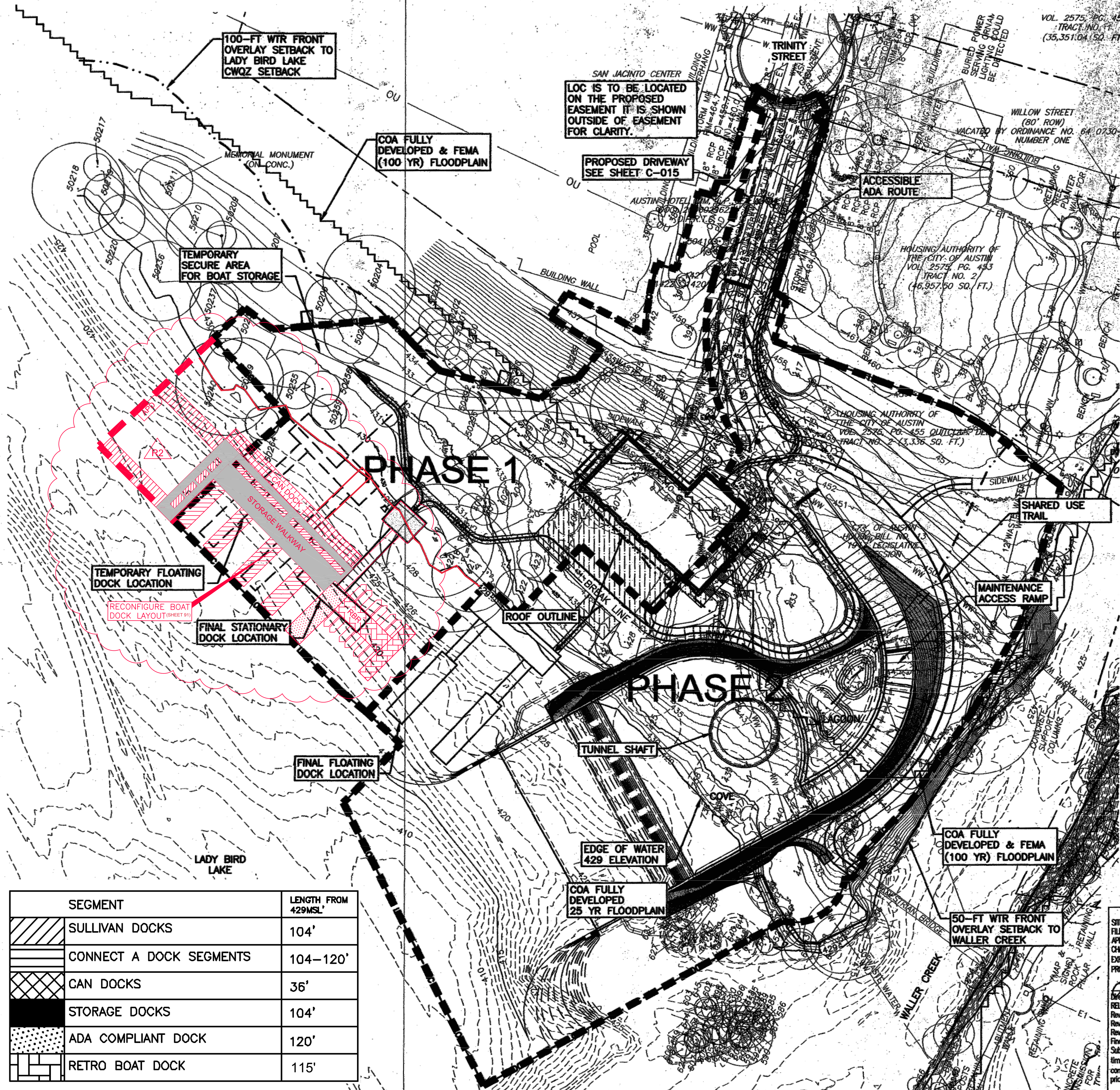


P:\Active\6030_WCT_Design_B2\000_G00\13_00_Dwg\13_06_PBP\13_06_01_Sheet\WC06-Civil\Permit Set\WC06-C-P-PHASE.dwg Layout: PHASING Plotted: 10/19/2011 1:57:48 PM

SEGMENT	LENGTH FROM 429MSL'
SULLIVAN DOCKS	104'
CONNECT A DOCK SEGMENTS	104-120'
CAN DOCKS	36'
STORAGE DOCKS	104'
ADA COMPLIANT DOCK	120'
RETRO BOAT DOCK	115'



LEGEND

LOC	LIMITS OF CONSTRUCTION
---	CWQZ/ WTR FRONT OVERLAY SETBACK
---	EXISTING MAJOR CONTOUR-LAND
---	EXISTING MINOR CONTOUR-LAND
---	EXISTING MAJOR CONTOUR-WATER
---	EXISTING MINOR CONTOUR-WATER
---	100 YEAR FLOODPLAIN
---	25 YEAR FLOODPLAIN
---	WATERSHED BOUNDARY
WW	EXISTING WASTEWATER
ATT	EXISTING TELEPHONE
E1	EXISTING ELECTRICAL
OU	EXISTING OVERHEAD UTILITY
---	PHASE LINE
429	REGULATORY PERMANENT POOL MAX ELEVATION AS DEFINED BY CITY CODE (429 FT)
EMHO	EXISTING POWER POLE
EM	EXISTING ELECTRIC MANHOLE
EM	EXISTING LIGHT FEATURE
EM	EXISTING ELECTRIC METER
SD	EXISTING WATER VALVE
SD	EXISTING WATER METER
SD	EXISTING STORM DRAIN
SD	EXISTING STORM DRAIN MANHOLE
433	EXISTING TREE

PHASING PLAN NOTES

1. THE BUILDING (KNOWN AS THE PARD BOAT FACILITY), ALL UTILITIES SERVICING THE BUILDING (INCLUDING STORMDRAIN LINE #1, THE WASTEWATER PUMP AND FORCE MAIN, DOMESTIC WATER SERVICE, THE FIRE WATER LINE, GAS LINE, AND ALL DRY UTILITIES), AS WELL AS PARKING AND LANDSCAPING FOR THE BUILDING SHALL BE COMPLETED IN PHASE I.
2. THE OUTLET FACILITY, STORMDRAIN LINE #2, THE COMPENSATORY WATER QUALITY POND, ALL SITE WORK, AND ALL LANDSCAPING FOR THE OUTLET FACILITY SHALL BE COMPLETED IN PHASE II.
3. THE WATER QUALITY CONTROL FACILITY AS SHOWN IN THE APPROVED WATER QUALITY CONTROL PLAN SHALL BE COMPLETE OPERATIONAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE PROJECT.
4. ALL DISTURBED AREA WITHIN EACH PHASE OF THIS PROJECT SHALL BE RE-VEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS WILL BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THAT PHASE.
5. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THE RELEASE TO ENSURE THAT THE DISTURBED AREA WITHIN THE SUBSEQUENT PHASE IS COMPLETELY COVERED.
6. ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT, WHICH IS NOT ADEQUATELY RE-VEGETATED, SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
7. THE FINAL PHASE OF THIS PROJECT IS TO BE COMPLETE FEBRUARY 2014.

Phasing Plan Table	Total Area of the site (Acres)	Area of LOC (Acres)	Total Floor Area Ratio	Total Impervious Cover (SF / %) (for P)	Percentage of Site covered by Impervious cover (SF / %)	Total Building Coverage
Phase I	28.7	4.3	0.78%	7000	0.58%	0.58%
Phase II	No Change	3.7**	No Change	3373	0.27%	No Change
Total	28.7	5.5	0.78%	10,373	0.85%	0.58%

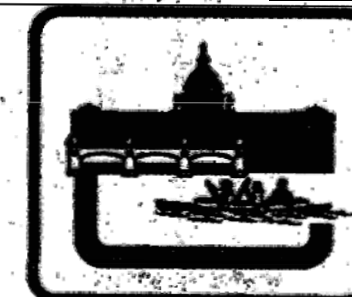
* P - Public is the only Zoning on this site

** The LOC for Phase II overlaps 2.5 acres of Phase I LOC

SITE PLAN APPROVAL SHEET 7 OF 86
 FILE NUMBER: SPC-2009-0362C APPLICATION DATE: 12-14-2009
 APPROVED BY COMMISSION ON 12-17-10 UNDER SECTION 141 OF CHAPTER 153 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LOC) 12-14-2014 CASE MANAGER LYNDY CORMIER
 PROJECT EXPIRATION DATE (ORD. #970805-A) 12-14-2014 DMZ DOZ X
 Director, Watershed Protection and Development Review
 RELEASED FOR GENERAL COMPLIANCE
 Rev. 1 12-14-2009 Correction 1 ZONING P
 Rev. 2 12-14-2009 Correction 2
 Rev. 3 12-14-2009 Correction 3
 Final Plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Brian K. Reis
 10/19/11
 BRIAN K. REIS
 82746
 REGISTERED ENGINEER

Espey Consultants, Inc.
 4801 SOUTHWEST PARKWAY
 PARKWAY 2, SUITE 150
 AUSTIN, TEXAS 78735
 (512) 326-5659
 TBPE #F-293



Design	Check	Date	Appr
Designed by: B. REIS	Checked by: J. DEWANEY		
Reviewed by: K. MOODY	File name: WC06-007-C-P-PHASE.dwg		
	Plot date: OCTOBER 2011		
	AS NOTED		

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 KERRYSEY JOINT VENTURE
 4801 SOUTHWEST PARKWAY
 PARKWAY 2, SUITE 150
 AUSTIN, TEXAS 78735

WALLER CREEK TUNNEL PROJECT
 WALLER BEACH SITE PLAN IMPROVEMENTS
 PARD BOAT FACILITY

PHASING PLAN
 Sheet Reference Number:
C-007
 Sheet 7 of 91

Replacement Sheet

SPC-2009-0362C R2

REPLACEMENT SHEET