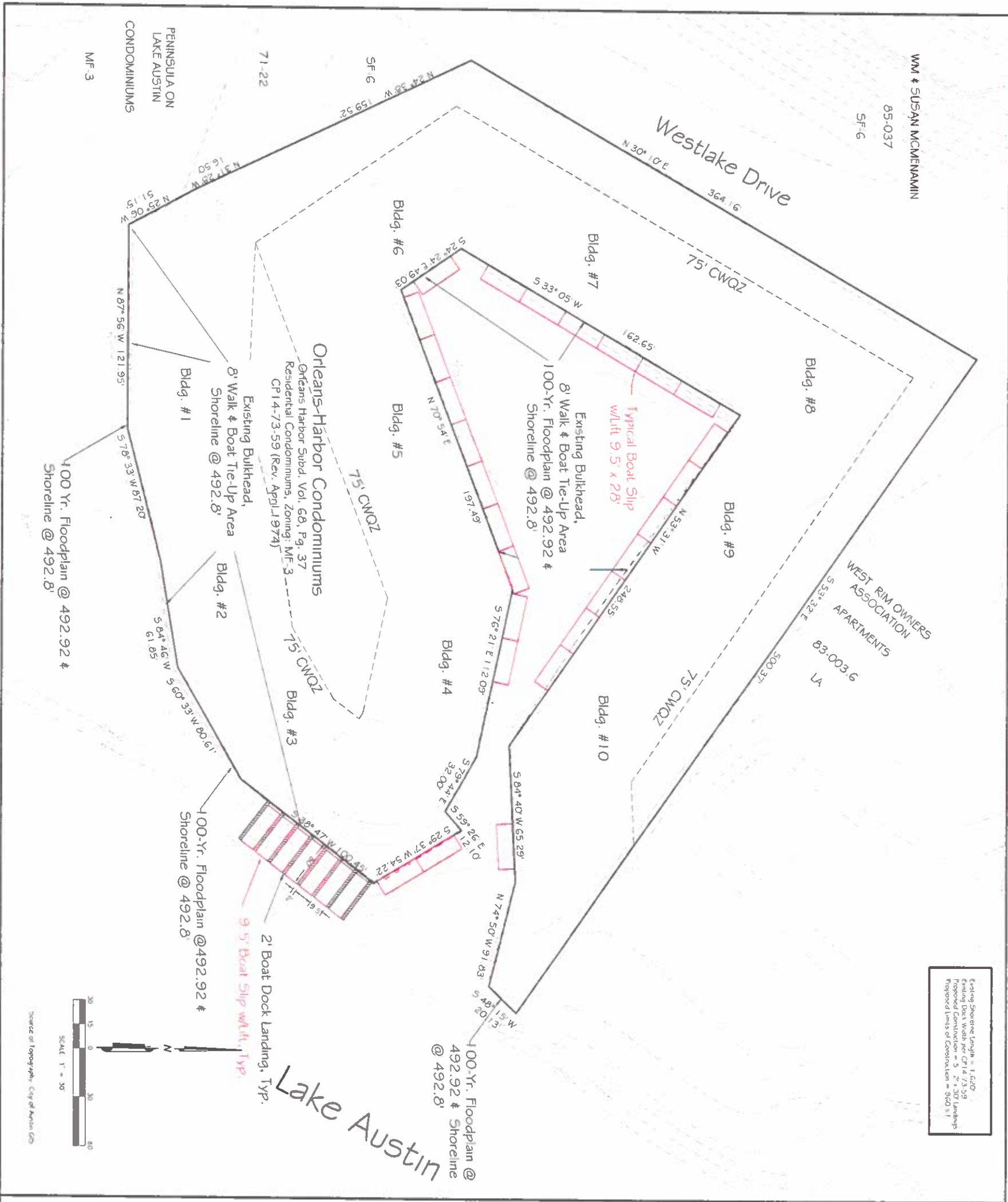




ORLEANS HARBOR
SCALE 1" = 100'

ORLEANS HARBOUR BOAT DOCK LANDING PLAN



Existing Slipping Length = 1,610'
Existing Boat Slips = 14, 13, 59
Proposed Construction = 5' x 30' Landing
Proposed Limits of Construction = 360 ± 1'

- NOTES
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH MAJOR LIGHTS BETWEEN SUNSET AND SUNRISE.
 2. A DOCK MUST HAVE AT LEAST ONE LIGHT STATION. THE LIGHT STATION MUST BE LOCATED AT 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 PROPERTY APPROACHING WATERWAY.
 3. NAVIGATION LIGHTS MUST HAVE A TWO-LAMP FEATURE, 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 FUTURE WEATHERPROOF LAMP HOUSINGS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL BE AUTOMATICALLY TURNED ON DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
 4. ACCORDING TO THE TEXAS PARKS AND WILDLIFE, THE TEXAS COURTS HAVE ADOPTED THE "CORRENT BOUNDARY" AS THE USUAL DIVIDING LINE BETWEEN PUBLIC OWNERSHIP OF STREAMS BED AND LOWER BANK AREA, AND PRIVATE OWNERSHIP OF THE HIGHER BANK AREA AND THE UPLANDS BEYOND. SURVEYING THE GRADIENT BOUNDARY IS A COMPLEX TASK, PERFORMABLE ONLY BY SPECIALLY TRAINED PERSONS. ACCORDING TO THE CITY OF AUSTIN, THE APPROPRIATE DETERMINATION OF THE GRADIENT BOUNDARY ALONG LAKE AUSTIN IS THE RESPONSIBILITY OF THE CITY ENGINEER.
 5. ALL WORK SHALL COMPLY WITH THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN AND THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THE PROJECT.
 6. NO SHORELINE IMPROVEMENTS ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EROSION OR REMAIN UNCHANGED.
 7. CONTAMINANTS OR HAZARDOUS MATERIALS, FUEL, OIL, REFRIGERANTS, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXISTING INTO OR ABOVE LAKE AUSTIN.
 8. ATTENTION INSPECTOR NOTES:
 9. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
 10. FOR THE BUILDING PERMIT, A SIGNAL AND SEALED LETTER BY A LICENSED PROFESSIONAL SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12.3.14.2.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24.
 11. THE PROPOSED LANDING MUST COMPLY WITH ALL REQUIREMENTS OF IDC 25.2.1174 (UNIFORM BUILDING CODE) AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE DUNDING CERTIFICATION MANUAL.



PROJECT ADDRESS 2401 - 2405 WESTLAKE DRIVE



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**ORLEANS HARBOUR
BOAT DOCK LANDING PLAN
ELEVATIONS & PLAN VIEW**

DESIGNED: BSA
APPROVED:
SCALE: NTS
ORLEANS HARBOUR
DATE: Dec 4, 2011
SHEET: 2 of 2