

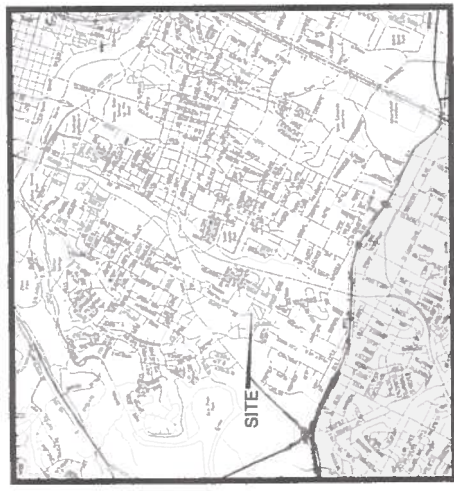
PRELIMINARY PLAN

FOR

LIGHTSEY 2

1805 LIGHTSEY ROAD

Austin, Texas 78704



VICINITY MAP
N.T.S.
C.O.A. GRID NO. 030
(MAPSCO PAGE 814F)

ORIGINAL SUBMITTAL DATE - JUNE 17, 2013

ZONING:

CITY OF AUSTIN FULL PURPOSE JURISDICTION, TRAVIS COUNTY #4-3

LAND USE SUMMARY:

GROSS ACREAGE 4.37 ACRES

FLOODPLAIN INFORMATION:

THIS SITE DOES NOT FALL WITHIN ANY FEMA FLOODPLAIN AS INDICATED ON FRM PANEL # 44-00003924 DATED SEPTEMBER 28, 2009.

WATER SERVICE INFORMATION:

CITY OF AUSTIN WATER PRESSURE ZONE SOUTH
WATER MAIN SIZE 12" DIA. 150 GPM
FIRE FLOW DEMAND W/0 SPRINKLER - 1500 GPM

LEGAL DESCRIPTION:

PROPOSED RESUBDIVISION OF BLOCK 28, THEODORE LOWMEYER'S A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 445 PAGE 582 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS LOCATED AT 1805 LIGHTSEY ROAD.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY OR RELIABILITY OF ANY INFORMATION SUBMITTED. WHETHER OR NOT THE APPLICATIONS IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

PLAN REVISIONS AND/OR CORRECTIONS							
NO	Description	Revised (R), Add (A), Void (V) Sheet No.	Total # of Sheets in Plan Set	Net Change Proposed Cover (S.F.)	Total Sewer Impervious Cover (S.F.) (%)	City of Austin Approval / Date	Date Ingotd

DESIGN TEAM MEMBERS

OWNER/DEVELOPER
LIGHTSEY TWO GP, LLC
2003 S. 1ST STREET
AUSTIN, TX 78704
TEL: (480) 650-4501

ENGINEER
PSW HOMES, LLC
2003 S. 1ST STREET
AUSTIN, TX 78704
TEL: (512) 264-3000

SURVEYOR
HOLT CARSON, INC.
1004 FORTYVEW ROAD
AUSTIN, TEXAS 78704
TEL: (512) 442-0090

0.37

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN

SUBMITTED BY:

CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CASEY GILES, P.E.
2003 S. 1ST STREET
AUSTIN, TX 78704
PHONE (512) 264-3000

APPROVAL BY: _____ **DATE:** _____

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

PSW HOMES LLC
Austin, TX 78704
P: 512.264.3000
F: 502.506.8175
www.pswhomes.com
TBPE FIRM # 15189

8/4/2014

LIGHTSEY 2
PRELIMINARY PLAN
1805 LIGHTSEY ROAD, AUSTIN, TEXAS 78704
COVER SHEET

ISSUED FOR REVIEW, NOT FOR CONSTRUCTION
SUBMITTAL DATE: 07/06/2014

REV. NO.	REVISION TITLE

PROJECT NUMBER: PSW 1005
PROJECT NAME: LIGHTSEY 2
1805 LIGHTSEY ROAD
Austin, Texas 78704
SCALE: NO SCALE
DRAWN BY: RM
CHECKED BY: CG

PRELIMINARY PLAN NOTES

1. REQUIREMENTS: THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN.
2. ROADWAY STANDARDS: THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS, STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.
3. PAVING: SIDEWALKS, CURB, AND GUTTER SHALL BE CONSTRUCTED ALONG THE ADJACENT DRIVE AND LIGHTSLEY ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. LOT AREA: THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN, AS SHOWN ON THE F.E.M.A. FIRM PANEL 4845020080H FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FIRM PANEL 4845020080H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
5. WATER QUANTITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.
6. EROSION CONTROL: THE LOT OWNER/LEASER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (NOT PERMITTED) OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.

1. CHET WELLS, P.E., AN AUTHORIZED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, HAS REVIEWED THESE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE AND IS HEREBY CERTIFYING THAT THE PLANS COMPLY WITH THE CITY OF AUSTIN DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I ALSO CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLETES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, I HEREBY ACKNOWLEDGE THAT MY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND WILL RESULT IN CEASE AND DESIST ORDER, ADMONISHORARY PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

THE 100-YEAR FLOOD PLAIN IS DEFINED WITHIN THE CITY REGULATIONS. IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON, A PORTION OF THE TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 4845020080H DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY TEXAS.

Chet Wells
 CHET WELLS, P.E. (01178)

7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL, THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION MANUAL.

8. EROSION/CONTROL FACILITIES ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL ENGINEERING MANUAL.

9. MAINTENANCE OF THE WATER UTILITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.

11. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE AS-COLORED CURB, WATER QUANTITY AND RELATED UTILITY FACILITIES, HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN, IF APPLICABLE.

12. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY LAND DEVELOPMENT CODE, THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LAND DEVELOPMENT CODE.

13. UTILITY EASEMENTS FOR THIS SITE INCLUDE AUGUST ENERGY, AUSTIN WATER UTILITY, AUSTIN WATER UTILITY.

14. THIS PRELIMINARY SUBDIVISION PLAN INCLUDES SINGLE FAMILY LOTS ON LOTS 6 WITH A GRADIENT OF MORE THAN 15%, THESE LOTS EXCLUDE LOT 8, BLOCK B.

15. PER THE REQUIREMENTS OF ANY FINAL PLAN OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, THE CITY OF AUSTIN MAY BE REQUIRED BY ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING: EROSION/CONTROL FACILITIES, STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING FACING, DRAINAGE, SIDEWALKS, WATER WIPPER AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: ALLOWAYCHE DRIVE AND LIGHTSLEY ROAD. EROSION/CONTROL FACILITIES, REST TRASHING, CHANNEL WIPPER, TREE EXCAVATION, DETENTION, WATER QUALITY POND(S) AS DETERMINED PRIOR TO FINAL PLAN APPROVAL. THE RESTORATION, EROSION WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALLOWAYCHE DRIVE AND LIGHTSLEY ROAD.

16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

17. A MAXIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH LOT. THE DRIVEWAY MAY BE CURBED AT THE CURB LINE. OFF-STREET PARKING IS NOT PERMITTED FOR PERMITS OR FOR DRIVE DRIVEWAYS. THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER DRIVEWAY.

18. ACCESS IS PROHIBITED TO LIGHTSLEY ROAD FROM LOT 1, BLOCK A AND LOT 1 BLOCK B IF ACCESS IS MADE FROM ALLOWAYCHE DRIVE.



PSW HOMES LLC
 Austin, TX 78704
 P 512.203.2005
 F 512.203.2006
 WWW.PSWHOMES.COM
 TBPE FIRM # 15189



04/20/14

GENERAL NOTES
PRELIMINARY PLAN
LIGHTSEY 2
 1808 LIGHTSEY ROAD, AUSTIN, TEXAS 78704

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

REV. NO.	REVISION TITLE

PROJECT NUMBER: PSW 1305
 PROJECT NAME: LIGHTSEY 2
 1808 LIGHTSEY ROAD
 Austin, Texas 78704
 SCALE: NO SCALE
 DRAWN BY: RM
 CHECKED BY: CG

STREET TABLE

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	CURB TYPE	STREET WARD	SIDEWALK	DRAINAGE/SIDEWALK PUE (EACH SIDE)	CLASSIFICATION
ALLOWAYCHE DRIVE	30'	30' F.F.	STANDARD CURB & GUTTER	4'	8' CONC. SIDEWALK 4' FROM BACK OF CURB	15'	LOCAL



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 TBPE FIRM # 15189
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 DALLAS, TEXAS 75244
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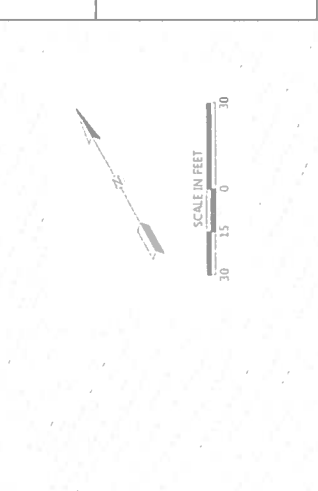


06/20/14
 ISSUED FOR REVIEW - NOT FOR CONSTRUCTION
 SUBMITTAL DATE: 07/08/2014

LIGHTSEY 2
PRELIMINARY PLAN
 1006 LIGHTSEY ROAD, AUSTIN, TEXAS 78704
SITE PLAN

REV. NO.	REVISION TITLE

PROJECT NAME: LIGHTSEY 2
 PROJECT NUMBER: PSW 1305
 1006 LIGHTSEY ROAD
 Austin, Texas 78704
 SCALE: NO SCALE
 DRAWN BY: RM
 CHECKED BY: CS



10' OF ADDITIONAL ROW TO BE DEDICATED
 10' OF ADDITIONAL ROW TO BE DEDICATED

LEGEND

EXIST. COMTOUR = ---
 BOUNDARY / RIGHT OF WAY = ---
 LOT LINE = - - - - -
 PROPOSED EASEMENT = ---
 PROPOSED CURB AND GUTTER = ---
 PROPOSED SIDEWALK = ---
 12" IRON ROD FOUND = ---
 12" IRON PIPE FOUND = ---
 CONCRETE MAIL = ---
 12" IRON ROD FOUND WITH PLASTIC CAP = ---
 MARKED "HOLI CAPSON, INC." CALCULATED POINT = ---
 EXIST. OVERHEAD POWER LINE = ---
 EXIST. GUY WIRE = ---
 EXIST. POWER POLE = ---

LOT TABLE

LOT TYPE	NO. OF LOTS	AREA
SF3	18	3.46 AC.
R.O.W.	1	0.44 AC.
R.O.W. DEDICATION	1	0.87 AC.

STREET TABLE

R.O.W. WIDTH	PAVEMENT WIDTH	CURB TYPE	SIDEWALK
30'	20' FF	STANDARD CURB & GUTTER	5' CONC. SIDEWALK # FROM BACK OF CURB

- NOTE:**
- LIGHTSEY 2 SUBDIVISION MAY NOT OBSTRUCT RUNOFF FROM NEIGHBORING PROPERTIES ENTERING THE DRAINAGE EASEMENT. SIDEWALK TO BE AT BACK OF CURB WHEN NECESSARY TO MINIMIZE IMPACT ON CRITICAL ROOT ZONES.
 - AN ADMINISTRATIVE VARIANCE AS PROVIDED IN LDC 26-5-4-01 TO REMOVE A 4" LIME OAK HERITAGE TREE LOCATED WITHIN THE RIGHT OF WAY OF ALDWYCHE DRIVE HAS BEEN GRANTED.
 - AN ADMINISTRATIVE WAIVER AS PROVIDED IN LDC 26-5-4-05 TO ALLOW A REDUCED RIGHT OF WAY WIDTH OF 30' WITH ADJACENT 15' SIDEWALK ACCESS, AND UTILITY EASEMENTS HAS BEEN GRANTED.
 - AN ADMINISTRATIVE WAIVER FROM TCM TABLE 1.12 TO ALLOW NO TANGENTS BETWEEN HORIZONTAL CURVES HAS BEEN GRANTED.
 - A WAIVER FROM ECM 1.8.7.H TO ALLOW THE USE OF A RAIN GARDEN FOR TREATMENT OF RUNOFF FROM A SINGLE FAMILY SUBDIVISION HAS BEEN RECOMMENDED SUBJECT TO REVIEW AND FINAL DESIGN APPROVAL AT THE TIME OF SUBDIVISION CONSTRUCTION PLAN REVIEW.
 - A WAIVER FROM DCM 1.3.4 TO REDUCE THE 40 FOOT SETBACK FROM A DETENTION POND TO 12' FROM PROPOSED STRUCTURES HAS BEEN RECOMMENDED SUBJECT TO REVIEW AND FINAL DESIGN APPROVAL AT THE TIME OF SUBDIVISION CONSTRUCTION PLAN REVIEW.

CURVE TABLE

CURVE #	CURVE LENGTH	CHORD BEARINGS	RADIUS	DELTA
C1	58.17'	S87°20'54"W	100'	87°20'54"
C2	30.00'	S00°00'00"W	150'	90°00'00"
C3	109.27'	S11°55'06"W	100'	109°27'00"
C4	109.27'	N11°55'06"W	100'	70°04'00"
C5	168.87'	N42°06'53"W	100'	42°06'53"
C6	74.00'	N75°00'00"W	150'	75°00'00"
C7	82.37'	S87°20'54"W	100'	87°20'54"
C8	82.37'	N02°39'06"E	100'	97°29'06"
C9	109.27'	N78°04'00"E	100'	109°27'00"
C10	109.27'	S78°04'00"W	100'	78°04'00"
C11	82.37'	S87°20'54"W	100'	87°20'54"
C12	82.37'	N02°39'06"E	100'	97°29'06"
C13	109.27'	N78°04'00"E	100'	109°27'00"
C14	109.27'	S78°04'00"W	100'	78°04'00"
C15	168.87'	N42°06'53"W	100'	42°06'53"
C16	74.00'	N75°00'00"W	150'	75°00'00"
C17	82.37'	S87°20'54"W	100'	87°20'54"
C18	82.37'	N02°39'06"E	100'	97°29'06"
C19	109.27'	N78°04'00"E	100'	109°27'00"
C20	109.27'	S78°04'00"W	100'	78°04'00"
C21	168.87'	N42°06'53"W	100'	42°06'53"
C22	74.00'	N75°00'00"W	150'	75°00'00"
C23	82.37'	S87°20'54"W	100'	87°20'54"
C24	82.37'	N02°39'06"E	100'	97°29'06"
C25	109.27'	N78°04'00"E	100'	109°27'00"
C26	109.27'	S78°04'00"W	100'	78°04'00"
C27	168.87'	N42°06'53"W	100'	42°06'53"
C28	74.00'	N75°00'00"W	150'	75°00'00"
C29	82.37'	S87°20'54"W	100'	87°20'54"
C30	82.37'	N02°39'06"E	100'	97°29'06"
C31	109.27'	N78°04'00"E	100'	109°27'00"
C32	109.27'	S78°04'00"W	100'	78°04'00"
C33	168.87'	N42°06'53"W	100'	42°06'53"
C34	74.00'	N75°00'00"W	150'	75°00'00"
C35	82.37'	S87°20'54"W	100'	87°20'54"
C36	82.37'	N02°39'06"E	100'	97°29'06"
C37	109.27'	N78°04'00"E	100'	109°27'00"
C38	109.27'	S78°04'00"W	100'	78°04'00"
C39	168.87'	N42°06'53"W	100'	42°06'53"
C40	74.00'	N75°00'00"W	150'	75°00'00"

LINE TABLE

LINE #	LENGTH	BEARING
L1	184.50'	S90°00'00"W
L2	184.50'	N00°00'00"E
L3	184.50'	S90°00'00"W
L4	184.50'	N00°00'00"E
L5	184.50'	S90°00'00"W

