SITE AND ZONING TABLE

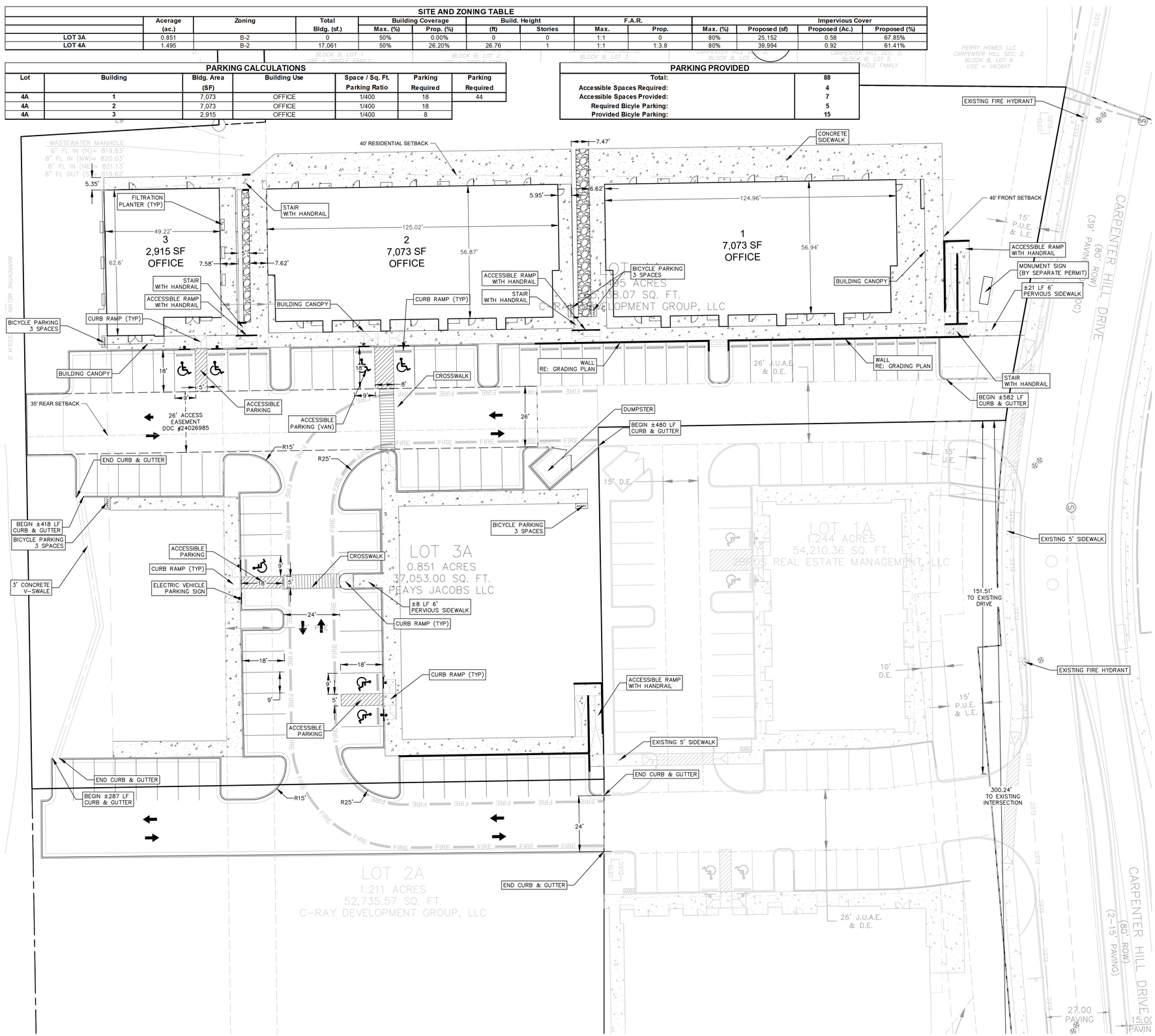
	Acerage (ac.)	Zoning	Total Bldg. (sf.)	Building Coverage Max. (%)	Building Coverage Prop. (%)	Build. Height (ft)	Build. Height Stories	F.A.R. Max.	F.A.R. Prop.	Impervious Cover Max. (%)	Impervious Cover Proposed (sf)	Impervious Cover Proposed (Ac.)	Impervious Cover Proposed (%)
LOT 3A	0.851	B-2	0	50%	0.00%	0	0	1:1	0	80%	25,152	0.58	67.85%
LOT 4A	1.495	B-2	17,061	50%	26.20%	26.76	1	1:1	1:3.8	80%	39,994	0.92	61.41%

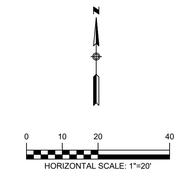
PARKING CALCULATIONS

Lot	Building	Bldg. Area (SF)	Building Use	Space / Sq. Ft. Parking Ratio	Parking Required	Parking Required
4A	1	7,073	OFFICE	1/400	18	44
4A	2	7,073	OFFICE	1/400	18	
4A	3	2,915	OFFICE	1/400	8	

PARKING PROVIDED

Total:	88
Accessible Spaces Required:	4
Accessible Spaces Provided:	7
Required Bicyle Parking:	5
Provided Bicyle Parking:	15





LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- CURB AND GUTTER
- SIGN
- TREE TO BE KEPT
- TREE TO BE REMOVED

GENERAL NOTES:

1. ALL CURB WILL BE STANDARD 6" CURB AND GUTTER, UNLESS OTHERWISE NOTED. ALL CURB RETURNS WILL BE 3.0' FRONT OF CURB RADII, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB.
3. ALL DRIVES AND PARKING AREAS TO BE CURB AND GUTTER WITH ASPHALT PAVING UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT SHALL BE PER GEOTECHNICAL REPORT PREPARED BY KOHUTEK ENGINEERING.

LOW IMPACT DEVELOPMENT NOTES:

1. SITE IS REQUIRED PER DEVELOPMENT AGREEMENT TO MEET THE FOUR (4) REQUIRED LOW IMPACT DEVELOPMENT DESIGN OPTIONS AND FOUR (4) ALTERNATIVES AS DEFINED IN TABLE 22 IN THE CITY OF BUDA UDC.
2. THE REQUIRED OPTIONS ARE:
   - IRRIGATION - ALL IRRIGATION MUST USE A DRIP SYSTEM OR SOAKER HOSE UNLESS UTILIZING ONLY HARVESTED RAINWATER.
   - LOW FLOW - ALL FIXTURES MUST BE WATERSENSE CERTIFIED.
   - TOPOGRAPHY - AVOID CUT-AND-FILL CONSTRUCTION METHODS AND MAINTAIN EXISTING DRAINAGE PATTERNS.
   - XERISCAPE - ALL LANDSCAPING MUST BE NATIVE/DROUGHT-TOLERANT; LESS THAN 1,000 SQFT OF TURF GRASS PER LOT.
3. THE ALTERNATE OPTIONS ARE:
   - COOL ROOF - ALL ROOF SERVICES ARE WHITE ROOF DESIGN. WHITE ROOF: PAINTED WITH SOLAR REFLECTIVE WHITE COATING THAT REFLECTS AT LEAST 80% OF SUNLIGHT TO MAINTAIN THE HOME AT A COOLER TEMPERATURE.
   - TIME OF CONCENTRATION EXTENSION - REDUCTION OF PEAK FLOWS BY REDIRECTING FLOWS VIA INTRODUCTION OF ROCK LINED OPEN CHANNELS.
   - RUNOFF - SITE TREATED BY BATCH DETENTION POND AND PLANTER BOXES UTILIZED FOR INFILTRATION.
   - EROSION - PERMANENT GRATE INLET PROTECTION (GRATEMASTER - FILTER OR APPROVED EQUAL) ON ALL ON-SITE INLETS AND TURF REINFORCEMENT MATS ON ALL SLOPES OVER 10%.

SITE PLAN APPROVAL SHEET 07 OF 31
FILE NUMBER 2022-339 APPLICATION DATE 4/29/2022
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE 2/27/2027 CASE MANAGER T. FROST

Blair Murski
CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING B-2
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE: F-21188
201 CROSS LANE, BUDA, TX 78610
TRAVIS@FLAKEENGINEERING.COM
(512) 858-9242

SITE PLAN

CARPENTER HILL LOT 3A/4A SITE PLAN

171 CARPENTER HILL DR, BUDA, TX 78610

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
11/19/24

PRO. NO. 017-001
SHEET 07 OF 31

2022-339

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