

Agenda Request Transmittal		Parks & Recreation:	
		Navigation	tion Committee
		Board	
From:	Bruce Aupperle, P.E.	Date:	6/7/10
То:	Parks & Recreation Department, Chris Yanez	Deliver	<b>y:</b> Email
Re:	2901 Westlake Cove, SP-2010-0107D, Thomajan Dock & Bulkhead	Pages:	
By this t	ransmittal we hereby request that the referenced project be placed on the next available agend		approval. ☐ discussion.
Project 7			
	e-Family Dock nercial Marina		
	line Modification		
□Silt R			
Other			
	Stuart Thomajan.		
Applica	nt: Stuart Thomajan.		
Site Add	tress: 2901 Westlake Cove		
Site Plar	n Case Number: SP-2010-0107D		
Variance	e Requested:		
Excee	ed 20% Shoreline Width		
□Excee	ed 30' Depth Into Lake		
Encro	pach Into 10' Sideyard Setback		
Excee	ed 20% of Channel Width		

Description of Project and Variance Request:

This application is to demolish and construct a new dock on a cove off the main body of Lake Austin at 2901 Westlake Cove. In order to locate the dock fully within the applicant's lot, a portion of the existing bulkhead will need to be demolished and replaced with a new realigned bulkhead. The proposed dock will encroach into the 10' side yard setback. A letter from the adjacent owner regarding the dock encroachment is attached. There are no other variances required for the proposed dock. A review of the revised bulkhead alignment will be required of the Parks & Recreation Department.

Attachments:

Site Plan

Location Map

□Plat

Other Documents: Photo, letter from adjacent property owner.

March , 2010

Parks Board City of Austin P.O. Box 1088 Austin, Texas 78767-1088

### Re: 2901 Westlake Cove, Austin, Texas 78746 Lot 11, Lago Villa

Dear Members of the Austin Parks Board:

We reside on Lot 12, Lago Villa adjacent to the subject property at 2901 Westlake Cove, also described as Lot 11, Lago Villa Subdivision, owned by Stuart Thomajan.

Mr. Thomajan's boat dock currently encroaches across the common property line between Lot 11 and our Lot 12. Mr. Thomajan has agreed to modify the shoreline bulkhead and to re-permit and rebuild a single slip boat dock entirely on his property, albeit in the 10-foot setback from the side property lines. We support the variance to build the boat dock without the 10-foot side yard setback, because very few of the lots in the Lago Villa Subdivision have boat docks which comply with the side yard setback requirement.

The boat dock on Mr. Thomajan's common lot line with Lot 10 is right on the lot line and creates a navigation conflict to a location of his boat dock towards the center or south side of Lot 11. For these reasons, we do not object to his locating his new boat dock along our common lot line.

We appreciate Mr. Thomajan's willingness to relocate his boat dock completely on his lot and support the variance for the side yard setback requirement for the reasons stated herein.

Very truly yours,

MahinAn Bill Hablinski

And And

Seich Daves Hablish

Leigh Davis

## 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 DISTURBED AREAS OUTSIDE OF THE 75' SHORELINE SETBACK SHALL BE RESTORED AS NOTED BELOW. PERMANENT

ALL AREAS DISTURBED WITHIN THE SHORELINE SETBACK SHALL BE RESTORED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS ITEM NO. 609 S "NATIVE GRASSLAND SEEDING AND PLANTING FOR EROSION CONTROL".

### EROSION CONTROL NOTES Appendix: P-1

- 1. The contractor shall install erosion/sedimentation controls and tree/natural area protective
- encing prior to any site preparation work (clearing, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
- 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 contractor shall notify the Watershed Protection and Development Review Department, (512)974-2278, at least three days prior to the meeting date
- 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 Aborist as appropriate. Major revisions must be approved by the PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. 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.
- The contractor is required 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.
- 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.

Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted 9. below.

- A. All disturbed areas to be revegetated are required to place a minimum of six (G) inches of topsoil [see Standard Specification Item No. 6015.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with I part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by the U.S. Composting Council). The soil shall be locally available native soil that meets the following specifications:
- Shall be free of trash, weeds, deleterious materials, rocks, and debris. • 100 % shall pass through a 0.375-inch ( $\frac{3}{8}$ ") screen.
- Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria: Texture Class Minimum Maximum

	IVIIIIIIUIII	IVIAAIIIIUIII
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%
psoil salvaged from th	ie existing site r	nay often be use

ed, 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:

- 1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. 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 1
- pounds per 1000 SF. A. Fertilizer 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  $\frac{1}{2}$  pound per 1000 SF. B. Hydromulch shall comply with Table 1, below.
- C. Temporary erosion control shall be acceptable when the grass has grown at least  $1/_2$ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist. D. When required, native grass seedling shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table	: I : Hydromulching for Temporar	as may be required for surveying and testi wide and no trees of six inches or more in			
Material 70/30 Wood/	Description 70% Wood 30%	Longevity 0-3 months	Typical Applications Moderate slopes;	<u>Application Rates</u> 45.9 lbs/1000 sf	
Cellulose Blend	Mulchpaper 3% Tackifier		from flat to 3:1		All responsibility for the ade prepared them. In approving
Wood Fiber Mulch	96% Wood 3% Tackıfer	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf	adequacy of the work of the

**OWNERS:** 

**ENGINEER:** 

Stuart Thomajan

2901 Westlake Cove

Austin, Texas. 78746

Bruce S. Aupperle, P.E.

Austin, Texas 78746

Fax (512) 263-3763

Phone (512) 329-8241

Aupperle Company

T VEGETAT	IVE STABLIZATION
١.	From September 15 to March
	If cool season cover crops exis
	desired, the grasses shall mow
	be re-seeded in accordance
2.	From March 2 to September
	per 1000 SF with a purity of s
	grass and is considered perma
A.	Fertilizer shall be a water so
B. C.	planting and once during the Hydromulch shall comply with The planted area shall be irright but will sufficiently soak the s
	intervals (minimum) during the

- shall postpone the watering schedule for one week.
- Environmental Criteria Manual.

## Table 2: Hydromulching for Permanent Vegetative Stabilization

### onded Fiber Matrix 80% Thermally Refined Wood 30% Tackifier (BFM) 11. Developer Information

•	Developei	Intornation
		STUART THOMAJAN
		(512) 347-7646
	ADDRESS	2901 WESTLAKE CO
	OWNER'S	REPRESENTATIVE RE
		KEEGAN ARCHER
	PHONE #	(512) 347-7646
	NAME	DR FIRM RESPONSIB KEEGAN ARCHER
	PHONE #	(512) 347-7646
	NAME	DR FIRM RESPONSIB KEEGAN ARCHER
	PHONE #	(512) 347-7646

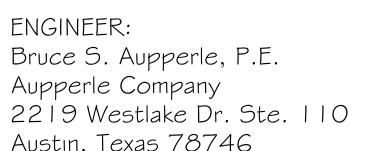
12. The contractor shall not dispose of surplus excavated material from the site without notifying the Watershed Protection and Development Review Department at (512)974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

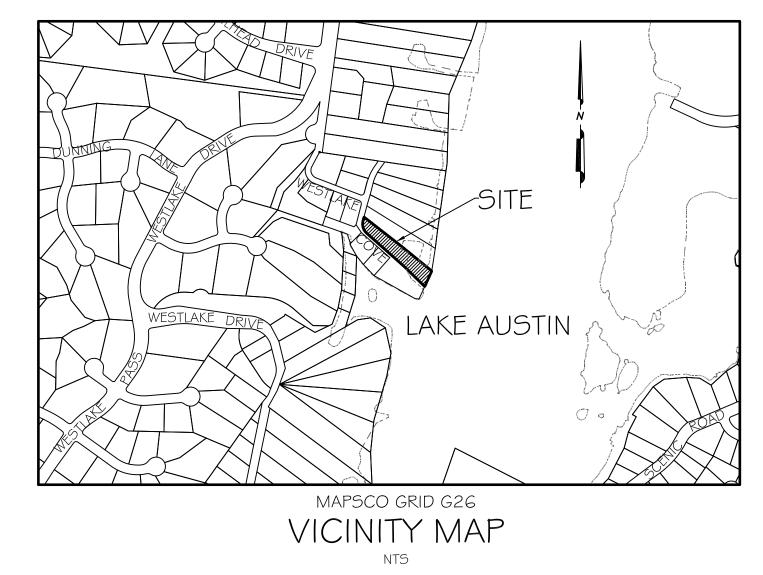
### REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

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 Criteria Manual section 3.5.4 - All preserved trees within the limits of construction will be Aerated and provided with Supplemental Nutrients per the following guidelines. Macro and MicroNutrients are required, Humate/nutrient solutions with mycorrhizae components are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. 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 (Phone. (5 | 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 critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Watershed Protection Development Review. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arborist Prior to application (Fax # (512)974-3010). Applicants may also specify soil injection of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at  $\frac{1}{2}$  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, Watershed Protection and Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note shouldbe referenced as item #1 in the Sequence of Construction.

# 2901 WESTLAKE COVE





ch I, seeding is considered to be temporary stabilization only. (ist where permanent vegetative stabilization is wed to a height of less than one-half  $\langle\!\!/_2
angle$  inch and the area shall with 2. below.

14, seeding shall be with hulled Bermuda at a rate of 1 pound 95% with 85% germination. Bermuda grass is a warm season anent erosion control.

oluble with an analysis of 15-15-15 to be applied once at period of establishment at a rate of  $\frac{1}{2}$  pound per 1000 SF. Table 2, below.

igated or sprinkled in a manner that will not erode the topsoil, soil to a depth of six inches. The irrigation shall occur at daily the first two months. Rainfall occurrences of  $\frac{1}{2}$  inch or more

D. Permanent erosion control shall be acceptable when the grass has grown at least  $I_2$ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist. E. When required, native grass seeding shall comply with requirement of the City of Austin

Longevity 6 months	Typical Applications On slopes up to 2:1 and	
	erosive soil conditions	80.3 lbs/1000SF

DVE, AUSTIN, TEXAS 78746

ESPONSIBLE FOR PLAN ALTERATIONS:

BLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

### BLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

Appendix: P-6

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, except sting. Areas cleared for surveying or testing shall be no more than 15 feet in diameter shall be removed for surveying or testing.

> dequacy of these plans remain with the engineer who ving these plans, the City of Austin must rely upon the the design engineer.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

I. 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 512-499-1876 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.

I. No landscape topsoil dressing greaater 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.

## GENERAL NOTES:

. Tree protection fence should be chain link.

2. All materials to be used on proposed bulkhead shall be approved by PARD. 3. Deed restrictions or restrictive covenants 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. 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 PLANNING AND 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 easements may be required at a later date.

5. All existing structures shown to be removed will require a demolition permit from the City of Austin Development Review and Inspection Department.

6. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site 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: I. CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.

- 2. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS.
- 3. INSTALL TREE PROTECTION CONTROLS (AS NEEDED).
- 4. INSTALL NATURAL AREA PROTECTION (AS REQUIRED).
- 5. HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
- 6. REMOVE EXISTING DOCK & PORTION OF BULKHEAD TO BE REMOVED.
- 7. INSTALL NEW BULKHEAD ¢ BOAT DOCK.
- 8. REVEGETATE DISTURBED AREAS. 9. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
- 10. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
- II. REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS.

# SHEET TITLE No. COVER SHEET & NOTES SITE PLAN & DOCK ELEVATIONS & PLAN 2 APPROVED BY: Parks & Recreation Date For Director - Watershed Protection & Development Review Date SP-2010-0107D Permit Number APRIL 20, 2010 Submittal Date APRIL 20, 2013 Project Duration Date

- I. This project is not located over the Edwards Aquifer recharge zone.
- 2. Contrctor to verify utility locations and ground and flow line elevations before construction.

### ELECTRIC TRANSMISSION NOTES:

- I. A pre-construction safety meeting is required with Austin Energy 48 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call Jean Evridge at 512.322.6050 to set up a tailgate safety meeting
- 2. Barricades must be erected 10 feet from Austin Energy transmission structures during construction. 3. Any relocations or outages caused by this project will be charged to the contractor/owner.
- 4. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical hazard.
- 5. No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for safety reasons. 6. Prior to mobilizing tall equipment such as cranes, call Jean Evridge at 512.322.6050, to coordinate
- with transmission personnel.
- 7. Property owner is to provide free and easy access 24 hours a day to the transmission easement. 8. Land owner is responsible for dust controls for insulators 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 RURAL 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 I OO-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453CO445H

LEGAL DESCRIPTION: LOT II, LAGO VILLA, TRAVIS CO., TX; DEED DOC # 2002 190662

- PROJECT ADDRESS: 2901 WESTLAKE COVE, AUSTIN, TEXAS 78746
- ZONING: LA

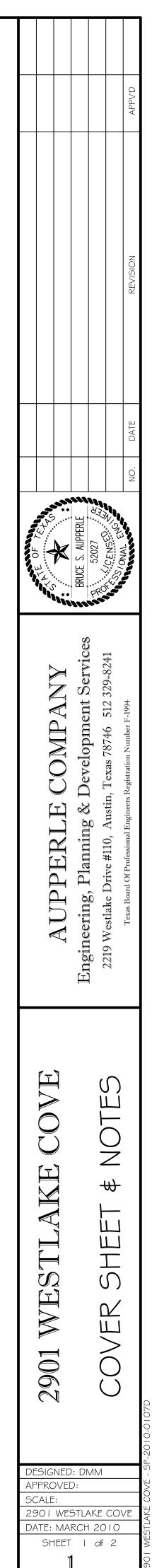
### USE: SINGLE-FAMILY HOME

RELATED PERMIT NUMBERS: 1984-651679 W, 2002-020228 BP \$ PR, 2002-009503 PR, 2009-118311 PR \$ 2009-138297 TP

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.

THIS BOAT DOCK IS AN ACCESSORY USE FOR A PRINCIPAL RESIDENCE AND SHOULD BE USED AS SUCH.



SP-2010-0107

