2700 EDGEWATER DRIVE

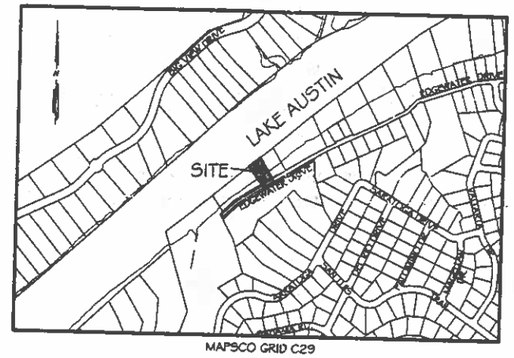
C11

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

OWNERS:
NATHAN P CHELSTROM &
FARRAH D CHELSTROM
1008 CASTILE ROAD UNIT B
AUSTIN, TEXAS 78733-2508

ENGINEER:
BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
2219 WESTLAKE DR. STE. 110
AUSTIN, TEXAS 78746
PHONE (512) 329-8241
FAX (512) 263-3763



MAPSCO GRID C29
VICINITY MAP
NTS

No.	SHEET TITLE
1.	COVER SHEET & NOTES
2.	SITE PLAN

APPROVED BY:

Parks & Recreation — Date

For Director - Planning & Development Review Department — Date

SP-2010-00620
Permit Number

MARCH 26, 2010
Submittal Date

MARCH 26, 2013
Project Duration Date

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

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

EROSION CONTROL NOTES
Appendix: F-1

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 Arborist 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 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. 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, deleterious materials, rocks, and debris.
      - 100 % shall pass through a 0.375-inch (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
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.

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 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 1, below.
   C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
   D. When requested, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

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 sf
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

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 mowed to a height of less than one-half (½) 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 purity 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 ½ 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 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 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
   E. When requested, native grass seeding shall comply with requirement of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	50% Thermally Refined Wood 30% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/1000SF

11. Developer Information

OWNER NATHAN P. & FARRAH D. CHELSTROM
PHONE # (512) 293-9313
ADDRESS 807 W3 CIMAS PKWY STE. 200, AUSTIN, TX 78746-6154

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
NAME NATHAN P. & FARRAH D. CHELSTROM
PHONE # (512) 293-9313

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
NAME NATHAN P. & FARRAH D. CHELSTROM
PHONE # (512) 293-9313

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
NAME NATHAN P. & FARRAH D. CHELSTROM
PHONE # (512) 293-9313

12. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning & 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
Appendix: F-6

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 mycorrhizal 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).

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 Planning & Development Review Department. 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 Daggett 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 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 & Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the Sequence of Construction.

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.

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 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 wall, 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 the 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.

GENERAL NOTES:
1. Tree protection fence should be chain link.
2. All materials to be used on proposed bulkhead shall be approved by P&RD.
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 & 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 & 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.

CONSTRUCTION SEQUENCE
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. MODIFY EXISTING BULKHEAD.
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.

NOTES:
1. This project is not located over the Edwards Aquifer recharge zone.
2. Contractor 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 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 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453C0430H

LEGAL DESCRIPTION: TRACT I: 0.387 ACRE OF LAND OUT OF LOT 14, CEDAR RANCH, LAKEVIEW ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD VOLUME 5, PAGE 43, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. TRACT II: 0.062 ACRE OF LAND OUT OF THE A. RITCHERSON SURVEY NO. 12, ABSTRACT NO. 2120 IN TRAVIS COUNTY, TEXAS. TRAVIS COUNTY DEED DOCUMENT NUMBER: 2006069567

PROJECT ADDRESS: 2700 EDGEWATER DRIVE, AUSTIN, TEXAS 78733

ZONING: SF-2

USE: UNDEVELOPED LOT W/ BULKHEAD

RELATED PERMIT NUMBERS: SPX-2007-0032, 2008-049264 PR, 2008-032257 BP-05-SP-MP-PP, 2009-049566 TP, 2009-101091 TP, 2010-010026 EP, C14-63-003.24 & ORD. NO. 840726-Z

LAND STATUS: C8L-06-0052

Release of the 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.

NO.	DATE	REVISION	APPVD

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241
Texas Board Of Professional Engineers Registration Number F-4994

2700 EDGEWATER DRIVE
COVER SHEET & NOTES

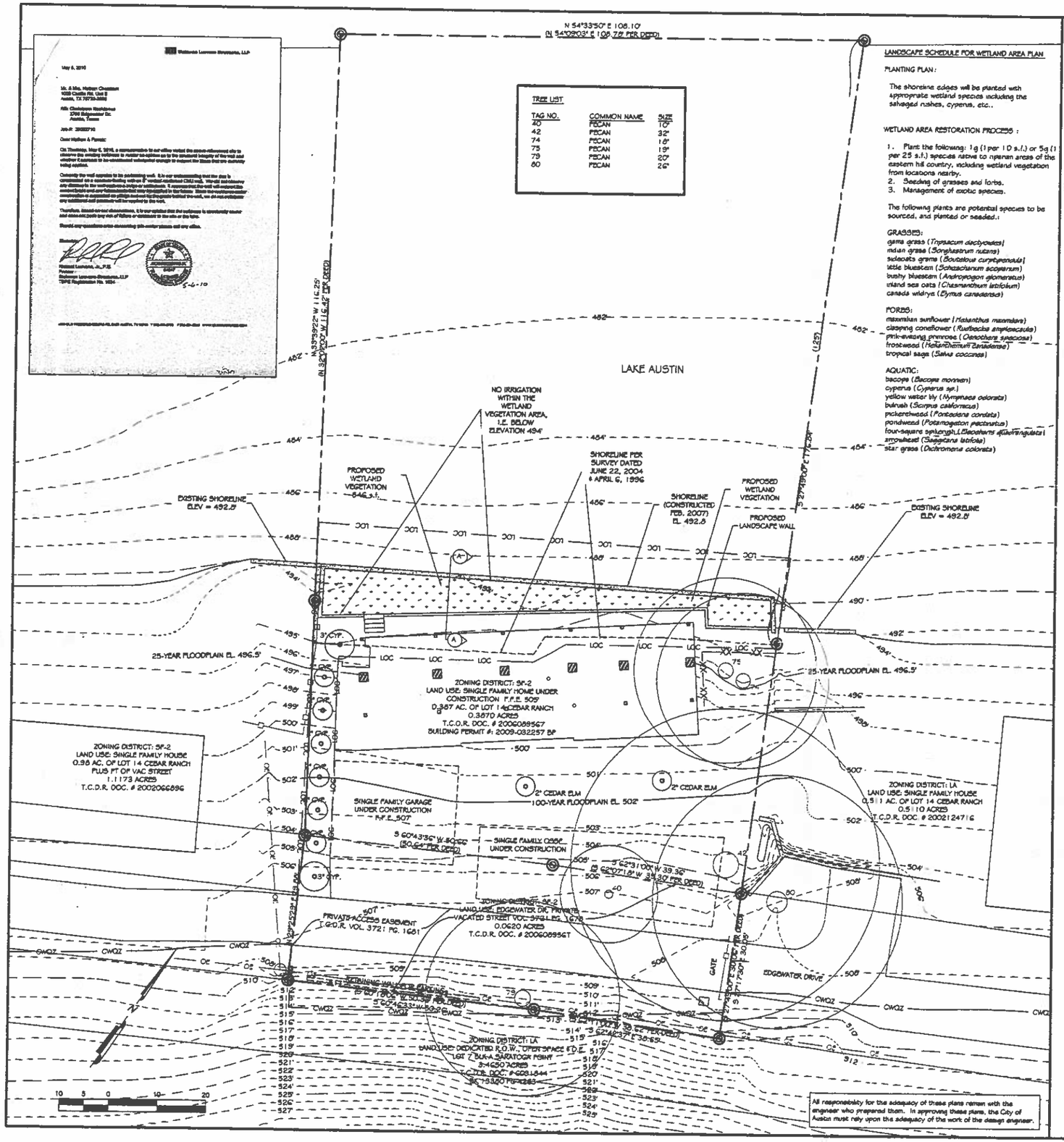
DESIGNED: DMM
APPROVED:
SCALE: NTS
2700 EDGEWATER DR.
DATE: MARCH 26, 2010
SHEET 1 of 2

1

2700 EDGEWATER DRIVE SP-2010-00620

SP-2010-0082D

C11



Wallace Lawrence Structures, LLP

May 6, 2010

Mr. & Mrs. Walker Chapman
1009 Castle Rd. Unit B
Austin, TX 78703-3002

Site: Chapman Residence
2700 Edgewater Dr.
Austin, Texas

Job #: 2008270

Dear Walker & Pamela:

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

Currently the wall appears to be performing well. It is our understanding that the gap is constructed as a connection detail with an 8" vertical reinforced CMU wall. We did not observe any distress in the connection, footings or settlements. It appeared the wall well outperforms comparable and any future homes that may be applied in the future. Since no reinforcement construction is supported on pilings evident in footings behind the wall, we do not anticipate any additional and premature wall be applied in the back.

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

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

Sincerely,

Michael Lawrence, Jr., P.E.
Partner
Wallace Lawrence Structures, LLP
TBPE Registration No. 3054

5-6-10

TREE LIST

TAG NO.	COMMON NAME	SIZE
40	PECAN	10"
42	PECAN	32"
74	PECAN	18"
75	PECAN	19"
79	PECAN	20"
80	PECAN	26"

LANDSCAPE SCHEDULE FOR WETLAND AREA PLAN

PLANTING PLAN:

The shoreline edges will be planted with appropriate wetland species including the salvaged rushes, cyperus, etc..

WETLAND AREA RESTORATION PROCESS :

1. Plant the following: 1 g (1 per 10 s.f.) or 5 g (1 per 25 s.f.) species native to riparian areas of the eastern hill country, including wetland vegetation from locations nearby.
2. Seeding of grasses and forbs.
3. Management of exotic species.

The following plants are potential species to be sourced, and planted or seeded.:

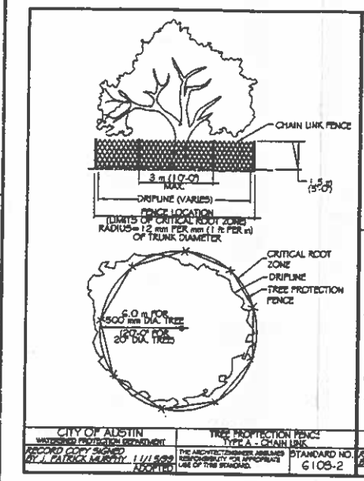
GRASSES:
gama grass (*Tripsacum dactyoides*)
indian grass (*Sorghastrum nutans*)
sideoats grama (*Bouteloua curtipendula*)
little bluestem (*Schizachyrium scoparium*)
bushy bluestem (*Andropogon glomeratus*)
inland sea oats (*Chasmanthium latifolium*)
canada wildrye (*Elymus canadensis*)

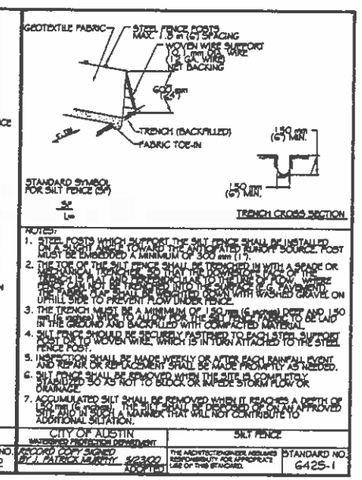
FORBS:
maximilian sunflower (*Helianthus maximiliani*)
clasping coneflower (*Rudbeckia amplexicaulis*)
pink-evening primrose (*Oenothera speciosa*)
frostweed (*Helianthemum Canadense*)
tropical sage (*Salvia coccinea*)

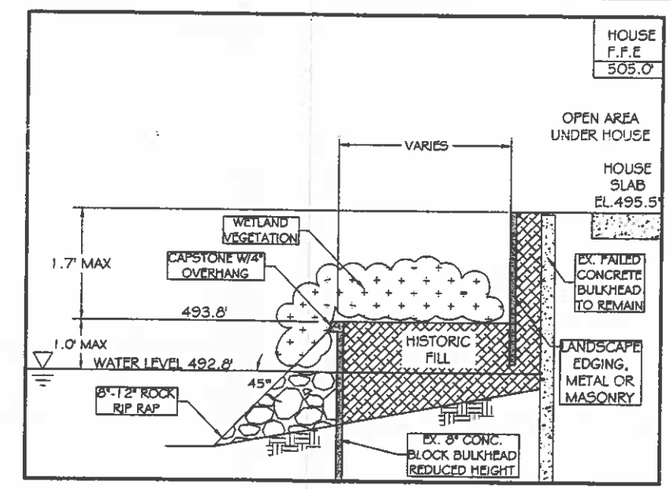
AQUATIC:
bacopa (*Bacopa monnieri*)
cyperus (*Cyperus sp.*)
yellow water lily (*Nymphaea odorata*)
bulrush (*Scirpus californicus*)
pickerelweed (*Pontederia cordata*)
pondweed (*Potamogeton pectinatus*)
four-square spikerush (*Eleocharis quadrangulata*)
arrowhead (*Sagittaria latifolia*)
star grass (*Dichromena colorata*)

LEGEND

905	EXISTING GRADING CONTOUR
	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
SILOC	SILT FENCE & LOC
OE	OVERHEAD ELECTRIC
	TREE FENCE PROTECTION
CWQZ	CRITICAL WATER QUALITY ZONE
	ZONING DISTRICTS
(125)	PER APRIL 6, 1996 SURVEY







Bulkhead Section A-A
NTS

NO.	DATE	REVISION	APP'D

AUPPERLE COMPANY
Engineering, Planning & Development Services
2319 Westlake Drive #110, Austin, Texas 78746 512 329-8241
Texas Board Of Professional Engineers Registration Number F-2996

2700 EDGEWATER DRIVE

SITE PLAN

DESIGNED: DMM
APPROVED:
SCALE:
2700 EDGEWATER DRIVE
DATE: FEBRUARY 17, 2009
SHEET 2 of 2

2

2700 EDGEWATER DRIVE - SP-2010-0082D

SP-2010-0082D