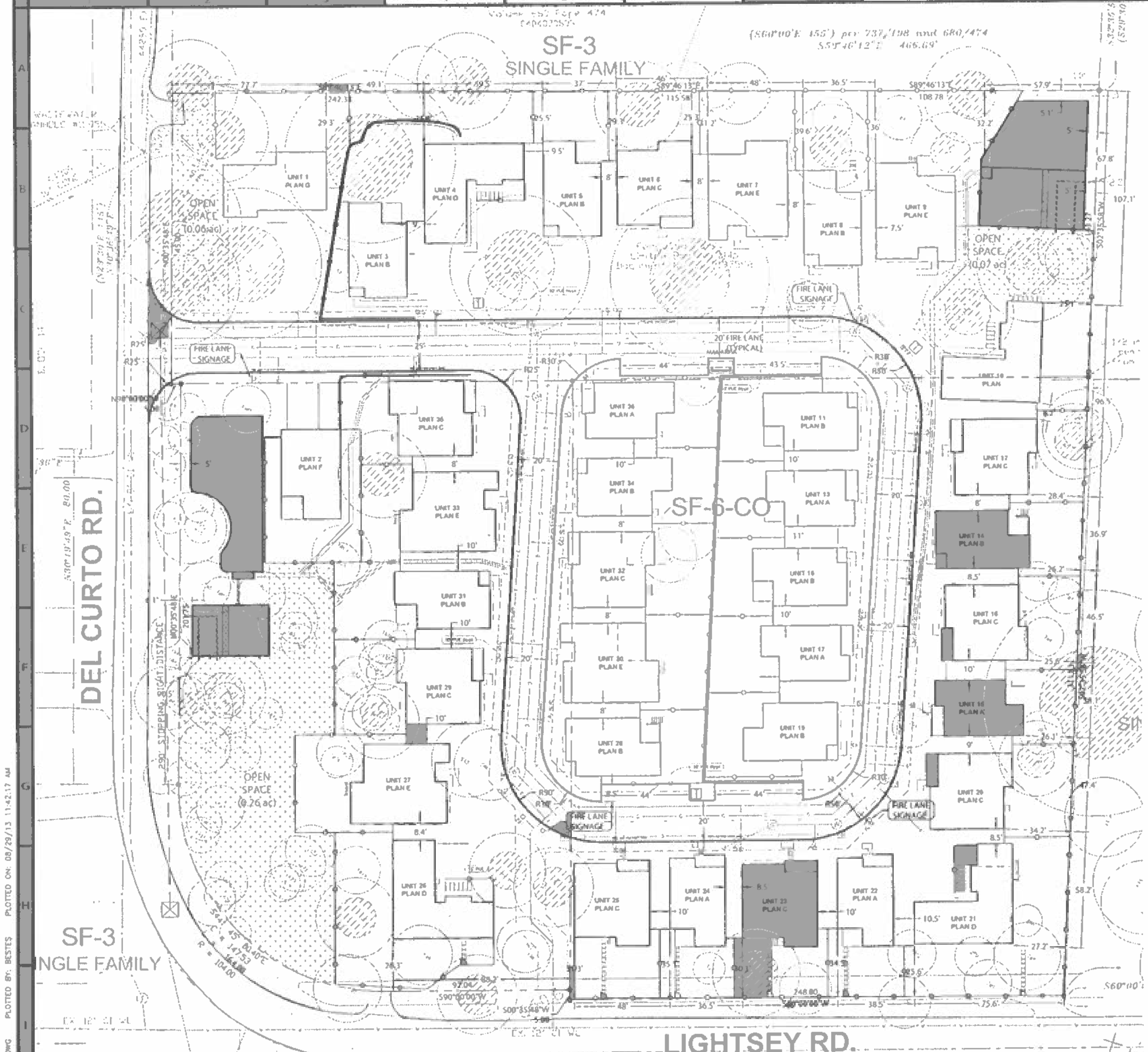

NORTH

SCALE: 1" = 30'

PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- ADJOINER
- CURB AND GUTTER
- 6' PRIVACY FENCE
- FIRE LANE
- FIRE LANE SIGNAGE PER 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 [illegible]
- 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%

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PARKING DATA

REQUIRED

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

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 EXTERIOR AREA	UNCOVERED IMPERVIOUS PAVEMENT	UNCOVERED DECK	IMPERVIOUS COVER	RAIN GARDEN
1	G	4	3	19'-5"	626.50	2	2	977	1215	2192	461	53	1004	0	2575	TBD
2	F	4	2.5	27'-0"	640.75	2	2	1300	1100	2400	0	45	661	0	3006	TBD
3	B	3	3	24'-4"	699.55	2	2	754	1040	1794	460	38	680	0	1932	TBD
4	D	4	3	22'-1"	639.15	2	2	1112	1210	2322	409	0	753	0	2354	TBD
5	B	3	3	24'-4"	638.10	2	2	754	1040	1794	460	38	868	0	2120	TBD
6	C	4	3	23'-9"	638.80	2	2	960	1189	2149	457	94	730	0	2221	TBD
7	E	4	2.5	24'-2"	635.75	2	2	1117	1278	2595	433	68	654	0	2472	TBD
8	B	3	3	24'-4"	610.95	2	2	754	1040	1794	460	38	482	100	1784	TBD
9	E	4	2.5	24'-2"	617.80	2	2	1117	1278	2595	433	68	799	100	2067	TBD
10	D	4	3	22'-1"	625.85	2	2	1112	1210	2322	409	0	567	0	2168	TBD
11	B	3	3	24'-4"	633.10	2	2	754	1040	1794	460	38	848	0	1800	TBD
12	C	4	3	23'-9"	626.50	2	2	960	1189	2149	457	94	360	100	1923	TBD
13	A	3	2.5	25'-5"	632.10	2	2	798	1001	1799	267	96	405	0	1566	TBD
14	B	3	3	24'-4"	628.50	2	2	754	1040	1794	460	38	232	100	1524	TBD
15	B	3	2.5	24'-4"	633.90	2	2	754	1040	1794	460	38	358	0	1610	TBD
16	C	4	3	23'-9"	610.10	2	2	960	1189	2149	457	94	345	100	1906	TBD
17	A	3	3	25'-5"	615.50	2	2	798	1001	1799	267	96	378	0	1519	TBD
18	A	3	2.5	25'-5"	631.20	2	2	798	1001	1799	267	96	364	100	1575	TBD
19	B	3	3	24'-4"	638.10	2	2	754	1040	1794	460	38	363	0	1635	TBD
20	C	4	3	23'-9"	632.90	2	2	960	1189	2149	457	94	370	100	1931	TBD
21	D	4	3	22'-1"	636.90	2	2	1112	1210	2322	409	0	1061	94	2699	TBD
22	A	3	2.5	25'-5"	640.95	2	2	798	1001	1799	267	96	549	0	1710	TBD
23	C	4	3	23'-9"	648.50	2	2	960	1189	2149	457	94	425	19	1941.5	TBD
24	A	3	2.5	25'-5"	652.75	2	2	798	1001	1799	267	96	432	0	1503	TBD
25	C	4	3	23'-9"	657.00	2	2	960	1189	2149	457	94	407	36	1926	TBD
26	D	4	3	22'-1"	657.60	2	2	1112	1210	2322	409	0	1011	0	2612	TBD
27	E	4	2.5	24'-2"	654.80	2	2	1117	1278	2595	433	68	610	100	2478	TBD
28	B	3	3	24'-4"	654.65	2	2	754	1040	1794	460	38	251	100	1553	TBD
29	C	4	3	23'-9"	653.40	2	2	960	1189	2149	457	94	298	100	1789	TBD
30	E	4	2.5	24'-2"	662.30	2	2	1117	1278	2595	433	68	203	100	2071	TBD
31	B	3	3	24'-4"	649.80	2	2	754	1040	1794	460	38	713	100	1515	TBD
32	C	4	3	23'-9"	649.90	2	2	960	1189	2149	457	94	717	100	1779	TBD
33	E	4	2.5	24'-2"	647.90	2	2	1117	1278	2595	433	68	308	100	3079	TBD
34	B	3	3	24'-4"	645.80	2	2	754	1040	1794	460	38	371	100	1523	TBD
35	C	4	3	23'-9"	645.05	2	2	960	1189	2149	457	94	483	100	3024	TBD
36	A	3	2.5	25'-5"	643.30	2	2	798	1001	1799	267	96	335	100	1546	TBD
							72									

GROSS BUILDING AREA (SF): 74930

GROSS BUILDING COVERAGE (SF): 51415
GROSS IMPERVIOUS PAVEMENT (EXCLUDING ROADWAYS) (SF): 18617.5
PRIVATE ROADWAY COVERAGE (SF): 21799
TOTAL IMPERVIOUS PROVIDED (SF): 91831.5

Stopping Sight Distance
Project: Lightsey Homes

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

$SSD = 1.47PV + \frac{V^2}{30(f \pm g)}$ (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

$SSD = 1.47PV + \frac{V^2}{30(f \pm g)}$ (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

$SSD = 1.47PV + \frac{V^2}{30(f \pm g)}$ (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.

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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 78704
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
89270
LICENSED PROFESSIONAL ENGINEER

CHECKED BY:
BRIAN ESTES, PE

JOB NUMBER	ISSUE DATE:
198-002	08/29/13

SHEET
11 of 35

SP-2012-0284C