

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING LINES AND NOTIFY ENGINEER OF ANY CONFLICTS/DISCREPANCIES PRIOR TO INSTALLATION OF IMPROVEMENTS.
2. Adequate barriers between all vehicular use areas and adjacent landscape areas, such as a 6" concrete curb and gutter are required. If a standard 6" curb and gutter are not provided for all vehicular use areas and adjacent landscape areas, comply with ECM, Section 2.4.7, "Protection of Landscape Areas".
3. Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
4. All adjoining land uses are single family.
5. See plot for easements, property boundary & dimensions.

A minimum of 1 shower facility & 3 lockers shall be provided for office use.

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



LEGEND

- 10" INLET
- WATER VALVE
- STORM SEWER MH
- WASTEWATER MH
- FIRE HYDRANT
- IPF
- FLOW ARROW
- FIRELANE
- NATURAL GROUND DRAINAGE ARROW
- PROPOSED PARKING
- EXISTING PARKING TO REMAIN
- PROPOSED PAVEMENT

Parking Space Calculations

Regular parking to be removed=113
 Regular parking to be added=115
 Handicap spaces to be added=2
 total spaces added, 117

(maintenance area is not included in the parking space calculation)

Compatibility Standards 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].

EXISTING IMPERVIOUS COVER:

TOTAL SITE AREA= 280,526 sq. ft. (18.95 ac)

EXISTING IMPROVEMENTS:

OFFICE BUILDING= 4175 sq. ft.
 CLUBHOUSE= 6744 sq. ft.
 POOL HOUSE #1= 1047 sq. ft.
 POOL HOUSE #2= 300 sq. ft.
 TOTAL BUILDING COVERAGE= 12,266 sq. ft. (0.28 ac)
 % BUILDING COVERAGE OF SITE=1.5%

TOTAL EXISTING IMPERVIOUS COVER= 142,006 sq. ft. (3.26 ac)

PROPOSED IMPERVIOUS COVER:

NEW IMPERVIOUS COVER= 17,859.80 sq. ft. (0.41 ac)
 REDEVELOPED IMPERVIOUS COVER= 25,700.40 sq. ft. (0.59 ac)
 TOTAL PROPOSED IMPERVIOUS COVER= 43,560.20 sq. ft. (1.00 ac)

ULTIMATE IMPERVIOUS COVER= 156,380.40 sq. ft. (3.59 ac)

SEE SHEET 3 FOR Q-1 & Q-2 TABLES

NO.	DATE	DESCRIPTION	BY

RANDALL JONES & ASSOCIATES ENGINEERING INC.
 #9784
 1212 E. BRAKER LANE
 AUSTIN, TEXAS 78753
 (512) 836-4793

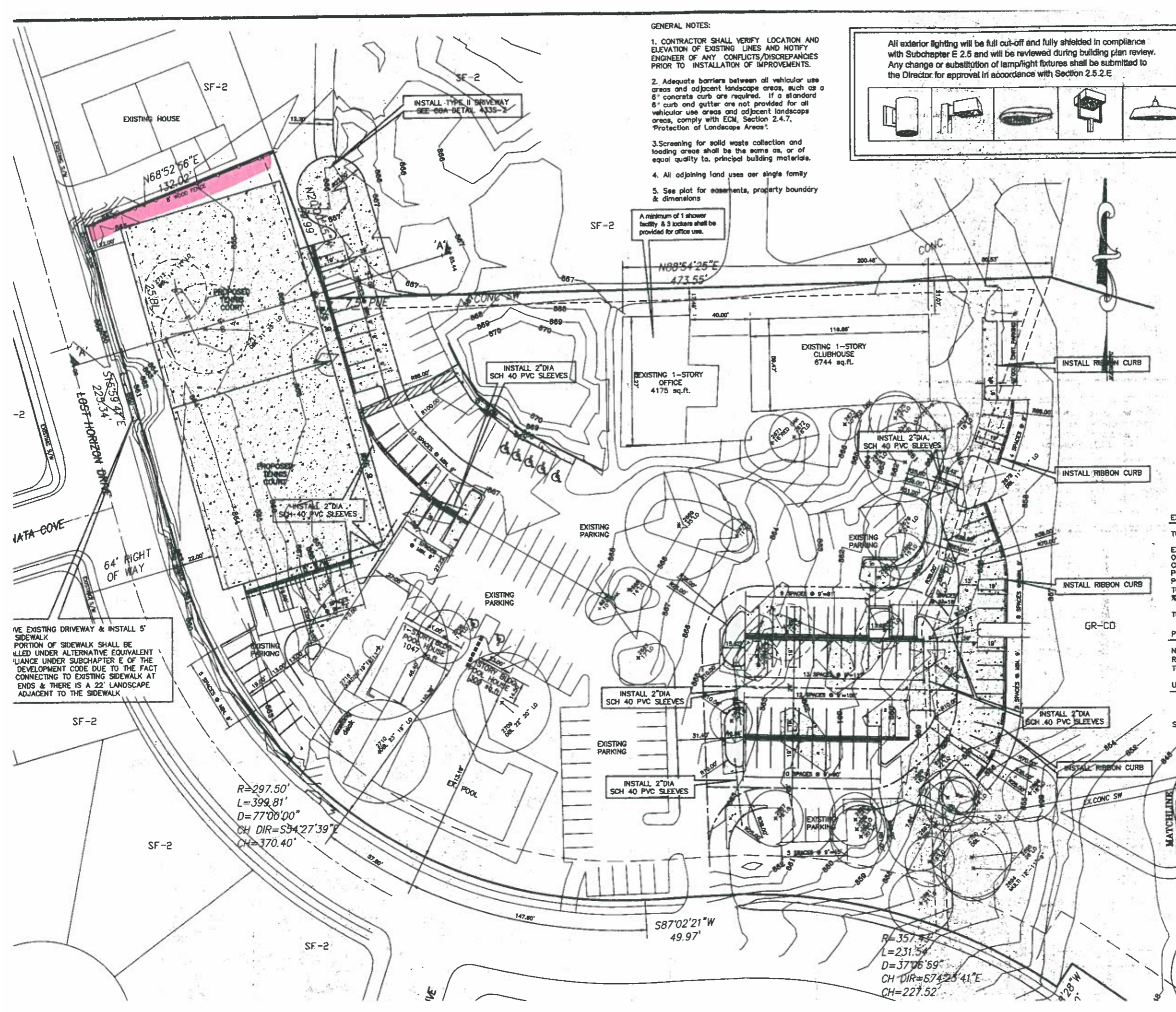
PROJECT: ADDRESS: 5914 LOST HORIZON DRIVE
GREAT HILLS COUNTRY CLUB
TENNIS COURT ADDITION & PARKING LAYOUT ADJUSTMENT
 SHEET: **SITE PLAN**



DATE: 10/20/10
 DRAWN: TRG

SITE PLAN CASE NO.: SPC-2011-0077D

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 (25-5-01, LDC) _____ CASE MANAGER: _____
 PROJECT EXPIRATION DATE (ORD #970905-AL) _____ DWPZ: _____



R=297.50'
 L=399.81'
 D=77°08'00"
 CH DIR=53°42'39"
 CH=370.40'

R=357.42'
 L=231.54'
 D=37°06'59"
 CH DIR=57°42'41"
 CH=227.52'

Handwritten initials 'CJ' in a large, stylized font.