

Photo 5: Existing boat dock. Photo was taken from the southwest corner of the property facing east.

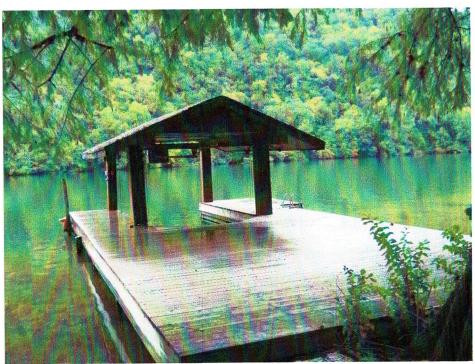
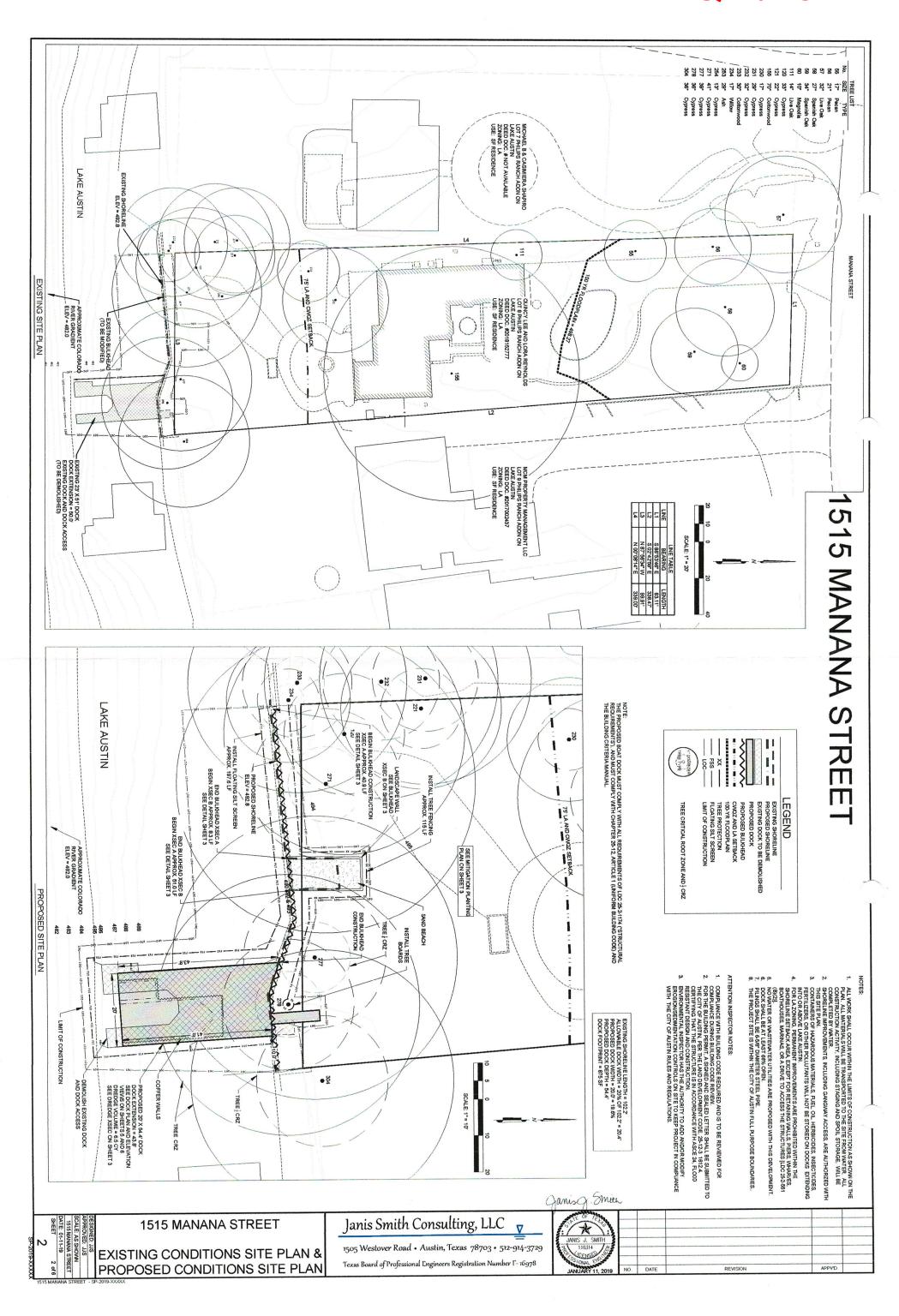


Photo 6: Existing boat dock. Photo was taken from the southeast corner of the property facing south.



515 MANANA ST

<u>N</u>O.

DESCRIPTION

REVISE (R) TOTAL #
ADD (A) SHEETS IN
VOID (V) PLAN SET IN
SHEET NO.'S

NET TOTAL SITE CITY OF AUSTIN IMP. COVER (SQ. FT.)% APPROVAL DATE

DATE IMAGED

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APPENDIX P-1 - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at 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 to be preserved.

Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.) Location and type of E&S 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 controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)

2. Project phasing if required (LOC greater than 25 acres)

3. Sequence of grading operations and notation of temporary stabilization measures to be used

4. Schedule for converting temporary basins to permanent WQ controls

5. Schedule for converting temporary stabilization and through the project and proved to a proper stabilization and proved to a proved to a proved to a pr

3.1 Minnum.
3.2 Control Stormwac...
3.3 Stabilize Soils
3.4 Protect Stores
3.4 Protect Stores
3.5 Protect Stores
3.6 Establish Perimeter Controls and Sediment Barriers
3.6 Establish Perimeter Controls and Sediment Barriers
3.7 Retain Sediment On-Site and Control Dewatering Practices
3.8 Establish Stabilized Construction Exits
3.9 Any Additional BMPs
3.9 Any Additional BMPs
4. A practice of the SMPs on your site mapl(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.

3. 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.

4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after instable three days prior to the meeting and selection 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 TPDES SWPPP (if required) should be reviewed by COA by this percoration in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by authorized COA staff. 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

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"a the controls and fences from those shown on the approved plans will require a revision and must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Erosion and

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. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees.

Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S. In owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S 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.

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Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithil) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Items 604S or 609S.
3. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.
4. Hydromulch shall comply with Table 1, below.
5. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
6. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specifications 604S or 609S.

65% Organic defibrated fibers, 25% Reinforcing Fibers or less, 10% Tackifier

AUSTIN ENERGY NOTES:

10. Developer Information:
Owner Quincy Lee and Lora Reynolds
Phone # 512-296-1124
Address 1515 Manana St. Austin, TX 78730
Owner's representative responsible for plan all Phone # 512-914-3729
Person or firm responsible for erosion/sedimental Phone # TBD
Person or firm responsible for tree/natural are Phone # TBD

11. The contractor shall not dispose of surplus and the contractor shall not dispose of surplus an

ENGINEER:

JANIS J. SMITH, P.E.

JANIS SMITH CONSULTING, LLC
1505 WESTOVER RD
AUSTIN, TEXAS 78703
PHONE (512) 914-3729 OWNER:
QUINCY LEE AND LORA REYNOLDS
1515 MANANA ST.
AUSTIN, TX 78730



CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
Appendix: P-2 (3/28/2011)
rees and natural areas shown on plan to be preserved shall be protected during co

Appendix P-2 (3026/2011)

1. All trees and natural areas shown on plan to be preserved shall be prodected during construction with temporary fencing.

2. Protective fences shall be enceted according to City of Austin Standards for Tree Protection.

3. Protective fences shall be enceted according to City of Austin Standards for Tree Protection.

4. Erosion and seafmentarion comino barriers shall be installed or maintained involghout all phases of the construction project.

4. Erosion and seafmentarion comino barriers shall be installed or maintained in a manner which does not result in soil build-up within free drip lines.

5. Protective fences shall be surround the trees or group of trees, and will be located at the outermost limit of branches (crip 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.

A white the following:

C where activities derimental to trees such as chemical storage, cement truck cleaning, and fires.

Exceptions to installing lignoses at tree drip-lines may be primitted in the following cases:

A where there is to be an approved grade change, imperimetable paring surface, tree well, or other such where there is to be an approved grade change, imperimetable paring surface, tree well, or other such standards to installing lignoses at tree drip-lines may be primitted in the following cases:

A where there is to be an approved grade change, imperimetable paring surface, tree well, or other such standards to installing lignoses at the clinic light and the production of the protection of natural areas, no exceptions to installing surface, tree the fence at the outer limits off the permetable paring area (prior to site gradings to the titus area is graded separately prior to paring installation to minimize root damage).

C where there are severe space constraints due to treat size, or other special requirements, con

STANDARD SEQUENCE OF CONSTRUCTION

Appendix: P-4 (3/28/2011)

Ing 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 initate tree mitigation measures. (as needed)

Install natural area protection and floating silt screen. (as required)

The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.

on-site preconstruction meeting.

4. A pre-construction meeting with Environmental Inspector is required prior to any site disturbance.

5. 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.

6. Construction access from water.

7. Begin demolition of existing dock and new dock and bulkhead construction.

8. All loose soil and rock shall either be removed from the site or consolidated, stabilized and revegetated.

9. Complete construction and start revegetation of the site.

10. 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.

11. Obtain 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.

For construction within the right-of-way, a concrete permit is required. For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-12-3 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.

All work will occur within the limits of construction as shown on the plan. Materials and equipment will be delivered to the site barge. All staging and spoils storage will occur on the

Special Construction Techniques ECM 3.5.4(D)
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.

Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
 The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
 The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project. The comer shall include Austin Energy's work within the limits of construction for this project. The comer of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations. City of Austin rules and regulations and Texas state laws perfaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
 Any relocation of electric facilities shall be at Landowner's/Developer's expense.

lation of temporary erosion control, revegetation and tree protection. In for any initial tree pruning and tree removal that is within ten feet of the ctrical facilities designed to provide electric service to this project. The within the limits of construction for this project. For maintaining clearances required by the National Electric Safety dministration (OSHA) regulations, City of Austin rules and regulations ances when working in close proximity to overhead power lines and relectric service unless required clearances are maintained. All costs the required clearances will be charged to the owner.

Perform all grading within critic damage.

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.

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

GENERAL NOTES:

This project is not located over the Edwards Aquifer recharge zone.

Deed restrictions or restrictive covenants are not applicable to this property.

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(H)).

Contractor to verify utility locations and ground and flow line elevations before construction.

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.

Approval of these plans by the City of Austin indicates compliance with applicable City regulation

Approval of these plans by the City of Austin indicates compliance with applicable City regonly.

Approval by other government entities may be required prior to the start of construction. Approval by other government what additional approvals may be necessary.

Site Plan Release Notes:

wing site plan release notes are included in accordance with the City of Austin's request. will comply with all applicable City of Austin requirements.

All improvements shall be made in accordance with the released site plan. Any additional mprovements will require site plan amendment and approval of the Development Services.

must comply with requirements of the Land Development Code. (Section

Approved By:

Additional electric easements may be required at a later date.

All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.

A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.

For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.

All work will occur with all work will occur with all work will be delivered to the site barge.

Approval of this Site Plan does not include Building and Fire Code permit approval.

Canada Construction Techniques ECM 3.5.4(D)

SP-2019-XXXX
Permit Number

For Director

Date

1515 MANANA STREET

COVER SHEET & NOTES

JANUARY 16, 2019 Submittal Date

APPENDIX P-6 - REMEDIAL 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 nutrient solutions with mycorrhizace 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 tensure 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, nulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction 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 ½ recommended rates. Alternative organic fertilization 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 USE: Acce ZONING: I ADDRESS: 1515 MANANA ST. AUSTIN, TX 78730 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 his/her submittawhether or not the application is reviewed for Code compliance by City engineers.

of construction of of

a new dock and

Related Cases:

AND STATUS DETERMINATION C8i-2015-0324

Plan

Sheet List

PROJECT DESCRIPTION: The project consists bulkhead with removal of existing dock.

LEGAL DESCRIPTION: LOT 8 PHILIPS RANCH ADDN ON LAKE AUSTIN 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.

FLOODPLAIN INFORMATION: This project is 48453C0430J effective JANUARY 6, 2016.

within the

SMART GROWTH ZONE: Drinking Water Protection Zor

All disturbed areas shall be resto

red as noted in erosion

disturbed within the shoreline setback shall be ance with City of Austin Specification 609S.

JANIS J. SMITH 110314

DATE

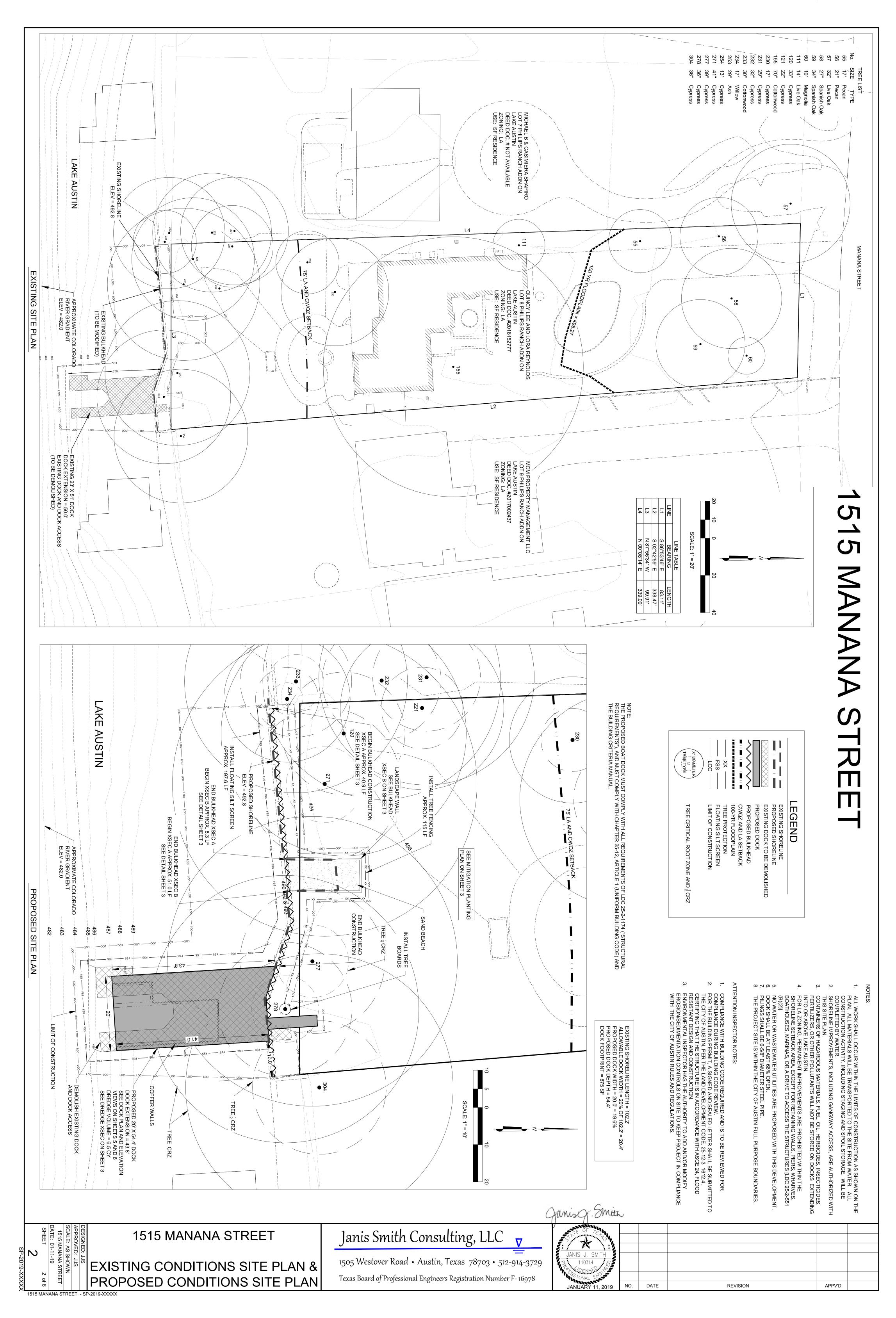
Janis Smith Consulting, LLC 1505 Westover Road • Austin, Texas 78703 • 512-914-3729 Texas Board of Professional Engineers Registration Number F- 16978

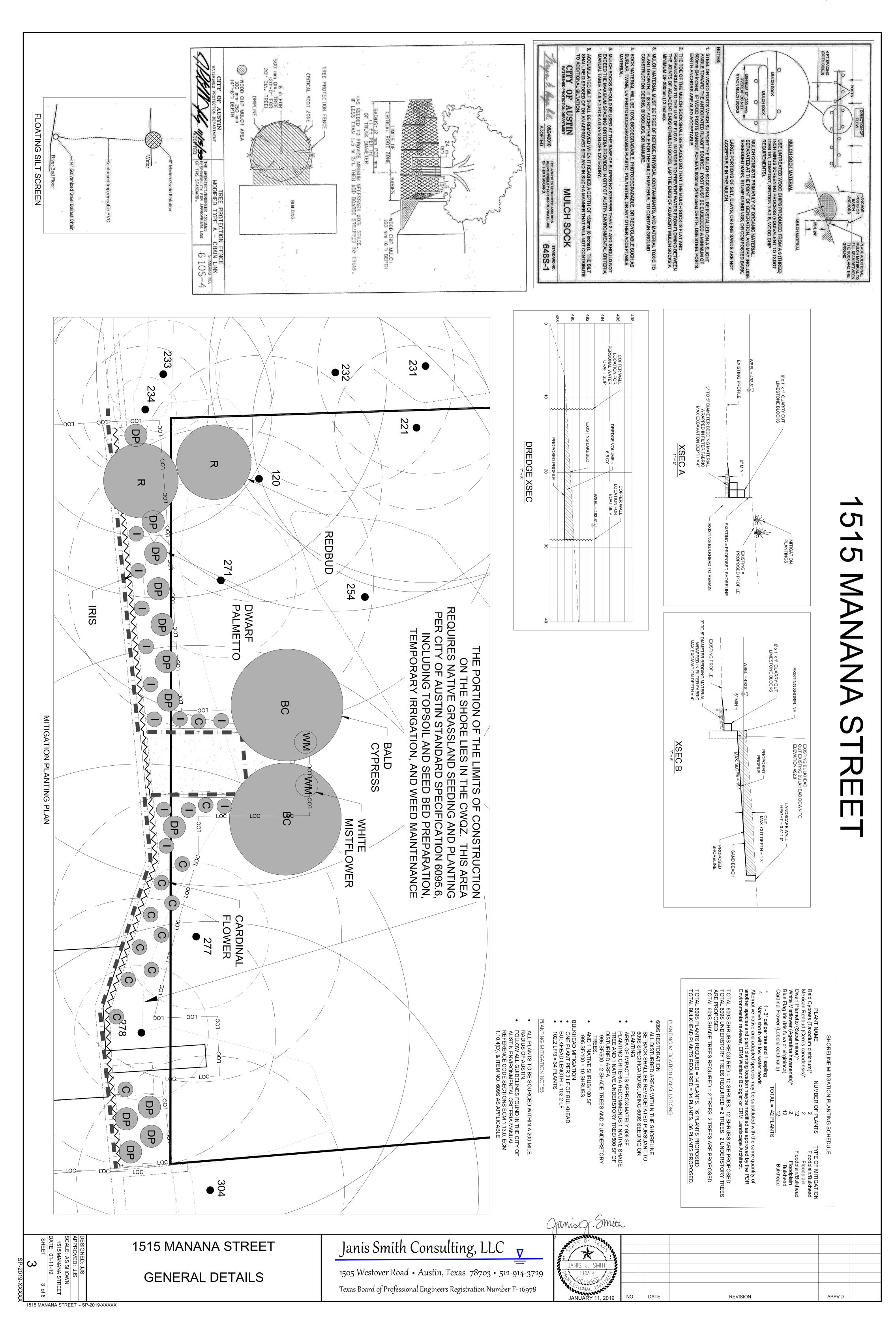
at 1515 MANANA ST. AUSTIN, TX 78730

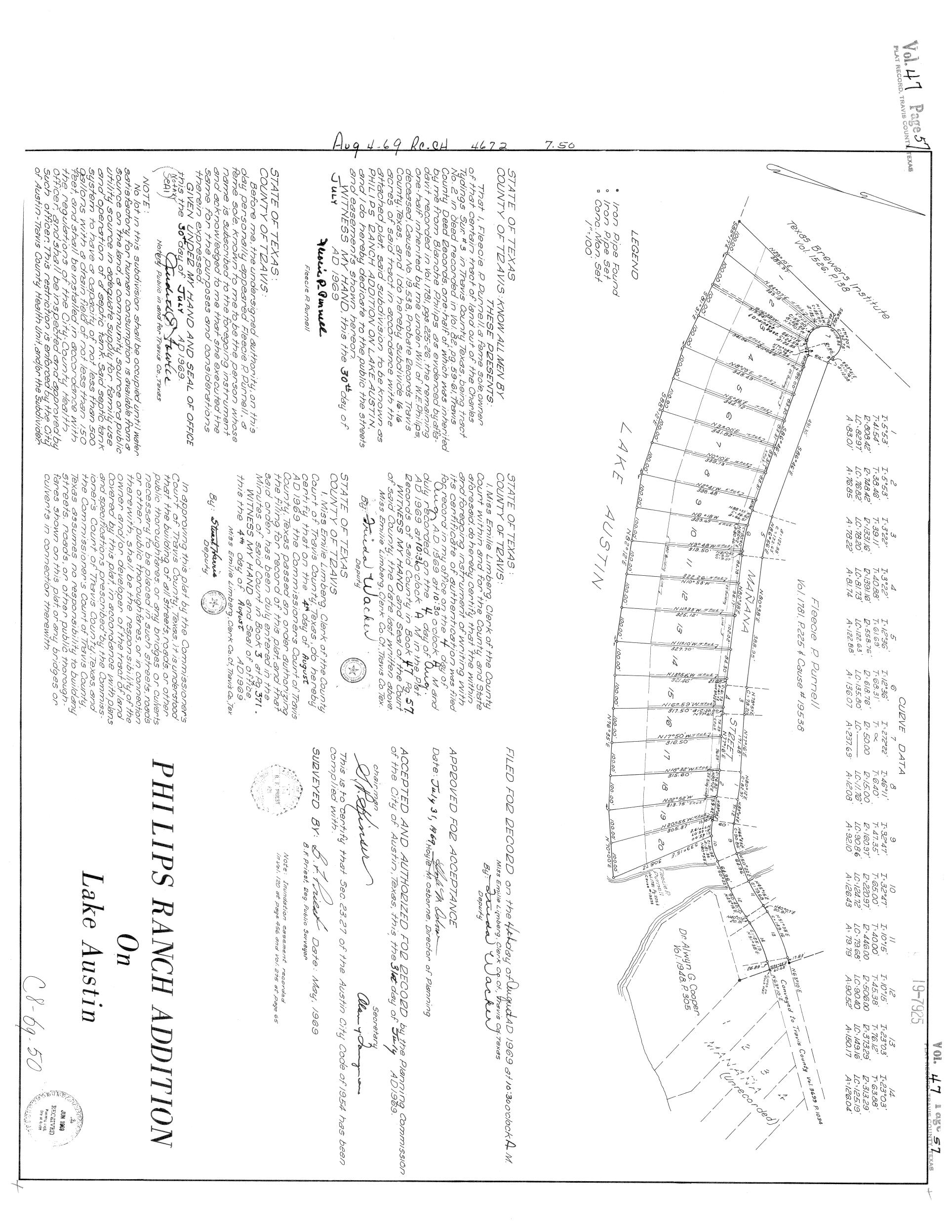
REVISION

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STRE
DATE: 01-16-19

1515 MANANA STREET - SP-2019-XXXXX







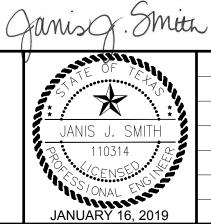
1515 MANANA STREET

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1515 MANANA STREET - SP-2019-XXXXX

Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729 Texas Board of Professional Engineers Registration Number F- 16978



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6, 2019	NO.	DATE	

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REVISION