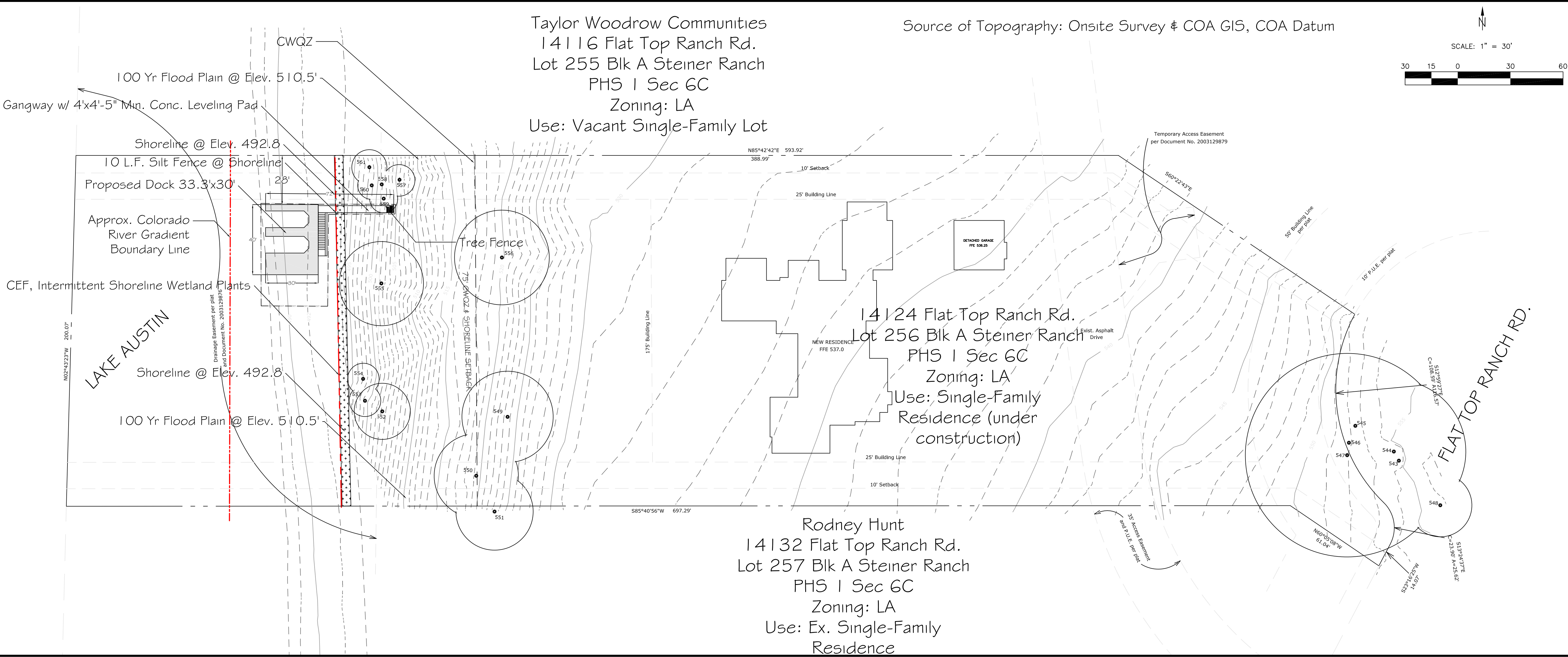






14124 Flat Top Ranch Road

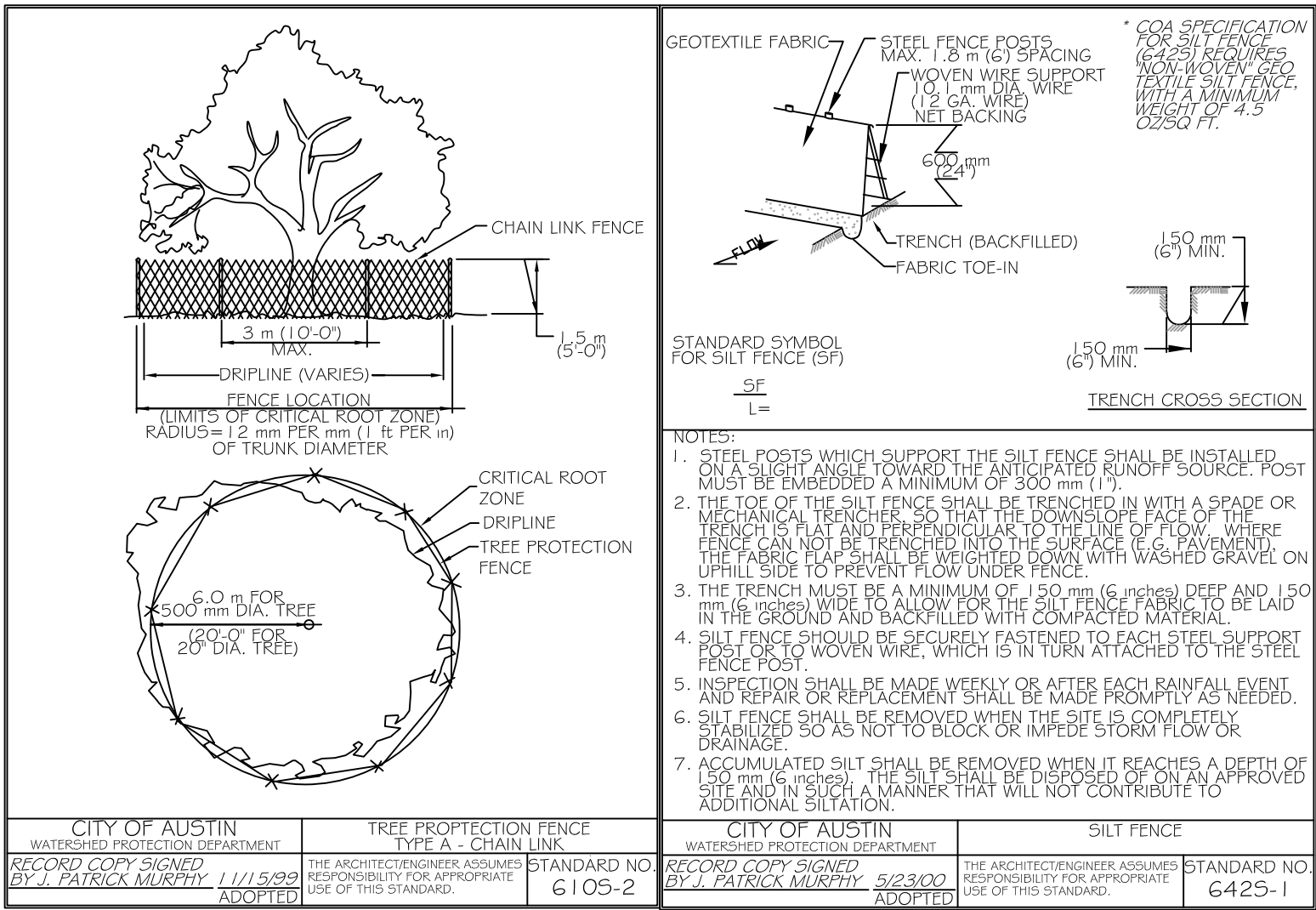


- NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
  2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
  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 THAT THE DOCK IS REQUIRED TO BE LIGHTED.
  4. ALL WORK SHALL OCCUR WITHIN 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 THIS PROJECT.
  5. NO SHORELINE IMPROVEMENTS, EXCEPT GANGWAY & STAIR ACCESS OVER SHORELINE EDGE, ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
  6. NO TREES GREATER THAN 8' IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
  7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
  8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
  9. THE PROPOSED BOAT DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE-FAMILY RESIDENCE AT 14124 FLAT TOP RANCH ROAD, AUSTIN TX, 78732.
  10. PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVE TO ACCESS THE STRUCTURES (LDC 25-2-551(B)(2)).
  11. DREDGING UNDER THE DOCK IS NOT REQUIRED TO OBTAIN A MINIMUM SLIP DEPTH OF 24 INCHES.
  12. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF 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.
3. 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.

Existing Shoreline Length = 200'  
Allowable Dock Width = 20% of 200' = 40'  
Proposed Dock Width = 40' or 20%  
Proposed Dock Depth = 38'  
Proposed Side Yard Setback = 28'

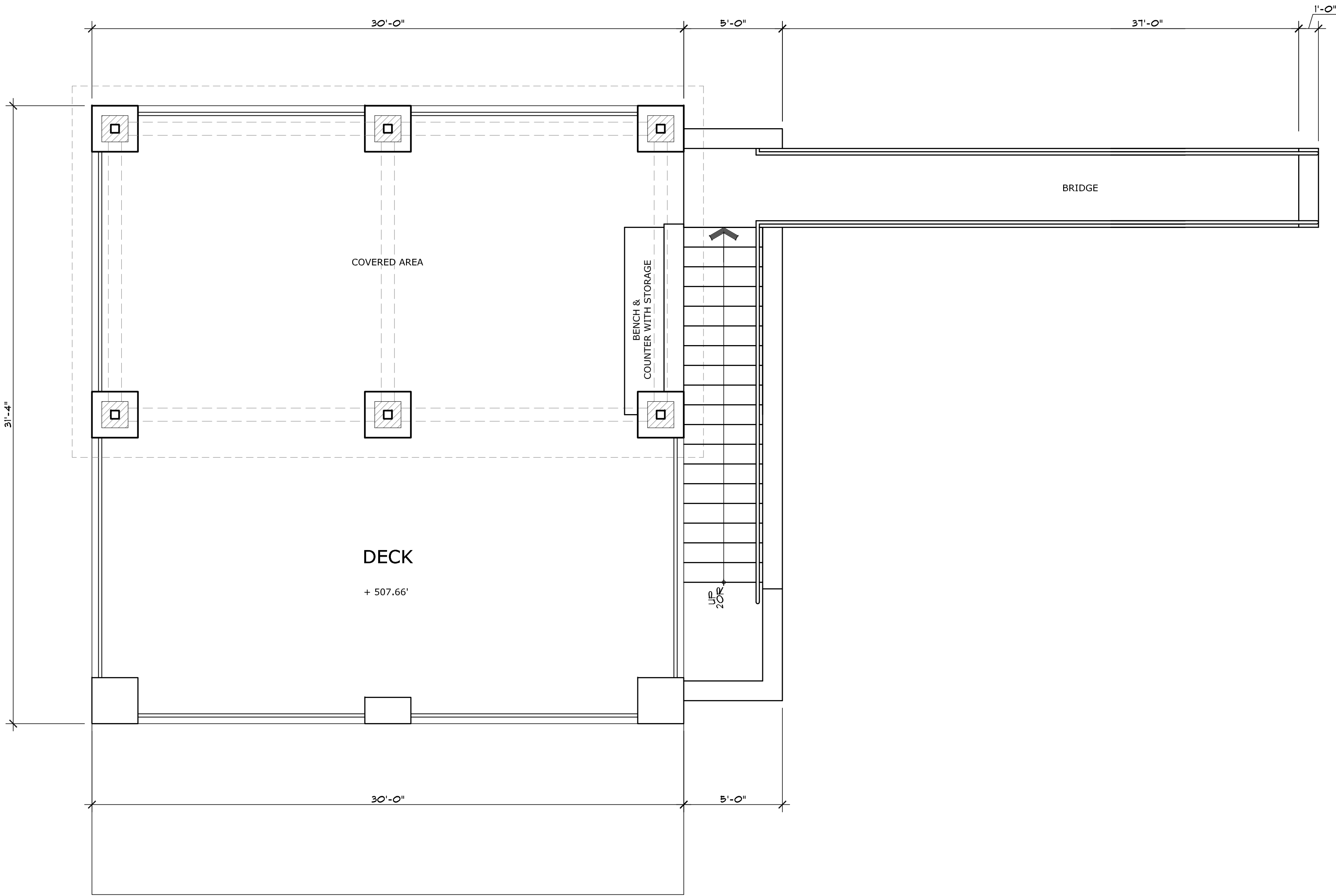


TREE LIST	
543	18" Live Oak
544	41" Live Oak
545	28" Live Oak
546	17" and 23" Live Oaks (31.5" total)
547	14", 30" and 36" Live Oaks (58" total)
548	18" Live Oak
549	28" Pecan
550	24" Pecan
551	22" Pecan
552	18" Hackberry
553	9" Pecan
554	9" Pecan
555	24" Pecan
556	27" Pecan
557	9" Pecan
558	8" Pecan
559	8" Pecan
560	8" Pecan
561	10" Pecan

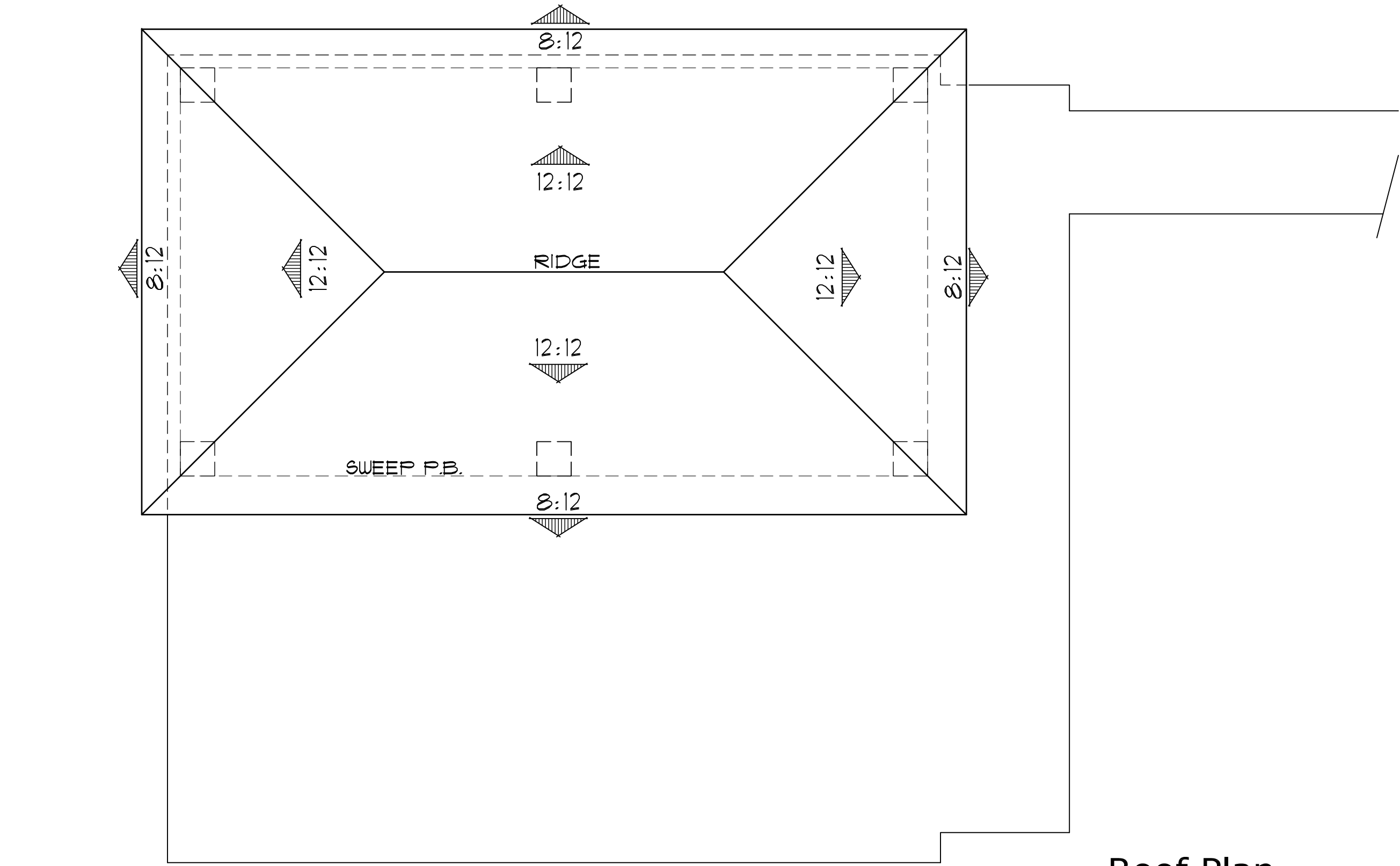
14124 Flat Top Ranch Road  
SITE PLAN

DESIGNED: BSA  
APPROVED:  
SCALE: NTS  
14124 Flat Top Ranch Rd  
DATE: May 17, 2013  
SHEET 2 of 5

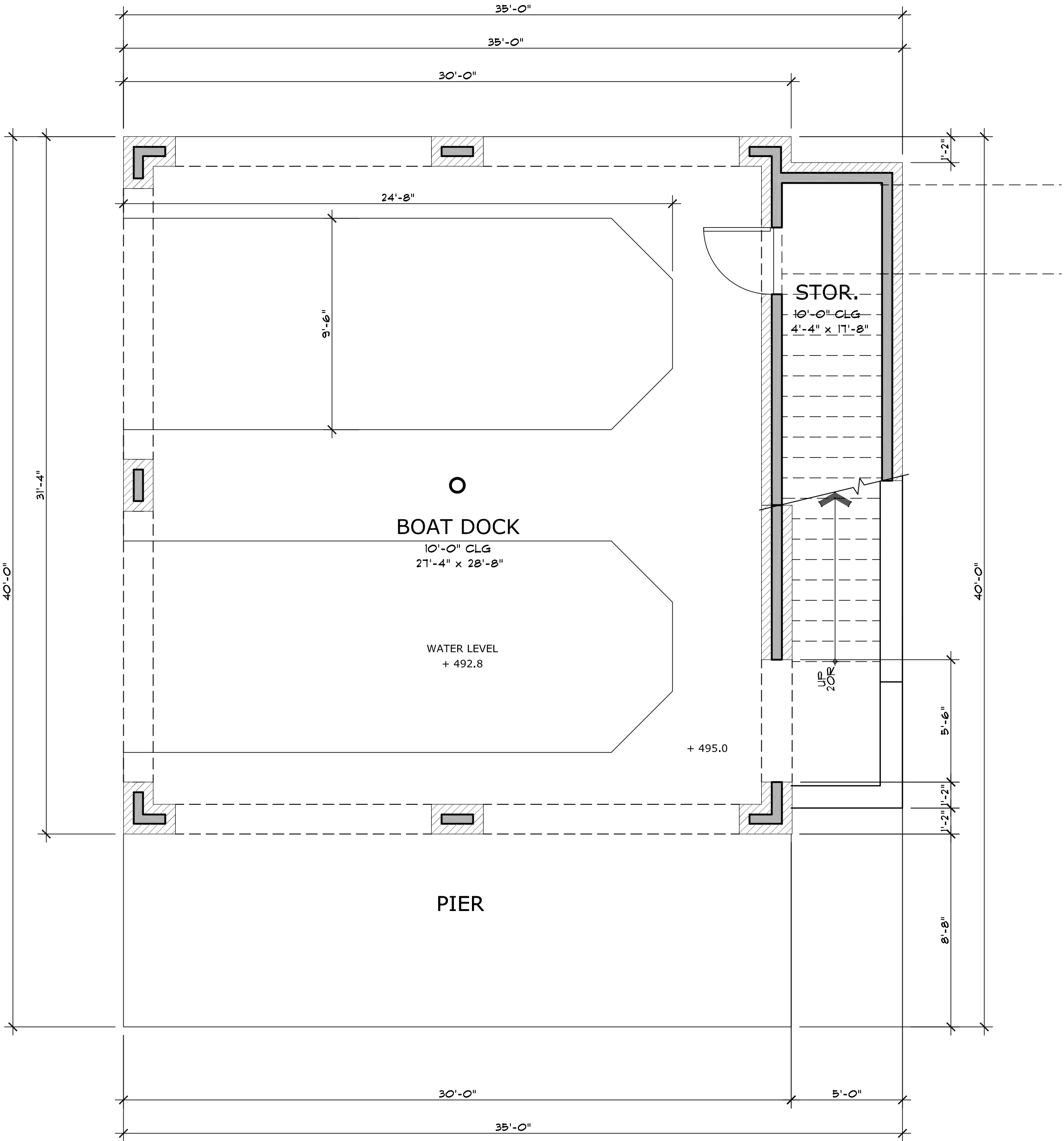




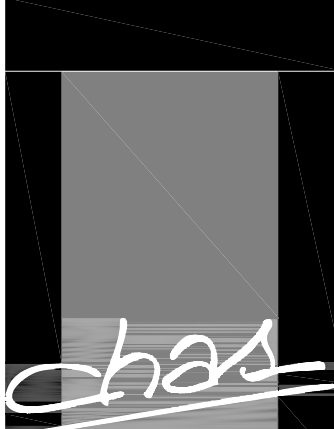
Second Floor Plan  
1/4"=1'-0"



Roof Plan  
1/4"=1'-0"



First Floor Plan  
1/4"=1'-0"



architects

915 West Mary St.  
Austin, TX 78704  
512-476-1007  
chasarchitects.com

# Kozmetsky Boat Dock

14124 Flat Top Ranch Road  
Austin, Texas 78732

NOT FOR  
CONSTRUCTION

SUBMITTAL  
SET

ISSUE DATE  
00-00-00

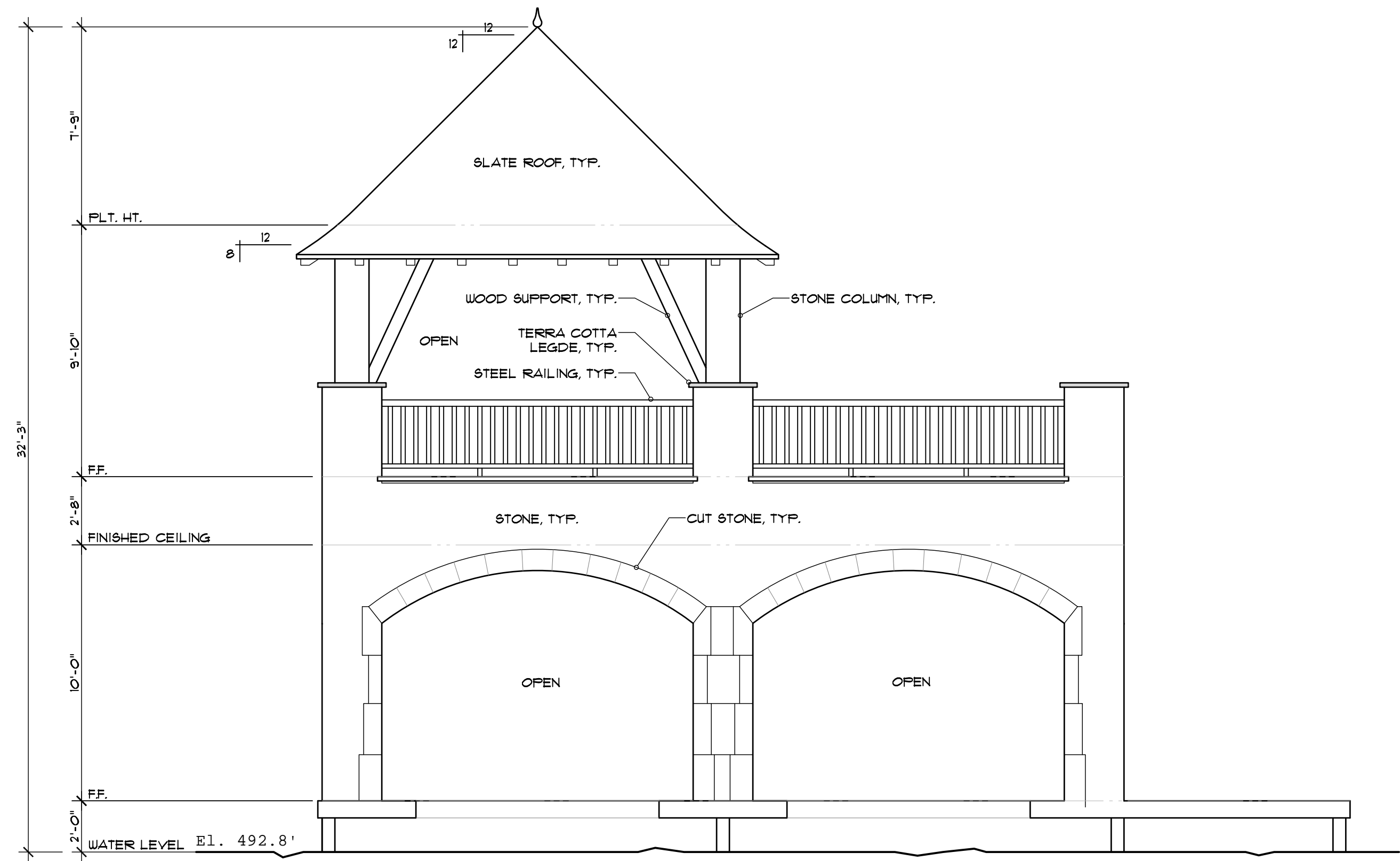
REVISIONS

PROJECT NO.

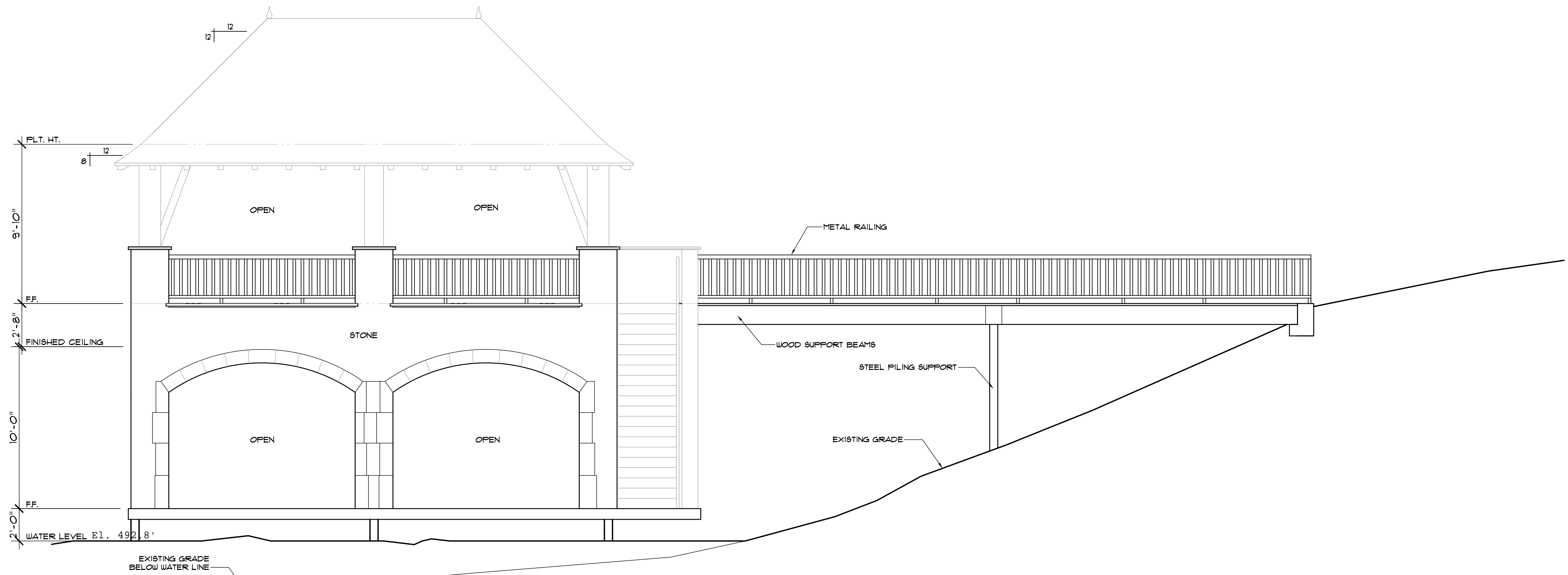
1201

SHEET NO.

A2.1



West Elevation  
1/4"=1'-0"



South Elevation  
1/4"=1'-0"

# Kozmetsky Boat Dock

14124 Flat Top Ranch Road  
Austin, Texas 78732

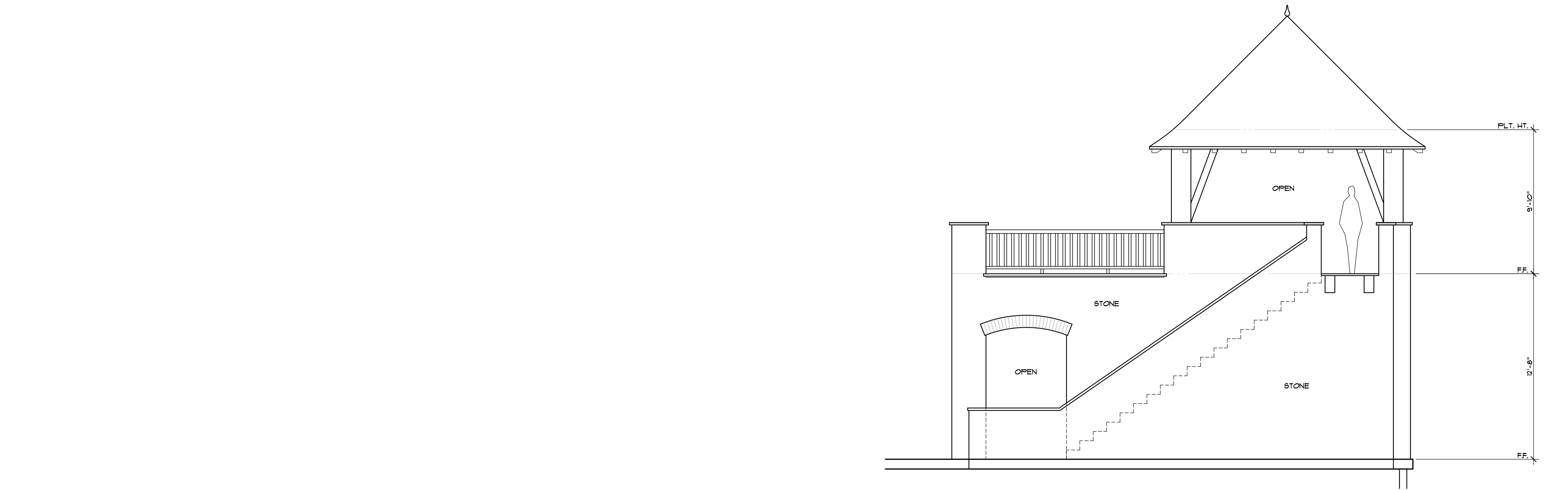
SUBMITTAL  
SET

ISSUE DATE  
00-00-00

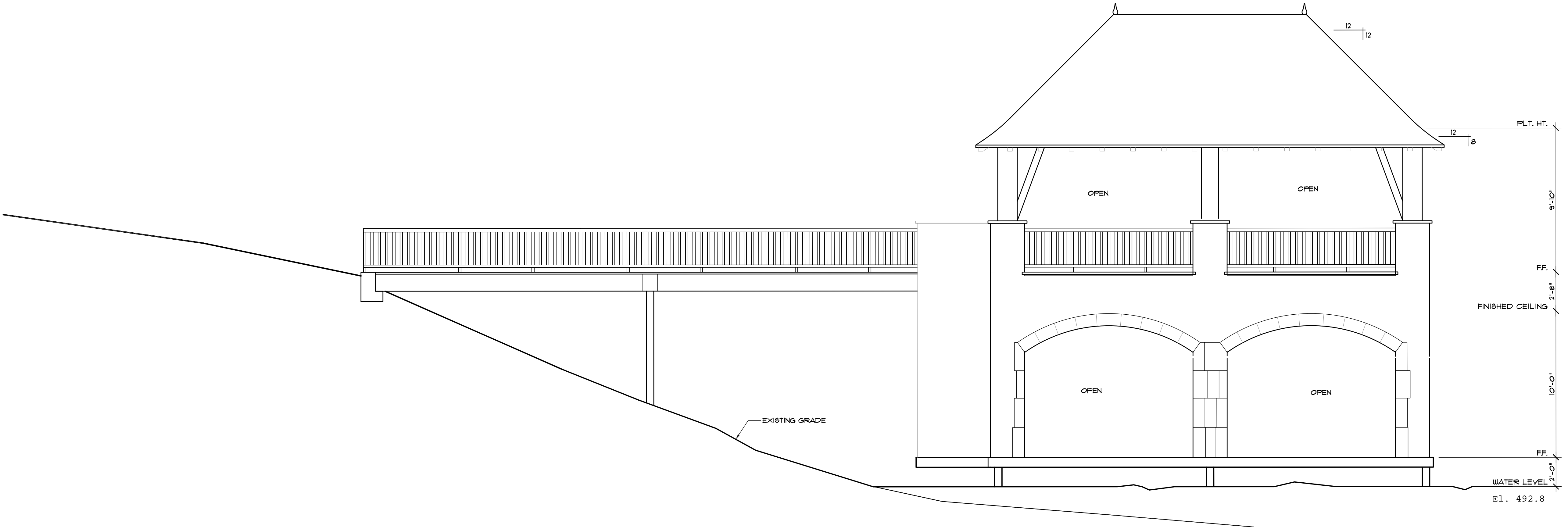
REVISIONS

PROJECT NO.  
1201

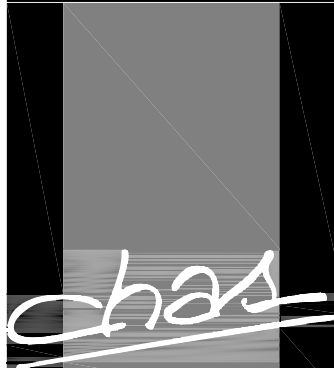
SHEET NO.  
A4.1



East Elevation  
1/4"=1'-0"



North Elevation  
1/4"=1'-0"



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# Kozmetsky Boat Dock

14124 Flat Top Ranch Road  
Austin, Texas 78732



SUBMITTAL  
SET

ISSUE DATE  
00-00-00

REVISIONS

PROJECT NO.  
1201

SHEET NO.  
A4.2