

DRAWN BY:  
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CHECKED BY:  
JK

PROJECT NO.:  
04-1462

REGISTERED ARCHITECT  
STATE OF TEXAS  
9/12/06  
11/30/06  
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Trammell Crow Residential  
717 North Harwood  
Dallas, Texas 75201  
214-922-8540

Chiles Architects, Inc.  
ARCHITECTURE  
LAND PLANNING  
LANDSCAPE DESIGN  
5900 SOUTHWEST PARKWAY  
BUILDING IV, SUITE 420  
AUSTIN, TEXAS 78735  
512/327-3397

ALEXAN VAUGHT RANCH  
AUSTIN, TEXAS  
VAUGHT ROAD

ORIGINAL SUBMISSION

UPDATE 1

UPDATE 2

UPDATE 3

ISSUED FOR BID

ISSUED FOR CONST.

DWG. NAME  
VR-SDP4.DWG

DATE  
05/22/06

SHEET  
11 OF 59



STREET ELEVATION 1/16"

UNIT TABULATIONS

UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ. FT. W/O PATIO	PATIO SQ. FT.	UNIT OVERALL SQ. FT.
A1	1BD/1BATH	55	740	24	40700
A2	1BD/1BATH	38	801	26	30438
A3	1BD/1BATH	48	806	53	38688
A4	1BD/1BATH	14	909	66	12726
B1	2BD/2BATH	44	952	49	41888
B2	2BD/2BATH	13	1099	72	14281
B3	2BD/2BATH	40	1126	77	45040
B4	2BD/2BATH	18	1202	69	21636
B5	2BD/2BATH	24	1401	92	33624
B6	2BD/2BATH	14	1406	232-289	19684
B6-R	3BD/2BATH	1	1318	132	1318
B6-L	3BD/2BATH	1	1574	101	1574
C1	3BD/2BATH	30	1659	557	49770
TOTAL	TOTAL Unit W/O Patio Sq. Ft.	338			351373

ZONING: COUNTY  
GROSS SITE AREA: 3898620 SF (89.5 acres)  
NET SITE AREA: 592416 SF (13.6 acres)

F.A.R. CALCULATIONS  
405,111 / 3898620 = 0.10

DENSITY  
4.09 UNITS PER ACRE

GENERAL NOTES

- ASPHALTIC CONCRETE, CONCRETE PAVEMENT, OR OTHER ALL WEATHER SURFACE, SHALL BE INSTALLED PRIOR TO BUILDING CONSTRUCTION.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF OPENINGS, COMBUSTIBLE WALLS OR COMBUSTIBLE EAVE LINES.
- NO CITY GARBAGE PICKUP IS PROPOSED.
- HANDICAP PARKING SPACES SHALL MEET STATE STANDARDS. HANDICAP PARKING SPACE AT THE CLUBHOUSE SHALL MEET ANSI & ADA GUIDELINES FOR VAN ACCESSIBILITY.
- EACH COMPACT PARKING SPACE SHALL BE IDENTIFIED BY A SIGN STATING "SMALL CAR ONLY." SIGNS SHALL BE POSTED DIRECTING MOTORISTS TO SMALL CAR PARKING SPACES.
- FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR INCH OPENING MUST FACE THE DRIVENWAY OR STREET WITH A THREE TO SIX FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 POUND LIVE VEHICLE LOADS. A DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- STREET SIGNS AND PROJECT ADDRESSES TO BE PLACED AT ALL ENTRANCES. TEMPORARY SIGNS TO BE PAINTED ON PLYWOOD; PERMANENT SIGNS TO BE DESIGNED WITH BUILDING PLANS AND INSTALLED DURING CONSTRUCTION. ALL SIGNAGE SHALL CONFORM TO THE SIGN ORDINANCE.
- THE STREET YARD SHALL BE PROTECTED DURING CONSTRUCTION AND REMAIN NATURAL.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DVA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- ALL BUILDINGS HAVE POST-TENSIONED CONCRETE SLAB-ON-GRADE FOUNDATIONS.
- VEGETATION SCREENING (EXISTING AND PROPOSED), OR FENCES SHALL BE USED TO SCREEN ALL MECHANICAL EQUIPMENT OR DUMPSTERS FROM ADJOINING OR MORE RESTRICTIVE USES.
- THE USE OF SPEED BUMPS TO REDUCE INTERNAL TRAVEL SPEEDS SHALL BE PROHIBITED.
- ALL SIDEWALKS SHALL BE 3'-6" WIDE U.N.O.

LOTS 1-3 TOGETHER (WEST BULL CREEK WATERSHED)  
NET SITE AREA CALCULATIONS (E.C.M. APPENDIX Q-1)  
TOTAL GROSS SITE AREA = 89.5 ACRES

SITE DEDUCTIONS:  
CRITICAL WATER QUALITY ZONE (CWQZ) = 23.7 ACRES  
WATER QUALITY TRANSITION ZONE (WQTZ) = 25.9 ACRES  
WASTEWATER IRRIGATION AREAS = 0 ACRES  
DEDUCTION SUBTOTAL = 49.6 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 39.9 ACRES

NET SITE AREA CALCULATION:  
AREA OF UPLANDS WITH SLOPES 0-15% : 6.6 x 100% = 6.6 ACRES  
AREA OF UPLANDS WITH SLOPES 15-25% : 11.1 x 40% = 4.4 ACRES  
AREA OF UPLANDS WITH SLOPES 25-35% : 13.1 x 20% = 2.6 ACRES  
NET SITE AREA (SUBTOTAL) = 13.6 ACRES

IMPERVIOUS COVER CALCULATIONS (E.C.M. APPENDIX Q-2)

ALLOWABLE IMPERVIOUS COVER  
IMPERVIOUS COVER ALLOWED AT 18% x WQTZ = 4.7 ACRES  
IMPERVIOUS COVER ALLOWED AT 40% x NSA = 5.4 ACRES  
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES  
TOTAL ALLOWABLE IMPERVIOUS COVER = 10.1 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
TOTAL ACREAGE 15-25% = 19.2 ACRES x 10% = 1.9 ACRES

PROPOSED TOTAL IMPERVIOUS COVER  
IMPERVIOUS COVER IN CWQZ = 0.2 ACRES = 0.8% OF THE CWQZ  
IMPERVIOUS COVER IN WQTZ = 3.8 ACRES = 14.7% OF THE WQTZ  
IMPERVIOUS COVER IN UPLANDS ZONE = 3.4 ACRES = 8.5% OF THE UPLANDS  
TOTAL PROPOSED IMPERVIOUS COVER = 7.4 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	SITE ACRES	BUILDINGS & OTHER ACRES	% OF CATEGORY	DRIVENWAYS ROADWAYS ACRES
0-15%	24.6	3.2	13.0	1.1
15-25%	19.2	0.9	4.7	0.7
25-35%	22.8	0.4	1.8	0.7
OVER 35%	22.9	0.0	0.0	0.3

TOTAL SITE AREA: 89.5 ACRES

UNIT TABULATIONS BY BUILDING TYPE

BLDG. TYPE	STORIES	BLDG. QTY.	A1	A2	A3	A4	B1	B2	B3	B4	B5	B6	C1	TOTAL UNITS
I	4	1	8	16	24	14	20	8	16	12	8	8	8	126
II	4/W BASE	1	15	14			8	5	16	10	8	2	14	92
III	4	1	32	8	24		16	8	16	8			8	120
TOTAL		3	55	38	48	14	44	13	40	18	24	14	30	338

FOR CITY USE ONLY: CASE # SP-06-0592 D

SITE PLAN RELEASE Sheet 11 of 59

FILE NUMBER: SP-06-0592 D EXPIRATION DATE: 11/19/09

CASE MANAGER: L. Conroy APPLICATION DATE: 10/03/06

APPROVED ADMINISTRATIVELY ON: 11/29/06

APPROVED BY PLANNING COMMISSION ON: 11/29/06

APPROVED BY CITY COUNCIL ON: 11/29/06

Under Section 205.006, Chapter 205-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department

DATE OF RELEASE: 11/29/06 ZONING: NR

Rev. 1: Correction 1: \_\_\_\_\_  
Rev. 2: Correction 2: \_\_\_\_\_  
Rev. 3: Correction 3: \_\_\_\_\_

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.