

SURVEYORS TO VERIFY ALL LOT DATA.

SCALE: 1 = 20'

TREE TABLE

RO = RED OAK
C = CEDAR
LO = LIVE OAK

11701 CDR 8	11724 CDR 9
11702 LO 9	11725 CDR 11
11703 CDR 8	11726 CDR 8
11704 CDR 9	11727 FO 8 1 5
11705 CDR 9	11728 CDR 8
11706 CDR 9 5	11729 CDR 8
11707 LO 8	11730 FO 11
11708 LO 8	11731 CDR 8 2
11709 CDR 8	11732 CDR 10 6
11710 CDR 11	11733 CDR 12
11711 CDR 9	11734 CDR 14 1 5
11712 CDR 8	11735 CDR 14 1 5
11713 LO 8	11736 CDR 8 8
11714 CDR 8	11737 CDR 10 6
11715 CDR 9	11738 CDR 16
11716 CDR 9 5 2	11739 CDR 9
11717 LO 6 2 2	11740 CDR 8
11718 CDR 8	11741 CDR 12
11719 LO 8	11742 CDR 9 4
11720 CDR 11	11743 CDR 8
11721 CDR 11	11744 CDR 18
11722 CDR 9	11745 CDR 12
11723 CDR 8	11746 CDR 18

TREE PROTECTION NOTES:

-TREE PROTECTION FENCING IS REQUIRED FOR TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A 6-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

-ALL FENCES LOCATED WITHIN THE HALF CRZ ARE TO BE ABOVE GROUND ONLY.

-FOUNDATION FORM FRAMING IS NOT PERMITTED WITHIN THE HALF CRZ OF ANY SITE PROTECTED TREE.

-BUILDER TO VERIFY ALL UTILITY LOCATIONS. UTILITY TRENCH LINES NOT TO ENCRUST HALF CRZ OF ANY TREE.

-FOUNDATION EXCAVATION WILL NOT EXTEND BEYOND FOOTPRINT OF HOUSE UNLESS OTHERWISE NOTED BY ENGINEER.

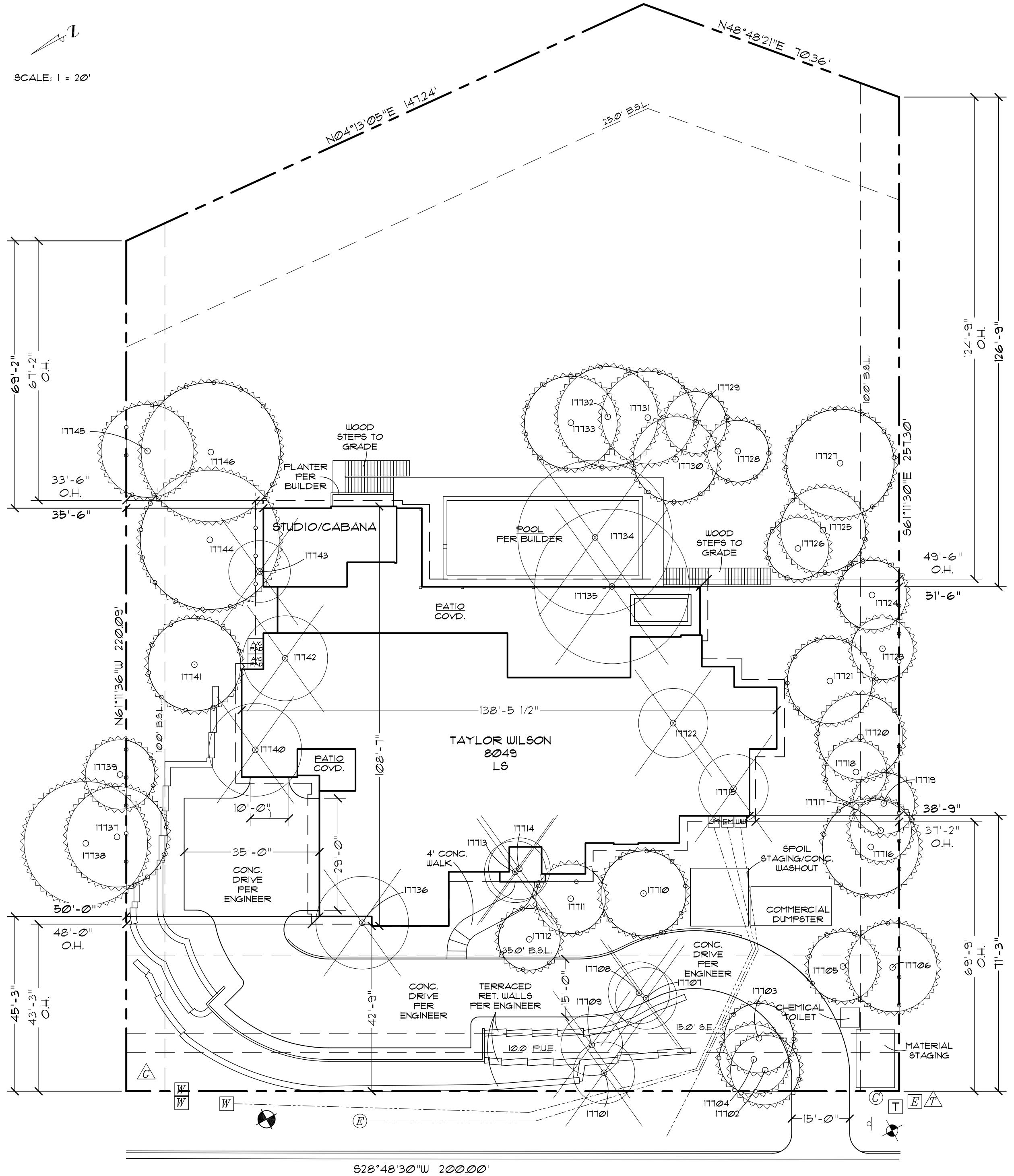
-ANY DEMOLITION IN THE 1/2 AND 1/4 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

-IF USING A CONCRETE LINE PUMP TO POUR THE NEW FOUNDATION, PLEASE WEAR CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES.

-IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3" FLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

-REFER TO ENGINEER'S GRADING PLAN FOR FFE, DRAINAGE PATTERN, RETAINING WALL, DRIVE AND SIDEWALK DETAILS.

Impervious Chart:	Sqft.
1st Floor:	5602
Cabana/Studio:	507
Garage 1:	922
Garage 2:	404
Porch 1:	83
Porch 2:	140
Covd. Patio:	1763
Cabana Covd. Patio:	136
Mechanical Room:	121
Retaining Walls:	672
Sidewalks:	143
Drive:	4339
Planter:	9
Wood Steps 50%:	134
Pool Deck:	869
A/C Pads:	32
TOTAL:	15936
IMPER. COVER:	31.02%
HOUSE TOTAL:	9739
HOUSE COVER:	18.96%



THIS IS A SURFACE DRAWING.

BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "F88".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10088714.541
E 3093443.056

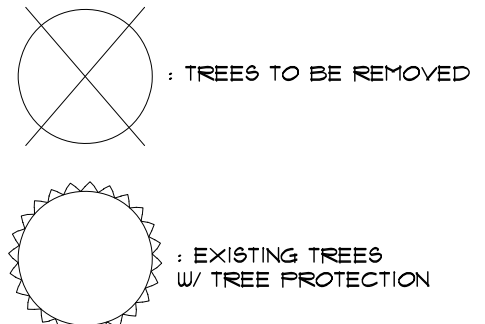
TEXAS STATE PLANE COORDINATES:
N 100887105.163
E 3093133.132

ELEVATION = 769.48'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.99990000
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 00
THETA ANGLE: 0'00'00"

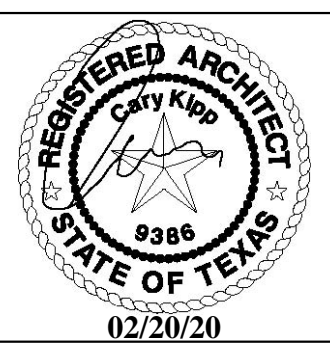


- LEGEND**
- : 5' HIGH TREE PROTECTION FENCING
 - - - : PROPOSED UTILITY TRENCH LINES
 - W : WATER METER
 - E : ELECTRIC MANHOLE
 - E : ELECTRIC UTILITY
 - G : UNDERGROUND GAS MARKER
 - F : FIRE HYDRANT
 - G : GAS VALVE
 - T : TELEPHONE UTILITY
 - T : UNDERGROUND TELEPHONE MARKER
 - d : SIGN
 - ⊙ : CONTROL POINT/BENCHMARK LOCATION
 - W : WATER CONNECTION TO HOUSE
 - W : WASTEWATER CONNECTION TO HOUSE
 - E : ELECTRIC CONNECTION TO HOUSE

LOT AREA: 51375.702 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.



ADDRESS 1905 HALLAM DRIVE		
LOT 5	BLK A	CITY, STATE AUSTIN, TX
SUBDIVISION TIFCO SUBDIVISION		
BUILDER TAYLOR WILSON HOMES	DATE 1/28/2020	