



## Aupperle Company

2219 Westlake Drive #110, Austin, Texas 78746

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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:** 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

## 2900 WESTLAKE COVE

OWNERS:  
PATRICK M. & JANNETTE KEATING  
2900 WESTLAKE COVE  
AUSTIN, TEXAS 78746-196  
PHONE (408) 910-3388

A map of the study area near Lake Austin. The map shows a network of roads including Westlake Drive, and labels for 'LAKE AUSTIN' and 'SITE'. A north arrow is also present.

### PERMANENT VEGETATIVE STABILIZATION

- Table 2: Hydromulching for Permanent Vegetative Stabilization

## 11. Developer Information

OWNER'S REPRESENTATIVE RESPONSIBLE FOR  
NAME PATRICK M. & JANNETTE KEATING  
PHONE # (408) 910-3388

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:  
NAME PATRICK M. & JANNETTE KEATING  
PHONE # (408) 910-3388

- Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

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's approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-250 pounds per square inch) or by other method as approved by Planning & Development Review Committee. The Proposed Nutrient Mix Specifications need to be followed and approved by the City Arborist prior to application (Fax # (512) 974-3010). Applicants may also specify soil injection of Doggett XL-1 injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide a copy of the application to the City of Austin, Planning & Development Department, Planning Division, P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the Sequence of Construction.

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.

## CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- GENERAL NOTES:

- 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.

2. Approval of this Site Plan does not include Building and Fire Code approval nor building permit improvements will require site plan amendment and approval of the Planning & Development Review Department.
3. Approval of this Site Plan does not include Building and Fire Code approval nor building permit improvements will require site plan amendment and approval of the Planning & Development Review Department.
4. All signs must comply with requirements of the Land Development Code, (Section 13-2, Article VII)
5. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
6. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
7. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
8. For construction within the right-of-way, a concrete permit is required.

### CONSTRUCTION SEQUENCE

THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:

1. INSTALL TREE PROTECTION CONTROLS AND AERATION / NUTRIENT REQUIREMENTS (AS NEEDED).
2. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
3. INSTALL NATURAL AREA PROTECTION (AS REQUIRED).
4. 2.2 HOLD MEETING WITH ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING PRE-CONSTRUCTION MEETING.
5. HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
6. REMOVE EXISTING BOCK DOCK AND OTHER NOTED EXISTING IMPROVEMENTS.
7. BUILD PROPOSED BULKHEAD AND BOCK DOCKS.
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. COVER SHEET & NOTES
2. SITE PLAN
3. BOAT DOCK ELEVATIONS & PLAN VIEW

## For Director - Planning &amp; Development Review Department Date:

SP-2010-0175D

Permit Number

JUNE 18, 2010

Submittal Date

JUNE 18, 2013

Project Duration Date

NOTES:

1. This project is not located over the Edwards Aquifer recharge zone.
2. THIS PROJECT IS LOCATED IN THE DRINKING WATER PROTECTION ZONE.
3. Contractor to verify utility locations and ground and flow line elevations before construction

## ELECTRIC TRANSMISSION NOTES :

2. 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 tagline safety meeting.
3. Demands must be placed 10 feet from Austin Energy or transmission structures during construction.
4. Any relationships or outages caused by this project will be charged to the contractor/owner.
5. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical hazard.
6. No dumpsters, staging or spills areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
7. Prior to mobilizing tall equipment such as cranes, call Jean Evande at 512.322.6050, to coordinate with transmission personnel.
8. Property owner is to provide free and easy access 24 hours a day to the transmission easement.
9. Land owner is responsible for dust controls for insulators and to prevent flashing. Owner is responsible for all outages caused 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 10, AMENDED PLAT OF LOT 10 LAGA VILLA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 90, PAGE 316, PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROJECT ADDRESS: 2900 WESTLAKE COVE, AUSTIN, TEXAS 78746-1961

ZONING: LA  
USE: SINGLE FAMILY HOME

RELATED PERMIT NUMBERS: 1996-016191 BP, 1996-016191 EP, 1996-016191 MP, 1996-01619 PP, 1997-008909 BP, 1997-008909 EP, 1997-008909 MP, 1997-008909 PP, 2010-001046 PR, 2010-001049 BP, 2010-026608 PR, 2010-026646 BP & 2010-026647 BP

LAND STATUS DETERMINATION: N/A

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.

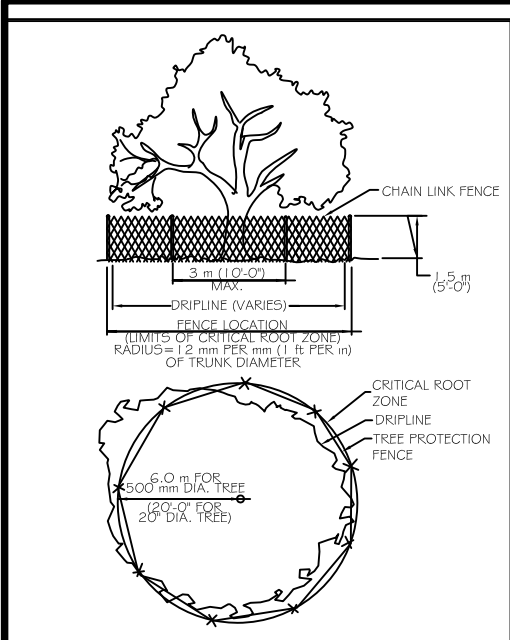
This boat dock is an accessory use for a principal residence and should be used as such.

**AUPPERLE COMPANY**  
Engineering, Planning & Development Services  
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241  
Texas Board Of Professional Engineers Registration Number F-1991

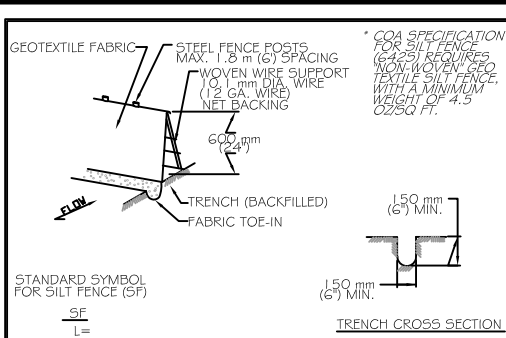
2900 WESTLAKE COVE

COVER SHEET &amp; NOTES

DESIGNED: DMM
APPROVED:
SCALE: NTS
2900 WESTLAKE COVE
DATE: JUNE 18, 2010
SHEET 1 of 3



CITY OF AUSTIN	WATERSHED PROTECTION DEPARTMENT	TYPE A - CHAIN LINK	STANDARD NO. 6105-2
RECORD COPY SIGNED BY J. PATRICK MURPHY 1/11/5/09	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		

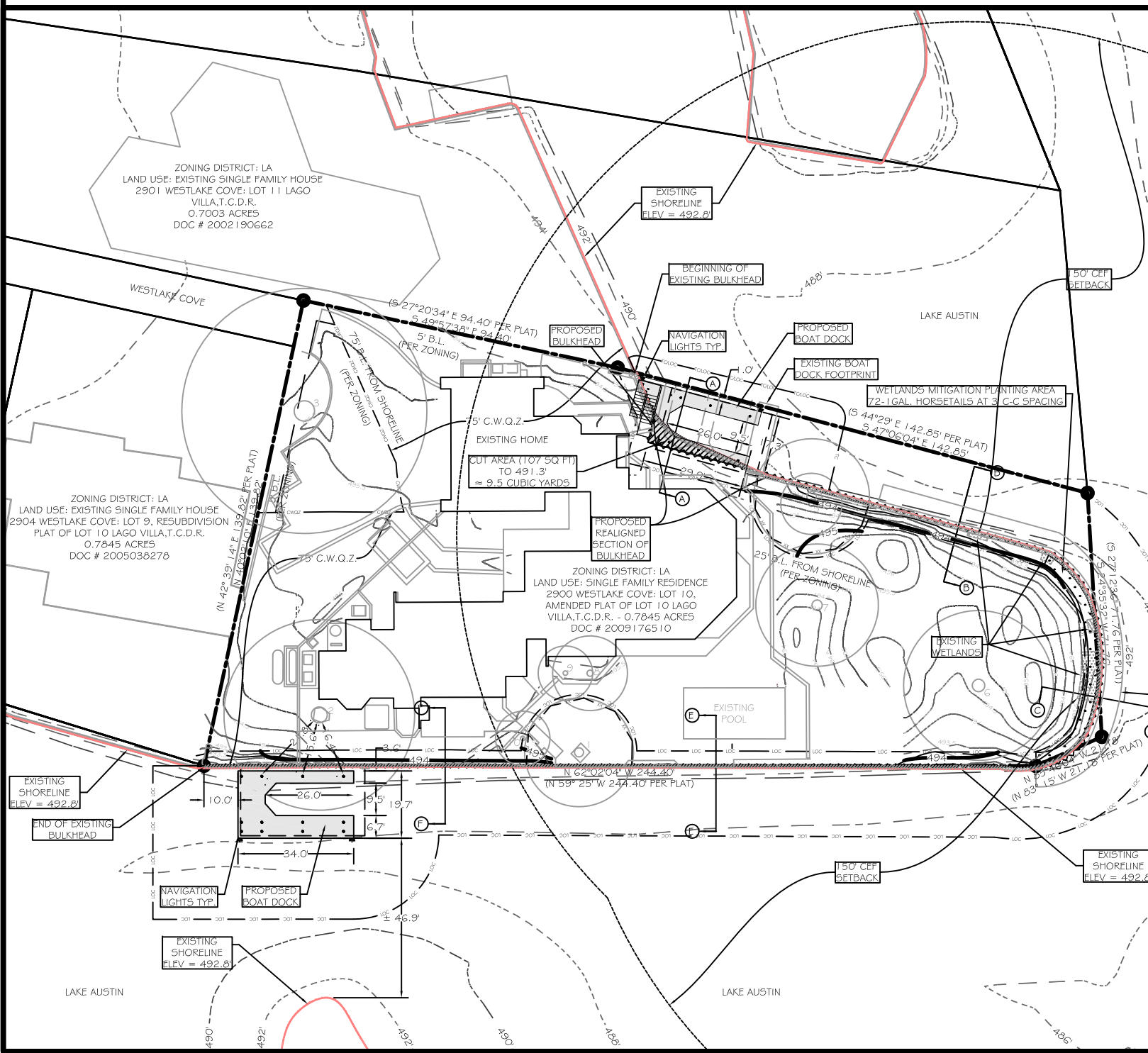
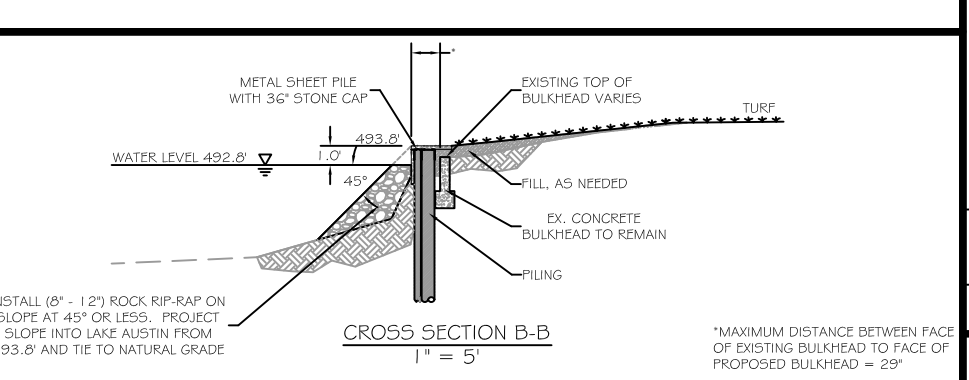
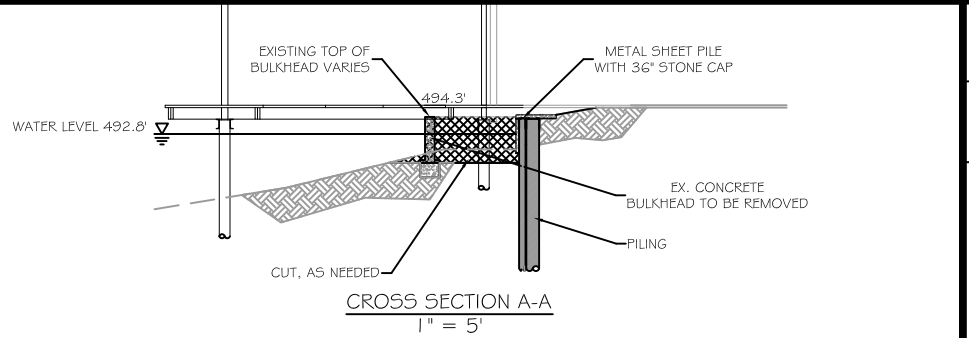


- NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12").
  2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IF THE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER 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 STABILIZED SO AS NOT TO BLOCK OR IMPED EROSION FLOW OR 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	WATERSHED PROTECTION DEPARTMENT	SILT FENCE	STANDARD NO. 6425-1
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		

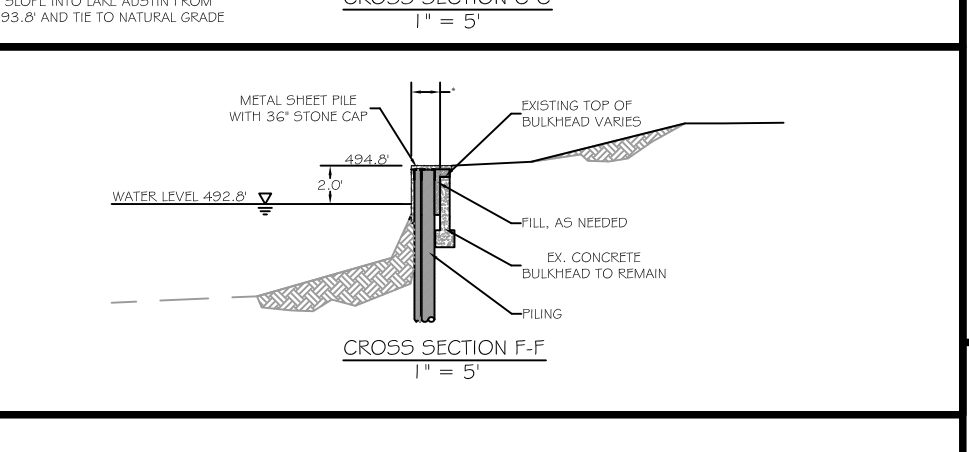
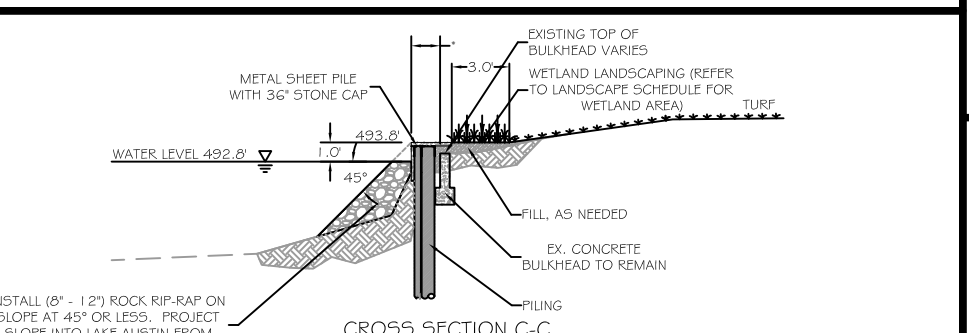
- NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
  2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE 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 (*LUDWIGIA PALUSTRIS*)
  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 (*SAGGITARIA 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
  - CWQZ — 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

AUPPERLE COMPANY

Engineering, Planning & Development Services

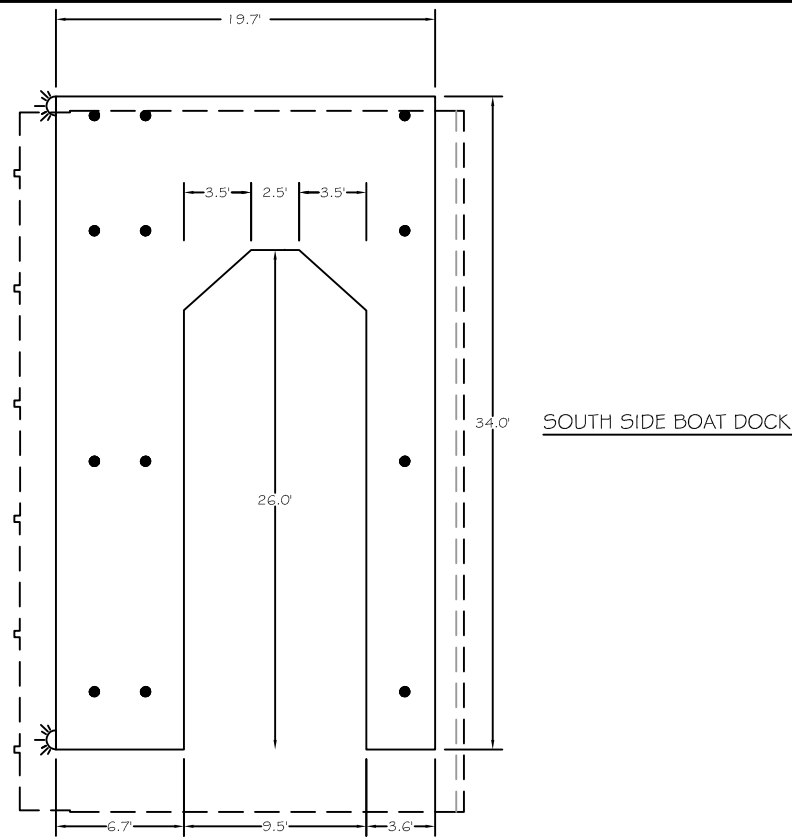
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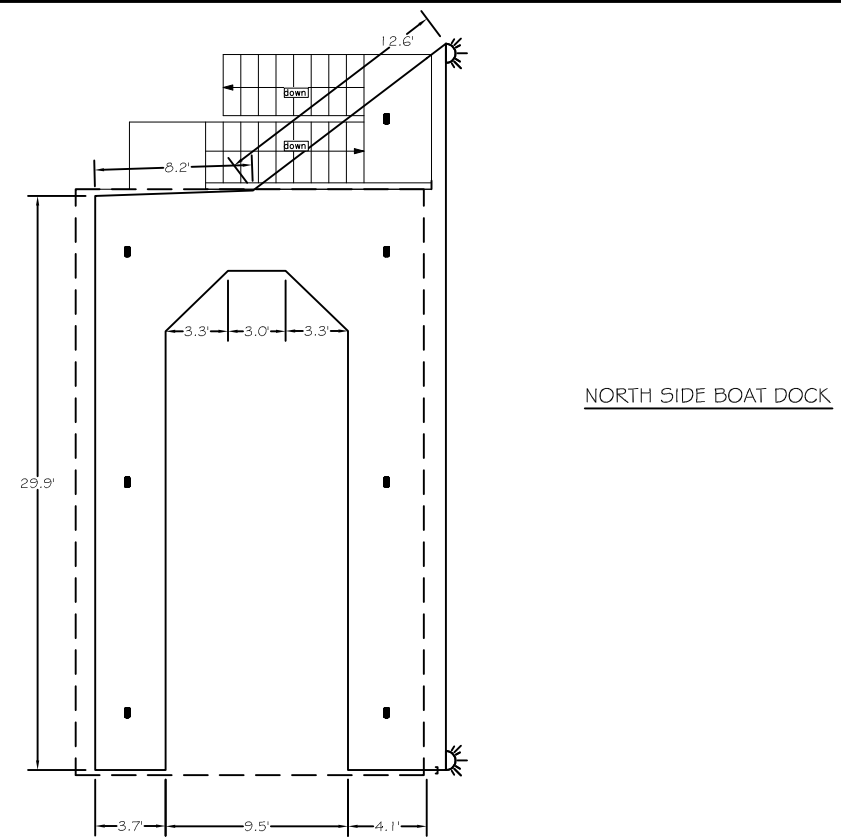
2000 WESTLAKE COVE - SP-2010-01750

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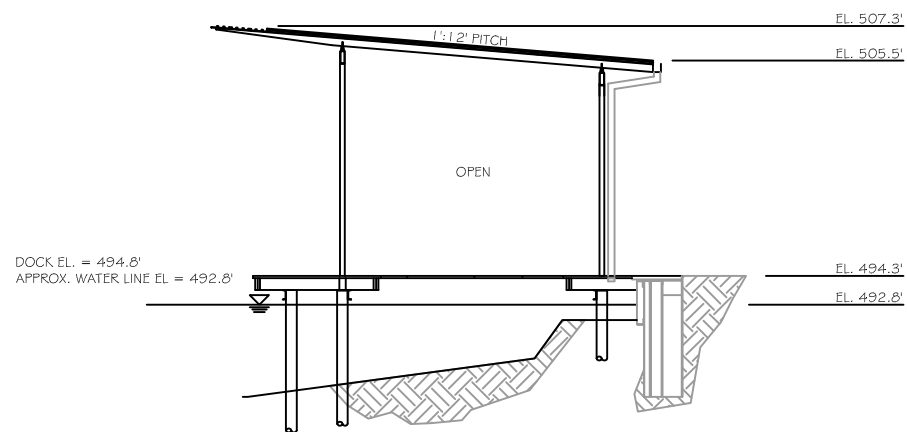
SP-2010-01750



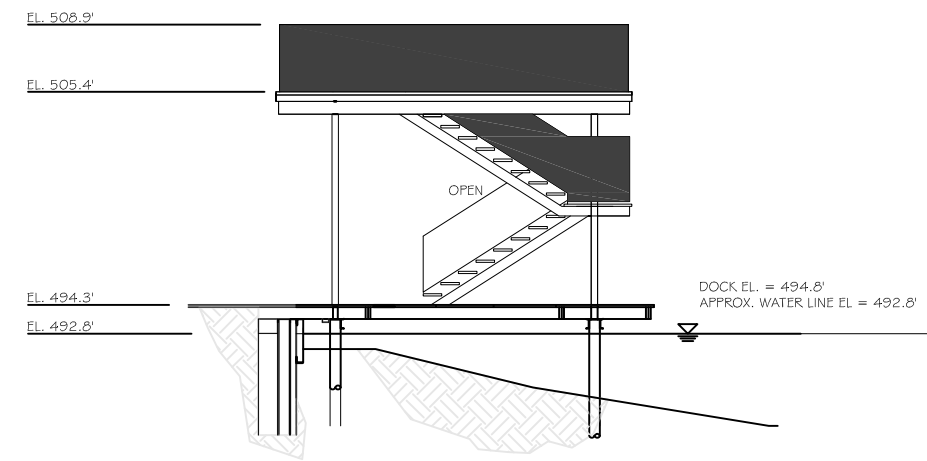
BOAT DOCK PLAN VIEW  
1" = 5'



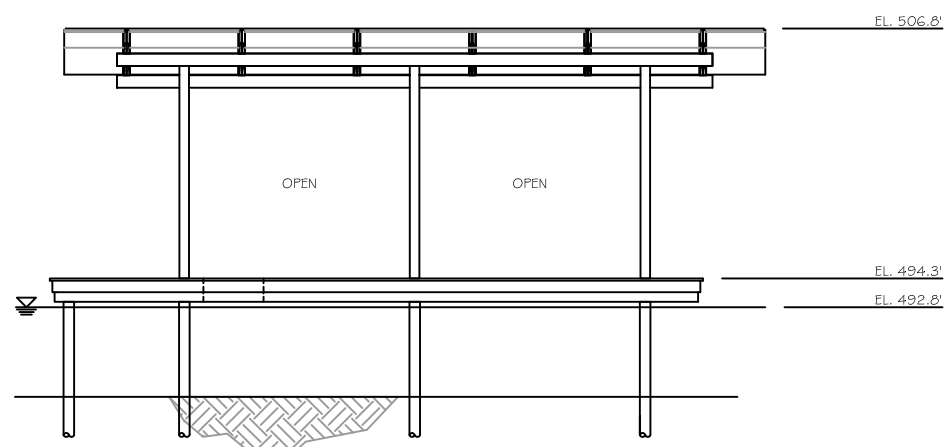
BOAT DOCK PLAN VIEW  
1" = 5'



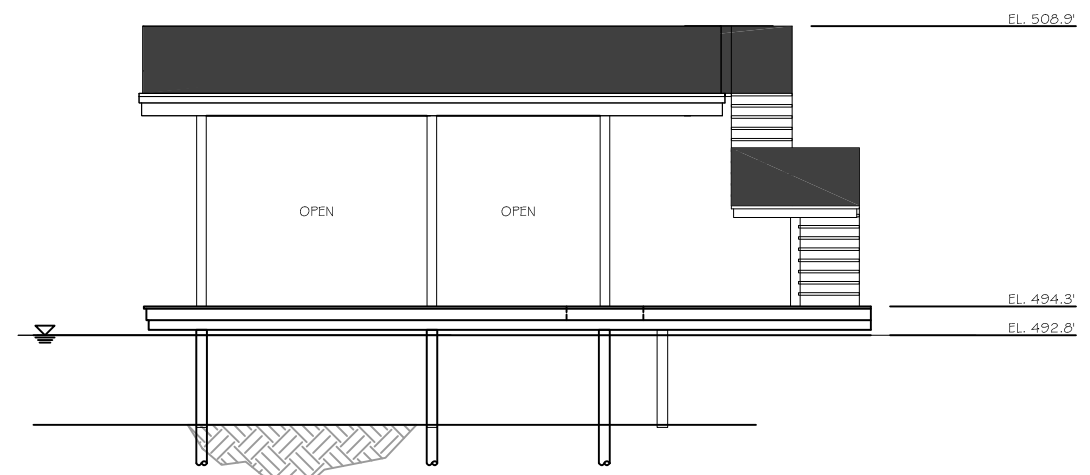
ELEVATION FROM DOWNSTREAM  
1" = 5'



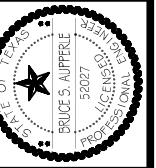
ELEVATION FROM DOWNSTREAM  
1" = 5'



ELEVATION FROM LAKE  
1" = 5'



ELEVATION FROM LAKE  
1" = 5'



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2219 Westlake Drive #110, Austin, Texas 78746 512.329-8241  
Texas Board Of Professional Engineers Registration Number F-1994

**2900 WESTLAKE COVE**  
**BOAT DOCK ELEVATION & PLAN VIEW**

DESIGNED: DMM  
APPROVED:  
SCALE:  
2900 WESTLAKE COVE  
DATE: October 7, 2010  
SHEET 3 of 3



2900 Westlake Cove, Austin, TX 78746

©2009 Google™

Imagery Date: Nov 25, 2009

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

Eye alt 1105 ft