



BOUNDARY CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	(RECORD CHORD)
C1	45°53'24"	S07°06'33"E	330.00'	264.31'	257.30'	(S05°18'41"E 257.37')
C2	27°15'29"	N16°25'20"W	270.00'	128.45'	127.24'	(N14°37'54"W 127.27')

Proposed Site Data

Zoning	MF-3-CO
Total Site Area (Ac.)	4.93
Floor to Area Ratio	0.43 :1
Total Impervious Cover (ac.)	1.8727
Total Impervious Cover (sf)	81,573
% of Site with Impervious Cover	37.99%
Total Building Coverage (ac)	0.89
Total Building Coverage (sf)	38,777
Total Building Coverage (%)	18.06%
Total Building Area (sf)	92,428
Total Parking and Sidewalks (ac.)	0.9825

Lakeline Square Building Data

Unit Type	Total No. of Units	Pad Size	Bedroom Count	Stories	Gross (SF)
A & D (STUCCO)	8	16'-5.5" x 35'-5.5"	2	3	1,358
A & D (STONE)	8	16'-5.5" x 35'-5.5"	2	3	1,365
B & C	52	16'-0" x 35'-5.5"	2	3	1,358

Lakeline Square Building Summary

Building No.	No. Units	Bedroom Count	Gross (SF)	Building Height
1	8	2	10,871	32'-7"
2	8	2	10,864	32'-7"
3	8	2	10,871	32'-7"
4	8	2	10,878	32'-7"
5	8	2	10,878	32'-7"
6	10	2	13,594	32'-7"
7	8	2	10,878	32'-7"
8	10	2	13,594	32'-7"

PARKING CALCULATIONS

REQUIRED RESERVED PARKING RATIO:
2.0 SPACES PER 1 UNIT
UNITS: 68
SUB-TOTAL 136 SPACES

REQUIRED UNASSIGNED PARKING RATIO:
1 UNASSIGNED PER 10 RESERVED
RESERVED SPACES: 14
SUB-TOTAL 14 SPACES
REQUIRED-TOTAL 150 SPACES

PARKING PROVIDED

TYPE	SPACES
RESERVED (GARAGE)	68
RESERVED (TANDEM)	68
SUB-TOTAL	136
UNASSIGNED	13
HANDICAP	1
PROVIDED-TOTAL	150 SPACES

PROVIDED RESERVED PARKING RATIO:
2 SPACES PER 1 UNIT
PROVIDED UNASSIGNED PARKING RATIO:
1 UNASSIGNED PER 10 RESERVED

BICYCLE PARKING CALCULATIONS

REQUIRED PER CITY OF AUSTIN
5% OF TOTAL PARKING = 150 SPACES

TOTAL REQUIRED	8 SPACES
TOTAL PROVIDED	10 SPACES

APPENDIX Q-1: NET SITE AREA

Total gross site area = 4.93 Acres
 Site Deductions:
 Critical water quality zone (CWQZ) = 0.17 Acres
 Water quality transition zone (WQTZ) = 2.35 Acres
 Wastewater irrigation areas = 0 Acres
 Deduction subtotal = 2.52 Acres
 Upland area (Gross area minus total deductions) = 2.41 Acres
 Net Site Area Calculation:
 Area of Uplands with Slopes 0-15% = 2.41 X100% = 2.41 Acres
 Area of Uplands with Slopes 15-25% = 0.00 X40% = 0.00 Acres
 Area of Uplands with Slopes 25-35% = 0.00 X20% = 0.00 Acres
 Net Site Area (subtotal) = 2.41 Acres

APPENDIX Q-2: IMPERVIOUS COVER

Allowable Impervious Cover
 Impervious cover allowed at 30% X WQZ (2.35 Ac.) = 0.71 Acres
 Impervious cover allowed at 50% X NSA (2.41 Ac.) = 1.45 Acres
 Deductions for perimeter roadway = 0.27 Acres
 Total impervious cover = 82,328.40 S.F. = 1.89 Acres
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
 Total acreage 15-25% = 0.00 Acres X10% = 0.00
PROPOSED TOTAL IMPERVIOUS COVER
 Impervious cover in WQZ = 0.68 Acres = 28.94 %
 Impervious cover in Uplands Zone = 1.20 Acres = 49.78 %
 Total proposed impervious cover = 1.88 Acres

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	BUILDING (ACRES)	PARKING & DRIVEWAYS (ACRES)	SIDEWALK (ACRES)
0-15%	0.90	0.94	0.05
15-25%	0	0	0
25-35%	0	0	0
Over 35%	0	0	0

Total Site Area: 4.93 Ac.

ROADWAY PERIMETER DEDUCTION
 1046LF * 11.5FT / 43560 = 0.27 AC

- SITE PLAN NOTES**
- ALL FOUNDATIONS SHALL BE SLAB ON GRADE.
 - ALL DRIVEWAY RETURNS WILL HAVE A RADIUS OF 2'R.
 - NO ON STREET PARKING IS ALLOWED.
 - ALL BUILDINGS TO HAVE CONCRETE SLAB FOUNDATION.
 - NO OVERHEAD VERTICAL CLEARANCES TO BE LESS THAN 13'-6" AS REQUIRED FOR FIRE ACCESS.
 - FOR BOUNDARY INFORMATION SEE PLAT SHEET.
 - ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE ADJACENT RESIDENTIAL PROPERTY.
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AS REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF 7 TO A RISE OF 12 WILL BE PROHIBITED.
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DB AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 - RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%).
 - CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%).
 - CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
 - THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
 - FOR CONSTRUCTION IN THE R.O.W., A PERMIT IS REQUIRED.
 - YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEW OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, AND STORAGE AREAS FOR REFUSE COLLECTION.
 - THIS SITE HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND/OR SITE PLAN APPROVAL MAY BE REQUIRED.
 - THIS DEVELOPMENT MUST COMPLY INDIVIDUALLY OR CUMULATIVELY WITH THE LAND DEVELOPMENT CODE, (I.E. FORD REQUIRED/PROVIDED PARKING, LANDSCAPING, DETENTION, WATER QUALITY CONTROLS, AND OTHER DATA AS REQUESTED).
 - 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 ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - THIS SITE WILL HAVE INDIVIDUAL TRASH BINS THAT WILL BE ROLLED OUT ON TRASH DAY. NO COMMUNAL TRASH RECEPTACLE IS PROPOSED. TRASH BINS ARE TO BE STORED IN GARAGE.
 - THIS DEVELOPMENT IS COMPRISED OF CONDOMINIUMS. THE DWELLING UNITS WILL BE TWO OR MORE STORIES IN A NONELEVATOR BUILDING AND THEREFORE ARE NOT REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH THE 2003 IBC, CHAPTER 11, SEC. 1103.2.
 - ALL LANDSCAPE AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
 - ALL UNITS WILL BE SEPARATED BY 2 HOUR-RATED FIRE WALLS.
 - ALL UNITS ARE VERTICALLY SEPARATED FROM THE ADJACENT UNITS.
 - CONDOMINIUM DEVELOPMENT ON THE PROPERTY MAY NOT EXCEED A DENSITY OF 26 DWELLING UNITS PER ACRE.
 - 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 SPACES MUST BE STANDARD SIZE, NO COMPACT OR HANDICAPPED ACCESSIBLE TANDEM SPACES ARE PERMITTED.
 - AT LEAST TEN PERCENT (10%) OF THE TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

BENCHMARK
 TBM #1 - A COTTON SPINDLE SET IN THE WEST FACE OF A WOODEN POWER POLE SITUATED IN THE WEST RIGHT OF WAY OF LYNDHURST STREET +/- 130' NORTH OF THE SOUTHERN MOST CORNER OF SUBJECT TRACT, AND +/- 30' WEST OF THE WEST EDGE OF LYNDHURST STREET'S PAVEMENT. ELEVATION = 896.28'

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SITE & DIMENSIONAL PLAN
 LAKELINE SQUARE TOWNS SP-07-0086C

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STATE OF TEXAS
 DAVOOD SALEH
 18788
 PROFESSIONAL ENGINEER
 05/15/18

Scale:
 Designed by: JLF/EV
 Drawn by: MM
 Reviewed by: DS
 Date: 05/03/07

DATE OF RELEASE: _____ ZONING: _____
 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.

Project No: _____

947-001