS
1502 Rockcliff Road
DATE: June 1, 2012
SHEET 1 of 4