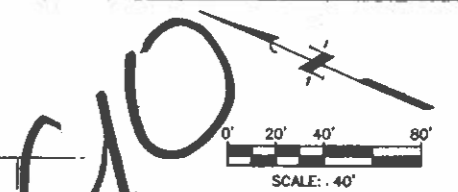


PHASE	BUILDING	BUILDING COVERAGE (SF)	USE	STORIES	MAX HEIGHT	FLOOR ELEV.	FOUNDATION	REGD.	PROV.
1	1	800	MULTIFAMILY	2	30	681.0	CONC SLAB	0	17
2	2	4,903	MULTIFAMILY	2	30	684.0	CONC SLAB	20	28
3	3	6,206	MULTIFAMILY	2	30	686.0	CONC SLAB	30	36
4	4	12,808	MULTIFAMILY	2	30	688.0	CONC SLAB	30	36
5	5	18,818	MULTIFAMILY	2	30	690.0	CONC SLAB	37.5	45
6	6	18,227	MULTIFAMILY	2	30	692.0	CONC SLAB	45	54
7	7	21,830	MULTIFAMILY	2	30	694.0	CONC SLAB	52.5	63
8	8	24,648	MULTIFAMILY	2	30	696.0	CONC SLAB	60	72
9	9	27,864	MULTIFAMILY	2	30	698.0	CONC SLAB	67.5	81
10	10	31,807	MULTIFAMILY	2	30	700.0	CONC SLAB	75	90
11	11	36,880	MULTIFAMILY	2	30	702.0	CONC SLAB	82.5	99
12	12	38,888	MULTIFAMILY	2	30	704.0	CONC SLAB	90	108
TOTAL		78,284							

PHASE	BUILDING	BUILDING COVERAGE (SF)	USE	STORIES	MAX HEIGHT	FLOOR ELEV.	FOUNDATION	REGD.	PROV.
13	13	41,378	MULTIFAMILY	2	30	678.5	CONC SLAB	102.5	111
14	14	45,881	MULTIFAMILY	2	30	682.5	CONC SLAB	112.5	118
15	15	48,880	MULTIFAMILY	2	30	684.5	CONC SLAB	120	125
16	16	51,880	MULTIFAMILY	2	30	686.5	CONC SLAB	127.5	131
17	17	55,880	MULTIFAMILY	2	30	688.5	CONC SLAB	135	138
18	18	59,880	MULTIFAMILY	2	30	690.5	CONC SLAB	142.5	144
19	19	63,880	MULTIFAMILY	2	30	692.5	CONC SLAB	150	150
20	20	67,880	MULTIFAMILY	2	30	694.5	CONC SLAB	157.5	156
21	21	71,880	MULTIFAMILY	2	30	696.5	CONC SLAB	165	165
22	22	75,880	MULTIFAMILY	2	30	698.5	CONC SLAB	172.5	172
23	23	79,880	MULTIFAMILY	2	30	700.5	CONC SLAB	180	180
24	24	83,880	MULTIFAMILY	2	30	702.5	CONC SLAB	187.5	186
TOTAL		78,284							



- LEGEND**
- PROPERTY BOUNDARY
 - - - EASEMENT
 - - - FIRE LANE
 - II BUILDING TYPE
 - - - PROPOSED FIRE HYDRANT
 - - - EXISTING FIRE HYDRANT
 - 50' x 50' TRANSFORMER PAD

BUILDING TYPE	I	II	III
NUMBER OF BLDGS	1	18	10
SQUARE FOOTAGE	3834	5187	8718
UNITS PER BLDG	2	3	4
BEDROOMS / UNIT	3	3	3
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL		

IMPERVIOUS COVER	EXIST	PROP.
GROSS SITE AREA	8.82 AC	8.82 AC
IMPERVIOUS COVER (SF)	0	148,800 SF
IMPERVIOUS COVER (%)	0	48.3
BUILDING COVER (SF)	0	84,172.5
BUILDING COVER (%)	0	24.1

OPEN SPACE	PROVIDED	REQUIRED
SQ. OF SITE	14,800 SF	6,807 SF

	NUMBER OF BLDGS	33
NUMBER OF UNITS	70	
ACREAGE	8.02	
UNITS PER ACRE	8.7	

- NOTES:**
- CONSULT FOUNDATION PLANS FOR BUILDING DIMENSIONS PRIOR TO ANY STAGING OF BUILDING FORMS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CITY GARBAGE PICKUP THROUGH INDIVIDUAL RECEPTACLES IS PROPOSED.
 - ALL BUILDINGS SHALL BE TWO STORES WITH A MAXIMUM OF 30' IN HEIGHT.
 - SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECA, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
 - ALL CURB SHALL BE STANDARD 6" RAISED CURB AND GUTTER EXCEPT ALONG TOWNHOME DRIVEWAYS RAISED CURB WILL TRANSITION TO 5" MOUNTAINABLE CURB.
 - ALL BUILDING FOUNDATIONS WILL BE SLAB ON GRADE WITH GRADE BEAMS.
 - DWELLING UNITS WITH TWO OR MORE STORES IN A HIGH-ELEVATOR BUILDING NEED NOT BE ACCESSIBLE. (SIC 1106.2, 1107.6)
 - ALL INTERNAL WALLS TO BE 2-HOUR FIRE RATED.

30. 1/2" DIA. HOLE N. 1/8" & BLDG. & RISE 1/2"
20. 1/2" DIA. HOLE N. 1/8" & BLDG. & RISE 1/2" MAX. 1/2" DIA. HOLE N. 1/8" & BLDG. & RISE 1/2"
10. 1/2" DIA. HOLE N. 1/8" & BLDG. & RISE 1/2" MAX. 1/2" DIA. HOLE N. 1/8" & BLDG. & RISE 1/2"

PORTRAIT HOMES
TRAVIS COUNTY
RAVENSROFT NORTH TOWNHOMES
1000 MELBEE TRAIL

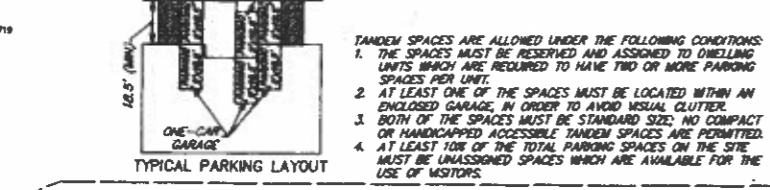
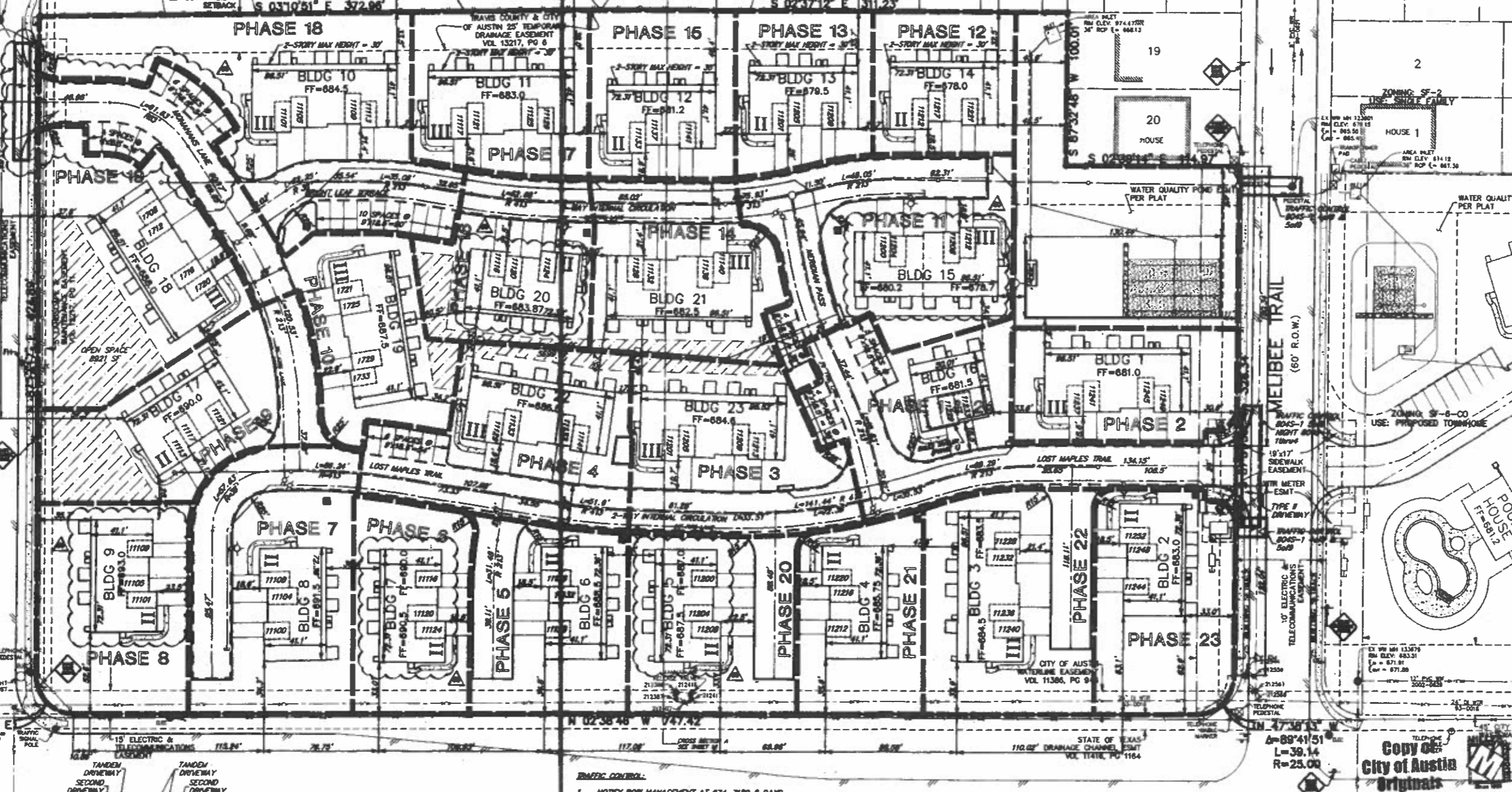
SITE PLAN

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
800 Leo Clark Parkway, Suite 200 Austin, Texas 78748-6480 (512) 441-0480

SCALE:	1" = 40'	DGN. BY:	GNF
DATE:	JULY 2007	DWG. BY:	SLH
JOB NO.:	6241-005	DWG. NO.:	
SUBMITTED:		SURV. BY:	
		F.S. NO.:	

STATE OF TEXAS
SEBASTIAN N. PERRY
90300
LICENSED PROFESSIONAL ENGINEER

SHEET NO. 5 OF 30



PARKING	RATIO	PROVIDED	REQUIRED
RESIDENT	2.5/UNIT	195	195
GUEST	10%	20	20

- TRAFFIC CONTROL:**
- NOTIFY ROW MANAGEMENT AT 874-7180 8 DAYS PRIOR TO WORKING IN R.O.W.
 - PROVIDE TRAINING CERTIFICATION FOR COMPETENT PERSON ASSIGNED TO TRAFFIC CONTROL TO R.O.W. PRIOR TO STARTING WORK.
 - ROADWAY AND SIDEWALK TO BE RETURNED TO FULL USE AT END OF DAY.
 - NO STORAGE OF EQ OR MATERIAL IN THE R.O.W.
 - SIDEWALK (ADA) MUST BE MAINTAINED THROUGHOUT WITH EXCEPTION OF ACTUALLY PUTTING IN DRIVEWAY.

MANCHACA ROAD
(F.M. 2304)
(R.O.W. VARIES)

ZONING: GR-CO
USE: UNDEVELOPED

ALL SHEETS RELEASE
EXPIRATION DATE: 12/16/10
APPROVED AUTHENTICATED BY: [Signature] DATE: JULY 5, 2007
APPROVED BY PLANNING COMMISSION ON: 7/16/07
APPROVED BY CITY COUNCIL ON: 7/16/07

DATE OF RELEASE: 12/16/07
CORRECTION: 3, 11/14/10

PORTRAIT HOMES
5820 BALCONES DRIVE
SUITE 303
AUSTIN, TX 78731

LEGAL DESCRIPTION:
LOT 1, BLOCK B, RAVENSROFT SUBDIVISION
C.B.R.C.T., DOC. NO.

SP-2007-0393C