

ATTACHMENT #1



Watershed Protection and Development Review Department

P.O. Box 1088, Austin, Texas 78767

One Texas Center, 505 Barton Springs Road

Telephone: (512) 974-6370 Fax: (512) 974-2423

Site Development Exemption Request

SIX-07-0032

Site Address: 2700 EDGEWATER DR AUSTIN, TX 78733

Project Name: BULKHEAD REPAIR

Legal Description: 0.387 AC. of Lot 14, Cedar Ranch plus pt. of vac. street,
total 0.449 AC. TAX I.D. = 0135360136

Zoning: SF-2 Watershed: _____ Flood Plain? ☒ Yes ☐ No

Existing Land Use(s): Standard lot

Proposed Land Use(s): standard lot

Brief /General Description of the Development being sought:

Repair/Replacement of existing bulkhead to prevent further erosion.

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to,:

- existing trees
- buildings
- parking areas
- roadways/streets
- all areas of impervious cover levels (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits of construction
- type of construction
- location of construction
- accessible parking
- access route

I, Nathan Chelstrom, do hereby certify that I am the _____ (PRINT NAME)

☒ Owner ☐ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on-site and protected from the elements at all times.

Nathan Chelstrom
Signature of Requester

Date: 1-10-07

Address: 1903 Chula Vista Dr. Cedar Park, TX 78613

Telephone: 512-293-9313

Please indicate how you wish to receive a copy of the results of the review:

☐ Mail ☐ FAX: _____ ☒ E-mail: nchelstrom@yahoo.com

Nathan Chelstrom

☎512-293-9313

Watershed Development Review Department
P.O. Box 1088
Austin, TX 78767

01/10/07

Subject: Exemption request for 2700 Edgewater Drive

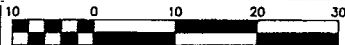
Dear Sir or Madam:

As Lake Austin is lowered, it has become evident how dilapidated and dangerous the current bulkhead on 2700 Edgewater Drive is. I have attached pictures to illustrate the current state of the bulkhead, not only the resultant erosion but the garbage and debris which is currently being trapped in locations where the bulkhead has fallen apart. This request is to replace locations of the current bulkhead that have completely deteriorated and repair locations which are simply failing, resulting in a single, uniform bulkhead across the property, as once existed. Please see the attached photos and call me at (512) 293-9313 if I can answer any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Nathan Chelstrom", written in a cursive style.

Nathan Chelstrom



Scale 1" = 10'

LEGEND

- () - RECORD DATA
- - IRON ROD FOUND (SIZE AND TYPE NOTED)
- ▲ - PK NAIL FOUND



CRITICAL ROOT ZONE

TREE AND TOPOGRAPHIC SURVEY

NOTE: THIS TREE AND TOPOGRAPHIC SURVEY WAS PREPARED FOR CONSTRUCTION PROPOSES ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO RESTRICTION OR EASEMENTS NOT SHOWN ON PLAT. FOR QUESTIONS CONCERNING THE BOUNDARY, PLEASE CONTACT ROBERT BARCOMB, R.P.L.S. #4772 OF ARPELLEURS PROFESSIONAL SURVEYING.

CALCULATED CORNER

SCALE: 1" = 10'

BASIS OF ELEVATION:

LAKE AUSTIN LEVEL ON JUNE 22, 2004 AT 12:30 P.M.
ELEVATION = 491.92'

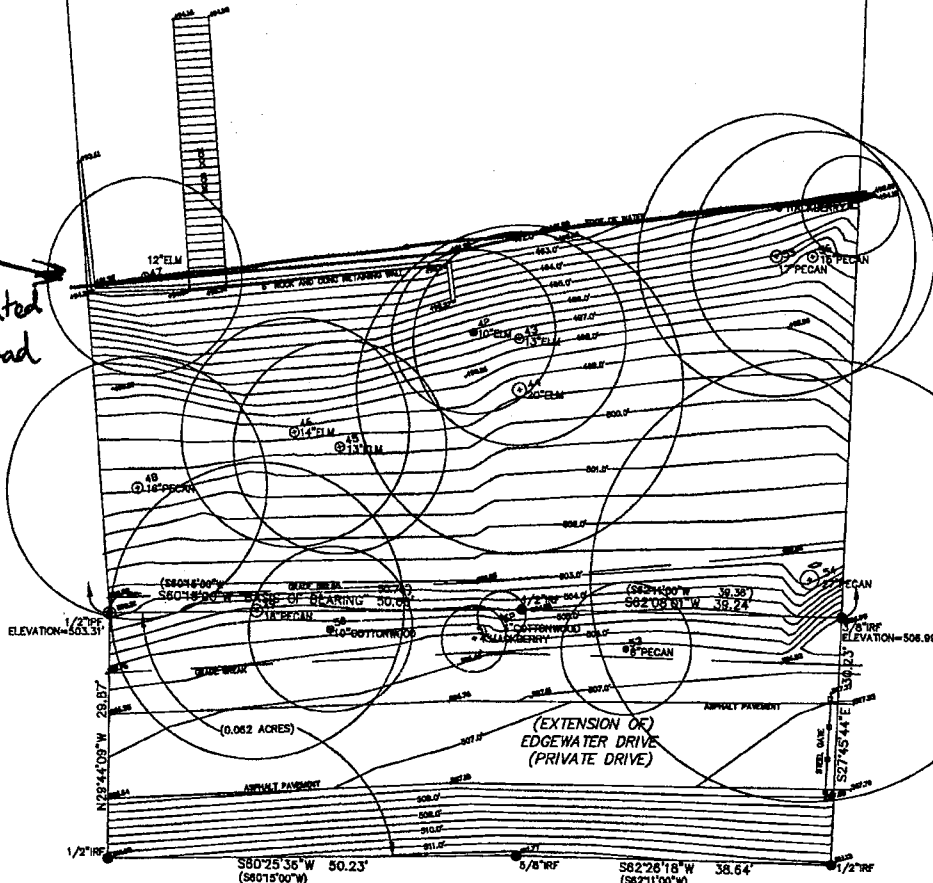
THIS SURVEY IS SUBJECT TO:

- 1.) 18.0' INGRESS/EGRESS EASEMENT ~ VOLUME 3721, PAGE 1881 TRAVIS COUNTY DEED RECORDS
- 2.) VACATED EASEMENT ~ VOLUME 3721, PAGE 1878 TRAVIS COUNTY DEED RECORDS
- 3.) FLOOD PERPETUAL EASEMENT ~ VOLUME 106, PAGE 51 & VOLUME 275, PAGE 80 TRAVIS COUNTY DEED RECORDS
- 4.) BLANKET ELECTRIC AND TELEPHONE EASEMENT ~ VOLUME 558, PAGE 207 & VOLUME 614, PAGE 250 TRAVIS COUNTY DEED RECORDS
- 5.) BLANKET TELEPHONE EASEMENT ~ VOLUME 876, PAGE 298 TRAVIS COUNTY DEED RECORDS
- 6.) RESTRICTIVE COVENANTS ~ VOLUME 898, PAGE 561, & VOLUME 913, PAGE 410 TRAVIS COUNTY DEED RECORDS

LAKE AUSTIN

(0.387 ACRES)

Replace Dilapidated Bulkhead



FIELD BOOK No.	FB BOOK 2, PAGE 2
APPR./DATE	
REVISIONS	
DATE	
DESIGNED: --	
DRAWN: ELEOS	
CHECKED: G.T.B.	
SCALE: 1"=10'	

TREE AND TOPOGRAPHIC SURVEY
OF 0.387 ACRES OF LAND OUT OF
THE RITCHESON SURVEY No.12,
ABSTRACT No. 2120,
TRAVIS COUNTY, TEXAS

AMERICAN SURVEYING GROUP LLC.
3214 BARTON VIEW DRIVE
AUSTIN, TEXAS 78735

PHONE: (512) 982-3695
FAX: (512) 982-3695
CELL: (512) 423-7374
E-MAIL: gtb@americansurveying.us

SHEETS
1 OF 1

JOB No. 0021-01-01.DWG
FILE No. 0021-01-01.DWG

ATTACHMENT #2

Departmental Use Only

Project Name: Bulkhead Repair		Case Number: SPX-07-0032	Applicant Name: Nathan Chelstrom
<input checked="" type="checkbox"/> If Required	Reviewer: [Signature]	Date: 1-12-07	Comments: <input type="checkbox"/> SPOC*
<input checked="" type="checkbox"/> Site Plan	From the attached photos it appears that this wall is beyond repair and will require full replacement. A site plan will be necessary for this project.		
<input type="checkbox"/> Transport	N/A	<input type="checkbox"/> SPOC*	
<input type="checkbox"/> Engineer	N/A	<input type="checkbox"/> SPOC*	
<input checked="" type="checkbox"/> Environ.	Beth Lambert	1/12/07	<input type="checkbox"/> SPOC*
Provide a site plan. The bulkhead is beyond the point of repair.			
<input type="checkbox"/> AFD			
<input type="checkbox"/> AWU	N/A		
<input type="checkbox"/> Plumbing	N/A		

* SPOC - Single Point of Contact

Smart Housing Project? ☐ Yes ☐ No

Existing Certificate of Occupancy? ☐ Yes ☐ No ☐ N/A

Exhibit attached? ☐ Yes ☐ No ☐ N/A

Qualifies for exemption per Section 25-5-2() () () & () () () & () () ()

Building permit required? ☐ Yes ☐ No ☐ N/A

Proposed Land Uses? ☐ Yes ☐ No ☐ N/A

☐ Approved

☒ Denied

☐ Determined to be a ☐ Revision ☐ New Project

Check all that apply:

☐ Review Fee(s) Not Required

☐ Site Plan Correction/ Exemption Review Fee

☐ Change of Use Review Fee

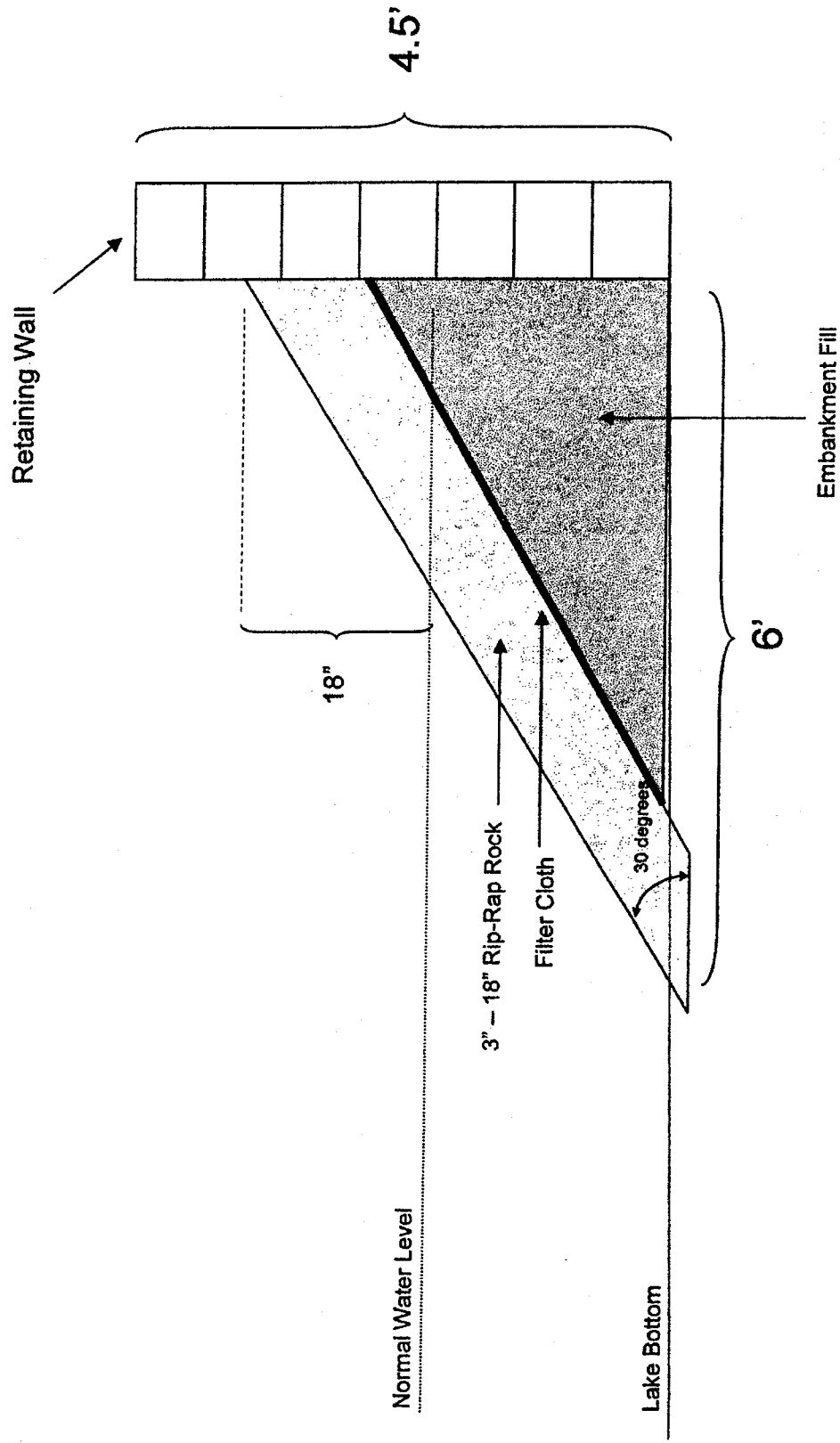
☐ Landscape Inspection: _____ acres

☐ Shared Parking Review

☐ Phasing Review: _____ phases

ATTACHMENT #3

Proposed bulkhead profile for 2700 Edgewater Drive



ATTACHMENT #4

January 28, 2007

John McDonald
City of Austin
Watershed Protection and Development Review Department
P.O. Box 1088
Austin, TX 78767

RE: 2700 Edgewater Dr. site development exemption request

Dear Mr. McDonald:

I have attached the profile view of the proposed bulkhead design for 2700 Edgewater Drive. This is based on previously approved designs that I received from Randy Scott. If you have any questions about this design or need any further information to approve an exemption permit, please give me a call at (512) 293-9313.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Chelstrom", written in a cursive style.

Nathan Chelstrom

ATTACHMENT #5



Watershed Protection and Development Review Department

P.O. Box 1088, Austin, Texas 78767
 One Texas Center, 505 Barton Springs Road
 Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Development Exemption Request

Date: 2/1/2007 Number of pages including cover: 1
 From: Rick Vasquez or Sally Montemurro @ (512) 974-9747
 To: Nathan Chelstrom Telephone: 293-9313
 FAX: _____ E-Mail: nchelstrom@yahoo.com
 Exemption#: SPX-07-0032
 Project Name: 2700 Edgewater Drive Bulkhead Repair
 Address: 2700 Edgewater Drive
 Review Staff Contact/Telephone: DAC Review Team @ 974-6370

Review Results

Your request has been Approved.

See NOTES for additional information and/or conditions.

Fees Due	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
<input checked="" type="checkbox"/> Commercial Exemption Review	\$75.00
TOTAL COST:	\$75.00

NOTES:

Approved exemptions may be picked up on or after February 5, 2007, on the 1st floor of OTC between the hours of 9:00 a.m. and 4:00 p.m.

Confidentiality Notice: The documents accompanying this transmission is legally privileged and intended for the use of the recipient named. If received in error, please notify the City of Austin immediately via telephone to arrange for the return of the documents. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on this information is strictly prohibited.

ATTACHMENT #6

Departmental Use Only

Project Name: Bulkhead Repair		Case Number: SPX-07-0032		Applicant Name: Nathan Chelstrom	
<input checked="" type="checkbox"/> Required	Reviewer: <i>[Signature]</i>	Date: 1-3-07	Comments:		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> SPOC*				
<input type="checkbox"/> Transport	N/A	<input type="checkbox"/> SPOC*			
<input type="checkbox"/> Engineer	N/A	<input type="checkbox"/> SPOC*			
<input checked="" type="checkbox"/> Environ.	<i>[Signature]</i>	1-31-07	<input type="checkbox"/> SPOC*		
<input type="checkbox"/> AFD					
<input type="checkbox"/> AWU					
<input type="checkbox"/> Plumbing					

* SPOC - Single Point of Contact

Smart Housing Project? ☐ Yes ☒ No

Existing Certificate of Occupancy? ☐ Yes ☐ No ☒ N/A

Exhibit attached? ☒ Yes ☐ No ☐ N/A

Qualifies for exemption per Section 25-5-2 () () () & () () () & () () ()

Building permit required? ☐ Yes ☐ No ☒ N/A

Proposed Land Uses? ☐ Yes ☐ No ☒ N/A

☒ Approved

☐ Denied

☐ Determined to be a ☐ Revision ☐ New Project

Check all that apply:

☐ Review Fee(s) Not Required

☒ Site Plan Correction/ Exemption Review Fee

☐ Change of Use Review Fee

☐ Landscape Inspection: _____ acres

☐ Shared Parking Review

☐ Phasing Review: _____ phases

ATTACHMENT #7

----- Forwarded Message -----

From: "Marshall, Khalid" <Khalid.Marshall@ci.austin.tx.us>
To: Nathan Chelstrom <nchelstrom@yahoo.com>
Sent: Mon, June 18, 2007 7:59:26 AM
Subject: RE: 2700 Edgewater Dr.

Mr. Chelstrom,

I have spoken with the permits center and I found the documentation that I needed to pull the stop work order. The trees are not an issue any longer either due to the information that you have provided. As for the plumbing check box it must have been a mistake due to the fact that I also stopped work on a property just down the road from you that was doing work that required a plumbing permit. I will update my case and close the SWO. Thank you for your time and patience. Just FYI be sure to get any permits and or variances before you build so that we can avoid any undue complaints. Thank you again for your time and for going thru the steps to be legal.

Khalid Marshall

*SWS Code Enforcement
974-9078 Work
802-7608 pager*

From: Nathan Chelstrom [mailto:nchelstrom@yahoo.com]
Sent: Monday, June 18, 2007 12:11 AM
To: Marshall, Khalid
Subject: 2700 Edgewater Dr.

Hi Khalid,

I am not sure if you have received your phone messages from Friday, but I went by the lot and saw your stop work permit. I then went to the One Texas Center, where I thought you were located (I've since learned you are at the Cameron Road office). Anyways, after being run around from the 1st floor, to the 3rd, to the 4th, to the 11th, and finally to the 2nd... I found someone that was very helpful.

She ended up talking to a reviewer that mentioned that you had talked with John McDonald on Thursday and received a copy of the exemption permit I received on Feb 5, 2007. Is there anything else that I need to do regarding my bulkhead? At the time of the exemption, I provided all of the information regarding the erection of the wall. Do I need to provide this again? Please let me know.

Also, on the stop work tag, I noticed you mentioned cut trees. I have attached the approval I received from Michael Embesi, regarding the removal of my tree. Please let me know if there is anything else I need to do regarding this matter as well.

Finally, I noticed on the stop work permit that the boxes next to building and plumbing permits required was checked. Can you please explain the plumbing permit requirement? I have no plumbing on my lot.

I look forward to resolving any outstanding issues regarding the property. Please feel free to e-mail me or call me at 293-9313 if there is anything further that I need to do.

Best Regards,
Nathan

ATTACHMENT #8

May 6, 2010

Mr. & Mrs. Nathan Chelstrom
1008 Castile Rd, Unit B
Austin, TX 78733-2508

**RE: Chelstrom Residence
2700 Edgewater Dr.
Austin, Texas**

Job #: 20082710

Dear Nathan & Farrah:

On Thursday, May 6, 2010, a representative of our office visited the above referenced site to observe the existing bulkhead to render an opinion as to the structural integrity of the wall and whether it appears to be constructed substantial enough to support the loads that are currently being applied.

Currently the wall appears to be performing well. It is our understanding that the wall is constructed on a concrete footing with an 8" vertical reinforced CMU wall. We did not observe any distress in the wall such as a bulge or settlement. It appears that the wall will support the current loads and any future loads that may be applied in the future. Since the residence under construction is supported on pilings and not by the grade behind the wall, we do not anticipate any additional soil pressure will be applied to the wall.

Therefore, based on our observations, it is our opinion that the bulkhead is structurally sound and does not pose any risk of failure or detriment to the site or the lake.

Should any questions arise concerning this matter please call this office.

Sincerely,



Richard Luevano, Jr., P.E.
Partner
Steinman Luevano Structures, LLP
TBPE Registration No. 1624



5-6-10