A :	genda Request Transmittal		& Recreation:
Fro	m: Bruce Aupperle, P.E.	Date:	28-Feb-11
To:	Parks & Recreation Department, Chris Yanez	Delivery	: Email
Re:	3961 Westlake Drive – SP-2011-0015DS	Pages:	1
By this transmittal we hereby request that the referenced project be placed on the next available agenda for action.			
Owner: Rod Roberts Applicant: Rod Roberts Site Address: 3961 Westlake Drive Site Plan Case Number: SP-2011-0015DS Variance Requested: Dock length to exceed 30', request approval of dock length of 59.4'. Description of Variance Needed: As witnessed by the locations of the adjacent docks, the water depth in this area is very shallow near the shoreline. The applicant wishes to construct a dock that is 59.4 feet in length instead of the standard 30 feet in length.			
Attachments:			
	Site Plan : Site Plan Sheets 1 & 2		
	Location Map		
	Plat		
	Other Documents		

REVISIONS / CORRECTIONS APPROVAL DATE OWNER: ROD C. ROBERTS 6034 W. COURTYARD STE. 205 AUSTIN, TEXAS 78730 PHONE (5 | 2) 481-1775 ENGINEER: BRUCE S. AUPPERLE, P.E. AUPPERLE COMPANY 22 19 WESTLAKE DR. STE. 110 AUSTIN, TEXAS 78746 PHONE (5 | 2) 422-7838 FAX (5 | 2) 329-8241 3961 WESTLAKE DRIVE -SITE

DESCRIPTION

ILL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

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 £ pound per 1000 ST. hydromucki shall comply with Table 1, below.

Temporary erosion control shall be acceptable when the grass has grown at least £ with the property of the period of the

96% Wood 3% Tackifer Jescription 70% Wood 30% paper 3% Tackifier 0-3 months Moderate slopes; from flat to 3:1 45.9 lbs/1000 sf

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

- shall restall croconfeedmentation controls and tree/habral area protective my site preparation work (clearing, grubbing or excavation), in the preparation work (clearing, grubbing or excavation) are considered mentation controls shall be in accordance with the Environmental of the approved froson and Sedimentation Control Plan, the provided froson and Sedimentation Control Plan, the provided froson and Sedimentation Control Plan, the provided froson and Sedimentation Control Plan (see Sedimentation) and the approved Gradingfines Plan.
- A pre-construction conference shall be held on-site with the contractor, design Injunce/permit applicant and Environmental Inspector after installation of the crosion/bedimentation controls and three/latifual area protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning and Development Roview Department, (5) (2)(974–2276), at least three days prior to the meeting date. Any major variation in materials or locations of controls or ferices from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer. Environmental Specialist or City Abornet as appropriate. Major revisions must be approved by the Planning and Development Roview Department. Minor changes to be the self-devisions to the Erosion and Sedimentation Control Flan may be required by the Environmental inspector during the course of construction to correct control madequales. The contractor is required to inspect the controls and fetness at weldly intervals and after significant rantial events to insure that they are functioning properly. The person(s) responsible for maintreance of controls and fetness shall immediately must have any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) indexes.

Matenal
Bonded Fiber Matrix
[BFM]

- ork must sop if a word in the rock substrate is discovered which is, one square took may be also been in a rea; blows an from within the substrate andro consistently receives water during any soft. At this time it is the responsibility of the Project Manager to immediately contact yof Att is functionmental inspector for further insestigation.
- reas to be revegetated are required to place a minimum of six (6) inclies tradiated Specification Item No. 601 (5.0M). Do not add topsol whim it has tradiated Specification Item No. 601 (5.0M). Do not add topsol whim the read existing trees. The topsol is shall be composed of 3 parts of soll mixing read of the property of the proper

struction shall be as follows:

m September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 6, pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cercal Rye Grain at 0.5 pounds per 1000 SF, with a total inter of 1.5 pounds per 1000 SF, Cool season combol part of 1000 SF, Cool season combol march 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds 1000 SF.

ood Fiber Mulch

- exeminer it to March I, seeding is considered to be temporary stabilization only. bason cover crops exist where permanent vegetative stabilization is desired, the shall moved to a height of less than one-half (2) inch and the area shall be at in accordance with 2 below.

80% Thermally Refined Wood 30% Tackifier

w 75% Thermally Refined Wood 5% Reinforcing fibers 10%Tackfier

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
OWNER ROD C. ROBERTS
PHONE # (512) 481-1775 OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: OWNER ROD C. ROBERTS
PHONE # [512]481-1775

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: OWNER ISON C. ROBERTS PHONE # (5.12).461-1.175

The contractor shall not despose of surplus excavated material from the site without notify the Planning and Development Review Department at (5).1974-2278 at least 48 in prior with the location and a copy of the permit issued to receive the material. stē without notifying 8 at least 48 hours tenal.

Trees will be Aerated and Provided Nutrier

As a condition of final acceptance of the site, and in conformance with Environmental Cinderia Manual section 3.5.4 — All preserved trees within the limits of construction will be Arrated and provided with Supplemental Nutrients part the following audelines. Macro and MicroNutrients are required. Humateontient solitations with impornitizes components are highly recommended. These solitations are commonly ultimated to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arbonist (5.12)974-1876, prior to application. The owner or appreal contractor shall select a tertilization contractor and visure coordination with the City Arbonist (5.12)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 cinical root zone of trees as depended on the GNy approved plans. Trees are to be avaited by water injected afto the soil (inder pressure via a soil probe at SO-128 points) per square incit) or by other method as approved by Hamming and Development Review Department. The Proposed Mitment Mx Specifications need to be provided to and approved by the GNy Abones Finor to application (Fix4 (512)974-3010). Applicants may also specify soil injection of Doggett X-1 injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at £ recommended areas. Alternative organic fertifiers materials are acceptable when approved by the CNy Abones. When 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the CNy Abones. Hamming will be explained to the CNy Abones. Hamming will be explained to the CNy Abones. Hamming and Development Review Department P.O. Box 1086, Austin, Texas 78767. The Note should be referenced as item #1 in the Sequence of Construction.

ation within the shortene setback area shall be removed before the issuance of a birdure or required for surveying and testing. Areas cleared for surveying or testing, shall be and no trees of six ricities or more in diameter shall be removed for surveying or testing.

these plans remain with the engineer who plans, the City of Austin must rely upon the

grasses shall move us a new and proceed to a rate of I pound from March 2 to September I.4, seeding shall be with fulled Bermuda at a rate of I pound From March 2 to September I.4, seeding shall be with fulled Bermuda at a rate of I pound per I 000.0 Sf with a purity of 55% with 55% germination. Bermuda grass is a warm season per I 000.0 Sf with a purity of 55% with 25% of 15-15-15 to be applied once at a considered permanent and analysis of 15-15-15 to be applied once at

per LOVO of whith a pulling in the per love of the per LOVO of whith a pulling of a special of a special of a special once at 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 K pound per 1000 SF. B. hydromidel shall comply with Table 2, below.

The planted area shall be unpreaded or spenified in a manner that will not enode the topsoil, but will sufficiently soak the soil to a depth of six niches. The imagation shall occur at daily internals (minimum) during the first, two months. Rainfall occurrences of K inch or more

 slopes up to 2:1 and slopes up to 2:1 and slopes up to 2:1 and slopes slopes soil conditions
 Application Rates 68.9 lbs/5F to 80.3 lbs/10005F

On slopes up to 1:1 and 68.9 lbs/SF to erosive soil conditions 80.3 lbs/10005F

All materials to be used on proposed bulkhead shall be approved by PARD. Dead restrictions or restrictive coverants are applicable to this property. Environmental inspection has the authority to add and/or modify or cosonibed-mentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. Tree protection fence should be chain in all materials to be used on proposed but hear trees.

EDIMENTATION CONTROUS (AS NEEDED). CONTROUS (AS NEEDED). TECTION (AS REQUIRED). MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278. VENERITS AS DENOTED ON SITE PLAN.

DEMOUSH EXISTING IMPROVEMENTS AS DENOTED ON STIE FLAM.
BUILD PROPOSED BOAT DOCK.
REVEGETATE DISTURBED AREAS.
SUBMIT ENGINERS CONCUNRERINGE LETTER TO THE CITY OF AUSTIN.
OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS

shall be erected according to City of Austin Standards for Tree Protection, shall be installed prior to the start of any site preparation work (cleaning, grubbing or shall be installed prior to the start of any site preparation work (cleaning, grubbing or libe maintained throughout all plasses of the construction project.)

trunk with strapped-on planting to a height of 8 feet (or to the limits of lower branching) in addition to reduced floring provided.

Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Any roots exposed by construction activity shall be prived flush with the soil. Backfill root areas a good quality top poll as soon as possible. If exposed root areas are not backfilled within 2 days, co them with organic material in a manner which reduces soil temperature and minimizes water loss due

rig required for the installation of landscape impation shall be placed as far from existing tree coasts. On the installation of landscape impation shall be permitted within the drip-line of trees. No pe topical dressing greater than 4 inches shall be permitted within the drip-line of trees. No tricted on the root flare of any tree.

This product is strictured, vehicular traffic and equipment shall take place before damage provide clearance for strictures, vehicular traffic and equipment shall take place before damage.

ations from the above notes may be considered ordinance violations if there is substantial compliance or if a tree sussains damage as a result.

| CRUENAL NOTES: | Protection fence should be chain link.

The following site plan release notes are no lided in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.

Ill improvements stall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Flanning of Development Review Department.

All signs must comply with requirements of the land Development Code. (Section 13-2, Article VII)

All defined lecture easements may be required at a later of ate.

All existing structures allow to be removed will require a demolition permit from the City of Austin Planning

A development Review Department.

A development Review Department.

A development permit must be issued prior to an application for building permit for non-consolidated or Flamning Commission approved site plans.

For driving construction: The owners 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
CONSTRUCTION
CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PROR TO SCHEDULING THE
PRE-CONSTRUCTION MEETING.
NSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
NSTALL TREE PROTECTION CONTROLS (AS NEEDED).
NSTALL INEE PROTECTION (AS REQUIRED).
NSTALL INEE PROTECTION (AS REQUIRED).

VICINITY MAP

readral), and shall be martained throughout all phases of the construction project.

I call and sections and accommendation control barners shall be installed or maintained in a manner which does not swit in soil build-up within tree drip lines.

To detective fances shall surround the trees or group of trees, and will be located at the outermost limit of corective fances (drip line), for natural areas, protective fances shall follow the limit of Construction line, in order paraches (drip line), for natural areas, protective fances shall follow the limit of Construction line, in order persent the following:

So compaction in the root zone area resulting from vehicular traffic or storage of equipment or maternals:

Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arbornis.

where described occurring to the constraint outcomes and ego, country, took declared, and most reprinted to mistalling forces at the care physicists per permitted in the following cases well, or other such strate development, erect the fence approximately 2 to 4 feet beyond the area disturbed; where permitted permitable paying is to be installed within a tree's driphine, erect the fence at the other limits off the permitted paying area (prior to site grading so that this area is graded separately prior to paying installation to minimize root damage); where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the buildings that the contract size, or other special requirements, contact the Clay Arborost at 5 12-974-176 to discuss alternatives.

of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the nema promoters.

JSE: Single Family Resi

ing formation with the industry (Reference) to provide cleanate for structures, venicum is provide cleanate for structures, venicum is reproved standards of the industry (Reference) (Reference) that the industry (Reference) (Reference) that the industry is represented by the industry (Reference) (Referenc

Release of this application the applicant. The engine his/her submittal, whether Site Plan subject to City

JANUARY 14, Submittal Dat SP-2011-00 Permit Number Parks & Recn

staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for To leet from Austra Energy transmission structures during construction. aused by this project will be charged to the contractor/owner. ed under the overhead transmission lines to make all personnel aware of the

FLOODPLAIN INFORMATION: Fart of this project is within the IOO-YEAR FLOOD FLAIN as shown on the F.E.M.A Panel 48453C0435HPROJECT ADDRESS: ZONING: LA Lot 109, of The Lake Shore Addition, a subdivision in Travis County, Texas. recorded in Volume 3, Page 30, Plat records of Travis County, Texas.

RELATED PERMIT NUMBERS: 1982-012908 EP, 1982-012908 MP, 1984-022657 BP \$ 2010-099834 DA

City regulations The applicant is

3961 WESTLAKE DRIVE



Date Date

APPROVED BY:

COVER SHEET \$ NOTESSITE PLAN, BOAT DOCK ELEVATIONS \$ PLAN VIEW

SHEET TITLE

AUPPERLE COMPANY Engineering, Planning & Development Services

tall equipment such as cranes, call Jean Evridge at 512.322.6050, to coordinate with

2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241 Texas Board Of Professional Engineers Registration Number F-1994

COVER SHEET # NOTES

