



## Aupperle Company

2219 Westlake Drive #110, Austin, Texas 78746

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Email: [Aupperle@att.net](mailto:Aupperle@att.net)

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:** 3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive), SP-2010-0092D

**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:** Lake Hills Community Assoc., Inc.

**Applicant:** Lake Hills Community Assoc., Inc.

**Site Address:** 3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive)

**Site Plan Case Number:** SP-2010- 0092D

**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 primarily for a new fishing pier and bulkhead removal on the main body of Lake Austin. Please note that since there were no valid permits found in the City records for the existing dock structures, day docks and a swim platform, they are included in this application. With this application, the applicant proposes to remove a portion of the existing concrete bulkhead in favor of a new sand beach area and reinforce a portion of the existing concrete bulkhead to prevent failure. The shoreline width is 615 feet and the shoreline facilities width will be 224 feet (88 feet existing and 136 feet proposed). Thus, for this site plan application a variance to exceed 20% of the shoreline width is required. Otherwise, the project as designed is in substantial compliance with the applicable requirements of the City of Austin Development Code.

**Attachments:**

- ☒ Site Plan
- ☒ Location Map
- ☐ Plat
- ☒ Other Documents: Photos

[illegible]

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

Appendix: P-1

- 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 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 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
  - D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Material	Description	Longevity	Typical Applications	Application Rates
70/30 Wood/ Cellulose Blend	70% Wood 30% Mulchpaper 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1 000 sf
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1 000 sf

OWNERS:  
LAKE HILLS COMMUNITY  
ASSOCIATION INC.  
P.O. BOX 92649  
AUSTIN, TEXAS 78709-2649

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



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 be moved to a height of less than one-half ( $\frac{1}{2}$ ) 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 1 pound per 100 SF with a minimum germination of 95%. 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 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  $\frac{1}{2}$  inch or more shall postpone the watering until the next rainfall event.
- D. 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 feet exist.
- E. When required, native grass seeding shall comply with requirement of the City of Austin Environmental Criteria Manual.

<u>Material</u>	<u>Description</u>	<u>Longevity</u>	<u>Typical Applications</u>	<u>Application Rates</u>
Bonded Fiber Matrix (BFM)	80% Thermally Refined Wood 30% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/5F to 80.3 lbs/1000SF

- OWNER LAKE HILLS COMMUNITY ASSOCIATION INC.  
PHONE # (512) 288-2376  
ADDRESS P.O. BOX 92649 AUSTIN, TEXAS 78709-2649

NAME JOE GIMENEZ  
PHONE # (512) 288-2376

NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ  
PHONE # (512) 288-2376

NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ  
PHONE # (512) 288-2376

- REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

...on the one hand, and

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 Arboret (512)974-1876 prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arboret (Phone: 512)974-1876).

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.

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. BUILD PROPOSED BULKHEAD AND BOARDWALK.
7. REVEGETATE DISTURBED AREAS.
8. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
9. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
10. REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS.

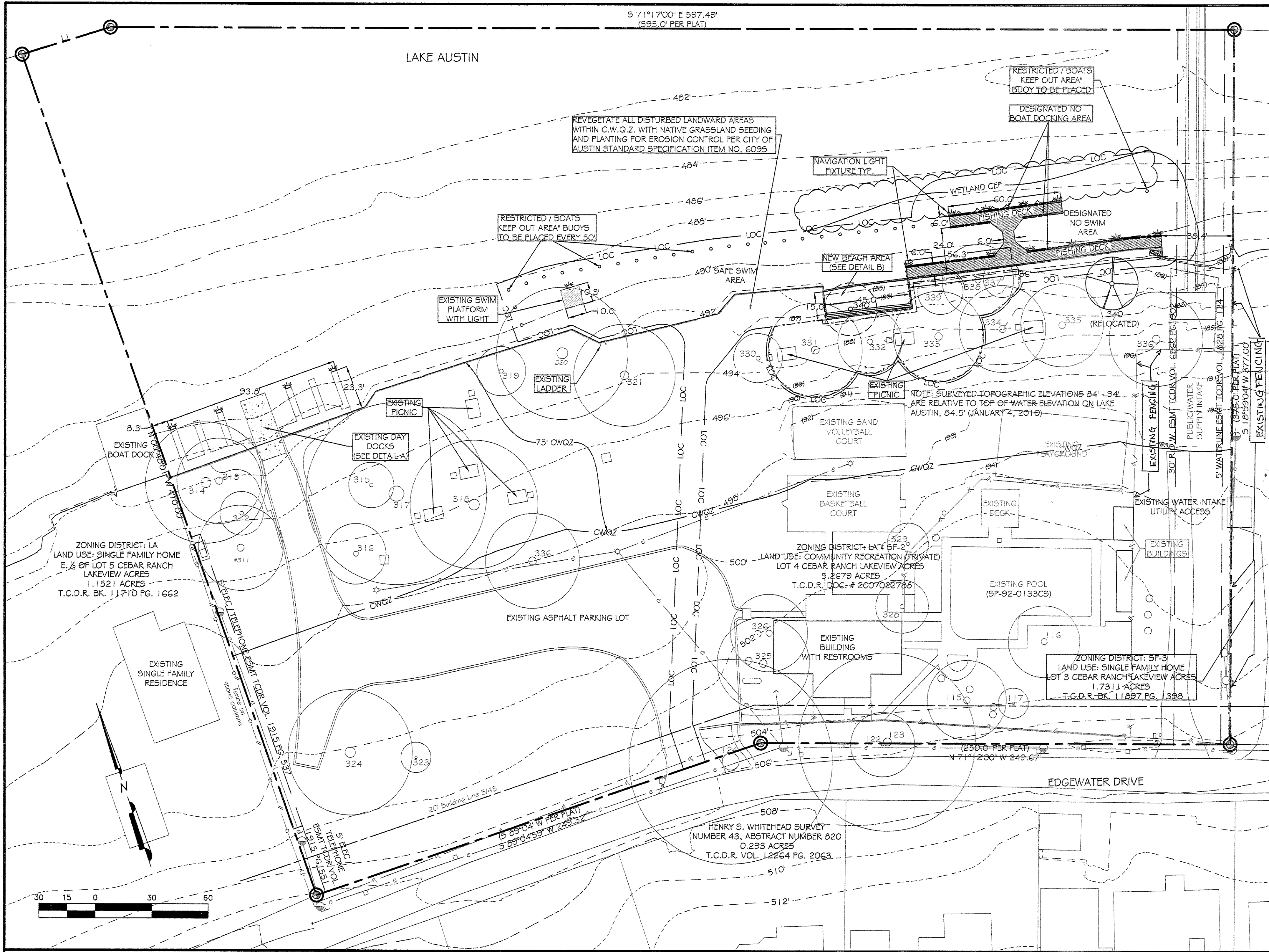
1. C1 COVER SHEET & NOTES
2. C2 SITE PLAN
3. S1 BOARDWALK & RETAINING WALL STRUCTURAL DETAILS

For Director - Planning & Development Review Department Date

Submittal Date

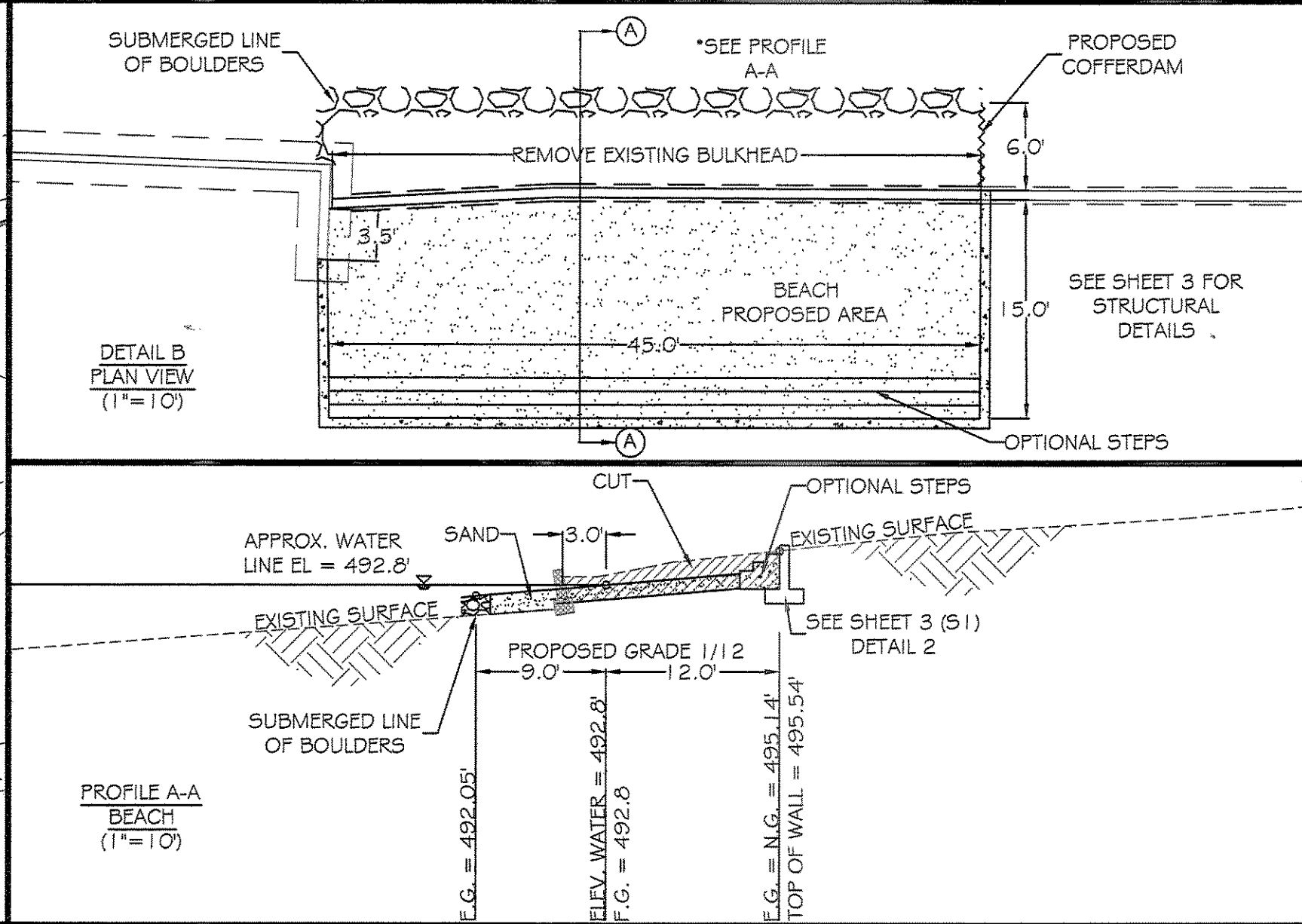
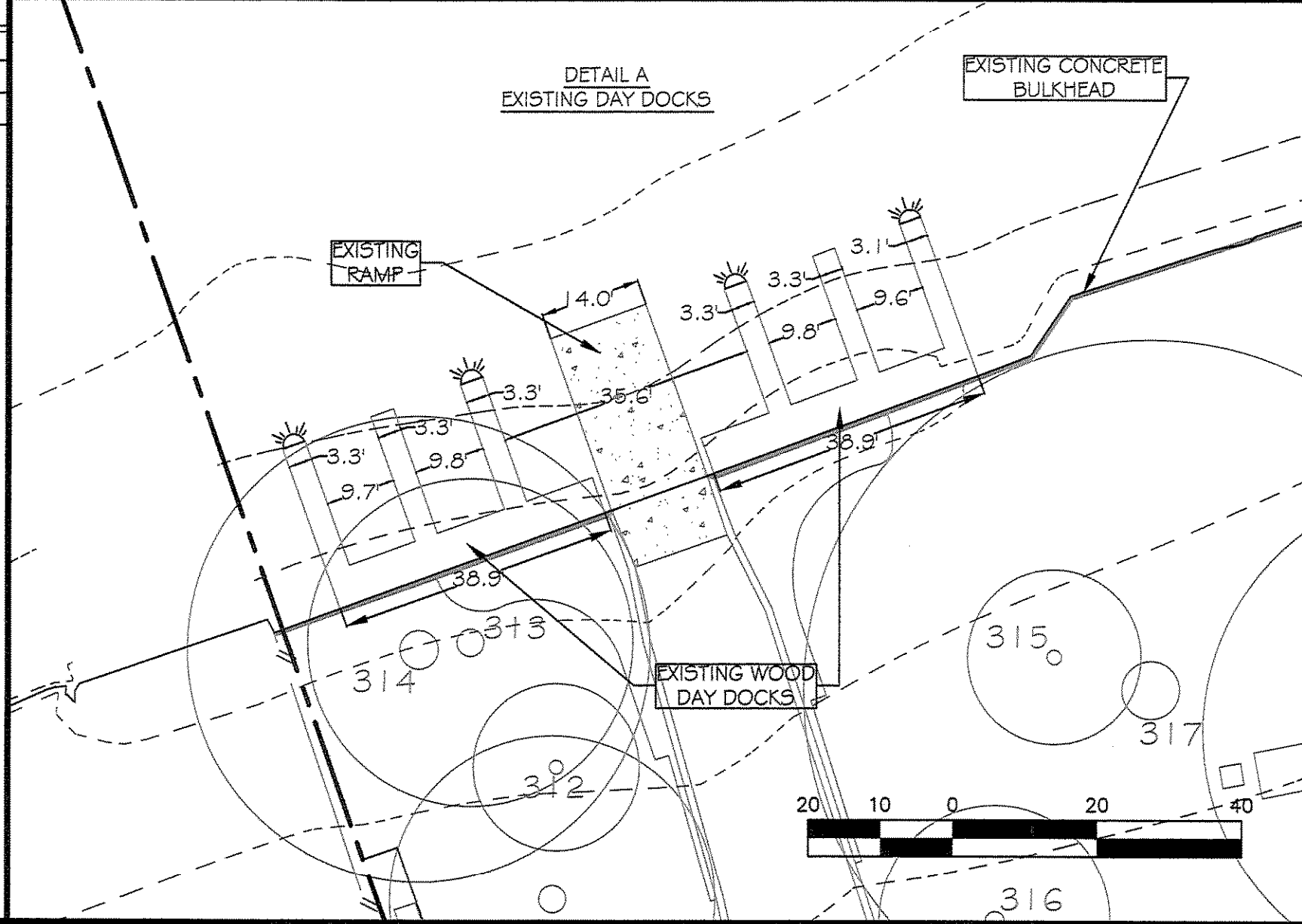
Project Duration Date

Site Plan subject to City of Austin Watershed Protection Regulations.



SURVEY DATA		
LINE DATA		
LINE	BEARING	LENGTH
L1 (PER PLAT)	S 88°17'00" E	49.00'

NOTED ENTITLEMENTS:  
INGRESS OR EGRESS T.C.D.R. VOL. 2093 PG. 24

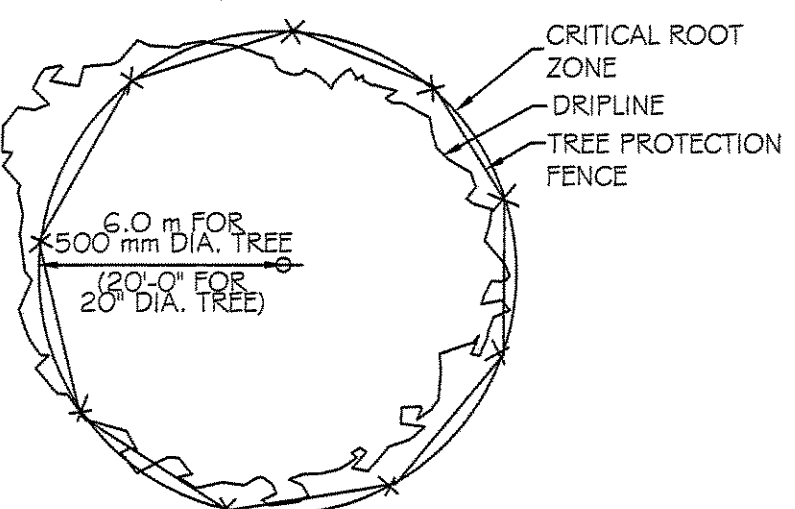
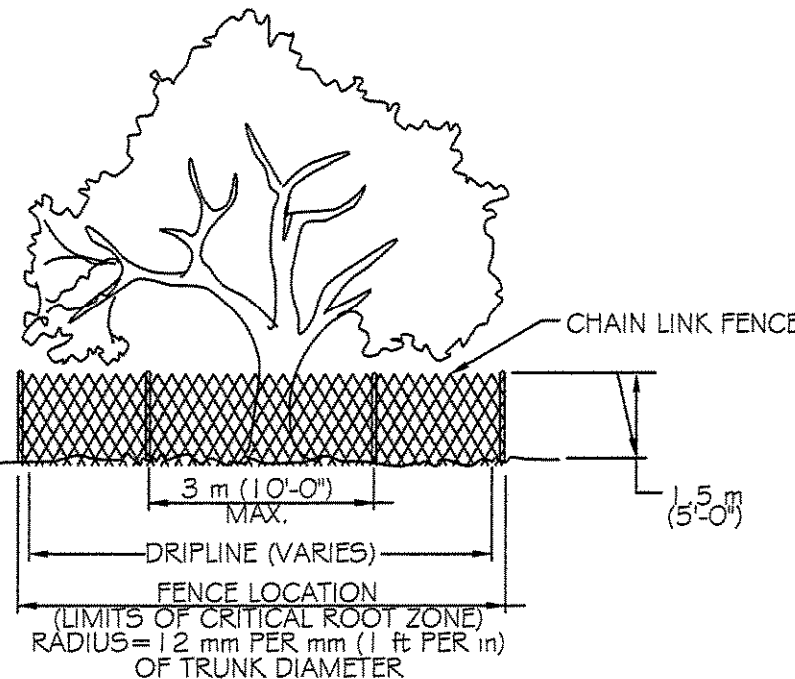


- NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
  2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE 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. THE FACILITY OPERATOR SHALL PROVIDE FOR THE ON-SITE COLLECTION OF GARBAGE AT THE MARINA OR COMMON AREA.  
A) AT LEAST ONE GARBAGE CAN WITH A CAPACITY OF AT LEAST 32 GALLONS IS REQUIRED FOR EACH FOUR PIGNIC UNITS AND FOR EACH FOUR BOAT SLIPS.  
B) THE FACILITY OPERATOR SHALL REMOVE GARBAGE IN A TIMELY MANNER.
- COMPATIBILITY STANDARDS NOTES:
5. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LAND DEVELOPMENT CODE SECTION 25-2-1064)
  6. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (LAND DEVELOPMENT CODE SECTION 25-2-1067)

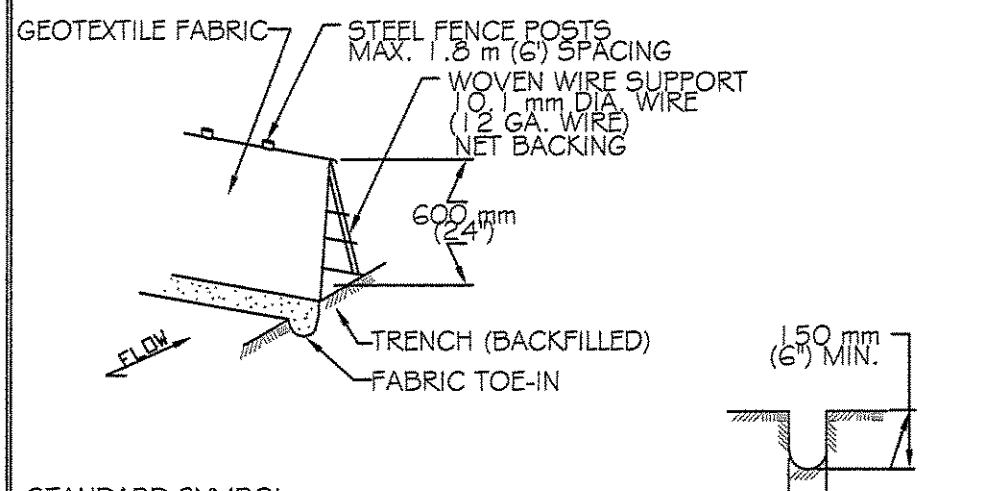
TREE LIST		
TAG NO.	COMMON NAME	SIZE
115	PALM	21"
116	PALM	19"
117	CYPRESS	8"
122	HACKBERRY	17"
123	HACKBERRY	47"
124	COTTONWOOD	54"
311	WILLOW	22.5"
312	ELM	11.5"
313	ELM	22.5"
314	ELM	32"
315	PALM	12"
316	PALM	16"
317	COTTONWOOD	48"
318	SYCAMORE	34"
319	CYPRESS	13"
320	COTTONWOOD	35"
321	PALM	27"
322	PALM	19"
323	MESQUITE	8"
324	MESQUITE	33"
325	HACKBERRY	24.5"
326	HACKBERRY	20.5"
328	HACKBERRY	14"
329	CYPRESS	11"
330	SYCAMORE	13"
331	CYPRESS	25"
332	SYCAMORE	17"
333	SYCAMORE	24"
334	SYCAMORE	23"
335	SYCAMORE	22"
336	COTTONWOOD	25"
337	MAPLE	10"
338	COTTONWOOD	19"
339	CYPRESS	12"
340	PALM	14" TO BE RELOCATED

SHORELINE WIDTH = ± 215'  
AT 20% MAX DOCK WIDTH = ± 123'  
EXISTING DOCKAGE: 39' + 39' + 10' = ± 88' (14%)  
PROPOSED DOCKAGE = ± 136' (22%)  
TOTAL DOCKAGE = 88' + 136' = 224' (36%)

- LEGEND
- 805 --- EXISTING GRADING CONTOUR
  - PROPERTY LINE
  - LOC --- LIMITS OF CONSTRUCTION
  - S/LOC --- SILT FENCE & LOC
  - OE --- OVERHEAD ELECTRIC
  - XX --- TREE FENCE PROTECTION
  - CWOZ --- CRITICAL WATER QUALITY ZONE
  - ZONING DISTRICTS
  - FENCE



CITY OF AUSTIN		TREE PROTECTION FENCE
WATERSHED PROTECTION DEPARTMENT		TYPE A - CHAIN LINK
RECORD COPY SIGNED BY J. PATRICK MURPHY	1/11/5/20	ADOPTED
STANDARD NO. 6105-2		



- 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. THE TRENCH SHALL BE 150 mm (6") DEEP AND 150 mm (6") WIDE. THE TRENCH SHALL BE FILLING WITH COMPACTED MATERIAL. THE TRENCH SHALL NOT BE FILLING INTO THE SURFACE OF THE FENCE. THE TRENCH SHALL BE FILLING INTO THE SURFACE OF THE FENCE. THE TRENCH SHALL BE FILLING INTO THE SURFACE OF THE 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 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		SILT FENCE
WATERSHED PROTECTION DEPARTMENT		TYPE A - CHAIN LINK
RECORD COPY SIGNED BY J. PATRICK MURPHY	5/23/20	ADOPTED
STANDARD NO. 6425-1		

APPROVED

DESIGNED: DMM

DATE: JUNE 25, 2010

SHEET 2 of 3

3112 EDGEWATER DRIVE

C2

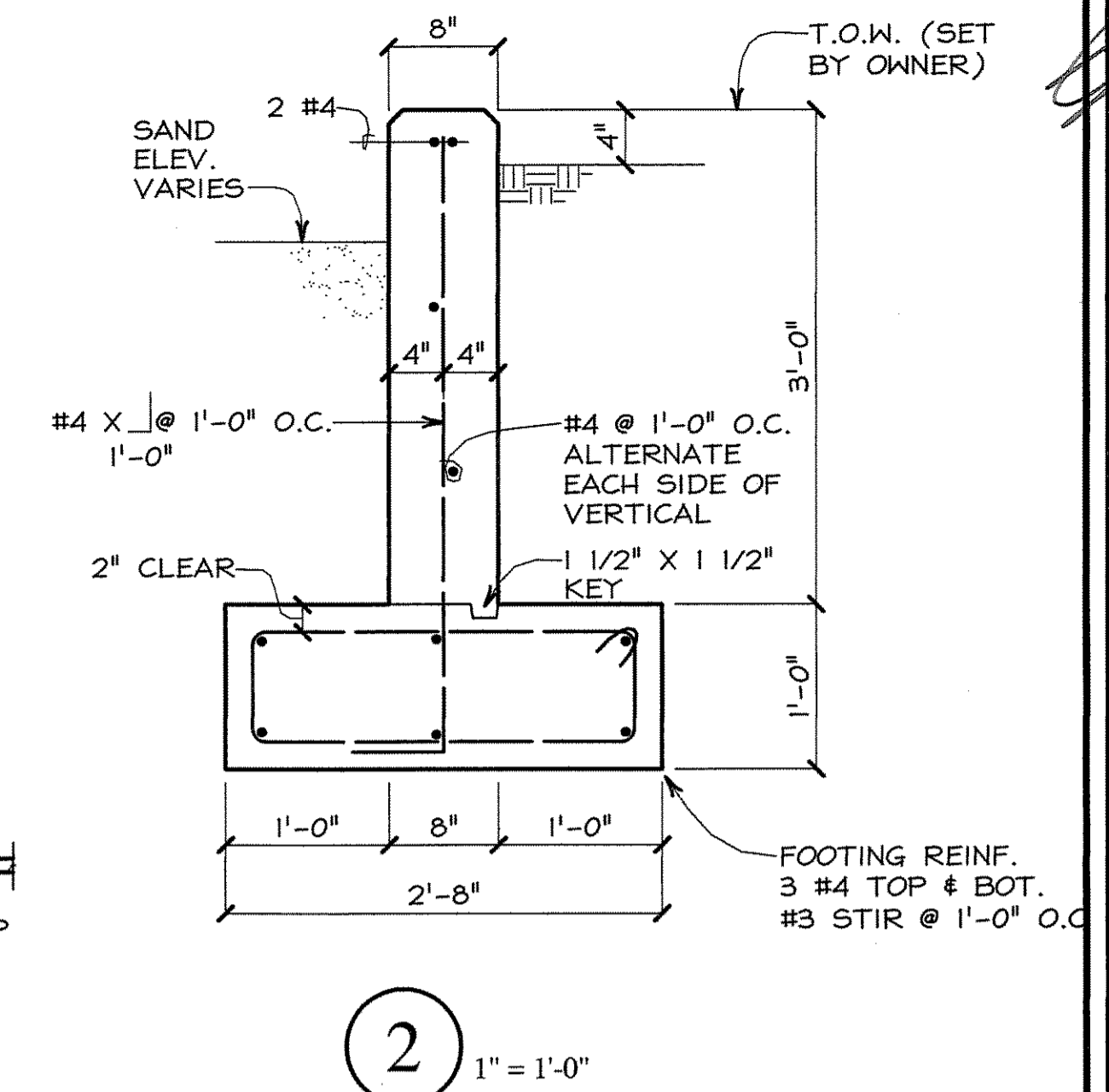
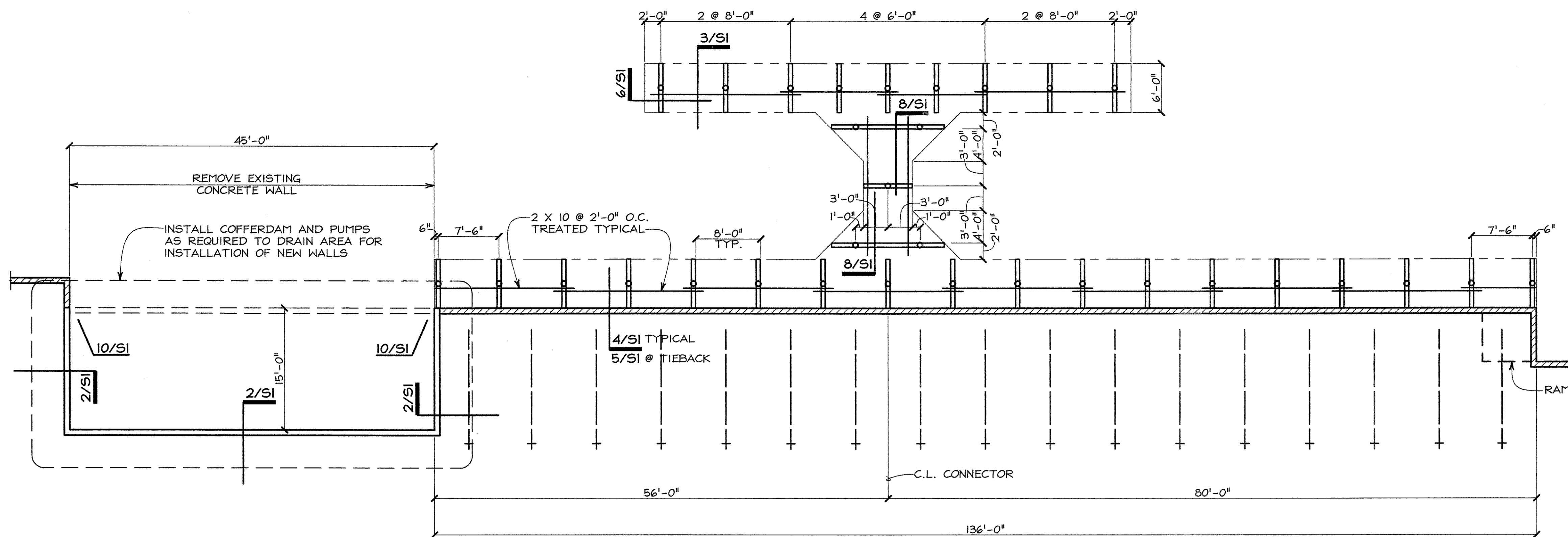
Engineering, Planning & Development Services

2219 Westlake Drive #10, Austin, Texas 78746 512.329.8241

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NUMBER F-1994

3112 EDGEWATER DRIVE

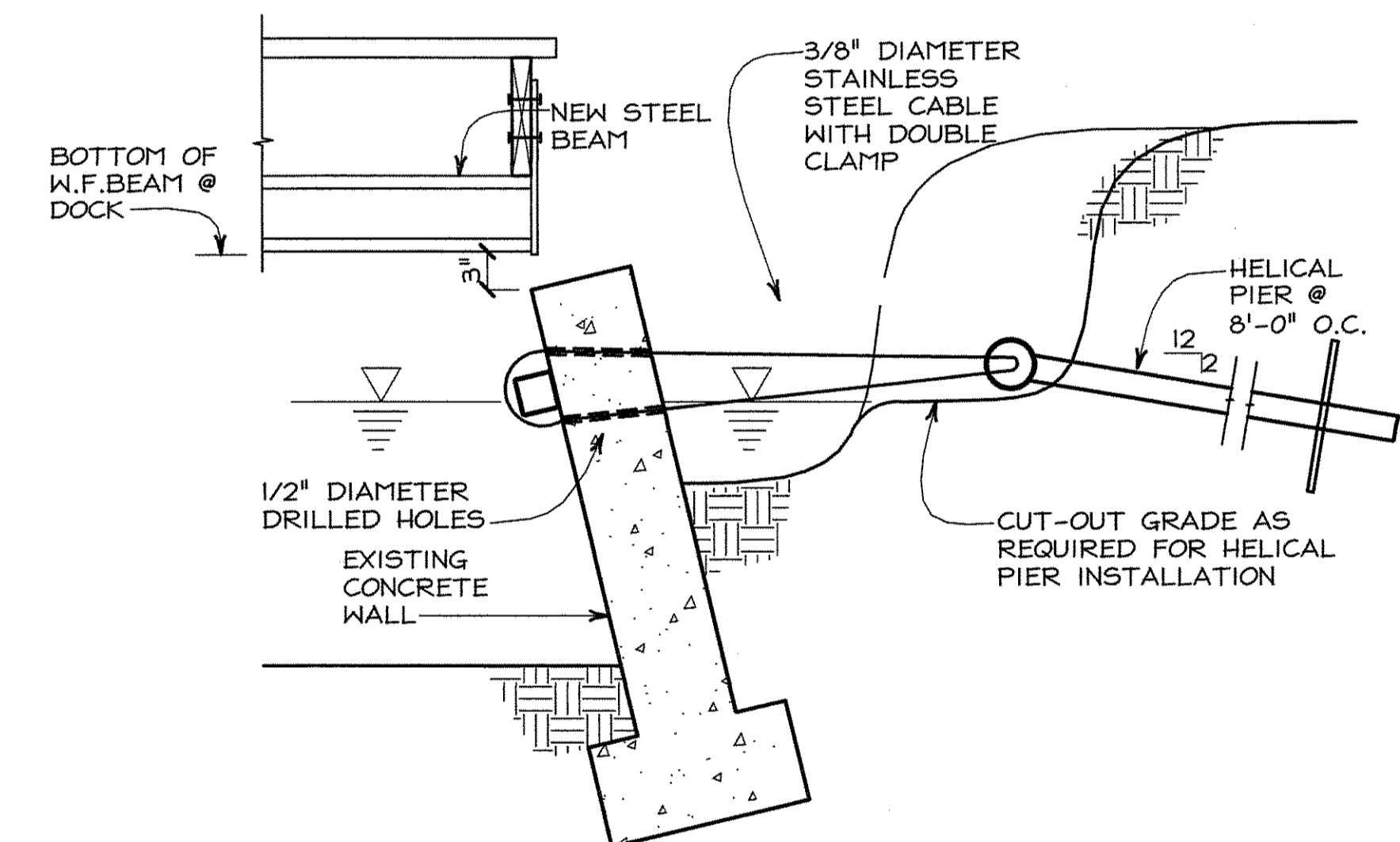
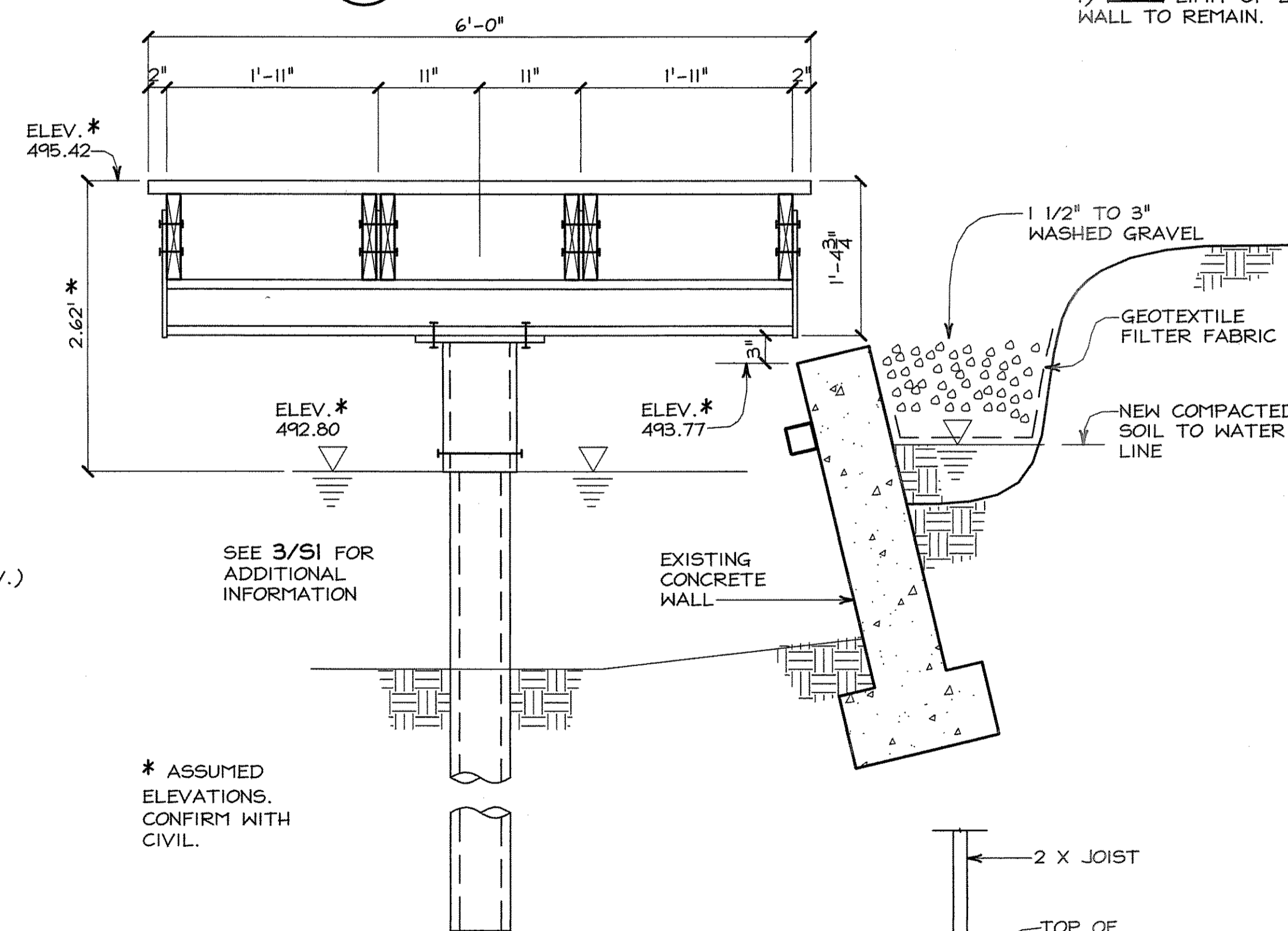
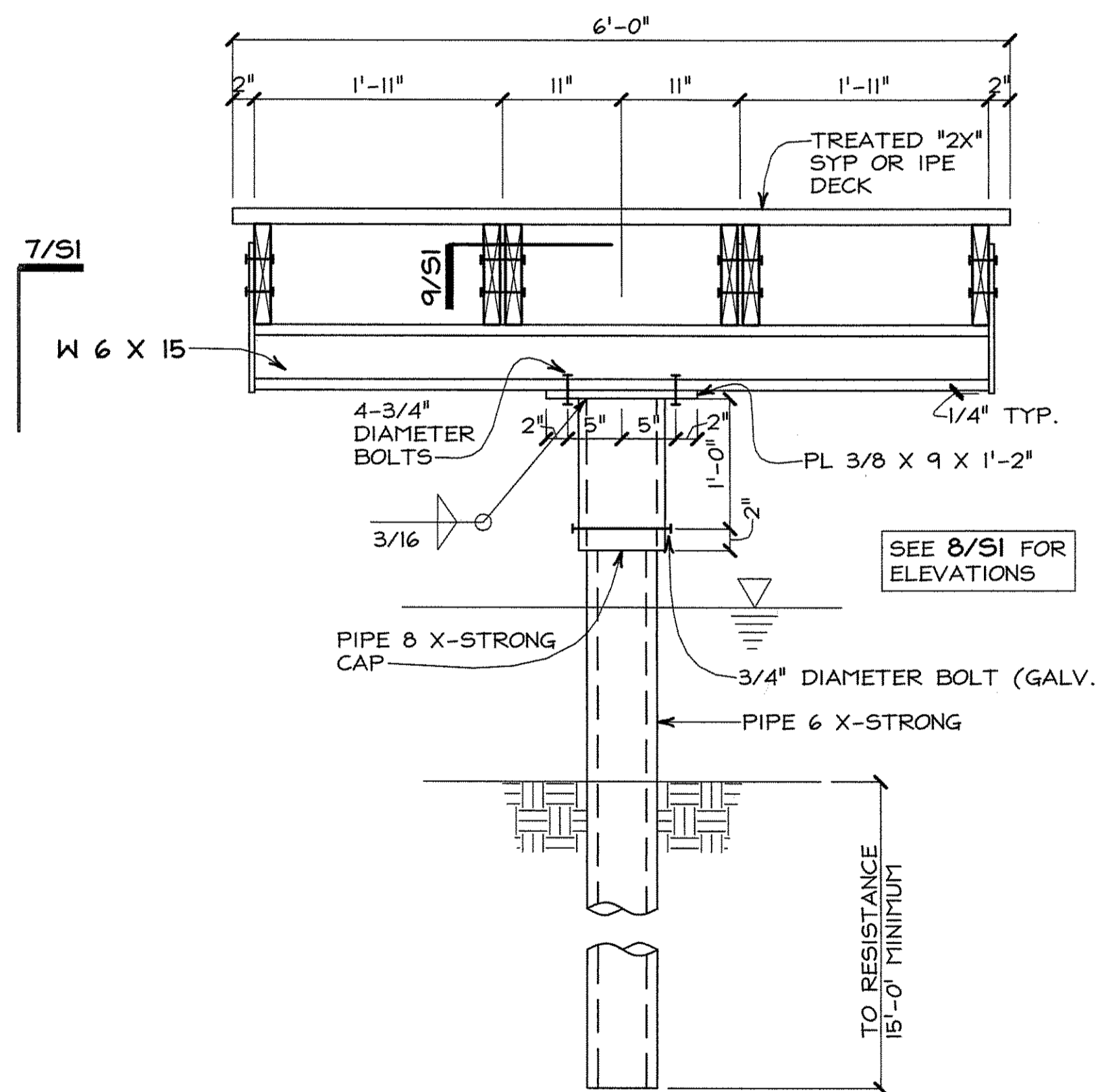
SITE PLAN



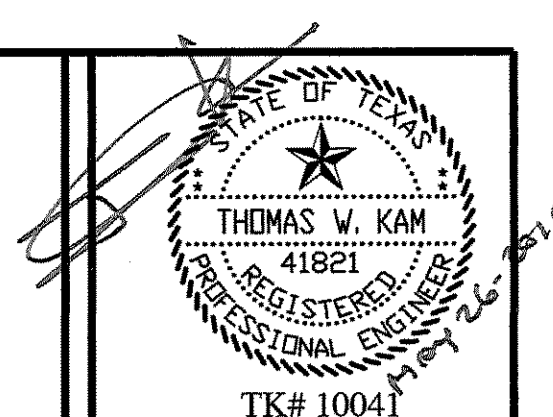
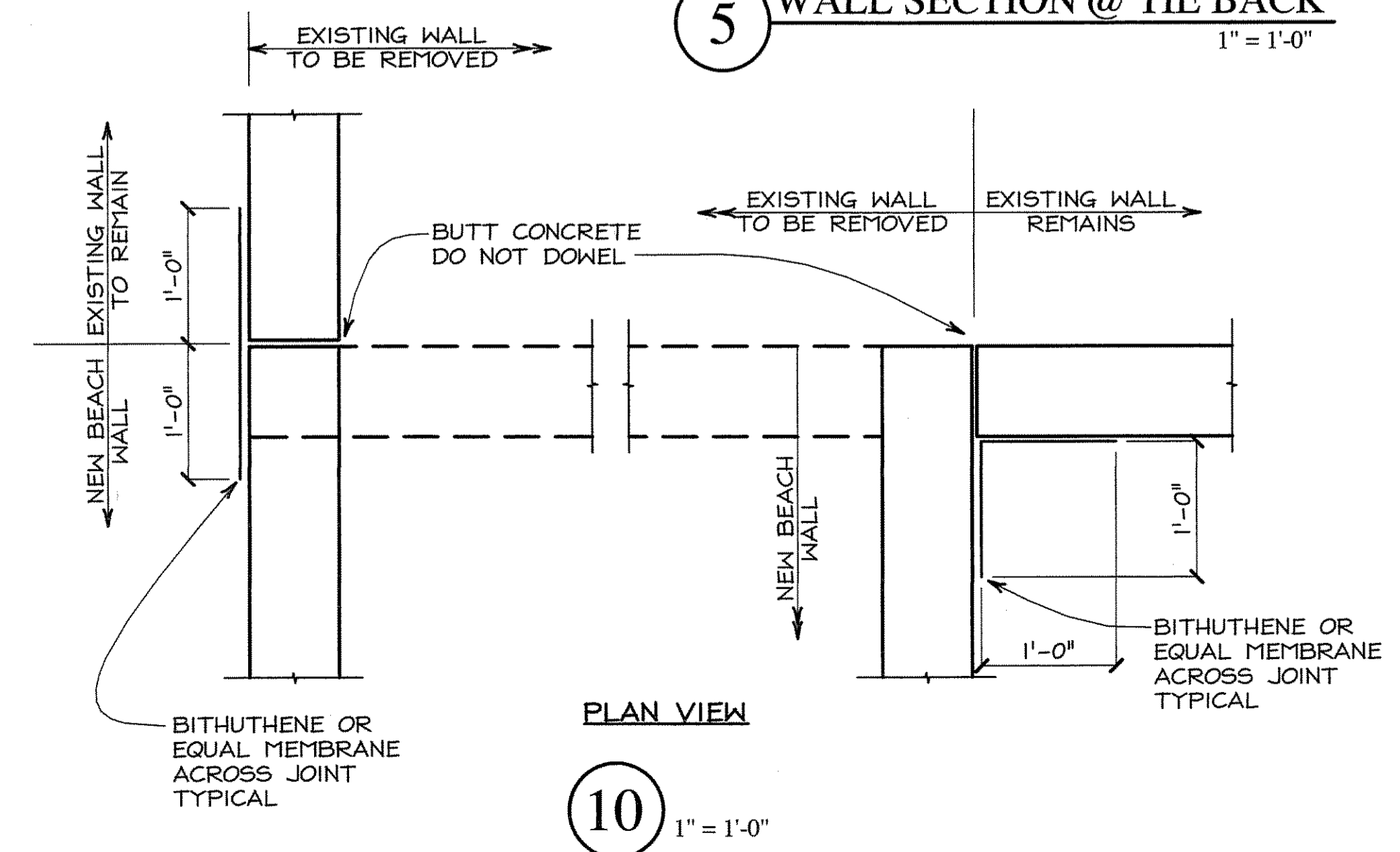
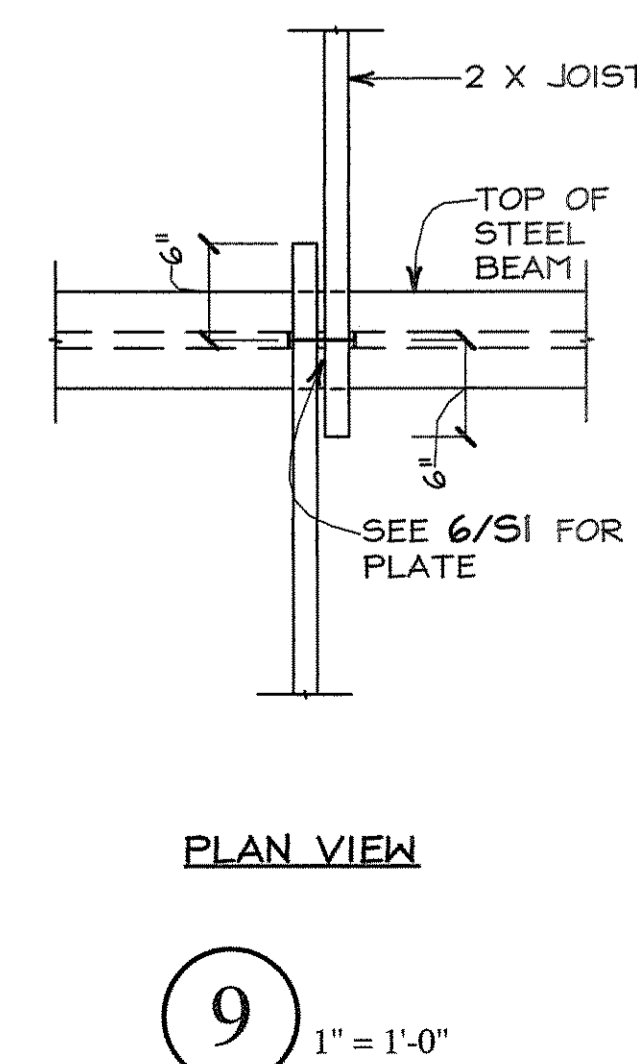
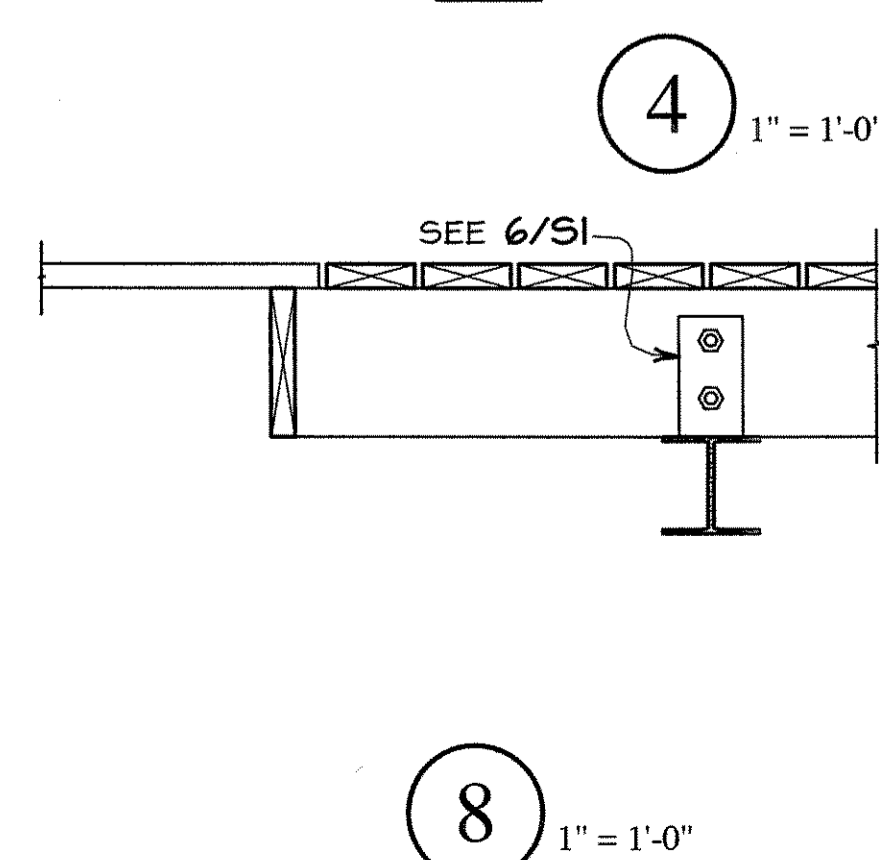
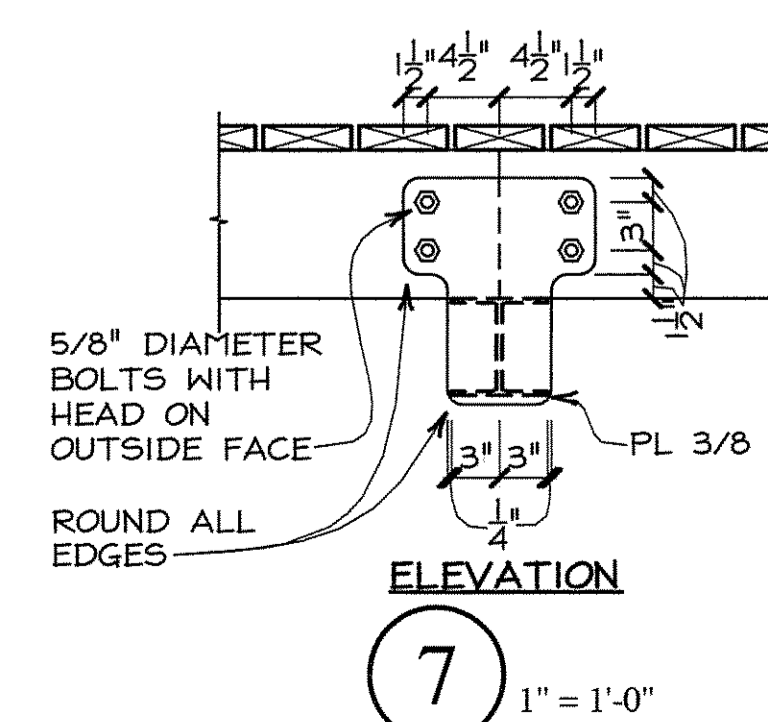
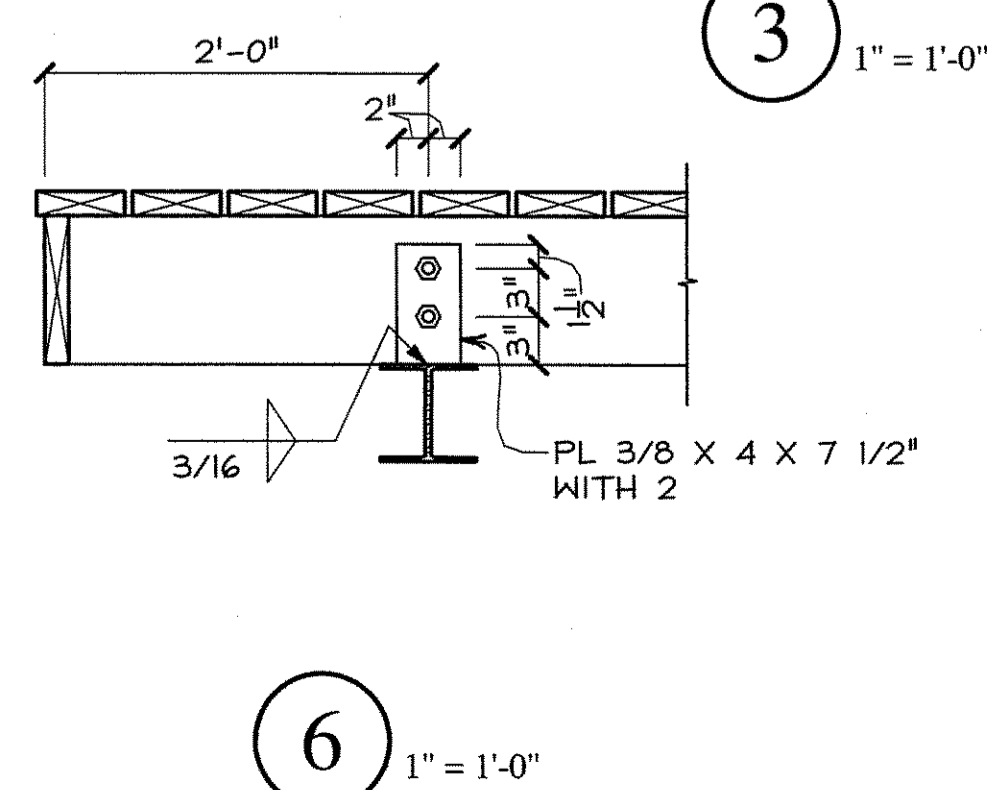
1 PARTIAL DECK PLAN  
1/8" = 1'-0"

PLAN NOTE:

1)  LIMIT OF EXISTING WALL TO REMAIN.



**5 WALL SECTION @ TIE BACK**  
1" = 1'-0"



TK CONSULTING ENGINEERS

11608 BELL AVENUE  
AUSTIN, TEXAS 78759  
(512) 219-1574 FAX: (512) 219-8189  
(866) 386-1747 TOLL FREE  
TOM@TKAUSTIN.COM  
TEXAS REGISTRATION NUMBER: F-1836

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# 3112 EDGEWATER DRIVE BOARDWALK AND RETAINING WALL STRUCTURAL DETAILS

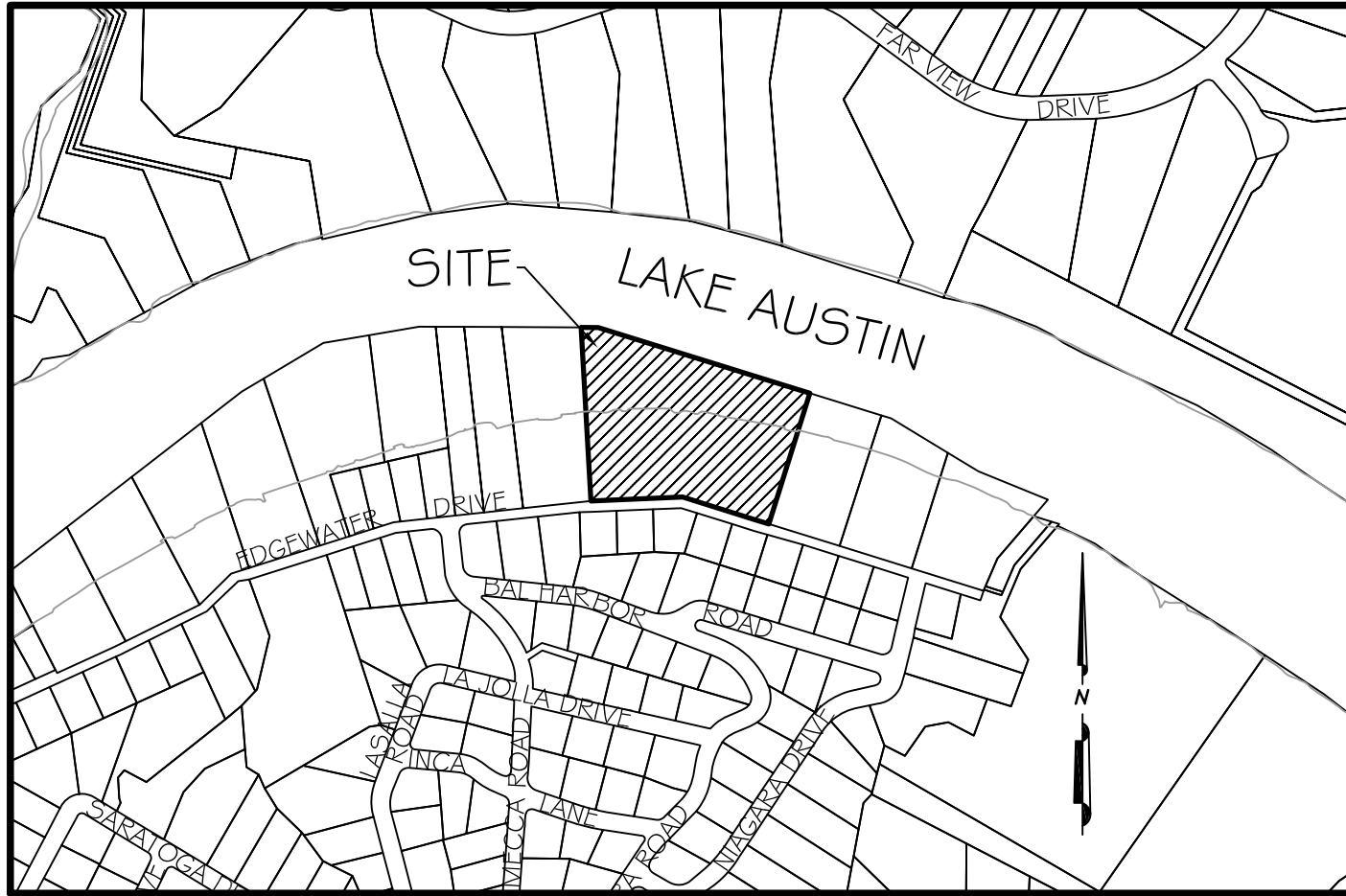
DATE: MAY 26, 2010

3 OF 3

S1

3112 EDGEWATER DRIVE - SP. C - 2010 - 0092D

SP C - 2010 - 0092D



MAPSCO GRID C29  
VICINITY MAP  
NTS



3112 Edgewater Dr, Austin, TX 78733

©2009 Google

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Imagery Date: Nov 25, 2009

30°21'15.63" N 97°51'35.40" W elev 483 ft

Eye alt 3782 ft

