



Aupperle Company

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Texas Board of Professional Engineers Registration Number F-1994

Agenda Request Transmittal

Parks & Recreation:

☒ Navigation Committee

☒ Board

From: Bruce Aupperle, P.E.

Date: 6-Jul-10

To: Parks & Recreation Department, Chris Yanez

Delivery: Email

Re: 2901 Westlake Cove, SP-2010-0107D, Thomajan Dock & Bulkhead

Pages:

By this transmittal we hereby request that the referenced project be placed on the next available agenda for ☒ approval.
☐ discussion.

Project Type:

- ☒ Single-Family Dock
☐ Commercial Marina
☒ Shoreline Modification
☐ Silt Removal
☐ Other

Owner: Stuart Thomajan.

Applicant: Stuart Thomajan.

Site Address: 2901 Westlake Cove

Site Plan Case Number: SP-2010- 0107D

Variance Requested:

- ☒ Exceed 20% Shoreline Width
☐ Exceed 30' Depth Into Lake
☒ Encroach Into 10' Sideyard Setback
☐ Exceed 20% of Channel Width

Description of Project and Variance Request:

This application is to demolish and construct a new dock on a cove off the main body of Lake Austin at 2901 Westlake Cove. In order to locate the dock fully within the applicant's lot, a portion of the existing bulkhead will need to be demolished and replaced with a new realigned bulkhead. The proposed dock will encroach into the 10' side yard setback. A letter from the adjacent owner regarding the dock encroachment is attached. There are no other variances required for the proposed dock. A review of the revised bulkhead alignment will be required of the Parks & Recreation Department.

Attachments:

- ☒ Site Plan
☒ Location Map
☐ Plat
☒ Other Documents: Photo, letter from adjacent property owner.

March __, 2010

Parks Board
City of Austin
P.O. Box 1088
Austin, Texas 78767-1088

Re: 2901 Westlake Cove, Austin, Texas 78746
Lot 11, Lago Villa

Dear Members of the Austin Parks Board:

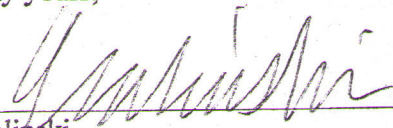
We reside on Lot 12, Lago Villa adjacent to the subject property at 2901 Westlake Cove, also described as Lot 11, Lago Villa Subdivision, owned by Stuart Thomajan.

Mr. Thomajan's boat dock currently encroaches across the common property line between Lot 11 and our Lot 12. Mr. Thomajan has agreed to modify the shoreline bulkhead and to re-permit and rebuild a single slip boat dock entirely on his property, albeit in the 10-foot setback from the side property lines. We support the variance to build the boat dock without the 10-foot side yard setback, because very few of the lots in the Lago Villa Subdivision have boat docks which comply with the side yard setback requirement.


The boat dock on Mr. Thomajan's common lot line with Lot 10 is right on the lot line and creates a navigation conflict to a location of his boat dock towards the center or south side of Lot 11. For these reasons, we do not object to his locating his new boat dock along our common lot line.

We appreciate Mr. Thomajan's willingness to relocate his boat dock completely on his lot and support the variance for the side yard setback requirement for the reasons stated herein.

Very truly yours,



Bill Hablinski
And



Leigh Davis

2901 WESTLAKE COVE

OWNERS:
Stuart Thomajan
2901 Westlake Cove
Austin, Texas. 78746

No.	SHEET TITLE
1.	COVER SHEET & NOTES
2.	SITE PLAN & DOCK ELEVATIONS & PLAN

SP-2010-0107D
Permit Number

APRIL 20, 2010
Submittal Date

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.

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.
3. INSTALL TREE PROTECTION CONTROLS (AS NEEDED).
4. INSTALL NATURAL AREA PROTECTION (AS REQUIRED).
5. HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2276.
6. REMOVE BUSTLING DOCK & PORTION OF BULKHEAD TO BE REMOVED.
7. INSTALL NEW BULKHEAD & 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.

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.

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 Evande 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 relay caused by the 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 Evande at 512.322.6050, to coordinate with transmission personnel.
7. Property owners 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. FEMA Panel 48453C0445H

LEGAL DESCRIPTION: LOT 11, LAGO VILLA, TRAVIS CO., TX; DEED DOC # 2002190662

PROJECT ADDRESS: 2901 WESTLAKE COVE, AUSTIN, TEXAS 78746

ZONING: LA
USE: SINGLE-FAMILY HOME

RELATED PERMIT NUMBERS: 1984-G51679 W, 2002-020228 BP & PR, 2002-009503 PR
2009-118311 PR & 2009-138297 TP

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.

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

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

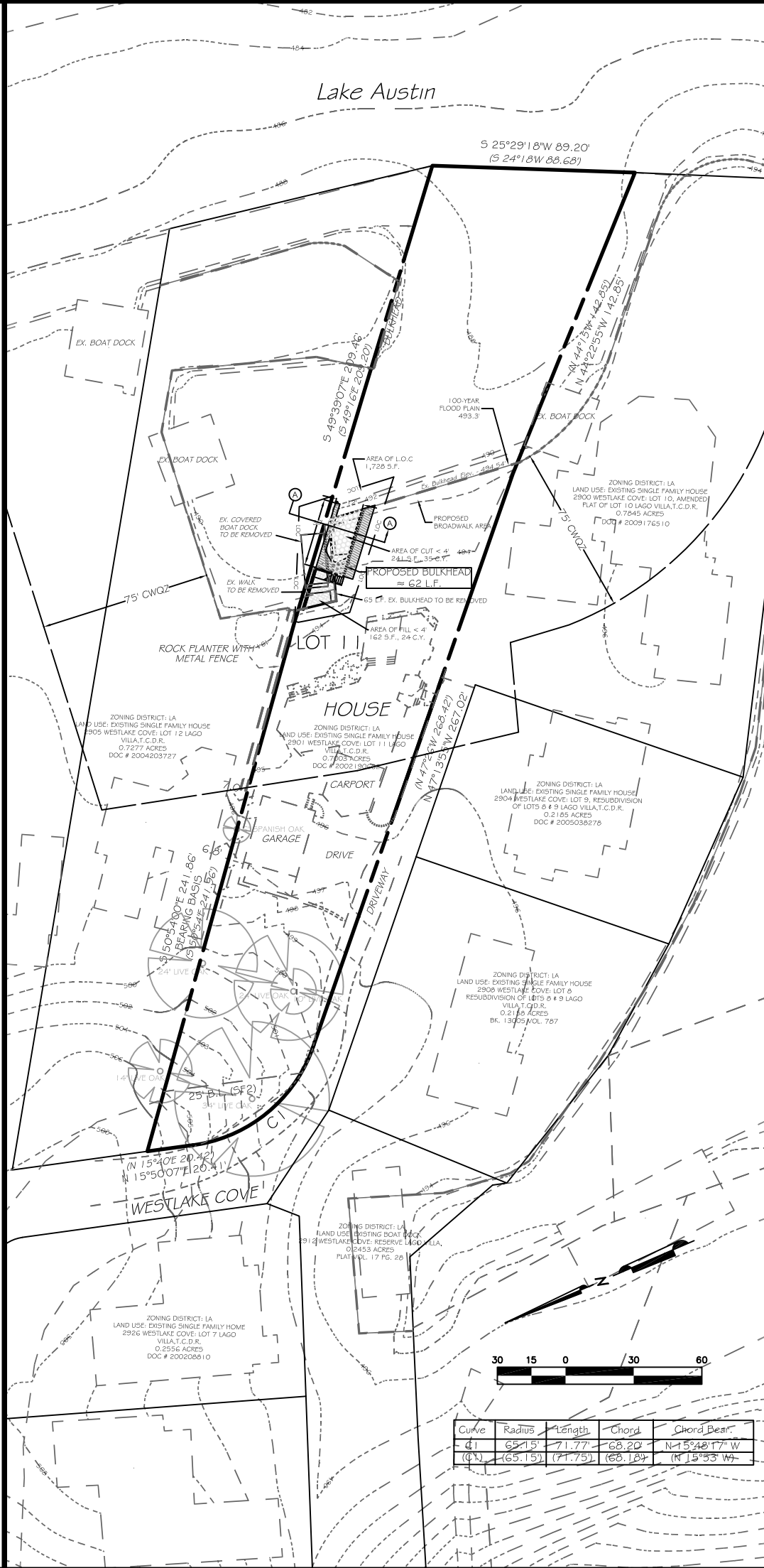
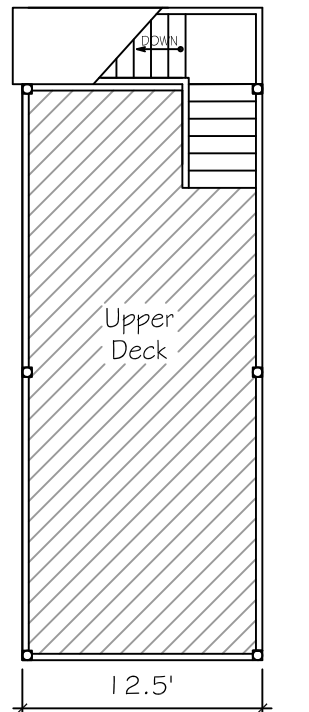
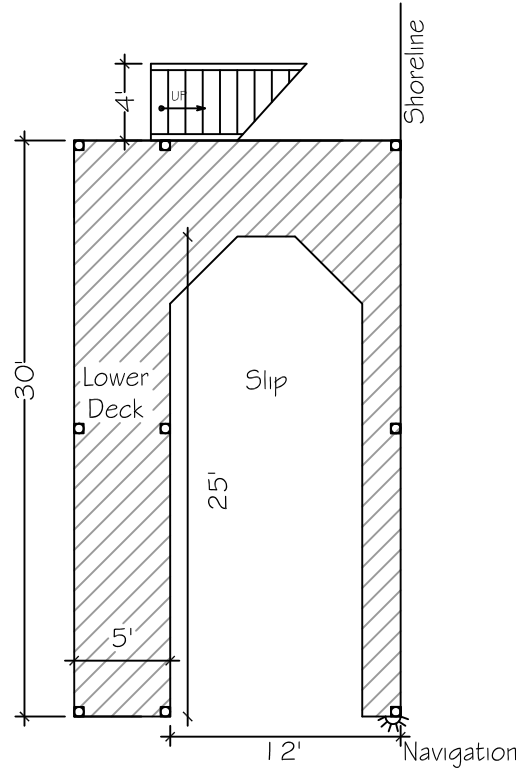
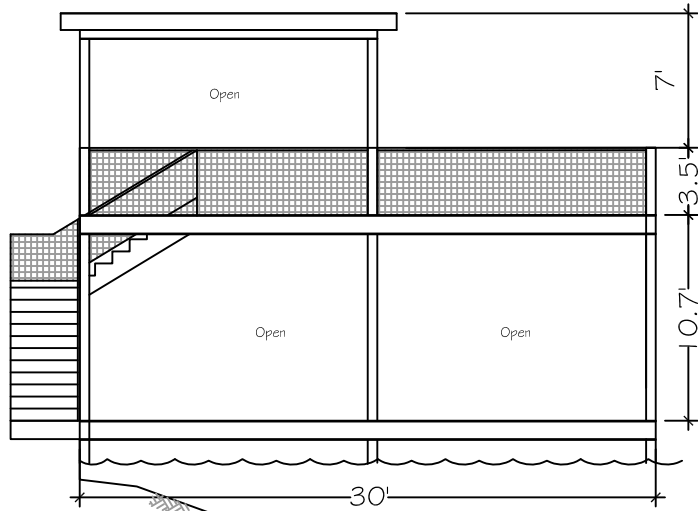
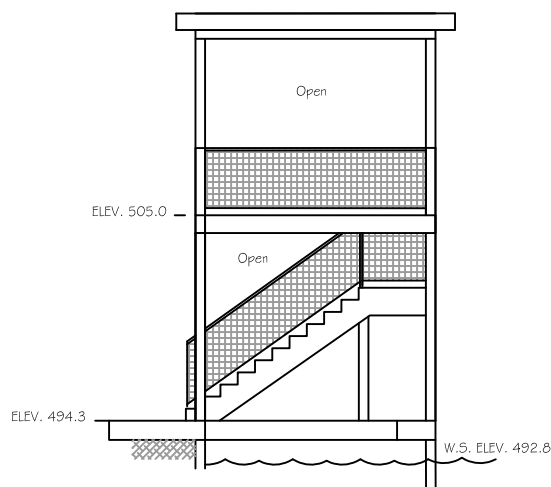
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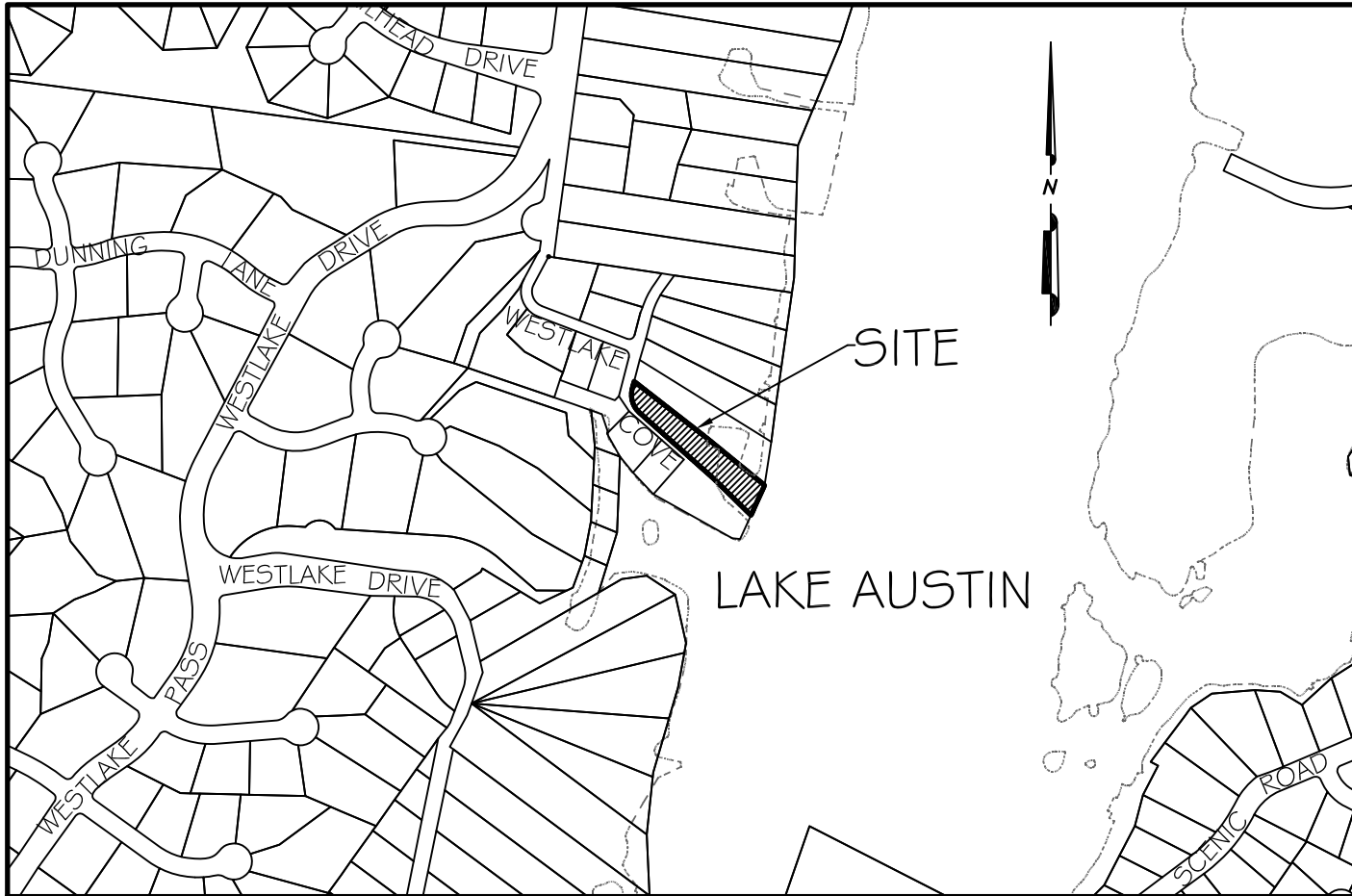
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22901 WESTLAKE COVE
COVER SHEET & NOTES


DESIGNED: DMM
APPROVED:
SCALE:
2901 WESTLAKE COVE
DATE: MARCH 2010

NOTE: 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 by this section.





MAPSCO GRID G26
VICINITY MAP
NTS

An aerial photograph of a residential property situated on a large body of water. The property features several houses with light-colored roofs and walls, surrounded by lush green trees and landscaping. A swimming pool is visible in the lower right portion of the property. The water is a deep blue-green color. The overall scene is a high-angle, top-down view of the property and its immediate surroundings.

2901 Westlake Cove, Austin, TX 78746

©2009 Google™

Imagery Date: Nov 25, 2009

30°18'38.43" N 97°46'44.67" W elev 489 ft

Eye alt 1188 ft