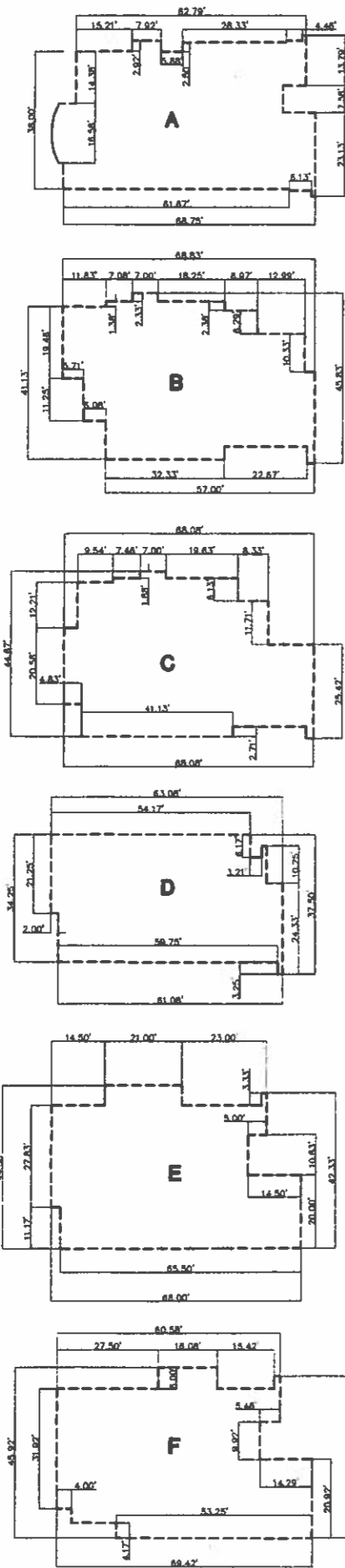


BUILDING DIMENSIONS

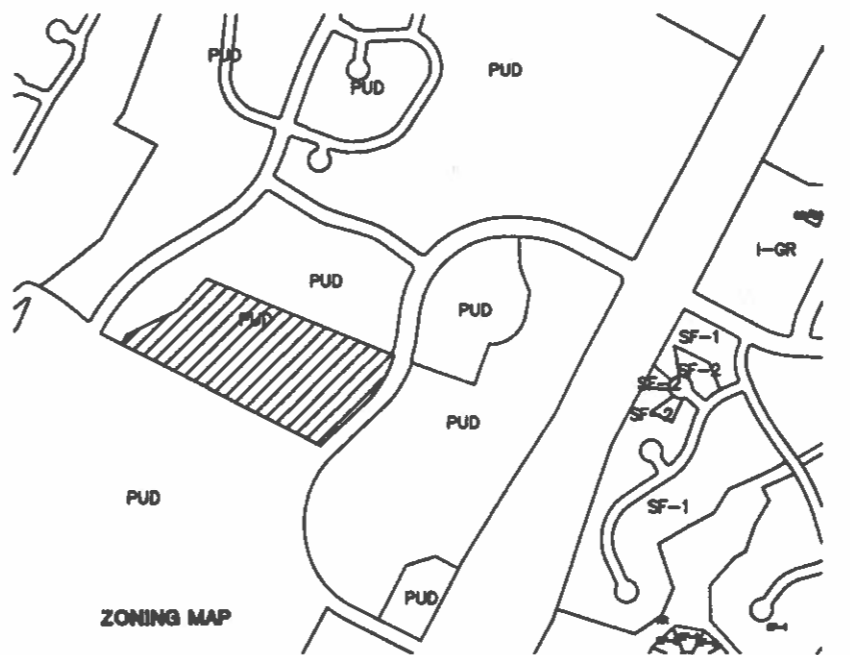


LEGEND

EXISTING	PROPOSED	PROPERTY (S.D.M.E.) LINE RECORD INFORMATION
Light Pole	Light Pole	Light Pole
Power Pole	Power Pole	Power Pole
Down Guy	Down Guy	Down Guy
Transformer (Size Varies)	Transformer (Size Varies)	Transformer (Size Varies)
Fire Hydrant	Fire Hydrant	Fire Hydrant
Water Valve	Water Valve	Water Valve
Water Meter	Water Meter	Water Meter
Water Meter Vault	Water Meter Vault	Water Meter Vault
Water Manhole	Water Manhole	Water Manhole
Telephone Box	Telephone Box	Telephone Box
Scale TV Meter	Scale TV Meter	Scale TV Meter
Electric Box	Electric Box	Electric Box
Electric Meter	Electric Meter	Electric Meter
Gas Meter	Gas Meter	Gas Meter
Gas Valve	Gas Valve	Gas Valve
Gas Control Box	Gas Control Box	Gas Control Box
Traffic Signal Post	Traffic Signal Post	Traffic Signal Post
Grate Inlet	Grate Inlet	Grate Inlet
Storm Inlet (Size Varies)	Storm Inlet (Size Varies)	Storm Inlet (Size Varies)
Storm Inlet (Size Varies)	Storm Inlet (Size Varies)	Storm Inlet (Size Varies)
Wire Fence	Wire Fence	Wire Fence
Wood Fence	Wood Fence	Wood Fence
Chain Link Fence	Chain Link Fence	Chain Link Fence
Overhead Electric	Overhead Electric	Overhead Electric
Electric Manhole (Size Varies)	Electric Manhole (Size Varies)	Electric Manhole (Size Varies)
Wastewater Manhole (Size Varies)	Wastewater Manhole (Size Varies)	Wastewater Manhole (Size Varies)
Stormwater Manhole (Size Varies)	Stormwater Manhole (Size Varies)	Stormwater Manhole (Size Varies)
Telephone Manhole (Size Varies)	Telephone Manhole (Size Varies)	Telephone Manhole (Size Varies)
Dumpster	Dumpster	Dumpster
Trash Compactor	Trash Compactor	Trash Compactor
Club A Outlet	Club A Outlet	Club A Outlet
Edge of Pavement	Edge of Pavement	Edge of Pavement
Fire Lane Designation	Fire Lane Designation	Fire Lane Designation
Handicap Access Route	Handicap Access Route	Handicap Access Route
Concrete Sidewalk	Concrete Sidewalk	Concrete Sidewalk
Wall	Wall	Wall
Sign	Sign	Sign
Wheelstop	Wheelstop	Wheelstop
Rollback	Rollback	Rollback
20R @ 8.0'	20R @ 8.0'	20R @ 8.0'
25RD @ 8.0'	25RD @ 8.0'	25RD @ 8.0'
Handicap Space	Handicap Space	Handicap Space
Tree to be Removed	Tree to be Removed	Tree to be Removed
Tree to be Saved	Tree to be Saved	Tree to be Saved
Tandem Parking Space	Tandem Parking Space	Tandem Parking Space

PHASING NOTES:
 1. THIS SITE PLAN WILL CONSIST OF TWO (2) PHASES. PHASE ONE WILL CONSIST OF THE ROADWAY IMPROVEMENTS, UTILITY IMPROVEMENTS, DRAINAGE IMPROVEMENTS, RETAINING WALLS AND PRELIMINARY GRADING. PHASE TWO WILL CONSIST OF THE CONSTRUCTION OF THE TOWNHOUSE/CONDOMINIUM UNITS AND FINAL BUILDER GRADING.

- NOTES:**
- THE FOLLOWING REGULATIONS APPLY TO THE DEVELOPMENT OF THIS SITE IN ACCORDANCE WITH ZONING ORDINANCE NO. 20080808-048.
 - OUT AND FILL OVER FOUR FEET SHALL BE STRUCTURALLY CONTAINED.
 - NATIVE GRASS/WILDFLOWER MIX SHALL BE USED FOR RESTORATION OF DISTURBED NATURAL AREA, INCLUDING VEGETATIVE STRIPS.
 - REPLACEMENT TREES SHALL BE CLASS 1 TREES.
 - WATER QUALITY FACILITIES ARE SUBJECT TO CODE REQUIREMENTS AS OF THE DATE OF THIS ORDINANCE.
 - WITHIN LOT 1 AND LOT 1-A OF TRACT F, BLOCK D AND TRACT F, BLOCK E, LOT 16, A MINIMUM OF 8.0 ACRES SHALL BE PROVIDED FOR HILL COUNTRY NATURAL AREA.
 - AT THE TIME AN APPLICATION FOR APPROVAL OF A SITE PLAN IS SUBMITTED FOR DEVELOPMENT OF THE PROPERTY, AN INTEGRATED PEST MANAGEMENT (IPM) PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 - THIS TRACT SHALL COMPLY WITH TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-8) DISTRICT SITE DEVELOPMENT REGULATIONS.
 - ALL PERMITTED AND CONDITIONAL TOWNHOUSE AND CONDOMINIUM RESIDENTIAL (SF-8) UNITS ARE PERMITTED AND CONDITIONAL USES OF THE TRACT.
 - THE MAXIMUM NUMBER OF TOWNHOUSE AND CONDOMINIUM RESIDENTIAL UNITS ALLOWED ON THIS SITE IS 41.
 - EXCEPT WHERE THE REGULATIONS OF THE LOCAL ZONING ORDINANCE CONTROL, THE MAXIMUM HEIGHT OF A BUILDING OR STRUCTURE IS 36 FEET FROM GROUND LEVEL AS MEASURED BY THE CODE AS OF THE DATE OF THIS ORDINANCE.
 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AQUA TEXAS.
 - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR HIGH-CONDENSATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
 - NO BUILDINGS EXIST WITHIN 50 FEET OF THE PROPERTY.
 - PARKLAND DEDICATION FEES SHALL BE PAID IN FULL WITH THE DAVENPORT BRANCH WEST P.U.D., SECTION 4 (08-05-020116) SUBDIVISION.
 - ANY NAMED PARKLAND FEES FOR CERTIFIED AFFORDABLE DWELLING UNITS ARE SUBJECT TO COLLECTION IF THE PROJECT/UNITS ARE NO LONGER CERTIFIED AS AFFORDABLE.
 - 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).
 - AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE, IN ORDER TO AVOID VISUAL CLUTTER.
 - BOTH OF THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HANDICAPPED ACCESSIBLE TANDER SPACES ARE PERMITTED.
 - AT LEAST TEN PERCENT OF THE TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS (TOTAL 8.2,0,0). ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).
 - ANY ADDITION OF DECKS, PATIOS OR OTHER SUPERVISORY COVER NOT PERMITTED BY THIS SITE PLAN WILL REQUIRE A SITE PLAN CORRECTION OR REVISION.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY

WITH PLAN APPROVAL: _____ DATE: _____

DESIGNED BY: WCS

REVIEWED BY: WCS

PROJECT EXPIRATION DATE: (08-070808-01) _____

DATE: _____

PROJECT EXPIRATION DATE: (08-070808-01) _____

DATE: _____

PROJECT EXPIRATION DATE: (08-070808-01) _____

DATE: _____

Bury+Partners
 ENGINEERING SOLUTIONS
 521 East South Street, Suite 200
 Austin, Texas 78701
 TEL: (512) 282-8811 FAX: (512) 282-8823
 WWW: BuryPartners.com

107175
 LICENSED PROFESSIONAL ENGINEER
 1/6/14

OVERALL SITE PLAN

ENCLAVE AT WESTLAKE DRIVE
4501 WESTLAKE DRIVE AUSTIN, TEXAS

KKMA, LLC

PROJECT NO.: 1022810001

SHEET **10** OF **30**

SPC-2011-0106C