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

Agei	nda Request Transmittal		Parks & Recreation: Navigation Committee Board
From:	Bruce Aupperle, P.E.		Date : 05-Oct-10
То:	Parks & Recreation Department, Chris Yanez		Delivery: Hand
Re:	2900 Westlake Cove, SP-2010-0175D		Pages:
By this t	transmittal we hereby request that the referenced pr	roject be placed on the next available age	enda for approval. discussion.
Project 7		Cl. of Co. M. C. of Co.	
	lential Dock lential Dock Cluster	■Shoreline Modification □Silt Removal	
□Marin		□Other:	
Owner:	Patrick M. and Jannette Keating		
	nnt: Patrick M. and Jannette Keating		
Site Add	dress: 2900 Westlake Cove		
Site Plan	n Case Number: SP-2010-0175D		
Variance Requested:			
□Exceed 20% Shoreline Width			
□Excee	ed 30' Depth Into Lake		
■Encre	oach Into 10' Sideyard Setback		
□Excee	ed 20% of Channel Width		

Description of Project and Variance Request:

This project proposes to remove an existing boat dock and construct new docks and bulkhead. The new bulkhead will predominantly follow the alignment of the existing bulkhead. The proposed bulkhead will protect approximately 467 linear feet of shoreline. The existing bulkhead is approximately 461 linear feet. Approximately 45 linear feet of new bulkhead will be realigned to accommodate the northern dock. The realignment of the bulkhead will add approximately 165 square feet of surface area to the waterbody of Lake Austin. The site currently has an existing two slip boat dock which is proposed to be removed. The current boat dock utilizes approximately 50 linear feet of shoreline, or 11% of the 461 linear feet existing shoreline. The proposed docks will utilize approximately 84 linear feet of shoreline or 18 percent of the 467 linear feet of proposed shoreline. The existing northern dock is currently within the 10-foot side yard setback area, the proposed northern dock will also be within the 10-foot side yard setback area.

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



MAPSCO GRID G26

VICINITY MAP

NTS

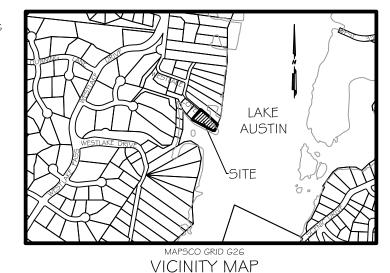
REVISIONS / CORRECTIONS

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

2900 WESTLAKE COVE

PATRICK M. & JANNETTE KEATING 2900 WESTLAKE COVE AUSTIN, TEXAS 78746-196 PHONE (408) 910-3388

BRUCE S. AUPPERLE, P.E. AUPPERLE COMPANY 2219 WESTLAKE DR. STE. 110 AUSTIN, TEXAS 78746 PHONE (5 | 2) 422-7838 FAX (5 | 2) 329-824 |



ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW

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

- $\frac{\text{EROSION CONTROL NOTES}}{\text{Appendix: P-1}}$ The contractor shall install erosion/sedimentation controls and tree/natural 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
- 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 Gradina/Tree
- An 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, (§12)974-2276, 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, Environmental Specialist or City Aborist 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.

 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.
- Prior to final acceptance by the City, haul roads and waterway crossings constructed for waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- 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 leaders.
- 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 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

Texture Class	Mınımum	Maximun	
Clay	5%	25%	
Silt	10%	50%	
Sand	30%	80%	

Topsol 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:

- 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.
- 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 $\not\!\! Z$ pound per 1000 SF. Hydromulch shall comply with Table 1, below.
- C. Temporary enosing control shall be acceptable when the grass has grown at least 1/20 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.

Table 1: Hydromulching for Temporary Vegetative Stabilization

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% Tackifer	O-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent
- If cool season cover crops exists where permanent vegetative stabilization is desired, the grasses shall mowed to a height of less than one-half (2) inch and the area shall be re-seeded in accordance with 2, below.

 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.

 Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at classification and once discuss the season of articles that the state of 2 pound are 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 2, below.
- 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 shall postpone the watering schedule for one week.
- snail postpone the watering schedule for one week.

 D. Permanent erosion control shall be acceptable when the grass has grown at least I/2 inches high with 95% coverage, provided no bare spots larger than I G 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

(BFM)	Wood 30% Tackifier erosive soil conditions 80.3	
11.	leveloper Information	
	DWNER PATRICK M. & JANNETTE KEATING PHONE # (408) 910-3388 ADDRESS 2900 WESTLAKE COVE, AUSTIN, TEXAS 7874G-19G1	
	DWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: NAME PATRICK M. & JANNETTE KEATING PHONE # (408) 910-3388	
	PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTE NAME PATRICK M. & JANNETTE KEATING PHONE # (408) 910-3388	NANC

 Material
 Description
 Longevity
 Typical Applications
 Application Rates

 Bonded Fiber Matrix
 80% Thermally Refined
 6 months
 On sloges up to 2: land
 68.9 lbs/SF to

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: NAME PATRICK M. \$ JANNETTE KEATING
PHONE # (408) 910-3388

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: 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 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 mycorrhizac components are highly recommended. These solutions are commonly literal to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arbonst (EI 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 4 Development. Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arbonst Prior to application (Fax # (512)974-3010). Applicants may also specify soil injection of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use maternals at \$\int \text{recommended rates}\$. Alternative organic fertilizer maternals are acceptable when approved by the City Arbonst. Within 7 days after fertilization is performed, the contactor shall provide documentation of the work performed to the City Arbonst, Planning \$\int \text{Development Review Department P.O. Box 1086}, Austin, Texas 78767. This Note should be referenced as item \$\pi \text{ 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 than 15 feet wide and no trees of six inches or more in diameter shall be removed for surveying or testing

ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT INCOMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

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

 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.

 Erosion and sedimentation control barners 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 present the following:
- prevent the following:

 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;

- Wounds to exposed roots, trunk or limbs by mechanical equipment;

 Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

 Exceptions to installing fences at tree drip-lines may be permitted in the following cases:

 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;

 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 musing aces democratic.
- 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;
- Where there are severe space constraints due to tract size, or other special requirements, contact the City Arbonist 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
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserve
- 3. 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.
- To Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- 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.).
- occurs (ripping or prancies, etc.).

 13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arbonist Association Pruning Standards for Shade Trees available on request from the City Arbonist).
- 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 Parks and Recreation Department.

 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 inte Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's squeets. Applicant will comply with all applicable City of Austin requirements.
 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 Digartment.
 Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
 All isigns must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
 Additional electric easements may be required at a later date.
 All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
 A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
 For driveway constructions: The owner is responsible for all costs for relocation of, or damage to utilities.

- 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.

- INSTALL TREE PROTECTION CONTROLS AND AERATION / NUTRIENT REQUIREMENTS (AS NEEDED).
- INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED)
- INSTALL ANTIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDEU).
 INSTALL NATURAL AREA PROTECTION (AS REQUIRED).
 CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
 HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
 REMOVE EXISTING BOAT DOCK AND OTHER NOTED EXISTING IMPROVEMENTS.
 BUILD PROPOSED BULKHEAD AND BOAT DOCKS.

- REVEGETATE DISTURBED AREAS.
 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

- I. COVER SHEET # NOTES
- 2. SITE PLAN
- 3. BOAT DOCK ELEVATIONS & PLAN VIEW

APPROVED BY:

For Director - Planning & Development Review Department SP-2010-0175D Permit Number JUNE 18, 2010 Submittal Date

JUNE 18, 2013

- NOTES:

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

 2. THIS PROJECT IS LOCATED IN THE DRINKING WATER PROTECTION ZONE.

 **Library Incompage and arround and flow line elevations be 3. Contractor to verify utility locations and ground and flow line elevations before construction

- ELECTRIC TRANSMISSION NOTES:

 2. A pre-construction safety meeting is required with Austin Energy 46 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call Jean Enridge at 512.322.6050 to set up a tailgate safety meeting.

 3. Barncades must be erected 10 feet from Austin Energy transmission structures during construction.

 4. Any relocations or outages caused by this project will be charged to the contractor/owner.

 5. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical branch.

- G. No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement
- 7. Prior to mobilizing tall equipment such as cranes, call Jean Evridge 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.

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 48453C0445H

LEGAL DESCRIPTION: LOT 10, AMENDED PLAT OF LOT 10 LAGA VILLA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 90, PAGE 316, PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROJECT ADDRESS: 2900 WESTLAKE COVE, AUSTIN, TEXAS 78746-1961

Site Plan subject to City of Austin Watershed Protection Regulations.

ZONING: LA

USE: SINGLE FAMILY HOME

RELATED PERMIT NUMBERS: 1996-016191 BP, 1996-016191 EP, 1996-016191 MP, 1996-016191 PP, 1997-008909 BP, 1997-008909 EP, 1997-008909 MP, 1997-008909 PP, 2010-001046 PR, 2010-001049 BP, 2010-026608 PR, 2010-026646 BP \$ 2010-026647 BP

LAND STATUS DETERMINATION: N/A

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

This boat dock is an accessory use for a principal residence and should be used as such.

NOTES COVWESTLAKE ₩ SHEET COVER

COMPANY Development Service

EJ &

'ngineering,] 2219 Westlake D.

2900

