Office & Fax: (512) 329-8241
Email: Aupperle@att.net
Texas Board of Professional Engineers Registration Number F-1994

Age	nda Request Transmittal		& Recreation:
From:	Bruce Aupperle, P.E.	Date:	20-Jul-10
То:	Parks & Recreation Department, Chris Yanez	Delivery	y: Email
Re:	2901 Westlake Cove, SP-2010-0107D, Thomajan Dock & Bulkhead	Pages:	
By this t	transmittal we hereby request that the referenced project be placed on the next available agenc		approval. ☐ discussion.
□Com	e-Family Dock mercial Marina eline Modification emoval		
Applica Site Add Site Plan Variance Excee	Stuart Thomajan. nt: Stuart Thomajan. dress: 2901 Westlake Cove n Case Number: SP-2010-0107D e Requested: ed 20% Shoreline Width ed 30' Depth Into Lake oach Into 10' Sideyard Setback 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. The applicant has agreed to construct perform the bulkhead construction when the lake is lowered, i.e. next Jan-Feb. 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,

Bill Hablinski

And

Leigh Davis

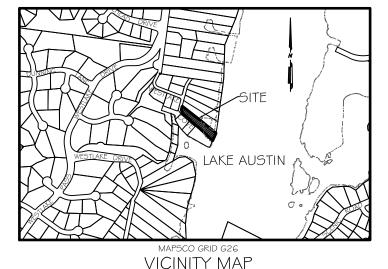
REVISIONS / CORRECTIONS

		_					
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

2901 WESTLAKE COVE

OWNERS: Stuart Thomajan 2901 Westlake Cove Austin, Texas. 78746

ENGINEER: Bruce S. Aupperle, P.E. Aupperle Company 2219 Westlake Dr. Ste. 110 Austin, Texas 78746 Phone (512) 329-8241 Fax (5 | 2) 263-3763



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

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

- Appendix: P-1
 The contractor shall install erosion/sedimentation controls and tree/natural area protective
- Ine contractor shall install erosion/sedimentation controls and treenatural area protective fencing prior to any site preparation work (cleaning, grubbing or excavation).

 The placement of erosion/sedimentation controls shall be in accordance with the Environmental Chichrai 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
- Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.

 A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning 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,
- 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 Enosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control nadequacies.

 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 sign (S) inches
- Prior to final acceptance by the City, haul roads and waterway crossings constructed for 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 cleaning debins 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 below.

- All disturbed areas to be reveaetated 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 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, deletenous materials, rocks, and debns.

- 100 % shall pass through a 0.375-inch (%) 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
Clay	5%	25%
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.

etative stabilization of areas disturbed by construction shall be as follows: TEMPORARY VEGETATIVE STABILIZATION:

- ORARY VEGETATIVE 51ABILIZATION:

 From September 15 to March I, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Careal 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.

 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 september and once during the permuda and once during the permud of set hulletings and once during the person of set hulletings that a cate of 1 ground per 1000 SF.
- planting and once during the period of establishment at a rate of $\frac{1}{2}$ pound per 1000 SF. Hydromulch shall comply with Table 1, below.
- ingonomiuch shall compty with Table 1, below.

 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. When required, native grass seedling shall comply with requirements of the City of Austin Environmental Chrean Manual.

 Hydromulching for Temporary Vegetative Stabilization

Table 11 Tryon on blomming for 101		TOTAL INICIA STATE OF THE STATE	
Description	Longevity	Typical Applications	Application
700 11 1000	0.2	Man Jasoba alasaaa	4E Q II //

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

PERMANENT VEGETATIVE STABLIZATION

- 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
- The Season Cover of Lorys exists winder perinaients are the exceptative statinization in treed, the grasses shall mowed to a height of less than one-half (6) inch and the area shall re-seeded in accordance with 2. below.

 March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season
- grass and is considered permanent erosion control. 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 \cancel{k} pound per 1000 SF. Hydromulch shall comply with Table 2, below.
- 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 ½ inch or more shall postpone the watering schedule for one week.

 D. Permanent erosion control shall be acceptable when the grass has grown at least I½ 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.

 Table 2: Hydromulching for Permanent Vegetative Stabilization

	<mark>Material</mark> Bonded Fiber Matrix (BFM)	<u>Description</u> 80% Thermally Refined Wood 30% Tackifier	Longevity 6 months	Typical Applications On slopes up to 2: land erosive soil conditions	Application Rates 68.9 lbs/SF to 80.3 lbs/10009
	II. E	Developer Information			
OWNER STUART THOMAJAN PHONE # (512) 347-7646 ADDRESS 2901 WESTLAKE COVE, AUSTIN, TEXAS 78746					
	(DWNER'S REPRESENTATIVE RE	SPONSIBLE FO	R PLAN ALTERATIONS:	

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: NAME KEEGAN ARCHE

12. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning 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 CONSTRUCTION AREAS Appendix: P-G Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

As a condition on limit acceptance of the site, and in componance 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 Arbonst ((512)974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arbonst (Phone, (512)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 Arbonst Prior to application (Fax 4/5010). Applicants may also specify soil injection of Oragett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days a construction which will be completed in less than 90 days are stated to the completed in the stream of the construction when should use materials at K recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arbonst. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arbonst. Planning and Development Review Department Polymon 1088, Austin, Texas 78767. This Note shouldbe referenced as item #1 in the Sequence of

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, exci as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 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 approxing these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary

- tencing.

 2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

 3. Protective fences shall be installed prior to the start of any site preparation work (cleaning, grubbing or grading), and shall be maintained throughout all phases of the construction project.

 4. 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.
- 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
- Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials

- 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 Arbonst;

 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 paying surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;

 B. Where generable gaing is to be installed within a tree's displane, erect the fence at the outer limits off the
- B. Where permeable paving is to be installed within a tree's dip-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
- C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the
- C. Where these are close to proposed policings, close and close 5 and close 5.

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

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction 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.
- as possible. II. 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.
- urs (ripping of branches, etc.).
- I s. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arbonst Association Pruning Standards for Shade Trees available on request from the City Arbonst).

 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.

- Tree protection fence should be chain link.
 All materials to be used on proposed bulkhead shall be approved by PARD.
 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 Planning and Development Review Department.

- Development Review Department 6. A development permit must be issued prior to an application for building permit for non-consolidated or Planning nission 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:

- HE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:

 CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.

 INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS,

 INSTALL TREE PROTECTION CONTROLS (AS NEEDED).

 INSTALL NATURAL AREA PROTECTION (AS REQUIRED).

 HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (5 1 2) 974-2278.

 REMOVE EXISTING DOCK & PORTION OF BULKHEAD TO BE REMOVED.
- INSTALL NEW BULKHEAD # BOAT DOCK.
- SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
- . OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE. REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS

No. SHEET TITLE

- COVER SHEET & NOTES
- 2. SITE PLAN & DOCK ELEVATIONS & PLAN

APPROVED BY:

Parks # Recreation For Director - Watershed Protection & Development Review

SP-2010-0107D Permit Number

Project Duration Date

NOTES:

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

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

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

- ELECTRIC TRANSMISSION NOTES:

 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 tallgate safety meeting.

 2. Barnicades must be erected 10 feet from Austin Energy transmission structures during construction.

 3. Any relocations or outsages 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 barrier.

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

 8. 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 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453CO445H

LEGAL DESCRIPTION: LOT 11, LAGO VILLA, TRAVIS CO., TX; DEED DOC # 2002 190662 PROJECT ADDRESS: 2901 WESTLAKE COVE, AUSTIN, TEXAS 78746

USE: SINGLE-FAMILY HOME

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

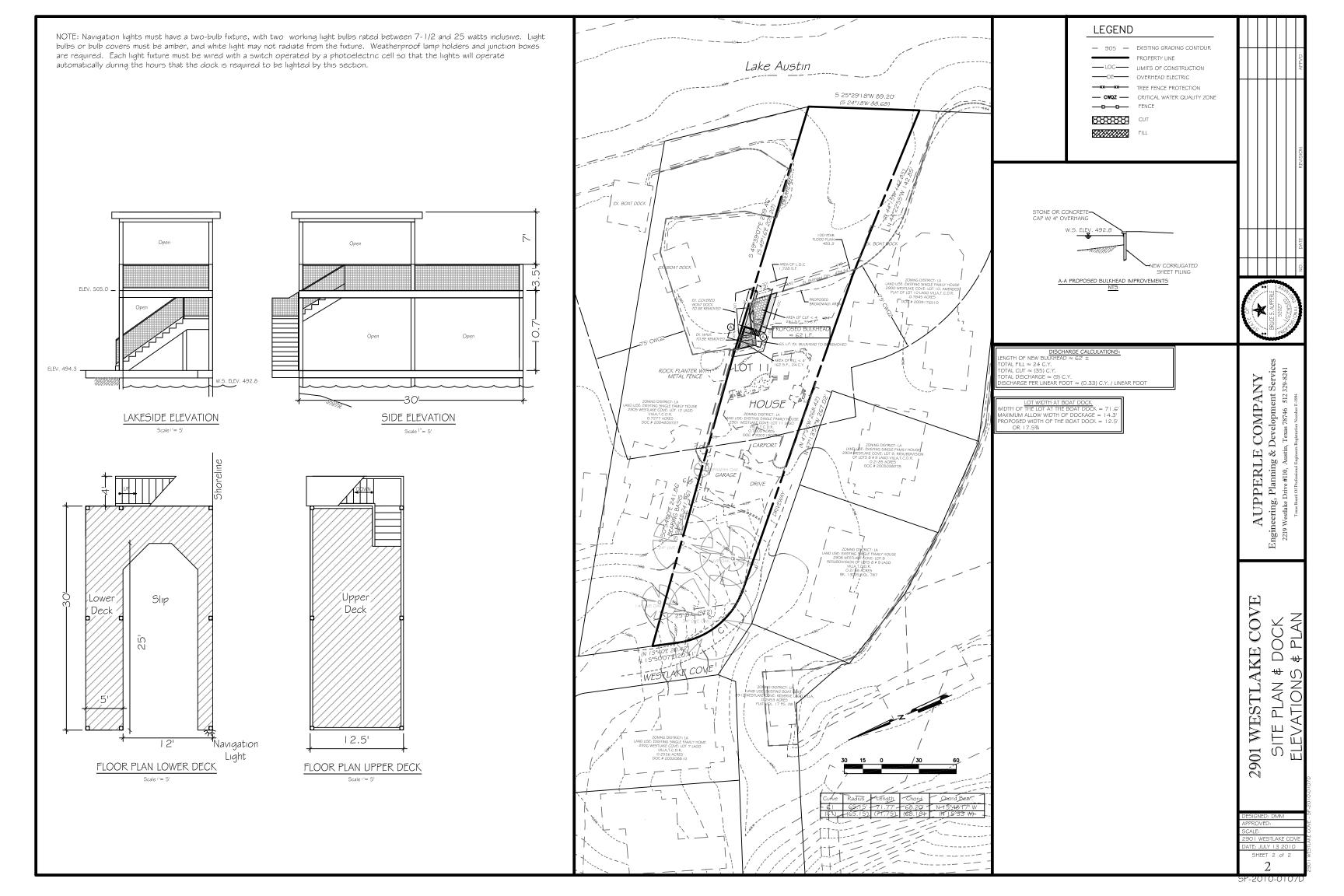
Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City

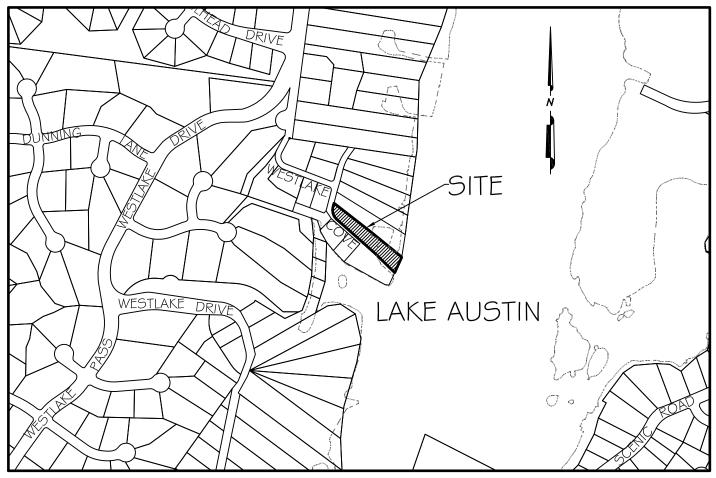
Site Plan subject to City of Austin Watershed Protection Regulations.

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

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MAPSCO GRID G26

VICINITY MAP

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