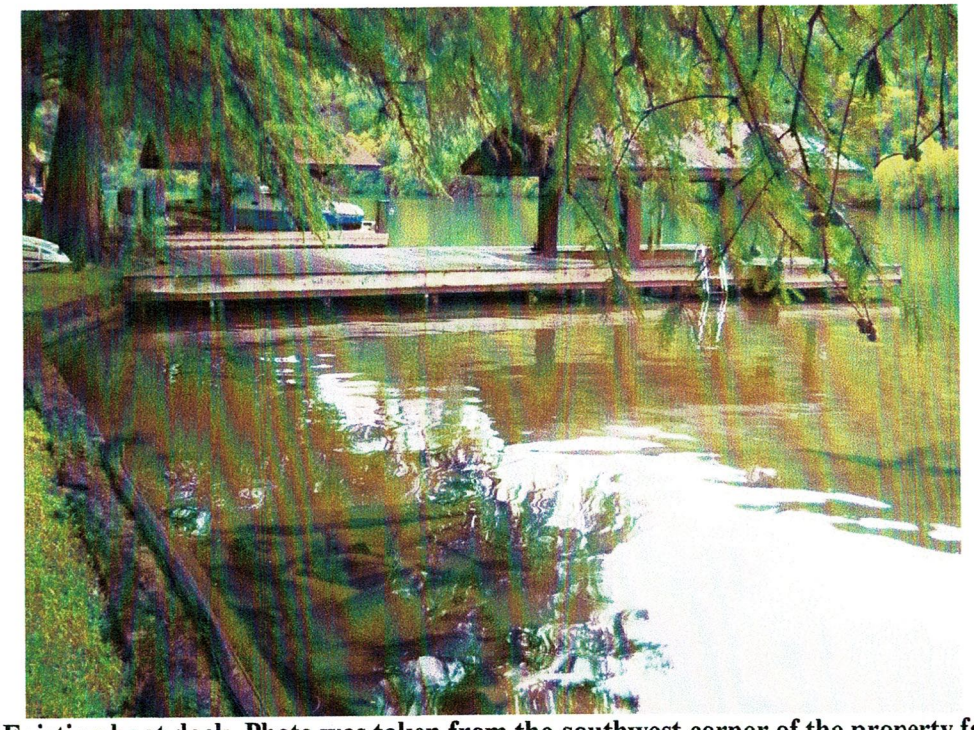


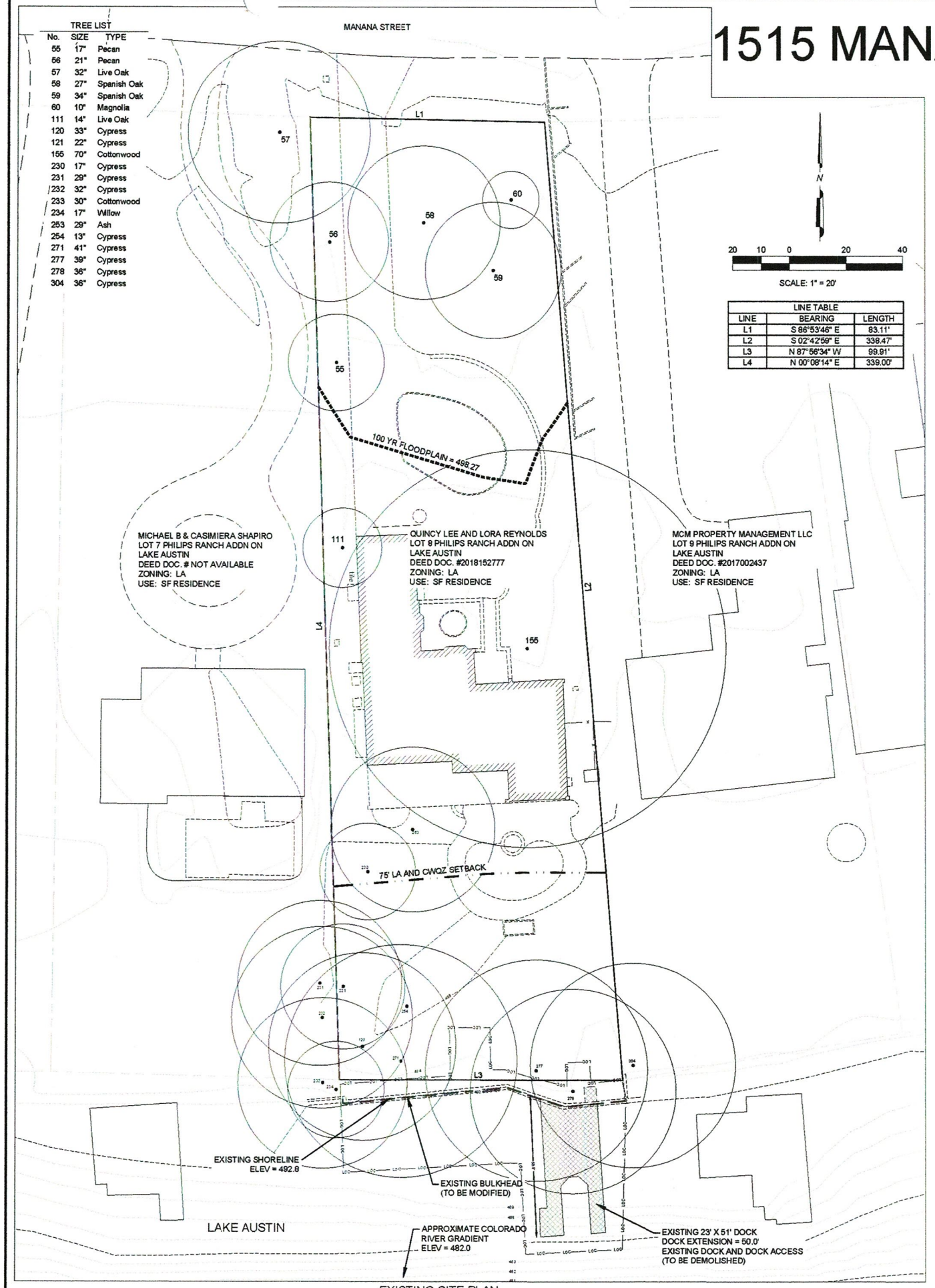
Photo 5: Existing boat dock. Photo was taken from the southwest corner of the property facing east.

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

I-5/14

1515 MANANA STREET

TREE LIST		
No.	SIZE	TYPE
55	17"	Pecan
56	21"	Pecan
57	32"	Live Oak
58	27"	Spanish Oak
59	34"	Spanish Oak
60	10"	Magnolia
111	14"	Live Oak
120	33"	Cypress
121	22"	Cypress
155	70"	Cottonwood
230	17"	Cypress
231	29"	Cypress
232	32"	Cypress
233	30"	Cottonwood
234	17"	Willow
253	29"	Ash
254	13"	Cypress
271	41"	Cypress
277	39"	Cypress
278	36"	Cypress
304	36"	Cypress



EXISTING SITE PLAN

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°53'46" E	83.11'
L2	S 02°42'59" E	338.47'
L3	N 87°58'34" W	99.91'
L4	N 00°08'14" E	339.00'

LEGEND

- EXISTING SHORELINE
- PROPOSED SHORELINE
- EXISTING DOCK TO BE DEMOLISHED
- PROPOSED DOCK
- PROPOSED BULKHEAD
- CWQZ AND LA SETBACK
- 100-YR FLOODPLAIN
- XX — TREE PROTECTION
- FSS — FLOATING SILT SCREEN
- LOC — LIMIT OF CONSTRUCTION
- DIAMETER TREE TYPE — TREE CRITICAL ROOT ZONE AND ½ CRZ

NOTES:

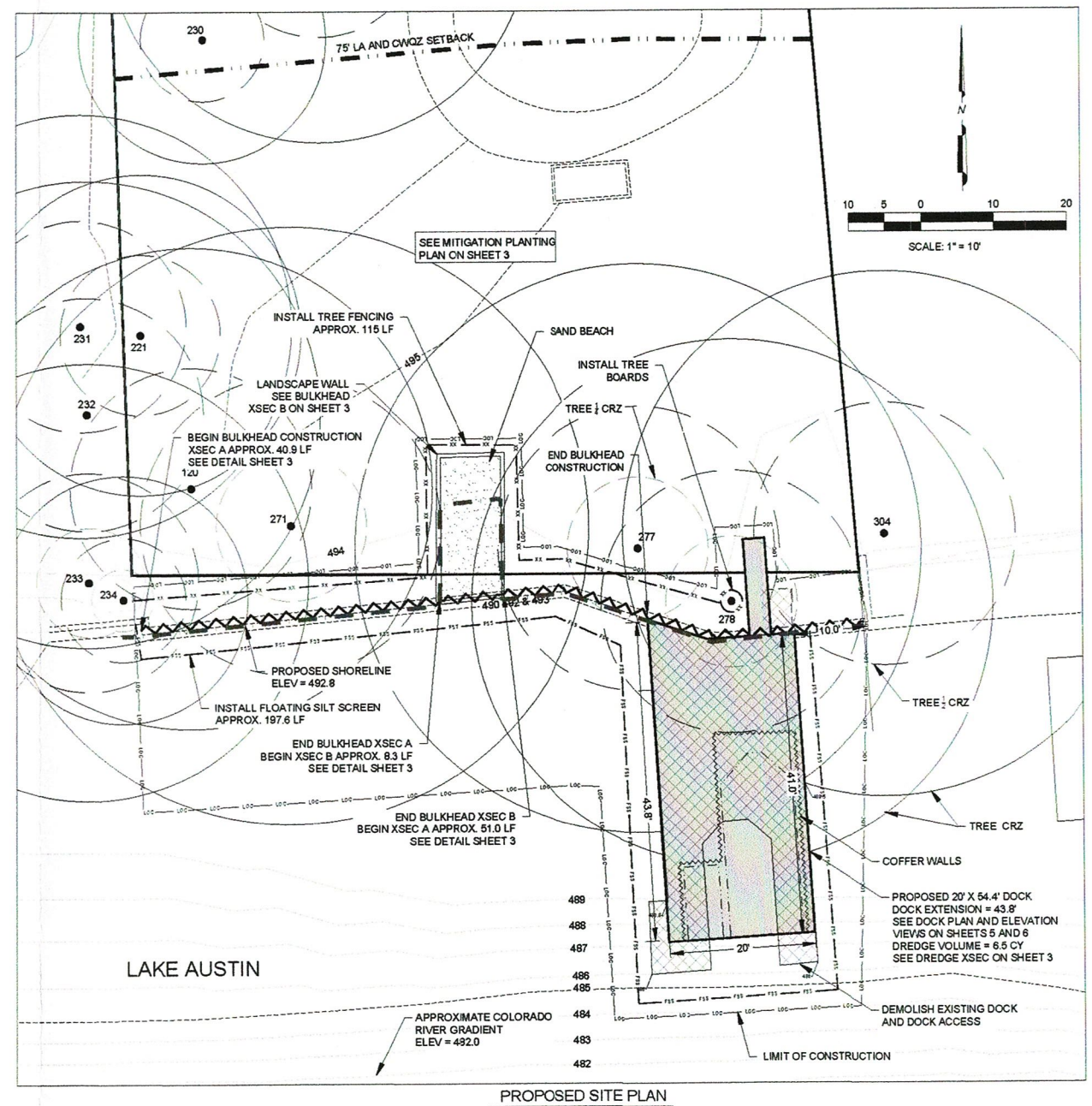
1. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOIL STORAGE, WILL BE COMPLETED BY WATER.
2. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
3. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
4. FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
5. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
6. DOCK SHALL BE AT LEAST 66% OPEN.
7. PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
8. THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES..

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. 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.
3. 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.

NOTE:
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

EXISTING SHORELINE LENGTH = 102.2'
ALLOWABLE DOCK WIDTH = 20% OF 102.2' = 20.4'
PROPOSED DOCK WIDTH = 20.0' = 19.6%
PROPOSED DOCK DEPTH = 54.4'
DOCK FOOTPRINT = 875 SF



PROPOSED SITE PLAN

NO	DATE	REVISION	APPV'D

STATE OF TEXAS — JANIS J. SMITH — 110314 — PROFESSIONAL ENGINEER — JANUARY 11, 2019

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

1515 MANANA STREET

EXISTING CONDITIONS SITE PLAN & PROPOSED CONDITIONS SITE PLAN

DESIGNED: JJS	
APPROVED: JJS	
SCALE: AS SHOWN	
1515 MANANA STREET	
DATE: 01-11-19	
SHEET	2 of 6

2

1515 MANANA STREET - SP-2019-XXXXX

SP-2019-XXXXX

I-5/15

1515 MANANA STREET

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 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 and tree/natural area protection 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 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 with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater- Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant 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.
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 Items 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 Specifications 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 mowed 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 Items 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 16 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	2,500 to 4,000 lbs/ac (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/ac (see manufacturers recommendations)

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 alterations: Janis Smith Consulting, LLC
Phone # 512-914-3729
Person or firm responsible for erosion/sedimentation control maintenance: TBD
Phone # TBD
Person or firm responsible for tree/natural area protection Maintenance: TBD
Phone # TBD
11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.
Source: Rule No. R161-15.13, 1-4-2016.

OWNER:
QUINCY LEE AND LORA REYNOLDS
1515 MANANA ST.
AUSTIN, TX 78730

ENGINEER:
JANIS J. SMITH, P.E.
JANIS SMITH CONSULTING, LLC
1505 WESTOVER RD
AUSTIN, TEXAS 78703
PHONE (512) 914-3729

City Grid D27
VICINITY MAP
NTS

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
Appendix: P-2 (3/28/2011)

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 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 off the permeable paving area (prior to site grading so that this area is graded separately prior to paving 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 512-974-1876 to discuss alternatives.

SPECIAL NOTES: 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 feet (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.

STANDARD SEQUENCE OF CONSTRUCTION
Appendix: P-4 (3/28/2011)

The following is a sequence of construction shall be used for all development.
1. 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)
2. Install natural area protection and floating silt screen. (as required)
3. 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.
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 release once vegetation has 95% coverage.
12. 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.

AUSTIN ENERGY NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. Any relocation of electric facilities shall be at Landowner's/Developer's expense.

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

GENERAL NOTES:
1. This project is not located over the Edwards Aquifer recharge zone.
2. Deed restrictions or restrictive covenants are not applicable to this property.
3. 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).
4. Contractor to verify utility locations and ground and flow line elevations before construction.
5. 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.
6. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only.
7. Approval by other government entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

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.
1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
2. All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
3. Additional electric easements may be required at a later date.
4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
7. For construction within the right-of-way, a concrete permit is required.
8. 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.
9. 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 barge.
10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

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.

In critical root zoned areas that cannot be protected during construction iwth fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity, Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

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

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

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.

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

All areas disturbed within the shoreline setback shall be restored in accordance with site plan notes and plant species listed and in accordance with City of Austin Specification 609S.

All disturbed areas shall be restored as noted in erosion control & restoration notes.

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.

SMART GROWTH ZONE: Drinking Water Protection Zone

FLOODPLAIN INFORMATION: This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0430J effective JANUARY 6, 2016.

LEGAL DESCRIPTION: LOT 8 PHILIPS RANCH ADDN ON LAKE AUSTIN

ADDRESS: 1515 MANANA ST. AUSTIN, TX 78730

ZONING: LA

USE: Accessory Use to Principal Single-Family Residence at 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 submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

PROJECT DESCRIPTION: The project consists of construction of of a new dock and bulkhead with removal of existing dock.

Related Cases:

LAND STATUS DETERMINATION C8i-2015-0324

Plan Sheet List

1. COVER SHEET & NOTES
2. EXISTING CONDITIONS SITE PLAN & PROPOSED CONDITIONS SITE PLAN
3. GENERAL DETAILS
4. PLAT
5. PROPOSED DOCK PLAN AND ELEVATIONS

Approved By:

For Director - Development Services Department — Date

SP-2019-XXXX
Permit Number

JANUARY 16, 2019
Submittal Date

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

NO.	DATE	REVISION	APP'D

JANIS J. SMITH 110374 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
JANUARY 16, 2019

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

1515 MANANA STREET
COVER SHEET & NOTES

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STREET
DATE: 01-16-19
SHEET 1 of 5
1

1515 MANANA STREET - SP-2019-XXXXX

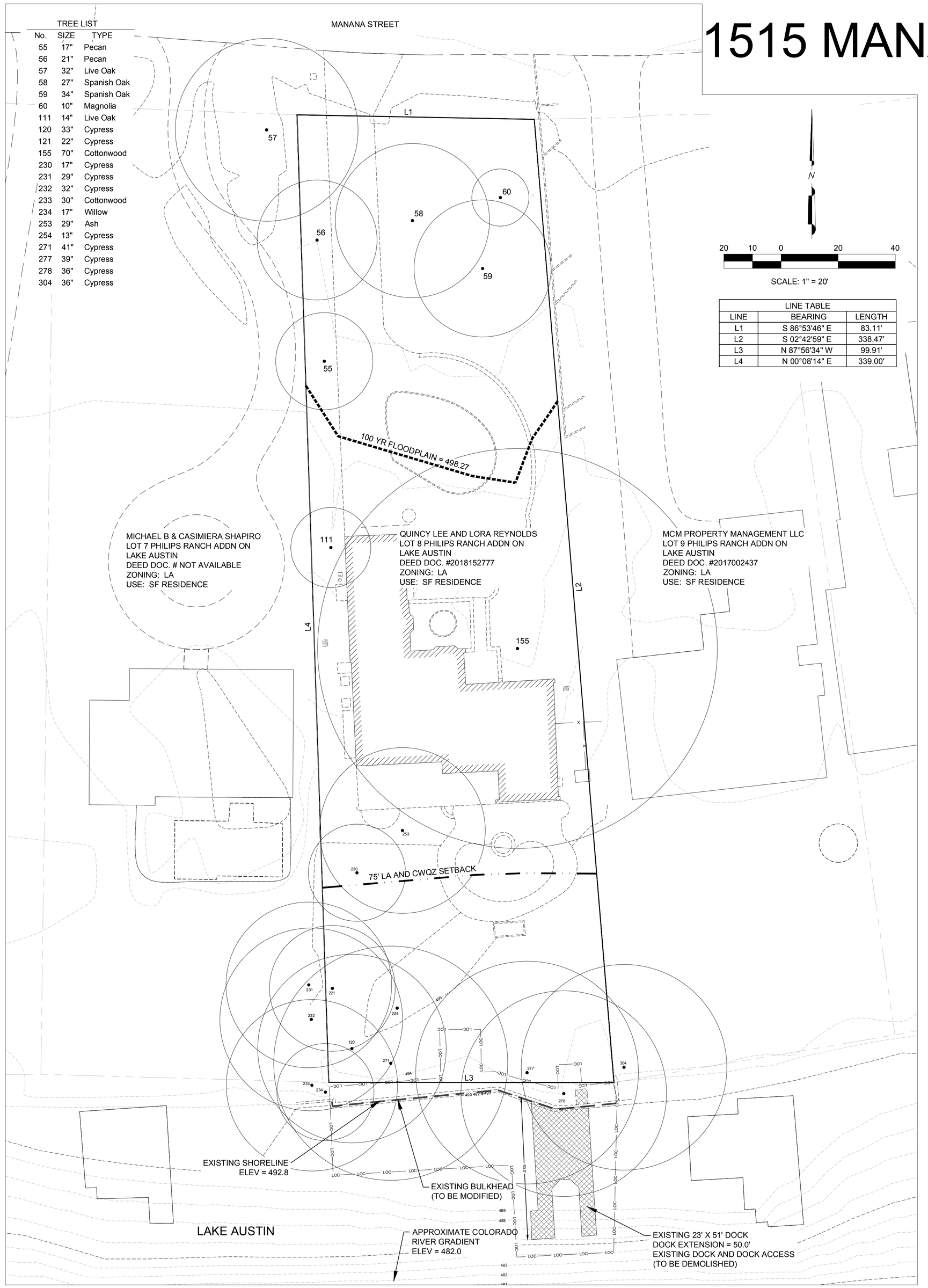
SP-2019-XXXXX

I-5/16

1515 MANANA STREET

TREE LIST

No.	SIZE	TYPE
55	17"	Pecan
56	21"	Pecan
57	32"	Live Oak
58	27"	Spanish Oak
59	34"	Spanish Oak
60	10"	Magnolia
111	14"	Live Oak
120	33"	Cypress
121	22"	Cypress
155	70"	Cottonwood
230	17"	Cypress
231	29"	Cypress
232	32"	Cypress
233	30"	Cottonwood
234	17"	Willow
253	29"	Ash
254	13"	Cypress
271	41"	Cypress
277	39"	Cypress
278	36"	Cypress
304	36"	Cypress



EXISTING SITE PLAN

N

20 10 0 20 40

SCALE: 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°53'46" E	83.11'
L2	S 02°42'59" E	338.47'
L3	N 87°56'34" W	99.91'
L4	N 00°08'14" E	339.00'

LEGEND

- EXISTING SHORELINE
- PROPOSED SHORELINE
- EXISTING DOCK TO BE DEMOLISHED
- PROPOSED DOCK
- PROPOSED BULKHEAD
- CWQZ AND LA SETBACK
- 100-YR FLOODPLAIN
- XX — TREE PROTECTION
- FSS — FLOATING SILT SCREEN
- LOC — LIMIT OF CONSTRUCTION
- X" DIAMETER / TREE TYPE — TREE CRITICAL ROOT ZONE AND ½ CRZ

NOTES:

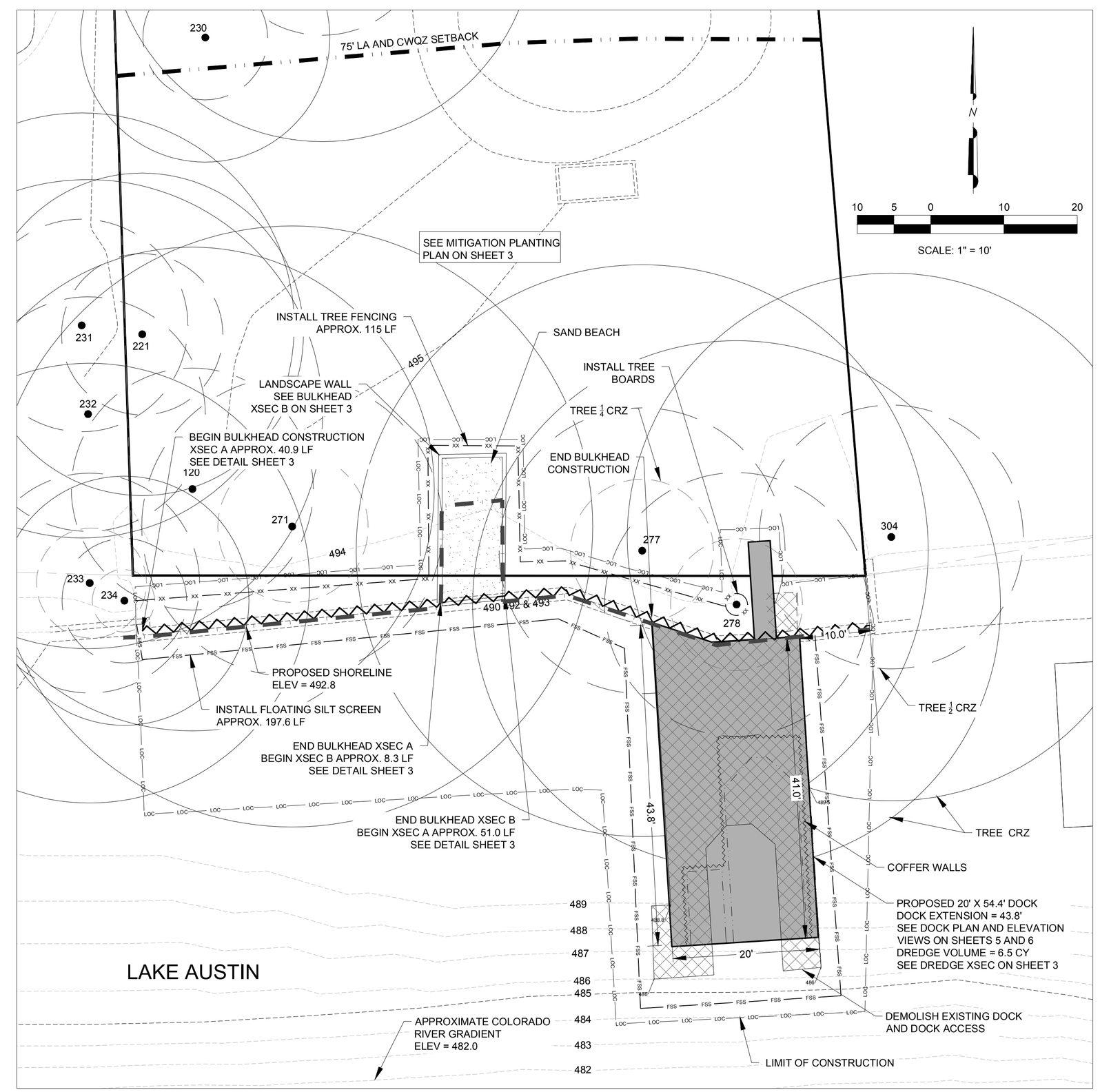
1. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOIL STORAGE, WILL BE COMPLETED BY WATER.
2. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
3. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
4. FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
5. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
6. DOCK SHALL BE AT LEAST 66% OPEN.
7. PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
8. THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES..

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. 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.
3. 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.

NOTE:
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

EXISTING SHORELINE LENGTH = 102.2'
ALLOWABLE DOCK WIDTH = 20% OF 102.2' = 20.4'
PROPOSED DOCK WIDTH = 20.0' = 19.6%
PROPOSED DOCK DEPTH = 54.4'
DOCK FOOTPRINT = 875 SF



PROPOSED SITE PLAN

N

10 5 0 10 20

SCALE: 1" = 10'

NO.	DATE	REVISION	APPV'D

JANIS J. SMITH 110314 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
JANUARY 11, 2019

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

1515 MANANA STREET

EXISTING CONDITIONS SITE PLAN &
PROPOSED CONDITIONS SITE PLAN

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STREET
DATE: 01-11-19
SHEET 2 of 6

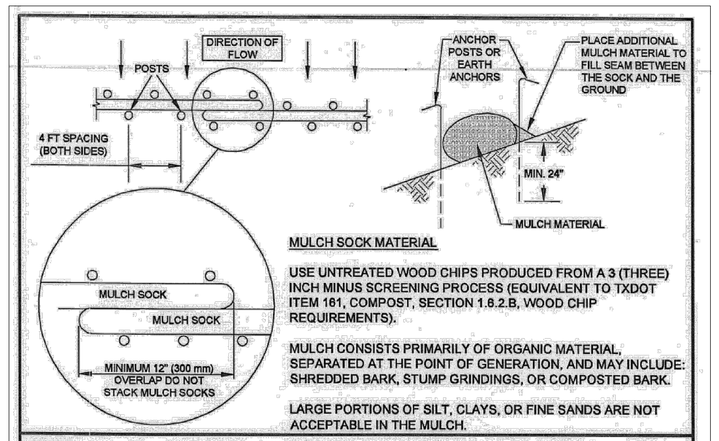
2

1515 MANANA STREET - SP-2019-XXXXX

SP-2019-XXXXX

I-5/17

1515 MANANA STREET



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

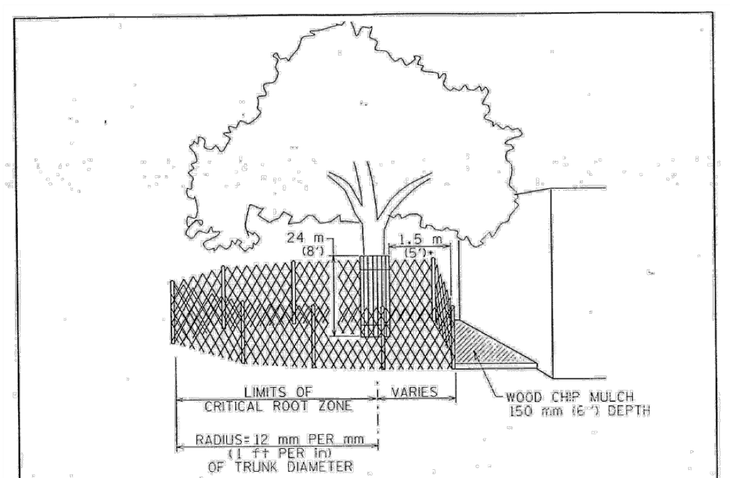
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

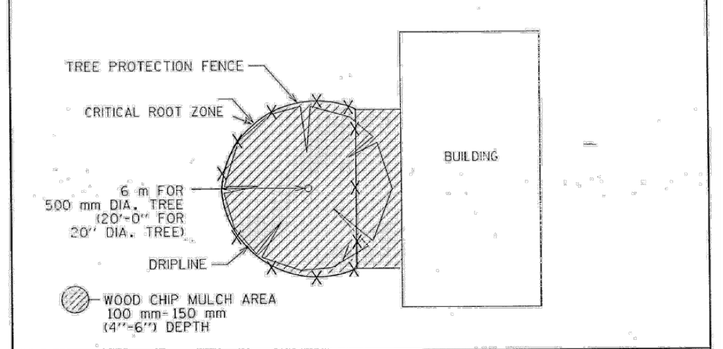
LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

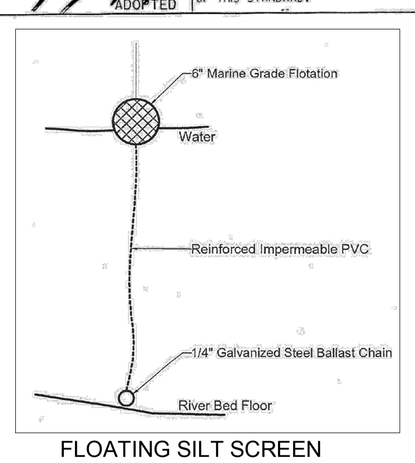
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF 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 OFMULCH 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	
08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1

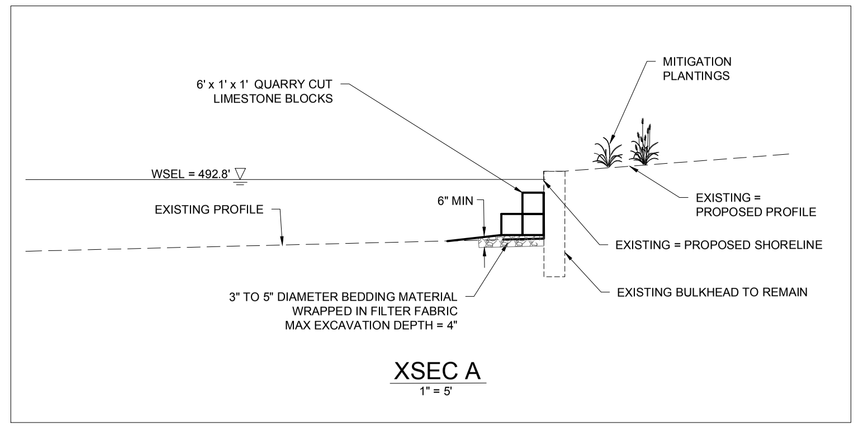




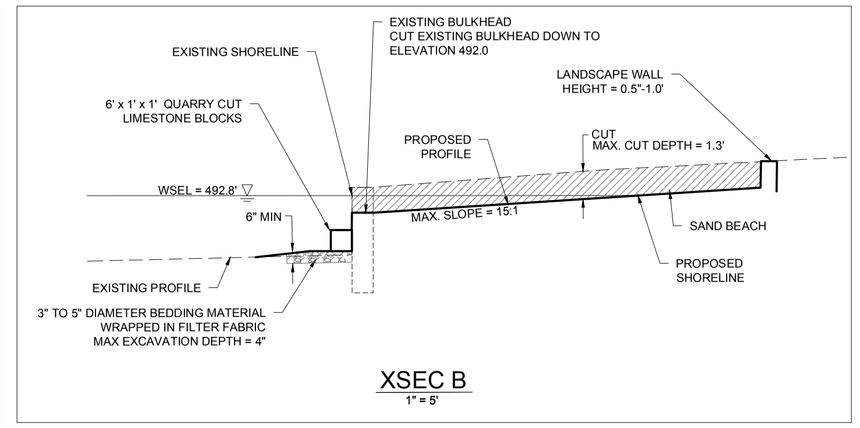
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



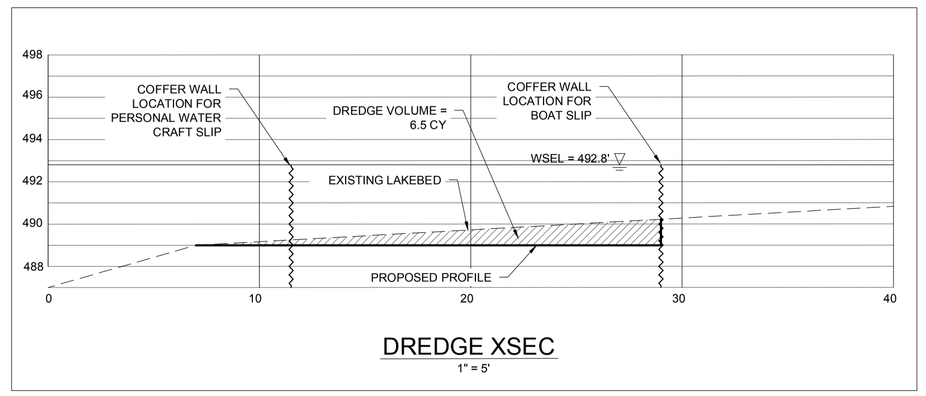
FLOATING SILT SCREEN



XSEC A
1" = 5'



XSEC B
1" = 5'



DREDGE XSEC
1" = 5'

SHORELINE MITIGATION PLANTING SCHEDULE

PLANT NAME	NUMBER OF PLANTS	TYPE OF MITIGATION
Bald Cypress (Taxodium distichum)*	2	Floodplain/Bulkhead
Mexican Redbud (Cercis canadensis)*	2	Floodplain
Dwarf Plametto (Sabal minor)^	12	Floodplain/Bulkhead
White Mistflower (Ageratina havanensis)^	2	Floodplain
Blue Flag Iris (Iris fulva or virginica)	12	Bulkhead
Cardinal Flower (Lobelia cardinalis)	12	Bulkhead
	TOTAL = 42 PLANTS	

* 1 - 3" caliper tree and 1 sapling
^ Native shrub with low water needs

Alternative native and adapted species may be substituted with the same quantity of another species and plant planting location maybe modified as approved by the PDR Environmental reviewer, ERM Wetland Biologist or ERM Landscape Architect.

TOTAL 609S SHRUBS REQUIRED = 10 SHRUBS. 12 SHRUBS ARE PROPOSED
TOTAL 609S UNDERSTORY TREES REQUIRED = 2 TREES. 2 UNDERSTORY TREES ARE PROPOSED
TOTAL 609S SHADE TREES REQUIRED = 2 TREES. 2 TREES ARE PROPOSED

TOTAL 609S PLANTS REQUIRED = 14 PLANTS. 16 PLANTS PROPOSED
TOTAL BULKHEAD PLANTS REQUIRED = 34 PLANTS. 36 PLANTS PROPOSED.

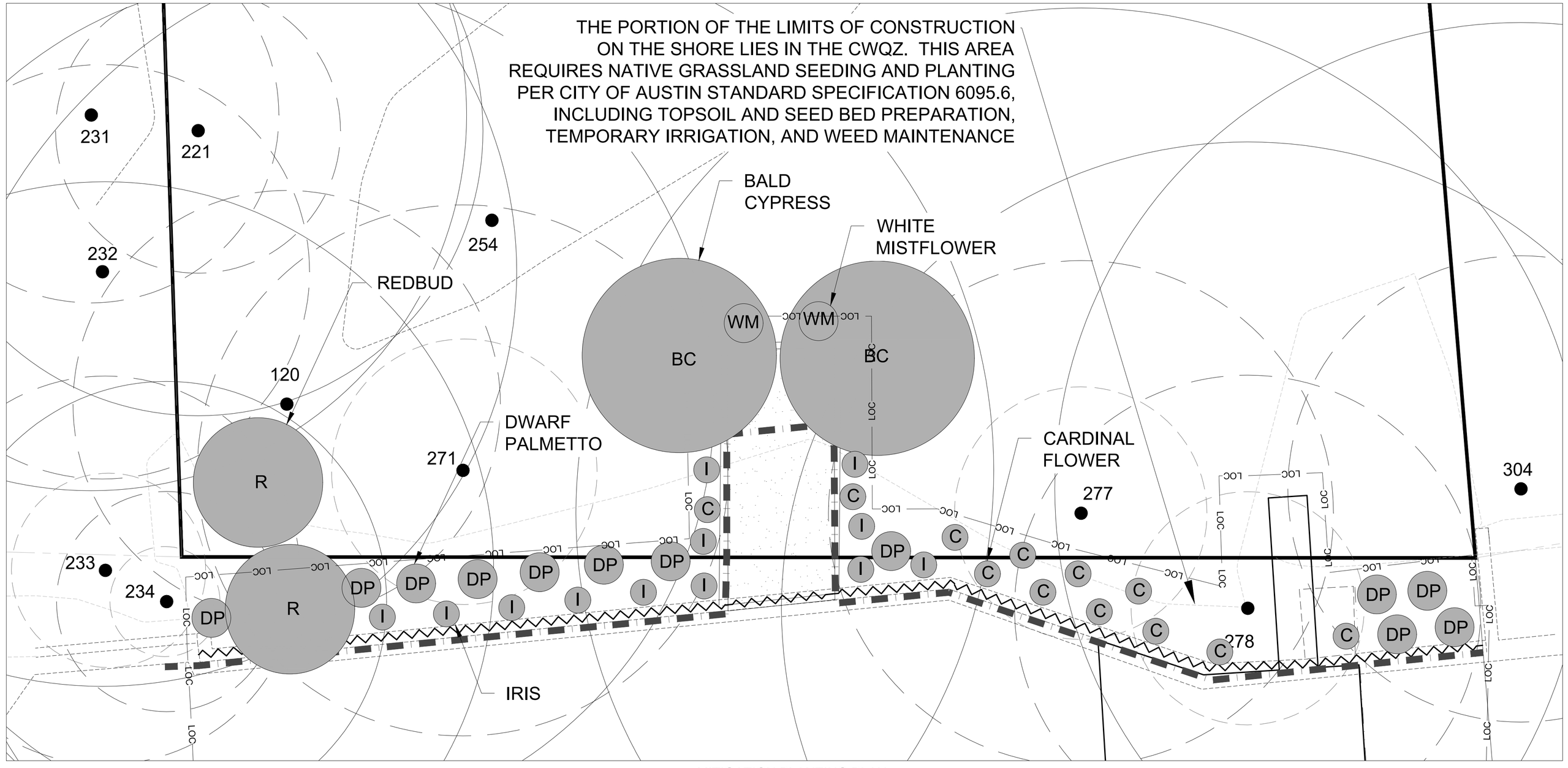
PLANTING MITIGATION CALCULATIONS

609S RESTORATION
- ALL DISTURBED AREAS WITHIN THE SHORELINE SETBACK SHALL BE REVEGETATED PURSUANT TO 609S SPECIFICATIONS, USING 609S SEEDING OR PLANTING
- AREA OF IMPACT IS APPROXIMATELY 908 SF
- PLANTING CRITERIA RECOMMENDS 1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY TREE/500 SF OF DISTURBED AREA
  995 SF/500 = 2 SHADE TREES AND 2 UNDERSTORY TREES.
- AND 1 NATIVE SHRUB/100 SF
  995 SF/100 = 10 SHRUBS

BULKHEAD MITIGATION
- ONE PLANT PER 3 LF OF BULKHEAD
- BULKHEAD LENGTH = 102.2 LF
- 102.2 LF/3 = 34 PLANTS

PLANTING MITIGATION NOTES

- ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.
- FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, REFERENCE CODE SECTIONS ECM 1.13.0, ECM 1.10.4(D), & ITEM NO. 609S AS APPLICABLE



MITIGATION PLANTING PLAN

NO.	DATE	REVISION	APP'VD

JANIS J. SMITH 110314 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
JANUARY 11, 2019

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

1515 MANANA STREET
GENERAL DETAILS

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STREET
DATE: 01-11-19
SHEET 3 of 6
3

1515 MANANA STREET - SP-2019-XXXXX

SP-2019-XXXXX

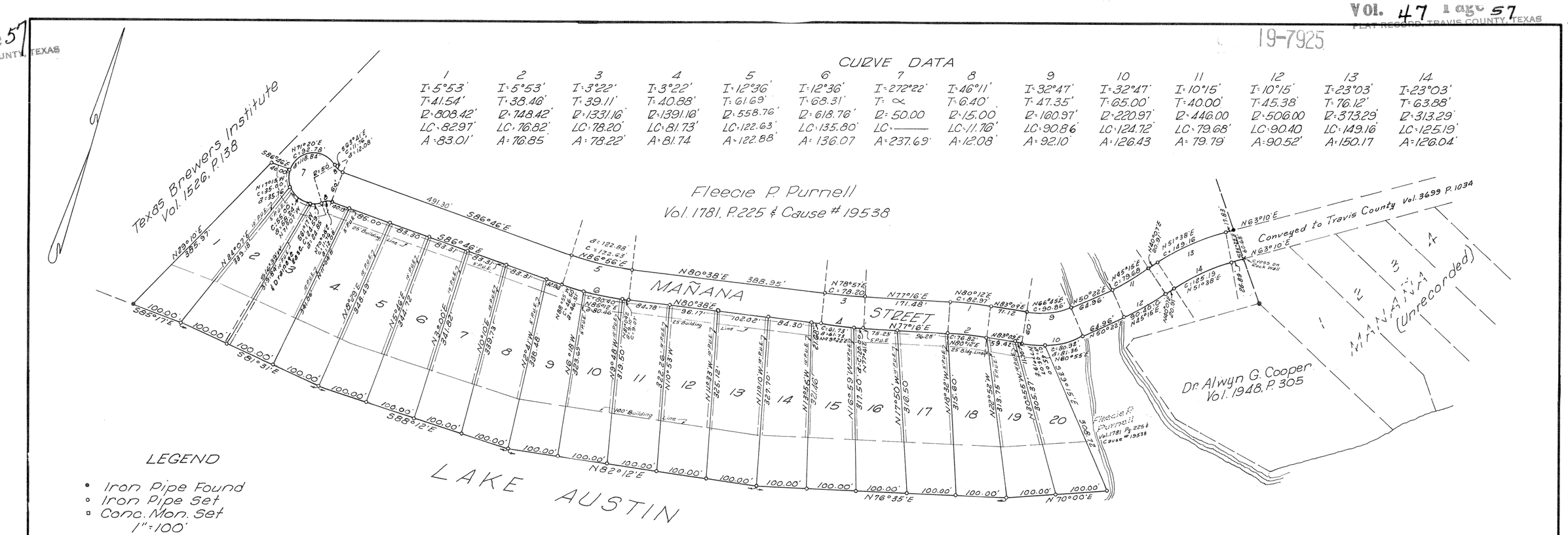
1515 MANANA STREET

I-5/18

Vol. 47 Page 57
PLAT RECORD, TRAVIS COUNTY, TEXAS

Vol. 47 Page 57
PLAT RECORD, TRAVIS COUNTY, TEXAS

19-7925



CURVE DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14
T=5°53'	T=5°53'	T=3°22'	T=3°22'	T=12°36'	T=12°36'	T=272°22'	T=46°11'	T=32°47'	T=32°47'	T=10°15'	T=10°15'	T=23°03'	T=23°03'
T=41.54'	T=38.46'	T=39.11'	T=40.88'	T=61.69'	T=68.31'	T=∞	T=6.40'	T=47.35'	T=65.00'	T=40.00'	T=45.38'	T=76.12'	T=63.88'
D=808.42'	D=748.42'	D=1331.16'	D=1391.16'	D=558.76'	D=618.76'	D=50.00	D=15.00'	D=160.97'	D=220.97'	D=446.00	D=506.00	D=373.29'	D=313.29'
LC=82.97'	LC=76.82'	LC=78.20'	LC=81.73'	LC=122.63'	LC=135.80'	LC=———	LC=11.76'	LC=90.86'	LC=124.72'	LC=79.68'	LC=90.40	LC=149.16	LC=125.19'
A=83.01'	A=76.85	A=78.22'	A=81.74	A=122.88'	A=136.07	A=237.69'	A=12.08'	A=92.10	A=126.43	A=79.79	A=90.52'	A=150.17	A=126.04'

Aug 4 69 Rec'd 4672 7.50

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, Fleecie P. Purnell, a feme sole owner of that certain tract of land out of the Charles Tydings Sur. #3 in Travis County Texas, being tract No. 2 in deed recorded in Vol. 82, pg. 59-61, Travis County Deed Records, one-half of which was inherited by me from Blanche Philips as evidenced by affidavit recorded in Vol. 1781, pgs. 225-26, the remaining one-half inherited by me under Will of W.E. Philips, deceased, Cause No. 19,538, Probate Records Travis County, Texas, and I do hereby subdivide 16.16 acres of said tract in accordance with the attached plat, said subdivision to be known as PHILIPS RANCH ADDITION ON LAKE AUSTIN, and I do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this the 30th day of JULY AD 1969

Fleecie P. Purnell

Fleecie P. Purnell

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Fleecie P. Purnell, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30th day of JULY AD 1969.

(Notary Seal)

Notary Public in and for Travis Co., Texas

NOTE:

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source and public utility source in adequate supply for family use and operation of a septic tank. Said septic tank system to have a capacity of not less than 500 gallons with a drain field of not less than 150 feet, and shall be installed in accordance with the regulations of the City-County Health Officer, and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin-Travis County Health Unit, and/or the Subdivider.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4 day of Aug. AD 1969 at 10:30 o'clock A. M. and duly recorded on the 4 day of Aug. AD 1969 at 10:30 o'clock A. M. in the Plat Records of said County in Book 47 Pg. 57.

WITNESS MY HAND and Seal of the Court of said County, the date last written above.

Miss Emilie Limberg, Clerk Co. Ct., Travis Co. Tex.

By: Frieda Wacker
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 4th day of August AD 1969 the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the Minutes of said Court in Book 3 at Pg. 371.

WITNESS MY HAND and Seal of office this the 4th day of August AD 1969

Miss Emilie Limberg, Clerk Co. Ct., Travis Co., Tex

By: Stuart Harris
Deputy

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares, or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas assumes no responsibility to build any streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

FILED FOR RECORD on the 4th day of August AD 1969 at 10:30 o'clock A. M.

Miss Emilie Limberg, Clerk Co. Ct., Travis Co. Texas
By: Frieda Wacker
Deputy

APPROVED FOR ACCEPTANCE

Date: July 31, 1969 Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 31st day of July AD 1969.

Chairman: [signature] Secretary: [signature]

This is to certify that Sec. 23.27 of the Austin City Code of 1954 has been complied with.

SURVEYED BY: B.F. Priest Date: May, 1969
B.F. Priest, Reg. Public Surveyor

Note: Inundation easement recorded in vol. 120 at page 456 and Vol. 275 at page 65

PHILIPS RANCH ADDITION
On
Lake Austin

JUN 1969 RECEIVED Planning Dept. City of Austin

C8-69-50

NO.	DATE	REVISION	APPV'D

JANIS J. SMITH 110314 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
JANUARY 16, 2019

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

1515 MANANA STREET
PLAT

DESIGNED: JJS
APPROVED: JJS
SCALE: AS SHOWN
1515 MANANA STREET
DATE: 01-16-19
SHEET 4 of 5

4

1515 MANANA STREET - SP-2019-XXXXX

SP-2019-XXXXX