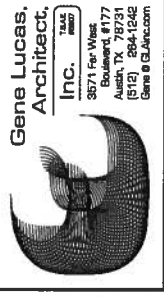




RELEASE DATE: 5/25/10
LIC EXP DATE: 2/28/2011



The design and details contained herein are copyrighted and may not be used, in whole or in part, without explicit permission of the Architect.
Before proceeding with any work or ordering materials, the Contractor and/or subcontractor shall verify all measurements at the building site and shall be responsible for their accuracy.
To the extent known, the Architect certifies that this drawing or plan and related specifications meet all applicable code requirements; discrepancies should be reported by the Contractor directly to the Architect.

3201 Brass Buttons Trail
Dow Boat Dock
Austin, Texas

SP-2010-????DS

DATE: 5/25/10
DRAWN: GENE
SHEET

C-1
1 OF 1

CONSTRUCTION SEQUENCE

1. Install environmental sedimentation controls (if needed)
2. Install tree protection controls (if needed)
3. After at least 72 hours advance notice, hold Pre-Construction Meeting with Environmental Inspector
4. Install driven piling and bulkheading
5. Construct dock
6. Install & establish CDF wetland mitigation planting (if needed)
7. Obtain Final Inspection release

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 - Referenced: Exhibit 11 of the Boat Dock Packet (2004B1) and Site Fence Detail, Figure 1-5, of the Environmental Manual. The City of Austin Standard Notes for Trees and Natural Areas 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 Runoff, and shall be developed in accordance with the City of Austin Land Development Code.
- (3) Steel piling to be primed with "NO LEAD" PB54 Red Iron Primer.
- (4) A dumpster is not required; scraps to be placed on barge.
- (5) Dredging of deposited silt under boat dock slip(s) can be approved by a site plan exemption, as long as the threshold for silt removal from a navigable waterway is not required from the Corps of Engineers.
- (6) 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. 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 submittal, whether or not the application is reviewed for code compliance by City engineers.
- (7) This boat dock is an accessory use for a single-family residence and shall be used as such. In no way is this boat dock allowed to be used commercially without the property undergoing a zoning change.
- (8) The Environmental Inspector will be contacted at: 974-2278 prior to construction, at least 72 hours in advance.

DOCK CONTRACTOR: SIGNOR ENTERPRISES, INC.
17912-A HAMILTON POOL ROAD
AUSTIN, TEXAS 78738

OWNER: ROBERT W. & BEVERLY J. DOW
3201 BRASS BUTTONS TRAIL
AUSTIN, TX 78734-2408

LEGAL DESCRIPTION: LOT 76, APACHE SHORES FIRST INSTALLMENT VOLUME 43, PAGE 29, TRAVIS COUNTY, TEXAS
TAX ID # 01475504470000 - C OF A ZONING - LA

STREET ADDRESS: 3201 BRASS BUTTONS TRAIL, AUSTIN, TX 78734-2408

CONSTRUCTION PROPOSED FOR: JUNE / JULY, 2010
TRACKING# / CASE #: SP-2010-????DS
SUBMITTAL DATE: ????, 2010
PROJECT DURATION DATE: ????, 2013

DEVELOPMENT REVIEW AND INSPECTION DIVISION, PLANNING & DEVELOPMENT REVIEW DEPARTMENT DATE

DEVELOPMENT PERMIT # DATE

REVIEWED BY DATE

PARKS DEPARTMENT CERTIFICATION:

FOR THE CONSTRUCTION OF THE PROPOSED BOAT DOCKS, THIS SITE PLAN DOES NOT REQUIRE ANY VARIANCES FROM, AND IS IN FULL COMPLIANCE WITH, THE FOLLOWING REQUIREMENTS:

SECTION 25-2-1175 - LIGHTING AND ELECTRICAL STANDARDS	<input type="checkbox"/>
SECTION 25-2-1176 - 10' SIDEYARD SETBACK	<input type="checkbox"/>
20% MAXIMUM LOT SHORELINE COVERAGE	<input type="checkbox"/>
30' MAXIMUM EXTENSION OF DOCK INTO WATER PERPENDICULAR TO SHORELINE	<input type="checkbox"/>
MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS	<input type="checkbox"/>

THIS SITE PLAN DOES NOT CREATE A NAVIGATIONAL HAZARD

PARKS AND RECREATION DEPARTMENT (stamp optional) DATE

INDEX OF DRAWINGS

SHEET	LABEL	CONTENTS
1	C-1	PROJECT DESCRIPTION, 1"=40' SITE PLAN, 1/8" PLANS & ELEVATIONS

NUMBER	DESCRIPTION	SHEET	APPROVED	DATE

SITE LOCATION MAP

REVISIONS & CORRECTIONS

NO.	DESCRIPTION	DATE

1. FOR ANY TREES THAT ARE TO BE REMOVED OR WILL BE AFFECTED DURING THIS CONSTRUCTION WHICH MEET OR EXCEED 10" @ A TREE ORDINANCE REVIEW APPLICATION WILL BE SUBMITTED IN ACCORDANCE WITH LDC 25-8, AT WHICH TIME THE CITY ARBORIST WILL REVIEW THE APPLICATION AND DETERMINE WHETHER THE REQUEST WILL BE APPROVED AND WHAT MITIGATION WILL BE REQUIRED.
2. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
3. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

FRAMING NOTE - THESE DRAWINGS INDICATE FABRICATION HEIGHTS RELATIVE TO 0.00' AT REAR EDGE OF LOWER SLAB OR REAR EDGE OF FINISH DECK AT UPPER LEVEL AND DO NOT SHOW ALLOWANCE FOR SLOPE. ADJUST ALL COLUMN AND BEAM HEIGHTS ON THE JOB-SITE AS REQUIRED TO PROVIDE A 1% SLOPE (1/8"=12") FOR DRAINAGE FROM REAR TO FRONT ON BOTH UPPER AND LOWER DECKS - CONFIRM AND VERIFY.

(D) NOTE: EACH TWO-BULB NAVIGATION LIGHT STATION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS; ALL BULBS SHALL BE AMBER IN COLOR AND CONTINUOUSLY LT BETWEEN SUNSET AND SUNRISE.

3201 Brass Buttons Trail

SITE PLAN 1" = 20'

DRAWING KEYS:
A - LAKE LEVEL ELEVATION
B - EXISTING SHORELINE
C - DOCK BLDG. SETBACKS
D - NAVIGATION LIGHTS
E - 75' CH2Z LINE
F - CONSTRUCTION LIMITS

SITE:
EXISTING LOT AREA (0.8426 ACRES)
EXISTING SHORELINE LENGTH 60.03 LIN FT
ALLOWABLE DOCK LENGTH (MINIMUM DOCK) 14.00 LIN FT
PROPOSED DOCK LENGTH (MINIMUM DOCK) 14.00 LIN FT

TABULATIONS:
27992 SQ FT
60.03 LIN FT
14.00 LIN FT
14.00 LIN FT

BULKHEAD AT SHORELINE 1/8" PROFILE 1/4"

1. SHORELINE EROSION PROTECTION AT THE LANDWARD EDGE OF THE PROPOSED DOCK SHALL BE INSTALLED USING BULKHEADING AS SHOWN IN COMPLIANCE WITH CITY OF AUSTIN REQUIREMENTS. SUCH INSTALLATION IS INTENDED FOR EROSION PROTECTION OF THE EXISTING SHORELINE ONLY, AND MAY NOT BE USED TO INCREASE OR ALTER THE EXTENT OR CONFORMATION OF THE SHORELINE ITSELF.
2. BULKHEAD SHEETING MAY BE INSTALLED BY DRIVING WITH DROP HAMMERS, VIBRATOR DRIVERS, DIESEL HAMMERS, OR PUSHING INTO PLACE WITH LIGHT EQUIPMENT. SHEETING SHOULD HAVE A MINIMUM CROSS SECTIONAL DEPTH OF 4" (OR GREATER) TO BETTER PROVIDE A WAVE BAFFLING EFFECT.

PERMANENT EROSION CONTROL BULKHEADING

SIDE (SOUTH) ELEVATION 1/8"

LAKE (EAST) ELEVATION 1/8"

UPPER LEVEL PLAN 1/8"

LOWER LEVEL PLAN 1/8"

(D) TWO-BULB NAVIGATION LIGHTS
DRIVEN PILING DIMENSIONS
STEEL COLUMN & FRAMING DIMENSIONS