

Age	nda Request Transmittal	Parks & Re	creation:
U	-	Navigation Comm	nittee
		Board	
From:	Bruce Aupperle, P.E.	Date: 7-De	c-10
То:	Parks & Recreation Department, Chris Yanez	Delivery: Hand	l
Re:	1611 Westlake Drive – SP-2010-0311D – Naymola Dock	Pages: 4	
By this t	transmittal we hereby request that the referenced project be placed on the next availa		oval. ssion.
Project 7			
	ential Dock		
	ential Dock Cluster		
□ Marin	a line Modification		
□Silt R			
Othe			
Owner:	Walter Naymola Jr.		
Applica	nt: Walter Naymola Jr.		
Site Add	dress:1611 Westlake Drive		
Site Pla	n Case Number: SP-2010-0311DS		
Varianc	e Requested:		
Excee	ed 20% Shoreline Width		
	ed 30' Depth Into Lake		
	pach Into 10' Sideyard Setback		

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.

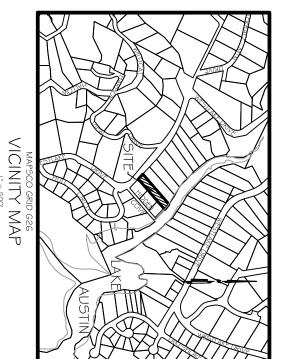
Attachments:	
Site Plan.	
Location Map	
\Box Plat	
Other Documents: Photo	

1611
WESTL
AKE D
DRIVE

				NO.	
				DESCRIPTION	r e v i
				REVISE (R) ADD (A) VOID (V) SHEET NO.'S	REVISIONS / CORRECTIONS
				TOTAL # SHEETS IN PLAN SET	S / C
				NET CHANGE MP. COVER (SQ. FT.)	ORRI
				TOTAL SITE MP. COVER (SQ. FT.)%	CTI
				NET CHANGE TOTAL SITE CITY OF AUSTIN IMP. COVER MP. COVER APPROVAL DATE (SQ. FT.)	0 N S
				DATE IMAGED	

OWNERS: WALTER E. NAYMOLA, JR. P.O. BOX 7343 BEAUMONT, TEXAS 77726-7343 PHONE C/O DAVID KELIEHOR (713) &18-4745

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



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

EROSION CONTROL NOTES

- In prevention we had we had not shall be held on-site with the contractor, design ingineer/permit, applicant, and Environmental Inspector after installation of the resolution controls and trednatural area protection measures and pror to eginning any site preparation work. The contractor shall notify the Planning & Development cover Department, (S12)974-2278, at least three days prior to the meeting & Development cover Department, (S12)974-2278, at least three days prior to the meeting after. Installation of the proved by the revening Engineer, Environmental Specialist or City Aborist as appropriate. Major revisions must be approved by the revening Engineer, Environmental Specialist or City Aborist as appropriate. Major revisions must be approved by the flavoring at the cover of construction to correct control in adaptace. The contractor is required to inspect the control and proces at weekly internals and after the contractor is required by the Environmental Impector flavor that they are functioning properly. The periods after revision's controls and fences shall immediately make any increasing such as a function of the control and proces weekly internals and after revisions or the Environmental inspector during the course of controls to control inducated by the Environmental Impector flavor and tences shall immediately make any increasing the ones of controls of and tences shall immediately make any increasing the approved by the course of analyzed areas. Silt accumulation at controls must be removed when the depth various and Ence and Ence and the approved as the control induced and the approved and the perior of the control and tences shall immediately make any increasing the approved and the approved and the approximation control induced and the approximation and the approximation and the perior of the accumulation of controls and tences shall immediately make any increasing the approximation and the approximation and the approximation and the approximation anoting the approximation and the approximation
- In all acceptance by the City, haul roads and waterway crossings constructed for final acceptance by the City, haul roads and waterway crossings constructed for and the area restored to the roughal grade and revegated. All land clearing debris insteads of in approved spoil dispreal sizes. Instead of in approved spoil dispreal sizes must stop if a void in the roads substrate of discovered which is; one square foot in as blows air from within the substrate and/or consistently receives water during any it. At this time it is the responsibility of the Project Manager to immediately contact Austin Environment Inspection For further mestigation.
- rary and Permanent
- A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of toppeol [see Standard Specification Item No. 6015.3(A)]. Do not add toppeol within the critical root core of existing trees. The toppeol shall be composed of 3 parts of soil mixed with I part compost, by volume. The toppeol shall be Dillo Drit or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (see defined by the U.S. Composting Council). The soil shall be free of trave, soil that meets the following specifications:
 Shall be free of trave, weeds, deterious metrals, nocks, and debris.
 DIO % shall pass through a 0.375-inch 7(%) screen.
 Soil Texture class to be Learn 3.375-inch 7(%) screen.
 Soil Deture trave travely. Soil known locally as 'ted death' or Austin Sandy Learn is the USDA texture travely. Soil known locally as 'ted death' or Austin Sandy Learn is the USDA texture. e the
- or Sandy Loam in accordance with red death" or Austin Sandy Loam is set the following criteria:
- Texture Class Clay Silt Sand soll salvaged from standards as set <u>Minimum</u> 5% 10% 30% Maximum 25% 50% 80% often be used, but it should meet the same
- Topsoi
- The vegetative stabilization of areas disturbed by consumment and intervent of the stabilization. TEMPORARY VEGENATIVE STABILIZATION: 1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Coreal Rye Grain at 0.5 pounds per 1000 SF, Cool season cover crops are not permanent erosion control. 2. From March 2 to September 14, seeding shall be with huled Bernuda at a rate of 1 pounds per 1000 SF. A. Ferthizer shall be water soluble with an analysis of 15-15 to be applied once at a rate of *L* pound per 1000 SF.
- soluble with an analysis of 15-15-15 to be applied once the period of establishment at a rate of \not pound per 1000 SF with Table 1, below.
- О.Ш
- planting and once during the period of establishment at a rate of ½ pound per 1000 SF. Hydromulch stall comply with Table 1, below. Temporary erosion control shall be acceptable when the grass has grown at least 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist. When required, naive grass seeding shall comply with requirements of the City of Austin Faucometric Order Marval
- Table 0 ing for Temp irary Vege

Matenal 70/30 Wood/ Cellulose Blend

96% Wood 3% Tackifer Description 70% Wood 30% Mulchpaper 3% Tackher <u>C-3 months</u> 0-3 months lypical Applications Moderate slopes; from flat to 3:1 Moderate slopes; from flat to 3:1 45.9 lbs/1000 sf Application Rates 45.9 lbs/1000 sf

d Fiber Mulch

PERMANENT VEGETATIVE STABILIZATION

- From Settember 15 to March 1, seeding is considered to be temporary stabilization only.
 From Settember 15 to March 1, seeding is considered to be temporary stabilization is desired, the gasses shall neved to a height of less than one-half &) 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 permatent erosion control.
 Free March 2 to September 14, seeding shall be with hulled Bermuda grass is a warm season grass and is considered permatent erosion control.
 Free March 2 to September 14, seeding shall be with hulled Bermuda grass is a warm season grass and is considered permatent erosion control.
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 Free March 2 to September 14, seeding shall be with hulled Bermuda grass is a warm season grass and is considered permatent erosion control.
 Free March 2 to September 14, seeding shall be with hulled Bermuda grass is a warm season grass and is considered area shall be imgated or spinkled in a manner that will not eroct at daily intervals (mannum) during the the two months. Faultall occurrences of ½ inch or more shall postpore the watering schedule to one week.
- 0
- i. Permanent eroson control shall be acceptable when the grass has grown at least 1/2 northes high with 95% coverage, provided no bare spots larger than 16 square feet exist. When required, native grass seeding shall comply with requirement of the City of Austin Environmental Chrana Manual. Environmental Chrana Manual.
- Table 2: Hydromulching

Matenal Bonded Fiber Matrix (BFM) Descript 80% The Woc

tion	Longevity	Typical Applications	Application Rates
nermally Refined	6 months	On slopes up to 2:1 and 68.9 lbs/SF to	68.9 lbs/SF to
ood 30% Tackifier		erosive soil conditions	80.3 lbs/10005F
aformation			

- OWNER WALTER E. NAYMOLA, JR. PHONE # <u>CO DANID KELIEHOR (713) 818-4745</u> ADDRESS <u>P.O. BOX 7343BEAUMONT, TEXAS 77726-7343</u>
- OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: NAME WALTER E. NAYMOLA, JR. PHONE # <u>GO DAVID KELIEHOR (713) 818-4745</u>
- PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: NAME WALTER E. NAYMOLA, J.R. PHONE # CIO DAVID KELIEHOR (713) 818-4745
- PERSON OR FIRM RESFONSIBLE FOR TREEMATUR NAME WALTER E. NAYMOLA, JR. PHONE # GO DAVID KELIEHOR (713) 818-4745 ONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
- . N The contractor shall not dispose of surplus accasized material from the site without notifying the Planning & Development Revew Department at (512974-2276 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

_ TREE CARE NOTES AERATION UUTRIENT REQUIREMENTS FOR TREES WITHIN

will be Aerated and Provided Nutr ion 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 quidelines. Macro and MicroWultreints 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 Arbonst (IS 12):41-1876] prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arbonst (Fhone, (S1 2):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 soll (inder pressure via a soil probe at 50-125 pounds per square incli) or by other method as approved by Planning 4 Development Review Department. The Proposed Nutrent Mix Specifications need to be provided to and approvide by the City Abonst Prior to application (Fax # (512)974-3010). Applicants may also specify soll injection of Dogett XL injecto 32.7.7 or equivalent at recommended rates. Construction which will be completed in less than 9 days should use materials at *R* recommended rates. Alternative organic tertilizer materials are acceptable when dogumentation of the work performed to the City Arbonst, Planning 4 Development Review documentation of the work performed to the City Arbonst, Planning 4 Development Review Department P.O. Box 1089, 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.

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 REQUATIONS.

E AREA PROTECTION Prived shall be protected during construction

- ωN temporary fencing, arus aroun on plan to be preserved shall be protected during construction wit 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 (clearing, grubbing c grading), and shall be mantained 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 sol build-up within tree drip lines. Protective fences shall be installed areas, protective fances shall be located at the outermost limit of branches (drip line), for natural areas, protective fances shall be located at the outermost limit of
- 4
- Ģ dup within tree drip lines. The source or maintained in a manner which does not result we ferces shall surround the trees or group of trees, and will be located at the outermost limit s (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order the following:

- A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 B. Root zone distributions:
 C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
 D. Other activities detrimential to trees such as chemical storage, cament truck cleaning, and fires.
 E. Exceptions to installing fances at tree displanes may be premitted in the following cases:
 A. Where there is to be an approved grade change, impermable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 B. Where there is to be an approved grade change, impermable paving surface, tree well, or other such site permeable paving is to be installed within a trees displane, 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 change);
 F. C. Where theres 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 source space constraints due to tract size, or other special requirements, contact the City Arbonst at (512) 974-1676 to discuss alternatives.

SPE : For the protection of natural areas, no exceptions ted. to installing fences at the Limit of Constr

- 7 Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trun with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduce.
- Fercing 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 primed flipsh 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 water loss due to evaporation.
 Any trenching required for the installation of landscape imgation shall be placed as far from existing tree trunks as possible.
 No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is permitted on the not flare of any tree.

- psoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is root flare of any tree. de clearance for structures, vehicular traffic and equipment shall take place before damage

- permitted on the root flare of any tree.
 Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (inping of branches, etc.).
 All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arbonst Association Pruning Standards for Shade Trees available on request from the City Arbonst).
 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.

- ωŅ GENERAL NOTES: 1. Tree protection fence should be chain link. 2. All materials to be used on proposed buildread shall be approved by Parks and Recreation Department. 3. Deed restrictions or restrictive covenants are applicable to this property.

- e Plan Release Notes: The following site plan release notes are included in accordance with the City of Austi-plest. 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 -require site plan amendment and approval of the Planning & Development Review Department. Approval of this Site Plan does not include Building and Fire Code approval not building partment. All signs 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 Departments
- 0 V O V P W N
- Additional electric essements may be required at a later date. All existing structures shown to be removed will require a denolition permit from the City of Austin Plannin, Development Review Department. A development permit must be issued prior to an application for building permit for non-consolidated Planning Commission approved site plans. For diveway construction: The owner is responsible for all costs for relocation of, or damage to utilities. For construction within the nght-of-way, a concrete permit is required.

- CONSTRUCTION SEQUENCE THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION, NUTRIENT REQUIREMENTS (AS NEEDED). 1. INSTALL TEVE FROTECTION CONTROLS AND AERATION, NUTRIENT REQUIREMENTS (AS NEEDED). 2. INSTAL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED). 3. INSTALL ANDVEAL AREA PROTECTION (AS REQUIRED). 4. CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. -000765 +007

 - RE-CONSTRUCTIO OLD PRE-CONSTR EMOVE EXISTING I UILD PROPOSED E EVEGETATE DISTUI EVEGETATE DISTUI
- REMOVE EXISTING BOAT DOCK. REMOVE EXISTING BOAT DOCK. REVERTATE DESIGNED AREAS. SUBMIT FUGUESIONSED AREAS. SUBMIT FUGUESIONSED AREAS. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE. REMOVE TEMPORARY EROSIONSEDIMENTATION AND PROTECTION CONTROLS.

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N. COVER SHEET \$ NOTES SITE PLAN \$ BOAT DOCK ELEVATIONS

APPROVED BY:

UST XX, 2010 ttal Date

201 Date

This project is not located over the Edwards Aquifer recharge zone. THIS PROLECT IS LOCATED IN THE DRINKING WATER PROTECTION ZONE. Contractor to venfy utility locations and ground and flow line elevations before constri

- 2.6050 to set up a tailgai 2.6050 to set up a tailgai 3. must be erected 10 fee with Austin Energy 48 hours before and the project being shutdown. Call Jean Evridge 밝 야
- or outages caused by this nust be placed under the nergy transmission structures during construction ... will be charged to the contractor/owner. lines to make all per onnel aware of the
- staging or spoils areas allowed within or 20 feet adjacent to the transmission eas
- obilizing tall equip is to pre ient such as cranes, easy 6 Jean Evridge at 512.322.6050, to coc

AUPPERLE COMPANY

Texas Board Of Professional Engineers Registration Number F-1994

for all outages of responsible tor dust controls for in cause by the dust from this project. 24 hours a day to the t sulators and to prevent flashing. Owner is res

VATERSHED STATUS: The site is located in LAKE AUSTIN URAL watershed and shall be developed, constructed and n he Land Development Code. maintained in co classified as a WATER SUPPLY onformance with Chapter 25 of

FLOODPLAIN INFORMATION: FART OF THIS PROJECT IS WITHIN THE LOC-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453CO445H

LEGAL DESCRIPTION: A TRACT OF LAND BEING OUT OF AND A POTION OF THE WILKINSON SFARKS **X** LEGALE. IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED BY MRETES AND BONDS IN THE DEED RECORDED IN DOCUMENT NO. 2000185246, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT ADDRESS: 1611 WESTLAKE COVE, WEST LAKE HILLS, TEXAS 78746-1961

CONING: LA (LAKESIDE OF THE 492.8' CONTOUR)

USE: SINGLE-FAMILY HOME WITH BOAT DOCK

RELATED PERMIT NUMBERS: 1970-E63559 W, 2005-013349 EP & 2007-LAND STATUS DETERMINATION: 2006-000167 DA -163967

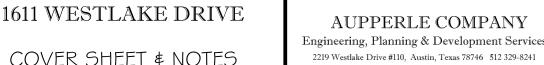
se of this appli applicant. Th ther submittal, application does not constitute a verifica ... The engineer of record is solely respo-ttal, whether or not the application is reviel of all data ble for the c d for Code

SITE PLAN SUBJECT TO CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS.

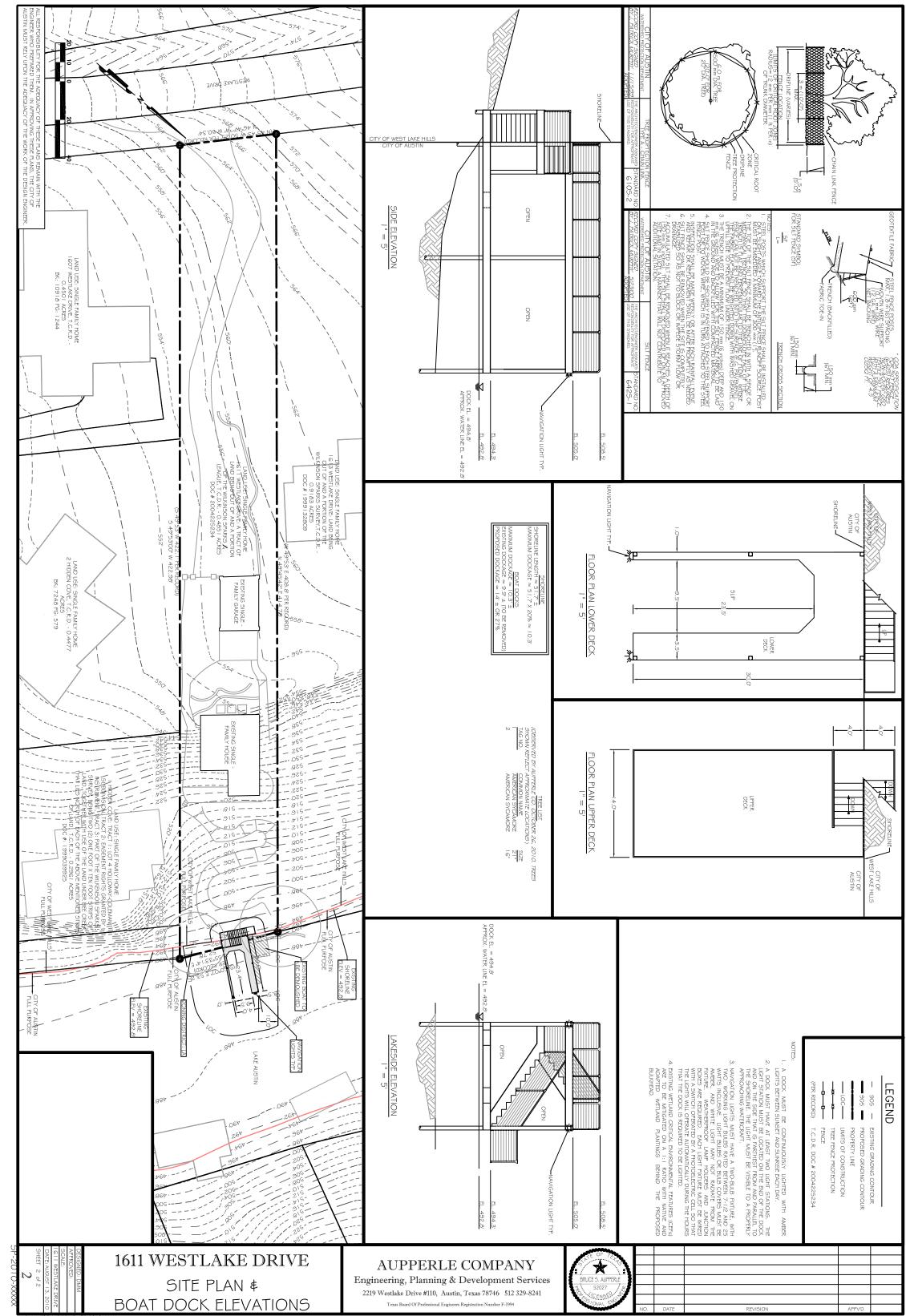
THIS BOAT DOCK IS AN ACCESSORY USE FOR A PRINCIPAL RESIDENCE AND SHOULD BE USED AS SUCH

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	STATE OF TOPPO					
8	BRUCE S. AUPPERLE					
	ONAL SAL	NO.	DATE	REVISION	APPVD	







IGII WESTLAKE DRIVE - SP-2010-XXXXX

