

FLOOD PLAIN NOTE:

The subject property is located in Zone 'AE' according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 48453C0430K, effective January 22, 2020. The 100 year FEMA base flood elevation for this site as per survey is 496.50

Appendix P-4: SEQUENCE OF CONSTRUCTION

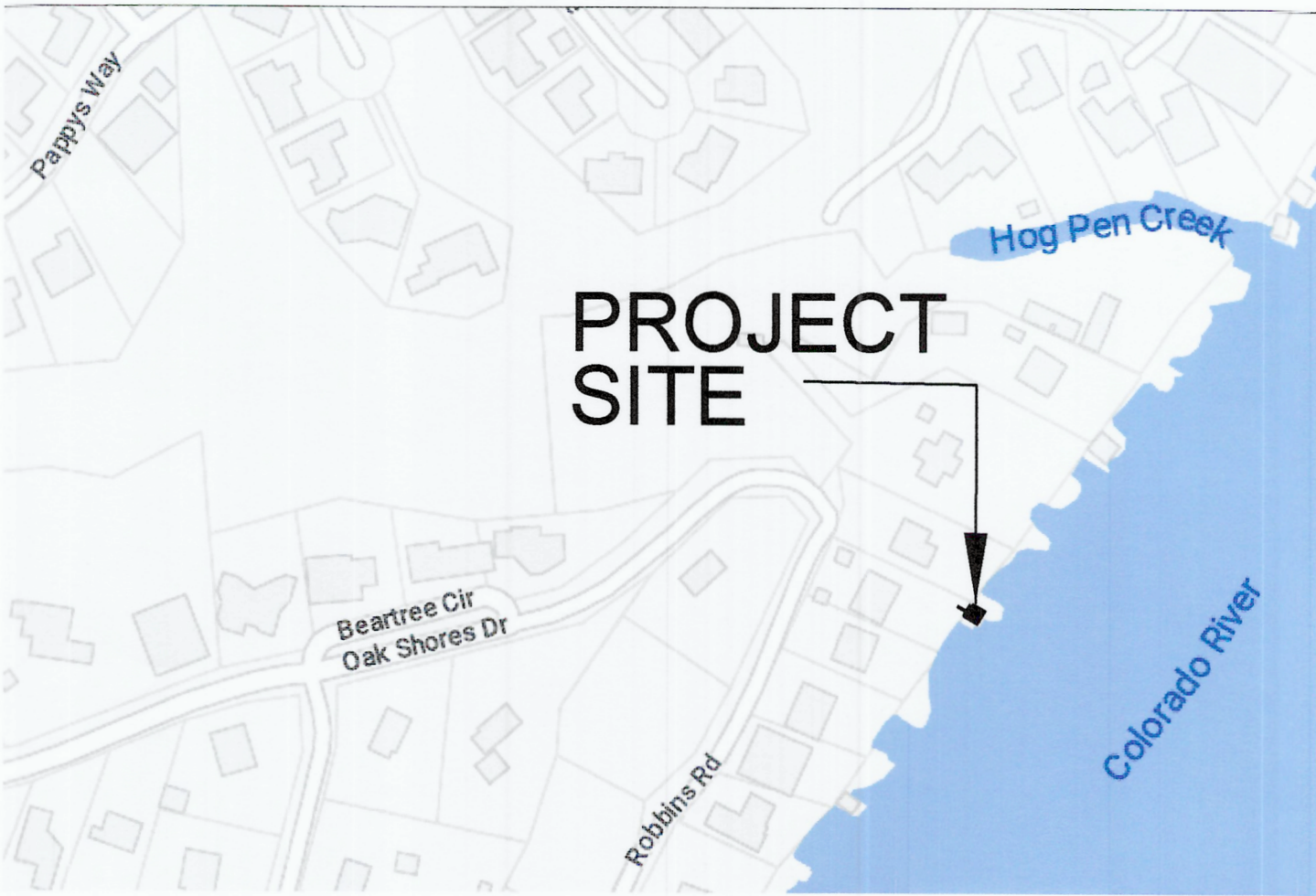
1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow erosion control plan. 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.
4. All new material will be delivered through boat/barge and or land.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the approved site plan.
6. Begin site clearing/construction activities.
7. Complete construction of boat dock in accordance with the approved site plan and start revegetation of the site.
8. 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.
9. 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.

SITE PLAN RELEASE NOTES:

1. All improvements shall be made in accordance with the released site plan.
2. Any additional improvements will require site plan correction and approval.
3. Approval of the site plan does not include building and fire code approval nor building permit approval.
4. Additional electrical easements may be required at a later date.
5. All existing structures shown to be removed will require a demolition will require a demolition permit from the City of Austin Development Services Department.
6. Prior to issuance of building permit applicant will render a letter sealed by licensed professional stating that all buildings in the floodplain (ie boat docks) adhere to the provision of ASCE 24-Flood Resistant design and construction.
7. A business or living quarter may not be constructed on a pier or similar structure extending into Lake Austin except under a license agreement approved by city council. LDC 25-2-1176(H)
8. 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.

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

LEW FAMILY BOAT DOCK  
3701 ROBBINS ROAD, AUSTIN  
AUSTIN, TEXAS



LOCATION MAP  
(N.T.S.)

SITE

Existing Shoreline Length: 99.73 L.F.  
Proposed Dock Width: 27.33' (27.40%)  
\*Existing cut in width of existing dock, replaced with proposed dock.  
ZONING: LA  
AREA CALCULATIONS:  
SITE AREA: = 0.505 AC  
DOCK FOOTPRINT ROOF AND STAIRS = 816 S. F.  
TOTAL IMPERVIOUS COVER: = 816 S. F.

General Notes:

Architect: Workshop No. 05  
3027 N. Lamar Blvd., Suite 302B  
Austin, Texas 78705  
Contact Person: Sarah Wigfield, Phone: (512) 243-8346

Engineer: ADVANCED CONSULTING ENGINEERS  
5524 Bee Cave Road, Suite 1-4  
Austin, Texas 78746  
Contact Person: Ashraf T. Ahsanullah, Phone: (512) 444-1739

Structural Engineer: ARCH Consulting Engineers PLLC  
2579 Western Trail Blvd., Suite 230  
Austin, TX 78745  
Phone: (512) 328-5353

Owner: HEIDI WANG LEW  
Address: 2407 HULDY STREET  
AUSTIN, TX 77019

Legal Description: 0.505 acre out of James Jett Survey No. 1, ABS 437 Travis County, deed recorded October 15, 2020 doc# 2020193945 alos known as Lot B Oak Shores an unrecorded subdivision.

Lot Address: 3701 Robbins Road  
Austin, Texas 78730

Watershed: Lake Austin

Watershed Classification: Water Supply Rural

- SHEET INDEX
1. COVER SHEET
  2. GENERAL NOTES SHEET
  3. SITE PLAN AND EROSION SEDIMENTATION CONTROL PLAN
  4. DEMOLITION PLAN
  5. ARCHITECTURAL SHEET (BY OTHER)
  - 6-8. STRUCTURAL PLANS (BY OTHER)

SUBMITAL DATE: November \_\_, 2023

RELATED CASE # C8i-2021-0231  
LAND STATUS DETERMINATION

THE DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE FAMILY RESIDENCE AT 3701 ROBBINS ROAD, AUSTIN, TX 78730

Development Services Department Date  
SP-2023-00\_\_DS  
Development Permit #

SITE PLAN APPROVAL SHEET OF  
FILE NUMBER: APPLICATION DATE:  
APPROVED BY COMMISSION ON UNDER SECTION OF  
CHAPTER OF AUSTIN CITY CODE CASE MANAGER  
EXPIRATION DATE (25-5-81, LDC) PROJECT EXPIRATION DATE (ORD #970905-A) DWIZ DDZ

Director, Develoment Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING:  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

FINAL PLAT 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 BUILDING PERMITS IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

APPROVAL STAMP

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF AUSTIN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.

DRAWN BY: CO  
CHECKED BY: A.T.  
DATE: 11/8/23  
JOB NO. 2020193945



ADVANCED CONSULTING ENGINEERS  
Civil Engineering Consultants, Planners  
5524 BEE CAVE ROAD, SUITE 1-4  
AUSTIN, TEXAS 78746  
TEPE Firm No.: F-10  
(512) 444-1739



LEW FAMILY BOAT DOCK  
3701 ROBBINS ROAD, AUSTIN  
COVER SHEET

SHEET NO.

1 OF 8



APPENDIX P-1 - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) 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 construction as it pertains to ESC including the following elements:

1. Installation 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 removal of temporary controls
6. Anticipated maintenance schedule for temporary controls

— Categorize each BMP under one of the following areas of BMP activity as described below:

- 3.1 Minimize disturbed area and protect natural features and soil
- 3.2 Control Stormwater flowing onto and through the project
- 3.3 Stabilize Soils
- 3.4 Protect Slopes
- 3.5 Protect Storm Drain Inlets
- 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

— Note the location of each BMP on your site map(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 installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at [environmentalinspectors@austintexas.gov](mailto:environmentalinspectors@austintexas.gov), at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
5. 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 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 control inadequacies.
6. The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (½) inch or greater 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 or one-third (⅓) of the installed height of the control whichever is less.
7. 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.
8. 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.
9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
- A. 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.

An 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.

- 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 smithii* ) 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 Item 604S or 609S.
- A. 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.
- B. Hydromulch shall comply with Table 1, below.
- C. 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.
- D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S.

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	1,500 to 2,000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. 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 moved to a height of less than one-half (½) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S or 609S.
- A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator.
- B. Hydromulch shall comply with Table 2, below.
- C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.
- D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
- E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 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	3,000 to 4,500 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	3,000 to 4,500 lbs per acre (see manufacturers recommendations)

10. Developer Information:

Owner HEIDI WANG LEW  
Phone # (713) 858-3409

Address 2407 HULDY STREET, HOUSTON, TX 77019

Owner's representative responsible for plan alterations: ADVANCED CONSULTING ENGINEERS

Phone # (512) 444-1739

Person or firm responsible for erosion/sedimentation control maintenance: Contractor

Phone # \_\_\_\_\_

Person or firm responsible for tree/natural area protection Maintenance: Contractor

Phone # \_\_\_\_\_

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

Source: [Rule No. R161-16.13, 1-4-2016](#); Rule No. [R161-17.03](#), 3-2-2017.

APPENDIX P-2: - 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. 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.
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 nor reviewed and authorized by the City Aborist;

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 allow 6 to 10 feet of work space between the fence and the building;

D. 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.

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 planking 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 impact 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 flare of any tree.

12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).

13. 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).

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 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR 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 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 iensure 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, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into 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 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 #1 in the Sequence of Construction.

AUSTIN ENERGY STANDARD NOTES

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 OWNER 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 PERTAINING 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 LANDOWNERS/DEVELOPER'S EXPENSE.

ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF ADVANCED CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADVANCED CONSULTING ENGINEERS.

DRAWN BY: CO  
CHECKED BY: A.I.  
DATE: 11/6/23  
JOB NO. 230804H0000002

ADVANCED CONSULTING ENGINEERS

Civil Engineering Consultants, Planners  
5624 BEE CAVE ROAD, SUITE 1-4  
AUSTIN, TEXAS 78746

TPE Firm No.: F-10

(512) 444-1739



LEW FAMILY BOAT DOCK

3701 ROBBINS ROAD, AUSTIN

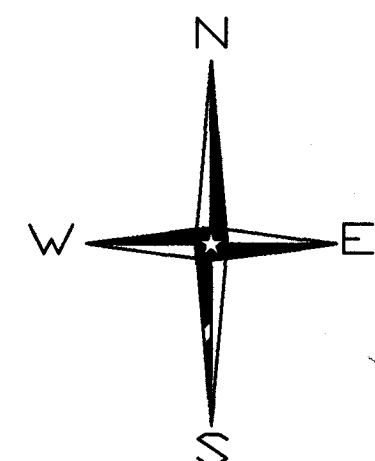
GENERAL NOTES SHEET

SHEET NO.

2 OF 8



SCALE: 1"=20'



All restrictive covenants listed on GF No. 2000426-BCP as prepared by Independence Title Company, are shown or otherwise noted hereon.

## Title Commitment Schedule B Notes:

Item 1.) This property is subject to restrictive covenants as set forth in instrument recorded in Volume 682, Page 392 of the Deed Records of Travis County, Texas.

Item 10.a.) This property is subject to an easement granted to the City of Austin for the perpetual right to overflow a portion of this tract by the waters of the Colorado River, as set forth in instrument recorded in Volume 275, Page 65 of the Deed Records of Travis County, Texas. (Not plottable)

Item 10.b.) This property is subject to easement reservations as set forth in instrument recorded in Volume 1682, Page 392 of the Deed Records of Travis County, Texas.

Item 10.c.) This property is subject to that certain electric and telephone lines easement granted to the City of Austin, as set forth in Volume 2179, Page 409 of the Deed Records of Travis County, Texas. Not plottable, blanket type easement over parent tract.

Reference Benchmark  
City of Austin Benchmark F-30-2001; 4" brass disk in concrete, located on RM 2222, West side, approximately 200 feet North of City Park Road, brass disk is at the North end of bridge over Bull Creek on concrete footing of guard rail.  
NAVD88 Elevation: 598.83 ft.

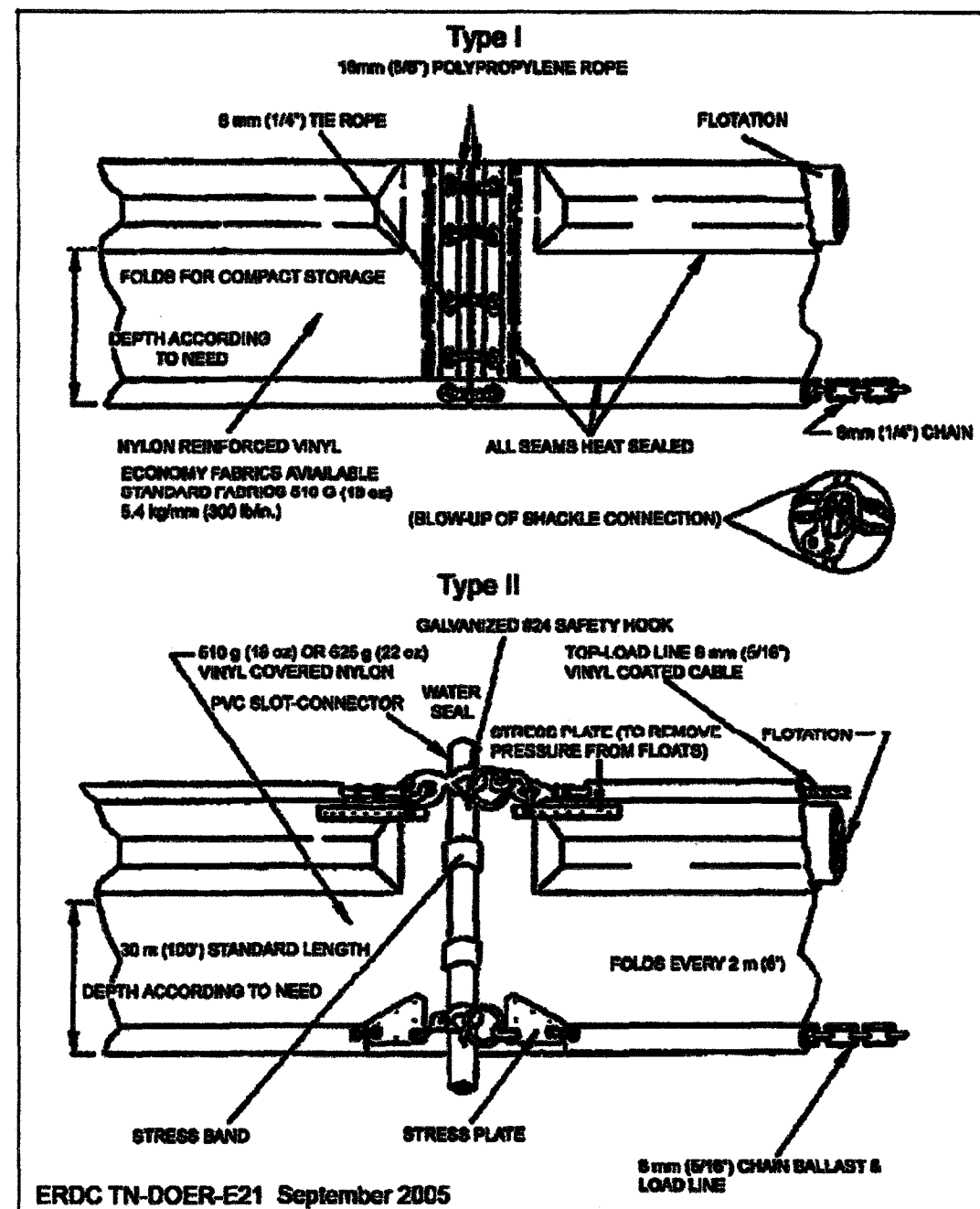
Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem.

LEGEND  
① 1/2" Iron Rod Found @ Calculated Point  
--- Wood Fence  
--- Wrought Iron Fence  
--- Overhead Utility Line  
--- guy wire  
(Record Bearing and Distance)

TREE LIST  
3268 15' Juniper  
3269 8" Hackberry  
3270 9" Hackberry  
3271 9" Hackberry  
3272 8" Hackberry  
3273 8" Hackberry  
3274 11" Hackberry  
3275 11" Hackberry  
3276 11" Hackberry  
3277 26.25" Live Oak (11.5" and 20.5" stems) (REMOVED)  
3278 14" Hackberry  
3279 15" Hackberry  
3280 18" Hackberry  
3281 10" Cedar Elm  
3282 35" Hackberry (REMOVED)  
3283 13" Pecan  
3284 40" Magnolia  
3285 33" Pecan  
3286 26" Hackberry (REMOVED)  
DATE OF SURVEY: JUNE 6, 2023  
HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

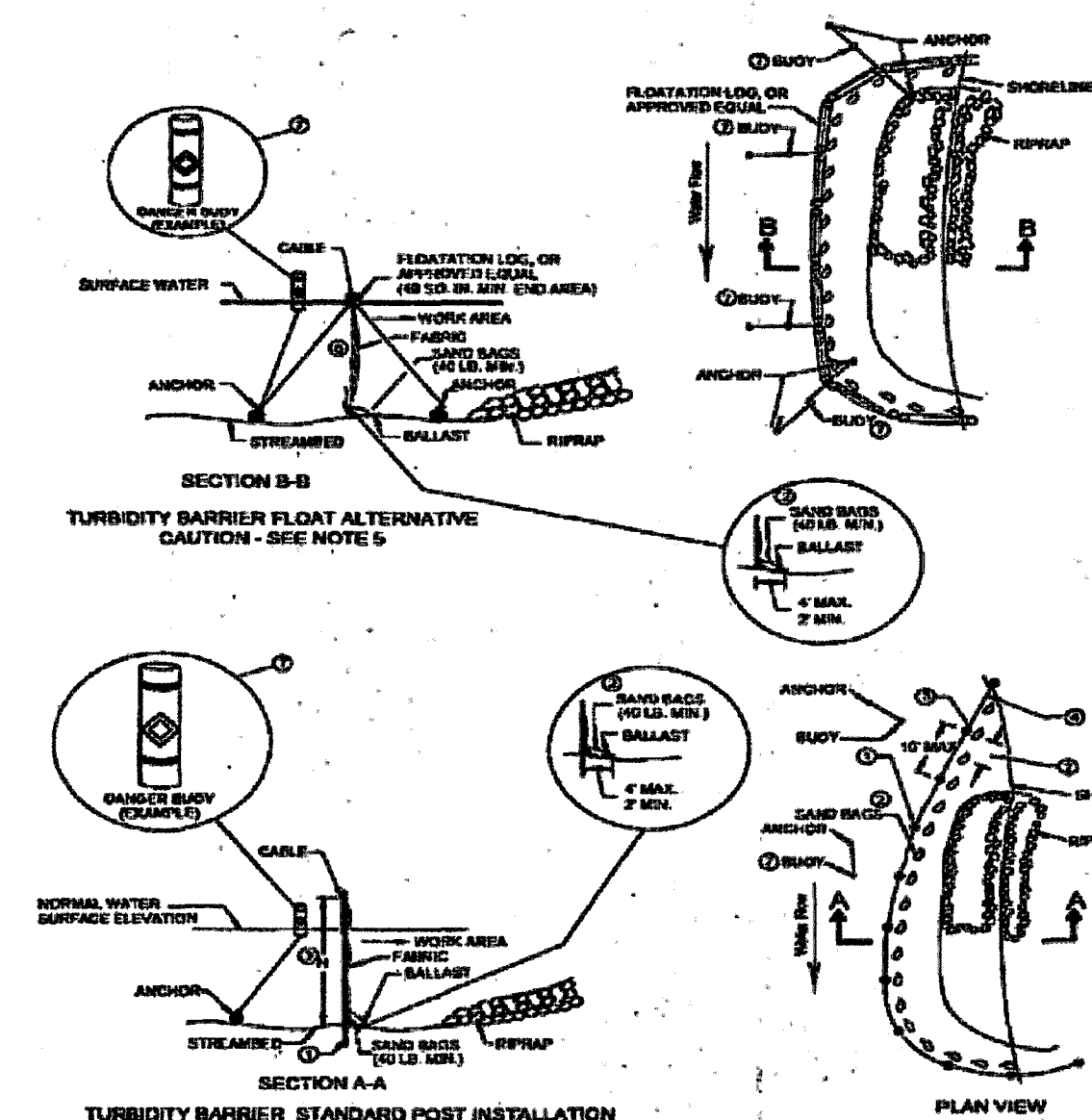
LEGEND:  
---SF--- SILT FENCE  
---TF--- TREE PROTECTION FENCE  
[Symbol] STAGING AREA  
[Symbol] SPOILS AREA  
[Symbol] LIMITS OF CONSTRUCTION  
CWQZ CRITICAL WATER QUALITY ZONE  
[Symbol] MULCH SOCK (18")  
[Symbol] REVEGETATION AREA  
[Symbol] TREE REMOVED

ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.



## GENERAL NOTES

- DETAILS OF CONSTRUCTION, MATERIALS AND PERFORMANCE TEST RESULTS ON THIS DRAWING SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD AND THE APPLICABLE SPECIAL PROVISIONS.
- TURBIDITY BARRIER MAY BE REMOVED AT THE ENGINEER'S OR PROJECT MANAGER'S DISCRETION, WHEN PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.
- ① DRAWER STEEL POINTS, WELLS, OR CHANNELS, LENGTH SHALL BE SUFFICIENT TO SECURELY SUPPORT BARRIER AT HIGH WATER ELEVATIONS.
  - ② BARRIERS TO BE USED AS ADDITIONAL BALLAST WHEN OVERLAP BY THE ENGINEER OR PROJECT MANAGER TO MEET ADVISED WIND CONDITIONS, SPICES AS APPROPRIATE FOR SILENT CONDITIONS.
  - ③ WIND BARRIER HEIGHT, IN EXCESS OF 5 FT., POST SPACING MAY NEED TO BE DECREASED.
  - ④ IN WATERSHEDS SUBJECT TO FLUCTUATING WATER ELEVATIONS, PREVENTION SHOULD BE COMPLETED BY LEAVING A PORTION OF THE BARRIER OPEN ON THE UPSTREAM END.
  - ⑤ IN ALTERNATIVE WELLS ONLY BE ALLOWED WITH PROTECTIVE APPROVAL, ON THE ENGINEER OR PROJECT MANAGER, AND TO BE PLACED FOR LOCATIONS WHERE REDUCED FLOW IS THE INTENTIONAL PURPOSE.
  - ⑥ ALLOW SUFFICIENT SLACK VERTICALLY AND HORIZONTALLY SO THAT SEDIMENT BUILDUP WILL NOT SIGNIFICANTLY DEGRADE THE TURBIDITY BARRIER.
  - ⑦ USE AS DIRECTED BY COAST GUARD OR OTHER AGENCIES WHEN WORKING NEAR NAVIGABLE WATERWAYS.

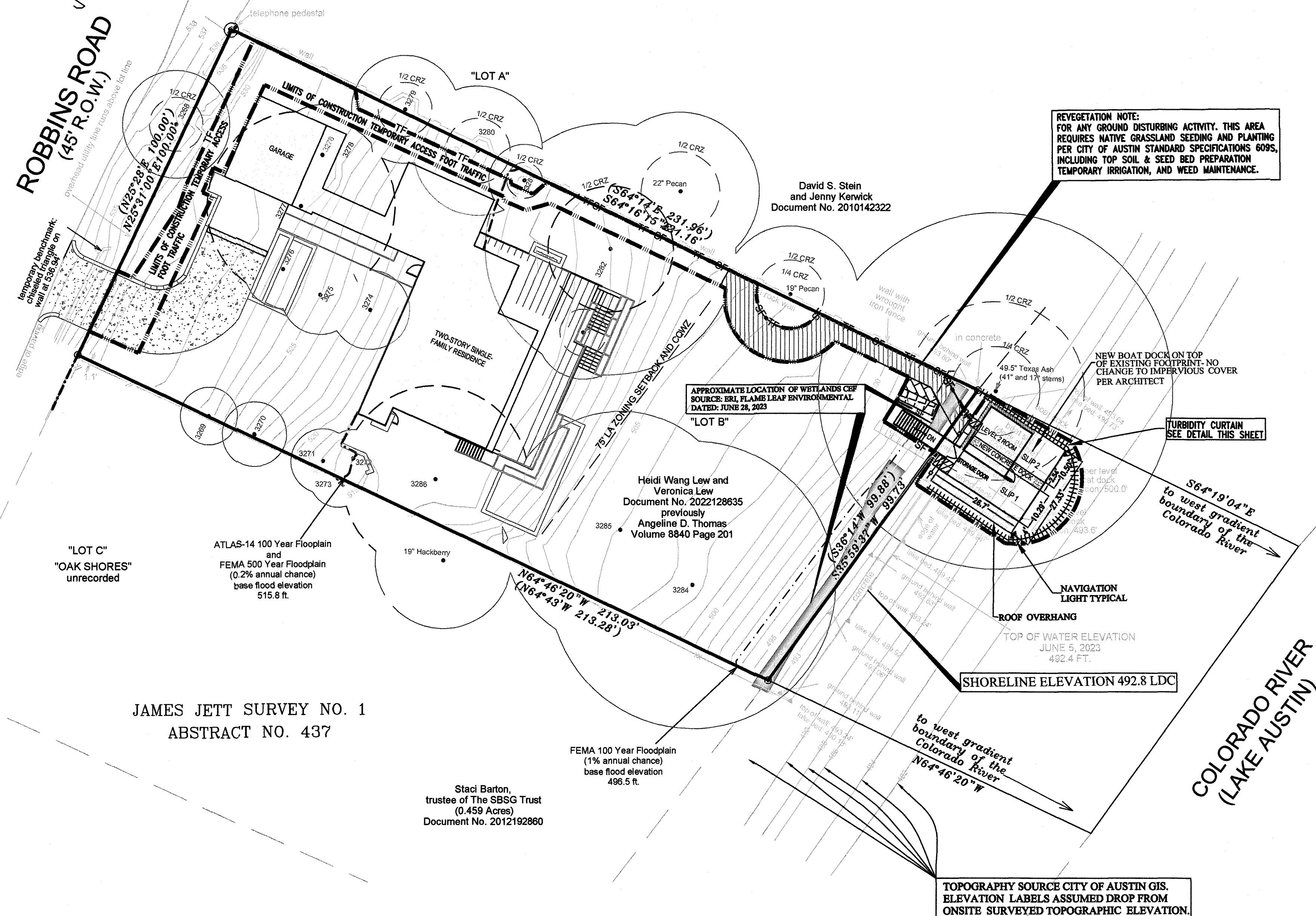


NOT TO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing S E 11-2.

## EXISTING CUT IN SLIP NOTE:

- This project is an existing cut in slip with existing boat dock which will be replaced by the proposed boat dock as shown this sheet. No additional landscape mitigation measures are required due to existing cut in slip.
- Permanent improvements are prohibited within the shoreline setback area, except for retaining walls, piers, wharves, bathhouses, marinas or a driveway to access the structures [LDC 25-2-551(B)(2)].



JAMES JETT SURVEY NO. 1  
ABSTRACT NO. 437

Staci Barton  
trustee of The SSG Trust  
(0.459 Acres)  
Document No. 2012192860

FEMA 100 Year Floodplain  
(1% annual chance)  
base flood elevation  
496.5 ft.

Heidi Wang Lew and  
Veronica Lew  
Document No. 2022128635  
previously  
Angeline D. Thomas  
Volume 8840 Page 201

David S. Stein  
and Jenny Kerwick  
Document No. 2010142322

APPROXIMATE LOCATION OF WETLANDS CEF  
SOURCE: ERI PLAINS LEAF ENVIRONMENTAL  
DATED: JUNE 28, 2023

REVEGETATION NOTE:  
FOR ANY GROUND DISTURBING ACTIVITY, THIS AREA  
REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING  
PER CITY OF AUSTIN STANDARD SPECIFICATIONS 6095,  
INCLUDING TOP SOIL & SEED BED PREPARATION  
TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

NEW BOAT DOCK ON TOP  
OF EXISTING FOOTPRINT. NO  
CHANGE TO IMPERVIOUS COVER  
PER ARCHITECT

NAVIGATION  
LIGHT TYPICAL

SHORELINE ELEVATION 492.8 LDC

TOPOGRAPHY SOURCE CITY OF AUSTIN GIS.  
ELEVATION LABELS ASSUMED DROP FROM  
ONSITE SURVEYED TOPOGRAPHIC ELEVATION.

PREPARED: June 6, 2023  
BY:

Holt Carson  
Registered Professional Land Surveyor No. 5168

DRAWN BY: CO  
CHECKED BY: A.T.  
DATE: 11/6/23  
JOB NO. 20230000000000000000

AE

ADVANCED CONSULTING ENGINEERS  
Civil Engineering Consultants, Planners  
5524 BEE CAVE ROAD, SUITE 1-4  
AUSTIN, TEXAS 78746  
TBE Firm No.: F-10  
(512) 444-1739

STATE OF TEXAS  
ASHRAF T. AHMADULLAH  
REGISTERED PROFESSIONAL ENGINEER  
81407  
11/6/23

LEW FAMILY BOAT DOCK  
3701 ROBBINS ROAD, AUSTIN  
SITE PLAN AND EROSION  
SEDIMENTATION CONTROL PLAN

SHEET NO.  
3 OF 8