



Aupperle Company

2219 Westlake Drive #110, Austin, Texas 78746

Office & Fax: (512) 329-8241

Email: 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: 05-Oct-10

To: Parks & Recreation Department, Chris Yanez

Delivery: Hand

Re: 2900 Westlake Cove, SP-2010-0175D

Pages:

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

Project Type:

☒ Residential Dock

☐ Residential Dock Cluster

☐ Marina

☒ Shoreline Modification

☐ Silt Removal

☐ Other:

Owner: Patrick M. and Jannette Keating

Applicant: Patrick M. and Jannette Keating

Site Address: 2900 Westlake Cove

Site Plan Case Number: SP-2010-0175D

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 project proposes to remove an existing boat dock and construct new docks and bulkhead. The new bulkhead will predominantly follow the alignment of the existing bulkhead. The proposed bulkhead will protect approximately 467 linear feet of shoreline. The existing bulkhead is approximately 461 linear feet. Approximately 45 linear feet of new bulkhead will be realigned to accommodate the northern dock. The realignment of the bulkhead will add approximately 165 square feet of surface area to the waterbody of Lake Austin. The site currently has an existing two slip boat dock which is proposed to be removed. The current boat dock utilizes approximately 50 linear feet of shoreline, or 11% of the 461 linear feet existing shoreline. The proposed docks will utilize approximately 84 linear feet of shoreline or 18 percent of the 467 linear feet of proposed shoreline. The existing northern dock is currently within the 10-foot side yard setback area, the proposed northern dock will also be within the 10-foot side yard setback area.

Attachments:

☒ Site Plan.

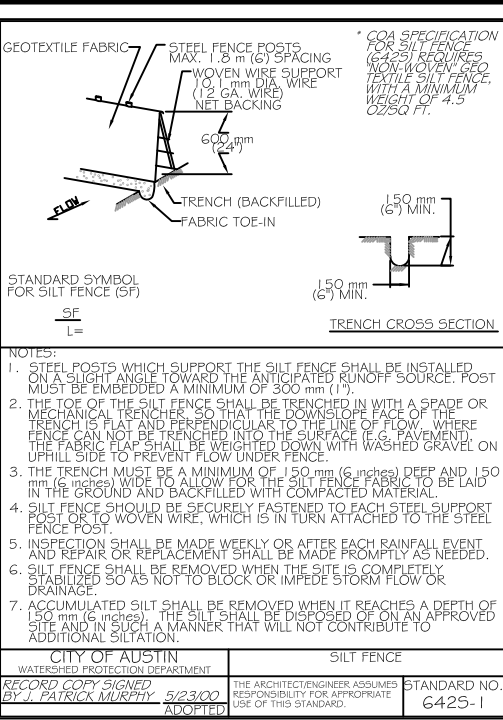
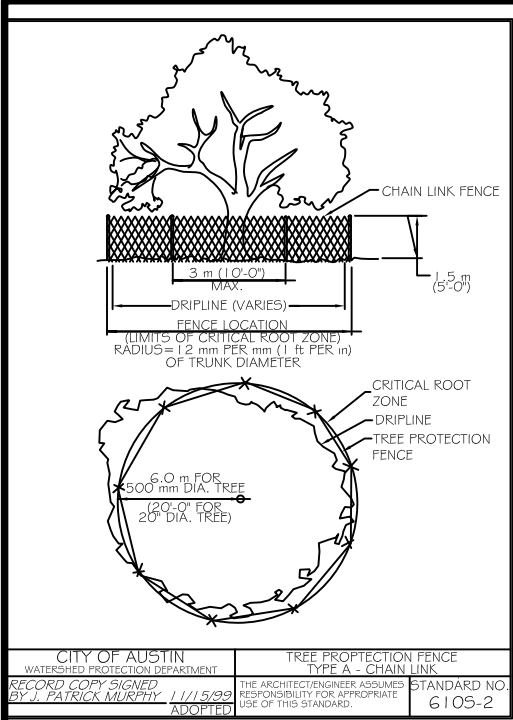
☒ Location Map

☐ Plat

☒ Other Documents:

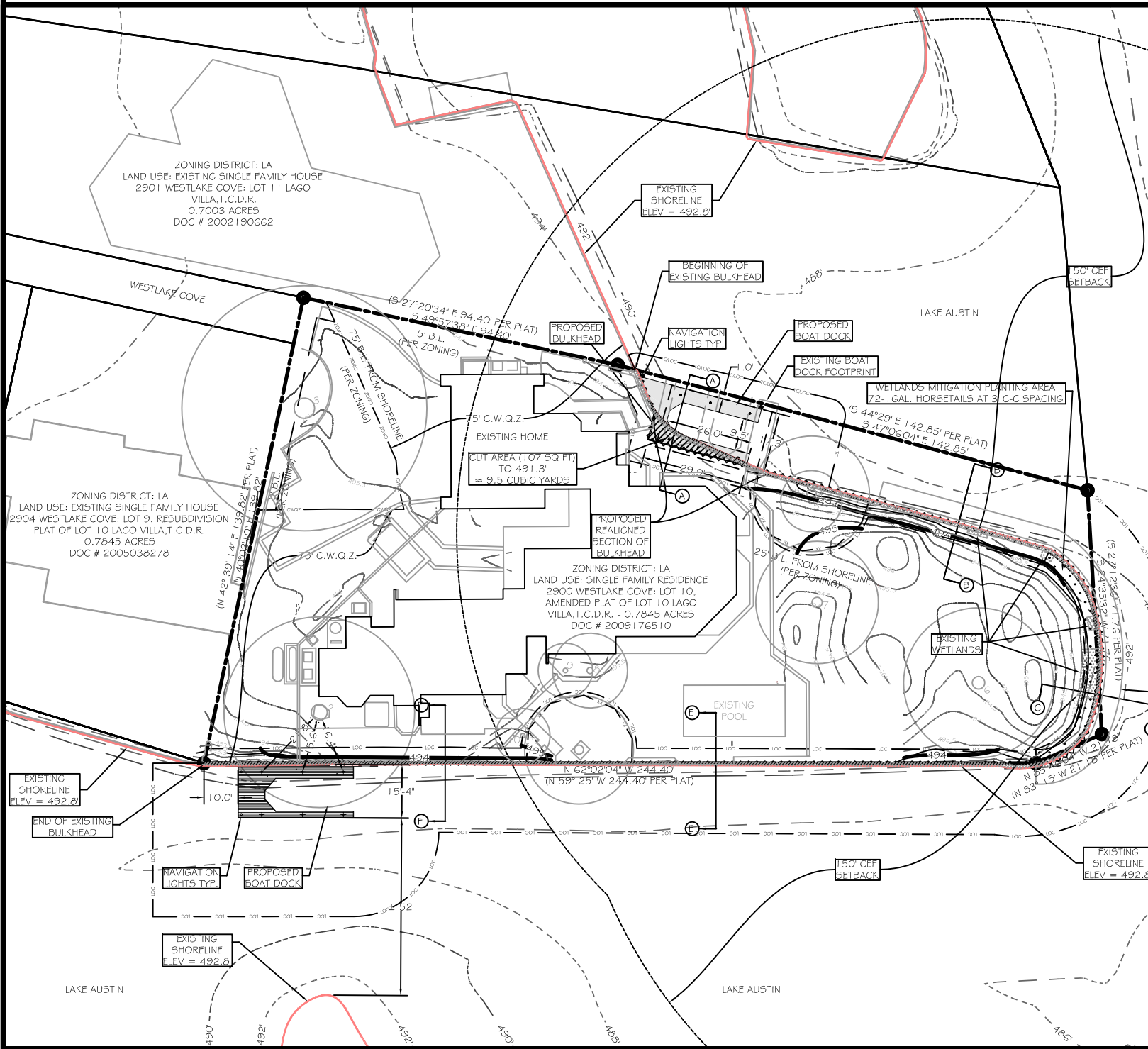
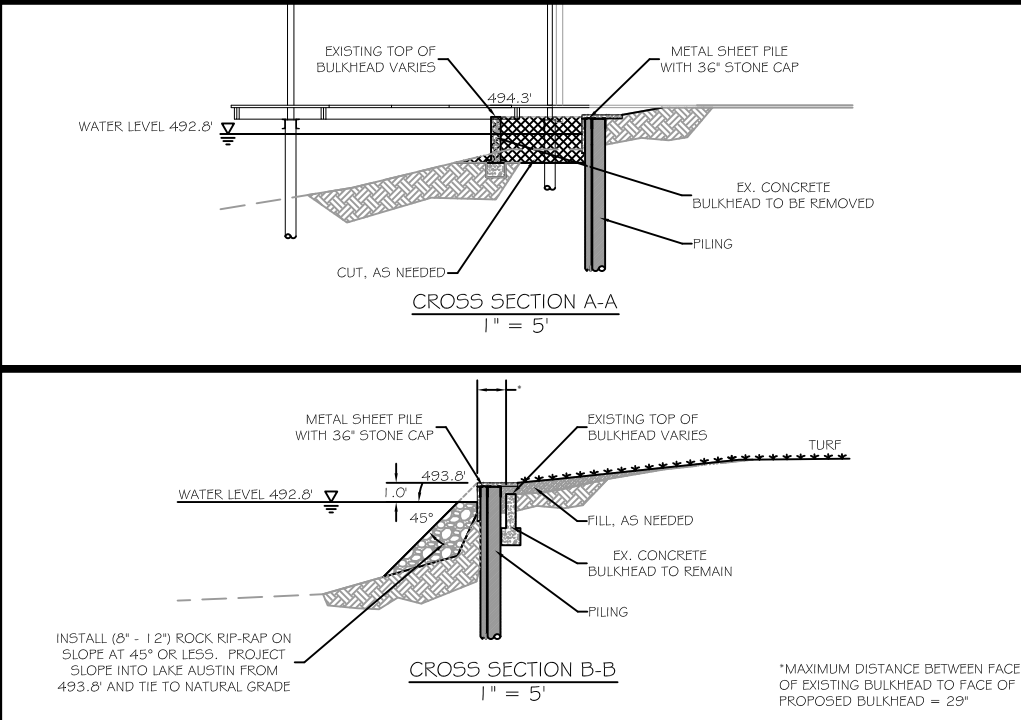


MAPSCO GRID G26
VICINITY MAP
NTS



- 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. EXISTING WETLAND CRITICAL ENVIRONMENTAL FEATURES (CEF)s ARE TO BE MITIGATED ON A 1:1 RATIO WITH NATIVE AND ADAPTED WETLAND PLANTINGS BEHIND THE PROPOSED BULKHEAD.
 5. DREDGING IS NOT PROPOSED OR APPROVED WITH THIS SITE PLAN APPLICATION.
 6. THE SCOPE OF THE SHORELINE MODIFICATIONS PROPOSED BY THESE PLANS QUALIFIES FOR A NATION WIDE PERMIT UNDER THE GENERAL CONDITIONS OF ONE OR MORE CORPS OF ENGINEERS NATION WIDE PERMITS.

- LIST OF EXISTING WETLAND PLANTS; COMMON NAME (SCIENTIFIC NAME)
1. MARSH SEEDBOX (*LYTHRUM FALLISTRIS*)
 2. WATER HYSSOP (*BACOPA MONNIERI*)
 3. PENNY-WORT (*HYDROCOYLE SP.*)
 4. SPIKERUSH (*ELEOCHARIS SP.*)
 5. RUSH (*JUNCUS SP.*)
 6. HORSETAIL (*EQUISETUM LAEVIGUTUM*)
- LANDSCAPE SCHEDULE FOR WETLAND AREA
1. THE DESIGNATED SHORELINE EDGE WILL BE PLANTED WITH APPROPRIATE WETLAND SPECIES LISTED BELOW.
 2. AQUATIC PLANT(S): 1 GAL. HORSETAIL (*EQUISETUM LAEVIGUTUM*), PLACED @ 3' C.C.
 3. MANAGE AND REMOVE EXOTIC SPECIES FROM AREA.
- THE FOLLOWING ALTERNATE AQUATIC SPECIES MAY BE UTILIZED IF THE SPECIFIED SPECIES IS NOT READILY AVAILABLE:
- BACOPA (*BACOPA MONNIERI*)
CYPERUS (*CYPERUS SP.*)
YELLOW WATER LILY (*NYMPHAEA ODORATA*)
BULRUSH (*SCIRPUS CALIFORNICUS*)
PICKERELWEED (*PONTEDERIA CORDATA*)
PONDWEED (*POTAMOGETON PECTINATUS*)
FOUR-SQUARE SPIKERUSH (*ELEOCHARIS QUADRANGULATA*)
ARROWHEAD (*SAGITTARIA LATIFOLIA*)
STAR GRASS (*DICHRONEMIA COLORATA*)



LEGEND

- 905 — EXISTING GRADING CONTOUR
- 905 — PROPOSED GRADING CONTOUR
- — — PROPERTY LINE
- — — LIMITS OF CONSTRUCTION
- LOC/TC — LOC # TURBIDITY CURTAIN
- — — TREE FENCE PROTECTION
- — — CRITICAL WATER QUALITY ZONE
- — — FENCE
- — — EXISTING BULKHEAD
- — — PROPOSED BULKHEAD

SHORELINE

EXISTING SHORELINE LENGTH = 461' ±
MAXIMUM DOCKAGE = 461' x 20% = 92'
PROPOSED SHORELINE LENGTH = 467' ±

BULKHEAD

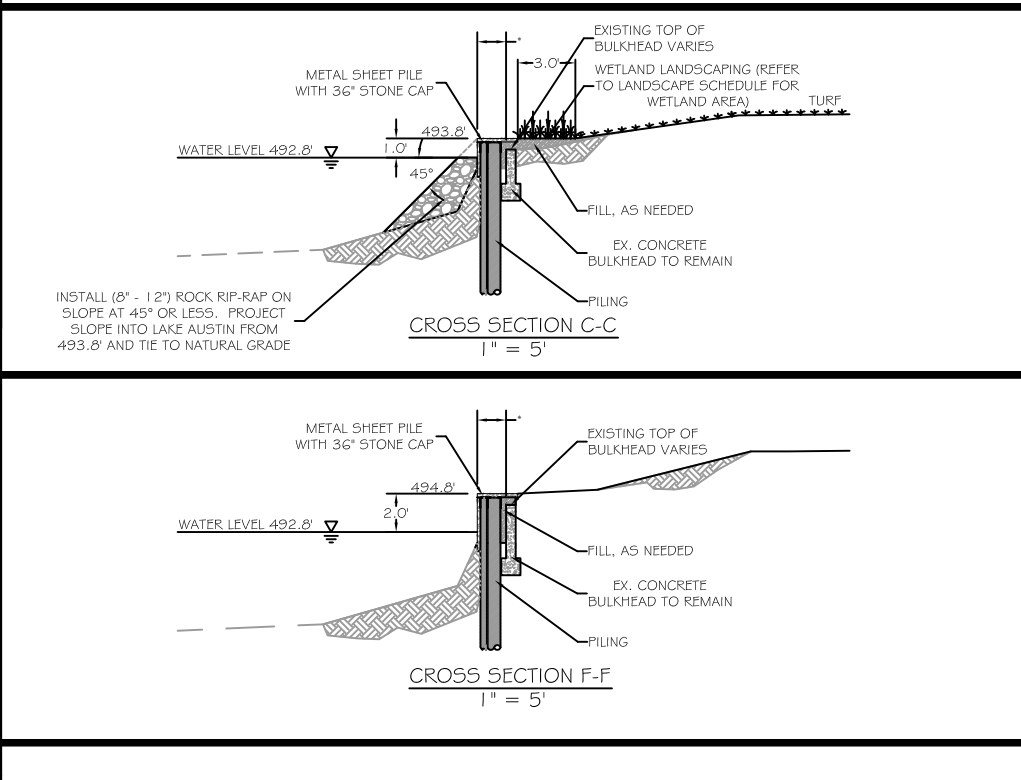
EXISTING BULKHEAD LENGTH = 461' ±
PROPOSED BULKHEAD LENGTH = 467' ±

BOAT DOCKS

MAXIMUM DOCKAGE = 92' ±
EXISTING DOCKAGE = 50' ± (TO BE REMOVED)
PROPOSED DOCKAGE = 84' ± OR 18%

TREE LIST (SURVEYED BY M-MMM LAND SURVEYING COMPANY DECEMBER 14, 2009)

TAG NO.	COMMON NAME	SIZE
1	ELM	16"
2	COTTONWOOD	28"
3	COTTONWOOD	36"
4	LIVE OAK	17"
5	LIVE OAK	9"
6	COTTONWOOD	22"
7	LIVE OAK	18"
8	LIVE OAK	11"
9	LIVE OAK	8"
10	UNKNOWN	X"



2000 WESTLAKE COVE

SITE PLAN

DESIGNED: DMM
APPROVED:
SCALE:
2900 WESTLAKE COVE
DATE: AUGUST 19, 2010
SHEET 2 of 3

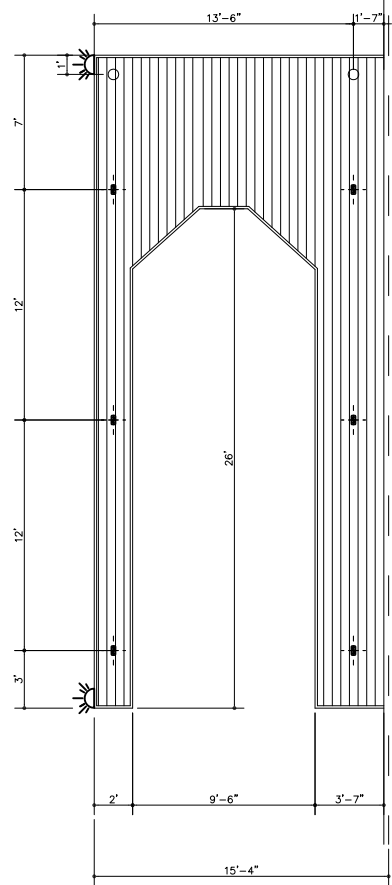
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2900 WESTLAKE COVE - SP-2010-01750

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512.329.8241
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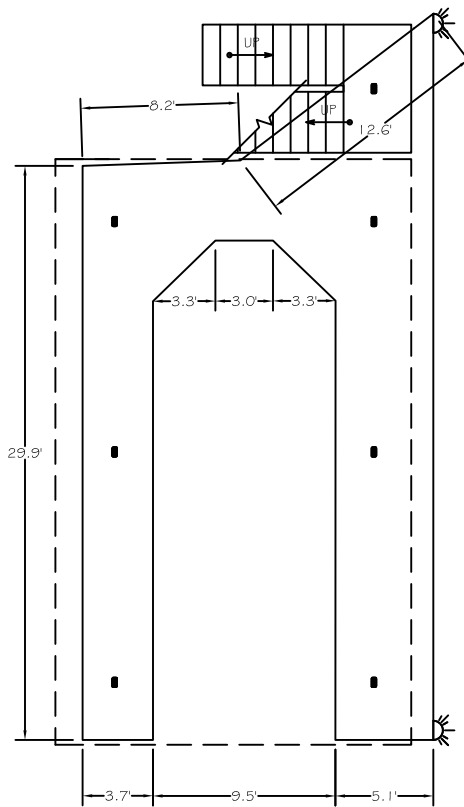
REVISED
DATE
NO.

APPROVED



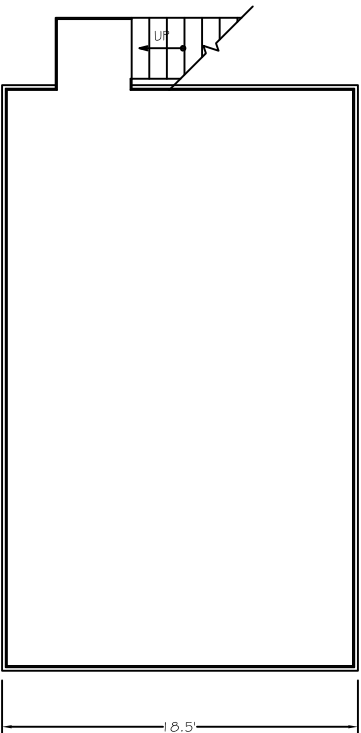
SOUTH SIDE BOAT DOCK

BOAT DOCK PLAN VIEW
1" = 5'



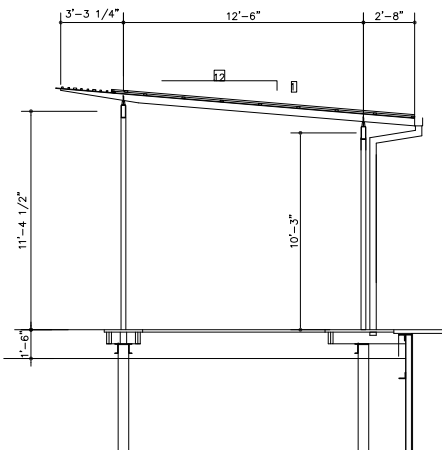
NORTH SIDE BOAT DOCK

BOAT DOCK PLAN VIEW
LOWER DECK
1" = 5'

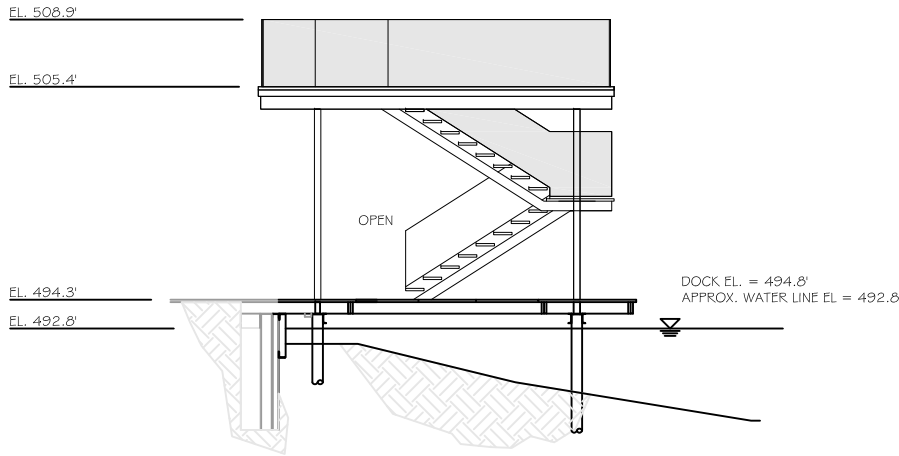


BOAT DOCK PLAN VIEW
UPPER DECK
1" = 5'

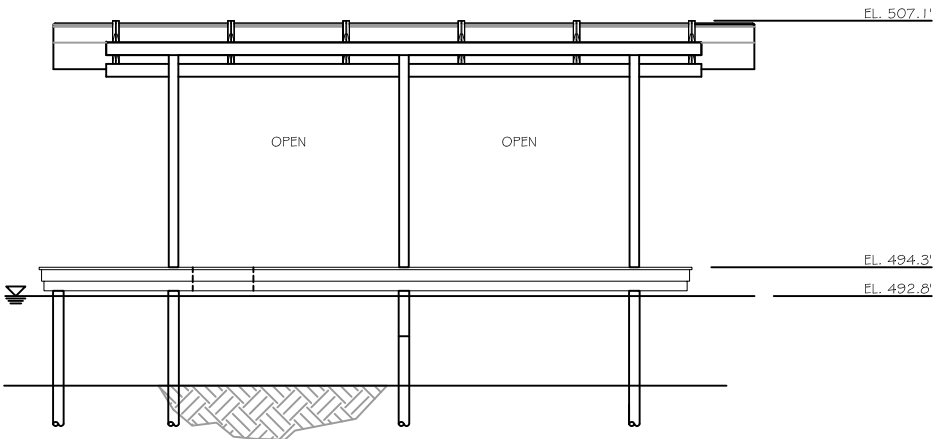
DOCK EL. = 494.8'
APPROX. WATER LINE EL. = 492.8'



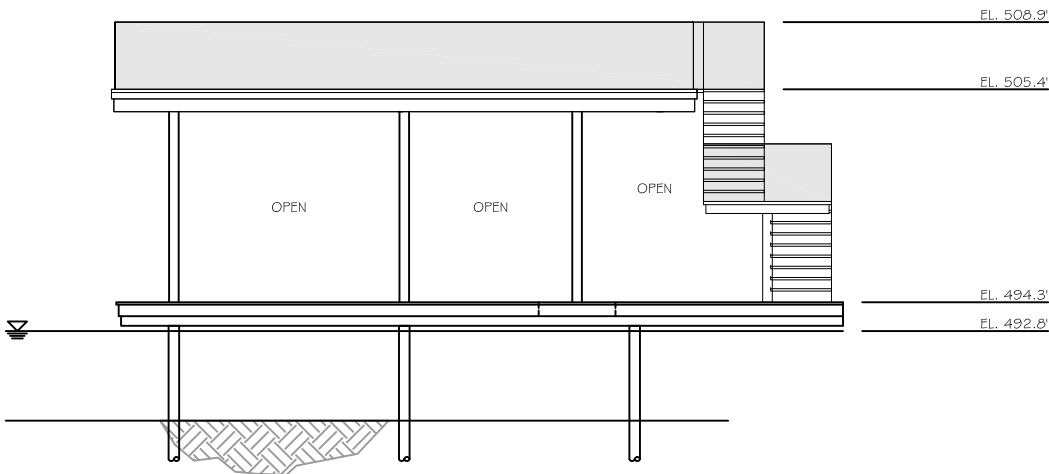
ELEVATION FROM DOWNSTREAM
1" = 5'



ELEVATION FROM DOWNSTREAM
1" = 5'



ELEVATION FROM LAKE
1" = 5'



ELEVATION FROM LAKE
1" = 5'



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2900 WESTLAKE COVE
BOAT DOCK ELEVATION &
PLAN VIEW

DESIGNED: DMM
APPROVED:
SCALE:
2900 WESTLAKE COVE
DATE: October 8, 2010
SHEET 3 of 3

2900 Westlake Cove, Austin, TX 78746

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Imagery Date: Nov 25, 2009

30°18'37.00" N 97°46'46.04" W elev 491 ft

Eye alt 1105 ft