

DATE: MAY 2010

DRAWN: JT

CHECKED:

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GREGORY RESIDENCE III
BOAT DOCK
 2934 WESTLAKE COVE
 AUSTIN, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. FOR BIDDING PURPOSES ONLY

CONSTRUCTION PLANS

A.I.O

GENERAL NOTES:

1. THE CITY OF AUSTIN GENERAL CONSTRUCTION NOTES ARE INCORPORATED BY REFERENCE AND THE CITY OF AUSTIN GENERAL CONSTRUCTION NOTES ARE INCORPORATED BY REFERENCE AND DISTANCE OF THE LAND AREA OF THE SITE IS NECESSARY TO COMPLETE THE APPROVED CONSTRUCTION REFERENCE. EXHIBIT III OF THE BOAT DOCK PACKET (B/2441) AND SILT FENCE DETAIL, FIGURE 1-8, OF THE ENVIRONMENTAL MANUAL, THE CITY OF AUSTIN STANDARD NOTES FOR REFERENCE. MINIMAL AREA PROTECTION (APPENDIX F-2) ARE ALSO INCORPORATED BY REFERENCE.
2. THIS PROJECT/SITE IS LOCATED IN THE LAKE AUSTIN WATERSHED IS CLASSIFIED AS WATER SWAP/LEY RURAL, AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT
3. THIS BOAT DOCK IS AN ACCESSORY USE FOR A PRINCIPAL RESIDENCE AND SHOULD BE USED AS SUCH.
4. PILING SHALL BE STEEL AND PRIMED WITH NO LEAD 99.94 BURN BROWN PRIMER. ALL PILING ON BARGES CONSTRUCTION ACCESS SHALL BE FROM THE WATER ONLY. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PILING REMAINS WITH THE ENGINEER/DESIGNER WHO PREPARED THEM. IN APPROVAL OF THESE PLANS, THE CITY OF AUSTIN WISELY RELY ON THE ADEQUACY OF THE 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. BUILDING PERMIT APPROVAL. AN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL. NOR 7. ADDITIONAL ELECTRICAL EVENTS MAY BE REQUIRED AT A LATER DATE.
8. DEVELOPMENT PERMIT SHALL BE ISSUED PRIOR TO ANY CONSTRUCTION.
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. CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR PRIOR TO COMMENCEMENT OF DOCK CONSTRUCTION. THE ENVIRONMENTAL INSPECTOR WILL BE CONTACTED AT 714-2718 PRIOR TO CONSTRUCTION. AT LEAST 72 HOURS IN ADVANCE.
3. CONSTRUCTION OF BOAT DOCK.
4. CONSTRUCTION OF DOCK BARGE.
5. OBTAIN FINAL INSPECTION RELEASE.

DOCK CONTRACTOR: TBD
OWNER: BOB GREGORY
LEGAL ADDRESS: LOT 64 PLUS FT ADJ IN LAKE SHORE ADDITION TRAVIS COUNTY, TEXAS PLAT RECORDS, VOL. 5, PAGE 80
LEGAL ADDRESS: 2934 WESTLAKE COVE AUSTIN, TEXAS 787146

EXISTING LOT AREA (1.47 ACRES) 62584.10 SQ. FT.
EXISTING SHORELINE LENGTH 102.0 LIN. FT.
PROPOSED DOCK LENGTH (26.47%) 27.0 LIN. FT.
ALLOWABLE SHORELINE LENGTH (BASED ON 20% RULE) 20.4 LIN. FT.

PROJECT SUBMITAL DATE: MARCH 15, 2010
PROJECT DURATION DATE: MARCH 15, 2010

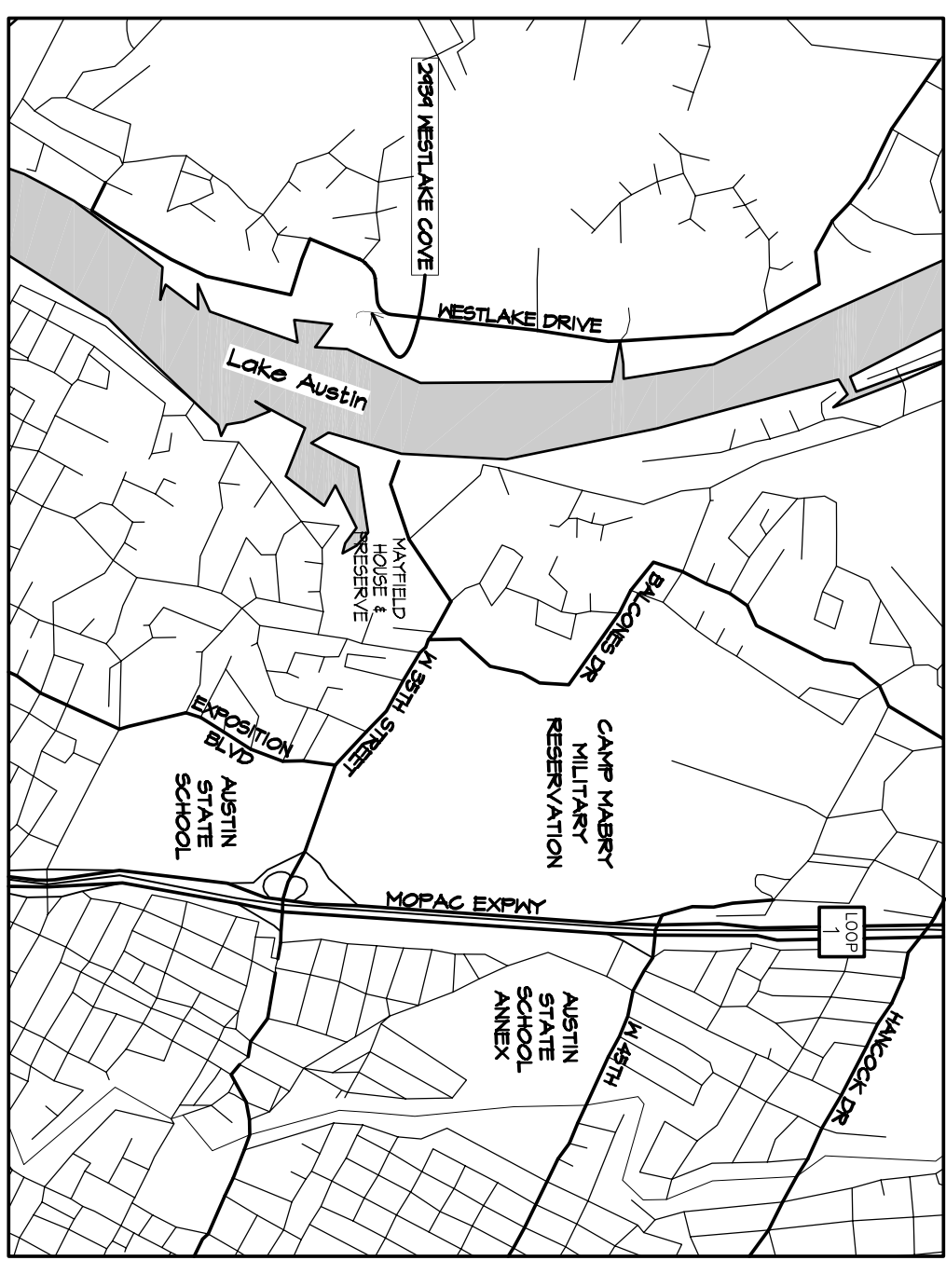
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE
DEVELOPMENT PERMIT #	
REVIEWED BY	DATE
PARKS AND RECREATIONAL DEPARTMENT (stamp optional)	
DATE	

PROJECT DESCRIPTION

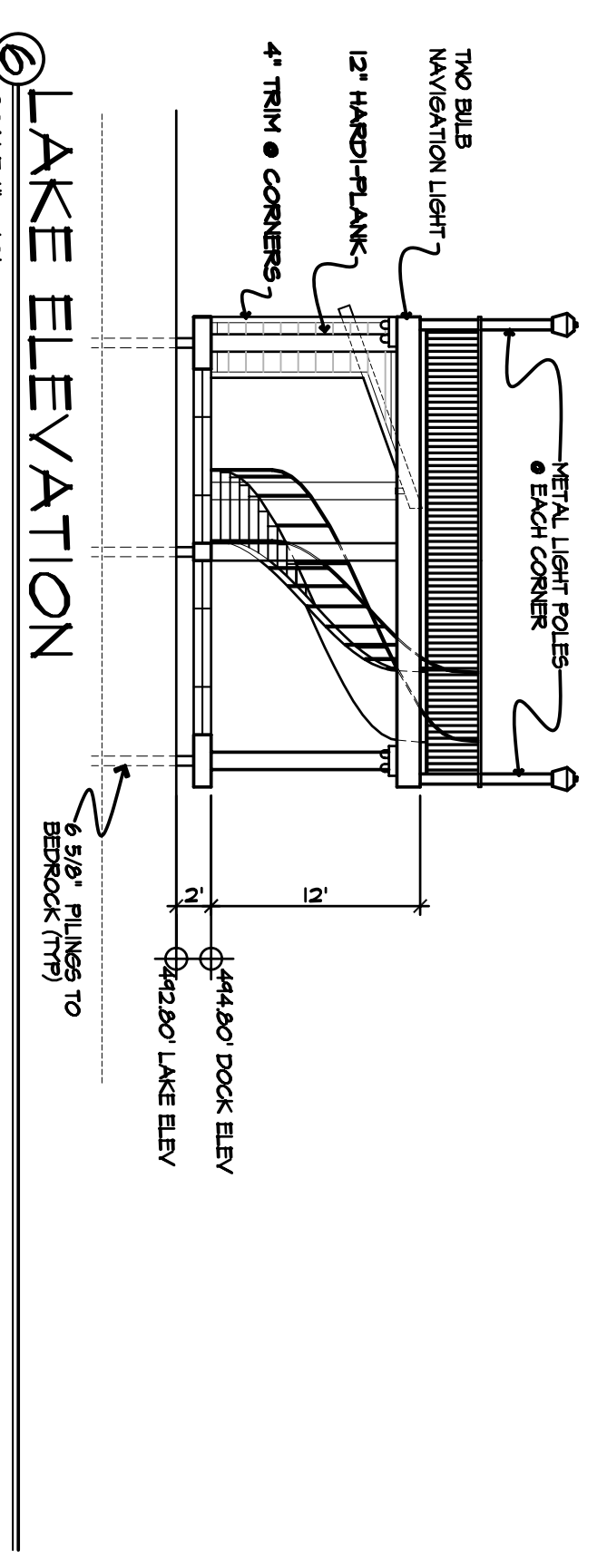
PARKS DEPARTMENT CERTIFICATION:

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

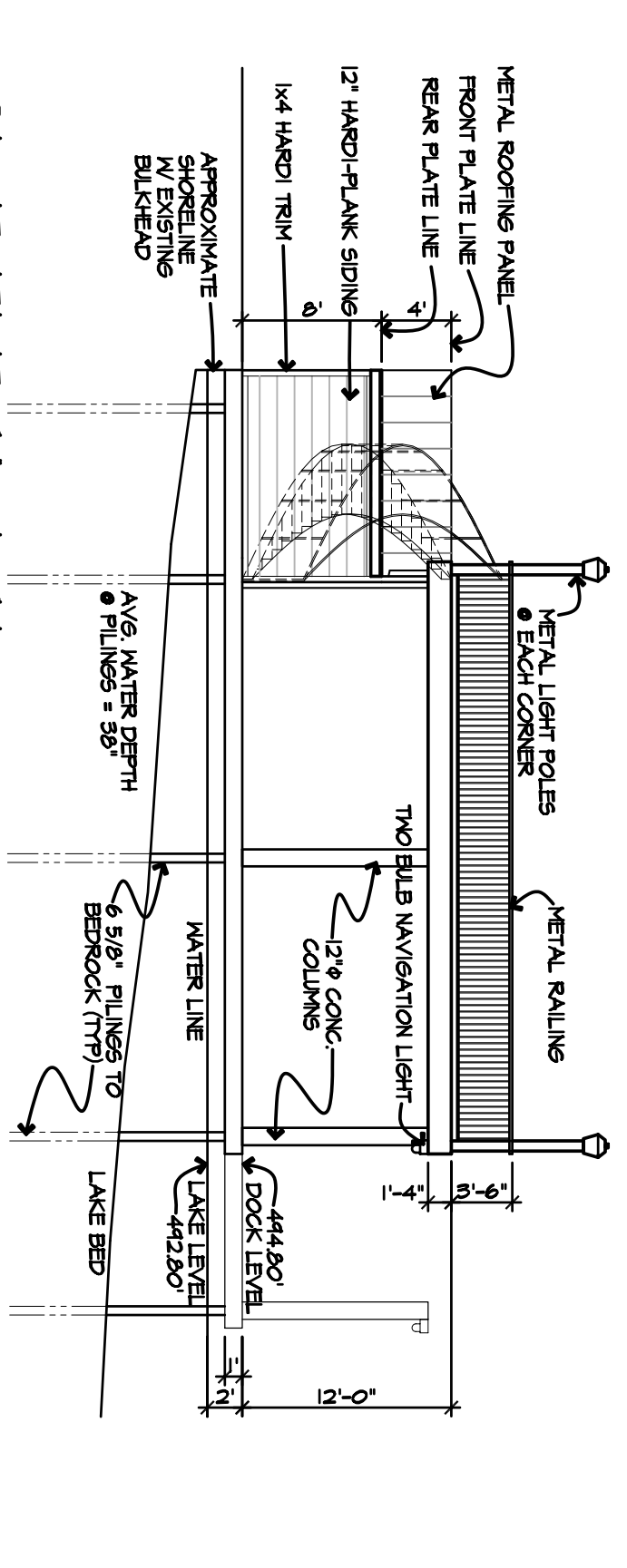
SECTION 25-3-115 - LIGHTING AND ELECTRICAL STANDARDS
 SECTION 25-3-116 - 10'-0" SETBACK SETBACK
 SECTION 25-3-117 - MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS
 THIS SITE PLAN DOES NOT CREATE A NAVIGATIONAL WARD



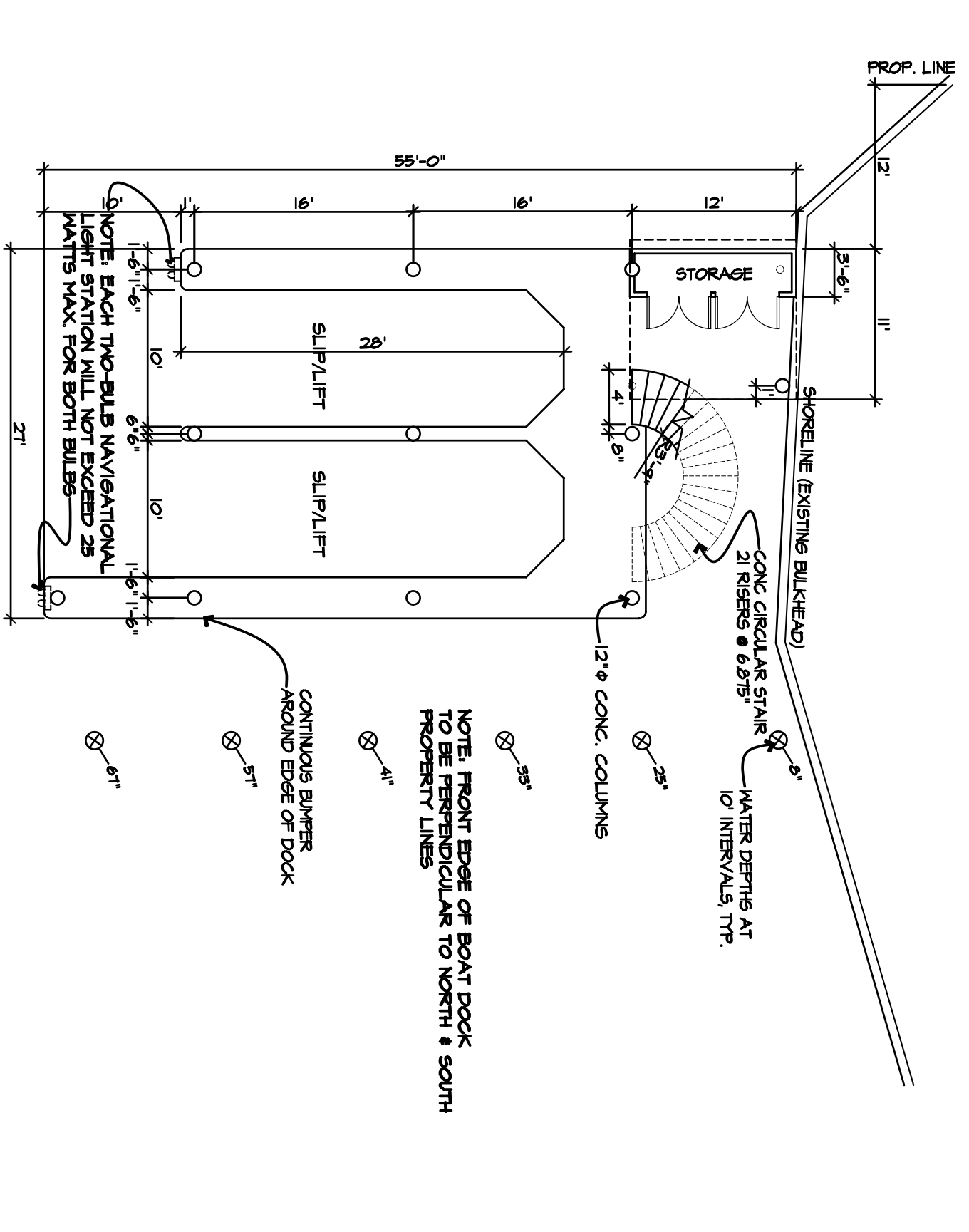
PROJECT LOCATION MAP
 NOT TO SCALE



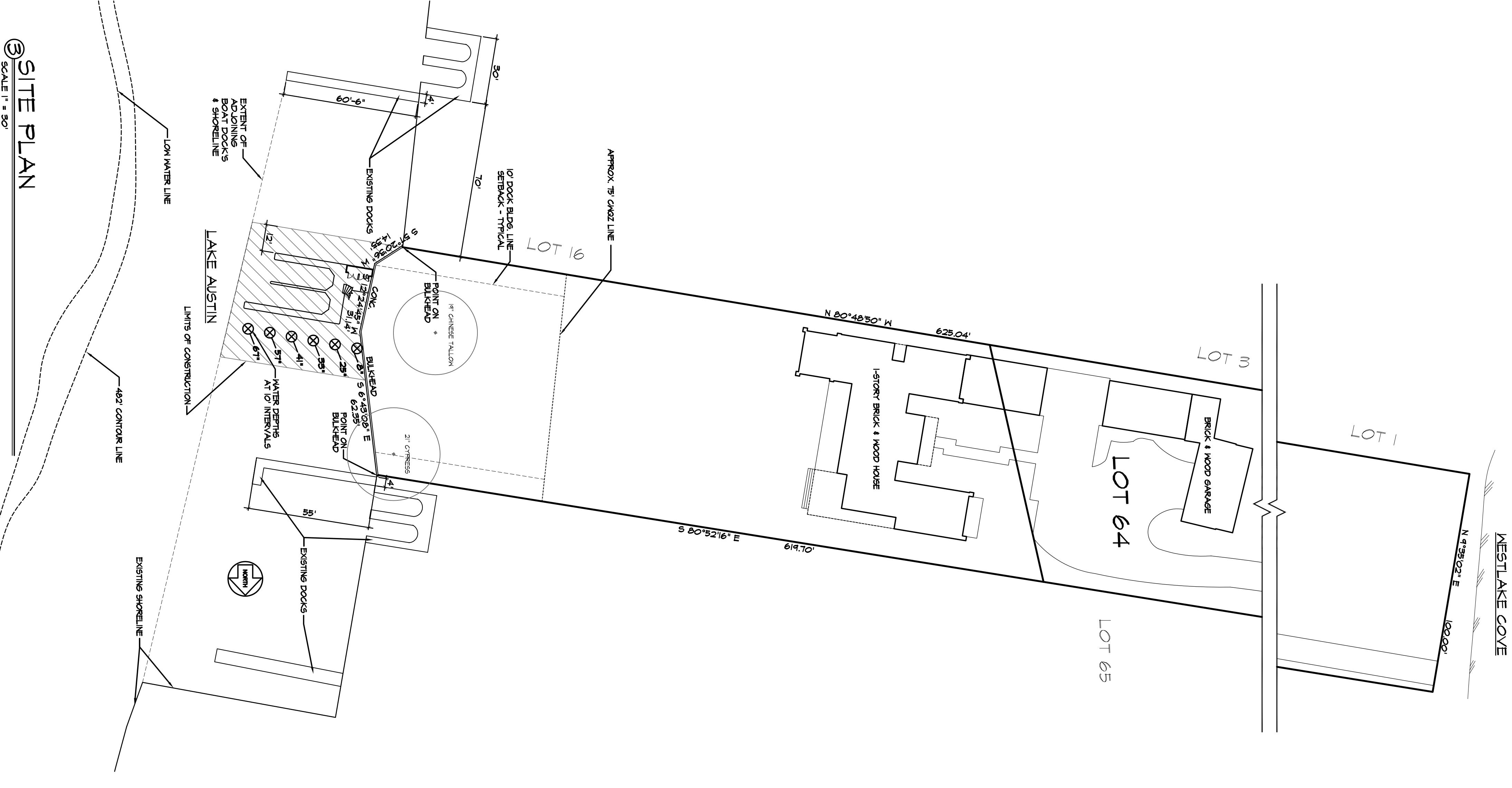
LAKE ELEVATION
 SCALE 1" = 10'



SIDE ELEVATION
 SCALE 1" = 10'



PLAN
 SCALE 1" = 10'



SITE PLAN
 SCALE 1" = 30'