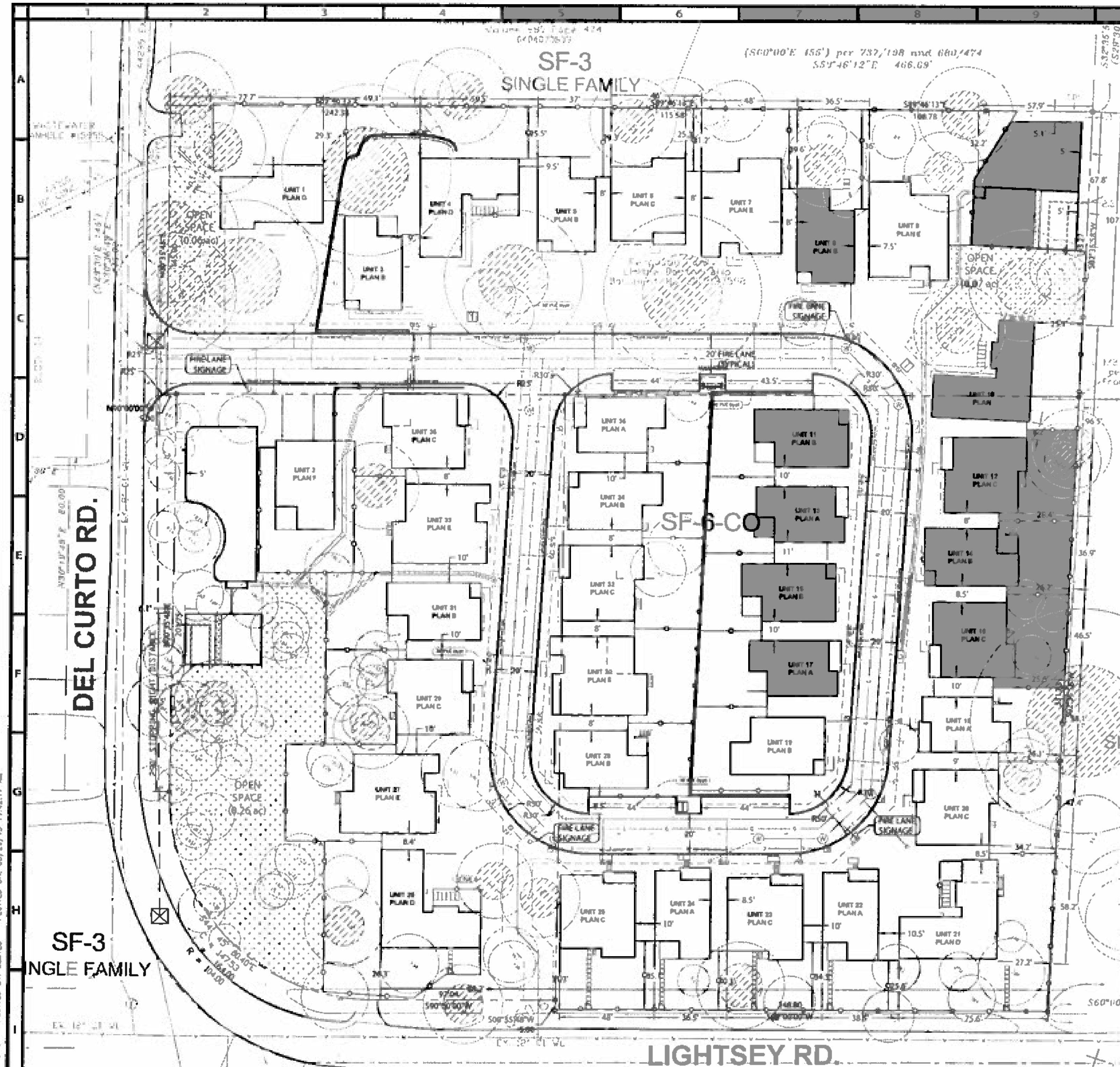

PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- SETBACK
- CURB AND GUTTER
- EXISTING FENCE
- FIRE LANE
- FIRE LANE SIGNAGE REF PAGE 13
- PARKING SPACE
- OPEN SPACE
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- CONCRETE NAIL FOUND
- 1/2" IRON ROD FOUND WITH CAP
- MARKED "HOLT CARSON, INC." CALCULATED POINT
- TREE TO REMAIN

IMPERVIOUS COVER:

ZONING: SF-6
LAND USE: CONDOMINIUM RESIDENTIAL

			% TOTAL
TOTAL SITE AREA:	4.69	AC	100.0%
NET SITE AREA:	4.69	AC	100.0%
ALLOWABLE IMPERVIOUS COVER:	2.225	AC	47.4%
LIMITS OF CONSTRUCTION:	4.69	AC	100.0%
IMPERVIOUS COVER OF PAVEMENT:	0.52	AC	11.1%
TOTAL BUILDING COVERAGE:	1.16	AC	24.8%
TOTAL IMPERVIOUS COVER:	2.08	AC	44.3%
F.A.R. - ALLOWABLE:	N/A		
F.A.R. - PROVIDED:	0.38		
MAXIMUM BUILDING COVERAGE:	40%		
ALLOWABLE HEIGHT:	35	FT	
PROVIDED HEIGHT:	25	FT	
PROVIDED BUILDING SETBACKS: 25' FRONT, BACK, AND SIDE			
OPEN SPACE:	0.39	AC	8.3%

PARKING DATA

REQUIRED

TYPE	UNITS	RATIO	SPACES
SINGLE FAMILY RESIDENTIAL	36	2:1	72
SUBTOTAL	36		72

BICYCLE: 3.6

PROVIDED

TYPE	SPACES
GARAGE	66
SURFACE	6
TANDEM	0
VISITOR (PARALLEL)	8
ACCESSIBLE	0
TOTAL	80

BICYCLE: 4

BUILDING DATA TABLE

UNIT #	PLAN #	BDRMS	BATHS	HEIGHT (FT)	FFE (FT MSL)	STORIES	REQ. PARKING	CONDITIONED AREA (SF) 1ST FLR	2ND FLR	TOTAL	GARAGE	COVERED	UNCOVERED IMPERVIOUS (DRIVEWAY)	UNCOVERED	IMPERVIOUS COVER	BAY
1	G	4	3	[illegible]	[illegible]	2	2	977	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
2	F	4	2.5	27'-9"	[illegible]	2	2	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]	0	[illegible]	[illegible]
3	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
4	D	4	3	22'-1"	[illegible]	2	2	1112	[illegible]	[illegible]	[illegible]	0	[illegible]	0	[illegible]	[illegible]
5	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
6	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
7	E	4	2.5	34'-2"	[illegible]	2	2	1317	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
8	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	E	4	2.5	34'-2"	[illegible]	2	2	1317	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	D	4	3	22'-1"	[illegible]	2	2	1112	[illegible]	[illegible]	[illegible]	0	[illegible]	0	[illegible]	[illegible]
11	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
12	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
13	A	3	2.5	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
14	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15	B	4	2.5	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
16	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17	A	4	3	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
18	A	3	2.5	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
19	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
20	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
21	D	4	3	22'-1"	[illegible]	2	2	1112	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]	[illegible]	[illegible]
22	A	3	2.5	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
23	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
24	A	3	2.5	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
25	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
26	D	4	3	22'-1"	[illegible]	2	2	1112	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]
27	E	4	2.5	34'-2"	[illegible]	2	2	1317	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
28	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
29	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
30	E	4	2.5	34'-2"	[illegible]	2	2	1317	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
31	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
32	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
33	E	4	2.5	34'-2"	[illegible]	2	2	1317	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
34	B	3	3	24'-4"	[illegible]	2	2	754	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
35	C	4	3	27'-9"	[illegible]	2	2	960	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
36	A	3	2.5	25'-1"	[illegible]	2	2	798	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
							72									

GROSS BUILDING AREA (SF): 76830

GROSS BUILDING COVERAGE (SF): 50455
GROSS IMPERVIOUS PAVEMENT (EXCLUDING ROADWAY) (SF): 18617.5
PRIVATE ROADWAY COVERAGE (SF): 22659
TOTAL IMPERVIOUS PROVIDED (SF): 91731.5

Stopping Sight Distance
Project: Lightsey Homes

The stopping sight distance (SSD) in feet is determined from the formula

SSD = 1.47PV + V / 30(f ± g) (eq. 1-2)

Where V = Design speed in miles per hour
P = Perception-reaction time in seconds (2.5 seconds)
f = Coefficient of friction for wet pavement (.30 to .40)
g = Percent of grade divided by 100 (+ for upgrade; - for downgrade)

V = 20 mph
P = 2.5 seconds
f = 0.3
g = -8.5 %

SSD = 135 ft

Stopping Sight Distance
Project: Lightsey Homes

The stopping sight distance (SSD) in feet is determined from the formula

SSD = 1.47PV + V / 30(f ± g) (eq. 1-2)

Where V = Design speed in miles per hour
P = Perception-reaction time in seconds (2.5 seconds)
f = Coefficient of friction for wet pavement (.30 to .40)
g = Percent of grade divided by 100 (+ for upgrade; - for downgrade)

V = 25 mph
P = 2.5 seconds
f = 0.3
g = -8.5 %

SSD = 189 ft

Stopping Sight Distance
Project: Lightsey Homes

The stopping sight distance (SSD) in feet is determined from the formula

SSD = 1.47PV + V / 30(f ± g) (eq. 1-2)

Where V = Design speed in miles per hour
P = Perception-reaction time in seconds (2.5 seconds)
f = Coefficient of friction for wet pavement (.30 to .40)
g = Percent of grade divided by 100 (+ for upgrade; - for downgrade)

V = 30 mph
P = 2.5 seconds
f = 0.3
g = -8.5 %

SSD = 250 ft

503.3.2 Signs and Identification Markers Designating Fire Zones/Fire Lanes.
After designation of a fire zone or fire lane under this article, the Chief shall give notice of the designation to the owner of the property, directing the owner to cause, at the expense of the owner, markings to be painted on any areas designated as a fire zone or fire lane. The markings must be red with white stenciling or white with red stenciling reading "FIRE ZONE/TOW AWAY ZONE" or "FIRE LANE/TOW AWAY ZONE" in lettering at least three inches in height. The stenciling shall be at intervals of 35 feet or less. In addition, the owner shall cause signs to be posted at both ends of a fire zone or fire lane and at each entry and exit point which constitutes a portion of the fire zone or fire lane. Alternative marking of fire zones and fire lanes may be approved by the Fire Chief provided fire zones or fire lanes are clearly identified at both ends and at intervals not to exceed 35 feet and are clearly marked "Tow Away Zones" at least every 35 feet. The signs shall be installed with the top of the sign no higher than eight feet above grade and no less than five feet above grade.

NOTES:

1. PARKLAND DEDICATION FISCAL SURETY WILL BE PAID FOR THE PROPOSED 36 RESIDENTIAL UNITS.
2. FOUNDATION TYPE FOR ALL BUILDINGS IS SLAB ON GRADE.
3. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
4. BUILDINGS LESS THAN 10 FEET APART WILL HAVE ENHANCED CONSTRUCTION FEATURES.

COMPATIBILITY STANDARD NOTES:
a) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
b) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
c) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
d) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

811

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL ______ SHEET ______ OF ______
FILE NUMBER ______ APPLICATION DATE ______
APPROVED BY COMMISSION ON ______ UNDER SECTION ______ OF
CHAPTER ______ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81,LDC) ______ CASE MANAGER ______
PROJECT EXPIRATION DATE (ORD.#970905-A) ______ DWPZ ______ DDZ ______

Director, Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE: ______ ZONING ______
Rev. ______ Correction 1 ______
Rev. ______ Correction 2 ______
Rev. ______ Correction 3 ______

Final plat 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.

REV	REVISION / DESCRIPTION	DATE
XX	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION

PSW REAL ESTATE
2003 S. 1ST STREET
AUSTIN, TEXAS 78704
PHONE: (512) 820-1497

kbge
KIMBELL | BRUEHL | GARCIA | ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78746
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

LIGHTSEY HOMES SITE DEVELOPMENT PLANS

CITY OF AUSTIN, TRAVIS COUNTY, TX

SITE PLAN

August 29, 2013

STATE OF TEXAS
BRIAN ESTES
88270
LICENSED PROFESSIONAL ENGINEER

CHECKED BY: BRIAN ESTES, PE
JOB NUMBER: 198-002
ISSUE DATE: 08/29/13
SHEET: 11 OF 35

SP-2012-0284C

FILE: K:\PROJECTS\198 - PSW\002 - LIGHTSEY 1\CAD\PLANS\PLANS\11 SITE PLAN.DWG PLOTTED BY: BESTES PLOTTED ON: 08/29/13 11:42:17 AM