C6

NOTES:
1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH, INSTALL AND MAINTAIN AT ALL TIMES.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
3. ALL DIMENSIONS SHOWN ARE MINIMUMS. DIMENSIONS TO STAND UP CURBS ARE TO FACE OF CURB (FOC) UNLESS OTHERWISE NOTED. DIMENSIONS TO RIBBON CURB ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
4. PAVEMENT SECTIONS BASED ON RECOMMENDATIONS IN _____
5. GEOMETRICS OF EXISTING STREETS BASED ON RECORD DRAWINGS.
6. EXISTING ELEVATIONS BASED ON SURVEY BY LANDMARK SURVEYING, L.P.
7. BENCHMARK 903.36
COTTON SPINDLE IN NORTH SIDE OF UTILITY POLE #378039, LOCATED AT THE SOUTHEAST CORNER OF BEE CAVE ROAD AND GRACE LANE, 7.7' WEST OF TEMPORARY GRACE LANE (EDGE OF ASPHALT) 38.3' EAST OF FIRE HYDRANT, 66.0' SOUTH OF EDGE OF ASPHALT OF BEE CAVE ROAD.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

SEE DRAWING C07 FOR TREE LIST

BEE CAVE ROAD (R. M. 2244)

PROPOSED BUILDING 3-STORY OFFICE 3-STORY PARKING

WASTE WATER TREATMENT TANKS

LOT 9-A

STORM WATER IRRIGATION AREA

WASTE WATER DISPOSAL AREA

GRACE LANE

APPROXIMATE CENTERLINE OF UNNAMED WATERWAY

ENTRY DRIVE

EXIT DRIVE

PARKING LEVEL P1 ENTRY

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.

LEGEND:
■■■■■■ HANDICAP ACCESSIBLE ROUTE
LOCATION OF CURBS/PAVEMENT TO BE PAINTED RED, AND "FIRE ZONE/TOW AWAY ZONE" STENCILED IN WHITE LETTERS AT LEAST 3" IN HEIGHT AT 35 FT INTERVALS.

SITE DATA

Building Foot Print	36,000 SF
Total Floor Area	72,000 SF
Number of Floors - Office	2
Number of Floors - Garage	2
Parking Provided:	
Garage	262
Surface	12
Total Parking Provided	274

NET SITE AREA CALCULATIONS
E.C.M Appendix Q-1
Lot 9-A

	(ft²)	(ac)
Total Gross Site Area	494,990	11.36
Site Deductions		
Critical Water Quality Zone (CWQZ)		
Water Quality Transition Zone (WQTZ)		
Wastewater Irrigation Areas		
Deduction Subtotal	0	0.00
Upland Area (Gross Area - Total Deductions)	494,990	11.36

Net Site Area Calculation

Slope Category	Multiplier	Total Area (ft²)	Total Area (ac)	Net Site Area (ft²)	Net Site Area (ac)
0-15%	100%	242,285	5.56	242,285	5.56
15%-25%	40%	220,280	5.06	88,104	2.02
25%-35%	20%	32,020	0.74	6,404	0.15
35% +	0%	425	0.01	0	0.00
TOTALS		494,990	11.36	336,793	7.73

IMPERVIOUS COVER
E.C.M Appendix Q-2
Lot 9-A

Allowable Impervious Cover

Impervious Cover allowed at	30%	* WQTZ =	0.00 Acres
Impervious Cover allowed at	20%	* NSA =	1.55 Acres
Total Allowable Impervious Cover			1.55 Acres

½ Adjacent Right-of-Way: FM 2244 (Bee Cave Road)

Total Area =	0.72 Acres
Impervious Cover @ 20%	0.14 Acres
Actual Impervious Cover =	0.14 Acres
Excess Impervious Cover =	0.00 Acres

½ Adjacent Right-of-Way: Grace Lane

Total Area =	0.45 Acres
Impervious Cover @ 20%	0.09 Acres
Actual Impervious Cover =	0.20 Acres
Excess Impervious Cover =	0.11 Acres

Deductions for perimeter roadway	-0.11 Acres
Net Allowable Impervious Cover	1.44 Acres

Allowable Impervious Cover Breakdown by Slope Category
Total acreage 15-25% = 5.06 Acres * 10% = 0.51 Acres

Proposed Total Impervious Cover

	(ft²)	(ac)	(%)
Impervious cover in WQTZ =	0	0.00	0%
Impervious Cover in Uplands Zone =	62,061	1.42	18%

Proposed Impervious Cover on Slopes

Slope Categories Definition	Area (ac)	Building and Other Impervious Cover (ac)	(% Category)	Driveways Roadways (ac)
0-15%	5.56	0.72	12.90%	0.05
15-25%	5.06	0.32	0.30%	0.29
25-35%	0.74		0.00%	0.05
Over 35%	0.01		0.00%	

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CONLEY ENGINEERING INC.
Civil Engineers Land Planners Development Consultants
1301 South Capitol of Texas Highway, Bldg. A, Suite 230
P.O. Box 162713 Austin, Texas 78716-2713, (512)328-1506

REVISION BLOCK 1 | DATE

SITE PLAN

GRACE LANE OFFICE BUILDING
317 GRACE LANE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SHEET
C05
OF 14

CE) 281-04-01
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