

05

AREA OF SITE: 48,832 SQ. FT.
AREA OF PARKING LOT: 9,600 SQ. FT.
AREA OF LOC: 26,342 SQ. FT.
RESEED AREA: 14,162 SQ. FT.
LENGTH OF SILT FENCE: 740 LF
TOTAL PROPOSED IMPERVIOUS COVER: 0.22 AC
PERCENTAGE OF IMPERVIOUS COVER: 19.66%

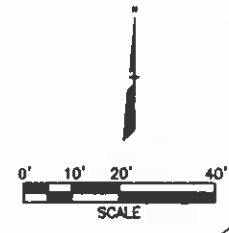


TABLE Q1 NET SITE AREA

Total gross site area = 1.12 Acres
Site Deductions:
Critical water quality zone (CWQZ) = 0.0 Acres
Water quality transition zone (WQTZ) = 0.0 Acres
Wastewater irrigation areas = 0.0 Acres
Upland area (Gross area minus total deductions) = 1.12 Acres
Net Site Calculations:
Area of Uplands with Slopes 0-15% = 1.12 Acres X100% = 1.12 Acres
Area of Uplands with Slopes 15-25% = 0.0 Acres X40% = 0.0 Acres
Area of Uplands with Slopes 25-35% = 0.0 Acres X100% = 0.0 Acres
Net Site Area (subtotal) = 1.12 Acres

DEDUCTION FOR PERIMETER ROADWAY

Area of 1/2 of Roadway ROW Adjacent to Project Site = 0.41 Acres
Area of Impervious Cover in Adjacent Roadway ROW = 0.29 Acres
Percent of Impervious Cover in Adjacent Roadway ROW = 71%
Allowable Impervious Cover in the Desired Development Zone = 80%
Impervious Cover Deduction for Perimeter Roadway = 0.0%

TABLE Q2 IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

Impervious cover allowed at 0.0% X WQTZ = 0.0 Acres
Impervious cover allowed at 80.0% X NSA = 0.96 Acres
Deductions for perimeter roadway = 0.0 Acres
Total Impervious cover = 0.96 - 0.0 = 0.96 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

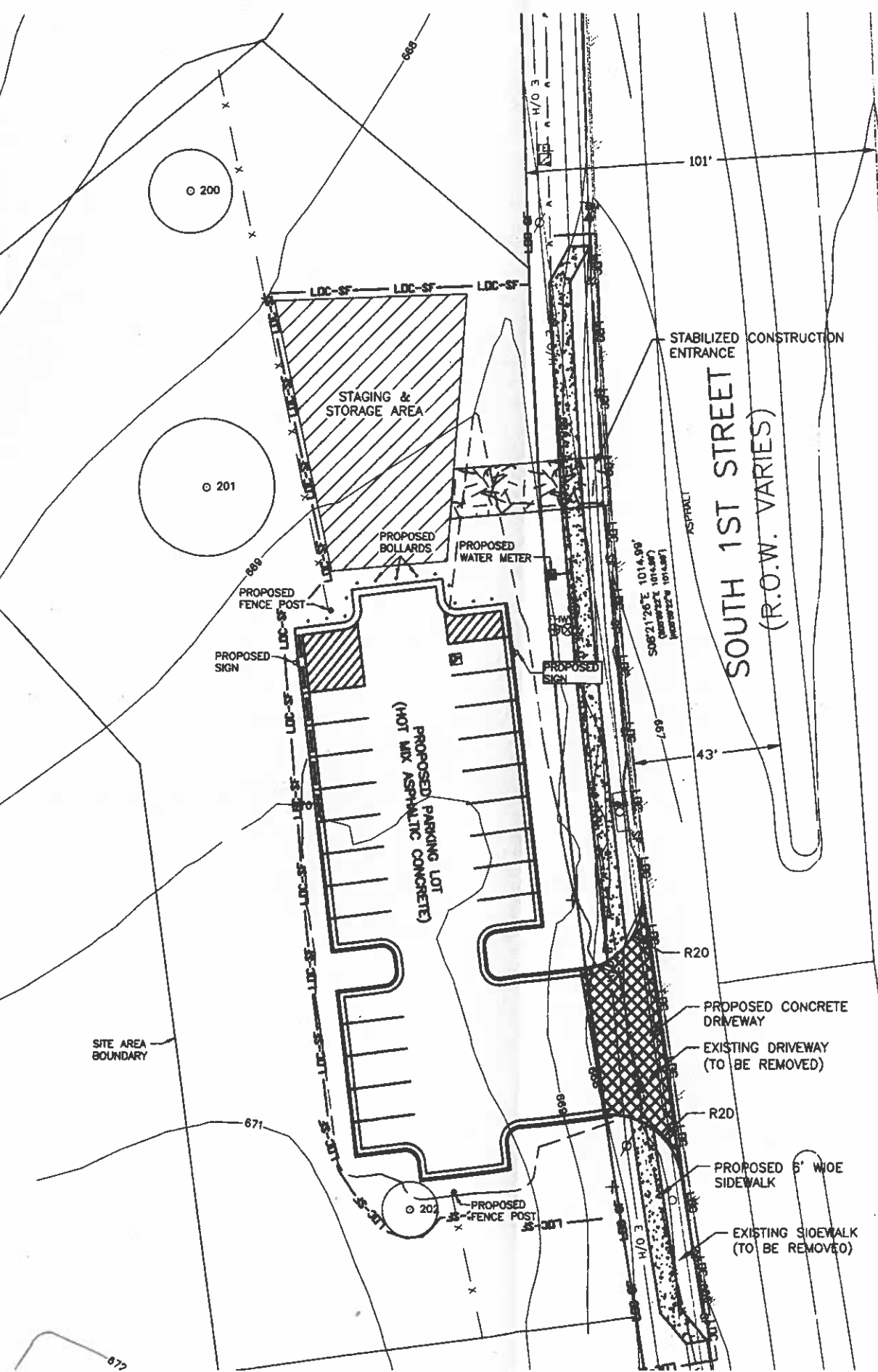
Total acreage 15-25% = 0.0 Acres X 10% = 0.0

PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in WQTZ = 0.0 Acres = 0.0%
Impervious cover in Upland Zone = 0.22 Acres = 100%
Total proposed Impervious cover = 0.22 Acres

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER			
	BUILDINGS AND OTHER IMPERVIOUS COVER		DRIVEWAYS ROADWAYS	
	ACRES	AC.	% OF CATEGORY	AC.
0-15%	1.12	100		1.12
15-25%	0.0	0.0		0.0
25-35%	0.0	0.0		0.0
Over 35%	0.0	0.0		0.0



NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
9. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
10. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.
11. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
12. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-636D OR 974-7D34 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
13. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
14. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE INSTALLATION OF A WATER METER, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
17. CONTRACTOR TO SAW CUT OR OTHERWISE SEPARATE THE EXISTING SIDEWALK FROM THE ADJACENT CURB AND GUTTER AS NECESSARY TO REMOVE THE EXISTING SIDEWALK AS SHOWN IN THESE PLANS WITHOUT DAMAGING THE ADJACENT CURB AND GUTTER, INLET BOX OR INLET BOX LID. AREA OF REMOVED SIDEWALK TO BE GRADED AND TOPPED WITH 3" OF IN SITU, OR OTHER TOP SOIL AND SEEDED AS DIRECTED IN THE EROSION CONTROL AND LANDSCAPING PLANS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING (AT HIS/HER EXPENSE) ANY AND ALL DAMAGE THAT MIGHT BE CAUSED TO SURROUNDING CURB, GUTTER, INLET BOX OR LID, STREET PAVEMENT, UNDERGROUND UTILITIES, ETC. DURING THE REMOVAL OF THE EXISTING SIDEWALK.
18. PROPOSED SIDEWALK TO BE 6' WIDE AND SEPARATED FROM THE EXISTING BACK OF CURB BY A DISTANCE OF 6' OF UNPAVED, SEEDED GROUND. PROPOSED SIDEWALK TO TRANSITION BACK TO EXISTING SIDEWALK AS SHOWN AND WITH A MAXIMUM LONGITUDINAL OR CROSS SECTION GRADE OF 2%.
19. CONTRACTOR TO SAW CUT OR OTHERWISE SEPARATE THE EXISTING DRIVEWAY FROM THE ADJACENT CURB AND GUTTER AS NECESSARY TO REMOVE THE EXISTING DRIVEWAY AS SHOWN IN THESE PLANS WITHOUT DAMAGING THE ADJACENT CURB AND GUTTER. CONTRACTOR IS RESPONSIBLE FOR REPAIRING (AT HIS/HER EXPENSE) ANY AND ALL DAMAGE THAT MIGHT BE CAUSED TO SURROUNDING CURB, GUTTER, INLET BOX OR LID, STREET PAVEMENT, UNDERGROUND UTILITIES, ETC. DURING THE REMOVAL OF THE EXISTING DRIVEWAY.
20. CONTRACTOR IS RESPONSIBLE FOR REPAIRING (AT HIS/HER EXPENSE) ANY AND ALL DAMAGE THAT MIGHT BE CAUSED TO EXISTING CURB, GUTTER, INLET BOX OR LID, STREET PAVEMENT, SIDEWALK, DRAINAGE STRUCTURES, UNDERGROUND OR OVERHEAD UTILITIES, ETC. DURING CONSTRUCTION.
21. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064).
22. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067).
23. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.



Figure 42: Examples of fully-shielded light fixtures

LEGEND:

- LIMITS OF CONSTRUCTION
- SITE AREA BOUNDARY
 - PROPERTY LINE
 - - - - - FENCE LINE
 - - - - - EXISTING CONTOURS
 - - - - - PROPOSED GRADING EXTENTS
 - - - - - SF - - - - - SILT FENCE
 - - - - - TP - - - - - TREE PROTECTION
 - - - - - LDC - - - - -
 - - - - - W - - - - - EXISTING WATER LINE
 - TREE TO BE SAVED

No.	DATE	REVISIONS	APP



**OTHON**
CONSULTING ENGINEERS
F-1471 HOUSTON • AUSTIN • DALLAS

AUSTIN PARKS AND
RECREATION DEPARTMENT

MARY MOORE SEARIGHT PARK
SITE PLAN

DESIGNED BY:  TS&A F.