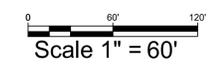
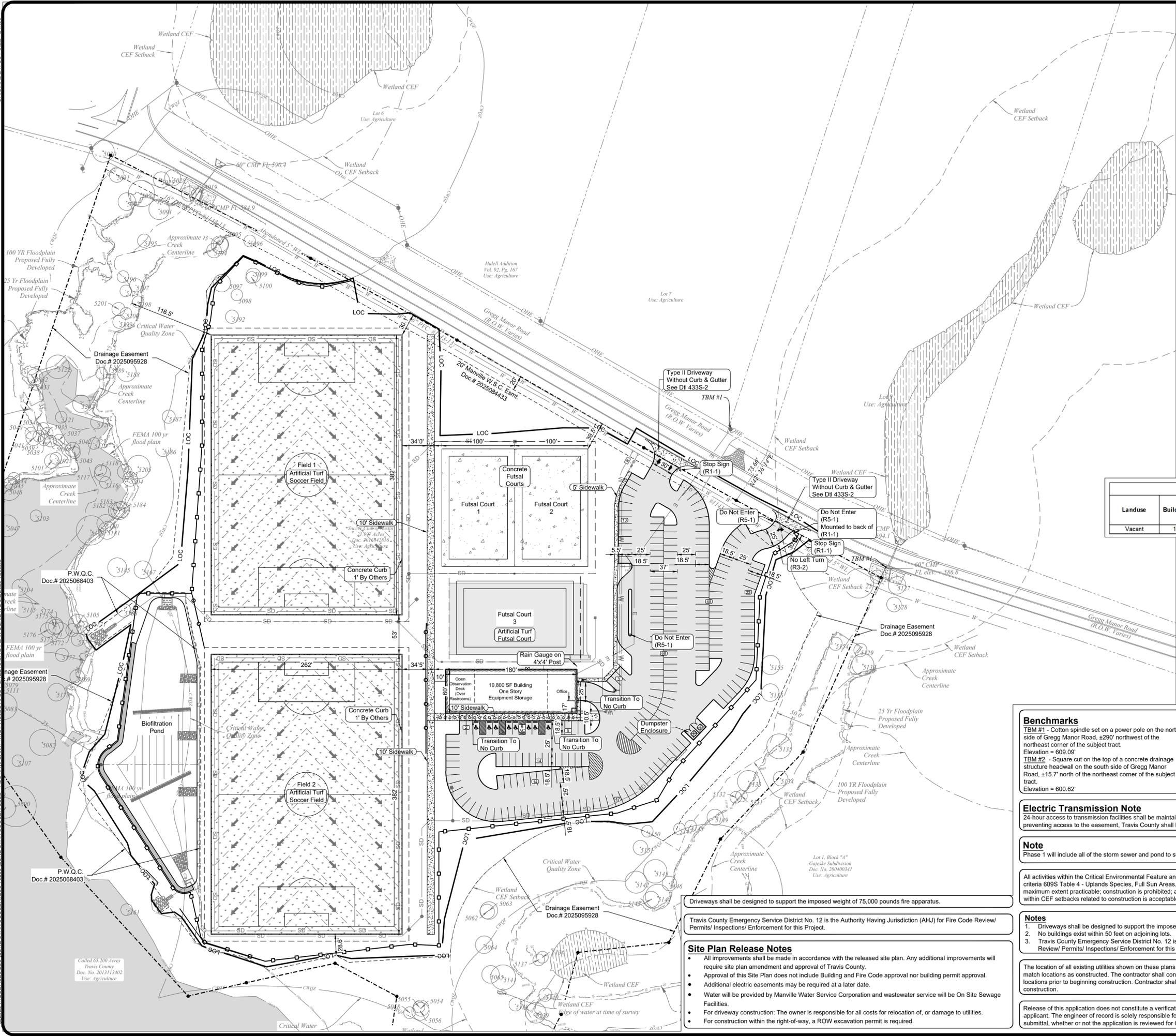


ORIGINAL LAYOUT SIZE - 24X36
©2023 H. LOBLEY & ASSOCIATES, L.P. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF H. LOBLEY & ASSOCIATES, L.P. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF H. LOBLEY & ASSOCIATES, L.P.



Legend	
[Symbol]	Existing Concrete
[Symbol]	Existing 100 yr
[Symbol]	Edge of Water
[Symbol]	Parking Lot Striping
[Symbol]	Adjacent Property Line
[Symbol]	Critical Water Quality Zone
[Symbol]	Erosion Hazard Zone
[Symbol]	Hog Wire Fence & Prop. Line
[Symbol]	Decorative Fence
[Symbol]	Barbed Wire Fence
[Symbol]	Turf Field
[Symbol]	Concrete Field
[Symbol]	Asphalt Parking Lot

Site Data Table			
Use:	Zoning:	s.f.	NA
		acres	%
Site Area:	958,320.00	22.00	
Allowable Impervious Cover:	622,908.00	14.30	65.00%
Total Impervious Cover:	362,494.06	8.32	37.83%
Allowable Building Coverage:	N/A	N/A	N/A
Proposed Building Coverage:	10,800.00	0.25	1.13%
Gross Building Area:	21,600		
Floor to Area Ratio Allowed:	N/A		
Floor to Area Ratio Proposed:	0.023		1
Building Height Allowed:	N/A	ft	
Building Height Proposed:	22	ft	
Building Slab Construction:	Slab On Grade		

Parking Table							
Landuse	Building Area	Parking Ratio	Parking Required	Parking Provided	ADA Parking Required	ADA Parking Provided	
Vacant	10,800	1	275	40	249	7	8



Benchmarks
TBM #1 - Cotton spindle set on a power pole on the north side of Gregg Manor Road, ±290' northwest of the northeast corner of the subject tract.
Elevation = 609.09'
TBM #2 - Square cut on the top of a concrete drainage structure headwall on the south side of Gregg Manor Road, ±15.7' north of the northeast corner of the subject tract.
Elevation = 600.62'

Electric Transmission Note
24-hour access to transmission facilities shall be maintained. If there is a temporary or permanent security fence preventing access to the easement, Travis County shall have its lock in the gate.

Note
Phase 1 will include all of the storm sewer and pond to support the entire development.

All activities within the Critical Environmental Feature and associated setback must comply with Travis County and criteria 6095 Table 4 - Uplands Species, Full Sun Areas. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited. Disturbance within CEF setbacks related to construction is acceptable for the purposes of this site plan with approved mitigation.

Notes
1. Driveways shall be designed to support the imposed weight of 75,000 pounds fire apparatus.
2. No buildings exist within 50 feet on adjoining lots.
3. Travis County Emergency Service District No. 12 is the Authority Having Jurisdiction (AHJ) for Fire Code Review/Permits/Inspections/Enforcement for this Project.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

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.

Driveways shall be designed to support the imposed weight of 75,000 pounds fire apparatus.

Travis County Emergency Service District No. 12 is the Authority Having Jurisdiction (AHJ) for Fire Code Review/Permits/Inspections/Enforcement for this Project.

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 Travis County.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- Additional electric easements may be required at a later date.
- Water will be provided by Manville Water Service Corporation and wastewater service will be On Site Sewage Facilities.
- For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- For construction within the right-of-way, a ROW excavation permit is required.

Revision	Date	By	App	Comment

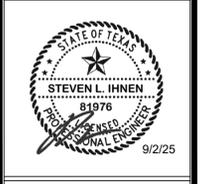
Prepared For:
Lonestar Soccer Club
12325 Hymeadow Dr. #1-200
Austin, Texas 78757

BLEY ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd, Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleyengineering.com

AUSTIN BRYAN CONROE HOUSTON

Overall Site Plan

Lonestar Soccer
14440 Gregg Manor Road
Austin, Texas 78653
Travis County



Design: SLI
CAD: AE TA DM | Review: SLI
Project No: LSS 70268
Sheet: **11** of **45**
TNR Permit: 24-46761