

492.8'

## CONSTRUCTION SEQUENCE

## GENERAL NOTES

- (6) No impervious cover is proposed and no trees will be removed.
- (7) All responsibility for the adequacy of these plans remains with the engineer / designer who prepared them. In approving these plans, the City of Austin must rely on the adequacy of the work of the engineer / designer. Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer / designer is responsible for the completeness, accuracy, and adequacy of this submittal, whether or not the application is reviewed for code compliance by City engineers.
- (8) 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 commercially without this property undergoing a zoning change.
- (9) The Environmental Inspector has the authority to add and/or modify any condition or restriction on site to the project in compliance with the City of Austin Rules and Regulations; he will be contacted at 474-2723 prior to construction at least 72 hours in advance.

SIGNOR ENTERPRISES, INC.  
17912-A HAMILTON POOL ROAD AUSTIN, TEXAS 78738

STEVEN & LOUISE WEINBERG  
2510 MATTHEWS DR AUSTIN, TX 78703

GENE LUCAS, ARCHITECT, INC. GENE@GLAINC.COM  
3571 FAR WEST BLVD, #177 AUSTIN, TX 78731 512.264.1242

120x130FT & ADJ 120x25FT OF VAC MATTHEWS DR  
& ACR ABS 313 SUR 8 GILBERT DJ (LSD #C81-2012-0064)  
TRAVIS COUNTY TAX ID #01190802030000 - SF3-NP ZONING

WATER SUPPLY SUBURBAN

2510 MATTHEWS DR, AUSTIN, TX 78703

APRIL / MAY, 2012

SP-2012-0156DS

MAY 7, 2012

MAY 7, 2015

DATE \_\_\_\_\_

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DATE \_\_\_\_\_

FOR THE CONSTRUCTION OF THE PROPOSED BOAT DOCKS, THIS SITE PLAN DOES **NOT** REQUIRE ANY VARIANCES FROM, AND IS IN **FULL** COMPLIANCE WITH, THE FOLLOWING REQUIREMENTS:

SECTION 25-2-1175 - LIGHTING AND ELECTRICAL STANDARDS	-----	
SECTION 25-2-1176 - 10' SIDEYARD SETBACK	-----	
" " - 20% MAXIMUM LOT SHORELINE COVERAGE	-----	
" " - 30' MAXIMUM EXTENSION OF DOCK INTO WATER PERPENDICULAR TO SHORELINE	-----	
" " - MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS	-----	
<b>THIS SITE PLAN DOES NOT CREATE A NAVIGATIONAL HAZARD</b>		

DATE \_\_\_\_\_

## INDEX OF DRAWINGS

[illegible]

## REVISIONS & CORRECTIONS

APPENDIX P-2 - Environmental Criteria Manual - City of Austin - STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
  2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
  3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
  4. Gradual upland barriers shall be installed or maintained in a manner which does not result in soil build up or erosion of 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 exposed roots, trunk or limbs by mechanical equipment;
    - D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
  6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
    - A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
    - B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the 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 allowance to 10 feet from the building;
    - D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 874-1876 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 closer than 4 feet to a tree trunk, protect the trunk with strapped-on plankings 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 cut trunk trees to be preserved.
  9. 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.
  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 face of any tree.
  12. Pruning to provide clearance for structures, walkways and equipment shall take place before damage occurs (kipping of branches, etc.).
  13. All related pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
  14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

APPENDIX P-6 - Environmental Criteria Manual - City of Austin - REMEDIAL TREE CARE NOTES - AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

1. 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. In some 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.
2. 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 be limited to, fertilization, soil treatment, mulching, pruning, and irrigation. Post-construction treatment should be applied during the same time periods as approved pre-construction treatments. Aeration, water and/or air injected into the soil is needed only if 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 # 512-974-2010). 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 #11 in the Sequence of Construction.

1. All work on this project is to be accomplished via barge. There will be no site access by land, nor will any construction staging or materials storage be located on land.
2. 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 construction. The applicant is responsible for determining what additional approvals may be necessary.
3. 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 25-12-001, Chapter 25C, Title 25, Subchapter C, Chapter 25C.001, Section 25C.001-001, Austin Water Utility Ordinance].
4. The proposed boat dock must comply with all requirements of LDC 25-2-1174 ("Structural Requirements"), and must comply with Chapter 25C-12 (Uniform Building Code) and the Building Criteria.
5. A signed and sealed structural letter certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction (LDC 25-2-1213 1612.4) will be submitted to inspector.

The owner is responsible for all costs of relocation of, or damage to, utilities. Additional electric easements may be required at a later date. Water and wastewater service will be provided by the City of Austin (or identify the service provider if other than the City of Austin). All existing structures shown to be removed will require a demolition permit from the City of Austin Department of Development Review and Inspection.

**1" = 20**

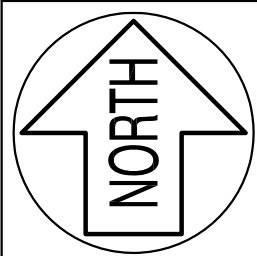
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

DRAWING                      KEYS:

A - LAKE LEVEL ELEVATION  
B - EXISTING SHORELINE  
C - DOCK BLDG. SETBACKS  
D - NAVIGATION LIGHTS  
E - 75' CWQZ LINE  
F - CONSTRUCTION LIMITS

SITE

EXISTING LOT AREA	( 0.5070 ACRES )	22085 SQ FT
EXISTING SHORELINE LENGTH		120.23 LIN FT
ALLOWABLE DOCK WIDTH (20.00 %)		24.05 LIN FT
NEW DOCK WIDTH (19.96 %)		24.00 LIN FT
MAXIMUM PROJECTION INTO LAKE AUSTIN		30.00 LIN FT



Gene Lucas,  
Architect,  
Inc.

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FAX #8607

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Boulevard, #177  
Austin, TX 78731  
(512) 264-1242  
Gene @ GLAinc.com

The design and details contained herein are copyrighted and may not be used, in whole or in part, without explicit permission of the Architect.

Before proceeding with any work or ordering materials, the Contractor and/or subcontractor shall verify all measurements at the building site and shall be responsible for their accuracy.

To the extent known, the Architect certifies that this drawing or plan and related specifications meet all applicable code requirements; discrepancies should be reported by the Contractor directly to the Architect.

2510 Matthews Drive  
Weinberg Boat Dock  
Austin, Texas

SP-2012-0156DS

DATE: 3/26/2012  
DRAWN: GENE  
SHEET

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