

SASONA CO-OP 2604 PARAMOUNT AUSTIN, TEXAS

OWNER

NASCO PROPERTIES INC.
P.O. BOX 7715
ANN ARBOR, MI 48107
(734) 663-0889

ENGINEER

ADVANCED CONSULTING ENGINEERS
5524 BEE CAVE RD, SUITE 1-4
AUSTIN, TEXAS 78746
(512) 444-1739
(512) 732-8333 fax

SURVEYORS

Carson and Bush
1094 Fortview Rd.
Austin, TX 78704
(512) 442-0890

RELATED CASE NO.

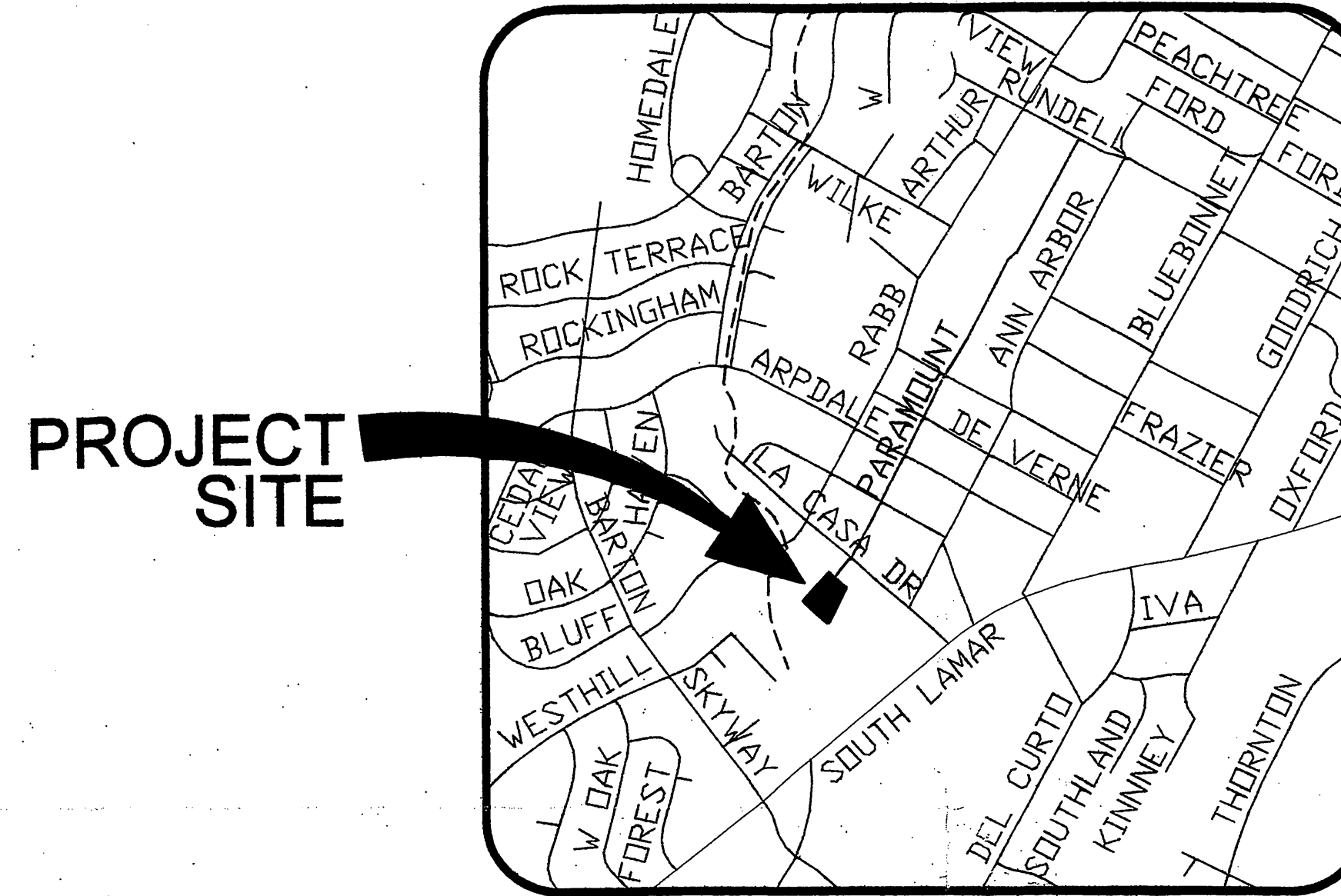
SUBDIVISION FILE NO.: C14-763-302-86

LEGAL DESCRIPTION

LOT A
WORTHAM ESTATES
DOC NO. 2004-127480
VOL. 79 PAGE 263

PROJECT ADDRESS

2604 PARAMOUNT
AUSTIN, TEXAS 78704



LOCATION MAP
(N.T.S.)

SHEET INDEX

1. COVER SHEET
2. AS-BUILT SITE PLAN

This site is located in the Barton Creek Watershed,
Barton Springs Zone.

APPROVED BY:

[Signature] 5/2/8
FOR DIRECTOR, WATER SHED PROTECTION AND
DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN DATE

NA
INDUSTRIAL WASTE, CITY OF AUSTIN DATE

SITE PLAN RELEASE Sheet 2 of 2
FILE NUMBER: SPC-2007-0345A EXPIRATION DATE: 6/1/10
CASE MANAGER: D. Galt APPLICATION DATE: 6/2/7
REVIEWED FOR GENERAL COMPLIANCE ON: 5/9/8
APPROVED BY PLANNING COMMISSION ON: 4/8/8
APPROVED BY CITY COUNCIL ON: NA
Under Section 112 of Chapter 25-5 of the Austin City Code.
[Signature]
Signing for Director, Watershed Protection & Development Review Department
RELEASED FOR:
GENERAL COMPLIANCE: 5/2/8 ZONING: MF-3-CO
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTRODUCES/WISHES TO USE CAREFULLY AND THOROUGHLY REVIEWED THE ENGINEERING DRAWINGS AND SPECIFICATIONS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND HAVE FOUND THEM TO BE COMPLETE, ADEQUATE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIALS SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AGENCIES.

RECORD DRAWING NOTE:
THIS RECORD DRAWING HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER CANNOT ASSURE ITS ACCURACY, AND IS THUS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THEM AS A RESULT.

CONTRACTOR NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED ON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 474-2822, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

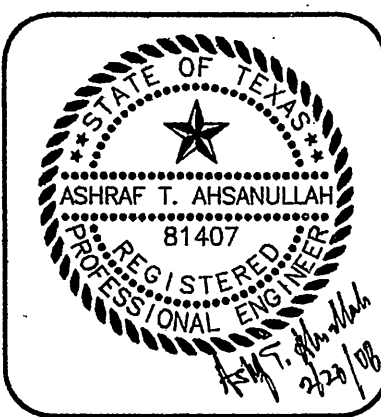
REVISIONS / CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/ [%]	CITY OF AUSTIN APPROVAL-DATE	DATE IMAGED

SUBMITAL DATE: 06/07/07

DRAWN BY: E.D.
CHECKED BY: A.T.
DATE: 01/08/08
JOB NO. 542 SASONA ASHULT

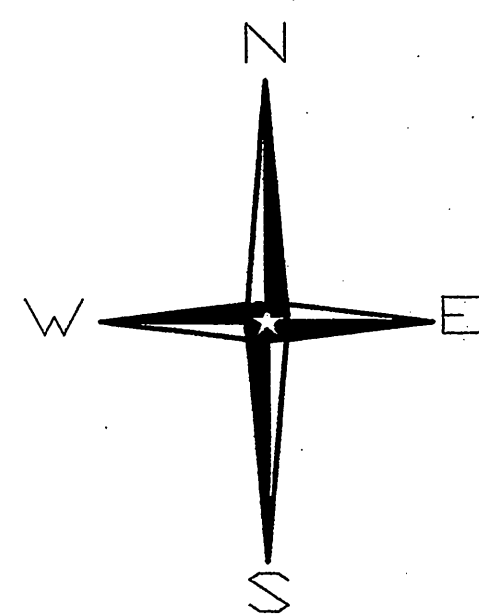


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www.aecengr.com



SASONA CO-OP
2604 PARAMOUNT, AUSTIN, TX
COVER SHEET

SHEET NO.
1 OF 2



SCALE 1" = 20'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Clean Out
- X — Wire Fence
- / — Wood Board Fence
- — Overhead Utility Line
- A/C = Air Conditioning Unit
(Record Bearing and Distance)
- TF — Tree Protection Fence

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Benchmark basis: triangle found on arc of concrete curb at the Southeast corner of Westhill Drive and Barton Skyway. Elevation = 670.69' Source: City of Austin
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

SITE PLAN RELEASE NOTES

- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Watershed Protection and Development Review Department.
- b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- d) Additional electric easements may be required at a later date.
- e) Water and Wastewater service will be provided by the City of Austin.
- f) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- g) For driveway construction: The owner is responsible for all costs for relocation of, or damaged to, utilities.
- h) For construction within the right-of-way, a ROW excavation permit is required.

COMPATIBILITY STANDARDS NOTES

- a) All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1064]
- b) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067]
- c) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067]

Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space [IBC 110.1, ANSI 502.7]

EXISTING IMPERVIOUS COVER:

Building.....	6,114.63 S.F.	15.8%
Parking Aisle (Asphalt & Concrete).....	6,653.19 S.F.	
Carport.....	287.26 S.F.	
Sidewalk.....	983.5 S.F.	
Patio.....	596 S.F.	
Wood Deck.....	912 S.F.	
A/C Pad.....	34.82 S.F.	
Shed & Playhouse.....	329.02 S.F.	

Total Impervious Cover.....	15,910.42 S.F.
Boundary Area.....	38,760.30 S.F.
Percent Impervious Cover.....	41%
Percent Impervious Cover.....	41%

PARKING ANALYSIS:

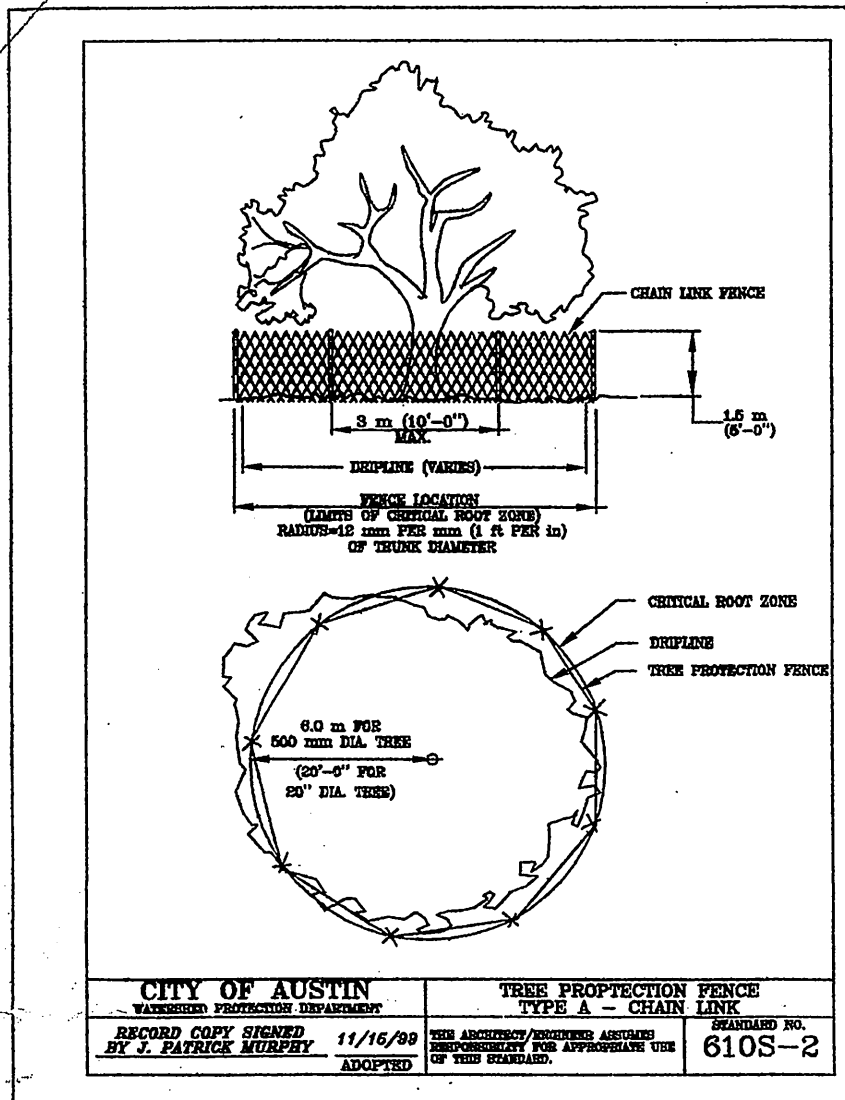
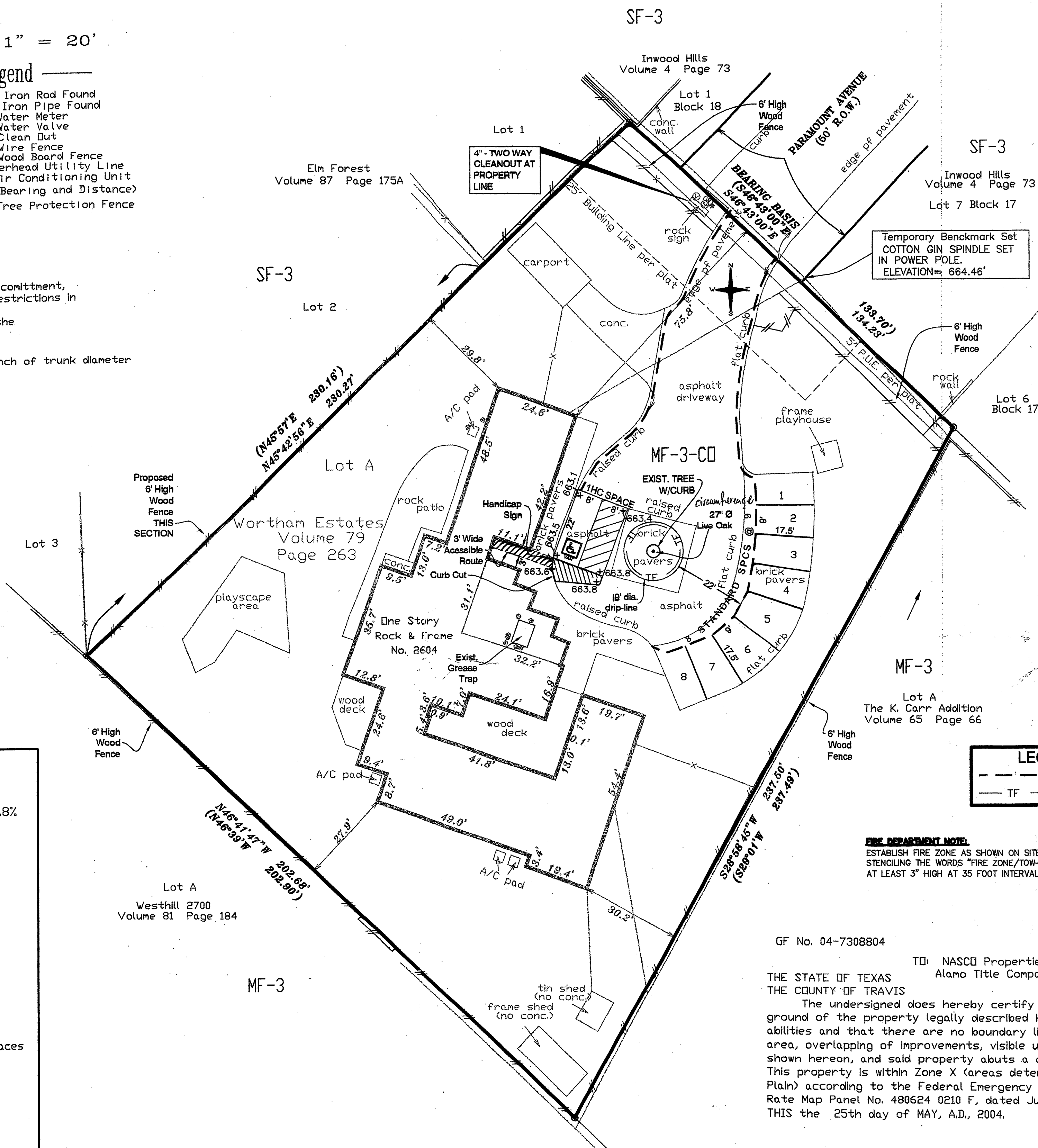
Number of Residents = 17
 Required Parking: 50% x Residents + 1 = (50% x 17) + 1 = 10 Spaces
 Required Core Area Reduction: 80% x 10 = 8 spaces
 PROVIDED PARKING: 8 regular spaces
 H.C. 1 VAN ACCESSIBLE
 TOTAL PARKING PROVIDED: 9 spaces

PARKING ANALYSIS:

Proposed Use.....GROUP RESIDENTIAL
 No. of Residents.....17
 No. of Supervisors.....3
 F.A.R. for lot shall not exceed a ratio of 0.75 : 1
 F.A.R. Calculations: [6,114.63sf/38,760.3sf] = 0.158 : 1

PARKING TABLE:

BUILDING	LAND USE	FLOOR AREA	PARKING RATIO	NO. OF PARKING SPACES REQUIRED STANDARD	NO. OF PARKING SPACES REQUIRED HANDICAPPED	NO. OF PARKING SPACES PROVIDED STANDARD	NO. OF PARKING SPACES PROVIDED HANDICAPPED
BUILDING	GROUP RESIDENTIAL	6,114.63 S.F.	(50% RESIDENTS + 1) x (0.8)	8 SPACES	1 VAN ACCESS	8	1 VAN ACCESS



LEGEND:
 - - - FIRE LANE
 — TF — TREE PROTECTION FENCE

FIRE DEPARTMENT NOTE:
 ESTABLISH FIRE ZONE AS SHOWN ON SITE BY PAINTING CURB/PAVING RED. STENCILING THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS.

GF No. 04-7308804

TO: NASCO Properties, Inc.
 Alamo Title Company

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0210 F, dated June 5, 1997. THIS the 25th day of MAY, A.D., 2004.

BY:

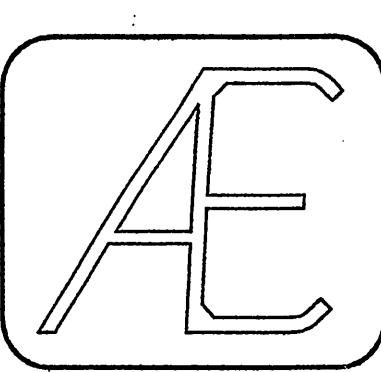
Holt Carson
 Registered Professional Land Surveyor No. 5166

SITE PLAN RELEASE Sheet 2 of 2
 FILE NUMBER: 2007-03454 EXPIRATION DATE: 6/7/10
 CASE MANAGER: D. Beal APPLICATION DATE: 6/7/09
 REVIEWED FOR GENERAL COMPLIANCE ON: 5/2/09
 APPROVED BY PLANNING COMMISSION ON: 5/2/09
 APPROVED BY CITY COUNCIL ON: 5/2/09
 Under Section 142 of Chapter 25-5 of the Austin City Code.

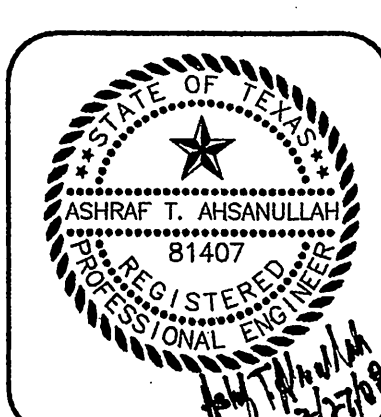
Signing for Director, Watershed Protection & Development Review Department
 RELEASED FOR:
 GENERAL COMPLIANCE: 5/2/09 ZONING: MF-3-CO
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

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 THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DRAWN BY: E.D.
 CHECKED BY: A.T.
 DATE: 02/22/08
 JOB NO. 542 SASON ABUILD



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SASONA CO-OP
 2604 PARAMOUNT, AUSTIN, TX
 AS-BUILT SITE PLAN

SHEET NO.

2 OF 2