



Aupperle Company

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Texas Board of Professional Engineers Registration Number F-1994

Agenda Request Transmittal

Parks & Recreation:

☒ Navigation Committee

☒ Board

From: Bruce Aupperle, P.E.

Date: 6/7/10

To: Parks & Recreation Department, Chris Yanez

Delivery: Email

Re: 3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive), SP-2010-0092D

Pages:

By this transmittal we hereby request that the referenced project be placed on the next available agenda for ☒ approval.
☐ discussion.

Project Type:

☐ Single-Family Dock

☐ Commercial Marina

☒ Shoreline Modification

☐ Silt Removal

☒ Other

Owner: Lake Hills Community Assoc., Inc.

Applicant: Lake Hills Community Assoc., Inc.

Site Address: 3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive)

Site Plan Case Number: SP-2010- 0092D

Variance Requested:

☒ Exceed 20% Shoreline Width

☐ Exceed 30' Depth Into Lake

☐ Encroach Into 10' Sideyard Setback

☐ Exceed 20% of Channel Width

Description of Project and Variance Request:

This application is primarily for a new fishing pier and bulkhead removal on the main body of Lake Austin. Please note that since there were no valid permits found in the City records for the existing dock structures, day docks and a swim platform, they are included in this application. With this application, the applicant proposes to remove a portion of the existing concrete bulkhead in favor of a new sand beach area and reinforce a portion of the existing concrete bulkhead to prevent failure. The shoreline width is 615 feet and the shoreline facilities width will be 224 feet (88 feet existing and 136 feet proposed). Thus, for this site plan application a variance to exceed 20% of the shoreline width is required. Otherwise, the project as designed is in substantial compliance with the applicable requirements of the City of Austin Development Code.

Attachments:

☒ Site Plan

☒ Location Map

☐ Plat

☒ Other Documents: Photos

[illegible]

ENGINEER:
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ALL AREAS DISTURBED WITHIN THE SHORELINE SETBACK SHALL BE RESTORED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.

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.
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 contractor shall notify the Planning & Development Review Department, (512)974-2278, at least three days prior to the meeting date.
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 Abonst as appropriate. Major revisions must be approved by the Planning & 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.
6. 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 solid waste 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. 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 1 part compost, by volume. The topsoil 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 (3/64") 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 dirt" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

Texture Class	Minimum	Maximum
Clay	25%	75%
Silt	10%	50%
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.

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, Gram 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. Bromnch shall be applied with Table 1 below.
 - C. Temporary erosion control shall be acceptable when the grass has grown at least $\frac{1}{2}$ 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.

Material	Description	Longevity	Typical Applications	Application Rates
70/30 Wood/ Cellulose Blend	70% Wood 30% Mulchpaper 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sq ft
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes;	45.9 lbs/1000 sq ft

No. SHEET TITLE

- APPROVED BY:

MARCH 31, 2013

Project Duration Date

1. 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 relocation or removal of power lines by the 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.

Site Plan subject to City of Austin Watershed Protection Regulations.

1. From September 1 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 mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a ratio of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - A. Fertilizer 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 rate of 1/2 pound per 1000 SF.
 - B. Hydromulch shall comply with Table 2. below.
 - C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more will postpone the watering.
 - D. Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 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 Environmental Criteria Manual.

<u>Material</u>	<u>Description</u>	<u>Longevity</u>	<u>Typical Applications</u>	<u>Application Rates</u>
Bonded Fiber Matrix (BFM)	80% Thermally Refined Wood 30% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/5F to 80.3 lbs/1000SF

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ
PHONE # (512) 288-2376

- 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, (512)974-1876).

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 diameter shall be removed for surveying or testing.

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.

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 buildup 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. Work on 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 maintain root drainage);
 - 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.

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. Finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association's 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.

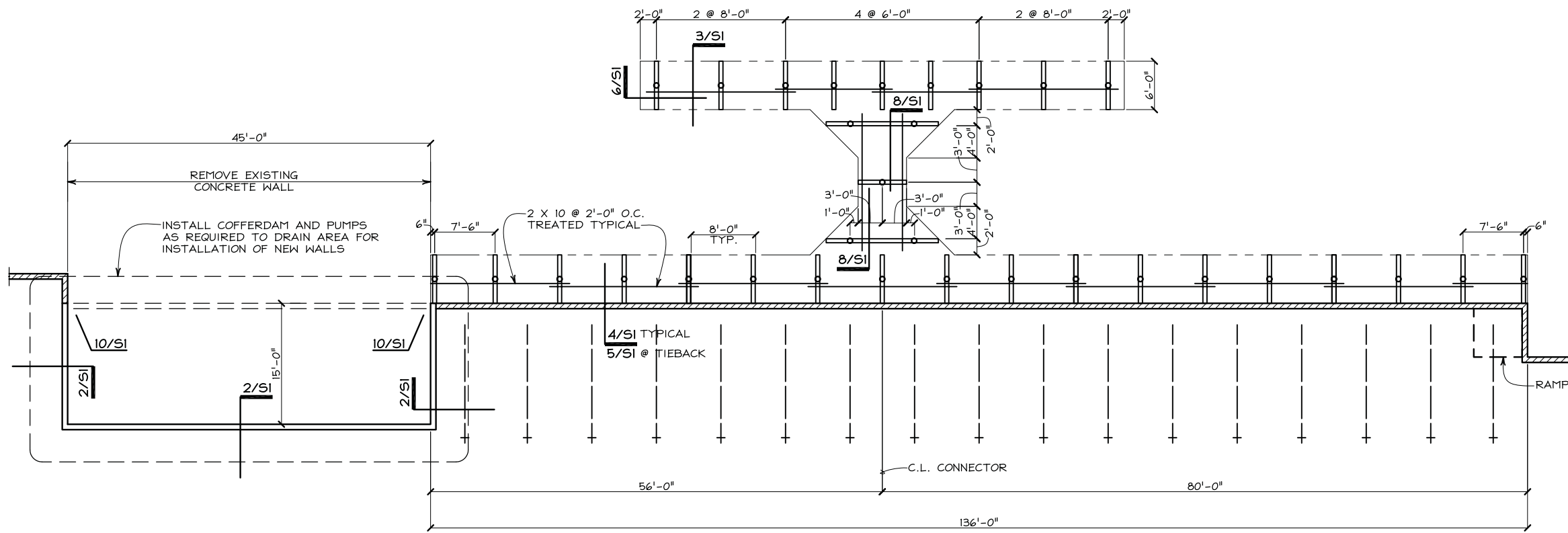
1. Tree protection fence should be chain link.
2. All materials to be used on proposed bulkhead shall be approved by PARD.
3. Deed restrictions or restrictive covenants are applicable to this property.

Site Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's release plan. Some of these notes pertain to related permits or site plans, but do not specifically apply to the bulkhead site plan. 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 & Development Review Department.
2. Approval of this Site Plan for Building and Fire Department approval not 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 Planning & Development Review 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.

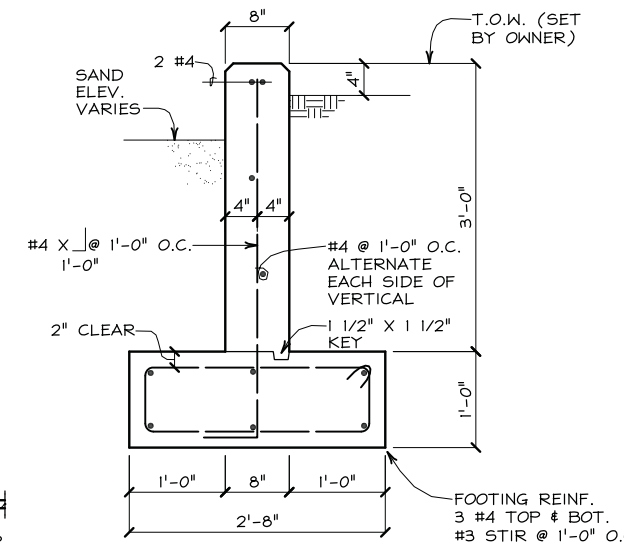
THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:

1. CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
2. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
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. BUILD PROPOSED BULKHEAD AND BOARDWALK.
7. REVEGETATE DISTURBED AREAS.
8. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
9. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
10. REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS.

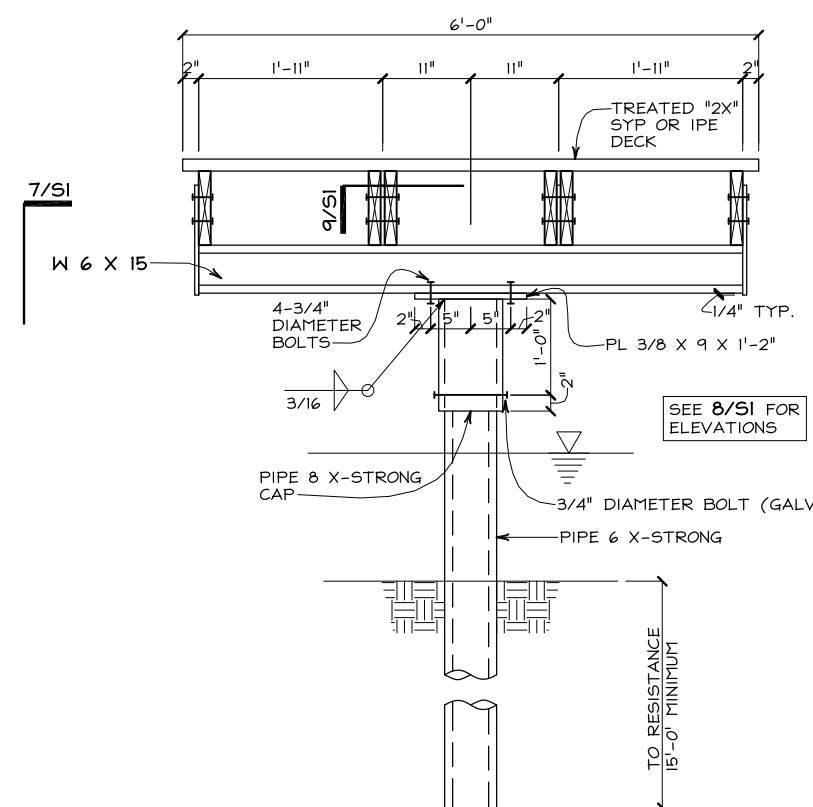


1 PARTIAL DECK PLAN
1/8" = 1'-0"

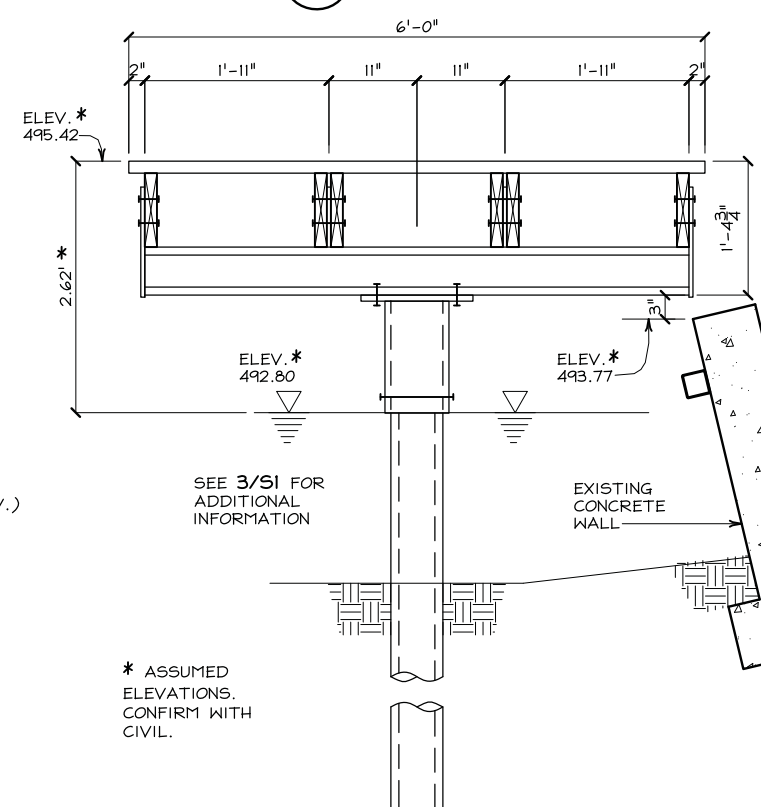
PLAN NOTE:
1) LIMIT OF EXISTING WALL TO REMAIN.



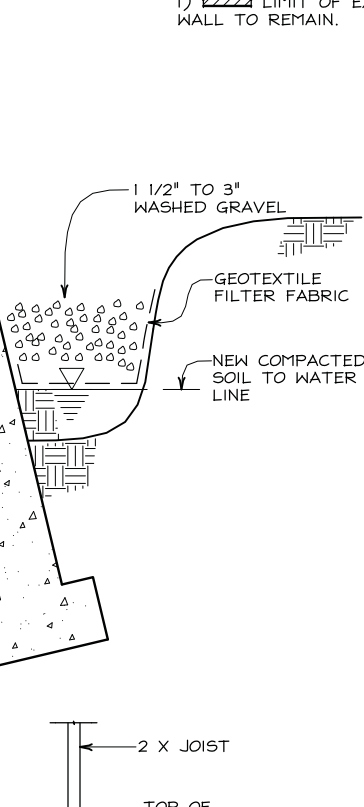
2 1" = 1'-0"



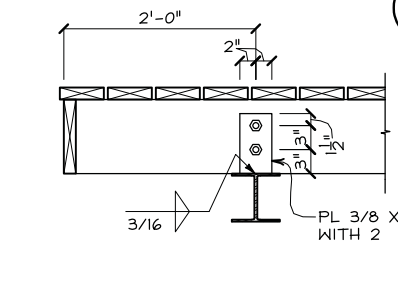
3 1" = 1'-0"



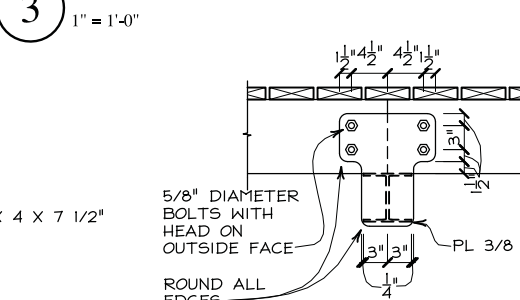
4 1" = 1'-0"



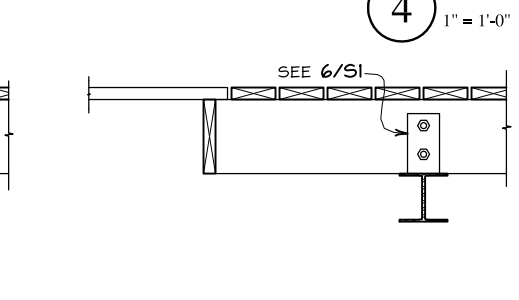
5 WALL SECTION @ TIE BACK
1" = 1'-0"



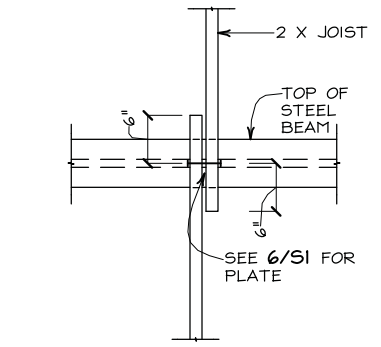
6 1" = 1'-0"



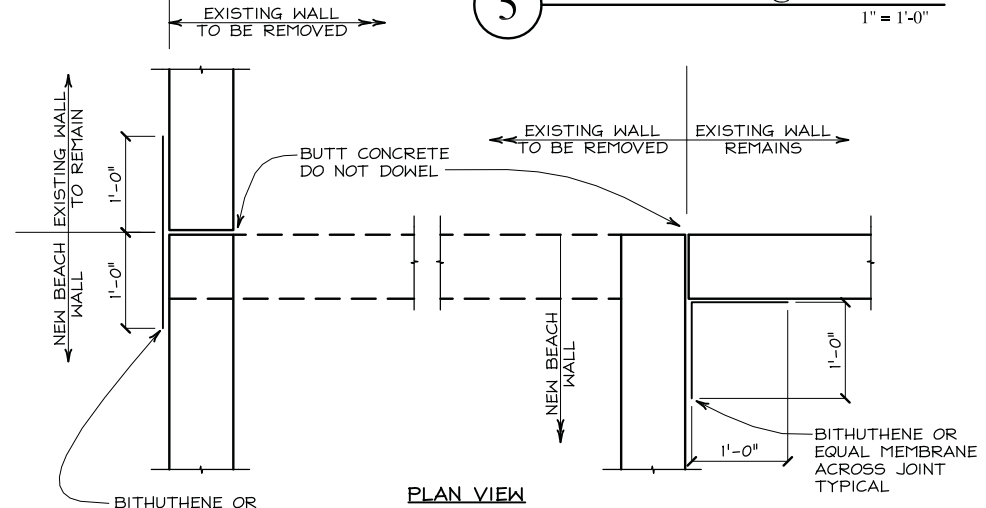
7 1" = 1'-0"



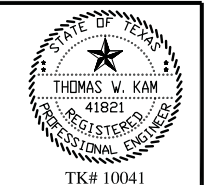
8 1" = 1'-0"



9 1" = 1'-0"



10 1" = 1'-0"



TK CONSULTING ENGINEERS
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AUSTIN, TEXAS 78759
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TEXAS REGISTRATION NUMBER: F-1836

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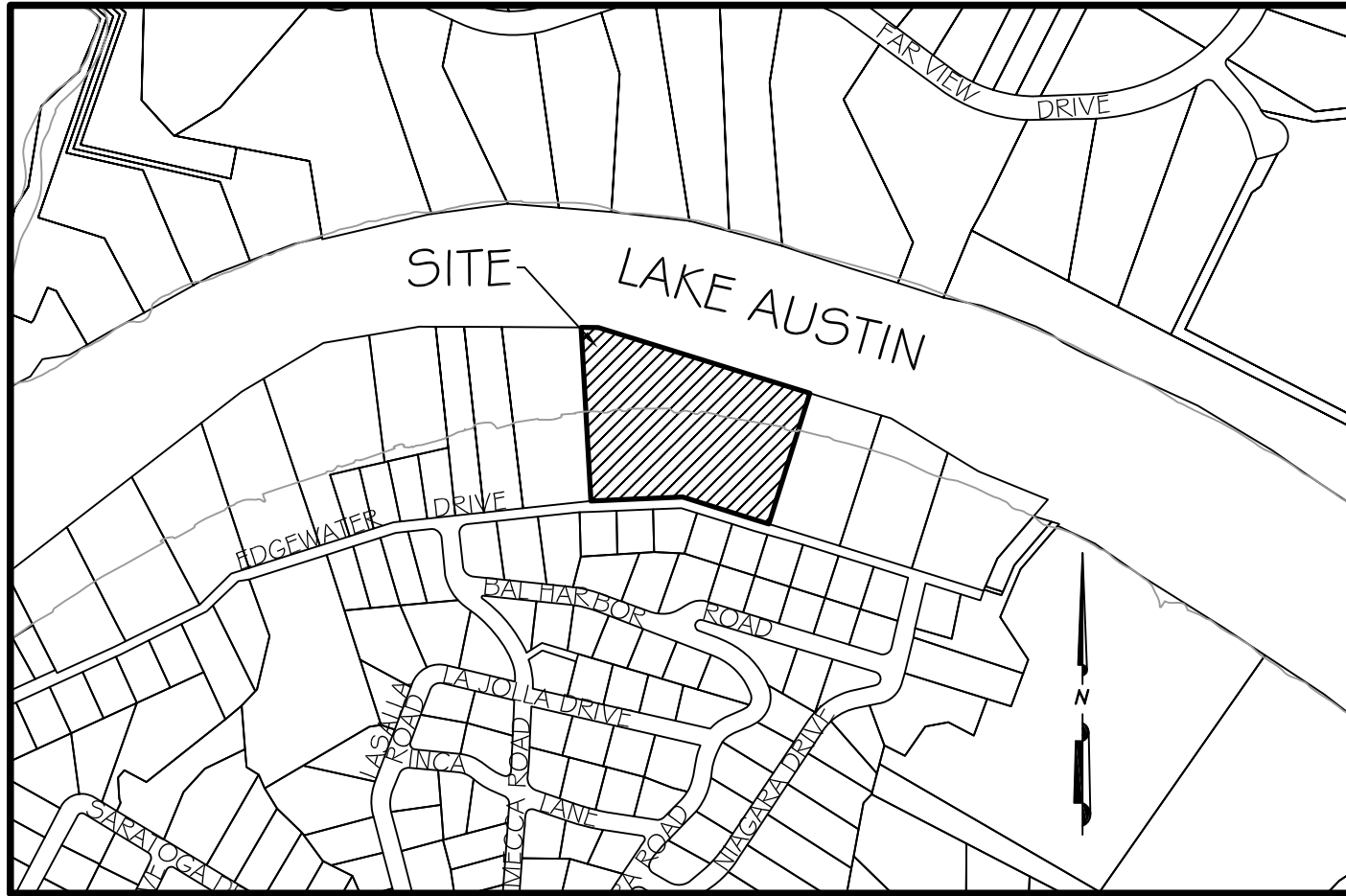
3112 EDGEWATER DRIVE BOARDWALK AND RETAINING WALL STRUCTURAL DETAILS

DATE: MAY 26, 2010

3 OF 3
S1

3112 EDGEWATER DRIVE - SPEC - 2010 - 0092D

SPEC - 2010 - 0092D



MAPSCO GRID C29
VICINITY MAP
NTS



3112 Edgewater Dr, Austin, TX 78733

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30°21'15.63" N 97°51'35.40" W elev 483 ft

Imagery Date: Nov 25, 2009

Eye alt 3782 ft

