14124 Flat Top Ranch Road Taylor Woodrow Communities Source of Topography: Onsite Survey & COA GIS, COA Datum 14116 Flat Top Ranch Rd. Lot 255 Blk A Steiner Ranch 100 Yr Flood Plain @ Elev. 510.5'-PHS I Sec 6C Zoning: LA Gangway w/ 4'x4'-5" Min. Conc. Leveling Pad. Use: Vacant Single-Family Lot Shoreline @ Elev. 4921.8 30 L.F. Silt Fence @ Shoreline Proposed Dock 40'x30' 25' Building Line Proposed Coffer Wall & Dredge Area 39 CY Approx. Colorado -River Gradient ree Fence Boundary Line CEF, Intermittent Shoreline Wetland Plants 14/24 Flat Top Ranch Rd. NÉW RESIDENCE OT 256 BIK A Steiner Ranchesist. Asphalt Drive PHS 1 Sec 60 New 2" Band Cypress Tree (Taxodium distichum) Zoning: LA aminimum of ten feet from structures Use: Single-Family Residence (under 100 Yr Flood Plain @ Elev. 5 \ 0.5'-(construction) Rodney Hunt 14132 Flat Top Ranch Rd. Lot 257 Blk A Steiner Ranch PHS I Sec 6C Zoning: LA Use: Ex. Single-Family Residence I. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE Existing Shoreline Length = 200' Allowable Dock Width = 20% of 200' = 40'2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON Proposed Dock Width = 40' or 20%' THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE Proposed Dock Depth = 30' SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT. Proposed Side Yard Setback = 28' 3. NAVIGATION LIGHTS MUST HAVE A TWO-BULB FIXTURE, 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 FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS TREE LIST THAT THE DOCK IS REQUIRED TO BE LIGHTED. 543 18" Live Oak 4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND 544 41" Live Oak 545 26" Live Oak THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF 17" and 23" Live Oaks (31.5" total) 14", 30" and 36" Live Oaks (58" total) 5. NO SHORELINE IMPROVEMENTS, EXCEPT GANGWAY \$ STAIR ACCESS OVER SHORELINE EDGE, ARE 18" Live Oak 26" Pecan AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED. 550 551 24" Pecan 6. NO TREES GREATER THAN 8" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK 22" Pecan 16" Hackberry 553 9" Pecan 7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR 554 9" Pecan 555 24" Pecan 556 27" Pecan OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN. TANDARD SYMBOL OR SILT FENCE (SF) σ 5 8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 9" Pecan 558 8" Pecan 559 8" Pecan 560 8" Pecan (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE I (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL. 9. THE PROPOSED BOAT DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE-FAMILY RESIDENCE 561 10" Pecan AT 14124 FLAT TOP RANCH ROAD, AUSTIN TX, 78732. 10. PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR ✓ DRIPLINE TREE PROTECTION RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVE TO ACCESS THE FENCE STRUCTURES [LDC 25-2-551(B)(2)]. I I. DREDGING UNDER THE DOCK WILL BE REQUIRED TO OBTAIN A MINIMUM SLIP DEPTH OF 24 INCHES. 12. DREDGE MATERIAL SHALL BE DISPOSED DRY IN LEGALLY PERMITTED LANDFILL SITE. APPLICANT MAY USE DRY SPOIL AT HOME GARDENS. 13. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT. ATTENTION INSPECTOR NOTES: DESIGNED: BSA 1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING APPROVED: BUILDING CODE REVIEW. SCALE: NTS 2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF 14124 Flat Top Ranch R AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION. DATE: June 20, 2013 3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY SHEET EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.