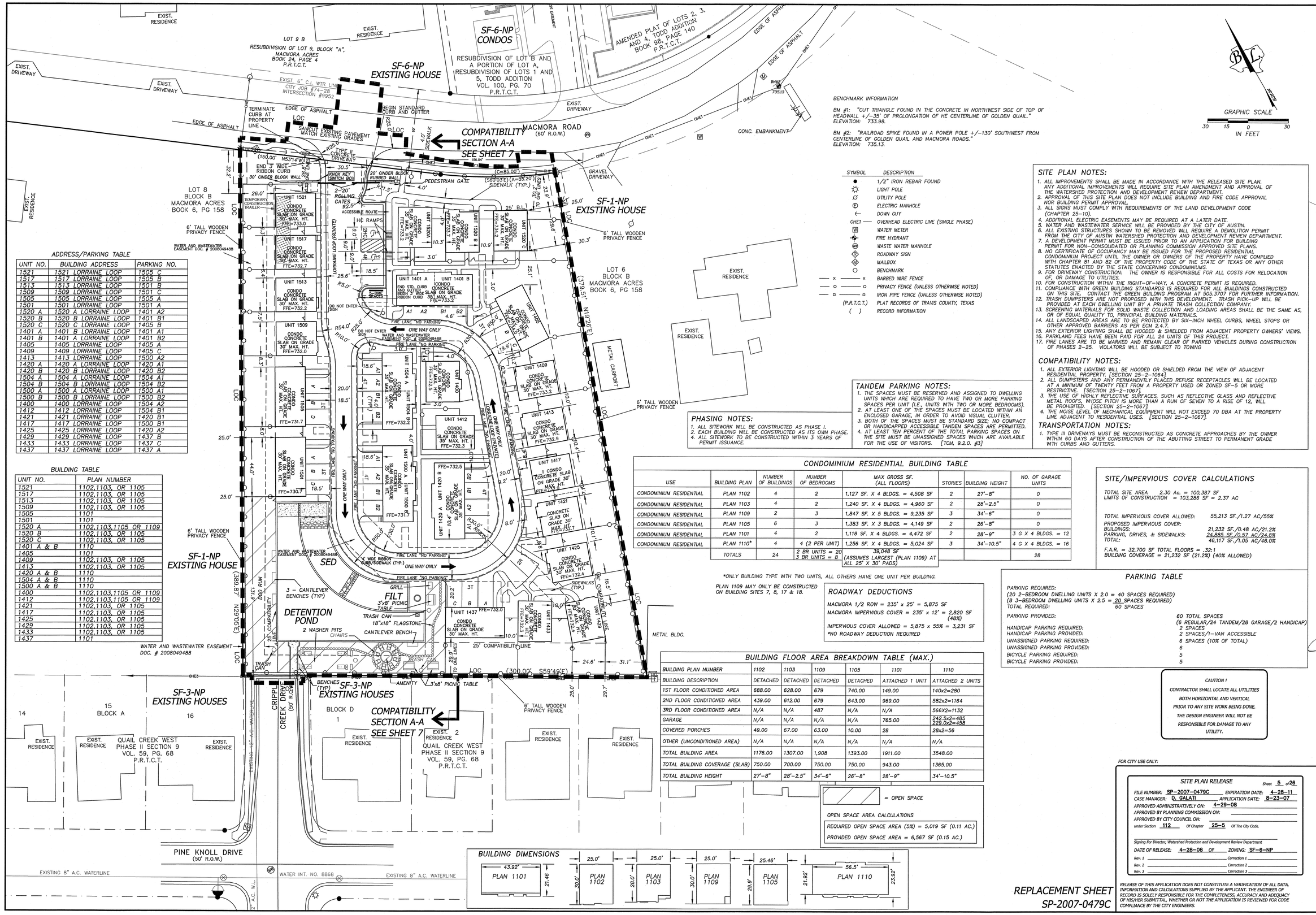

BENCHMARK INFORMATION

BM #1: "CUT TRIANGLE FOUND IN THE CONCRETE IN NORTHWEST SIDE OF TOP OF HEADWALL +/-35' OF PROLONGATION OF HE CENTERLINE OF GOLDEN QUAIL." ELEVATION: 733.98.

BM #2: "RAILROAD SPIKE FOUND IN A POWER POLE +/-130' SOUTHWEST FROM CENTERLINE OF GOLDEN QUAIL AND MACMORA ROADS." ELEVATION: 735.13.

SYMBOL	DESCRIPTION
●	1/2" IRON REBAR FOUND
	LIGHT POLE
	UTILITY POLE
	ELECTRIC MANHOLE
←	DOWN GUY
OHE1	OVERHEAD ELECTRIC LINE (SINGLE PHASE)
W	WATER METER
	FIRE HYDRANT
WW	WASTE WATER MANHOLE
	ROADWAY SIGN
	MAILBOX
○	BENCHMARK
— x — x —	BARBED WIRE FENCE
— o — o —	PRIVACY FENCE (UNLESS OTHERWISE NOTED)
— ▫ — ▫ —	IRON PIPE FENCE (UNLESS OTHERWISE NOTED)
(P.R.T.C.T.)	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
( )	RECORD INFORMATION

SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25–10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON–CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT–OF–WAY, A CONCRETE PERMIT IS REQUIRED.
11. COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 505.3707 FOR FURTHER INFORMATION.
12. TRASH DUMPSTERS ARE NOT PROPOSED WITH THIS DEVELOPMENT. TRASH PICK–UP WILL BE PROVIDED AT EACH DWELLING UNIT BY A PRIVATE TRASH COLLECTION COMPANY.
13. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
14. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX–INCH WHEEL CURBS, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
15. ANY EXTERIOR LIGHTING SHALL BE HOODED & SHIELDED FROM ADJACENT PROPERTY OWNERS' VIEWS.
16. PARKLAND FEES HAVE BEEN PAID FOR ALL 24 UNITS OF THIS PROJECT.
17. FIRE LANES ARE TO BE MARKED AND REMAIN CLEAR OF PARKED VEHICLES DURING CONSTRUCTION OF PHASES 2–25. VIOLATORS WILL BE SUBJECT TO TOWING

COMPATIBILITY NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25–2–1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY FEET FROM A PROPERTY USED OR ZONED SF–5 OR MORE RESTRICTIVE. [SECTION 25–2–1067].
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN TO A RISE OF 12, WILL BE PROHIBITED. [SECTION 25–2–1067].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25–2–1067].

TRANSPORTATION NOTES:

1. TYPE III DRIVEWAYS MUST BE RECONSTRUCTED AS CONCRETE APPROACHES BY THE OWNER WITHIN 60 DAYS AFTER CONSTRUCTION OF THE ABUTTING STREET TO PERMANENT GRADE WITH CURBS AND GUTTERS.

TANDEM PARKING NOTES:

1. THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E., UNITS WITH TWO OR MORE BEDROOMS).
2. AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE, IN ORDER TO AVOID VISUAL CLUTTER.
3. BOTH OF THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HANDICAPPED ACCESSIBLE TANDEM SPACES ARE PERMITTED.
4. AT LEAST TEN PERCENT OF THE TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS. [TCM, 9.2.0. #3]

PHASING NOTES:

1. ALL SITEWORK WILL BE CONSTRUCTED AS PHASE I.
2. EACH BUILDING WILL BE CONSTRUCTED AS ITS OWN PHASE.
4. ALL SITEWORK TO BE CONSTRUCTED WITHIN 3 YEARS OF PERMIT ISSUANCE.

ADDRESS/PARKING TABLE

UNIT NO.	BUILDING ADDRESS	PARKING NO.
1521	1521 LORRAINE LOOP	1505 C
1517	1517 LORRAINE LOOP	1505 B
1513	1513 LORRAINE LOOP	1501 B
1509	1509 LORRAINE LOOP	1501 C
1505	1505 LORRAINE LOOP	1505 A
1501	1501 LORRAINE LOOP	1501 A
1520 A	1520 A LORRAINE LOOP	1401 A2
1520 B	1520 B LORRAINE LOOP	1401 B1
1520 C	1520 C LORRAINE LOOP	1405 B
1401 A	1401 B LORRAINE LOOP	1401 A1
1401 B	1401 A LORRAINE LOOP	1401 B2
1405	1405 LORRAINE LOOP	1405 A
1409	1409 LORRAINE LOOP	1405 C
1413	1413 LORRAINE LOOP	1500 A2
1420 A	1420 A LORRAINE LOOP	1420 A1
1420 B	1420 B LORRAINE LOOP	1420 B2
1504 A	1504 A LORRAINE LOOP	1504 A1
1504 B	1504 B LORRAINE LOOP	1504 B2
1500 A	1500 A LORRAINE LOOP	1500 A1
1500 B	1500 B LORRAINE LOOP	1500 B2
1400	1400 LORRAINE LOOP	1504 A2
1412	1412 LORRAINE LOOP	1504 B1
1421	1421 LORRAINE LOOP	1420 B1
1417	1417 LORRAINE LOOP	1500 B1
1425	1425 LORRAINE LOOP	1420 A2
1429	1429 LORRAINE LOOP	1437 B
1433	1433 LORRAINE LOOP	1437 C
1437	1437 LORRAINE LOOP	1437 A

BUILDING TABLE

UNIT NO.	PLAN NUMBER
1521	1102,1103, OR 1105
1517	1102,1103, OR 1105
1513	1102,1103, OR 1105
1509	1102,1103, OR 1105
1505	1101
1501	1101
1520 A	1102,1103,1105 OR 1109
1520 B	1102,1103, OR 1105
1520 C	1102,1103, OR 1105
1401 A & B	1110
1405	1101
1409	1102,1103, OR 1105
1413	1102,1103, OR 1105
1420 A & B	1110
1504 A & B	1110
1500 A & B	1110
1400	1102,1103,1105 OR 1109
1412	1102,1103,1105 OR 1109
1421	1102,1103, OR 1105
1417	1102,1103, OR 1105
1425	1102,1103, OR 1105
1429	1102,1103, OR 1105
1433	1102,1103, OR 1105
1437	1101

CONDOMINIUM RESIDENTIAL BUILDING TABLE

USE	BUILDING PLAN	NUMBER OF BUILDINGS	NUMBER OF BEDROOMS	MAX GROSS SF. (ALL FLOORS)	STORIES	BUILDING HEIGHT	NO. OF GARAGE UNITS
CONDOMINIUM RESIDENTIAL	PLAN 1102	4	2	1,127 SF. X 4 BLDGS. = 4,508 SF	2	27'–8"	0
CONDOMINIUM RESIDENTIAL	PLAN 1103	4	2	1,240 SF. X 4 BLDGS. = 4,960 SF	2	28'–2.5"	0
CONDOMINIUM RESIDENTIAL	PLAN 1109	2	3	1,847 SF. X 5 BLDGS. = 9,235 SF	3	34'–6"	0
CONDOMINIUM RESIDENTIAL	PLAN 1105	6	3	1,383 SF. X 3 BLDGS. = 4,149 SF	2	26'–8"	0
CONDOMINIUM RESIDENTIAL	PLAN 1101	4	2	1,118 SF. X 4 BLDGS. = 4,472 SF	2	28'–9"	3 G X 4 BLDGS. = 12
CONDOMINIUM RESIDENTIAL	PLAN 1110*	4	4 (2 PER UNIT)	1,256 SF. X 4 BLDGS. = 5,024 SF	3	34'–10.5"	4 G X 4 BLDGS. = 16
	TOTALS	24	2 BR UNITS = 20 3 BR UNITS = 8	39,048 SF (ASSUMES LARGEST (PLAN 1109) AT ALL 25' X 30' PADS)			28

*ONLY BUILDING TYPE WITH TWO UNITS, ALL OTHERS HAVE ONE UNIT PER BUILDING.

PLAN 1109 MAY ONLY BE CONSTRUCTED ON BUILDING SITES 7, 8, 17 & 18.

ROADWAY DEDUCTIONS

MACMORA 1/2 ROW = 235' x 25' = 5,875 SF

MACMORA IMPERVIOUS COVER = 235' x 12' = 2,820 SF (48%)

IMPERVIOUS COVER ALLOWED = 5,875 x 55% = 3,231 SF

*NO ROADWAY DEDUCTION REQUIRED

SITE/IMPERVIOUS COVER CALCULATIONS

TOTAL SITE AREA 2.30 Ac. = 100,387 SF
LIMITS OF CONSTRUCTION = 103,286 SF = 2.37 AC

TOTAL IMPERVIOUS COVER ALLOWED: 55,213 SF./1.27 AC/55%

PROPOSED IMPERVIOUS COVER:
BUILDINGS: 21,232 SF./0.48 AC/21.2%
PARKING, DRIVES, & SIDEWALKS: 24,885 SF./0.57 AC/24.8%
TOTAL: 46,117 SF./1.05 AC/46.0%

F.A.R. = 32,700 SF TOTAL FLOORS = .32:1
BUILDING COVERAGE = 21,232 SF (21.2%) (40% ALLOWED)

PARKING TABLE

PARKING REQUIRED:
(20 2–BEDROOM DWELLING UNITS X 2.0 = 40 SPACES REQUIRED)
(8 3–BEDROOM DWELLING UNITS X 2.5 = 20 SPACES REQUIRED)
TOTAL REQUIRED: 60 SPACES

PARKING PROVIDED: 60 TOTAL SPACES
(6 REGULAR/24 TANDEM/28 GARAGE/2 HANDICAP)

HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES/1–VAN ACCESSIBLE
UNASSIGNED PARKING REQUIRED: 6 SPACES (10% OF TOTAL)
UNASSIGNED PARKING PROVIDED: 6
BICYCLE PARKING REQUIRED: 5
BICYCLE PARKING PROVIDED: 5

BUILDING FLOOR AREA BREAKDOWN TABLE (MAX.)

BUILDING PLAN NUMBER	1102	1103	1109	1105	1101	1110
BUILDING DESCRIPTION	DETACHED	DETACHED	DETACHED	DETACHED	ATTACHED 1 UNIT	ATTACHED 2 UNITS
1ST FLOOR CONDITIONED AREA	688.00	628.00	679	740.00	149.00	140x2=280
2ND FLOOR CONDITIONED AREA	439.00	612.00	679	643.00	969.00	582x2=1164
3RD FLOOR CONDITIONED AREA	N/A	N/A	487	N/A	N/A	566X2=1132
GARAGE	N/A	N/A	N/A	N/A	765.00	242.5x2=485 229.0x2=458
COVERED PORCHES	49.00	67.00	63.00	10.00	28	28x2=56
OTHER (UNCONDITIONED AREA)	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL BUILDING AREA	1176.00	1307.00	1,908	1393.00	1911.00	3548.00
TOTAL BUILDING COVERAGE (SLAB)	750.00	700.00	750.00	750.00	943.00	1365.00
TOTAL BUILDING HEIGHT	27'–8"	28'–2.5"	34'–6"	26'–8"	28'–9"	34'–10.5"

= OPEN SPACE

OPEN SPACE AREA CALCULATIONS

REQUIRED OPEN SPACE AREA (5%) = 5,019 SF (0.11 AC.)

PROVIDED OPEN SPACE AREA = 6,567 SF (0.15 AC.)

BUILDING DIMENSIONS

REPLACEMENT SHEET
SP-2007-0479C

FOR CITY USE ONLY:

SITE PLAN RELEASE — Sheet 5 of 26

FILE NUMBER: SP–2007–0479C EXPIRATION DATE: 4–28–11
CASE MANAGER: D. GALATI APPLICATION DATE: 8–23–07
APPROVED ADMINISTRATIVELY ON: 4–29–08
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 Of Chapter 25–5 Of The City Code.

Signing For Director, Watershed Protection and Development Review Department

DATE OF RELEASE: 4–28–08 OF ZONING: SF–6–NP

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hp-eng.com
Tx. PE FIRM # 416
HPE

MACMORA II COTTAGES
10625 MACMORA ROAD
AUSTIN, TEXAS 78758
SITE/DIMENSION CONTROL PLAN

The seal appearing on this document was authorized by Lawrence M. Hanrahan on 17 APRIL 2008

STATE OF TEXAS — LAWRENCE M. HANRAHAN — 58474 — REGISTERED PROFESSIONAL ENGINEER

CAUTION !
CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO ANY SITE WORK BEING DONE.
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY.

File: Projects/	MACMORA2/HPE-BASE5	Snapshot:	SITEPLAN
Job No. 075-02			
Scale (Hor.): 1"=30'		Scale (Vert.):	
Date: 09/02/08	Checked By: SRJ	Drawn By: JD	
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

SHEET 05 of 27