

GRAPHIC DETAIL PERTAINING TO KAULBACH DOCK SPACES IN PANORAMA RANCH HARBOR PER DEC. 2011 PRHA SPACE ALLOCATIONS.

PHOTOS BY PR MEMBER RAMSEY NICKELL.

TEXT BY PR MEMBER GLORIA KAULBACH.

27 FEBRUARY 2013

1. VIEW FROM LAND OF AREA CLOSE TO THE BRUTON SPRINGS COVE (MOUTH OF THE CREEK) IN THE BRUTON SPRINGS PARK RESERVE



PANORAMA RANCH BOUNDARY MARKER

NEW SPACE 1 FOR KAULBACH SLIP 1 (PR LOT 14)

NEW SPACE 2 FOR KAULBACH SLIP 2 (PR LOT 15)

- THE DILAPIDATED STRUCTURES IN SPACES 1 AND 2 ABOVE WILL BE DEMOLISHED TO GIVE WAY TO THE KAULBACH SLIPS.
- THOSE DILAPIDATED STRUCTURES IN SPACES 1 AND 2 ABOVE HAVE BEEN THERE FOR DECADES, SO THE KAULBACH SLIPS HAVE PRECEDENTS.
- THE STRUCTURES TO THE RIGHT AND OUTSIDE OF THE PAN RANCH BOUNDARY MARKER ARE “UNACCEPTABLE” AND WILL BE REMOVED. THOSE STRUCTURES WERE BUILT BY LONG-GONE OUTSIDE USERS OF SPACE IN THE PAN RANCH HARBOR.

2. VIEW FROM LAND OF AREA ADJACENT TO BRUTON SPRINGS COVE



PAN RANCH BOUNDARY MARKERS.

THE “UNACCEPTABLE” DOCKS CORRESPONDING TO ZLOTNIK (PR LOT 12) AND PIERSON (PR LOT 16) WILL BE DEMOLISHED AND REMOVED.

- ONCE THE “UNACCEPTABLE” DOCKS TO THE RIGHT OF THE BOUNDARY LINE ARE REMOVED, THE AREA WILL BE RESTORED TO A MORE OPEN, NATURAL STATE.
- THE FRONTAGE SPACE OF THE COMBINED “UNACCEPTABLE” STRUCTURES IS ABOUT 20 FT. LONG.
- IN THE FUTURE THAT SPACE WILL BE PERMANENTLY OPEN AND ACCESSIBLE TO FIRE-FIGHTING AND OTHER PROTECTIVE MEASURES

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3. VIEW FROM THE WATER OF NEW (DEC 2011) KAULBACH DOCK SPACES.



KAULBACH SPACE 1, SLIP 1 (FOR PR LOT 14) AND SPACE 2, SLIP 2 (FOR PR LOT 15)

SURVEY MARKERS OF PAN RANCH BOUNDARY ABUTTING THE BRUTON SPRINGS PARK RESERVE

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4. VIEW OF PAN RANCH DOCK STRUCTURES FROM THE WATER WITH BRUTON SPRINGS COVE TO THE LEFT.



SPACES 1 AND 2 FOR KAULBACH SLIPS

"UNACCEPTABLE" ZLOTNIK AND PIERSON DOCKS TO BE REMOVED

BRUTON SPRINGS COVE (MOUTH OF THE BRUTON SPRINGS CREEK), BRUTON SPRINGS PARK RESERVE.

- ONCE THE "UNACCEPTABLE" DOCKS ARE REMOVED AND THE SPACE IS VACATED, THE AREA WILL BE MORE OPEN AND RESTORED TO A MORE NATURAL STATE.
- THE VACATED SPACE (SOME 20 FT. OF FRONTAGE) WILL ALLOW ACCESS FOR FIRE-FIGHTING AND OTHER PROTECTIVE MEASURES

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5. SIDE VIEWS OF “UNACCEPTABLE” DOCK FROM OPPOSITE SIDE OF BRUTON SPRINGS COVE



THE CONCRETE BULKHEAD UNDER THE ‘UNACCEPTABLE’ ZLOTNIK DOCK WILL BE REPAIRED.



THE CONCRETE WALL WILL REMAIN.

- ONCE THE “UNACCEPTABLE” ZLOTNIK DOCK IS REMOVED, THE SPACE WILL BE OPEN AND THE AREA RESTORED TO A MORE NATURAL STATE.
- THUS THE MOUTH OF THE BRUTON SPRINGS WILL BE UNOBSTRUCTED IN THE FUTURE.

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6. VIEW OF THE TIP OF THE BRUTON SPRINGS PARKLAND IN THE PANORAMA RANCH SIDE OF THE COVE.



THE PIERSON AND ZLOTNIK DOCKS WILL BE REMOVED.
THEIR SPACE WILL BE VACATED.

THE PAN RANCH BOUNDARY MARKER SHOULD BE HERE.

SPACES 2 AND 1 FOR KAULBACH SLIPS 2 AND 1 ARE TO THE LEFT OF THE BOUNDARY MARKER, WITHIN PAN RANCH COMMON AREA PROPERTY.

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7. VIEW FROM THE WATER OF THE EAST END OF THE PANORAMA RANCH CLUSTER OF DOCKS WITH SPACE ASSIGNMENTS AS OF DEC 2011. (REFER TO THE SKETCH OF THE DEC 2011 DOCK SPACE ALLOCATIONS)

