

Agenda Request Transmittal			Parks & Recreation:		
		🗖 Bo	ard		
From:	Bruce Aupperle, P.E.		Date: 05-Oct-10		
То:	Parks & Recreation Department, Chris Yanez	Delivery: Hand Pages:			
Re:	3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive), SP-2010-0092D				
By this t	ransmittal we hereby request that the referenced project be placed on the next available ager	ıda for	☐ approval. □ discussion.		
■Reside □Marin	ential Dock ential Dock Cluster la line Modification emoval				
Applicar	Lake Hills POA nt: Lake Hills POA hress: 3112 Edgewater Drive				
Site Plan	a Case Number: SP-2010-0092D e Requested:				
□Excee	d 20% Shoreline Width d 30' Depth Into Lake ach Into 10' Sideyard Setback				

Description of Project and Variance Request:

Exceed 20% of Channel Width

This site plan application is for a new fishing pier, a shoreline modification and inclusion of existing day docks and swim platform, which were not previously permitted. The applicant proposes to remove a portion of the existing concrete bulkhead in favor of a new sand beach area, reinforce a portion of the existing concrete bulkhead to prevent failure and to remove a portion of the existing day dock to provide a 10-foot offset from the side property line. Three wetland planting areas are proposed downstream shoreline area. The shoreline width is 615'. The shoreline facilities width will be 203.6' (84.7'existing plus 118.9' proposed) or 33% of the total shoreline width.

Attachments:	
Site Plan.	
Location Map	
□Plat	
Other Documents: Photos	

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

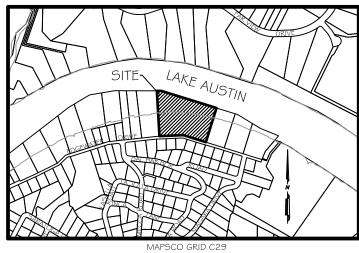
3112 EDGEWATER DRIVE

OWNERS

LAKE HILLS COMMUNITY ASSOCIATION INC. P.O. BOX 92649 AUSTIN, TEXAS 78709-2649

ENGINEER

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



VICINITY MAP

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

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

- EROSION CONTROL NOTES Appendix: P-1 The contractor shall install erosion/sedimentation controls and tree/natural area protective
- 2
- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing 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.
- 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 & Development Review Department, (512)974-2278, at least three days prior to the meeting date.
- Review Department, (512)974-2278, at least three days prior to the meeting date. Any major vanation in materials or locations of controls or finces from those shown on the approved plans will require a revision and must be approved by the reviewing fingineer, Environmental Specialist or City Abonst as appropriate. Major revisions must be approved by the Planning 4 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 inadequaces. 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 events to damaed dates. Silt accurates that mere the tempore uppen the detert
- repairs to damaged areas. Silt accumulation at controls must be removed when the depth aches six (G) inches
- reaches six (G) inches. Phor 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 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 below.
- - All disturbed areas to be revegetated are required to place a minimum of six (G) inches of 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 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 these tweeds deletenous methods pocks and defines.
 - Shall be free of trash, weeds, deletenous materials, rocks, and debris.

 - 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 transple. Soil known locally as "red death" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria: Maximum 25% 50% 80% Texture Class Clay



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:

- ART VEGEIAINE DIABILIZATION: 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. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF. Eerbliger shall be write a shall be with us writer a first 55.5 For 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 χ_2 pound per 1000 SF. Hydromulch shall comply with Table 1, below.
- b. Hydromulch shall comply with lable I, below. C. Temporary erosion control shall be acceptable when the grass has grown at least $V_{\mathcal{L}}^{\prime}$ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist. D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Citerian Manual. Table 1: Hydromulching for Temporary Vegetative Stabilization

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

- PERMANENT VEGETATIVE STABLIZATION

 - Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

11. Developer Information

- OWNER LAKE HILLS COMMUNITY ASSOCIATION INC PHONE #
- PHONE # (512) 288-2376 ADDRESS P.O. BOX 92649 AUSTIN, TEXAS 78709-2649
- NAME JOE GIMENEZ PHONE # (512) 288-23

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ PHONE # (512) 288-2376

- PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
- NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ PHONE # (512) 288-2376
- 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 ARRAS Appendix: P-G 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 As a condition of thial acceptance of the site, and in conformance with Environmental Unterla 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 mycormizae 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).

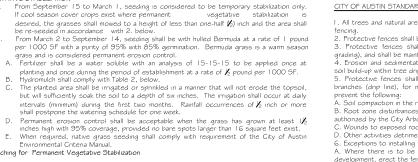
Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Planning & Development Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arbonst Pror to application (Fax #(512)974-3010). Applications may also specify soil injection of Doggett X-Linjecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at & 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 & Development Review Department P.O. Box 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, 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

adeauacy of the work of the design engineer

prepared them. In approving these plans, the City of Austin must rely upon the



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 martianed 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 revent the following: ...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 detimental 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:
Where there is the function of the company permission of the permitted in the following cases:

A. Where there is to be an approved grade change, impermedule units informing desets: 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 paying is to be installed within a tree's drip-line, erect the fence at the outer limits off the meable paving area (prior to site grading so that this area is graded separately prior to paving installation to

minimus root damage); . Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the ence and the building;

fence and the building: D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborst 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

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 maternal 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.

1. No landscape topsoil dressing greaater than 4 inches shall be permitted within the drip-line of trees. No soil permitted on the root flare of any tree.

12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage and of branches, etc.).

I.3. All instead 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).
1.4. 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: I. 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 shell be plan amendment and approval of the Planning 4 Development Review Department. 2. All signs must comply with requirements of the Land Development Review Department. 4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning 4 Development Review Department. 5. A development Review Department.

5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning

A development permit more to boost process of a second process of the plane.
 G. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
 For construction within the right-of-way, a concrete permit is required.

- CONSTRUCTION SEQUENCE THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION: HE FOLLOWING 15 A SEQUENCE OF CONSTRUCTION: CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED). INSTALL TREE PROTECTION CONTROLS (AS NEEDED). INSTALL NATURAL AREA PROTECTION (AS REQUIRED). HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.

- BUILD PROPOSED BULKHEAD AND BOARDWALK.
- REVEGETATE DISTURBED AREAS
- . REFUGETATE DISTRUCT ARLAS. 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

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

No. SHEET TITLE

- C | COVER SHEET ∉ NOTES 1
- 2. C2 SITE PLAN
- S I BOARDWALK & RETAINING WALL STRUCTURAL 3. DETAILS

Date

Date

APPROVED BY:

Parks & Recreation

For Director - Planning & Development Review Department

SPC-2010-0092D Permit Number

MARCH 31, 2010 Submittal Date

MARCH 31, 2013 Project Duration Date

- NOTES: T. 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.

- 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 Evidage at 512.322.CGSD to set up a tailgate safety meeting.
 Barncades must be erected 10 feet from Austin Energy transmission structures during construction.
- Any relocations or outages caused by this project will be charged to the contractor/owner. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the
- No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission 5
- No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
 Prior to mobilizing tall equipment such as cranes, call Jean Evindge at 512.322.6050, to coordinate with transmission personnel.
 Property owner is to provide free and easy access 24 hours a day to the transmission easement.
 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.

ATERSHED 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: LOT 4 CEBAR RANCH LAKEVIEW ACRES

PROJECT ADDRESS: 3112 EDGEWATER DRIVE, AUSTIN, TEXAS 78733

ZONING: SE-2 & LA

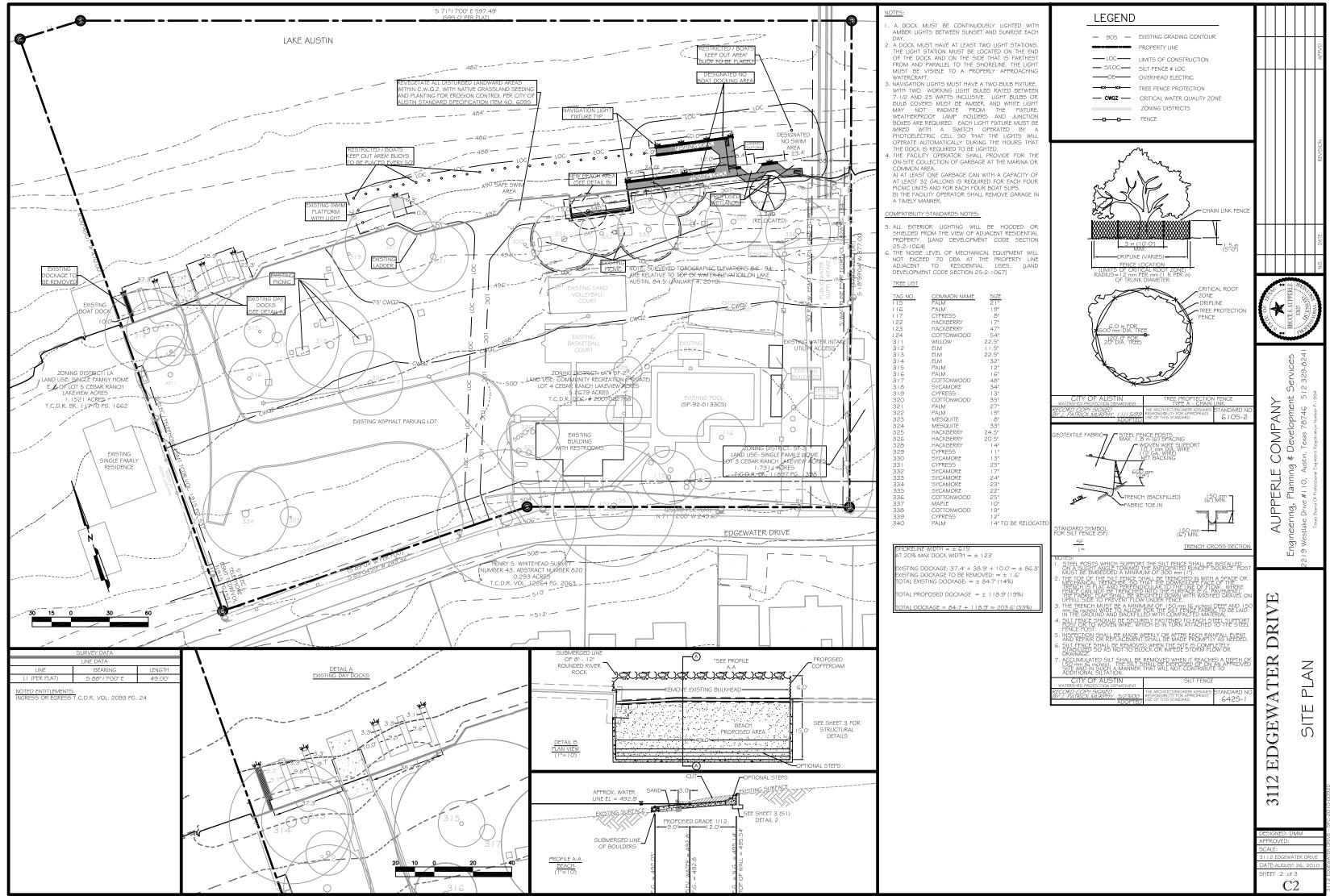
USE: COMMUNITY RECREATION (PRIVATE)

RELATED PERMIT NUMBERS: SP-1992-0133CS, 2004-002135 PR, 2004-014359 BP # 2004-014359 EP

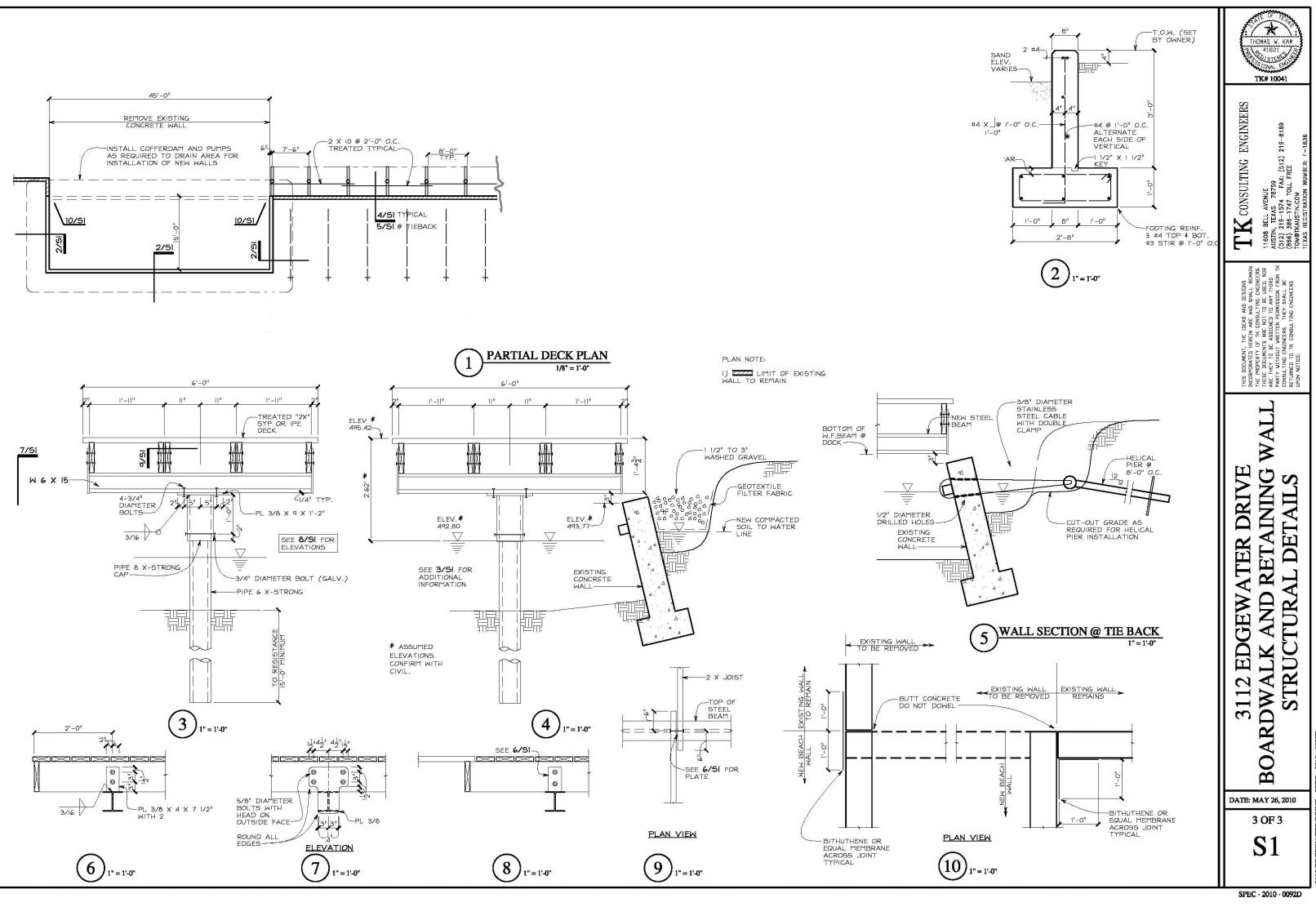
Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance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

Site Plan subject to City of Austin Watershed Protection Regulation:

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2010 3112 EDGEWAT

