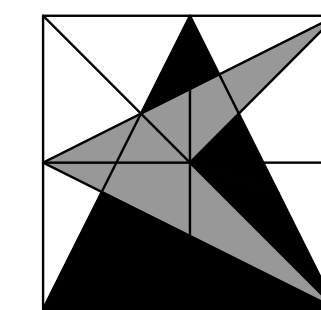


AVANTI LEGACY PARKVIEW
NORTH WS YOUNG DRIVE
KILLEEN, TEXAS

OPEN SPACE EXHIBIT

ISSUED FOR PERMIT



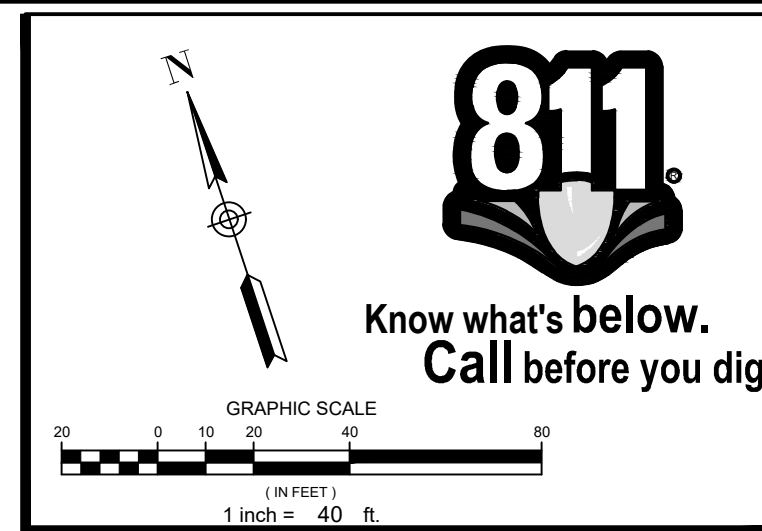
CARNEY
ENGINEERING,
PLLC.
5700 GRANITE PARKWAY, SUITE 200
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

This document is released for the purpose of interim review under the authority of Craig Carney, P.E. # 55714 on May 25, 2022. It is not to be used for construction or permitting.

TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY:	TC
CHECKED BY:	JAL
START DATE:	02/10/202
SCALE:	SEE PLAI
PROJECT NO.:	2068-20

SHEET
C4.0



NOTES

1. THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH JURISDICTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
2. THERE ARE NO KNOWN VARIANCES THAT WILL BE REQUIRED FOR THIS PROJECT.
3. DIMENSIONS ARE TO BACK OF CURB. RADII ARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
6. ALL FACE OF CURB RADIUSES NOT NOTED SHALL BE 2.0' RADII.
7. CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
8. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM GOOGLE EARTH.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
10. STORM WATER DETENTION IS ANTICIPATED FOR THIS DEVELOPMENT.
11. RETAINING WALLS ARE ANTICIPATED FOR THIS SITE.
12. ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FAIR HOUSING DESIGN MANUAL.
13. SUBJECT PROPERTY DOES NOT APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN, PANEL 48027C0280 DATED 9/28/2008.
14. FINISHED GROUND FLOOR ELEVATION FOR BUILDINGS LOCATED WITHIN 100-YR FLOODPLAIN SHALL BE AT LEAST ONE FOOT ABOVE 100-YR FLOOD ELEVATION.
15. PAVEMENT ELEVATION LOCATED WITHIN THE 100-YR FLOODPLAIN SHALL BE EQUAL TO 100-YR FLOOD ELEVATION.
16. SETBACKS:
FRONT YARD - 25'
SIDE YARD - 25'
REAR YARD - 25'

PARKING REQUIREMENT CHART			
TOTAL UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
108	1 2/3 SPACES PER UNIT	180	180

