

5501 PARADOX COVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78731  
SITE DEVELOPMENT PERMIT PLANS



SCOTT A. SMILEY, P.E.

18 JUNE 2012  
SUBMITTAL DATE

18 JUNE 2015  
PROJECT DURATION DATE

APPROVED BY:

FOR PARKS & RECREATION BOARD

FOR PLANNING AND DEVELOPMENT REVIEW DEPT.

SP-2012-0208D  
SITE PLAN / DEVELOPMENT PERMIT NUMBER

Project Address: 5501 PARADOX COVE  
AUSTIN, TEXAS 78731

**Zoning:** P.U.D.

City Grid: G29

**Legal Description:** 44.572 ACRES OUT OF THE T.J. CHAMBERS SURVEY 504, ABSTRACT 198 AS CONVEYED BY A DEED RECORDED IN DOC. NO. 2007042979 OF THE TRAVIS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS.

Owner: BOOTH FAMILY LIVING TRUST  
4107 LAKEPLACE LANE  
AUSTIN, TEXAS 78746-1623

Owner Representative: RANDY HAGMAN, PROJECT MANAGER  
BULL CREEK MANAGEMENT, LLC  
4925 F.M. 2222  
AUSTIN, TEXAS 78731  
PHONE: (512) 554-7154

Engineer/Person  
Preparing Plans:

SCOTT A. SMILEY, P.E.  
ATKINS  
6504 BRIDGE POINT PARKWAY  
SUITE 200  
AUSTIN, TEXAS 78730  
PHONE: (512) 327-6840 FAX: (512) 327-2453

RELATED CASE NO'S C814-2009-0139  
C814-209-0139.02  
C8-2012-0006.0A

1/29/13  
DATE



MAPSCO PAGE: 524

**LOCATION MAP**  
N.T.S.

# ATKINS

TBPE REG. NO. F-474  
6504 BRIDGE POINT PKWY., SUITE 200  
AUSTIN, TEXAS 78730 - (512) 327-6840

- SHEET INDEX  
1 - COVER SHEET  
2 - GENERAL NOTES  
3 - OVERALL PROPERTY PLAN  
4 - SITE PLAN, E&S CONTROL, GRADING, & TREE AND NATURAL AREA PROTECTION PLAN  
5 - SWIM PIER - ELEVATIONS  
6 - EROSION-SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

**NOTE:**

1. WATERSHED STATUS — THE PROJECT PROPOSED WITH THESE PLANS LIES WITHIN THE LAKE AUSTIN WATERSHED. IS CLASSIFIED AS WATER SUPPLY SUBURBAN WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AS AMENDED BY THE APPROVED PUD ORDINANCE.
2. ACCORDING TO F.E.M.A. MAP NO. 48453C0435H, DATED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN). THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.
3. THIS SWIM PIER IS AN ACCESSORY USE FOR A PRINCIPAL RESIDENCE AND SHOULD BE USED AS SUCH.
4. THE ENTIRETY OF THE SITE IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE ZONE.
5. THE SWIM PIER IS IN COMPLIANCE WITH SECTIONS 25-2-1174(A), 25-2.1175, AND 25-2-1176(B)(1).
6. 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 START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. A BUSINESS OR LIVING QUARTER MAY NOT BE CONSTRUCTED ON A PIER OF SIMILAR STRUCTURE EXTENDING INTO OR ABOVE LAKE AUSTIN, EXCEPT UNDER A LICENSE AGREEMENT APPROVED BY THE CITY COUNCIL. [SECTION 25-2-1176(H)].
8. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, A SIGNED AND SEALED DOCUMENT STATING "PROPOSED CONSTRUCTION COMPLIES WITH ASCE 24 (FLOOD RESISTANT DESIGN AND CONSTRUCTION) PER LDC 25-12--3 SECTION 1612.4" WILL BE SUBMITTED.
9. CONSTRUCTION WILL BE DONE ON LAND AND BY BARGE. DEMOLITION OF EXISTING PIER WILL BE PERFORMED FROM BARGE.

SITE PLAN APPROVAL SHEET 1 OF 6  
FILE NUMBER: SP-2012-0208D APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSION ON: N.A. UNDER SECTION \_\_\_\_\_ OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-8-81,LDG) CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD.#97905-A) X DWPZ DDZ \_\_\_\_\_

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ Zoning: \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Rev. 5 \_\_\_\_\_ Correction 5 \_\_\_\_\_

**FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.**



Jan 23, 2023 -- 1:55pm, 1/23/23 -- C:\Projects\10444\100016157-Bull Creek Improvements\103 - Drawings\Draw Plan, BCR-SP-02080

CITY OF AUSTIN  
GENERAL CONSTRUCTION NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT 499-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 509 AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF OSHA STANDARD MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
- DEVELOPER INFORMATION:  
  
OWNER:  
BOOTH FAMILY LIVING TRUST, 4107 LAKEPLACE LANE, AUSTIN, TEXAS 78746-1623  
  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
SCOTT SMILEY, P.E., ATKINS PHONE # (512)-327-6840  
  
PERSON OR FIRM RESPONSIBLE FOR EROSION / SEDIMENTATION CONTROL MAINTENANCE:  
RANDY HAGMAN, BULL CREEK MANAGEMENT LLC, (512) 554-7154  
  
PERSON OR FIRM RESPONSIBLE FOR TREE / NATURAL ATEA PROTECTION MAINTENANCE:  
RANDY HAGMAN, BULL CREEK MANAGEMENT LLC, (512) 554-7154

CITY OF AUSTIN GENERAL NOTES:

- ALL COMPACTION AND EARTHWORK OPERATIONS SHALL CONFORM TO PROCEDURES RECOMMENDED BY GEOTECHNICAL ENGINEER, HIRED BY OWNER.
- ALL CITY OF AUSTIN STANDARD SPECIFICATIONS SHALL BE USED FOR CONSTRUCTION.
- ALL DENSITY TESTS SHALL BE PERFORMED AS REQUIRED BY THE CITY OF AUSTIN AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. COPIES OF TEST RESULTS SHALL BE PROVIDED TO ENGINEER AND OWNER.
- ALL CONCRETE TESTING AND OTHER TESTS, INCLUDING , BUT NOT LIMITED TO, CLAY LINER, SLUMP TESTS, ETC. SHALL BE PERFORMED AS PER CITY OF AUSTIN SPECIFICATIONS AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER. COPIES OF TEST RESULTS SHALL BE PROVIDED TO ENGINEER AND OWNER.
- SUBMITTALS OF ALL MATERIALS USED MUST BE PROVIDED TO ENGINEER AND OWNER.
- PURSUANT TO 11-11-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC; NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-12-161 THROUGH 15-12-181 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT-OF-WAY.
- LANE CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICY.

SEQUENCE OF CONSTRUCTION:

- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
- THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE WATERSHED PROTECTION DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
- BEGIN DEMOLITION OF EXISTING SWIM PIER.
- BEGIN SITE CLEARING/CONSTRUCTION ACTIVITIES.
- 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 WATERSHED PROTECTION AND 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.
- UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING 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.
- 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, EXISTING WOOD POSTS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS AND POSTS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.
- 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.

CITY OF AUSTIN  
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 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 OF 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 PALM AND TPOES SWPPP (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 SPECIALIST 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) OF CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CSEEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNICANT 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 OUTSIDE OF THE 75' CWQ SETBACK TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. THE 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 TADOT SPECIFICATION ITEM 161. THE SOIL SHALL BE LOCALLY AVAILABLE NATIVE SOIL THAT MEET THE FOLLOWING SPECIFICATIONS:  
  
--SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIAL, 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 TEXTURE TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT ALLOWABLE. SOIL TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

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

  
  
--AND OWNER/ENGINEER MAY PROPOSE USE OF ONSITE 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 ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.  
  
--SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OF 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 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.
  - HYDOMULCH 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: HYDOMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OF ANY 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 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-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% WITH 85% 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.
  - HYDOMULCH 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 OCCURENCES 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 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 2: HYDOMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATE
BONDED FIBER MATRIX (BFM)	80% 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 OF 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)

ALL AREAS DISTURBED WITH IN THE 75' CWQ SETBACK SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS ITEM NO. 609S "NATIVE GRASSLAND SEEDING AND PLANTING FOR EROSION CONTROL".

10. DEVELOPER INFORMATION:

OWNER REPRESENTATIVE: RANDY HAGMAN, PROJECT MANAGER,  
BULL CREEK MANAGEMENT, LLC  
ADDRESS: 4925 RANCH ROAD 2222  
AUSTIN, TEXAS 78731

PHONE : (512) 554-7154

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

SCOTT A. SMILEY, P.E.  
ATKINS  
6504 BRIDGE POINT PARKWAY SUITE 200  
AUSTIN, TEXAS 78730  
PHONE#: (512) 327-6840

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

RANDY HAGMAN PHONE#: (512) 554-7154

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

RANDY HAGMAN PHONE#: (512) 554-7154

- 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.

CITY OF AUSTIN

TREE AND NATURAL AREA PROTECTION NOTES:

- 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.
  - 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 TRENCING 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 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 OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED 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 974-1876 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.
- 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 TOPSOIL 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 TRENCING 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 (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.

CITY OF AUSTIN

LANDSCAPE REQUIREMENTS -- SPECIAL CONSTRUCTION TECHNIQUES EGM 3.5.4(D) NOTES:

- PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WIT 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 THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

DESIGNED BY: SAS

DRAWN BY: PMH

CHECKED BY: TR

APPROVED BY: SAS

DATE: 23 January 2013

ATKINS

6504 BRIDGE POINT PKWY., SUITE 200  
AUSTIN, TEXAS 78730 - (512) 327-6840  
TBP REG. NO. F-474



BULL CREEK P.U.D.  
SWIM PIER IMPROVEMENTS

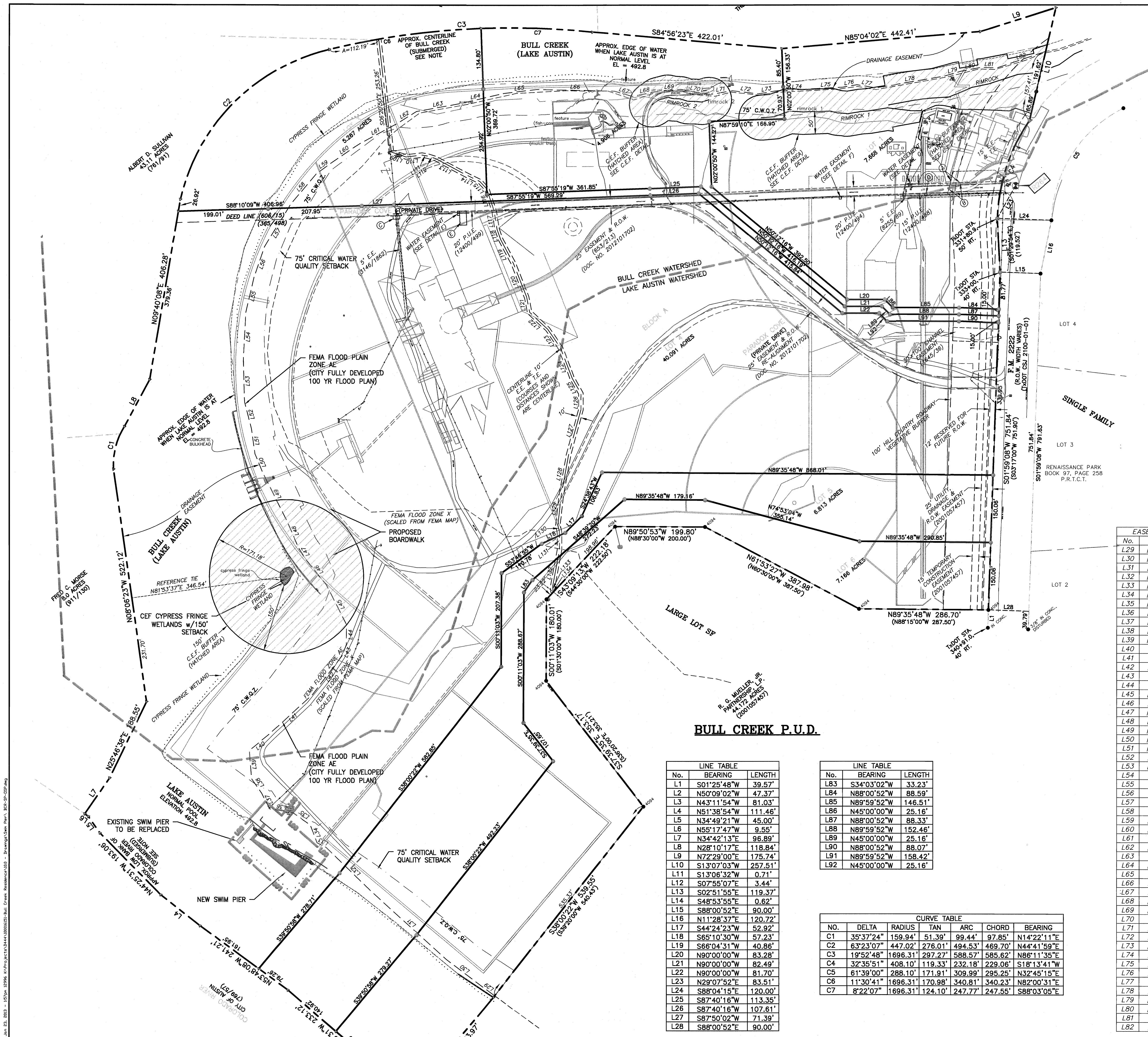
GENERAL NOTES

SHEET NO. 2

OF 6 SHEETS

FILE NO. BCR-SP-GN  
PROJECT NO. 100019913





LEGEND

PROPERTY BOUNDARY

APPROXIMATE LOCATION OF FEMA FLOOD PLAIN

## LIMITS OF CONSTRUCTION

**SILT FENCE**

**NOTE:**

1. LAKE AUSTIN FRONTAGE = APPROX. 903'  
PROPOSED SWIM PIER LENGTH = 130'  
TOTAL PERCENTAGE OF BULL CREEK FRONTAGE = 14.94%
2. THE APPROXIMATE CENTERLINE OF BULL CREEK SHOWN HEREON IS BASED ON SURVEY DATA GATHERED FEBRUARY 11, 2011, WHILE THE WATER OF LAKE AUSTIN WAS BELOW NORMAL POOL LEVEL.
3. THE APPROXIMATE LOW BANK OF THE COLORADO RIVER SHOWN HEREON IS BASED ON INTERPRETATION OF ARCHIVAL HYDROGRAPHIC DATA DATED 2009 FROM THE TEXAS WATER DEVELOPMENT BOARD.

EASEMENT LINE TABLE		
No.	BEARING	LENGTH
L29	N53°54'43"W	43.20'
L30	N52°49'46"W	91.03'
L31	N47°43'51"W	222.98'
L32	N45°44'26"W	143.24'
L33	N63°24'44"W	22.35'
L34	N20°33'00"W	42.69'
L35	N55°30'38"W	48.57'
L36	N81°26'59"W	50.56'
L37	N26°31'44"W	39.16'
L38	N34°43'21"W	39.52'
L39	N04°32'55"S	62.72'
L40	N50°30'17"E	55.03'
L41	N47°18'22"E	132.72'
L42	N37°23'58"E	106.97'
L43	N20°46'24"E	26.98'
L44	N00°02'18"E	44.95'
L45	N27°10'59"W	99.01'
L46	N39°10'10"W	70.74'
L47	N30°04'42"W	33.25'
L48	N23°38'19"W	72.94'
L49	N26°30'25"W	107.82'
L50	N22°20'37"W	48.18'
L51	N07°55'25"W	56.47'
L52	N14°24'18"W	61.85'
L53	N01°37'52"E	92.56'
L54	N02°52'31"E	107.84'
L55	N13°27'11"E	80.52'
L56	N18°52'16"E	69.90'
L57	N37°18'22"E	110.17'
L58	N40°10'18"E	89.93'
L59	N54°29'30"E	48.11'
L60	N55°55'37"E	63.83'
L61	N61°35'58"E	96.40'
L62	N57°48'57"E	53.23'
L63	N79°46'11"E	99.88'
L64	N76°39'30"E	97.70'
L65	N83°04'15"E	73.49'
L66	S85°50'40"E	172.87'
L67	S73°32'33"E	41.76'
L68	N87°24'59"E	59.49'
L69	N85°27'46"E	49.84'
L70	S79°30'15"E	65.26'
L71	N89°19'05"E	51.10'
L72	S82°44'06"E	57.65'
L73	N80°20'46"E	39.92'
L74	N86°56'41"E	74.15'
L75	N86°56'41"E	74.15'
L76	N80°15'37"E	32.45'
L77	S80°16'27"E	42.99'
L78	N80°01'35"E	152.23'
L79	N73°48'23"E	41.31'
L80	N79°00'33"E	42.43'
L81	N85°52'01"E	37.16'
L82	N71°23'52"E	113.86'

LINE TABLE		
No.	BEARING	LENGTH
L1	S01°25'48"W	39.57'
L2	N50°09'02"W	47.37'
L3	N43°11'54"W	81.03'
L4	N51°38'54"W	111.46'
L5	N34°49'21"W	45.00'
L6	N55°17'47"W	9.95'
L7	N34°42'13"E	96.89'
L8	N28°10'17"E	118.84'
L9	N72°29'00"E	175.74'
L10	S13°07'03"W	257.51'
L11	S13°06'32"W	0.71'
L12	S07°55'07"W	3.44'
L13	S02°51'55"E	119.37'
L14	S48°53'55"E	0.62'
L15	S88°00'52"E	90.00'
L16	N11°28'37"E	120.72'
L18	S65°10'30"W	57.23'
L19	S66°04'31"W	40.86'
L20	N90°00'00"W	83.28'
L21	N90°00'00"W	82.49'
L22	N90°00'00"W	81.70'
L23	S29°07'52"E	83.51'
L24	S88°04'15"E	120.00'
L25	S87°40'16"W	113.35'
L26	S87°40'16"W	107.61'
L27	S87°50'02"W	71.39'
L28	S88°00'52"E	90.00'

LINE TABLE		
No.	BEARING	LENGTH
L83	S34°03'02"W	33.23
L84	N88°00'52"W	88.59
L85	N89°59'52"W	146.51
L86	N45°00'00"W	25.16
L87	N88°00'52"W	88.33
L88	N89°59'52"W	152.46
L89	N45°00'00"W	25.16
L90	N88°00'52"W	88.07
L91	N89°59'52"W	158.42
L92	N45°00'00"W	25.16

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	35°37'24"	159.94'	51.39'	99.44'	97.85'	N14°22'11"E
C2	63°23'07"	447.02'	276.01'	494.53'	469.70'	N44°11'59"E
C3	19°52'48"	1696.31'	297.27'	588.57'	585.62'	N86°14'15"E
C4	32°35'51"	408.10'	119.33'	232.18'	229.06'	S18°13'41"W
C5	61°39'00"	288.10'	171.91'	309.99'	295.25'	N32°45'15"E
C6	11°30'41"	1696.31'	170.98'	340.81'	340.23'	N82°00'31"E
C7	8°22'07"	1696.31'	124.10'	247.77'	247.55'	S88°03'05"E

DESIGNED BY: SASDRAWN BY: PMH

CHECKED BY: TR

APPROVED BY: SAS

DATE: 23 January 2013

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**NOTES**

**1**

# ATKINS

3304 BRIDGE POINT PKWY., SUITE 200  
AUSTIN, TEXAS 78730 - (512) 327-6840  
TRBDE REG NO E-474

**15b. DATE**

**BULL CREEK P.U.D.  
SWIM PIER IMPROVEMENTS**

## OVERALL PROPERTY PLAN

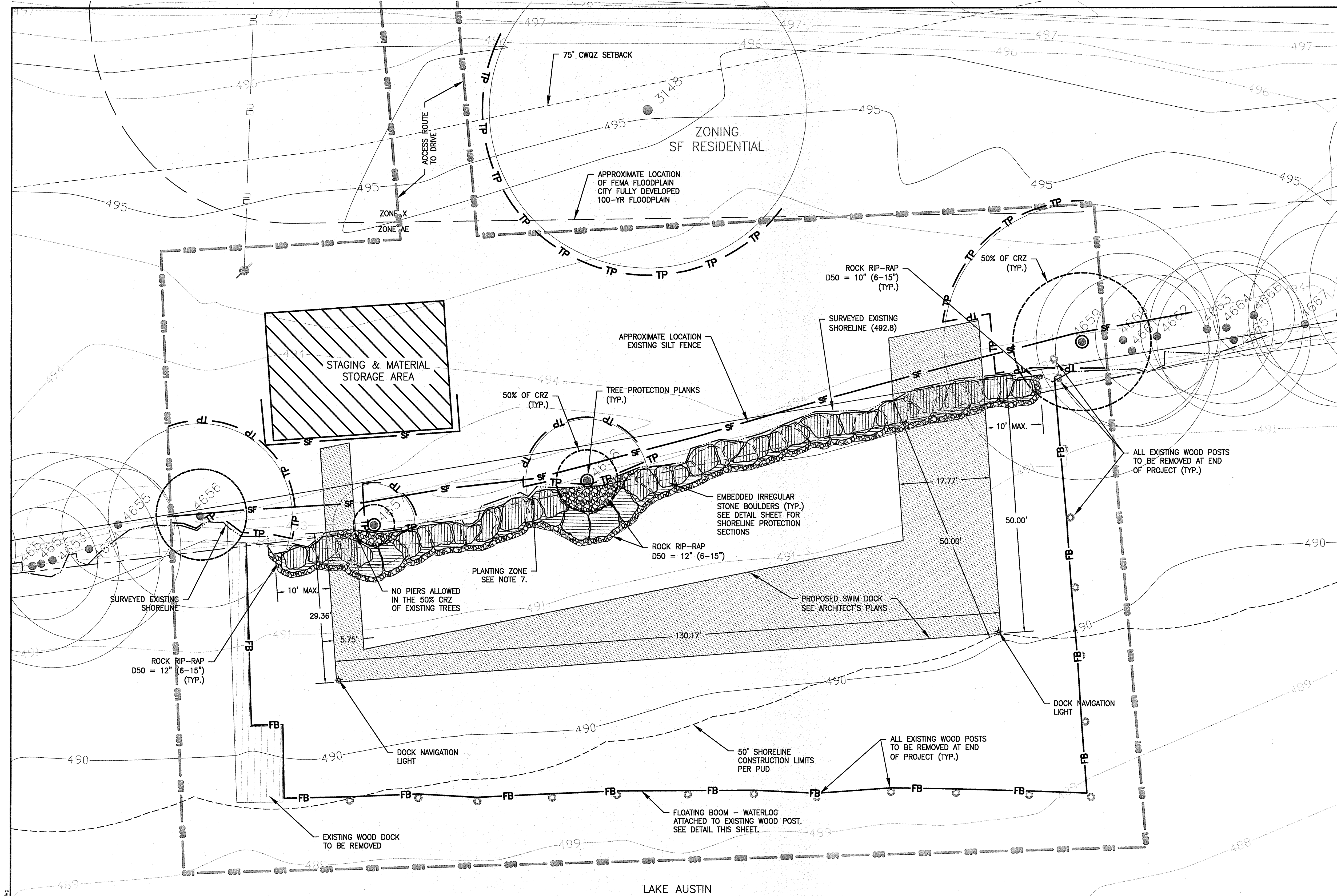
SHEET NO. 3

OF **6** SHEETS

FILE NO. BCR-SP-OSP  
PROJECT NO. 100019913

BULL CREEK P.U.D. SWIM PIER IMPROVEMENTS 5501 BARADOCY COVE SP-2012-0208D



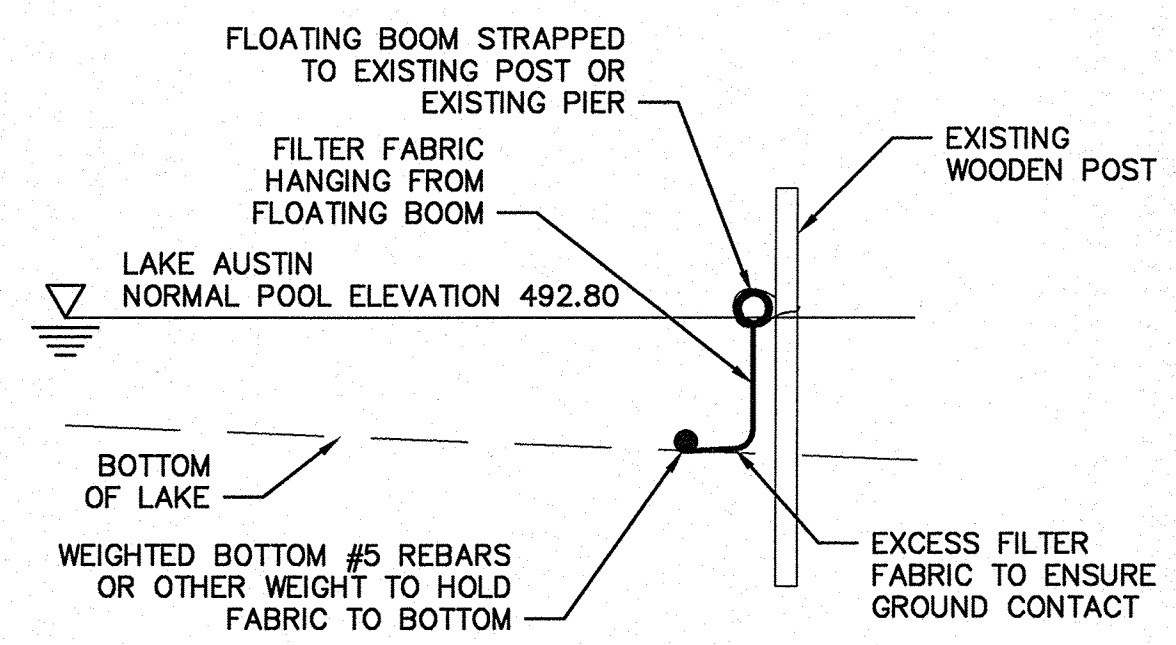


- LEGEND**
- PROPERTY LINE
  - FEMA 100-YR FLOODPLAIN
  - CITY FULLY DEVELOPED 100-YR FLOODPLAIN
  - LOC LIMITS OF CONSTRUCTION
  - WATER'S EDGE
  - SF SILT FENCE
  - TP TREE PROTECTION
  - FB FLOATING BOOM - WATERLOG

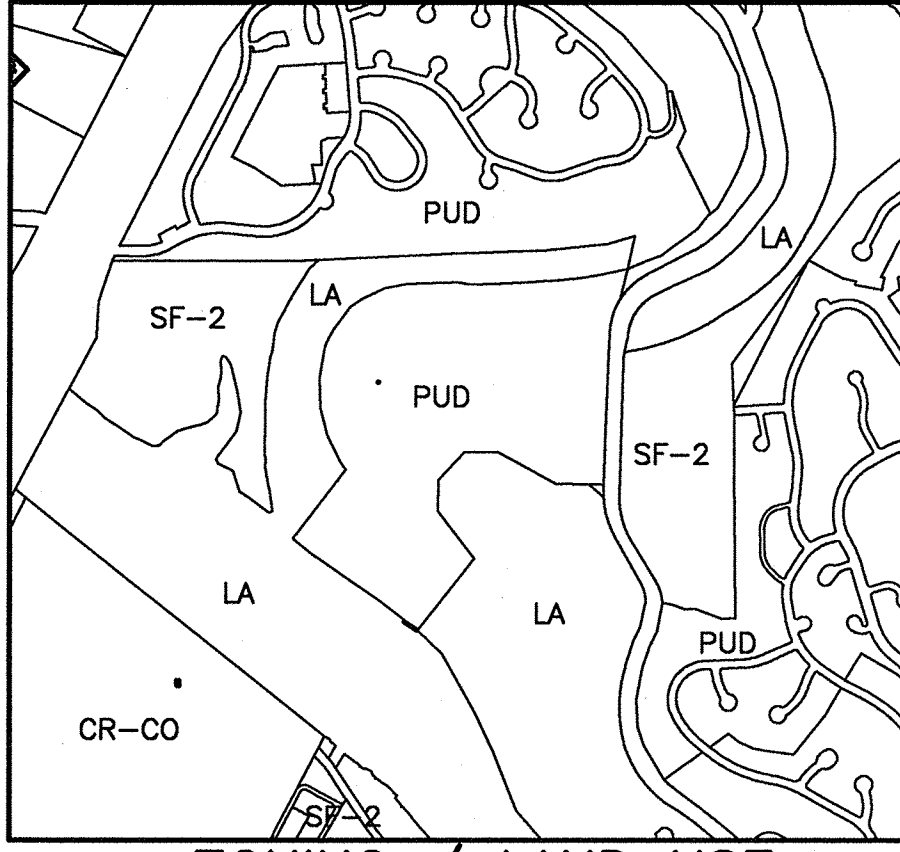
**TREE LIST**

3148	31" COTTONWOOD
4656	18" CYPRESS
4657	8" CYPRESS
4658	12" SYCAMORE
4659	17", 12", 7" CYPRESS

- NOTES:**
- ALL SITE WORK MUST COMPLY WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS.
  - THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-984.
  - 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.
  - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
  - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
  - ALL DISTURBED AREAS WITHIN THE CWQZ SETBACK SHALL BE REVEGETATED PER 809S.
  - PLANTING ZONE:  
VOIDS BETWEEN STONES AND VOID BETWEEN STONES AND EXISTING SHORELINE SHALL BE PLANTED WITH NATIVE WETLAND PLANTS 1 GALLON MINIMUM, 3 FOOT AVERAGE SPACING, AND ONE PLANT PER VOID BETWEEN STONES ALTERNATING PLANT SPECIES EACH VOID.  
WETLAND PLANTS: 50 PLANTS TOTAL  
•BLUE FLAG IRIS (IRIS FULVA OR IRIS HEXAGONA) 20  
•SPIDER LILY (HYMENOCALLIS LIRIOSOME) 15  
•CARDINAL FLOWER (LOBELIA CARDINALIS) 5  
•SPIKE RUSH (ELEOCHARIS COMPRESSA OR ELEOCHARIS MONTEVIDENSIS) 10
  - THERE ARE NO EXISTING BUILDINGS ON ADJOINING LOTS WITHIN 50 FEET OF THE SITE.
  - 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.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - 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.
  - PRIOR TO ISSUANCE OF THE BUILDING PERMIT, A SIGNED AND SEALED DOCUMENT STATING "PROPOSED CONSTRUCTION COMPLIES WITH ASCE 24 (FLOOD RESISTANT DESIGN AND CONSTRUCTION) PER LDC 25-12-3 SECTION 1612.4" WILL BE SUBMITTED.
  - SILT WILL BE REMOVED FROM THE INSIDE OF THE OUTER LIMITS OF THE SWIM PIER, AND WILL BE LIMITED TO 10 CY.
  - ALL EXCAVATION, FILL OR PLANTING IN THE TREE CRZ SHALL BE DONE BY HAND. NO EQUIPMENT IS ALLOWED IN TREE CRZ FOR STONE PLACEMENT.
  - 50' SHORELINE CONSTRUCTION LIMITS IS A 50 FOOT RADIAL OFFSET OF SURVEYED EXISTING SHORELINE.

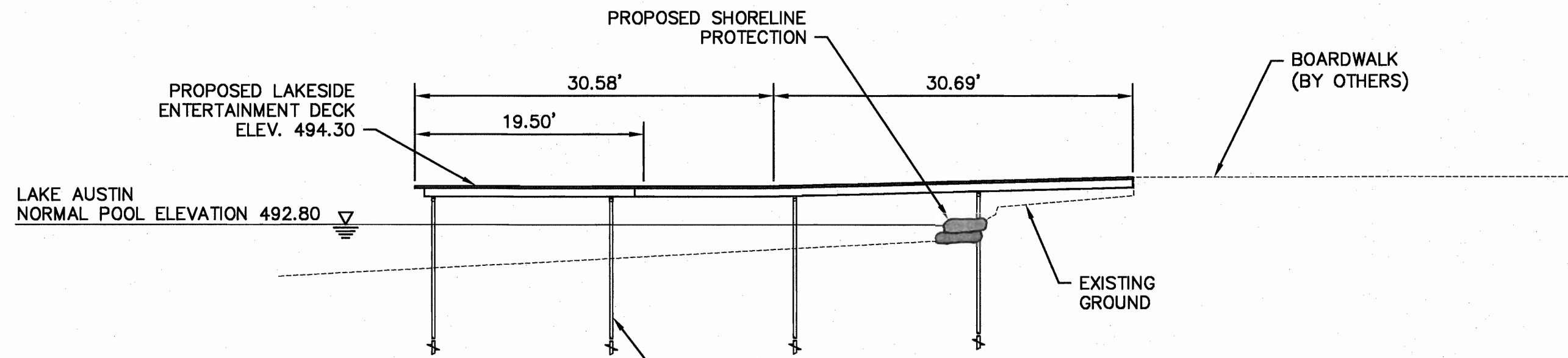


**FLOATING BOOM DETAIL**  
SCALE: NTS

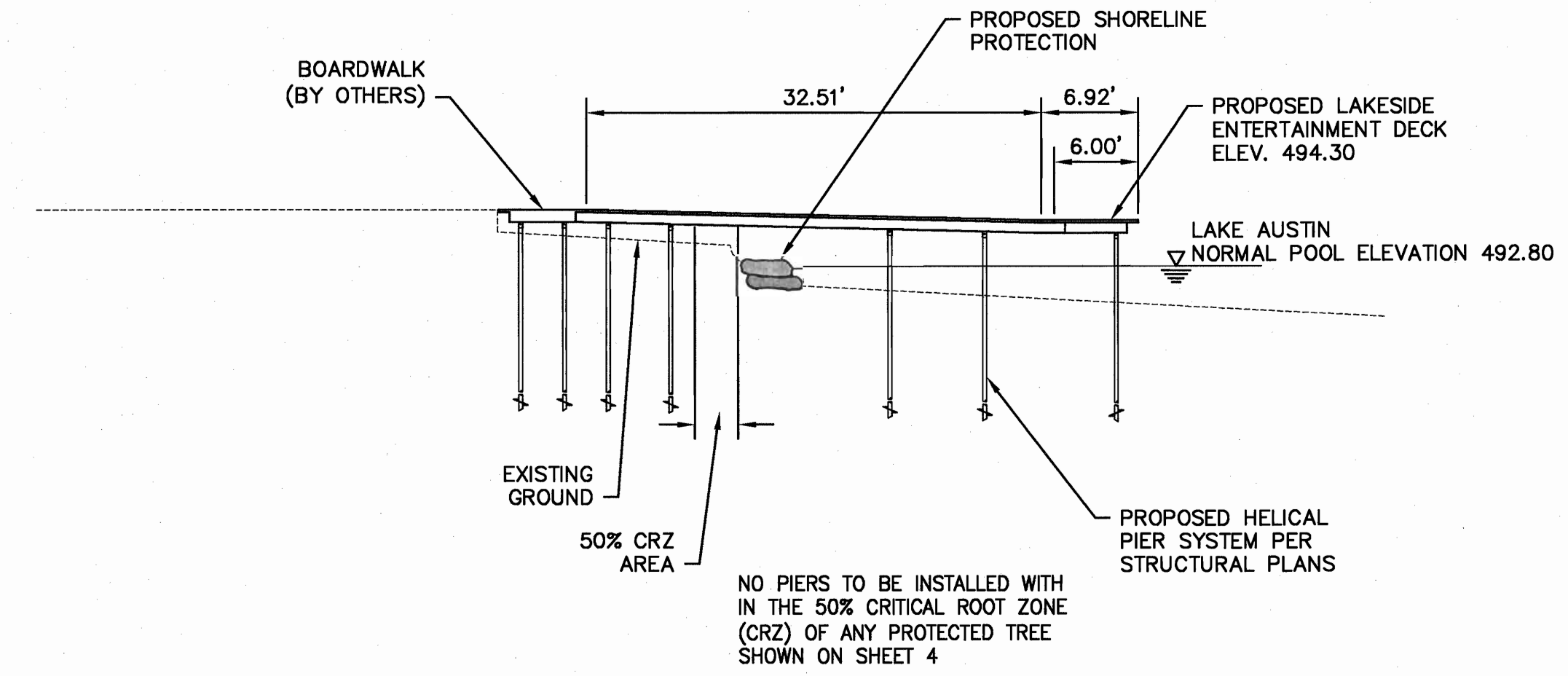


**ZONING / LAND USE**  
SCALE: N.T.S.

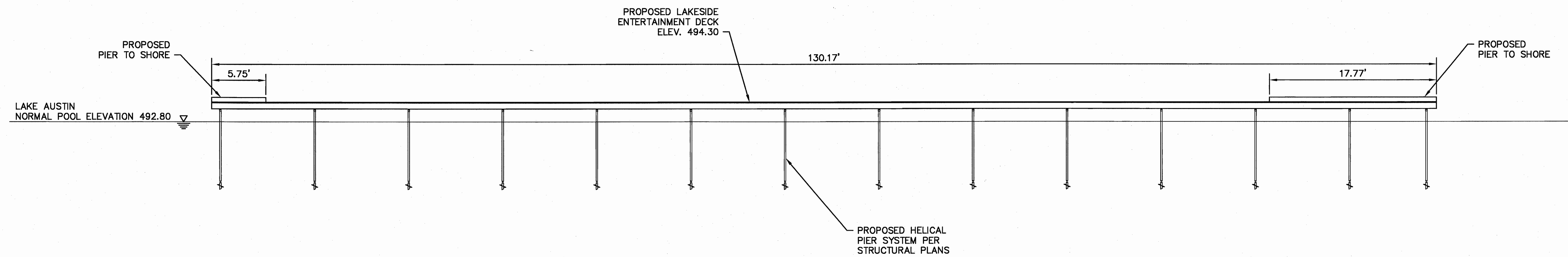
DESIGNED BY: SAS	DRAWN BY: PMH	CHECKED BY: TR	APPROVED BY: SAS	DATE: 26 February 2019	NO.
REVISION					
<b>ATKINS</b>					
6504 BRIDGE POINT PKWY, SUITE 200 AUSTIN, TEXAS 78730 - (512) 327-6840 TBP REG. NO. F-474					
<b>BULL CREEK P.U.D. SWIM PIER IMPROVEMENTS</b>					
<b>SITE PLAN, E&amp;S CONTROL, GRADING, &amp; TREE AND NATURAL AREA PROTECTION PLAN</b>					
SHEET NO. <b>4</b>					
OF <b>6</b> SHEETS					
FILE NO. BCR-SP-SP PROJECT NO. 100019913					



**SOUTH ELEVATION**  
N.T.S.



**NORTH ELEVATION**  
N.T.S.



**WEST ELEVATION**  
N.T.S.

- NOTES:**
1. THE PROPOSED SWIM PIER MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

**ATKINS**

6504 BRIDGE POINT PKWY., SUITE 200  
AUSTIN, TEXAS 78730 - (512) 927-8840  
TBP REG. NO. F-474



**BULL CREEK P.U.D.  
SWIM PIER IMPROVEMENTS**

**SWIM PIER ELEVATIONS**

SHEET NO. **5**

OF **6** SHEETS

FILE NO. BCR-SP-SP  
PROJECT NO. 100019913



