Aupperle Company
2219 Westlake Drive #110, Austin, Texas 78746
Office & Fax: (512) 329-8241
Email: Aupperle@att.net

Agenda Request Transmittal

Parks & Recreation:

☒ Navigation Committee

☒ Board

From: Bruce Aupperle, P.E. **Date:** 29-Mar-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 70'.

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 70 feet in length instead of the standard 30 feet in length.

Attachments:

- ☒ Site Plan: Site Plan Sheets 1 & 2
- ☐ Location Map
- ☐ Plat
- ☒ Other Documents, Aerial Photo w/Dock Overlay

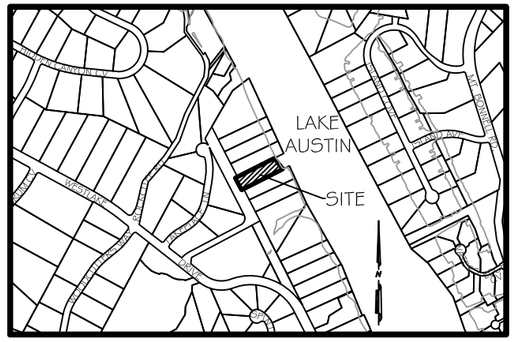
3961 WESTLAKE DRIVE

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

OWNER:
ROD C. ROBERTS
6034 W. COURTYARD STE. 205
AUSTIN, TEXAS 78730
PHONE (512) 481-1775

ENGINEER:
BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
2219 WESTLAKE DR. STE. 110
AUSTIN, TEXAS 78746
PHONE (512) 422-7838
FAX (512) 329-8241



MAPSCO GRID G27

VICINITY MAP

1" = 500'

No. SHEET TITLE

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

APPROVED BY:

Parks & Recreation Date

For Director - Planning & Development Review Department Date

SP-2011-0015DS
Permit Number

JANUARY 14, 2011
Submittal Date

JANUARY 14, 2014
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: P-1 (3/24/2009)

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 and 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 and 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 (⅜") sieve.
      - 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:

(I) 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.

(II) 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 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 1, below.
C. Temporary erosion control shall be acceptable when the grass has grown at least ½ 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

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

PERMANENT VEGETATIVE STABLIZATION

(I) 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.

(II) 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 required, 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]	80% Thermally Refined Wood 20% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/1000SF
Fiber Reinforced Matrix [FRM]	75% Thermally Refined Wood 5% Reinforcing fibers 10%Tackifier	12 months	On slopes up to 1:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/1000SF

10. Developer Information:
    OWNER ROD C. ROBERTS
    PHONE # (512) 481-1775
    ADDRESS 6034 W. COURTYARD STE. 205 AUSTIN, TEXAS 78730

    OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
    OWNER ROD C. ROBERTS
    PHONE # (512) 481-1775

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

    PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
    OWNER ROD C. ROBERTS
    PHONE # (512) 481-1775
11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and 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-6 (12/20/2002)

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 mycorrhizae 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 (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 and 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 Doggett 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 and 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 well, 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 this 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 (nipping 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 PARD.
3. Deed restrictions or restrictive covenants are applicable to th is property.
4. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations.

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. All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
3. Additional electric easements may be required at a later date.
4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
5. A development permit must be issued prior to an applicaton for building permit for non-consolidated or Planning Commission approved site plans.
6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
7. 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. DEMOLISH EXISTING IMPROVEMENTS AS DENOTED ON SITE PLAN.
7. BUILD PROPOSED BOAT DOCK.
8. REVEGETATE DISTURBED AREAS.
9. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
10. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
11. 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.
3. This project is located in the drinking water protection zone.

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 Evndge 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 Evndge 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. Panel 48453C0435H

LEGAL DESCRIPTION: Lot 109, of The Lake Shore Addition, a subdivision in Travis County, Texas, according to the map and plat thereof recorded in Volume 3, Page 30, Plat records of Travis County, Texas.

PROJECT ADDRESS: 3961 Westlake Drive, Austin, Texas 78746

ZONING: LA

USE: Single Family Residence

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

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 engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

BUILDING NOTES: A business or living quarters may not be constructed on a pier or similar structure extending into or above Lake Austin, Town Lake or Lake Walter E. Long, except under a license agreement approved by the council [LDC 25-2-1176 (H)].

NO.	DATE	REVISION	APPVD

STATE OF TEXAS BRUCE S. AUPPERLE 58027 LICENSED PROFESSIONAL ENGINEER

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512.329-8241
Texas Board Of Professional Engineers Registration Number F-1994

3961 WESTLAKE DRIVE

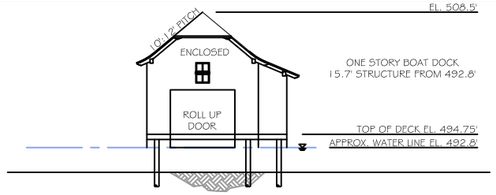
COVER SHEET & NOTES

DESIGNED: DMM
APPROVED:
SCALE: NTS
3961 WESTLAKE DRIVE
DATE: FEBRUARY 1, 2011
SHEET 1 of 2

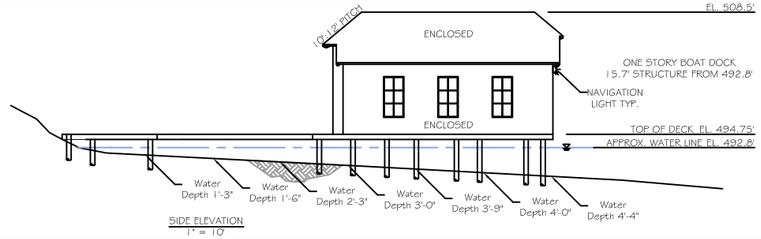
1

3961 WESTLAKE DRIVE SP-2011-0015DS

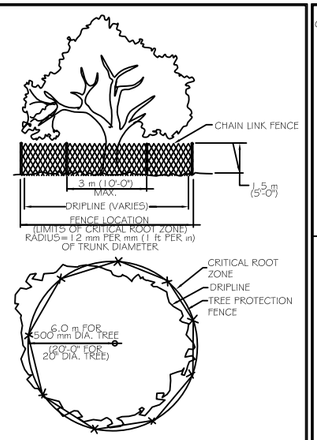
SP-2011-0015DS



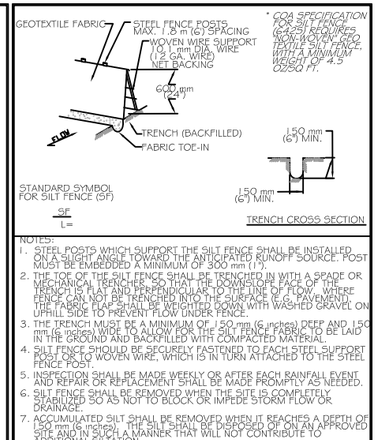
LAKESIDE ELEVATION
1" = 10'



SIDE ELEVATION
1" = 10'



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY: J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



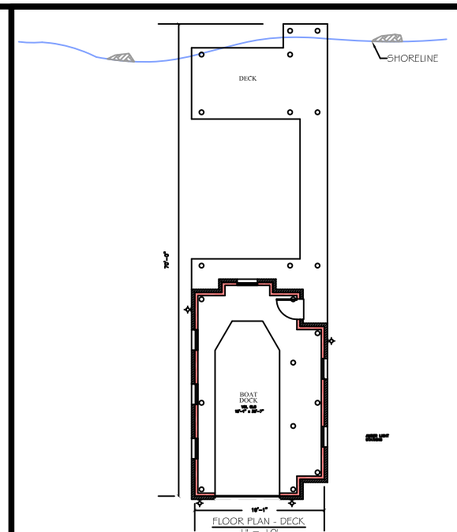
* COA SPECIFICATION 740 SILT FENCE (6/4/93 REVISED) NON-WOVEN GEO TEXTILE SILT FENCE, WITH A MINIMUM WEIGHT OF 4.5 OZ/SQ YT.

NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (1').
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY: J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

TREE LIST

TAG NO.	COMMON NAME	SIZE
300	BLACK WALNUT	9"
301	LIVE OAK	18"
302	LIVE OAK	18"
303	LIVE OAK	8"
304	LIVE OAK	17"
305	LIVE OAK	12"
306	LIVE OAK	10"
307	LIVE OAK	10"
308	LIVE OAK	12"
309	LIVE OAK	18"
310	LIVE OAK	17"
311	LIVE OAK	14"
312	LIVE OAK	30"
313	LIVE OAK	15"
314	LIVE OAK	12"
315	LIVE OAK	12"
316	LIVE OAK	10"
317	LIVE OAK	34"
318	LIVE OAK	18"
319	LIVE OAK	12"
320	LIVE OAK	12"
321	LIVE OAK	8"
322	ELM	6"
323	ELM	8"
324	LIVE OAK	22"
325	LIVE OAK	19"
326	LIVE OAK	10"
327	LIVE OAK	14"
328	LIVE OAK	15"
329	LIVE OAK	25"
330	LIVE OAK	14"
331	LIVE OAK	32"
332	LIVE OAK	14"
333	LIVE OAK	14"
334	LIVE OAK	16"
335	LIVE OAK	12"
336	LIVE OAK	10"
337	LIVE OAK	16"
338	LIVE OAK	12"
339	LIVE OAK	22"
340	BLACK WALNUT	24"
341	PECAN	19"
342	BLACK WALNUT	24"
343	BLACK WALNUT	20"
344	CYPRESS	22"



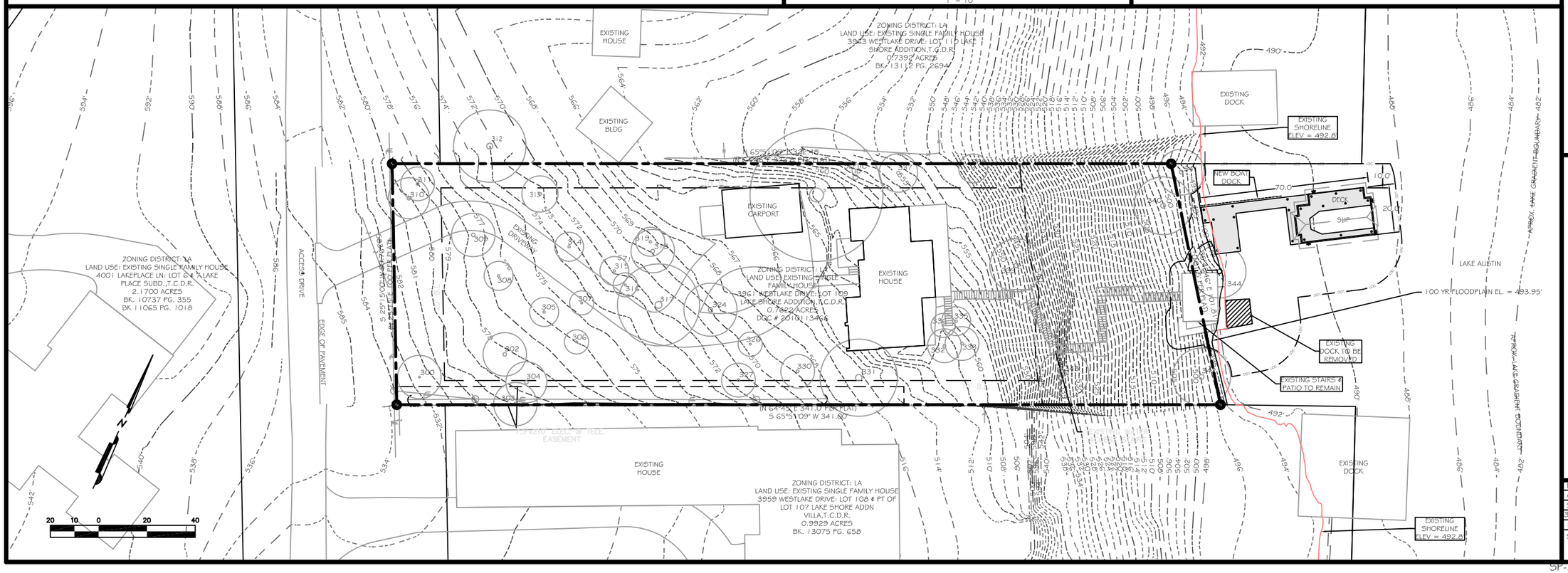
LEGEND

905	EXISTING GRADING CONTOUR
905	PROPOSED GRADING CONTOUR
	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
XX	TREE FENCE PROTECTION
	IRON FENCE
	CHAIN LINK FENCE
CWQZ	CRITICAL WATER QUALITY ZONE
	CEF BUFFER ZONE
OE	OVERHEAD ELECTRIC / TELE. LINE
	FEMA 100 YEAR FLOODPLAIN
(PER RECORD)	T.C.D.R.

NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
3. NAVIGATION LIGHTS MUST HAVE A TWO-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7-1/2 AND 25 WATTS INCLUSIVE. LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT MAY NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
4. ACCORDING THE THE TEXAS PARKS AND WILDLIFE, THE TEXAS COURTS HAVE ADOPTED THE "GRADIENT BOUNDARY" AS THE USUAL DIVIDING LINE BETWEEN PUBLIC OWNERSHIP OF A STREAM'S BED AND LOWER BANK AREA, AND PRIVATE OWNERSHIP OF THE HIGHER BANK AREA AND THE UPLANDS BEYOND. SURVEYING THE GRADIENT BOUNDARY IS A COMPLEX TASK PERFORMABLE ONLY BY SPECIALLY TRAINED PERSONS. ACCORDING TO THE CITY OF AUSTIN AN APPROXIMATE DETERMINATION OF THE GRADIENT BOUNDARY ALONG LAKE AUSTIN IS THE 482' CONTOUR.

SHORELINE
SHORELINE LENGTH = 100.0' ±
MAXIMUM DOCKAGE = 100.0' X 20% = 20'
BOAT DOCKS
MAXIMUM DOCKAGE = 20'
PROPOSED DOCKAGE = 20' ± OR 20%

BUILDING NOTES: A business or living quarters may not be constructed on a pier or similar structure extending into or above Lake Austin, Town Lake or Lake Walter E. Long, except under a license agreement approved by the council [LDC 25-2-1176 (H)].



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 # 1994

3961 WESTLAKE DRIVE
SITE PLAN, BOAT DOCK ELEVATION & PLAN VIEW

DESIGNED: DMM	
APPROVED:	
SCALE:	
3961 WESTLAKE DRIVE	
DATE: FEBRUARY 1, 2011	
SHEET 2 of 2	
2	

3961 WESTLAKE DRIVE - SP-2011-0015DS

SP-2011-0015DS

3961 WESTLAKE DR.

EXHIBIT (1" =200')

AERIAL VIEW

AUPPERLE COMPANY
Engineering, Planning & Development Services

MARCH 29, 2011

SP-2011-0015DS

DMM

2219 Westlake Drive #110 Austin, Texas 78746 (512)329-8241