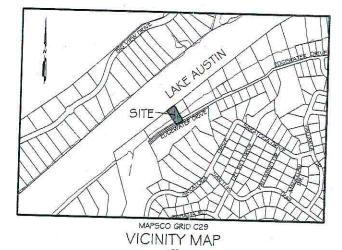
REVISIONS / CORRECTIONS

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
1			_	_			V 8
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	18.						
				I			
				_			

2700 EDGEWATER DRIVE

NATHAN P CHELSTROM \$ FARRAH D CHELSTROM 1008 CASTILE ROAD UNIT B AUSTIN, TEXAS 78733-2508

BRUCE S. AUPPERLE. P.F. AUPPERLE COMPANY 2219 WESTLAKE DR. STE. 110 AUSTIN, TEXAS 78746 PHONE (512) 329-8241 FAX (512) 263-3763



ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

ALL AREAS DISTURBED WITHIN THE SHORELINE SETBACK SHALL BE RESTORED IN ACCORDANCE WITH CITY OF

FROSION CONTROL NOTES

Appendix P. I

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

The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Declimentation Control Plan.

The Placement of tree/natural area protective fencing shall be in accordance with the City of 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 Engineer/permit applicant and Environmental Inspector after installation of the registring ary site preparation work. The contractor shall notify the Planning & Development Review Department, (SI 2974-2278, at least three days prior to the meeting data.

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 Abonst as appropriate, Major revisions must be approved by the Planning & Development Review Department, (SI pearance) by the Environmental Inspector the Planning & Development Review Department, Si must be required by the Environmental Inspector The contractor is required to inspect the controls and fences at weekly intervals and after segonsible for manifectance of controls and fences at weekly intervals and after segonsible for manifectance of controls and fences at weekly intervals and after segonsible for manifectance of controls and fences and environmental reports. The person(s) repairs to damaged areas. Sit accumulation at controls must be removed when the depth repairs of changes of the season of controls and ences as a weekly intervals and after segonsible for manifectance of controls and fences and immediately make any necessary reaches so (SI inches.)

Prior to final acceptance by the City, sail r

A All disturbed areas to be revegetated are required to place a minimum of sw (9) inches of topsoil [see Standard Openication Item No. 6015.3(A)]. Do not add topsoil within the critical rock zone of existing brees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dialo Dirt or an equal approved by the Engineer, or designated representative. The approved squal, if used, shall meet the Ideally available native soil that meets the following specifications:

Single free of trash, weeds, deletanous materials, rocks, and debns.

100 % shall pass through a 0.375-inch (%) socren.

Soil Texture class to be loam, Sandy Cay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as free death or Austin Sandy Loam is not an allowable soil. Texture composition shall meet the following cintens:

Mainmum

Main

Texture Class
Clay
Sit Minimum 5% 10% 30% Maximum 25% 50% 80%

Sand 30% 80%

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 5F, Carts at 0.5 pounds per 1000 5F, Carts at 0.5 pounds per 1000 5F, Carts at 0.5 crops are not permanent erosion control.

From March 2 to September 14, seeding shall be with fulled Bermuda at a rate of 1 pounds per 1000 5F.

A. Fartilizer 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 1/4 pound per 1000 5F.

planting and once during the genoid of establishment at a rate of ½ pound per 1000 St.

Tydromulch shall comply with Table 1, bellow.

Temporary erosin control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

The temporary erosin Menual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

70/30 Wood/ Callulose Blend	70% Wood 30% Mulchpaper 3% Tackfler	0-3 months	Typical Applications Moderate slopes; from flat to 3:1	Application Rates 45.9 lbs/1000 sf
Wood F <mark>ibe</mark> r Mulch	ch 96% Wood 3% Tackifer	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

PERMANENT VEGETATIVE STABLIZATION

From September 13 to March I, seeding is considered to be temporary stabilization only.

If cool season cover crops exist where permanent vegetative stabilization only. If cool season cover crops exist where permanent vegetables stablished in second, the grasses shall moved to a height of less than one-half (6) 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 race of 1 pound per 1000 3F with a purity of 95% with 55% permination. Bermuda grass is a warm season grass and is considered deminant errows north.

per IOOO SF with a journey of 59% with 35% germanation. Bermudia at a nake of 1 pound grass and is considerable permanent erosion control.

A. Fertulizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a nake of 1/2 pound per IOOO SF.

D. The plantiad area shall be irrigated or sprinkled in a manner that will not enrole the topsoil, but will setficiently sock the soft to a depth of six inches. The irrigation shall occur at daily intervals (minimum) dimns the first two months. Sanital occurrences of 1/2 inch or more shall postspone the watering schedule for one week.

D. Permanent: erosion control shall be acceptable when the grass has grown at least 11/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet earst.

Ewicommental Cheron Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

enal ded Fiber Matrix (BFM)	Description 30% Thermally Refined Wood 30% Tackifier	G months	Typical Applications On slopes up to 2:1 and erosive soil conditions		
1.1.	Developer Information				

OWNER NATHAN P. & FARRAM D. CHELSTROM PHONE # (512) 293-9313 ADDRESS 207 LAS CIMAS PKWY STE. 200, AUSTIN, TX 78746-9184

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: NAME NATHAN P. # FARRAH D. CHELSTROM PHONE # (512) 293-9313

PERSON OR FIRM RESPONSIBLE FOR EROSIONSEDIMENTATION CONTROL MAINTENANCE: NAME NATION P. 4 FARRAH D. CHELSTROM PHONE # (512) 293-9313

PERSON OR FIRM RESPONSIBLE FOR TREUNATURAL AREA PROTECTION MAINTENANCE:
NATHAN P. 5 FARRAH D. CHELSTROM
PHONE # (512) 293-9313

12. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning # Development Review Department at (\$1.2)974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS Appendix: P-6 Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

As a condition of final acceptance of the site, and in conformance with Environmental Chicara Manual section 3.5.4 - All preserved trees within the limits of construction will be Aerabed and provided with Suppremental Nutrients per the following guidelines. Macro and MicroNutrients are required, Humachrutnent solutions with remediation for trees affected by construction. Materials and methods are to be approved by the City Arborist (IS 12)974-1876) prior to application. The owner or general contractor shall select a fartilization contractor and insure coordination with the City Arborist (Phone. (S1 2)974-1876).

Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire ontical root zone of trees as depicted on the Gipt approved plans. Trees are to be sensed by water impected into the soil (under pressure wa is oal probe at 50-125 pounds per square inch) or by other method as approved by Planning 4 Development. Review Arborsts Prior to application (fax # (512)974-3010). Application should be provided to and approved by the City X-L injectio 32-7-7 or aquivalent at recommended rates. Alternative originic fertilizer materials are acceptable when approved by the City Arborsts. When 7 days after retrilization is performed, the confractor shall provide documentation of the work performed to the City Arborsts. Planning \$ Development. Review Department P.O. Construction.

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, except as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 feet wide and no trees of six inches or more in claimater shall be removed for surveying or testing.

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

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

feticing.

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 (cleaning, grubbing or grading), and shall be maintained throughout all phases of the construction project.

4. Eroson and sedimentation control barners shall be installed or maintained in a manner which does not result in

soil burie-up within tree and ines.

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

brancies (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 trains 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 stronst;

C. Wounds to excessed roots, trinks or limbs by mechanical equipment;

D. Other activities detimental to tress such as otherical storage, cerient truck cleaning, and fires.

G. Scoephons to installing fences at tree drip-lines may be permitted in the following cases:

development, erect the fence approximately 2 to 4 feet beyond the area dischined;

B. Where there is to be an approximately 2 to 4 feet beyond the area dischined;

B. Where parmisable paying is to be installed within a trees drip-line, erect the fence at the outer limits off the minimum root damage);

C. Where there are not recovered grading so that this area is graded separately prior to paying installation to

minimize root damage);

C. Where these are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the buildings.

fence and the building:

D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arbonst at 512-974-1876 to discuss alternatives.

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the limit of Construction

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 5 feet (or to the limits of lower branching) in addition to the reduced formal provided.

3. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

9. Any noots exposed by construction activity shall be privided fluid with the soil. Backfill root areas with good quarky top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with original material in a manner which reduces and temperature and minimizes water lose due to exported.

10. Any trenching required for the installation of landscape imigation shall be placed as far from existing tree trunks as possible.

as possible.

1. No landscape topsoil dressing greaater than 4 inches shall be permitted within the disp-line of tress. No soil is permetted on the root fare of any tree.

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

13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the Natural Arbora's Association Pruning Standards for Shade Trees available on request from the City Arborast).

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.

GENERAL NOTES:

1. Tree protection fence should be chain link.

2. All materials to be used on proposed buthlead shall be approved by PARD.

3. Dead restrictions or restrictive coverants are applicable to this property.

Site Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.

All improvements shall be made in accordance with the released site plan. Any additional improvements will experience site plan ameniment and approval of the Planning 4 Development Review Department.

2. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

3. All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)

4. Additional electric assements may be required at a later date.

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

Development Raview Department.
G. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved afte plans.
7. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
8. For construction within the right-of-way, a concrete permit is required.

CONSTRUCTION SEQUENCE
THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:
1. CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRI-CONSTRUCTION MEETING.
2. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
3. INSTALL TEXT PROTECTION CONTROLS (AS NEEDED).
4. INSTALL TEXT PROTECTION CAS PROJUCTURED.
5. HOLD FRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
6. MCDIPY ENSTING BUILDHEAD.
7. REVECTATE DISTURSED AREAS.
8. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
9. CEFAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 35% COVERAGE.
10. REMOVE TEMPORARY EROSIONSEDIMENTATION AND PROTECTION CONTROLS.

SHEET TITLE

COVER SHEET & NOTES

2. SITE PLAN

APPROVED BY:

rares 4 Recreation	Date
For Director - Planning & Development Review Department	Date
SF-2010-00820	
Permit Number	
MARCH 26, 2010	
Submittal Date	
MARCH 26, 2013	
Project Duration Date	

NOTES:

1. This project is not located over the Edwards Aquifer reclarge zone.

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

ELECTRIC TRANSMISSION NOTES:

A pre-contendant safety neeting is required with Austin Energy 48 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call usen Evindge at 512.322.6050 to set up a talligate safety meeting.

Barricades must be directed 10 feet from Austin Energy transmission structures during construction.

Any relocations of ordeaded caused by this project will be changed to the contractor/owner.

Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical hazard.

electrical instance.

5. No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easient for safety reasons.

6. Prior to mobilizing tall equipment such as cranes, call Jean Evridge at 512.322.6050, to coordinate with transmission personnel.

with transmission personnal.

Property owner is to provide free and sasy access 24 hours a day to the transmission casement.

Land owner is reasonable for dust controls for insulations and to prevent flashing. Owner is responsible for all outages cause by the dust from this project. WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY REAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

FLOODPLAIN INFORMATION: PART OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FISHA PANE 48453C043OH

LEGAL DESCRIPTION: TRACT I: 0.387 ACRE OF LAND OUT OF LOT 14, CEBAR RANCH, LAKEVIEW ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD VOLUME 5, PAGE 43, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TRACT II: 0.062 ACRE OF LAND OUT OF THE A. RICCHESON SURVEY NO. 12, ABSTRACT NO. 2120 IN TRAVIS COUNTY, TEXAS, TRAVIS COUNTY DEED DOCUMENT NUMBER: 2006089567

PROJECT ADDRESS: 2700 EDGEWATER DRIVE, AUSTIN, TEXAS 78733

ZONING: SF-2

USE: UNDEVELOPED LOT W/ BULKHEAD

RELATED PERMIT NUMBERS: SPX-2007-0032, 2008-049264 FR, 2009-032257 BP-DS-EP-MP-PP, 2009-049566 TP, 2009-101091 TP, 2010-010026 EP, C14-83-003.24 + CRD. ND, 84-0726-Z LAND STATUS: C8:-06-0052

Release of this application does not constitute a ventication 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 aucmittal, whether or not the application is reviewed for Code compliance by City

Site Plan subject to City of Austin Watershed Protection Regulations.

COMPANY
Development Servic
, Texas 78746 512 329-8241 PERLE (
Planning & D.
Drive#110, Austin, T

Engineering, 2219 Westake Da NOT ATER ₩

EDGEW. SH α COVER

CALE: NTS 2700 EDGEWATER DR. DATE: MARCH 26, 2010 SHEET

