

TOTAL SHORELINE LENGTH: 1808.46'
PROPOSED DOCK WIDTH: 265'9"
PERCENTAGE: 14.7%

LEGEND

- LOC LIMITS OF CONSTRUCTION
- CWQZ/ WTR FRONT OVERLAY SETBACK
- EXISTING MAJOR CONTOUR-LAND
- EXISTING MINOR CONTOUR-LAND
- EXISTING MAJOR CONTOUR-WATER
- EXISTING MINOR CONTOUR-WATER
- 100 YEAR FLOODPLAIN
- 25 YEAR FLOODPLAIN
- WATERSHED BOUNDARY
- 429 REGULATORY PERMANENT POOL MAX ELEVATION AS DEFINED BY CITY CODE (429 FT)
- SF GILT FENCE (12" MULCH LOG)
- T TREE PROTECTION FENCE
- SD ACCESSIBLE ROUTE
- SITE FENCE (WHEN NOT ON LOC)
- CONTROL POINT
- MULCH SOCK
- CALIFORNIA PAVAR

GENERAL CONSTRUCTION SEQUENCING:
(SEE SHEET C-007 FOR SEQUENCE
OF CONSTRUCTION NOTES)

BOAT DOCK DIMENSIONS: SEE SHEET 36

NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
9. 24 HOUR ACCESS TO TRANSMISSION FACILITIES SHALL BE MAINTAINED. IF THERE IS A TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, AUSTIN ENERGY SHALL HAVE IT'S LOCK IN THE GATE.
10. THIS PROJECT IS LOCATED IN THE EASTERN AREA OF THE NORTH SHORE SUBDISTRICT OF THE WATERFRONT OVERLAY. A MINIMUM OF 50% OF THE NET USABLE FLOOR AREA OF A STRUCTURE ADJACENT TO LADY BIRD LAKE IS PROVIDED FOR PEDESTRIAN-ORIENTED USES (LOC 25-692). "PARKS AND RECREATION SERVICES" IS LISTED AS A PEDESTRIAN-ORIENTED USE AND THIS PROJECT FALLS UNDER THAT PURVIEW.

WATER FRONT OVERLAY-NORTH SHORE SUBDISTRICT
TOTAL AREA OF LOC = 187,371 SF
TOTAL AREA WITHIN WFO PRIMARY SETBACK = 49,923 SF
MAX ALLOWED = 15%
TOTAL PROPOSED IMPERVIOUS COVER
IN PRIMARY SETBACK = 7,196 SF (14.4%)

SITE PLAN APPROVAL SHEET 19 OF 57
FILE NUMBER: SP-2009-0362 APPLICATION DATE: 12-14-2009
APPROVED BY COMMISSION ON 4/27/2010 UNDER SECTION 141 OF CHAPTER 265.5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATES: 4-11-12 OVER WALKER UNDER COUNSEY
PROJECT EXPIRATION DATE (ORD. 877005-A) 12-14-2014 DWP. 002 X
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE
Rev. 1 Correction 2
Rev. 2 Correction 3
Rev. 3 Correction 3
Final P&S must be recorded by the Project Expiration Date, if applicable.
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



mwm
Design Group

305 East Hundland Drive
Suite 200
Austin, Texas 78752
P: 512.453.0767
F: 512.453.1734
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION # MW-1416



Date	Page	Description
5/25/2010	19	1. AS-BUILT DOCK AREA

Designed By:	Down By:
Reviewed By:	Checked By:
D. CAZARES	J. DEWANEY
Project No. 019 - C-P-SITE	
Project Date: 12/14/2009	
Project Scale: 1"=20'	
AS NOTED	

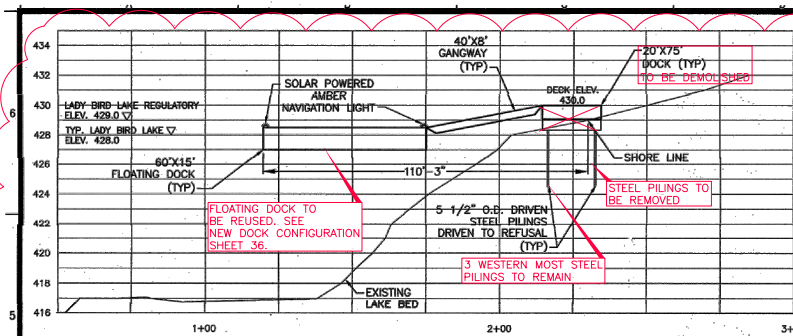
WALLER CREEK TUNNEL PROJECT
WALLER BEACH SITE PLAN IMPROVEMENTS
PARD BOAT FACILITY
CHASE 1
ITEM 04/30

Sheet	19
Reference	Number:
C-019	
Sheet	19

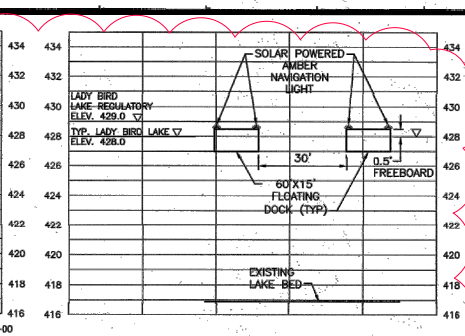
PROPOSED USE AND SQUARE FOOTAGE	NUMBER OF STORES	ACTUAL HEIGHT	FINISHED FLOOR ELEVATIONS	FOUNDATION TYPE	TOTAL SQUARE FOOTAGE	TYPE OF RESTAURANT	NUMBER OF RESIDENTIAL USE TYPES	AMENITIES
BOAT STORAGE (6,878 SQFT)	2		435	PIER & BEAM	10,803	NA	NA	NA
PARD FACILITY		35.5 (TOTAL)	451.5			NA	NA	PARD FACILITY

TOTAL AREA OF SITE (ACRES)	TOTAL FLOOR AREA RATIO	Total IMPERVIOUS COVER (SQ FT / %)	% OF SITE IMPERVIOUS (SQ FT / %)	TOTAL BUILDING COVERAGE (SQ FT / %)
28.7	0.78%	0.56%	0.58%	0.56%

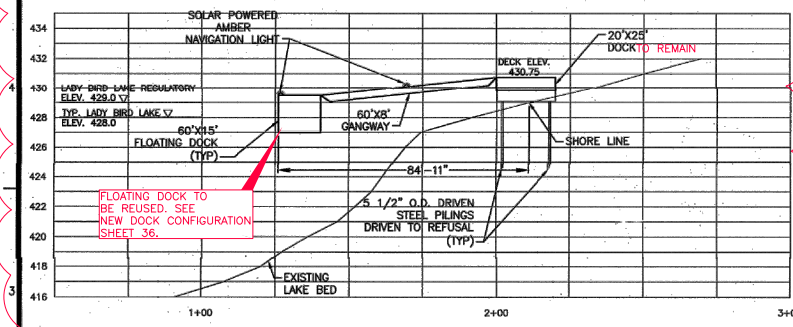
P:\Active\0300_JWT_Design\B2\000_CAD\13_00_Plan\13_00_Plan\13_00_01_Sheet\WC09-Civil\WC09-043-C-P-DOCK-SECT.dwg Plotter: 5/27/2010 2:36:48 PM Layout: SECTIONS



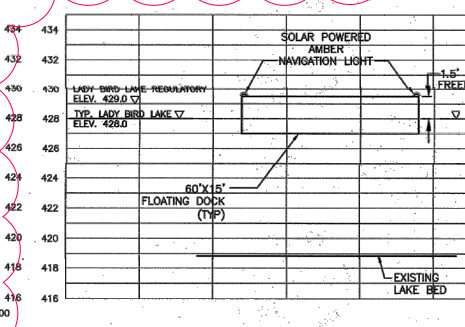
(A) SIDE ELEVATION BOAT DOCK A (ROWING DOCK) TEMPORARY LOCATION
C-043 0 10' 20' 40'



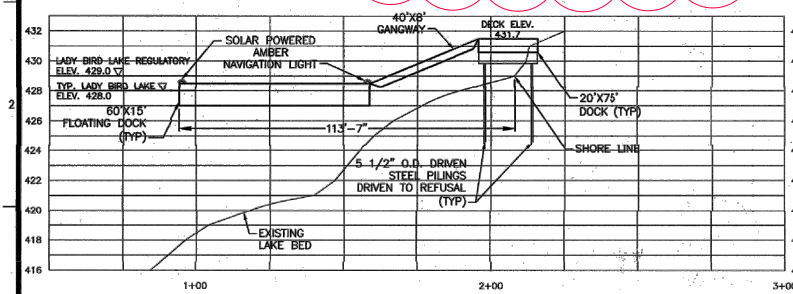
SOUTH (LAKE) ELEVATION
BOAT DOCK A
NEW TEMPORARY LOCATION



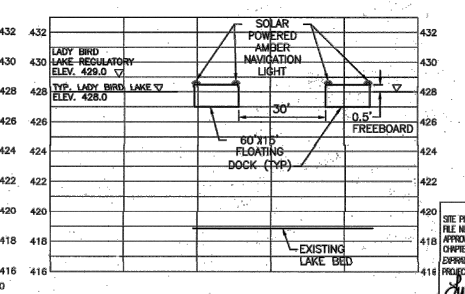
(B) SIDE ELEVATION BOAT DOCK B (MOTOR BOAT DOCK)
C-043 0 10' 20' 40'



SOUTH (LAKE) ELEVATION
BOAT DOCK B



(A) SIDE ELEVATION BOAT DOCK C (ROWING DOCK) PERMANENT LOCATION
C-043 0 10' 20' 40'



SOUTH (LAKE) ELEVATION
BOAT DOCK C
PERMANENT LOCATION

- NOTES:
1. DOCKS SHALL BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY
 2. AMBER LIGHT STATIONS SHALL BE PLACED ON EACH SIDE OF THE DOCK THAT DOES NOT FACE THE SHORELINE AS WELL AS HALFWAY BETWEEN THE SHORELINE AND THE END OF THE DOCK.
 3. AMBER LIGHT STATIONS SHALL BE SELF-CONTAINED HIGH PERFORMANCE SOLAR POWERED MARINE GRADE LIGHT.
 4. MOTORBOAT DOCK SHALL HAVE 10 CLEATS SPACED 15 FEET ON CENTER.
 5. ROWING DOCK SHALL BE WITH CLEATS.
- * CONSTRUCTION OF BOAT DOCKS SHALL BE IN COMPLIANCE W/ LOC SECT. 25-2-1175

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.

ALL SITE WORK MUST COMPLY WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS.

SITE PLAN APPROVAL SHEET 37 OF 97
FILE NUMBER: SPC-2009-0362C APPROVED DATE: 12-14-2009
APPROVED BY: JOSHUA F. HENKE
OFFICIAL: 92601 OF THE CITY OF AUSTIN CODE
SUPERIOR DISTRICTS-6-6, LLC 44115 ONE WINNER CIRCLE COLUMBIA
PROJECT EXPIRATION DATE (XRD, 800005-A) 12-14-2014 DWG: 13_00_01_X
City of Austin, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE 6-14-10 JONAS P.
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final Plot must be recorded by the Project Expiration Date, if applicable.
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSHUA F. HENKE P.E. NO. 92601 ON 6-1-10

Seapey Consultants, Inc.
4801 SOUTHWEST PARKWAY, SUITE 150
AUSTIN, TEXAS 78735
(512) 326-5659
BTPE #F-293



CITY OF AUSTIN
WATERSHED PROTECTION
DEPARTMENT

DESIGNED BY: JOSHUA F. HENKE
CHECKED BY: K. MOODY
SERIES: 13_00_01-C-P-DOCK-SECT.DWG
FILED: 6/15/2010
4801 SOUTHWEST PARKWAY
AUSTIN, TEXAS 78735

WALLER CREEK TUNNEL PROJECT
PAID BOAT FACILITY

BOAT DOCK SECTIONS

Sheet Reference Number:
C-043
Sheet 37 of 97

ITEM04/32