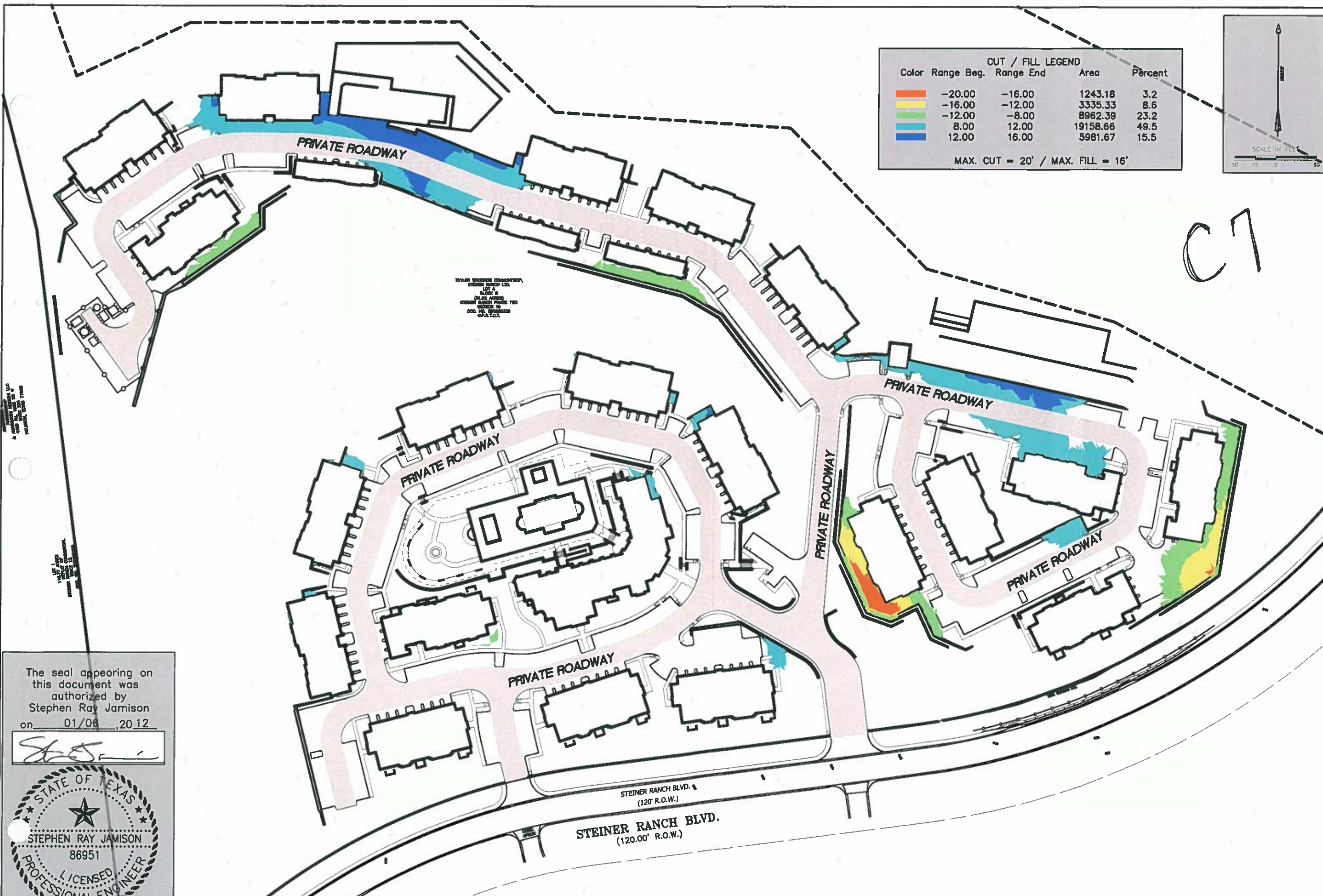
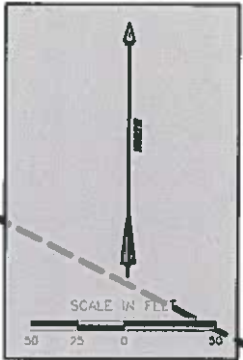




CUT / FILL LEGEND

Color	Range Beg.	Range End	Area	Percent
Orange	-20.00	-16.00	1243.18	3.2
Yellow	-16.00	-12.00	3335.33	8.6
Green	-12.00	-8.00	8962.39	23.2
Light Blue	8.00	12.00	19158.66	49.5
Dark Blue	12.00	16.00	5981.67	15.5

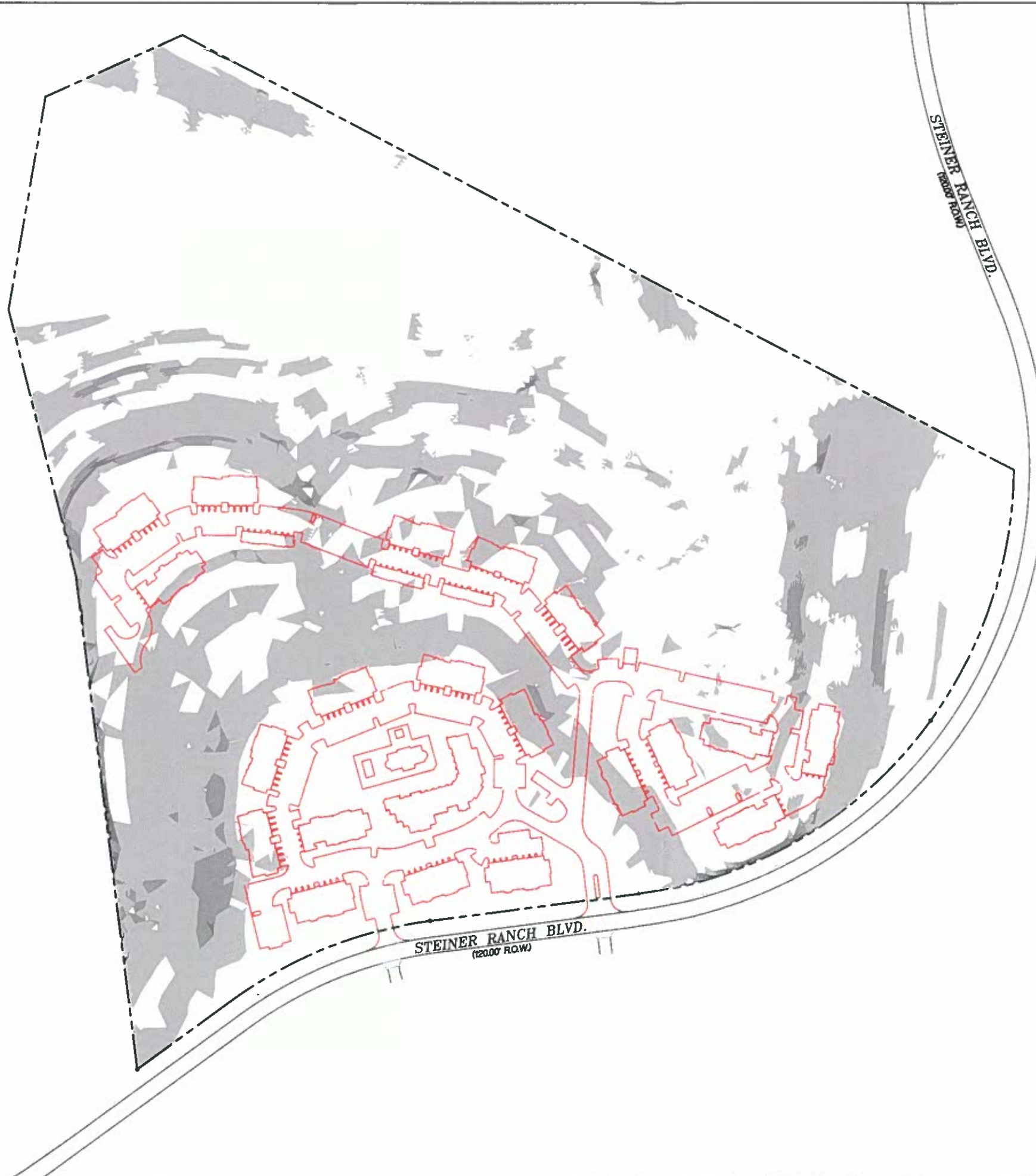
MAX. CUT = 20' / MAX. FILL = 16'



STEINER RANCH APARTMENTS
 STEINER RANCH LTD.
 LOT 4
 BLOCK 8
 (CHANGING FROM)
 STEINER RANCH PHASE TWO
 SECTION 10
 OCC. NO. 000000000
 04/14/2012

The seal appearing on this document was authorized by Stephen Ray Jamison on 01/08/2012

Signature of Stephen Ray Jamison



SLOPE MAP CALCULATIONS			
COLOR	RANGE	BEG. RANGE	END AREA
	0.00	15.00	1339465.66
	15.00	25.00	611550.71
	25.00	35.00	46332.13
	35.00	100.00	7942.38

SP-2011-0200D

File: Project/ STEINER RANCH APT/ SLOPE OVERLAY			
Job No. 222-02	Snapshot	EXIST	
Scale (Hor): 1"=100'	Scale (Vert): N/A		
Date: 11/15/11	Checked By: SRJ	Drawn By: SB	
Revision 1			
Revision 2			
Revision 3			
Revision 4			

SHEET
01 of 01

STEINER RANCH APARTMENTS
SLOPE MAP EXHIBIT
4800 STEINER RANCH BLVD.
AUSTIN, TEXAS

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
(TX. PE FIRM REG. 1482)
5533 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.458.4734 FAX: 512.458.4732
info@hpe-eng.com

HPE

APPENDIX Q1

NET SITE AREA

Total gross site area = 51.95 Acres
 Site Deductions:
 Critical water quality zone (CWQZ) = 2.00 Acres
 Water quality transition zone (WQTZ) = 3.65 Acres
 Astewater irrigation areas = 0 Acres
 Deduction subtotal = 5.65 Acres
 Upland area (Gross area minus total deductions) = 46.30 Acres
 Net Site Area Calculation:
 Area of Upland with Slopes 0-15% = 30.88 X 100% = 30.88 Acres
 Area of Upland with Slopes 15-25% = 14.03 X 40% = 5.61 Acres
 Area of Upland with Slopes 25-35% = 1.08 X 20% = 0.21 Acres
 Net Site Area (subtotal) = 36.70 Acres

APPENDIX Q2

IMPERVIOUS COVER

Impervious cover allowed at 0.00 % X WQTZ = 0.00 Acres
 Impervious cover allowed at 40 % X NSA = 14.80 Acres
 Deductions for perimeter roadway = 0.78 Acres
 Total impervious cover = 14.80 - 0.78 = 13.84 Acres
 ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
 Total coverage 15-25% = 14.03 Acres X 10% = 1.403
 PROPOSED TOTAL IMPERVIOUS COVER
 Impervious cover in WQTZ = 0 Acres
 Impervious cover in Upland Zone = 10.36 Acres
 Total proposed impervious cover = 10.36 Acres
 PROPOSED IMPERVIOUS COVER ON SLOPES
 IMPERVIOUS COVER

SLOPE CATEGORIES	ACRES	AC	% OF CATEGORY	AC
0-15%	2.97	0.56	16.42	0.53
15-25%	0.98	0.54	2.16	1.12
25-35%	0	0	0	0
Over 35%	0	0	0	0
Total Site Area	51.95 AC / 36.70 AC (NSA)			

PERIMETER ROADWAY DEDUCTIONS (STEINER RANCH BLVD.)

A OF 1/2 OF ROADWAY (120' R.O.W.) = 2,204' X 60' = 132,240 SF
 IMPERVIOUS COVER ALLOWED AT 40% = 52,896 SF
 JUSTIFYING R.O.W. IMPERVIOUS COVER = (34' X 5') X 2,204' = 85,936 SF (65.0%)
 ROADWAY DEDUCTION = 85,936 - 52,896 = 33,040 SF = 0.75 AC.

IMPERVIOUS COVER:

SITE AREA = 2,852,894 SF = 51.95 AC.
 PROPOSED:
 BUILDINGS (23 UNITS & CLUBHOUSE) = 154,431 SF / 3.55 AC.
 PAVING, DRIVES & WALKS = 285,904 SF / 6.10 AC.
 430,335 SF / 9.65 AC / 18.58% OF SITE AREA.
 OPEN SPACE: 1,842,558 SF / 42.30 AC (81.42%)
 BUILDING COVERAGE = 154,431 SF / 3.55 AC (8.33%)
 F.A.R. = 154,431 X 3 FLOORS = 463,293 SF = 10.54 AC/51.95 = 0.201

PARKING TABLE

NO PARKING REQUIREMENTS FOR THIS DEVELOPMENT
 DEVELOPER'S PARKING PREFERENCE = 1.8 SPACES / UNIT
 301 UNITS X 1.7 = 512 SPACES (REQUIRED)
 PARKING PROVIDED:
 REGULAR SPACES PROVIDED = 357 SPACES
 COMPACT SPACES PROVIDED = 2 SPACES
 ACCESSIBLE SPACES PROVIDED = 12 SPACES
 GARAGE SPACES PROVIDED = 184 SPACES
 TOTAL PARKING PROVIDED = 535 SPACES

SITE PLAN RELEASE NOTES:

- 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 NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EXEMPTIONS MAY BE REQUIRED AT A LATER DATE.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER RULES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

NOTE:
 ALL SITE WORK, GRADING, PONDING AND UTILITIES TO BE CONSTRUCTED AS PHASE 1

NOTES:

ALL PHASES TO BE COMPLETED WITHIN 3 YEARS OF SITE PLAN APPROVAL. UNLESS A SITE PLAN EXTENSION IS APPROVED, OR ALL BUILDING PERMITS HAVE BEEN ISSUED.

EACH PHASE OF THIS DEVELOPMENT MUST COMPLY INDIVIDUALLY OR CUMULATIVELY WITH THE LAND DEVELOPMENT CODE.

Building	Side Type	Height
1	I	35.17
2	II	35.92
3	IV	39.17
4	IV	35.17
5	IV	39.17
6	IV	39.17
7	IV	39.17
8	II	39.92
9	II	39.92
10	II	39.92
11	I	39.17
12	I	39.17
13	I	39.17
14	II	39.92
15	IV	39.17
16	IV	39.17
17	III	25.50
18	IV	39.17
19	III	25.50
20	III	25.50
21	IV	39.17
22	IV	39.17
23	I	39.17
CLUBHOUSE		26.25

AS PER THE STEINER RANCH DEVELOPMENT AGREEMENT - THE FOLLOWING ENTITLEMENTS WERE ALLOCATED TO THIS PROJECT:

- SGDUS
- ACRES OF IMPERVIOUS COVER
- MULTI-FAMILY UNITS

ZONING
 COA. ET./COUNTY
 LANDUSE
 VACANT

ZONING
 COA. ET./COUNTY
 LANDUSE
 MULTI-FAMILY

ZONING
 COA. ET./COUNTY
 LANDUSE
 VACANT/PRESERVE

LOT 1
 BLOCK 2
 STEINER RANCH PHASE 2, SECTION 2
 VOL. 98, PG. 265

INSTALL PROPOSED 5' SIDEWALK ALONG ENTIRE PROPERTY FRONTAGE

INSTALL PROPOSED 5' SIDEWALK ALONG ENTIRE PROPERTY FRONTAGE

Tract 13 - 40% Downstream Buffer Calculations	
Tract 13 Gross Area	51.95 Ac.
Buffer Required	20.78 Ac.
Buffer Provided	29.95 Ac.

CURVE DATA
 $\Delta = 28^\circ 54' 09''$
 $R = 810.00'$
 $T = 208.74'$
 $L = 408.83'$
 $C = 404.51'$
 $CB = S68^\circ 08' 09'' W$

NOTE: RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)

PHASE 1	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	30,341	0.45
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 4	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 7	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 8	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 9	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 10	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 11	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				

PHASE 12	NO. BUILDINGS	BUILDING (SF)	(P.C.)	PAVING, DRIVES & SIDEWALKS (SF)	(P.C.)
	1	8,107	0.15	0	0.00
BUILDING COVERAGE:	0.28%				
FLOOR TO AREA RATIO:	0.0087				
GROSS FLOOR AREA:	18,127				