

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 Sediment Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPOES 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.

1. 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 not reviewed and authorized by the City Arborist;
- C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
- D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:

- A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
- B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that the tree's drip line is graded separately prior to installing installation to minimize 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 874-176 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 free trunk, protect the trunk with straps-on plankings to a height of 8 ft (or 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 is 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 far from any 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 trimmed pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards).

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.

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

1. 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 free 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 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 Engineer directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation plan.

4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to the final grading of the pond(s). The outlet structure must be constructed prior to the final grading of the pond(s) and must be designed to comply with the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).

5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.

6. Begin site clearing/construction (or demolition) activities.

7. Complete construction and start revegetation of the site and installation of landscaping. Upon completion of the site construction and revegetation of a project, the applicant shall submit a letter of concurrence to the Watershed Protection Department, Environmental Inspection, and 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 project 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.

8. 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 install any necessary final revegetation resulting from removal of controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

As a component of an effective remedial tree care program per Environmental City Manual [section 3.5.4.3.5.4](#), preserved/prevented trees/within their limits of construction/construction may require tree soill aeration/and/or 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 determined to determine the need for supplemental nutrients. If the soil pH is not within the recommended range, the City Arborist may require the use of supplemental nutrients, then humate/nutrient solutions with mycorrhizal 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 insure coordination with the City Arborist.

Post-Construction treatment should occur during final revegetation or as determined by a qualified auditor 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 Auditor. The proposed nutrient mix specifications and soil and/or torlar analysis tests need to be provided to and approved by the City Auditor prior to application (Fax: 312-774-7030). Construction activities such as compaction and grading within 30 days may use fertilizers, herbicides, pesticides, and other chemicals. After construction, the contractor shall provide a nutrient management plan approved by the City Auditor. Within 7 days after fertilization, the contractor shall provide documentation of the work performed to the City Auditor, Planning and Development Bureau (Department). P.O. Box 1088, Austin, TX 78767, this note should be referenced as item #1 in the Sequence of Construction.

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.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root 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.

2. All improvements shall be made in accordance with the released Site Plan. Any additional improvements will require a Site Plan amendment and approval from the Department Services Department.
3. Approval of this Site Plan does not include building code approval; fire code approval; or building, demolition, or relocation permits approval. A city demolition or relocation permit can only be issued once the historic review process is completed.
4. All signs must comply with the requirements of the Land Development Code.
5. The owner is responsible for all costs of relocation of, or damage to, utilities.
6. Additional electric easements may be required at a later date.
7. A development permit must be issued prior to an application for building permit for non-consolidated or planning commission approved site plans.
8. For construction within the right-of-way, a R.O.W. excavation permit is required.

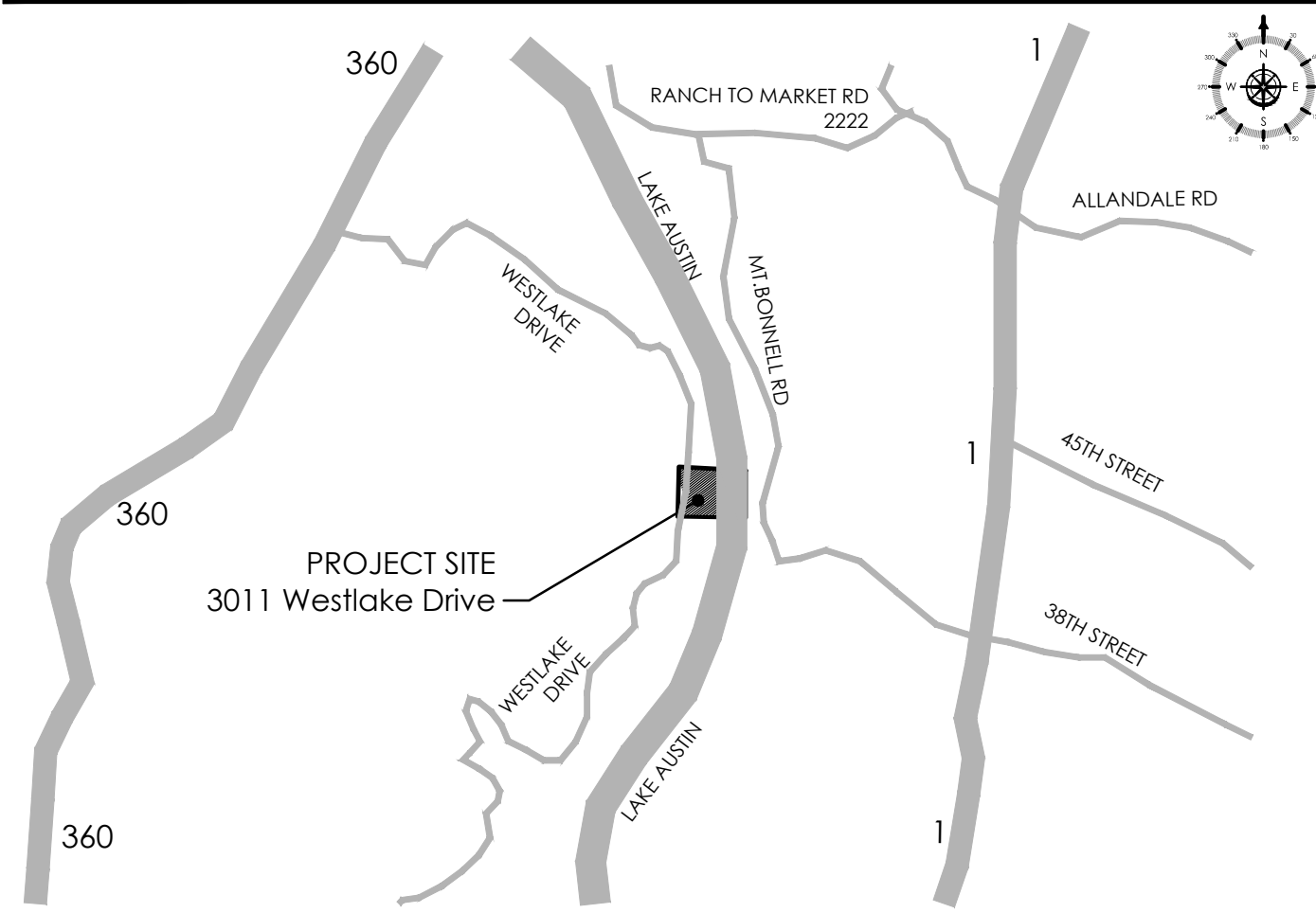
Highly reflective materials will not be used. Materials may not exceed 20% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.

The noise level of mechanical equipment will not exceed 70 d.B.A. at the property line adjacent to residential uses.

2. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
3. All exterior lighting shall be hooded or shielded from the view of adjacent residential property.
4. All exterior lighting above the second floor is prohibited when adjacent to residential property.

4. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.

Prior to issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 Section 1612.4



1 COVER SHEET  
2 SURVEY  
3 EROSION & SEDIMENTATION CONTROL & TREE PLAN  
4 FLOOR PLANS AND ROOF PLAN  
5 ELEVATIONS  
6 SECTIONS

DOCK DRIP LINE / COVERAGE:	642 SQ. FT.
STAIR & LANDING:	84 SQ. FT.
TOTAL COVERAGE:	<u>726 SQ. FT.</u>

PROJECT SHALL CONFORM WITH THE FOLLOWING:

LA

LAKE AUSTIN WATERSHED

WATER SUPPLY RURAL

NOT INDICATED AS LOCATED IN FLOODPLAIN

LOT 71, LAKESHORE ADDITION, A SUBDIVISION IN TRAVIS COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN

**LEGAL DESCRIPTION:** LOT 71, LAKESHORE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 30 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND TOGETHER WITH THAT CERTAIN (1.049 ACRE) TRACT OF LAND AS CONVEYED TO MICHAEL A. SCHROEDER BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016141222 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 3011 WESTLAKE DRIVE.

Mike Schroeder  
(512)-306-0000  
Mike@schroedercompany.net

## TBD

STUDIO ARCHITECTS  
Contact: Evan Fisher, AIA  
(949) -533-8875  
Evan@studioarx.com

PERMIT NUMBER AND DATE:	APPROVAL BLOCK FOR DIRECTOR, DEVELOPMENT SERVICES DEPT:
<div></div>	<div></div>

011 Westlake Drive  
AUSTIN, TX 78746

Date Printed: 3-11-21

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PERMIT SET

DATE: 03-03-21

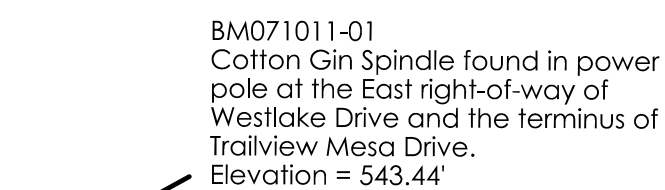
## REVISIONS

PROJECT NUMBER

1605





SHEET NUMBER

SHEET  
1 OF 6



BY:  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

6410 9" Live Oak  
6411 12" Live Oak  
6412 18" Cedar Elm  
6413 13" Live Oak  
6414 14" Live Oak  
6415 6" Cedar Elm  
6416 9" Live Oak  
6417 7" Hackberry  
6418 13" Hackberry  
6419 18" Live Oak

	0-15%	78,478 Sq. Ft.
	15-25%	14,688 Sq. Ft.
	25-35%	5,118 Sq. Ft.
	over 35%	1,356 Sq. Ft.

SHEET  
2 OF 6

LEGEND

EXISTING SHORELINE

MULCH SOCK

LIMIT OF CONSTRUCTION

FLOATING SILT SCREEN

COFFER WALL AT DREDGING

DREDGING AREA

AREA AT SHORELINE TO BE REVEGETATED PER COA 609S

TREE CRITICAL ROOT ZONE

HERITAGE TREES

SHORELINE=492.8'

INSTALL 109 LINEAR FEET OF MULCH SOCK - PER DETAIL

LIMIT OF CONSTRUCTION

EXISTING TREES TO REMAIN. INSTALL PROTECTION PER DETAIL

THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

PROVIDE REQUIRED LIGHTING (2-BULB AMBER THAT EMIT BETWEEN 112 & 400 LUMENS) CONTINUOUSLY BETWEEN SUNSET AND SUNRISE EACH DAY PER LDC 25-2-1175

AREA TO BE REVEGETATED PER COA 609S

COFFER WALL

DREDGE UNDER SLIPS AS SHOWN 23.9 CU YD.

INSTALL 106 LINEAR FEET OF FLOATING SILT SCREEN - PER DETAIL

EXISTING PIERS TO BE REPAIRED

Erosion & Sedimentation Controls Plan  
1"=10'

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	STANDARD ID.
<i>[Signature]</i> 08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-4

FLOATING SILT SCREEN DETAIL  
N.T.S.

DIRECTION OF FLOW

POSTS

ANCHOR POSTS OR EARTH ANCHORS

PLACE ADDITIONAL MULCH MATERIAL TO FILL SEAM BETWEEN THE SOCK AND THE GROUND

4 FT SPACING (BOTH SIDES)

MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TxDOT ITEM 181, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.

2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).

3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.

4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.

5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.

6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN  
WATERSHED PROTECTION DEPARTMENT

MULCH SOCK

*[Signature]* 08/24/2010  
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARDS NO.  
648S-1

NOTES:

1. DREDGING IS PROPOSED FOR THIS PROJECT - DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND THE CONTACT NUMBER FOR THE DISPOSAL SITE. DISPOSAL OF DREDGE SPILLS IN THE LAKE IS SPECIFICALLY PROHIBITED. NO SPILLS ARE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN.

2. ALL EXISTING TREES SHALL REMAIN.

3. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.

ATTENTION INSPECTOR NOTES:

1. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT WILL TURN IN DOCUMENTATION THAT IS SIGNED AND SEALED BY A LICENSED PROFESSIONAL THAT STATES THE BOAT DOCK COMPLIES WITH ASCE 24 (FLOOD RESISTANT DESIGN AND CONSTRUCTION) AS PER LDC 25-12-3 SECTION 1612.4

2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN CONFORMANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

PROJECT DOCK ZONING REGULATIONS TABLE
Existing Shoreline Width = 109'
Allowable Dock Width = 20% of 109' = 21.8'
Proposed Dock Width = 21.5'
Proposed Dock Depth = 29.8'
Allowable Dock Height = 30'
Proposed Dock Height = 24'
Proposed Dock Footprint = 726 Sq.Ft.

Tree and Topographic Plan  
1"=50'

APPROVAL BLOCK:

PERMIT SET

DATE: 03-03-21

REVISIONS

PROJECT NUMBER

1605

SHEET NUMBER

SHEET 3 OF 6

Boat Dock Remodel

3011 Westlake Drive  
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REGISTERED ARCHITECT  
PAUL EVAN FIDELL  
03-03-21  
22714  
STATE OF TEXAS

PERMIT SET

DATE: 03-03-21

REVISIONS

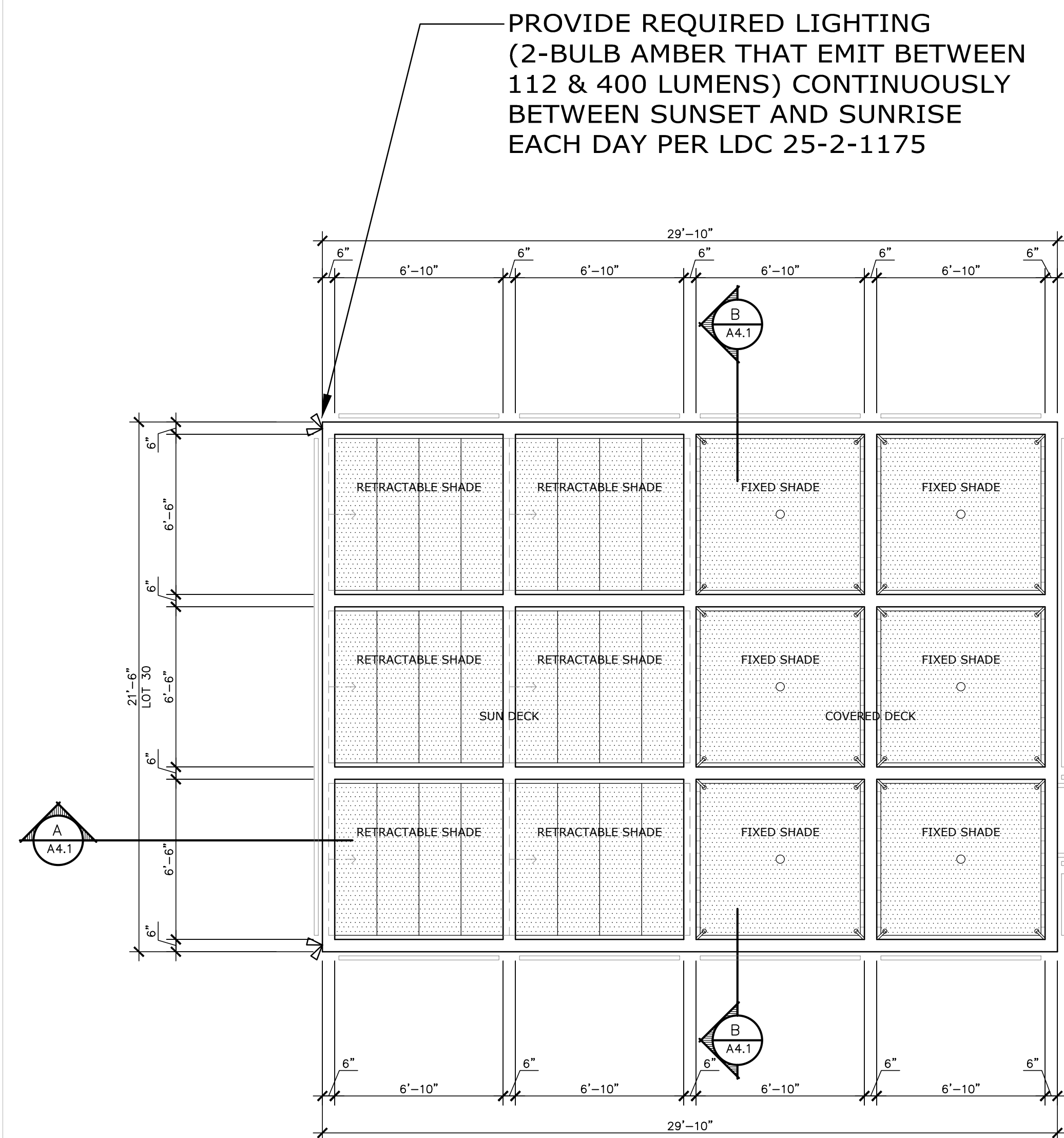
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SHEET NUMBER

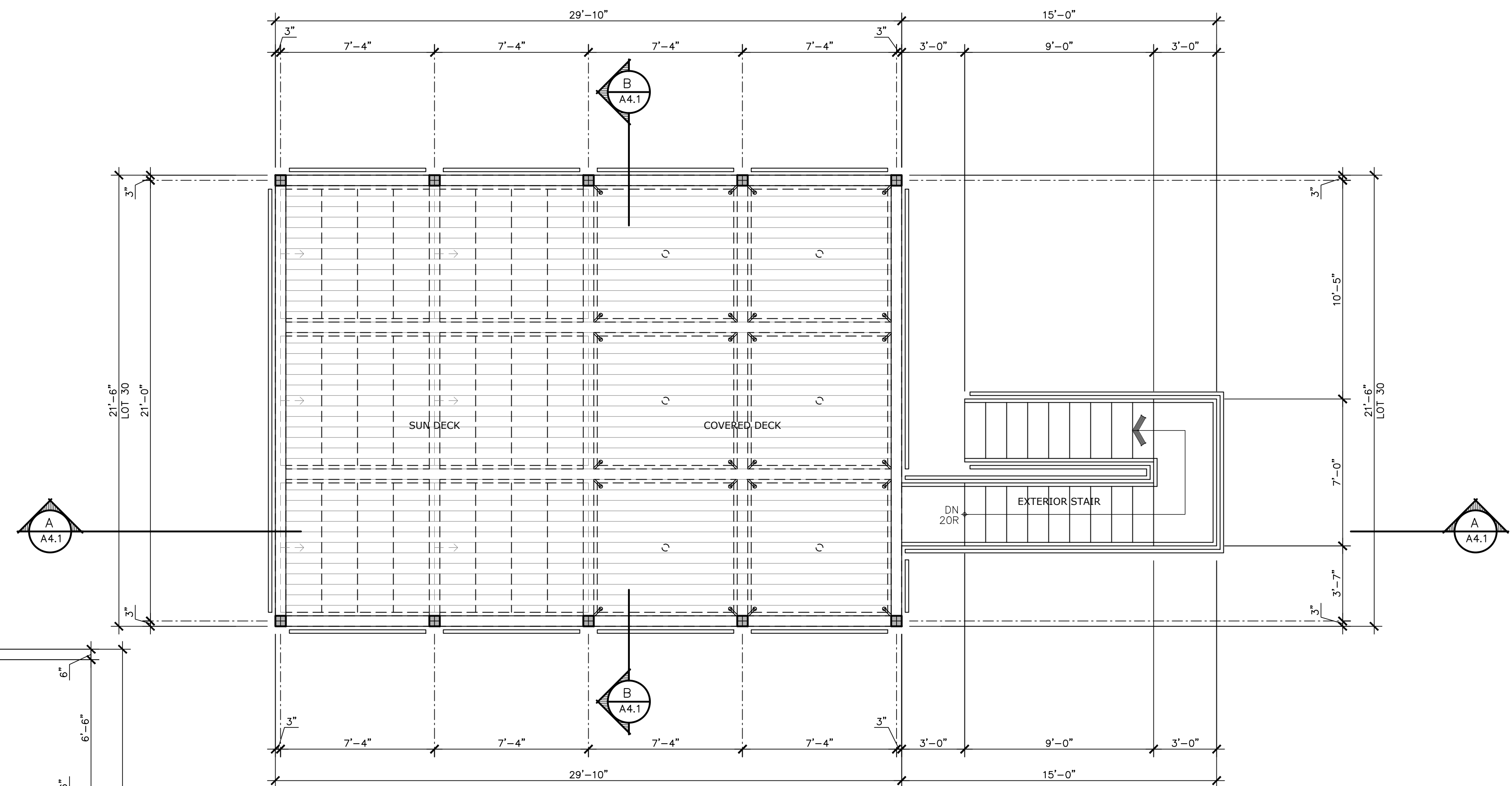
SHEET 3 OF 6

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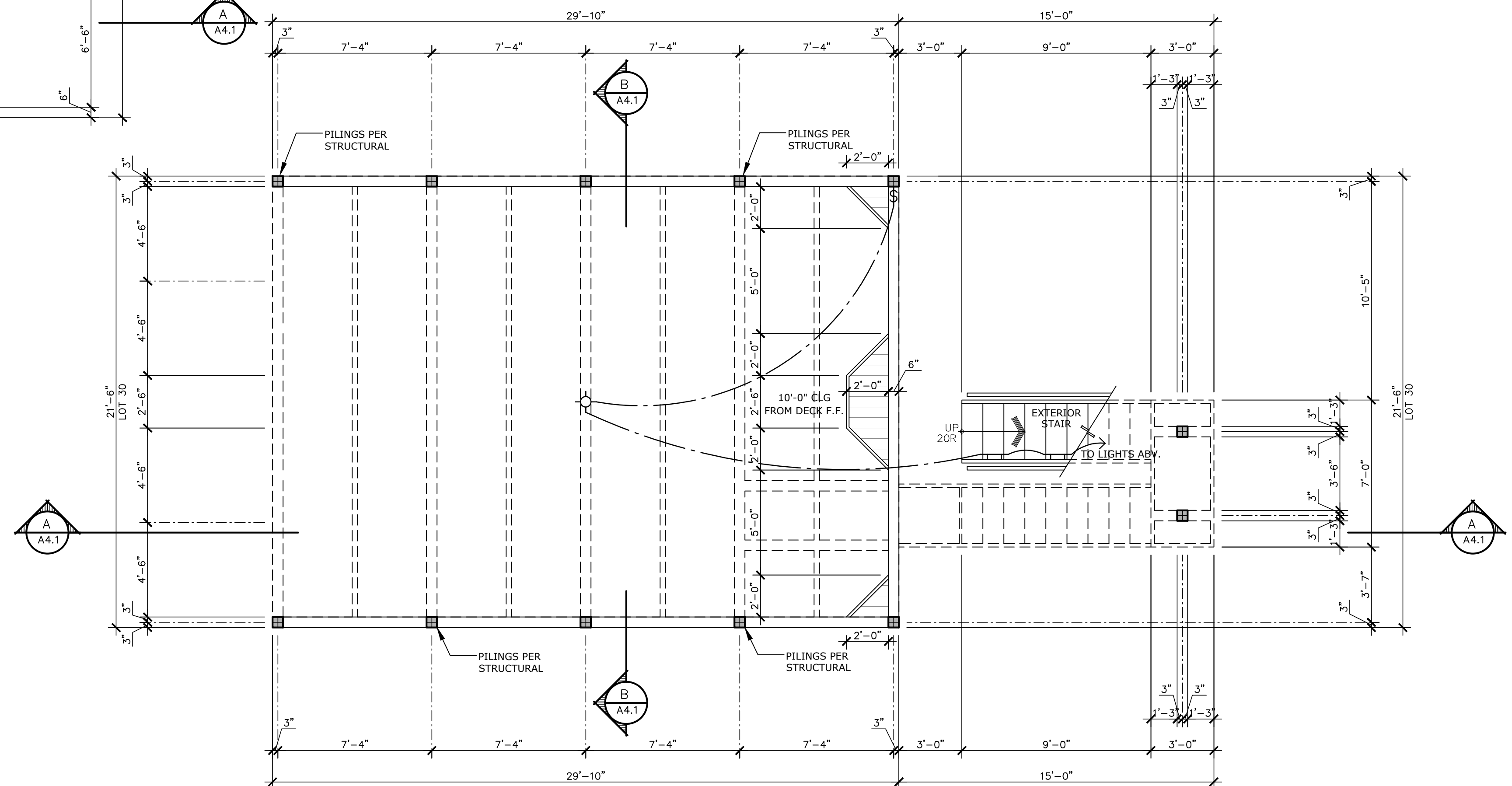


Roof Plan  
1/4"=1'-0"

APPROVAL BLOCK:



Second Floor Plan  
1/4"=1'-0"



First Floor Plan  
1/4"=1'-0"

# Boat Dock Remodel

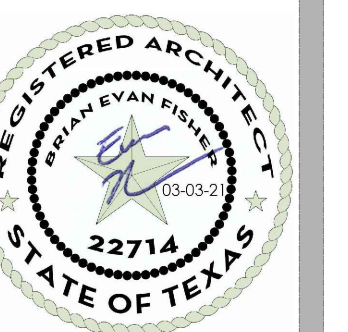
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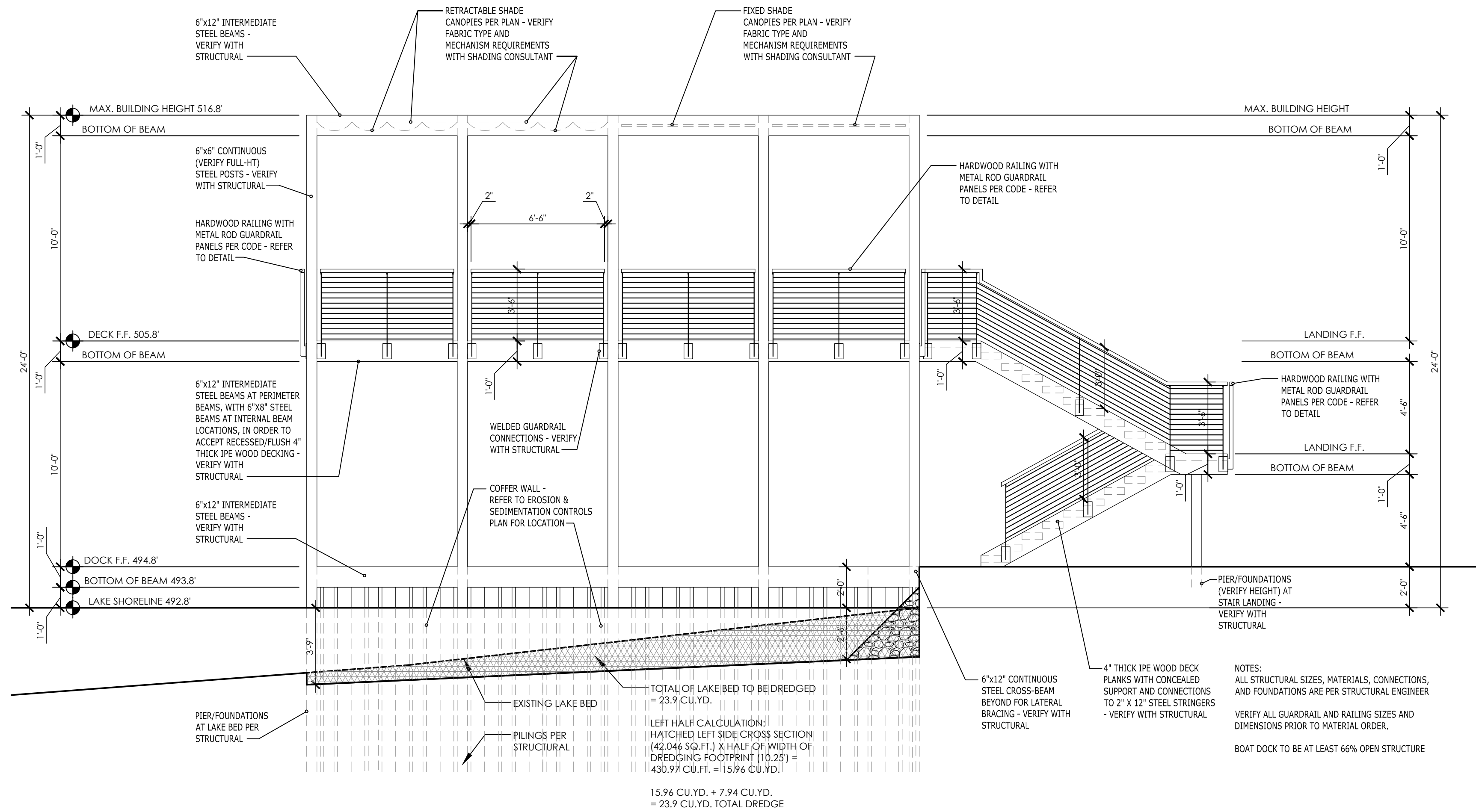
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DATE: 03-03-21  
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PROJECT NUMBER

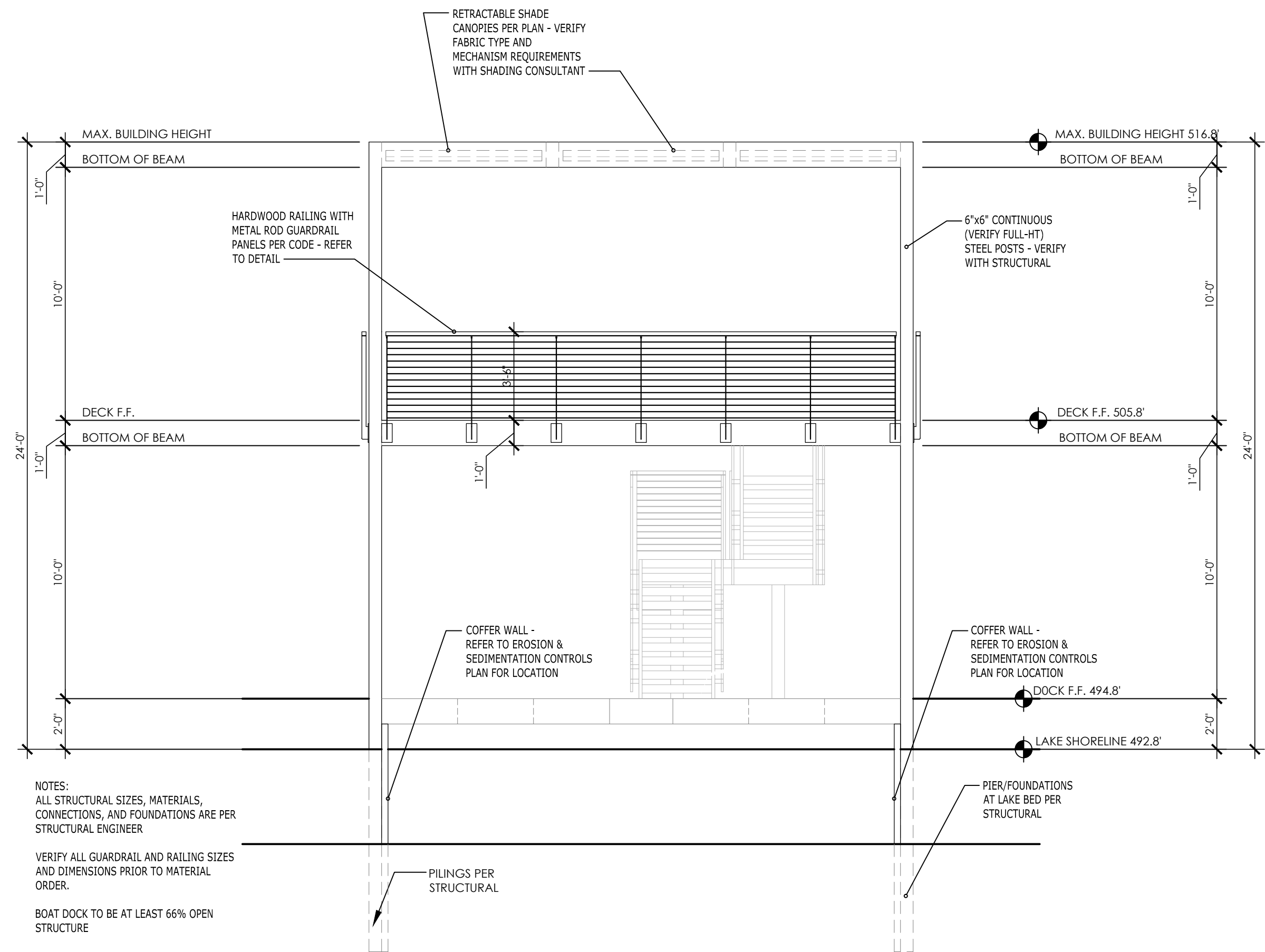
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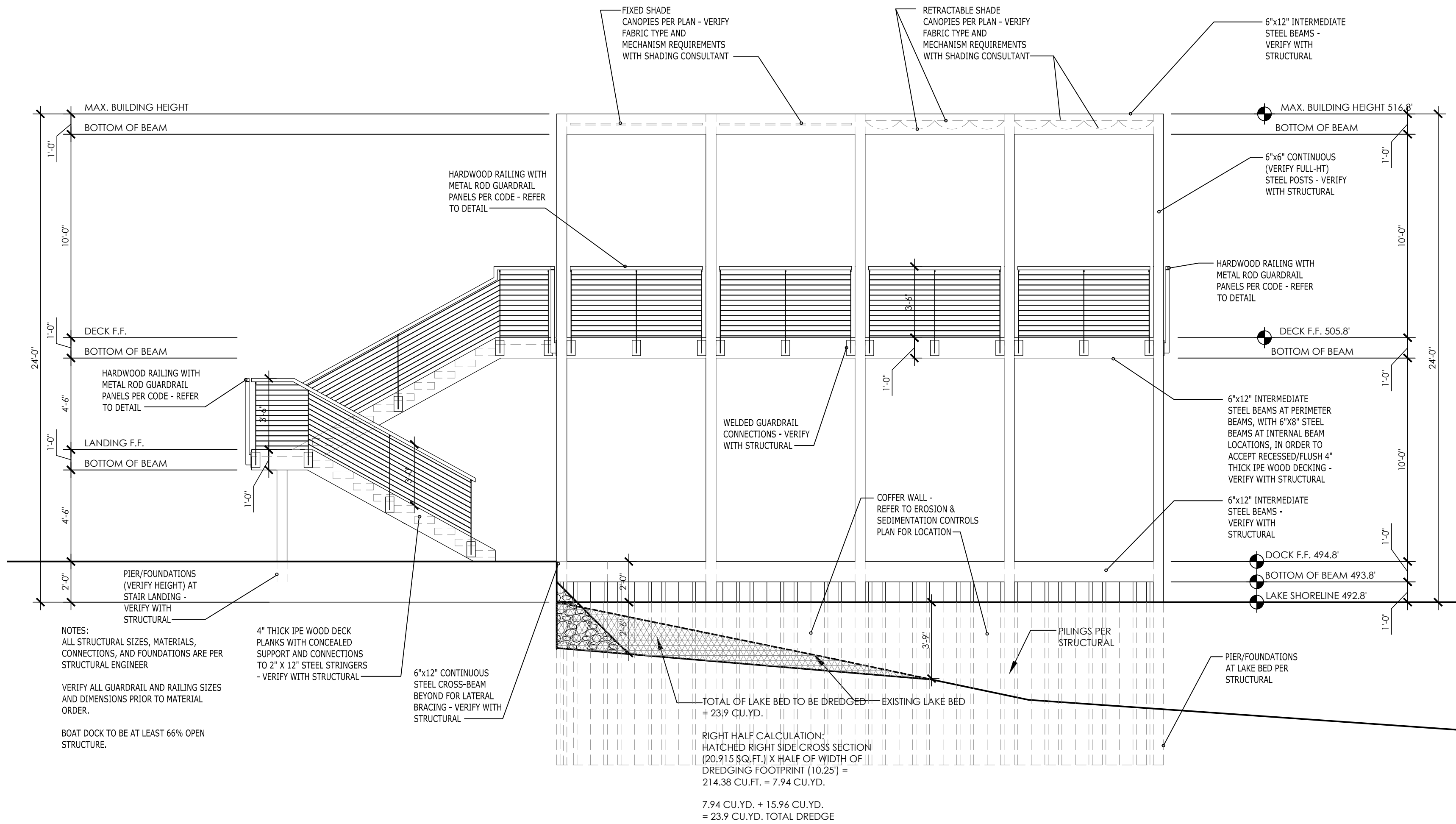
SHEET  
4 OF 6



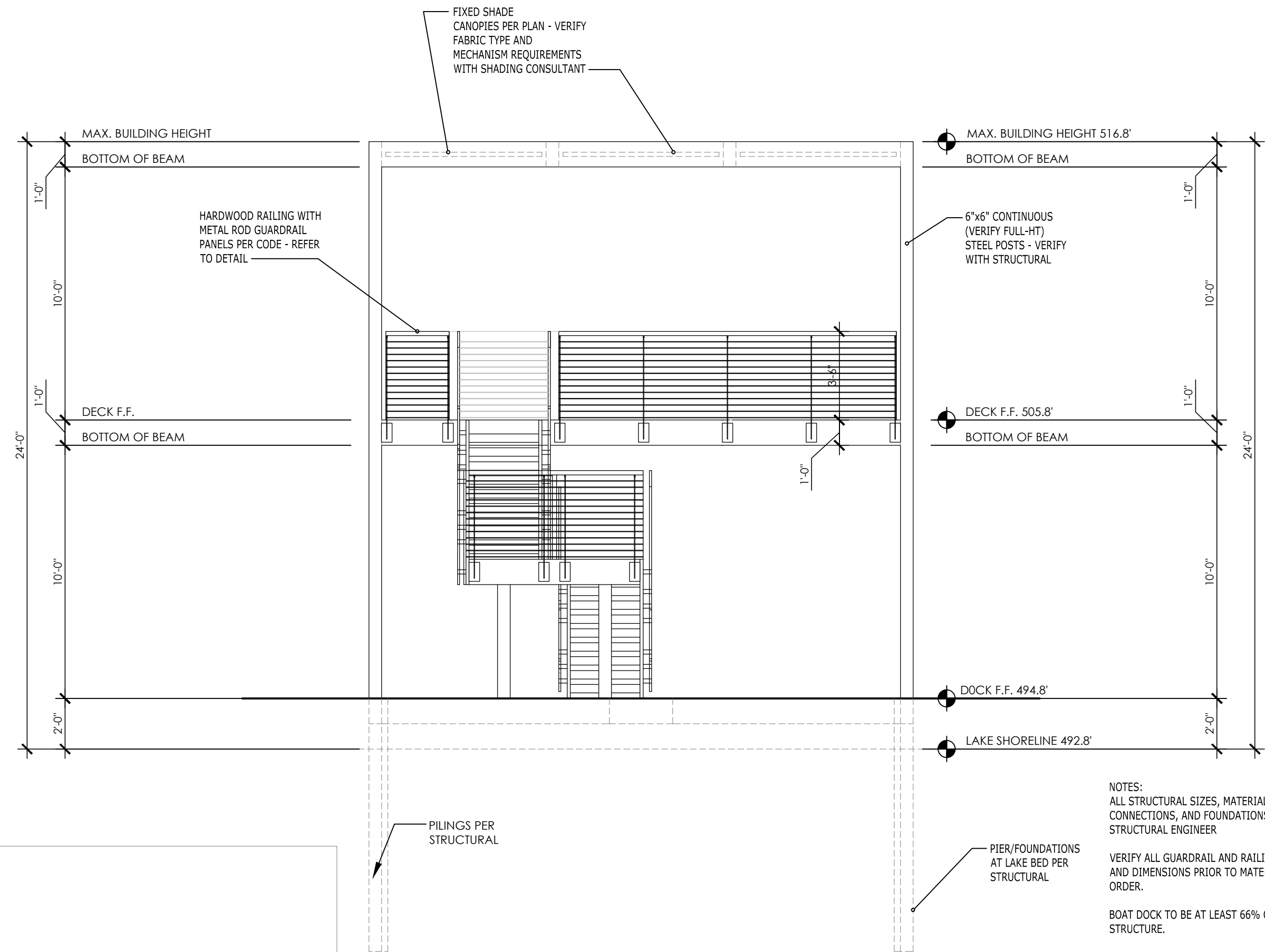
Left Elevation  
1/4" = 1'-0"



Rear (Lake) Elevation  
1/4" = 1'-0"



Right Elevation  
1/4" = 1'-0"



Front Elevation  
1/4" = 1'-0"

APPROVAL BLOCK:

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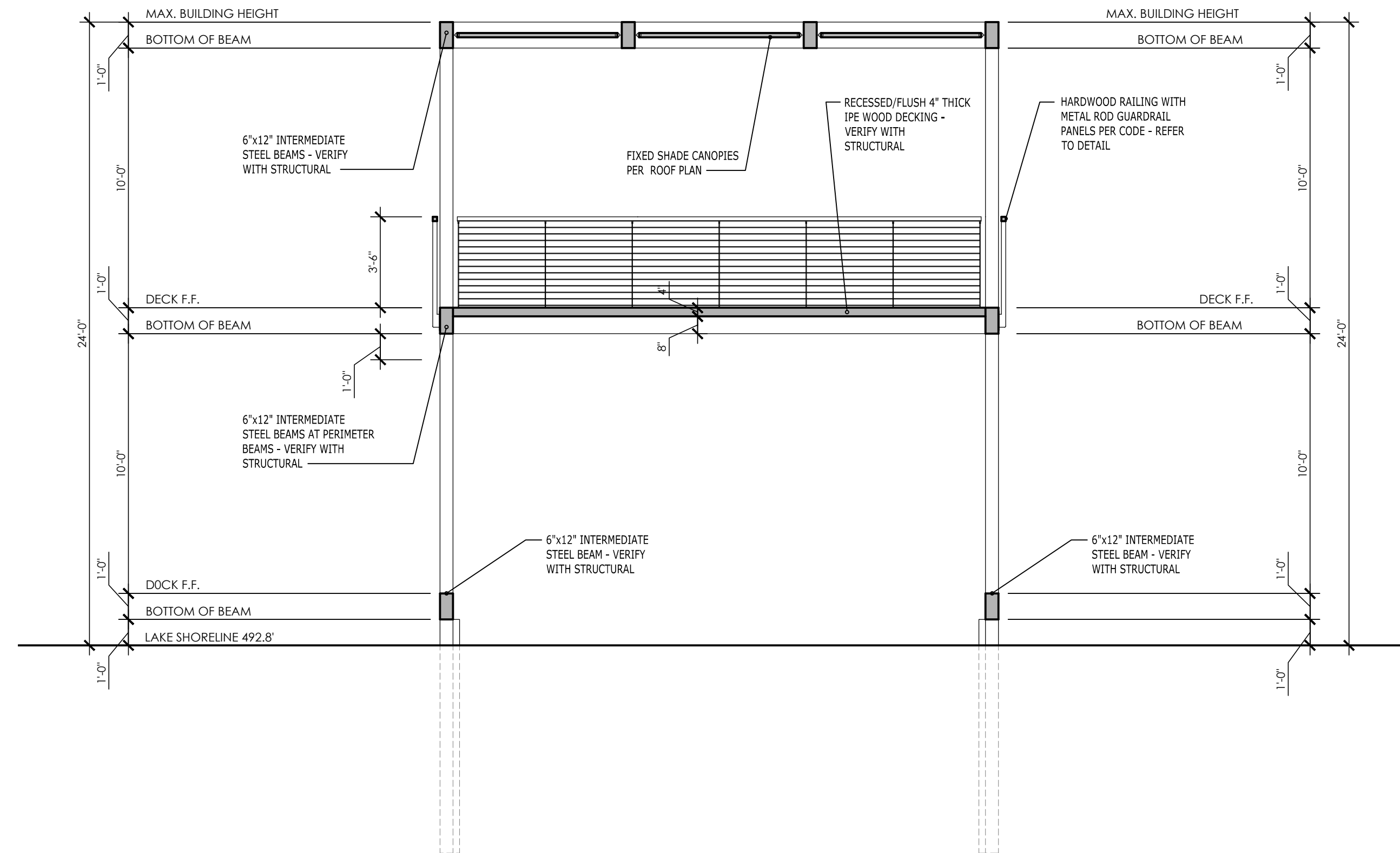
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SHEET  
5 OF 6

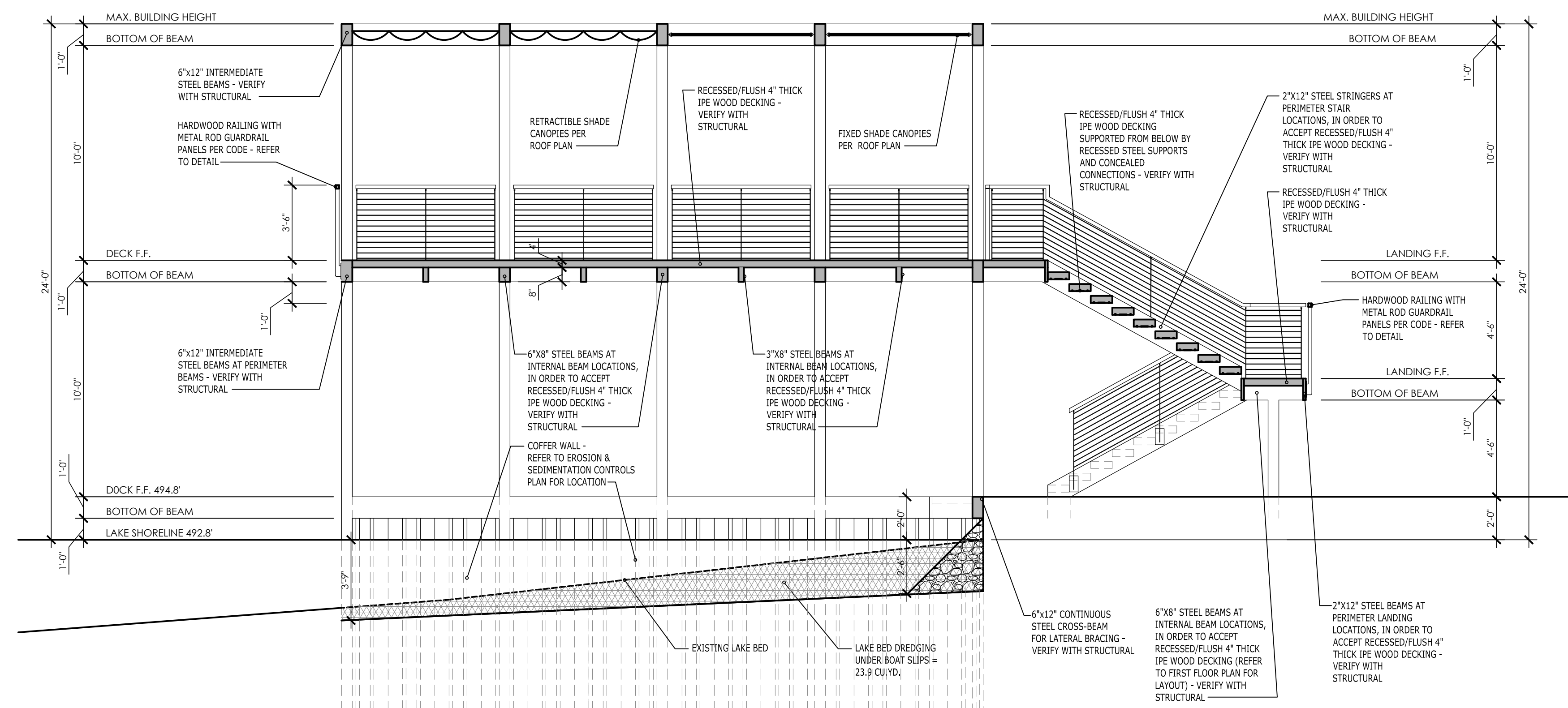
# Boat Dock Remodel

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Section B  
1/4"=1'-0"



Section A  
1/4"=1'-0"

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SHEET NUMBER  
SHEET  
6 OF 6