



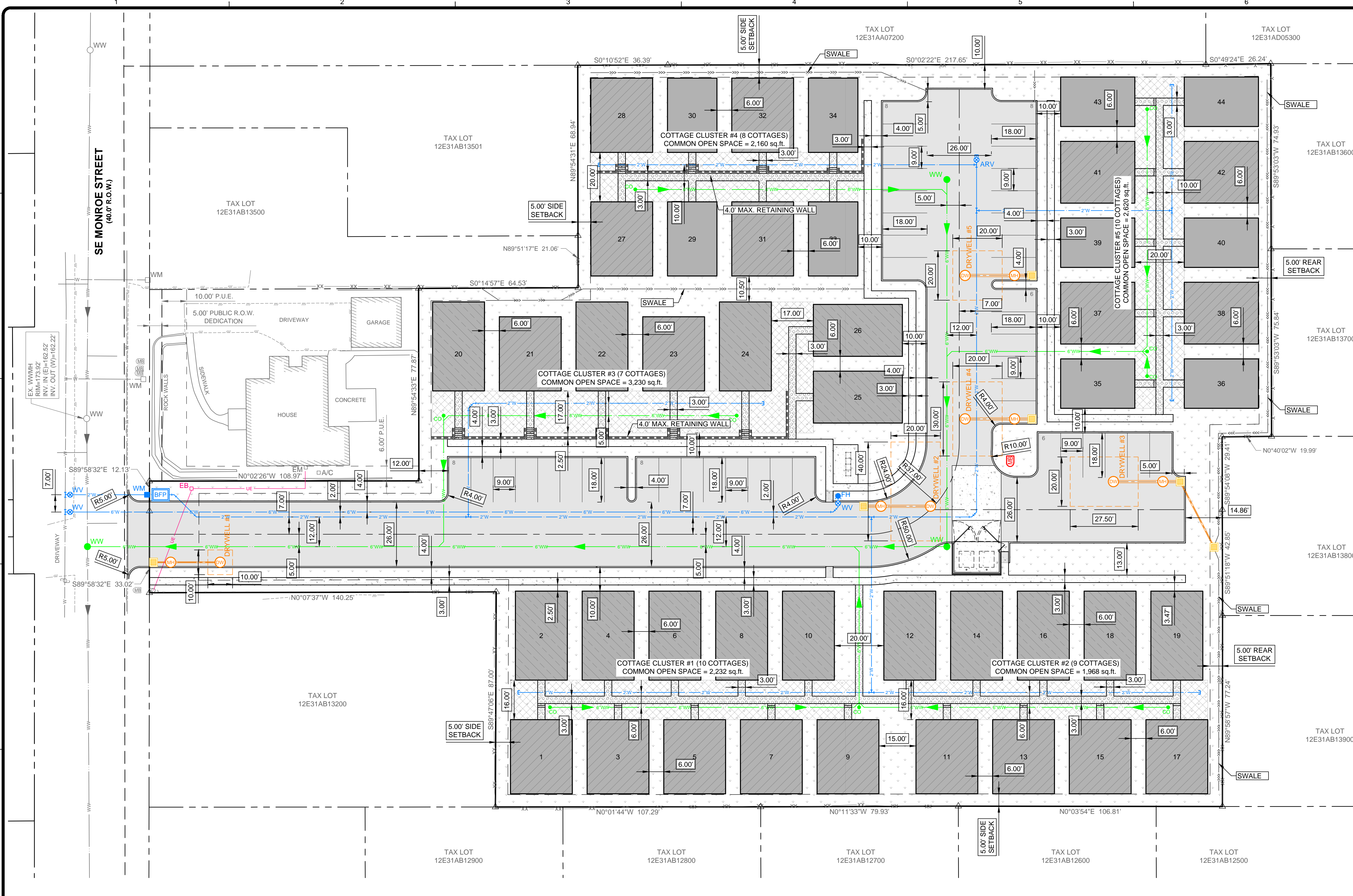
VICINITY MAP  
SCALE: 1"=2000'

LEGEND

- EXISTING**
- PROPERTY BOUNDARY
  - PROPERTY LINE
  - EASEMENT LINE
  - ASPHALT LINE
  - CONCRETE CURB LINE
  - WASTEWATER LINE
  - WATER LINE
  - UNDERGROUND ELECTRICAL LINE
- PROPOSED**
- CONCRETE CURB
  - WATER LINE
  - WASTEWATER LINE
  - UNDERGROUND ELECTRICAL LINE
- 2-BEDROOM COTTAGE
  - 3-BEDROOM COTTAGE STYLE A
  - 3-BEDROOM COTTAGE STYLE B
  - COMMON OPEN SPACE
  - CONCRETE
  - ASPHALT
  - PERVIOUS PAVEMENT PATHWAY
- FH FIRE HYDRANT
  - WV WATER VALVE
  - ARV WATER AIR RELEASE VALVE
  - WM WATER METER
  - BFP BACKFLOW PREVENTER
  - WM WASTEWATER MANHOLE
  - CO WASTEWATER CLEANOUT
  - EB ELECTRICAL BOX
  - CMB COMMUNITY MAILBOX

NOTES:

- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF ROAD, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
- LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
- REFER TO THE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
- CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED PAVEMENT, SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD DETAILS AND SPECIFICATIONS.
- ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.



SITE DATA TABLE

Lot	Land Area Acres	Land Area SF	Zoning	Building No.	Building Height		Bldg. Foot Print (sf.) existing	Bldg. Foot Print (sf.) proposed	Gross Bldg. Foot Print (sf.)	Building Coverage	Impervious Cover (existing)		Impervious Cover (proposed)		Green Space provided	
					Max. (ft)	Prop. (ft)					SF	Coverage	SF	Coverage	SF	Coverage
2	2.22	96,892	R-MD	1-44	25'	25'	3,438	31,590	28,152	33%	3,603	3.72%	58,047	59.9%	36,099	37.3%

PARKING CALCULATIONS

Lot	Land Area Acres	Land Area SF	Building No.	Building Use	Area (gross sf)	Parking Ratio	Parking Required
2	2.22	96,892	1-44	Cottage	31,590	0.5 Space/Cottage	22
					Dry / Covered Bicycle Parking	1.5 Space/Cottage	66
					Guest / Shared Bicycle Parking	0.5 Space/Cottage	22

PARKING PROVIDED

Standard	44
Parallel	0
Street	0
<b>Total</b>	<b>44</b>

Planning/Zoning Standards

Criteria	Required	Provided
Lot Standards (7,000 SF & Up)		
Minimum Lot Width	60'	123'
Minimum Lot Depth	80'	280'
Minimum Street Frontage	N/A	N/A
Development Standards		
Maximum building height	35'	25'
Maximum Lot Coverage	35%	33%
Minimum vegetation	30%	37%
Density Requirements NA for Cottage Clusters		44 Units

DRIVE AISLES AND PARKING AREA - FLEXIBLE PAVEMENT

FLEXIBLE PAVEMENT SECTION	THICKNESS (IN.)
LEVEL 2 ASPHALT CONCRETE	4"
¾" CRUSHED AGGREGATE	2"
1 ½" CRUSHED AGGREGATE	10"

DUMPSTER PAD - RIDGID PAVEMENT

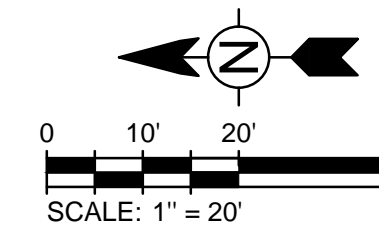
PAVEMENT CONSTITUENT	THICKNESS (IN.)
PORTLAND CEMENT CONCRETE	7"
1 ½" CRUSHED AGGREGATE	9"

PAVEMENT RECOMMENDATION NOTES:

- A LAYER OF GEOTEXTILE FABRIC OR EQUIVALENT TO BE PLACED OVER THE COMPACTED SUBGRADE.
- REFERENCE LOW VOLUME STREET CROSS SECTIONS MILWAUKIE STANDARD DWG NO. 505 FOR PAVEMENT RECOMMENDATION.

ZONING IMPERVIOUS COVER

Impervious Cover of Proposed Project	Sq. Ft.	Acres	%
Buildings	31,590	0.725	33%
Driveway / Parking Areas	23,170	0.532	24%
Concrete / Sidewalks	3,287	0.075	3%
<b>Total</b>	<b>58,047</b>	<b>1.333</b>	<b>59.9%</b>



MARK	DATE	DESCRIPTION

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12/21/2023 5:03:49 PM - J:2206\_NILE\_HAGEN2206.03\_5606 SE MONROE SUBDIVISION/CAD/SHEETS/FILES/CS-101 OVERALL SITE PLAN.DWG - ADRIAN ALVAREZ

Bar Measures 1 inch, otherwise drawing not to scale