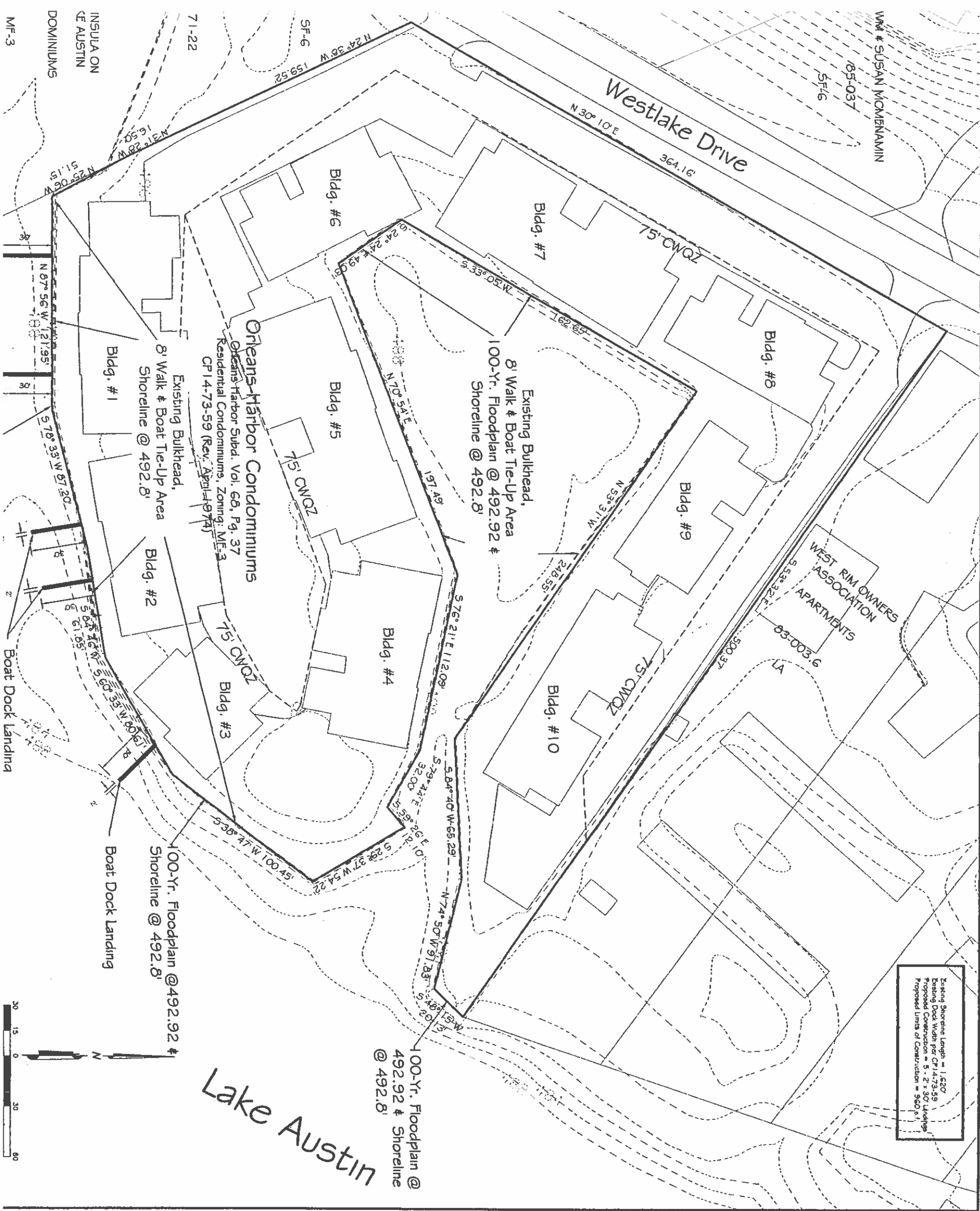
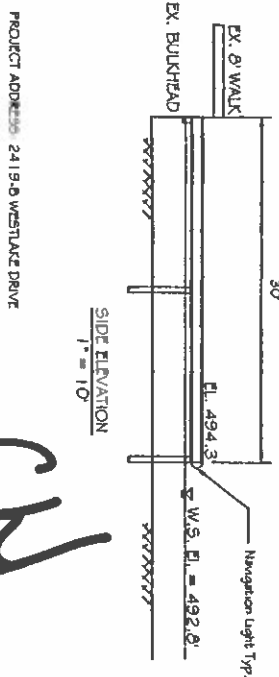


ORLEANS HARBOUR BOAT DOCK LANDING PLAN



Building Shoreline Length = 1,620'
Building Dock Width per CP14-73-59
Proposed Construction = 5' - 2' x 30' Landings
Proposed Limits of Construction = 960' ±

- NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
 2. A DOCK MUST HAVE AT LEAST ONE LIGHT STATION. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A VESSEL APPROACHING THE DOCK.
 3. NAVIGATION LIGHTS MUST HAVE A TWO-BLUE PICTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7-1/2 AND 25 WATTS INCLUDING THE LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT MAY NOT BE USED FROM THE TRAILER. WEATHER-PROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. THE LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
 4. ACCORDING TO THE TEXAS PARS AND WATERS, THE TEXAS COURTS HAVE ADOPTED THE GRADIENT BOUNDARY AS THE USUAL DIVIDING LINE BETWEEN PUBLIC OWNERSHIP OF A STREAM BED AND LOWER BANK AREA, AND PRIVATE OWNERSHIP OF A HIGHER BANK AREA AND THE UPLANDS BEYOND. SURVEYING THE GRADIENT BOUNDARY IS A FIELD TASK PERFORMABLE ONLY BY SPECIALLY TRAINED PERSONS. ACCORDING TO THE TEXAS CONSTITUTION, THE GRADIENT BOUNDARY ALONG LAKE AUSTIN IS THE 400' CONTOUR.
 5. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE UPLAND SIDE OF THIS PROJECT.
 6. NO SHORELINE IMPROVEMENTS ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNCHANGED.
 7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- ATTENTION INSPECTOR NOTES:
1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
 2. FOR THE BUILDING PERMIT A SIGNED AND SEALED LETTER BY A LICENSED PROFESSIONAL SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12.3-1.512.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASDC 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
 3. THE PROPOSED LANDINGS MUST COMPLY WITH ALL REQUIREMENTS OF LOC 25-2-1174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING OFFICIALS MANUAL.



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ORLEANS HARBOUR
BOAT DOCK LANDING PLAN
ELEVATIONS & PLAN VIEW

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NO.	DATE	REVISION	APPROVED