

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (cleaning, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved grading plan. The COA Erosion Control Plan shall be reviewed and shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting.
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 owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the pre-construction meeting date. COA approved Erosion Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
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 Abonist as appropriate. Major revisions must be approved by the Planning and Development Review Department. Minor variations may be approved by the Environmental Inspector. The Environmental Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater Inspector (CESWSW) or Certified Professional in Sedimentation and Erosion Controls (CISEC) certification 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 roadway crossings constructed for temporary construction shall be cleaned and accumulated sediment removed from the roadway and the area restored to the original grade and revegetated. All land cleaning 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 the Inspector is required to be on-site. The City 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. G015.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item I 61. 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 (No. 40) screen.
    - Soil Texture, class to be Loam, Silty 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:

- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

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

1. 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.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound 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  $\frac{1}{2}$  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  $\frac{1}{2}$  inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
3. When required, native grass seedling shall comply with requirements of the City of Austin Environmental Criteria Manual.

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1500 to 200 lbs per acre

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, seeding shall be with hulled Bermuda at a rate of 1500 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 1/2 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 1/2 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 1 1/2 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.
  - F.

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic delibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erove soil conditions	2500 to 4000 lbs per acre (see manufactures recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic delibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erove soil conditions	3000 to 4500 lbs per acre (see manufactures recommendations)

Person or firm responsible for tree/natural area protection maintenance:  
RICARDO MANILLO Phone # (512) 963-0624

BRUCE S. AUPPERLE, P.E.  
AUPPERLE COMPANY  
10088 CIRCLEVIEW DRIVE  
AUSTIN, TEXAS 78733  
PHONE (512) 422-7838  
FAX (512) 329-8241



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:

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 of 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 least 12 inches deep) or by other method as approved by Planning and Development Review Committee of the City of Austin. 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-1 injectant 3:2-7:7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall submit a copy of the application to the City Arborist. This note shall be referenced as item #1 in the Sequence of Construction.

1. This project is not located over the Edwards Aquifer recharge zone.
2. Deed restrictions or restrictive covenants are not applicable to this property.
3. A business or living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, except under a license agreement approved by the council.
4. Contractor to verify utility locations and ground and flow line elevations before construction.
5. 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.
6. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only.
7. Approval by other regulatory entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
8. All work on this project is to be accomplished via barge. There will be no site access by land, nor any construction staging or materials storage be located on land.
9. The proposed boat dock must comply with all requirements of LDC 25-2-1174 (Structural Requirements), and must comply with Chapter 25-12, Article I (Uniform Building Code) and the Building Criteria Manual.

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 application 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.
8. For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-12-3 1612.4, certifying that the structure is in accordance with ASCE 24-10 Flood Resistant Design and Construction.
9. All work will occur within the limits of construction as shown on the plan, and that no materials or equipment will be delivered to the site from the landward side of this project.
10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

The following is a sequence of construction shall be used for all development.

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures, (as needed)
2. Install natural area protection and floating silt screen, (as required)
3. The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2276, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
4. A pre-construction meeting with Environmental Inspection is required prior to any site disturbance.
5. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
6. Construction access from water only.
7. Begin boat dock construction activities. Construction access from water only.
8. Complete construction and start revegetation of the site and installation of landscaping.
9. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Planning & Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receipt of this letter, a final inspection will be scheduled by the appropriate City Inspector.
10. Obtain final inspection release once vegetation has 95% coverage.
11. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

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:

[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.

All areas disturbed within the shoreline setback shall be restored in accordance with City of Austin 6095 specifications

All disturbed areas shall be restored as noted in erosion control & restoration notes.

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.

SMART GROWTH ZONE: Drinking Water Protection Zone

FLOODPLAIN INFORMATION: This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0445H effective 26SEP2008.

LEGAL DESCRIPTION: LOT 8 Resubdivision of Lots 8 & 9 Lago Villa, Deed Doc.# 201110095

ADDRESS: 2908 Westlake Cove, Austin, TX 78732

ZONING: LA

USE: Accessory Use to Principal Single-Family Residence at 2908 Westlake Cove, Austin, TX 78746

RELATED PERMIT NUMBERS:

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

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

PROJECT DESCRIPTION: Construct new 1-slip, 1-story, 14' x 30' dock, deck and appurtenances

Parks & Recreation	Date
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For Director - Planning &amp; Development Review Department Date:

SP-2013-0072DS

Permit Number

February 28, 2013

Submittal Date

February 28, 2016

Project Duration Date

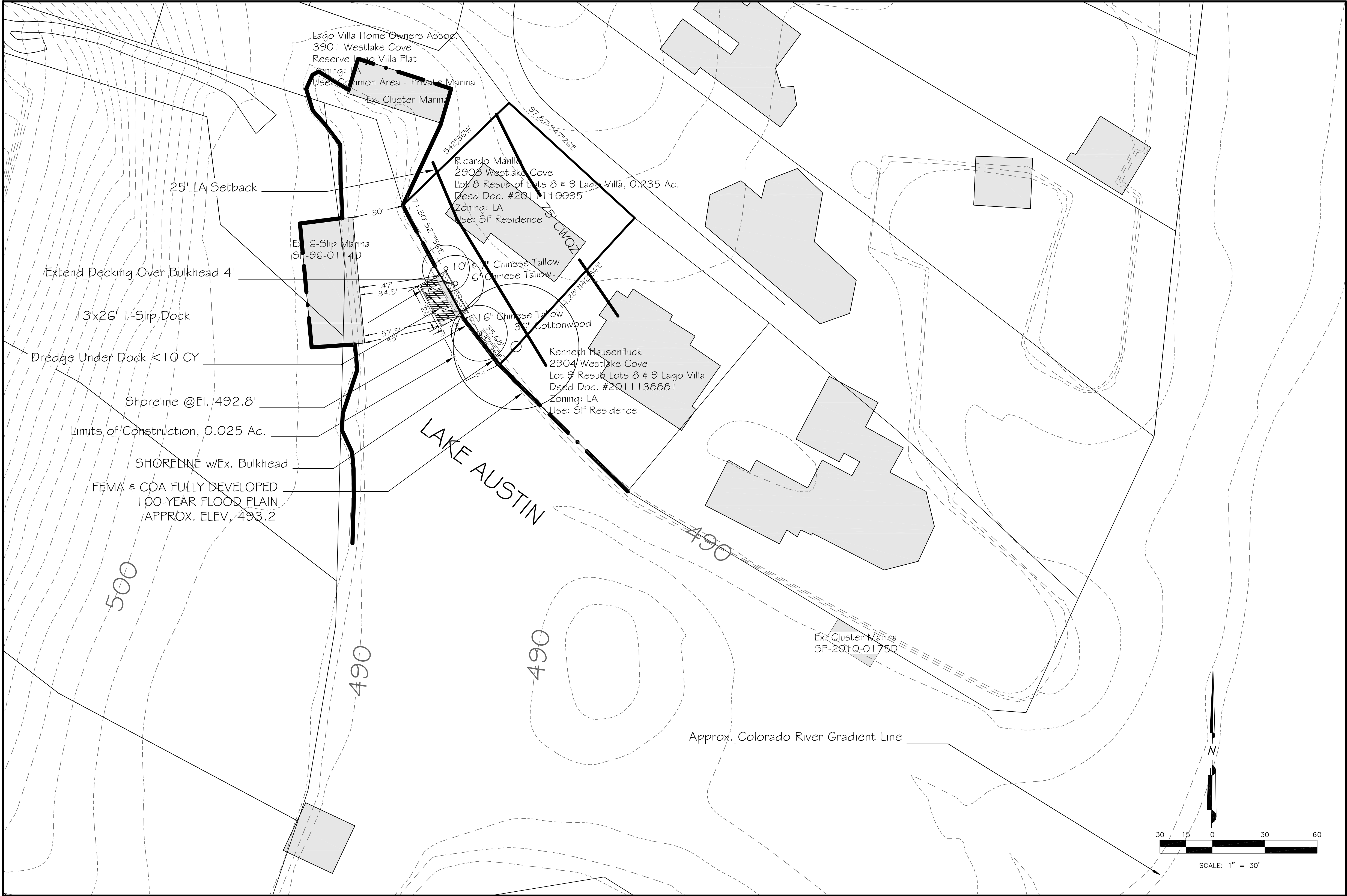
**AUPPERLE COMPANY**  
Engineering, Planning & Development Services  
10088 Circleview Drive, Austin, Texas 78733 512 329-8241  
Texas Board Of Professional Engineers Registration Number F-1994

2908 WESTLAKE COVE

COVER SHEET &amp; NOTES

DESIGNED: BSA
APPROVED:
SCALE: NTS
2908 Westlake Cv.
DATE: May 21, 2013
SHEET 1 of 3

# 2908 WESTLAKE COVE



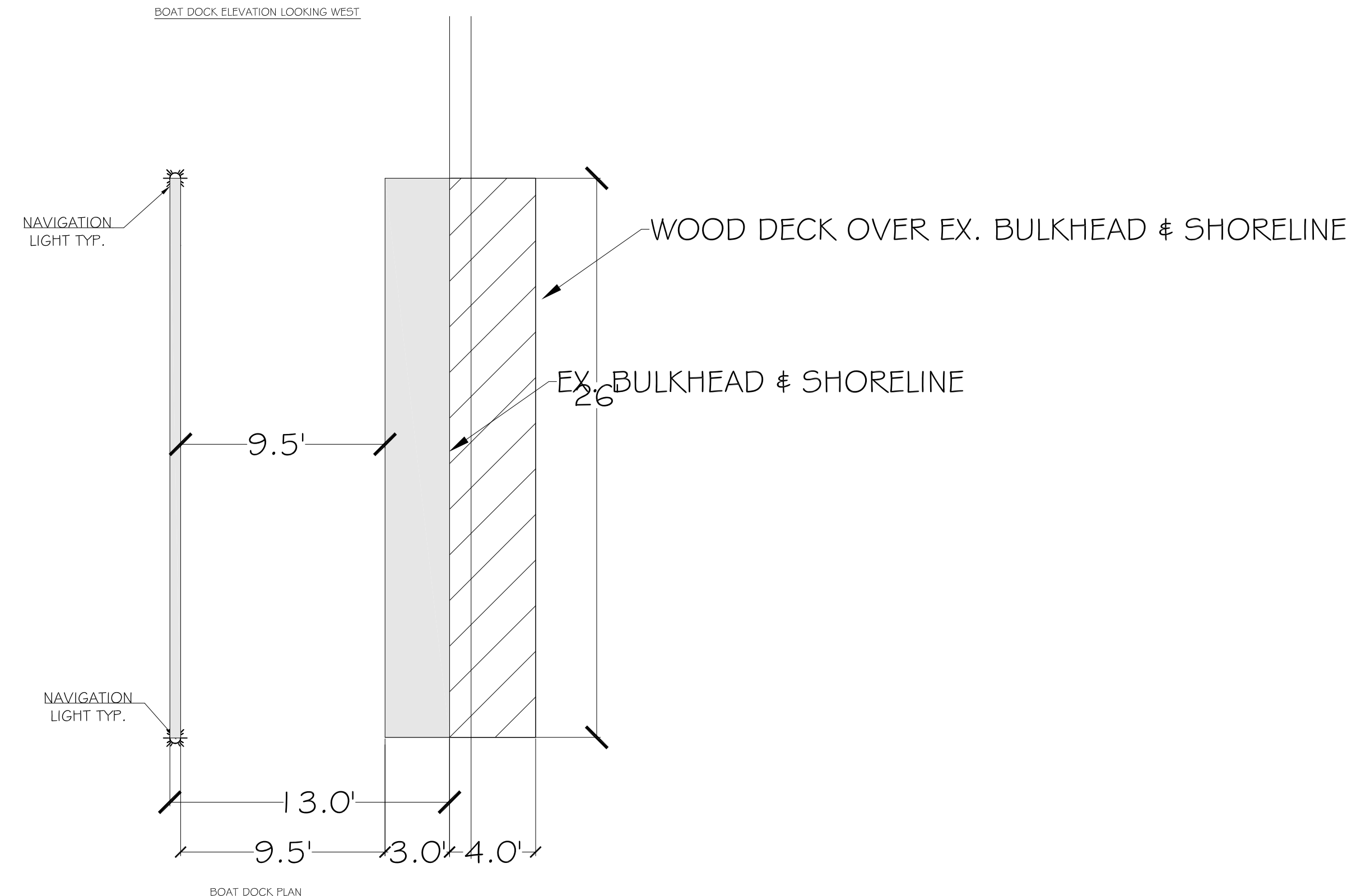
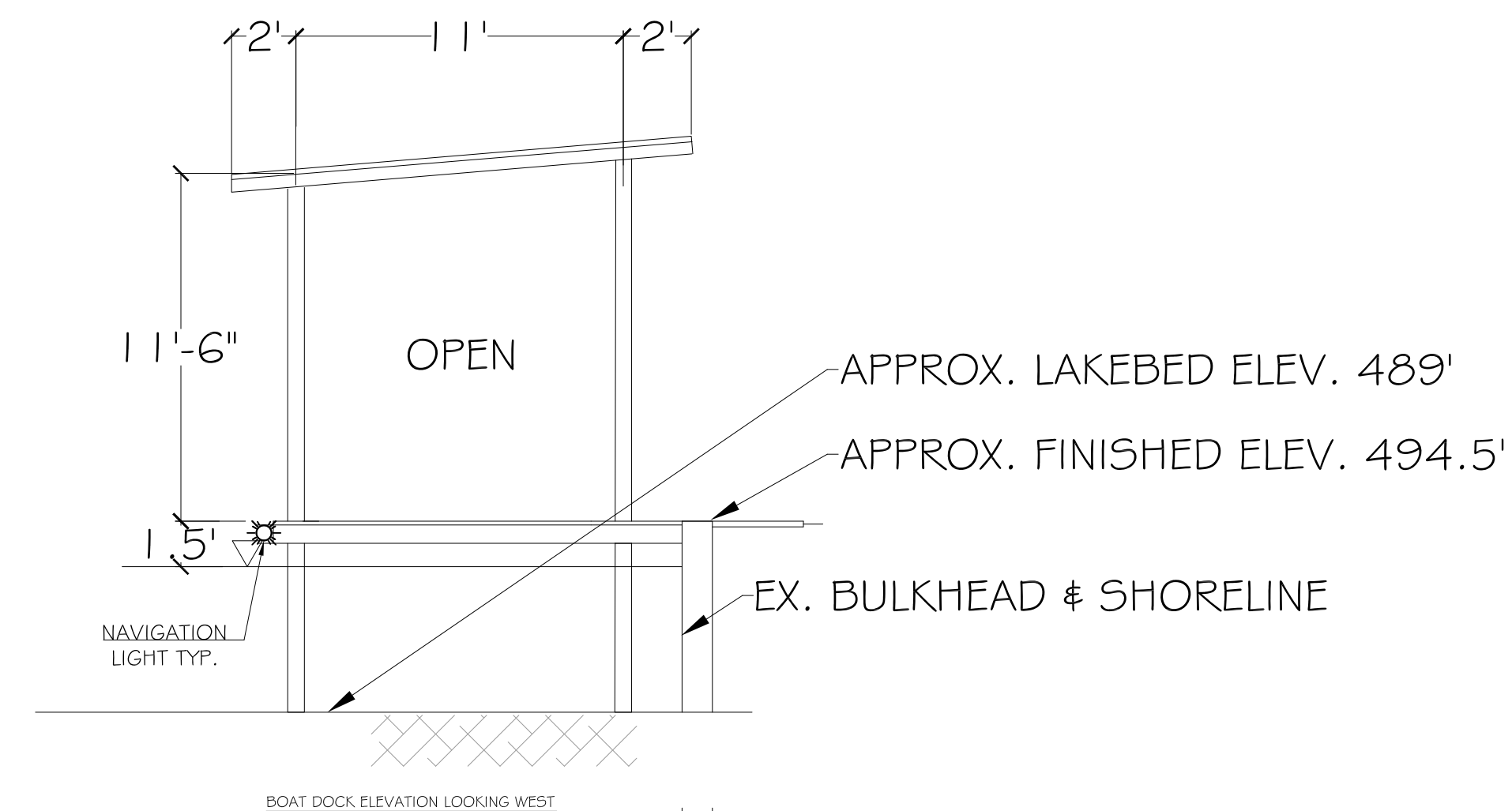
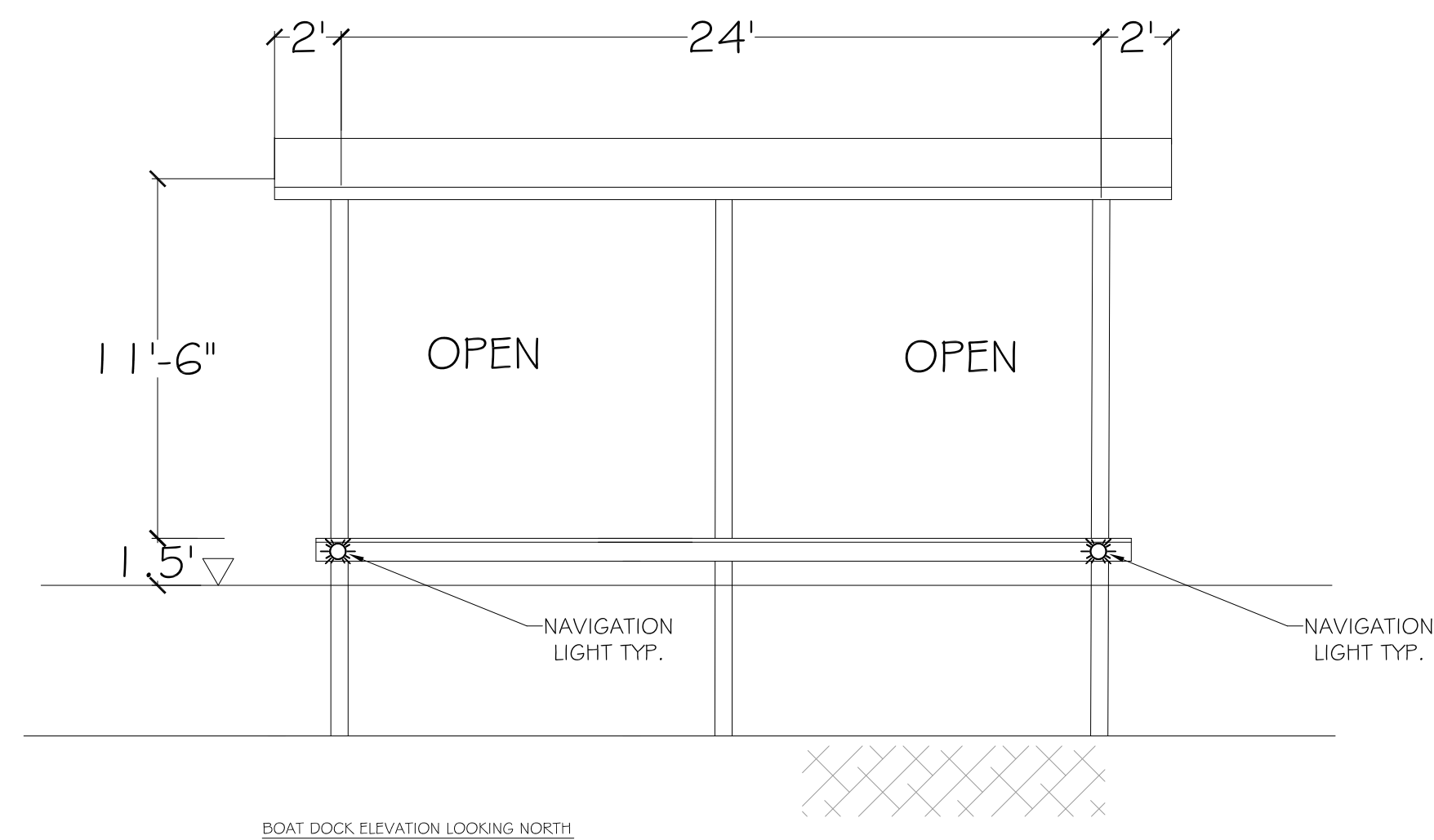
Existing Shoreline Length = 107.2'  
Allowable Dock Width = 20% of 107.2' = 21.4'  
Proposed Dock Width = 26'  
Proposed Dock Depth = 13'

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.

2908 WESTLAKE COVE SITE PLAN		AUPPERLE COMPANY Engineering, Planning & Development Services 10088 Circleview Drive, Austin, Texas 78733 512 329-8241 Texas Board Of Professional Engineers Registration Number E-1994		APPROVED	
DESIGNED: BSA	APPROVED:	REVISION	DATE	NO.	APPROVED
SCALE: NTS					
2908 Westlake Cove					
DATE: May 21, 2013					
SHEET 2 of 3					



# 2908 WESTLAKE COVE

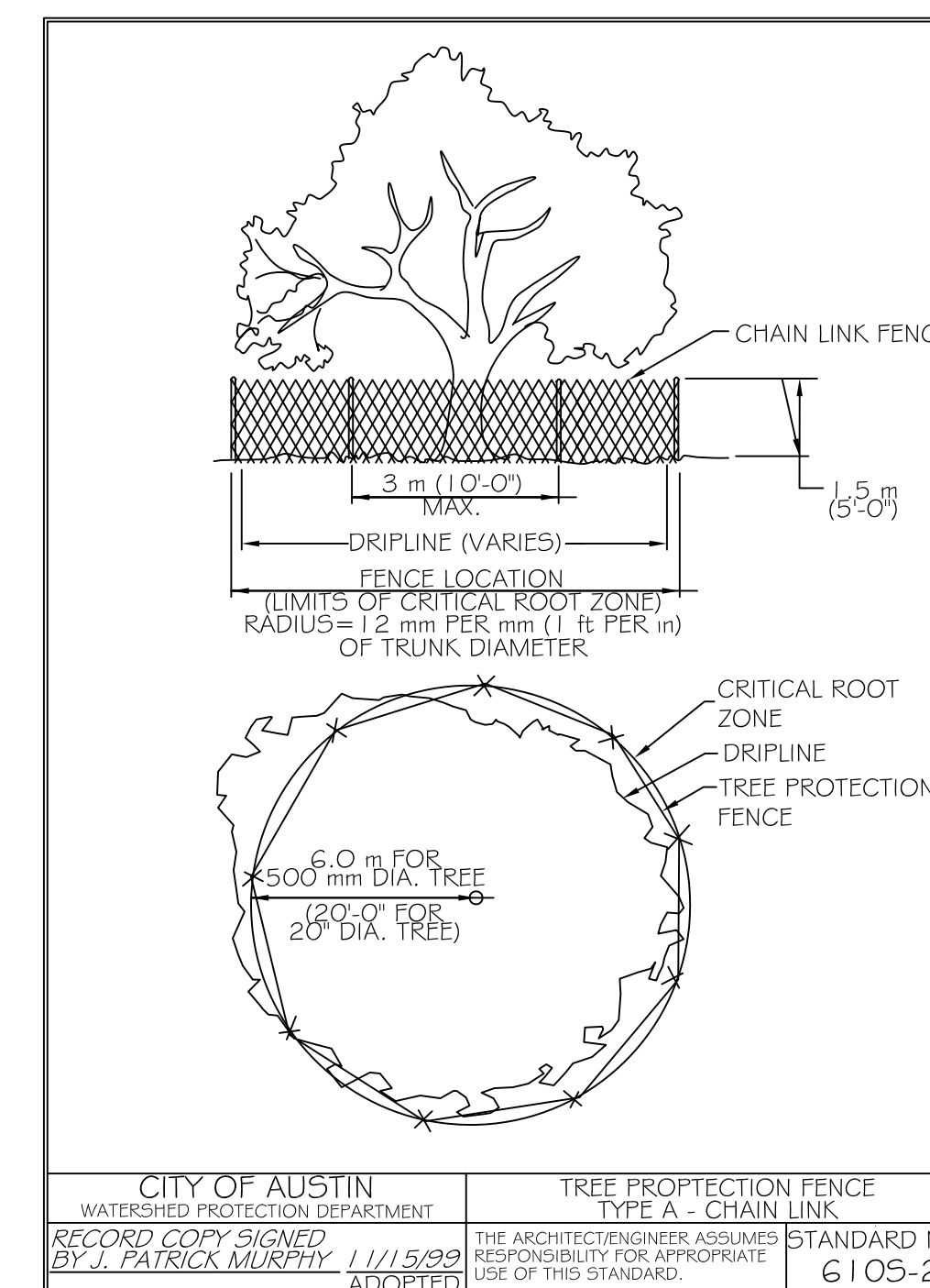
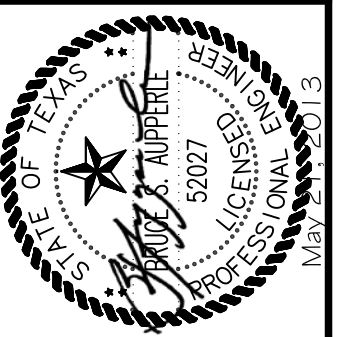


NOTES:

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. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THIS PROJECT.
5. NO SHORELINE IMPROVEMENTS, EXCEPT DECK OVER SHORELINE EDGE, ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
6. NO TREES GREATER THAN 8" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
9. FOR LA ZONING PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVE TO ACCESS THE STRUCTURES (LDC 25-2-55 1 (B)(2)).
10. DREDGING UNDER THE DOCK MAY BE REQUIRED TO OBTAIN A MINIMUM SLIP DEPTH OF 24 INCHES AND IS LIMITED TO A MAXIMUM OF 10 CY.
11. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
3. 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.

[illegible]

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10088 Circleview Drive, Austin, Texas 78733 512 329-8241  
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2908 WESTLAKE COVE  
DOCK ELEVATIONS & PLAN VIEW

DESIGNED: BSA
APPROVED:
SCALE: 1" = 5'
2908 Westlake Cove
DATE: May 21, 2013
SHEET 3 of 3