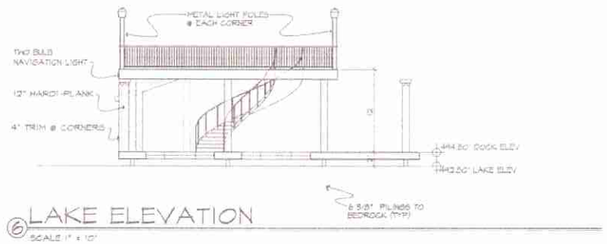
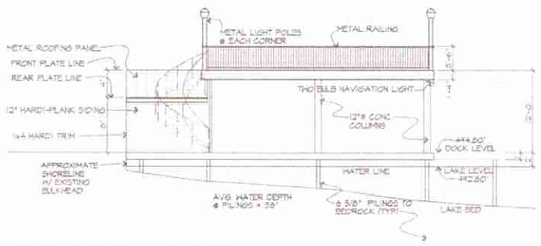


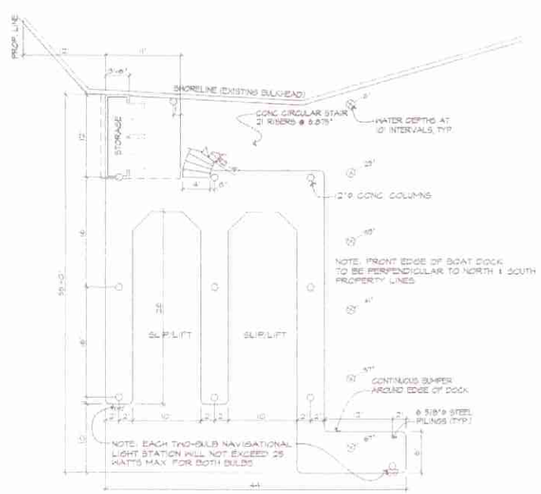
⑥ LAKE ELEVATION

SCALE 1" = 10'



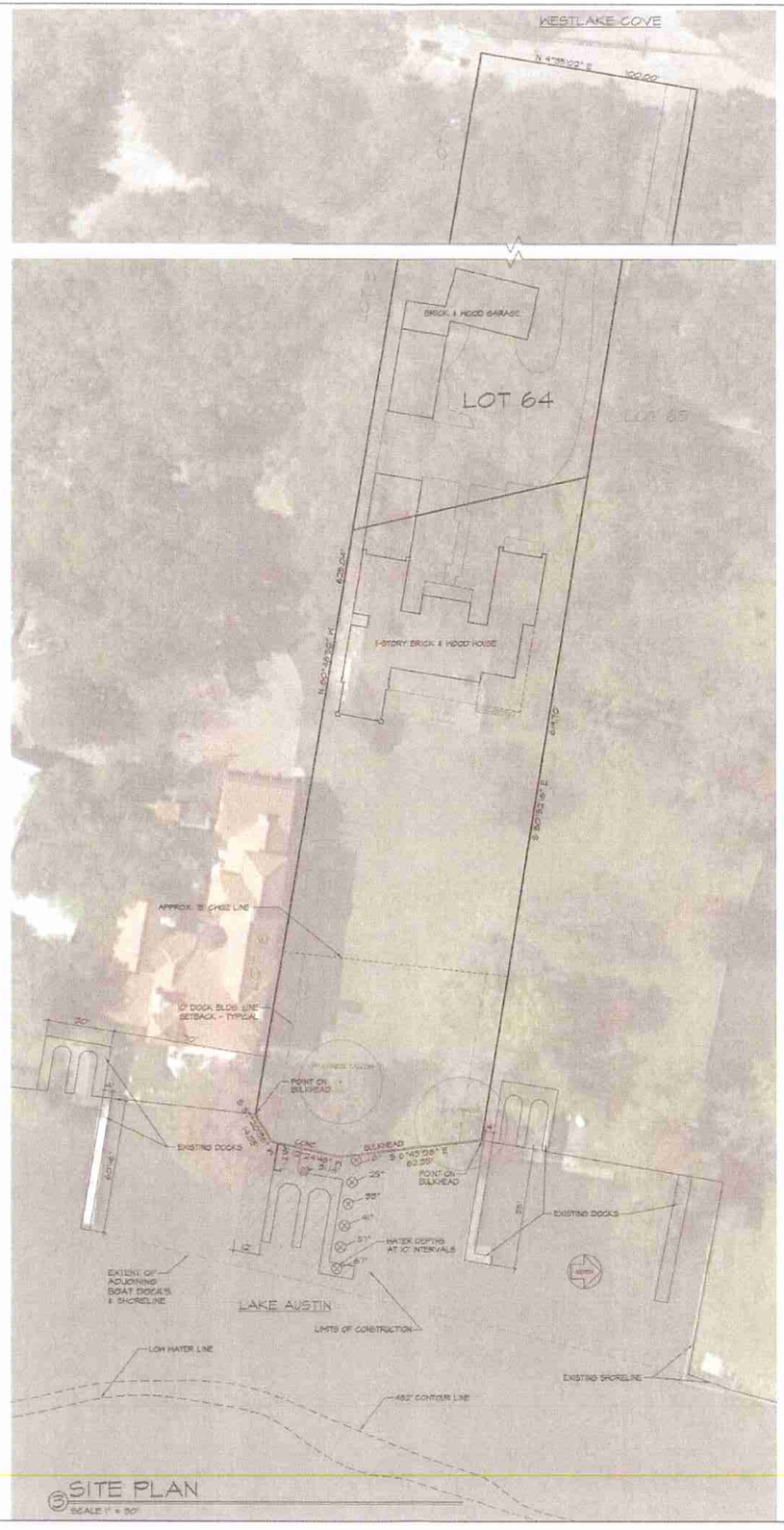
⑤ SIDE ELEVATION

SCALE 1" = 10'



④ PLAN

SCALE 1" = 10'



⑤ SITE PLAN

SCALE 1" = 30'

GENERAL NOTES:

1. THE CITY OF AUSTIN GENERAL CONSTRUCTION NOTES ARE INCORPORATED BY REFERENCE AND MADE A PART OF THIS PROJECT FOR APPLICABILITY IN THE EVENT THAT UNFORESEEN DISTURBANCE OF THE LAND AREA OF THE SITE IS NECESSARY TO COMPLETE THE APPROVED CONSTRUCTION. REFERENCE: EXHIBIT III OF THE BOAT DOCK PACKET (5/24/91) AND SILT FENCE DETAIL FIGURE 1-8, OF THE ENVIRONMENTAL MANUAL. THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION (APPENDIX P-2) ARE ALSO INCORPORATED BY REFERENCE.
2. THIS PROJECT/SITE IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL, AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE.
3. THIS BOAT DOCK IS AN ACCESSORY USE FOR A PRINCIPAL RESIDENCE AND SHOULD BE USED AS SUCH.
4. PILINGS SHALL BE STEEL AND PRIMED WITH "NO LEAD" #524 RED IRON PRIMER. ALL PILINGS SHALL BE DRIVEN TO REFUSAL. NO DUMPSTER WILL BE REQUIRED, AND SCRAP WILL BE PLACED ON BARGES. CONSTRUCTION ACCESS SHALL BE FROM THE WATER ONLY. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER/DESIGNER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER/DESIGNER.
5. 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 AND DEVELOPMENT REVIEW DEPARTMENT.
6. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISION APPROVED SITE PLANS.
9. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SEQUENCE OF CONSTRUCTION:

1. INSTALL EROSION CONTROLS IF NEEDED.
2. GENERAL CONTRACTOR TO HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR PRIOR TO COMMENCEMENT OF DOCK CONSTRUCTION. THE ENVIRONMENTAL INSPECTOR WILL BE CONTACTED AT 974-2278 PRIOR TO CONSTRUCTION, AT LEAST 72 HOURS IN ADVANCE.
3. CONSTRUCTION OF BOAT DOCK.
4. REVEGETATION OF CONSTRUCTION AREA IF NEEDED.
5. OBTAIN FINAL INSPECTION RELEASE.

DOCK CONTRACTOR:	TBD
OWNER:	BOB GREGORY
LEGAL ADDRESS:	LOT 64 *PLUS PT. ADJ. N LAKE SHORE ADDITION TRAVIS COUNTY, TEXAS PLAT RECORDS, VOL. 9 PAGE 150
LEGAL ADDRESS:	2959 WESTLAKE COVE AUSTIN, TEXAS 78746

EXISTING LOT AREA	(1.47 ACRES)	62,389.70 SQ. FT.
EXISTING SHORELINE LENGTH		102.0 LIN. FT.
PROPOSED DOCK LENGTH	(43 (41%)	44.0 LIN. FT.
ALLOWABLE SHORELINE LENGTH (BASED ON 20% RULE)		20.4 LIN. FT.

PROJECT SUBMITTAL DATE: MARCH 15, 2010
PROJECT DURATION DATE: MARCH 15, 2015

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT — DATE

DEVELOPMENT PERMIT #

REVIEWED BY — DATE

PARKS DEPARTMENT CERTIFICATION:

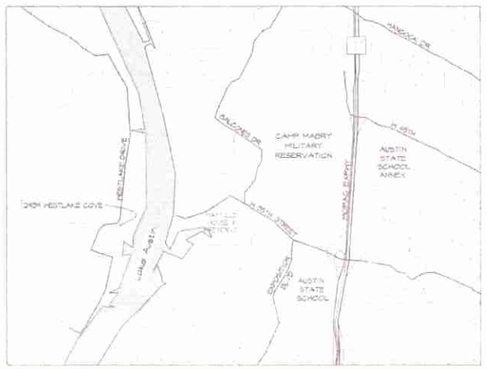
THIS SITE PLAN DOES NOT REQUIRE ANY VARIANCES FOR THE CONSTRUCTION OF THE PROPOSED BOAT DOCKS FROM THE FOLLOWING REQUIREMENTS:

- SECTION 25-2-1176 - LIGHTING AND ELECTRICAL STANDARDS ☐
- SECTION 25-2-1176 - 10'-0" SIDEYARD SETBACK ☐
- SECTION 25-2-1176 - MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS ☐

THIS SITE PLAN DOES NOT CREATE A NAVIGATIONAL HAZARD ☐

PARKS AND RECREATIONAL DEPARTMENT (stamp optional) — DATE

② PROJECT DESCRIPTION



① PROJECT LOCATION MAP

NOT TO SCALE

REVISIONS

DATE: MAY 2010
DRAWN: JT
CHECKED:

ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY THE ARCHITECT. ALL REPRODUCTIONS OF THESE INSTRUMENTS OF SERVICE, IN WHOLE OR IN PART, ARE THE PROPERTY OF THE OWNER AND BE USED BY THE OWNER FOR ANY PURPOSE RELATED TO THE SUBJECT PROPERTY, IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY ANY THE OWNER OR PERSONS OTHER THAN THE ARCHITECT, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS GIVEN THE ARCHITECT PRIOR NOTICE AND RECEIVED ARCHITECTS WRITTEN CONSENT FOR SUCH CHANGES.

L.M.HOLDER III, F.A.I.A.
ARCHITECTS PLANNERS
ENERGY CONSULTANTS
4202 SP GENWOOD SPRINGS RD. SUITE 214
AUSTIN, TEXAS 78759 512-345-8817

GREGORY RESIDENCE BOAT DOCK

2959 WESTLAKE COVE
AUSTIN, TEXAS

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JOB NO. 844

CONSTRUCTION PLANS

SHEET A1.0

PERMIT SET

DATE: MAY 2010 DRAWN: JT REVISIONS	NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	GREGORY BOAT DOCK 2939 WESTLAKE COVE AUSTIN, TEXAS	L.M.HOLDER III, F.A.I.A. ARCHITECTS PLANNERS ENERGY CONSULTANTS WWW . HOLDERS . COM 4202 SPICEWOOD SPRINGS RD. SUITE 214 AUSTIN, TEXAS 78759 512-345-8817	ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY THE ARCHITECT. ALL REPRODUCTIONS OF THESE INSTRUMENTS MUST CONFORM TO THIS STATEMENT AND SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSES REJECTED BY THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN THE ARCHITECT, SAY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE THE RESPONSIBILITY OF THE OWNER WHO MAKES SUCH CHANGES AND SAID ARCHITECT FROM HOLDS AND HAS RECEIVED ARCHITECT'S WRITTEN CONSENT FOR SUCH CHANGES. If this file has been transmitted electronically, the original is in the office of L. M. Holder III, FAIA. The electronic document was released by L. M. Holder III, FAIA for a specific use. No other use or modification may be made of this file without the written consent of L. M. Holder III, FAIA.	SHEET: EX. A JOB NO.: 1644

DATE: MAY 2010 DRAWN: JT REVISIONS	NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	GREGORY BOAT DOCK 2939 WESTLAKE COVE AUSTIN, TEXAS	L.M.HOLDER III, F.A.I.A. ARCHITECTS PLANNERS ENERGY CONSULTANTS WWW . HOLDER3 . COM 4202 SPICEWOOD SPRINGS RD. SUITE 214 AUSTIN, TEXAS 78759 512-345-8817	ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY THE ARCHITECT. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUBMITTED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY, IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN THE ARCHITECT, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE THE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS GIVEN ARCHITECT PRIOR NOTICE AND HAS RECEIVED ARCHITECT'S WRITTEN CONSENT FOR SUCH CHANGES. If this file has been transmitted electronically, the original is in the office of L. M. Holder III, FAIA. The electronic document was released by L. M. Holder III, FAIA for a specific use. No other use or modification may be made of this file without the written consent of L. M. Holder III, FAIA.	SHEET: EX. B JOB NO.: 1644