

FLOOD PLAIN NOTE:

The subject property is located in Zone 'AE' according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 48453C0410H, Revised September 26, 2008. The 100 year flood plain elevation for this site is 502.80.

Appendix P-4: SEQUENCE OF CONSTRUCTION

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow erosion control plan. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. All new material will be delivered through work boat/barge and or landough grade the dock area on land.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the approved site plan.
6. Begin site clearing/construction (or demolition) activities.
7. Complete construction of boat dock in accordance with the approved site plan and start revegetation of the site.
8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Watershed Protection and Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
9. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

GENERAL STATEMENT:

1. These boat docks are accessory uses for lots 12 & 20 of the Panorama Ranch Section 1 Subdivision and shall be used exclusively as such.

ENVIRONMENTAL:

1. No environmental issue exist in the construction of this proposed dock.

SITE PLAN RELEASE NOTES:

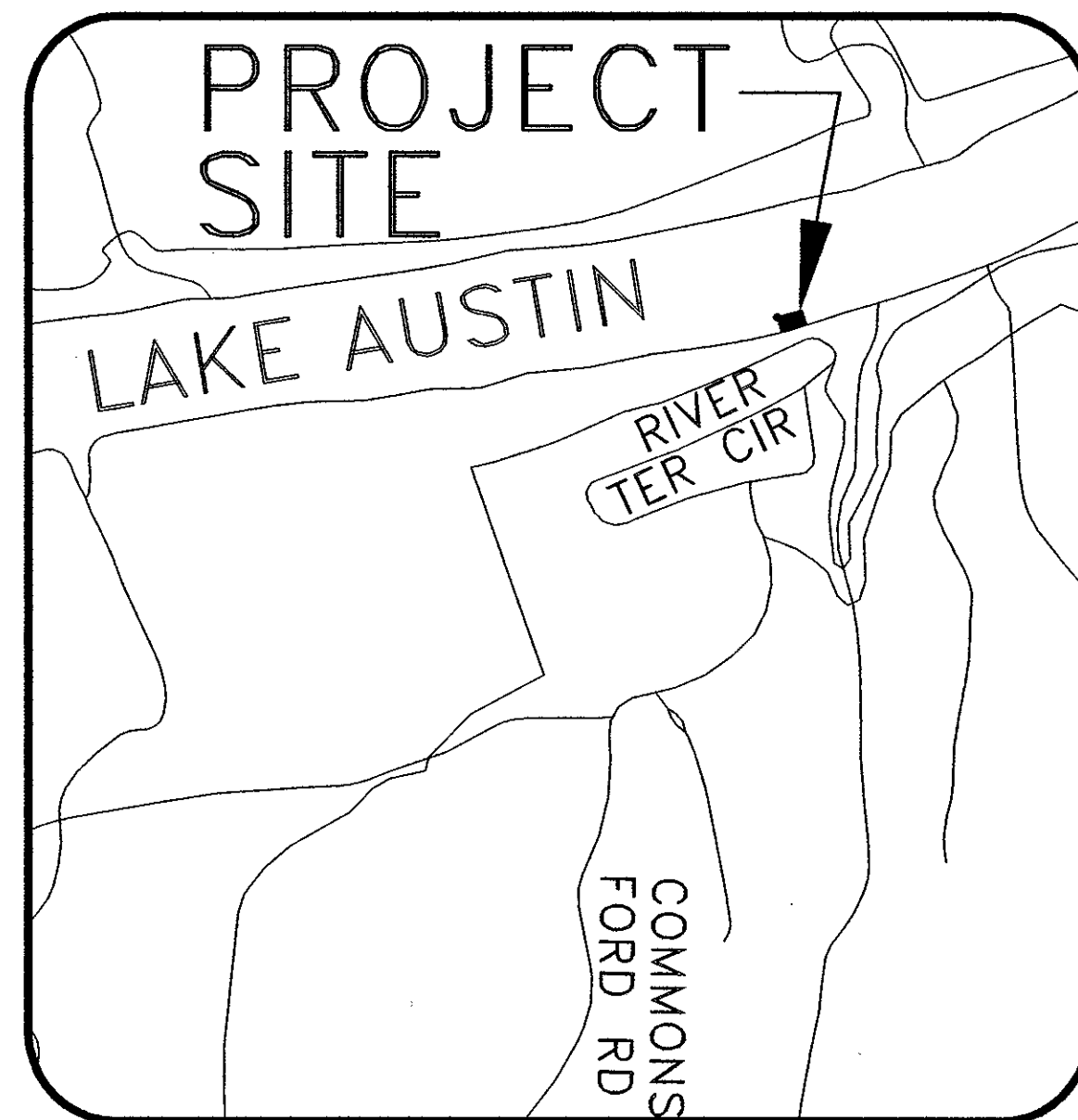
1. All improvements shall be made in accordance with the released site plan.
2. Any additional improvements will require site plan correction and approval.
3. Approval of the site plan does not include building and fire code approval nor building permit approval.
4. Additional electrical easements may be required at a later date.
5. All existing structures shown to be removed will require a demolition will require a demolition permit from the City of Austin Planning and Development Review Department.
6. Prior to issuance of building permit applicant will render a letter sealed by licensed professional stating that all buildings in the floodplain (ie boat docks) adhere to the provision of ASCE 24-Flood Resistant design and construction.
7. Some work on this project is to be accomplished via barge and some by land, spoils and staging area shown on Site Plan sheet.
8. A business or living quarter may not be constructed on a pier or similar structure extending into Lake Austin except under a license agreement approved by city council. LDC 25-2-1176(H)
9. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

REVISIONS / CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/ [*]	CITY OF AUSTIN APPROVAL-DATE	DATE IMAGED

ZLOTNIK & DENTON BOAT DOCK

10610 & 10908 RIVER TERRACE

AUSTIN, TEXAS 78733



LOCATION MAP
(N.T.S.)

SITE
Existing Shoreline Length: 249 L.F.
Proposed Dock Width 24.82'

General Notes:

Dock Contractor: ——— What's up Dock, Inc.
P.O. Box 1430
Dripping Springs, Tx 78620
512-940-0185

Owner: ——— Robert & Marcie Zlotnik
Address: ——— 10610 River Terrace Circle
Austin, Texas 78733

Legal Description: Lot 12 Panorama Ranch
Section One, Recorded in
vol 6, page 151 T.C.P.R.

Owner: ——— Morris & Laurie Denton
Address: ——— 10908 River Terrace Circle
Austin, Texas 78733

Legal Description: Lot 20 Panorama Ranch
Section One, Recorded in
vol 6, page 151 T.C.P.R.

Lot Address: ——— 10610 & 10908 River Terrace Circle
Austin, Texas 78733

Watershed: ——— Lake Austin
Watershed Classification: Water Supply Rural
Zoning: ——— LA

SHEET INDEX

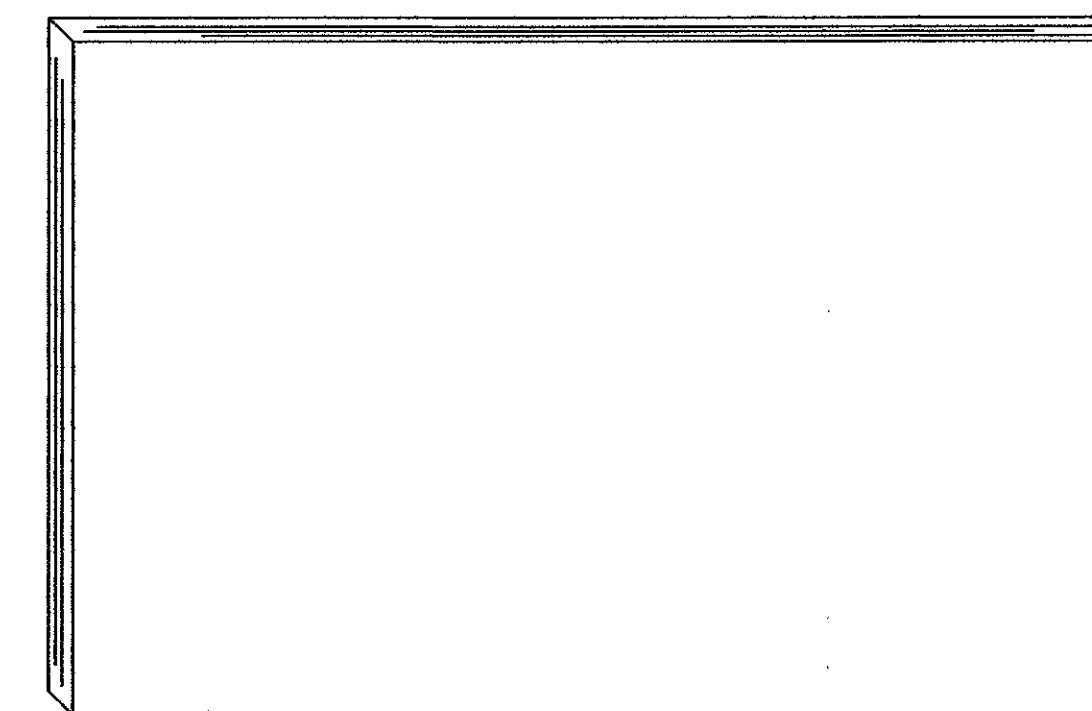
1. COVER SHEET
2. GENERAL NOTES SHEET
3. SITE PLAN AND EROSION CONTROL PLAN
4. HARBOR AREA SITE PLAN
5. EXISTING OVERALL SITE PLAN
6. ARCHITECTURAL SHEET

SUBMITAL DATE: 4/25/2013

RELATED CASE # SP-2011-0285DS
SP-2012-0282DS

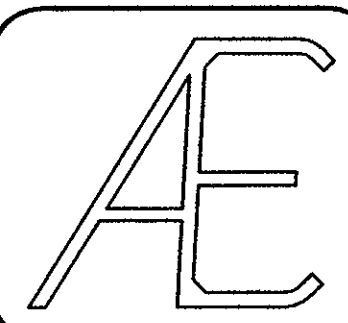
SP-2013-0152DS

Development Permit # _____



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DRAWN BY: EP
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DATE: 4/22/13
JOB NO. 6482010ZLNDS004



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
6524 BEE CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
TBE Firm No.: F-10
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ZLOTNIK & DENTON BOAT DOCK
10610 & 10908 RIVER TERRACE CIRCLE, AUSTIN, TEXAS
COVER SHEET

SHEET NO.
1 OF 6

APPENDIX P-1 EROSION CONTROL NOTES

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
- The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin Standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Protection.
- A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Watershed Protection and Development Review Department, 974-2278, at least three days prior to the meeting date.
- Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by the Watershed Protection and Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
- The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- All work must stop if a void in the rock substrate is discovered which is one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.
- Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
 - All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:
 - Shall be free of trash, weeds, deleterious materials, rocks, and debris.
 - 100% shall pass through a 1.5-inch (38-mm) screen.
 - Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red dirt" is not an allowable soil. Textural composition shall meet the following criteria:

Texture Class	Minimum	Maximum
Clay	9%	50%
Silt	10%	50%
Sand	15%	67%

- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.
- Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.
- The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION

- From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Dats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.
 - Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
 - Hydromulch shall comply with Table 1, below.
 - Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1 Hydromulching For Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw and/or cotton plant material (except no mulch paper)	70% or greater good/straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; From Flat to 3:1	1500 to 2000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION

- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2, below.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
 - Hydromulch shall comply with Table 2, below.
 - The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2 Hydromulching For Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 1:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4000 lbs per acre (see manufacturers recommendations)

10. Developer Information

Owner Robert Zlotnik Phone # _____
 Address 10610 River Terrace, Austin, Texas 78733

Owner Laurie Denton Phone # (512) 656-5049
 Address 10908 River Terrace, Austin, Texas 78733

Owner's representative responsible for plan alterations:
Advanced Consulting Engineers Phone # (512) 444-1739

Person or firm responsible for erosion/sedimentation control maintenance:
 General Contractor Phone # _____ TBD _____

Person or firm responsible for tree/natural area protection Maintenance:
 General Contractor Phone # _____ TBD _____

- The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

APPENDIX P-6 REMEDIAL TREE CARE NOTES

AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and ensure coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning. Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010). Construction which will be completed in less than 90 days may use materials at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

Special Construction Techniques ECM 3.5.4(C)

Prior to excavation within tree driplines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.

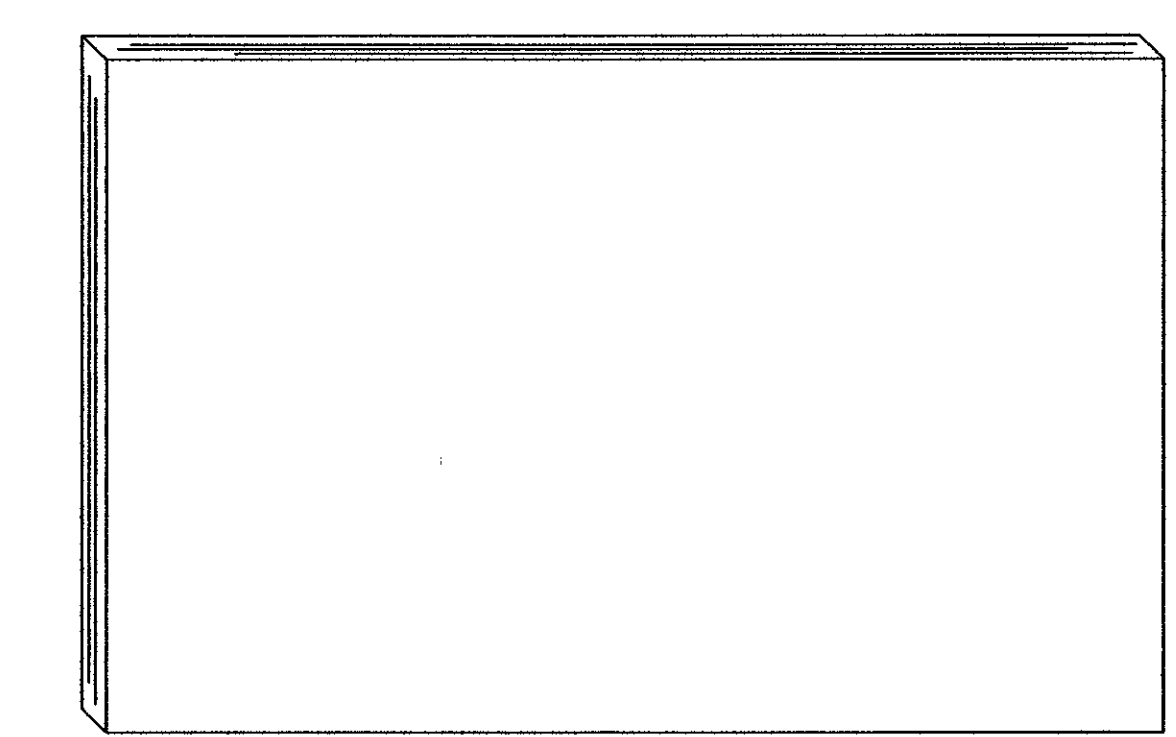
In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

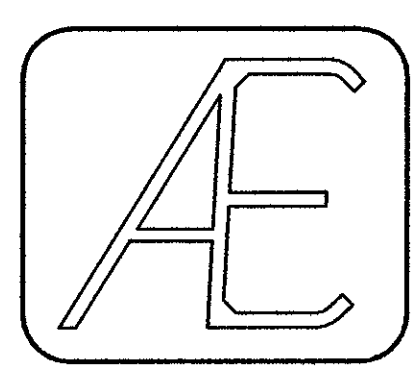
APPENDIX P-2 CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
 - Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist.
 - Wounds to exposed roots, trunk or limbs by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
- Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.



APPROVAL STAMP

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 CHECKED BY: A.T.
 DATE: 4/22/13
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ZLOTNIK & DENTON BOAT DOCK
 10610 RIVER TERRACE, AUSTIN, TEXAS
GENERAL NOTES SHEET

SHEET NO.
 2 OF 6

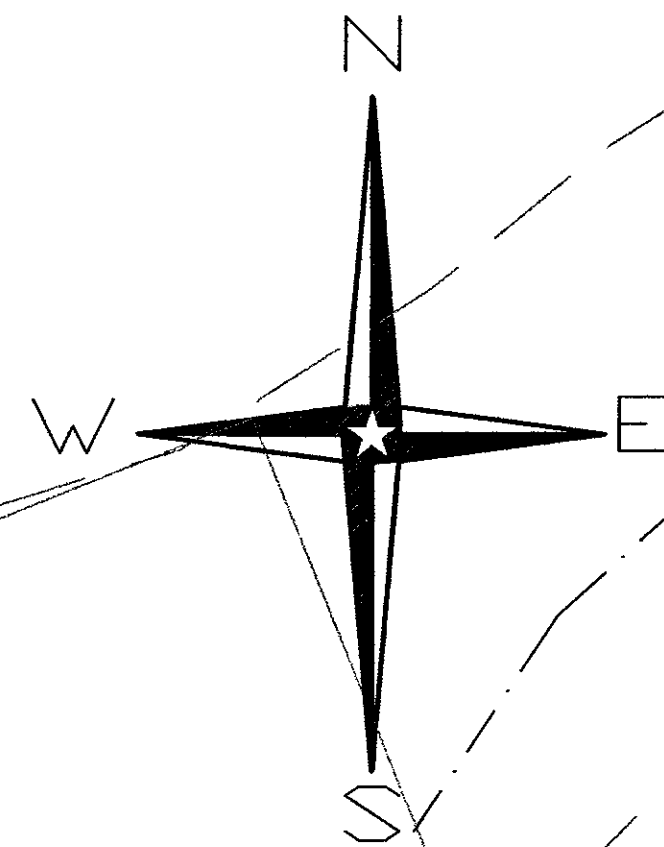
TREE LIST

3529	46"	Cottonwood
3530	12"	Pecan
3531	16"	Pecan
3532	48"	Cypress
3533	31"	Pecan
3534	20"	Pecan
3535	24"	Pecan

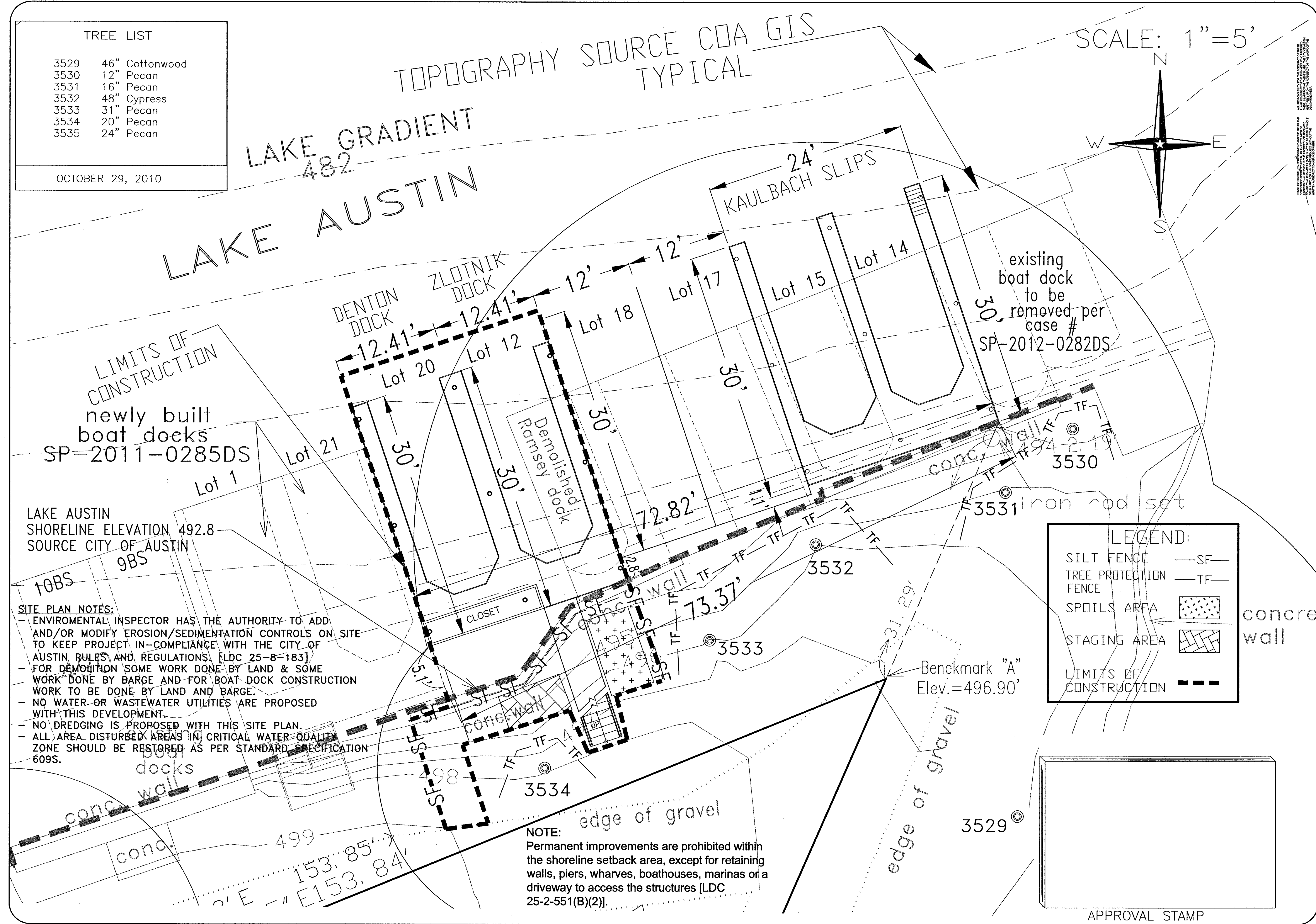
OCTOBER 29, 2010

TOPOGRAPHY SOURCE COA GIS
TYPICAL

SCALE: 1"=5'



LAKE GRADIENT
482
LAKE AUSTIN



newly built
boat docks
SP-2011-0285DS

existing
boat dock
to be
removed per
case #
SP-2012-0282DS

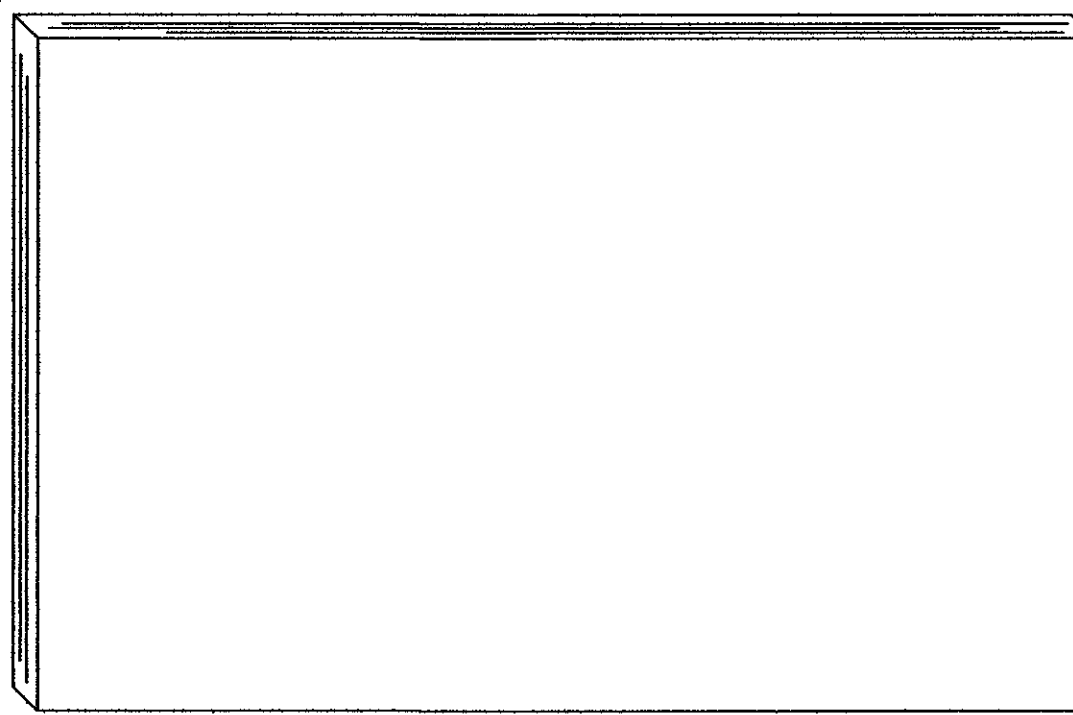
LAKE AUSTIN
SHORELINE ELEVATION 492.8
SOURCE CITY OF AUSTIN
9BS

- SITE PLAN NOTES:**
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS [LDC 25-8-183].
 - FOR DEMOLITION SOME WORK DONE BY LAND & SOME WORK DONE BY BARGE AND FOR BOAT DOCK CONSTRUCTION WORK TO BE DONE BY LAND AND BARGE.
 - NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
 - NO DREDGING IS PROPOSED WITH THIS SITE PLAN.
 - ALL AREA DISTURBED AREAS IN CRITICAL WATER QUALITY ZONE SHOULD BE RESTORED AS PER STANDARD SPECIFICATION 609S.

LEGEND:

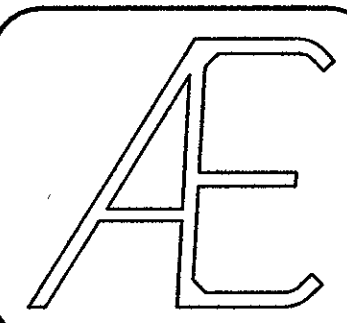
SILT FENCE	—SF—
TREE PROTECTION FENCE	—TF—
SPOILS AREA	[Stippled pattern]
STAGING AREA	[Cross-hatched pattern]
LIMITS OF CONSTRUCTION	--- ---

NOTE:
Permanent improvements are prohibited within the shoreline setback area, except for retaining walls, piers, wharves, boathouses, marinas or a driveway to access the structures [LDC 25-2-551(B)(2)].

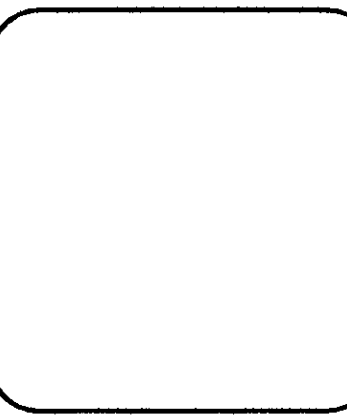


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DATE: 4/22/13
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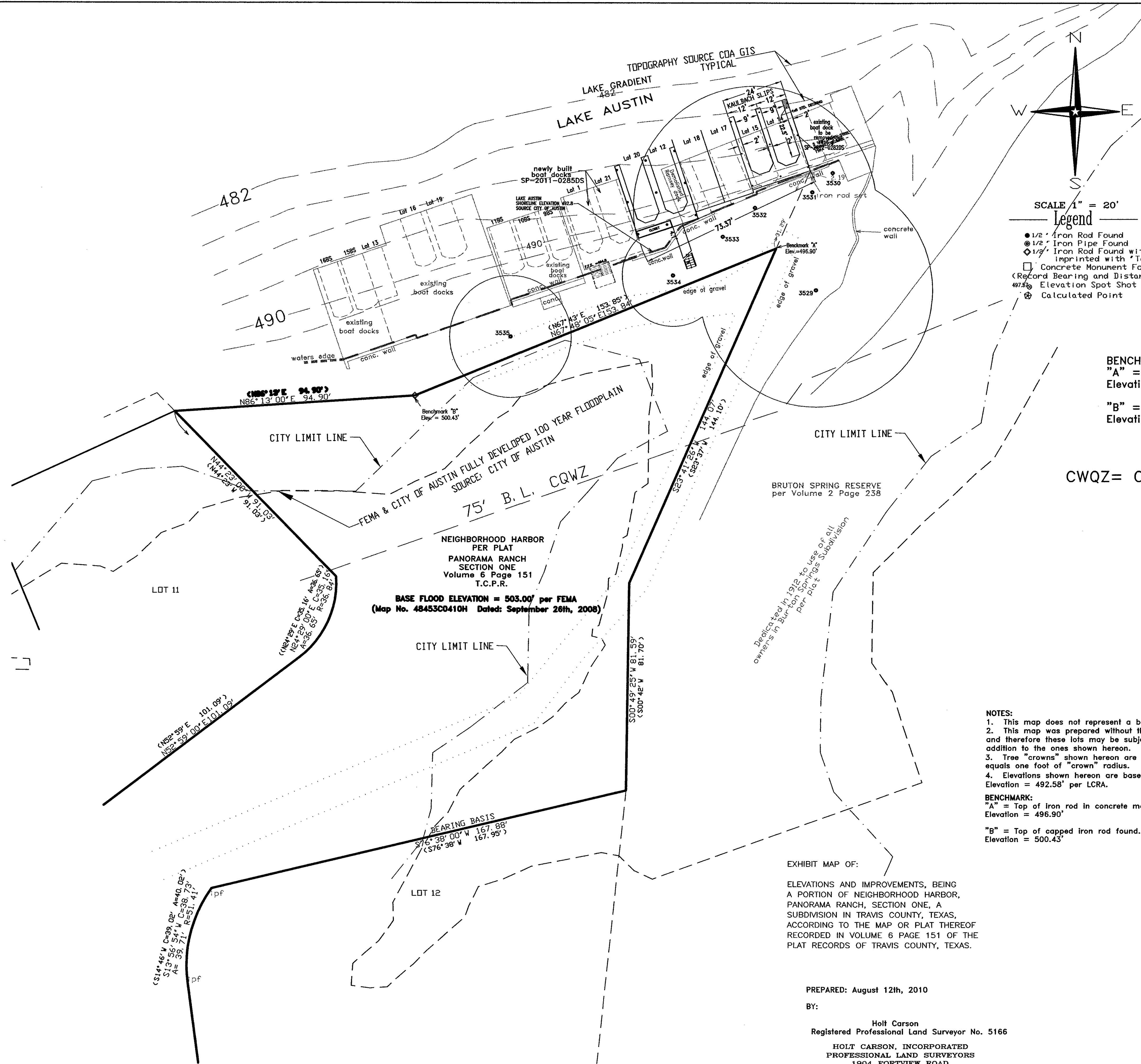


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ZLOTNIK & DENTON BOAT DOCK
10610 & 10808 RIVER TERRACE, AUSTIN, TEXAS
**SITE PLAN AND
EROSION CONTROL PLAN**

SHEET NO.
3 OF 6



TREE LIST

3529	46"	Cottonwood
3530	12"	Pecan
3531	16"	Pecan
3532	48"	Cypress
3533	31"	Pecan
3534	20"	Pecan
3535	24"	Pecan

OCTOBER 29, 2010

SCALE 1" = 20'
Legend

- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊕ 1/2" Iron Rod Found with plastic cap imprinted with "Terra-Firma"
- Concrete Monument Found (Record Bearing and Distance)
- ⊙ Elevation Spot Shot
- ⊙ Calculated Point

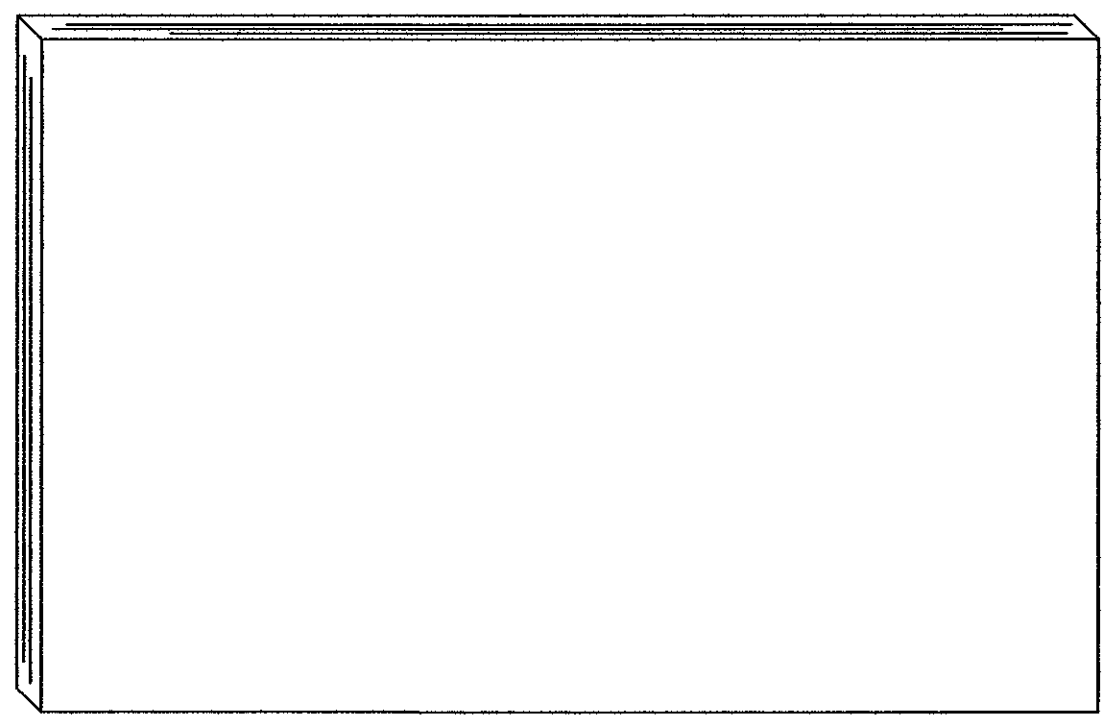
BENCHMARK:
 "A" = Top of iron rod in concrete monument found.
 Elevation = 496.90'
 "B" = Top of capped iron rod found.
 Elevation = 500.43'

CWQZ= CRITICAL WATER QUALITY ZONE

NOTES:
 1. This map does not represent a boundary survey.
 2. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
 3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
 4. Elevations shown hereon are based upon Lake Austin datum on August 12th, 2010 Elevation = 492.58' per LCRA.
BENCHMARK:
 "A" = Top of iron rod in concrete monument found.
 Elevation = 496.90'
 "B" = Top of capped iron rod found.
 Elevation = 500.43'

EXHIBIT MAP OF:
 ELEVATIONS AND IMPROVEMENTS, BEING A PORTION OF NEIGHBORHOOD HARBOR, PANORAMA RANCH, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6 PAGE 151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

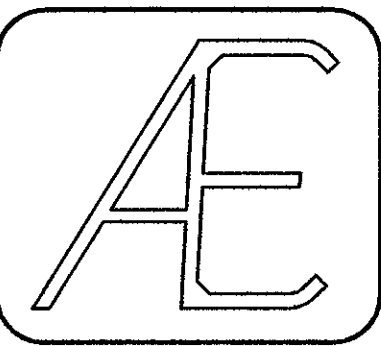
PREPARED: August 12th, 2010
 BY:
 Holt Carson
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, INCORPORATED
 PROFESSIONAL LAND SURVEYORS
 1904 FORTVIEW ROAD
 AUSTIN, TEXAS 78704
 www.hcl.austin.com
 (512) 442-0980



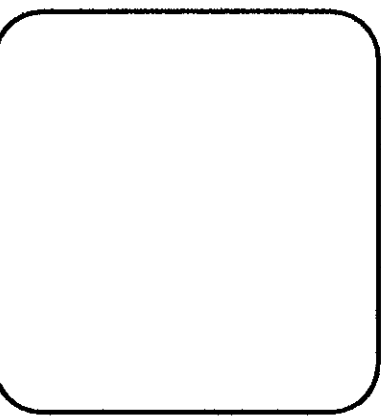
APPROVAL STAMP

ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE FOLLOWING SOURCES:
 1. FIELD SURVEY
 2. PUBLIC RECORDS
 3. AERIAL PHOTOGRAPHS
 4. GPS DATA
 5. UTILITY RECORDS
 6. OTHER SURVEYS
 7. OTHER SOURCES AS NOTED ON THE MAP

DRAWN BY: ED
 CHECKED BY: A.I.
 DATE: 4/22/13
 JOB NO. 648670101010000



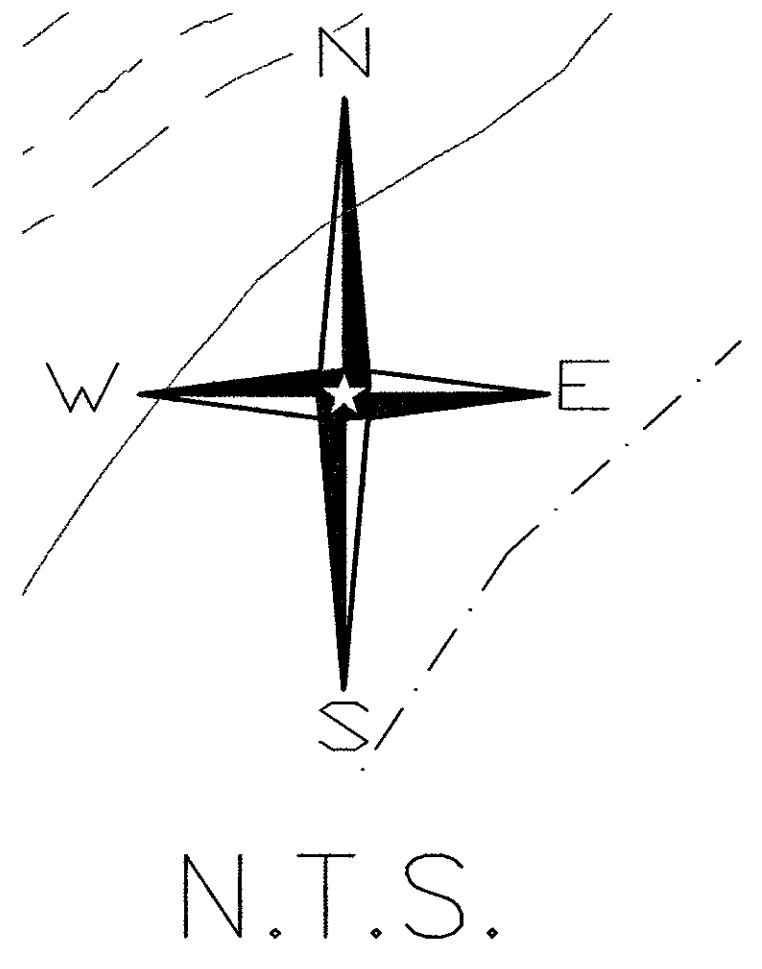
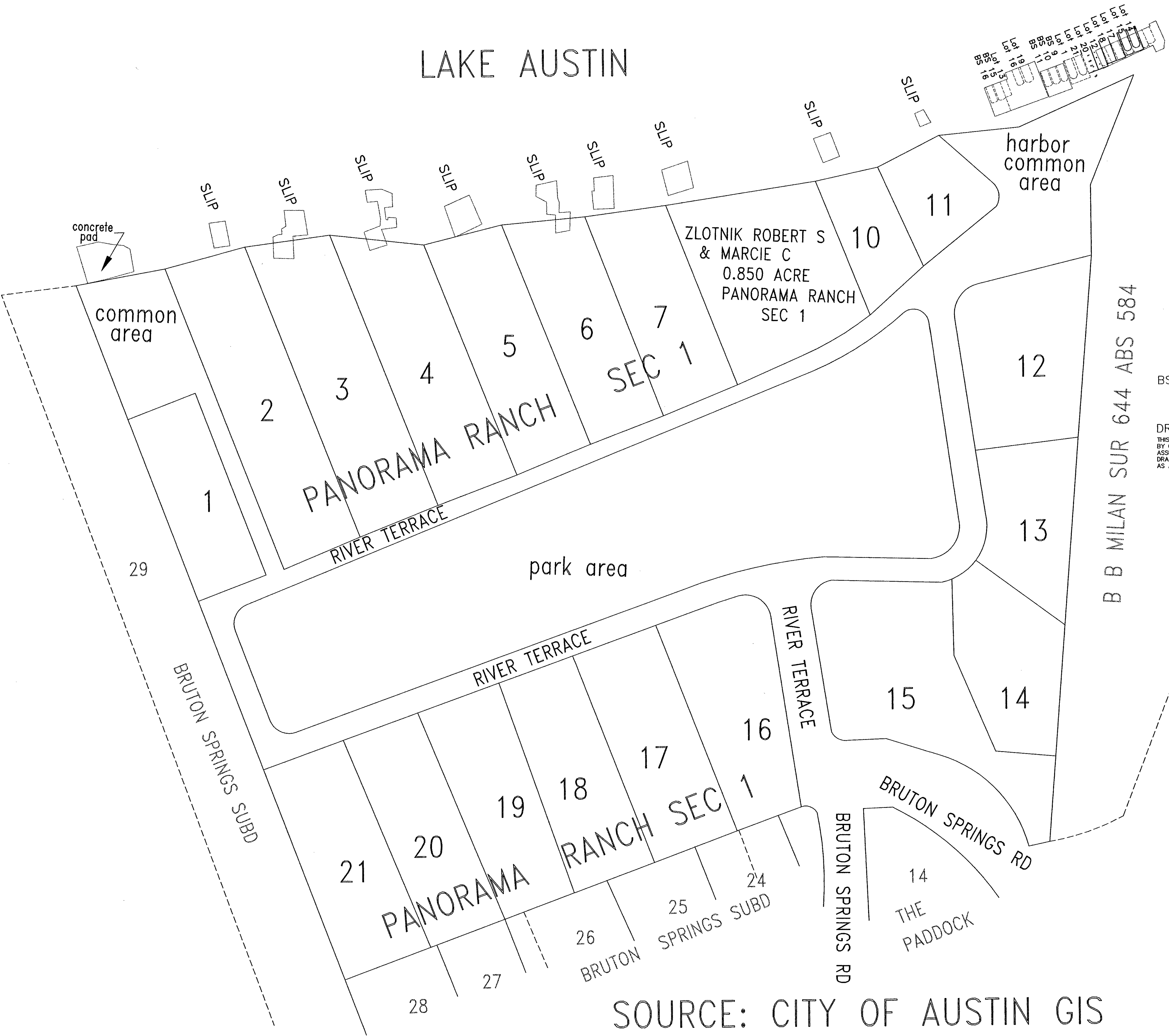
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 (512) 444-1738
 T&PE Firm No.: E-10
 www.acongrs.com



ZLOTNIK & DENTON BOAT DOCK
 10610 & 10806 RIVER TERRACE, AUSTIN, TEXAS
HARBOR AREA SITE PLAN

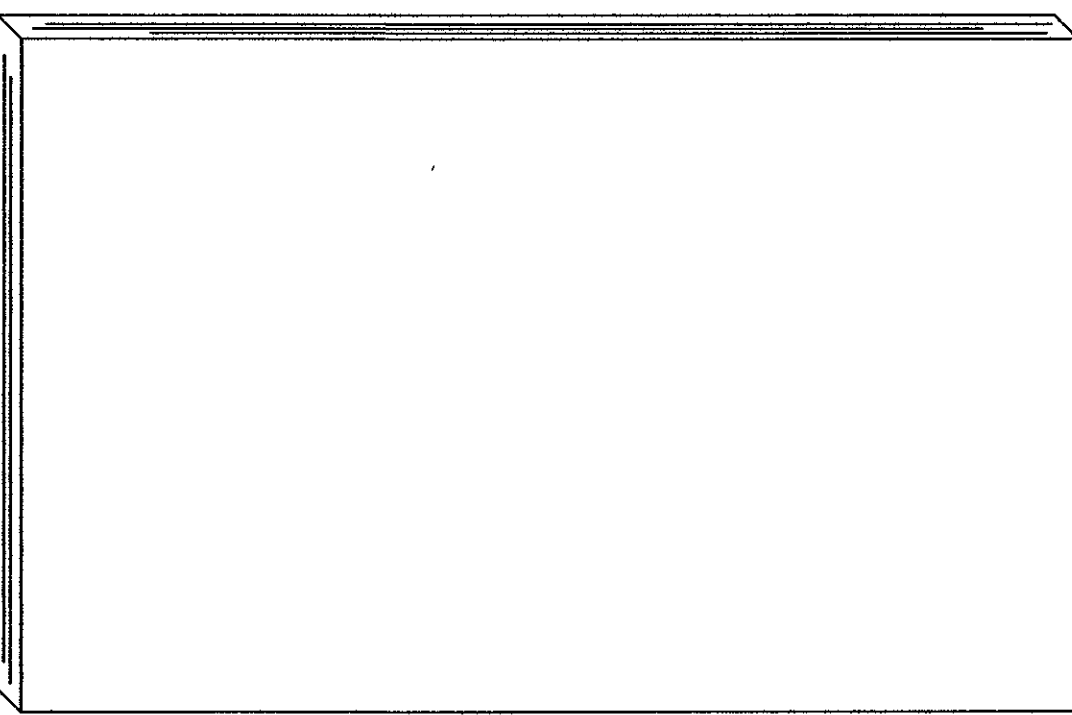
SHEET NO.
 4 OF 6

LAKE AUSTIN



BS = BRUTON SPRINGS

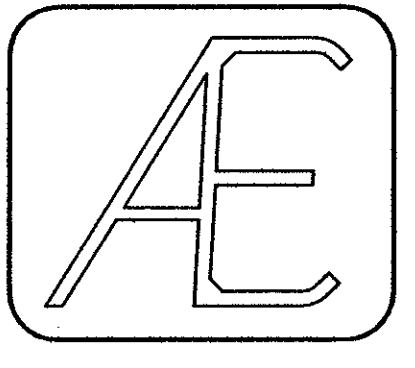
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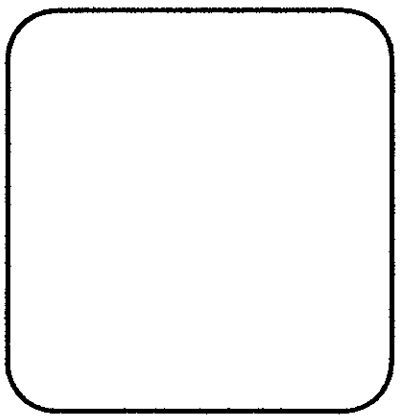
SOURCE: CITY OF AUSTIN GIS

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DATE: 4/22/13
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AUSTIN, TEXAS 78746
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ZLOTNIK & DENTON BOAT DOCK
10610 & 10900 RIVER TERRACE, AUSTIN, TEXAS
EXISTING OVERALL SITE PLAN

SHEET NO.
5 OF 6

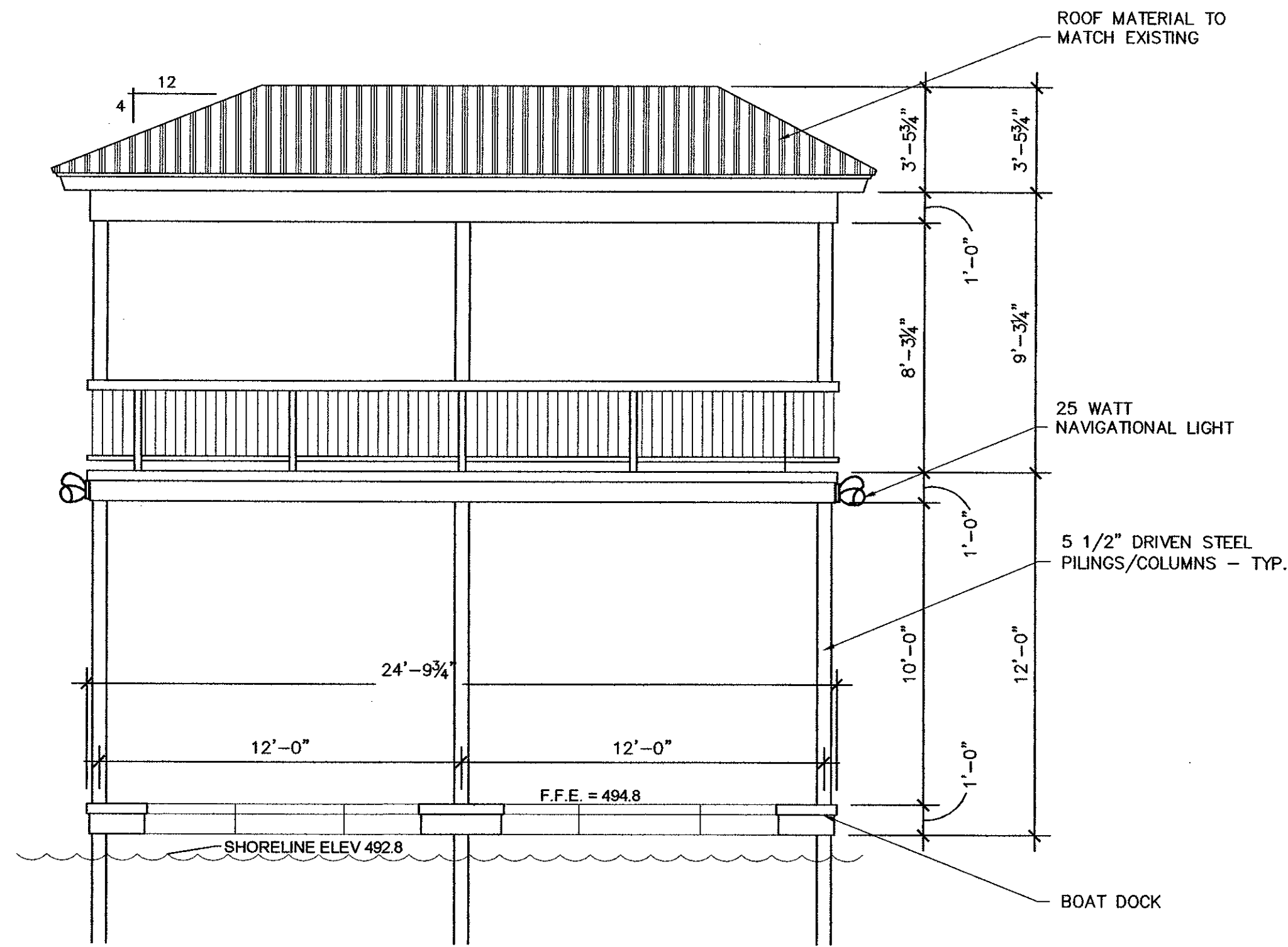
WHAT'S UP...DOCK

P.O. BOX 1430
DRIPPING SPRINGS, TX 78620

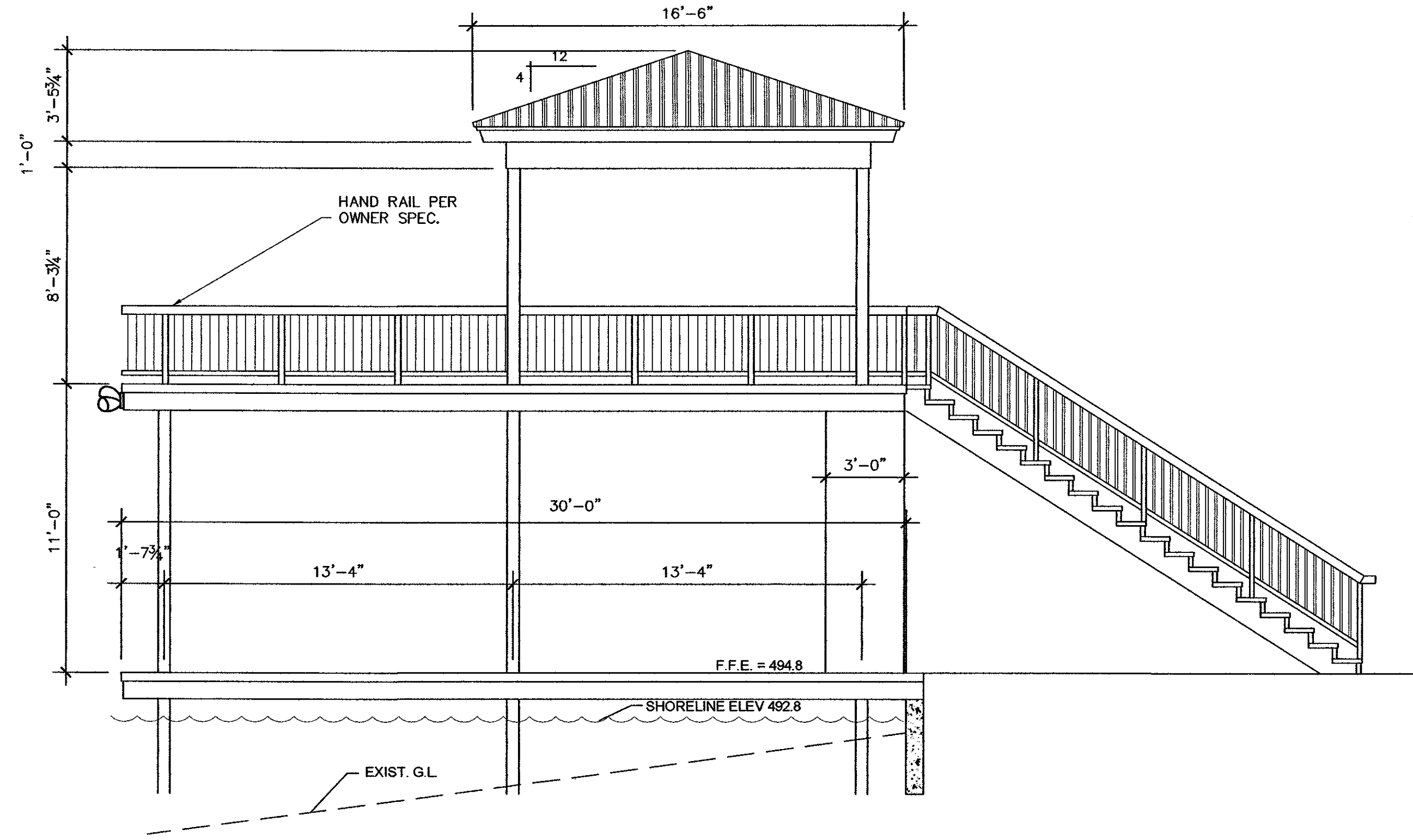
TEL: 512.940.0185
TEL: 512.844.2434

ZLOTNIK & DENTON BOAT DOCK

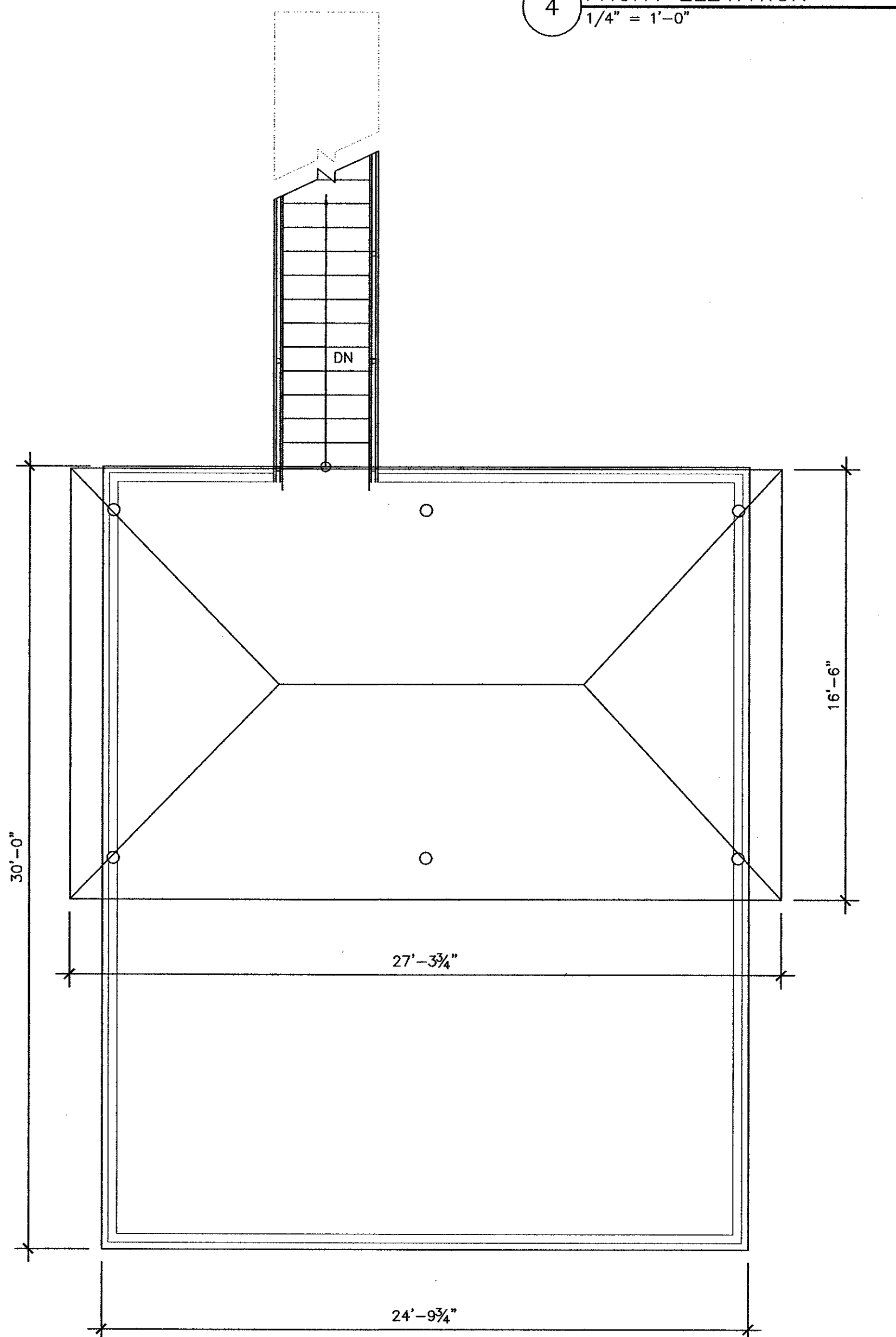
**10610 & 10910 RIVER TERRACE
AUSTIN, TEXAS**



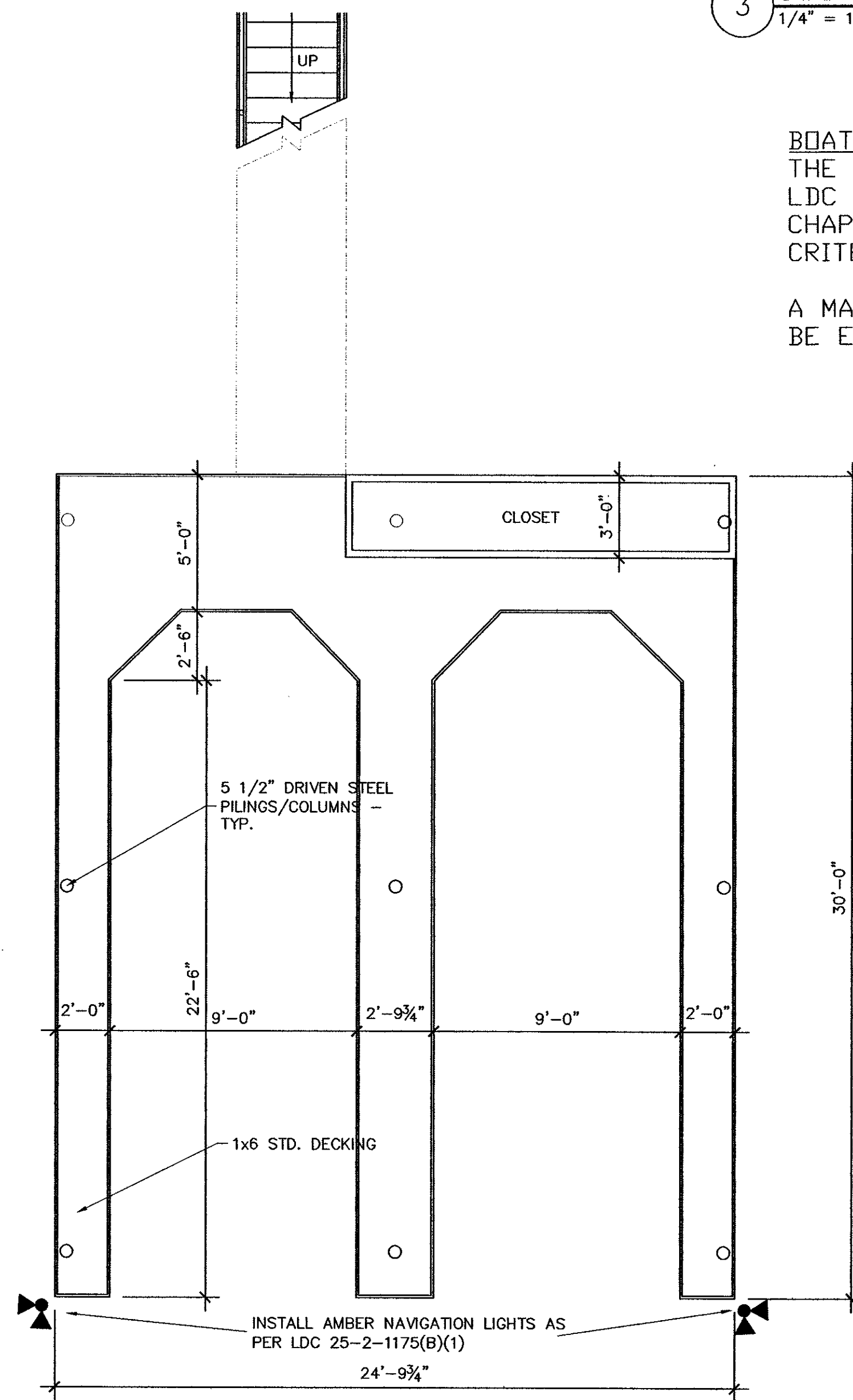
4 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



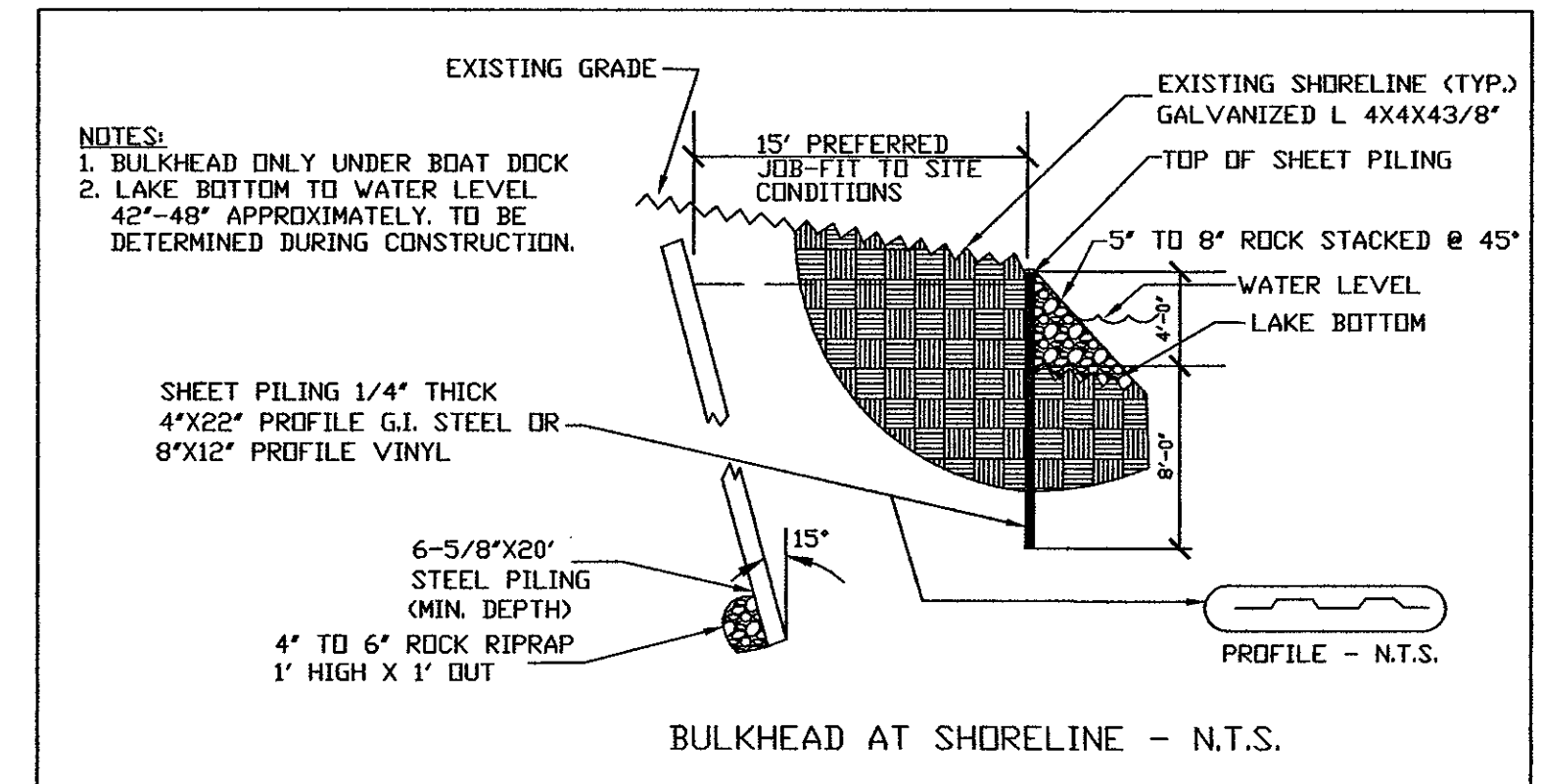
2 2nd FL PLAN
1/4" = 1'-0"



1 PLAN VIEW
1/4" = 1'-0"

BOAT DOCK NOTE:
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL THE REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS") AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIAL MANUAL.

A MAXIMUM OF THIRTY PERCENT (30%) OF THE PROPOSED BOAT DOCK MAY BE ENCLOSED.



APPROVAL STAMP

APPROVAL STAMP AREA

REVISION/CORRECTION:	No.	Date	Page	Description	Approval Signature

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