



Aupperle Company

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Texas Board of Professional Engineers Registration Number F-1994

Agenda Request Transmittal

Parks & Recreation:

☒ Navigation Committee

☒ Board

From: Bruce Aupperle, P.E.

Date: 7-Dec-10

To: Parks & Recreation Department, Chris Yanez

Delivery: Hand

Re: 1611 Westlake Drive – SP-2010-0311D – Naymola Dock

Pages: 4

By this transmittal we hereby request that the referenced project be placed on the next available agenda for ☒ approval.
☐ discussion.

Project Type:

- ☒ Residential Dock
☐ Residential Dock Cluster
☐ Marina
☐ Shoreline Modification
☐ Silt Removal
☐ Other:

Owner: Walter Naymola Jr.

Applicant: Walter Naymola Jr.

Site Address: 1611 Westlake Drive

Site Plan Case Number: SP-2010-0311DS

Variance Requested:

- ☒ Exceed 20% Shoreline Width
☐ Exceed 30' Depth Into Lake
☐ Encroach Into 10' Sideyard Setback
☒ Exceed 20% of Channel Width

Description of Project and Variance Request:

The proposed site plan application proposes to replace an existing dock with a new single slip 14'x30' dock. The proposed dock will exceed 20% of the shoreline width and 20% of the channel width. The proposed dock will otherwise be in compliance with all other requirements for docks. Please note that the landward side of 1611 Westlake Drive is in the City of West Lake Hills, while the water portion is in the City of Austin. The existing dock will be demolished prior to construction of the proposed dock.

Attachments:

- ☒ Site Plan.
☒ Location Map
☐ Plat
☒ Other Documents: Photo

[illegible]

OWNERS:
WALTER E. NAMMOLA, JR.
P.O. BOX 7343
BEAUMONT, TEXAS 77726-7343
PHONE C/O DAVID KELIHOR
(713) 818-4745

BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
22219 WESTLAKE DR. STE. 110
AUSTIN, TEXAS 78746
PHONE (512) 422-7838
FAX (512) 329-8241



1' = 500

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

1. The contractor shall install erosion/sedimentation controls and treetrunk area protection 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 treetrunk area protective fencing shall be in accordance with the City of Austin standards Notes for Tree and Natural Area Protection and the approved Grading/Freeze and Natural Area Protection plan.
4. A preconstruction conference shall be held on-site with the contractor, design engineer, environmental controls and Environmental Inspector after installation of the erosion/sedimentation controls and treetrunk 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 Analyst 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 to the satisfaction of the City Analyst.
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 wateryway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the wateryway, and the areas restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
8. Rocks may be disposed of in approved spoil disposal sites. Debris such as, one square foot or larger, must be disposed of from the rock disposal site. Debris less than one square foot in size may be disposed of from the rock disposal site.
9. The City of Austin Environmental Inspector is responsible for the removal of debris from the haul area. At this time, it is the responsibility of the Project Manager to immediately contact the City of Austin Environmental Inspector for further investigation.
10. 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 (6) inches of topsoil (see Standard Specification Item No. 601.5.3(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 Illinois Composting Council). The soil shall be

- 100 % shall pass through a 0.375-inch ($\frac{3}{16}$) 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 dirt" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

The vegetative stabilization of areas disturbed by construction shall be as follows

Material	Description	Longevity	Typical Applications	Application Rates
70/30 Wood	70% Wood 30% Mulchpaper	0-3 months	Moderate slopes; from flat to 3:1	4.5-9 lbs/sf / 1000 sf
Cellulose Blend	96% Wood 3% Tackler	0-3 months	Moderate slopes; from flat to 3:1	4.5-9 lbs/sf / 1000 sf
Wood Fiber Mulch				

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 (1/2) inch and the area shall be re-seeded in accordance with 2. below

2. From March 2 to September 14, seedling shall be with mulched Bermuda at a rate of 1 pound per 1000 SF with a purity of 93% 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 $\frac{1}{2}$ pound per 1000 SF.
- B. Hydrochloric shall comply with Table 2, below.
- C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil.

D. Permanent erosion control shall be acceptable when the grass has grown at least $\frac{1}{2}$ inches high with 55% coverage, provided no bare spots larger than 16 square feet exist.

E. When required, native grass seedling shall comply with requirement of the City of Austin Environmental Criteria Manual.

Mulching for Permanent Vegetative Stabilization		
Description	Longevity	Typical Applications
60% Thermally Refined Wood 30% Tackifier	6 months	On Slopes up to 2:1 and erosive soil conditions
Developer Information		Application Rates 65-91 lb/500 ft ² 60-3 lb/1,000 ft ²

OWNER _____ WALTER E. NAMOLA, JR.
PHONE # _____ BO DAVID REIFOR (713) 818-4745
ADDRESSES _____ P.O. BOX 7343BEAUNTON, TEXAS 77726-7343

OWNERS REPRESENTATIVE RESPONSIBLE FOR PLANT ALTERATIONS:
NAME _____ WALTER E. NAMOLA, JR.
PHONE # _____ (713) 818-4745

PHONE # CO DAVID KELLER/ 1/3/01/674-75

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

NAME WALTER E. YAMODA, JR.

PHONE # CO DAVID KELLER/ (713) 818-4745

PERSON OR FIRM RESPONSIBLE FOR PRELIMINARY AREA PROTECTION MAINTENANCE:

NAME WALTER E. YAMODA, JR.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN

Trees will be Aerated and Provided Nutrients Prior to any Construction Activity

As a condition of permit 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 located and provided with Supplemental Irrigation. Nutrients per the following guidelines. Macro and Micro nutrients are required. Humic/fulvic solutions with humic/fulvic 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 Engineer (C) (297/4-1876) prior to application. The owner or general contractor shall select a fertilization approach and insure coordination with the City Arborist (Phone: (512)974-1876).

[illegible]

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.

ENVIRONMENTAL ACTION AND THE AUTHORITY TO ADD AND/OR MODIFY ENDOGENOUS/EXTRINSINSIC CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

All responsibility for the adequacy of these plans is prepared them. In approving these plans, the adequacy of the work of the design engineer.

1. COVER SHEET & NOTES
2. SITE PLAN & BOAT DOCK ELEVATIONS

Parks & Recreation	Date
For Director - Planning & Development Review Department	Date
SP-2010-XXXXX	
Permit Number	
AUGUST XX, 2010	
Submital Date	
AUGUST XX, 201X	
Project Duration Date	

1. This project is not located over the Edwards Aquifer recharge zone.
2. THIS PROJECT IS LOCATED IN THE DRINKING WATER PROTECTION ZONE.
3. Contractor to verify utility locations and ground and flow line elevations before construction

2. A pre-construction safety meeting with Austin Energy 48 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call Jean Evmdge at 512.322.6050 to set up a liability safety meeting.
3. Barcades 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 hazard.

6. No dumpsters, staging or spillover areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
7. Prior to mobilizing tall equipment such as cranes, call Jean Emvidge at 512.322.6050, to coordinate with transmission personnel.
8. Property owner is to provide free and easy access 24 hours a day to the transmission easement.

Line owner is responsible for dust controls for insulators and to prevent blasting. Owner is responsible for all outages caused by the dust from this project.

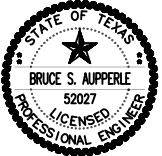
WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY RURAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

FLOODPLAIN INFORMATION: PART OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 46453C00445H

PROJECT ADDRESS: 161 WESTLAKE COVE, WEST LAKE HILLS, TEXAS 78746-1961
ZONING: 1A (LATESIDE OF THE 492.8' CONTIOLR)
USE: SINGLE-FAMILY HOME WITH BOAT DOCK
RELATED PERMIT NUMBERS: 1790-665559 W, 2005-013349 EP & 2007-163967

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

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241



NO.	DATE	REVISION	APP'VD		

