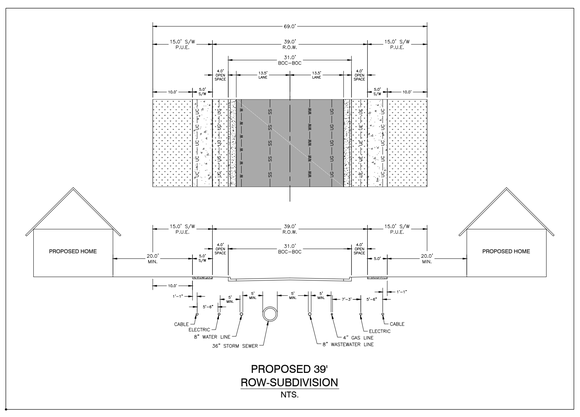

PROPOSED 39' ROW-SUBDIVISION
NTS.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	196.82'	N27°16'39"E
L2	198.52'	N27°16'39"E
L3	194.14'	N27°16'39"E
L4	26.28'	N37°50'16"E
L5	51.07'	N18°56'25"E

CURVE TABLE					
CURVE #	CURVE LENGTH	CHORD LENGTH	CHORD BEARINGS	RADIUS	DELTA
C1	33.18'	33.13'	S32°33'28"W	180	10°33'38"
C2	35.94'	35.89'	S32°33'28"W	195	10°33'38"
C3	30.41'	30.37'	S32°33'28"W	165	10°33'38"
C4	135.02'	131.88'	S16°20'55"W	180	42°58'43"
C5	123.77'	120.89'	S16°20'55"W	165	42°58'43"
C6	146.27'	142.87'	S16°20'55"W	195	42°58'43"
C7	75.65'	75.10'	S6°53'59"W	180	24°04'51"
C8	81.96'	81.35'	S6°53'59"W	195	24°04'51"
C9	69.35'	68.84'	S6°53'59"W	165	24°04'51"
C10	34.91'	32.14'	S21°03'35"E	25	80°00'00"
C11	44.59'	38.91'	S70°02'19"W	25	102°11'49"
C12	36.77'	36.72'	S32°33'28"W	199	10°33'38"
C13	29.58'	29.54	N32°33'28"E	160	10°33'38"
C14	46.50'	46.34'	S29°32'15"W	160	16°36'02"
C15	50.56'	50.43'	N30°34'39"E	199	14°31'16"
C16	57.42'	57.12'	S10°59'17"W	160	20°29'54"
C17	62.60'	62.34'	N14°19'41"E	199	17°58'40"
C18	16.47'	16.46'	S2°12'03"E	160	5°52'46"
C19	55.34'	55.17'	S2°48'24"W	199	15°53'41"
C20	36.49'	36.44'	N0°05'57"E	199	10°28'47"
C21	21.56'	21.55'	N1°17'31"W	160	7°41'50"
C22	28.50'	28.48'	S14°50'50"W	199	8°11'10"
C23	45.89'	45.74'	N10°44'54"E	160	16°23'01"
C25	8.10'	8.00'	N34°24'13"E	15	30°59'37"
C26	18.46'	17.32'	S24°44'08"E	15	70°31'44"
C27	18.36'	17.24'	N84°56'01"E	15	70°07'58"
C28	2.20'	2.20'	S14°44'04"W	15	8°24'41"

NOTE:

1. WAIVER TO STANDARD R.O.W. WIDTH.
   WAIVER TO ALL PROPOSED STRUCTURES TO BE WITHIN 50' OF PROPOSED DETENTION POND.
   WAIVER TO ALLOW FOR 25 mph DESIGN SPEED HORIZONTAL RADII.
2. LIGHTSEY 2 SUBDIVISION MAY NOT OBSTRUCT RUNOFF FROM NEIGHBORING PROPERTIES ENTERING THE DRAINAGE EASEMENT.
3. SIDEWALK TO BE AT BACK OF CURB WHEN NECESSARY TO MINIMIZE IMPACT ON CRITICAL ROOT ZONES.

LOT TABLE		
LOT TYPE	NO. OF LOTS	AREA
SF3	16	3.49 AC.
R.O.W.	1	0.44 AC.
R.O.W. DEDICATION	1	0.07 AC.

STREET TABLE			
R.O.W. WIDTH	PAVEMENT WIDTH	CURB TYPE	SIDEWALK
39'	30' F-F	STANDARD CURB & GUTTER	5' CONC. SIDEWALK 4' FROM BACK OF CURB

LEGEND

EXIST. CONTOUR=	610
BOUNDARY / RIGHT OF WAY=	
LOT LINE=	
PROPOSED EASEMENT=	
PROPOSED CURB AND GUTTER=	
PROPOSED RAIN GARDEN EASEMENT=	R.G.D.E.
PROPOSED SIDEWALK=	
1/2" IRON ROD FOUND=	IR
1/2" IRON PIPE FOUND=	IP
CONCRETE NAIL=	N
1/2" IRON ROD FOUND WITH PLASTIC CAP=	
MARKED "HOLT CARSON, INC." CALCULATED POINT=	
EXIST. OVERHEAD POWER LINE=	OE OE OE OE OE
EXIST. GUY WIRE=	
EXIST. POWER POLE=	
EXIST. FIRE HYDRANT=	
EXIST. WATER GATE VALVE=	
EXIST. WATER METER=	
EXIST. WATER LINE=	W W W W W
EXIST. WASTEWATER LINE=	WW WW WW WW WW
EXIST. WASTEWATER MANHOLE=	MW

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STATE OF TEXAS
CARY GILES
91797
LICENSED
PROFESSIONAL ENGINEER
7/23/2014

LIGHTSEY 2
1805 LIGHTSEY ROAD, AUSTIN, TEXAS 78704
PRELIMINARY PLAN
SITE PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION
SUBMITTAL DATE: 07/08/2014

SET REVISIONS		
REV. Ltr.	REVISION TITLE	20xx.xx.xx

PROJECT NUMBER: PSW 1305
PROJECT NAME: LIGHTSEY 2
1805 LIGHTSEY ROAD
Austin, Texas 78704

SCALE: NO SCALE
DRAWN BY: RM
CHECKED BY: CG

PAGE NUMBER:
3 of 3

C8-2013-0118