

Wetlands Biologist Reviewer



PUBLIC INFORMATION

FOLDER DETAILS

Public Search	Permit/Case	Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Date Date	Expiration Date
Issued Permit Report	2012-108258 SP	SP-2012-0366DS	The applicant proposes a new boat dock on Lake Austin.	Site Plan Administrative Small Project	Boat Docks/Shoreline Modification	3213 Smoky Ridge	CC Pending	Oct 25, 2012		
									Related	d Folders: No

REGISTERED

USERS		FOLDER	INFO			
	Information Description		Value			
New Registration	Application Date		Oct 25, 2012			
Update Registration	Application Expiration Date		Apr 23, 2013			
	Smart Growth Zone		DWPZ			
My Permits/Cases	1704 Flag?		No			
My Licenses	Description of Proposed Development		Boat Dock			
<u>My Licerises</u>	Watershed I		Lake Austin			
Request / Cancel /	Watershed Classification I		Watersupply Rural			
View Inspections	Aquifer Recharge Zone		No			
Mr. Faanau Aaaaunta	Land Development Jurisdiction		Full-Purpose			
My Escrow Accounts	Existing Zoning		LA			
Reports_	Existing Land Use		Single Family			
	Proposed Land Use		Boat Dock			
<u>Login</u>	Legal Description		Smoky Ridge Annex; Lot A			
LIELD	Neighborhood Plan Area ?		No			
HELP	Electric Utility Provider		COA			
Web Help	Water Utility Provider		COA			
	Wastewater Utility Provider		COA			
FEEDBACK	Fiscal Surety Total Amount		0			
	Related Cases		C8d-77-115, SP-2008-0147DS(Expired)			
Email Us	Limits of Construction [LOC] (Acres)		.01			
	Limits of Construction [LOC] (Square Feet)		435.6			
	Gross Site Area (Acres)		.01			
	Gross Site Area (Square Footage)		435.6			
	Addressing Reviewer		Kelly Delisio			
	Environmental Reviewer		Betty Lambright			
	Mapping Reviewer		Mapping Review			
	Parks Reviewer		Randy Scott			
	Planner 1 Reviewer		Elsa Garza			
	Site Plan Reviewer		Donna Galati			

PEOPLE DETAILS

Andrew Clamann

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant	Aupperle Company (CAROLYN AUPPERLE)	10088 CIRCLEVIEW DR	Austin	TX	78733	(512)329-8241

FOLDER FEE

Fee Description	Fee Amount	Balance
Sm Proj-Consolidated Env Insp	\$106.00	\$106.00
Sm Proj-Const Only Dev Review Boat Dock	\$138.00	\$138.00
Sm Proj-Const Only Env Review Boat Dock	\$69.00	\$69.00
Fair Notice Fee	\$200.00	\$0.00
Fair Notice Credit	-\$200.00	-\$200.00
Sm Proj-Const Only Env Review Boat Dk-Pk	\$94.00	\$94.00
Development Services Surcharge	\$12.52	\$12.52

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Initial Intake	Closed	Oct 25, 2012	Oct 25, 2012	Oct 25, 2012	Intake Group	2
Completeness Check Letter	Open	Oct 26, 2012			Planner 1 Review	0
Addressing Review	Approved	Oct 25, 2012	Oct 30, 2012	Oct 30, 2012	Kelly Delisio	1

Back

11/2/2012 3:07 PM 1 of 2

- entation controls and tree/natural area protective fencina prior
- to any site preparation work (cleaning, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria
- Manual and the approved Frosion and Sedimentation Control Bian.

 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 Protection and Tree Prote
- 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
- Any major variation in materials or locations of controls or fences from those shown on the approved Any major variation in materials or locations or Control of Venters and Market Shirt of Market Shirt of Market Shirt of Market Shirt of City Aborist 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 Sementation Control Plan may be required by the Environmental Inspector during the course of construction to
- correct control madequacies. The contractor is required to inspect the controls and fences at weekly intervals and after significant
- 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. Prior to final acceptance by the City, hall 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 cleaning debris shall be disposed of in approved spoil disposal sites.

 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.
- Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below
- All disturbed areas to be reveaetated are required to place a minimum of six (6) inches of topso All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil fees Estandard Specification Item No. 6015.3(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 TxDOT specification Item 161). The soil shall be locally available native soil that meets the following specifications:

 • Shall be fire of trash, weeds, deletenous maternals, rocks, and debris.

 - 100% shall pass through a 0.375-inch ($\frac{N}{6}$) 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 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

The vegetative stabilization of areas disturbed by construction shall be as follows: TEMPORARY VEGETATIVE STABILIZATION:

- Trom 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. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of I
- 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 $\rlap/\!\! 2$ pound per 1000 SF.
- Township with Table 1, below.

 Temporary erosion control shall be acceptable when the grass has grown at least IX inches high with 95% coverage, provided no bare spots larger than 16 square
- 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

Matenal	Description	Longevity	Typical Applications	Application Rates
I 00% 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	O-3 months	Moderate slopes; from flat to 3:1	1500 to 200 lbs per acre

- 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
- 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 (2) 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 I 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 $\frac{1}{2}$ pound per IOOO SF.
- Hydromulch shall comply with Table 2, below.
- nyaromuch shall comply with lable 2, pelow. 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 $\frac{1}{2}$ inch or more shall postpone the watering schedule for one week. Permanent 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 test source.
- feet exist.

 Appendix: P-4 (3/28/2011)

 When required, native grass seeding shall comply with requirement of the City of The following is a sequence of construction shall be used for all development

Table 2: Hydromulching for Permanent Vegetative Stabilization

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

wner MICHEAL SANDERS
tone #_512-656-8127
ddress_3213 SMOKY RIDGE, AUSTIN, TX 78730

Phone # 512-656-8127

Person or firm responsible for eros

Person or firm responsible for tree/natural area p

Development Review Department at (512) 974-2278 at least 48 hours prior with the location and a

3213 Smoky Ridge

OWNERS: Michael Sanders 3213 Smoky Ridge Austin, Texas 78730

ENGINEER: Bruce S. Aupperle, P.E. Aupperle Company 2219 Westlake Dr. Ste. 110 Austin, Texas 78746 Office \$ Fax (5 | 2) 329-824 |



VICINITY MAP NTS

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with
- Protective fences shall be erected according to City of Austin Standards for Tree Protection
- 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 (cleaning, grubbing or
 grading), and shall be maintained 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 soil build-up within tree drip lines.
 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:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not
- Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arbonst;
 Wounds to exposed roots, trunk or limbs by mechanical equipment;
 Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires, ptions to installing fences at tree disp-lines may be permitted in the following cases:
 Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, recet the fence approximately 2 to 4 feet beyond the area disturbed;
 Where permeable paving is to be installed within a tree's disp-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): 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;

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 Arbonst at 512-974-1876 to discuss alternatives. CIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of struction line will be permitted. 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 fenome proceded.

- Trees approved for removal shall be removed in a manner which does not impact trees to be
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with Any Tocus exposed by construction activity shall be printed litter with the Soil. Backfilled within 2 days, 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.

 Any trenching required for the installation of landscape imagation shall be placed as far from existing the protection is specially.
- 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. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before
- damage occurs (ripping of branches, etc.). (Reference the National Arborist Association Pruning Standards for Shade Trees available on request
- (reference the National Arborist Association Froming Standards for Shade frees 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.

STANDARD SEQUENCE OF CONSTRUCTION

- Emporary erosion and sedimentation controls are to be installed as indicated on the approved site
- plan. Install tree protection and initate tree mitigation measures, (as needed)
- plan. Install tree protection and initate tree mitigation measures. (as needed) Install natural area protection and floating silt screen, (as required)
 The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.

 A pre-construction meeting with Environmental Inspector is required prior to any site disturbance. Temporary crosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan. Construction access from water.

- Begin boat dock construction activities. Construction access from water
- Complete construction and start revegetation of the site and installation of landscaping. 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
- 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 receiving this letter, a final inspection will be scheduled by the appropriate City Inspector. Obtain final inspection release once vegetation has 95% coverage. 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.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES 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 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 Nutnents per the following guidelines. Macro and MicroNutnents are required, Humate/nutnent solutions with mycornhizae 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 (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 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 Arbonst 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 1 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arbonst. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arbonst, Planning and Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the

- GENERAL NOTES:

 This project is not located over the Edwards Aquifer recharge zone.

 Deed restrictions or restrictive coverants are not applicable to this property.

 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.
- Contractor to verify utility locations and around and flow line elevations before construction 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.
- to keep project in-compliance with the City of Austin Rules and Regulations. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other government entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary. 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. 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 Crear Manual.

- 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.

 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.

 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 Department.
- Planning & Development Review Department. A development permit must be issued prior to an application for building permit for non-consolidated or
- Planning Commission approved site plans.
 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, 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.

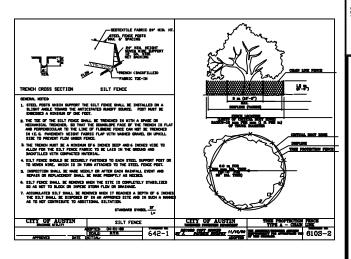
 10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

Release of this application does not constitute a venfication 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

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

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



watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land

FLOOPLAIN INFORMATION: Part of this project is within the IOO-year flood plain as shown on the F.E.M.A Flood Insurance Rate Map No. 48453C0430H Release Date Sept. 26, 2008.

PROJECT ADDRESS: 3213 SMOKY RIDGE

ZONING: LA

LEGAL DESCRIPTION: LOT A SMOKY RIDGE ANNEX RELATED CASES: C85-77-115 SP-2008-0143DS

SHEET TITLE

- COVER, NOTES & DETAILS
- SITE PLAN, DOCK PLAN & ELEVATIONS

APPROVED BY:

Parks & Recreation Board	Dat
For the Director, Watershed Protection and Development Review Department	Dat
5F-2012- D5	

Submittal Date

国务

Details

₩

Notes

Ridge

Smoky

 \mathcal{C} \mathcal{O} \mathcal{C}

