



SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

City of Austin Critical Environmental Feature Table

A	B	C	D	E	F	G
CEF Number	CEF Description (type, dimensions)	CEF Location (Center of feature projected in State Plane NAD 1983 decimal degrees)	Latitude	Longitude	Total area of CEF and ERM-approved CEF setback prior to mitigation	Total area of CEF and ERM-approved CEF setback proposed to be mitigated (include method)
1	Wetland, x af	3359843.2	634638.3	50637.2 af	48121.4 af	2715.6 af
2	Wetland, x af	3359442.5	633808.6	18067.3 af	13652.3 af	4215.0 af
3	Wetland, x af	3359851.7	634054.3	93481.7 af	68028.5 af	54433.2 af
4	Wetland, x af	3359806.1	634223.3	234923.6 af	234480.3 af	463.3 af
5	Wetland, 5387 af	3359826.4	635052.8	33115.5 af	32986.2 af	149.3 af
Total:					430405.3 af	388428.7 af

JOB NAME: Harris Branch Interceptor Lower A 11941 ARLINGTON MILL RD			
APPENDIX G-1: 167.8 ACRE AREA			
Total gross site area =	11.38 Acres		
Site Deductions:			
Critical water quality zone (CWQZ)	10.82 Acres		
White quality elevation zone (WQEZ)	16.70 Acres		
Wetland/Inundation zone (WQEZ)	0.00 Acres		
Deduction subtotal:	27.52 Acres		
Upland area (Gross area minus total deductions):	1.86 Acres		
Net Site Area Calculation:			
Area of Upland with Slopes 0-15%	0.00 ac	x 100% =	0.00 Acres
Area of Upland with Slopes 15-25%	0.00 ac	x 40% =	0.00 Acres
Area of Upland with Slopes 25-35%	0.00 ac	x 20% =	0.00 Acres
Area of Upland with Slopes > 35%	0.00 ac	x 70% =	0.00 Acres
Net Site Area (proposed):	1.86 Acres		
APPENDIX G-1: IMPERVIOUS COVER			
Allowable Impervious Cover:			
Impervious cover allowed at	30.00% x WQZ =	5.01 Acres	
Impervious cover allowed at	60.00% x WQZ =	2.72 Acres	
Deductions for postmaster roadway:	0.00 ac		
Total impervious cover:	380.278 af		2.72 Acres
Allowable Impervious Cover Breakdown by Slope Category:			
Total coverage 0-15%:	4.06 ac	x 30% =	3.72 Acres
Total coverage 15-25%:	0.00 ac	x 40% =	0.00 Acres
Total coverage 25-35%:	0.00 ac	x 20% =	0.00 Acres
Total coverage > 35%:	0.00 ac	x 70% =	0.00 Acres
Proposed Total Impervious Cover:			
Impervious cover in WQZ:	0.00 ac		0.00 Acres
Impervious cover in Upland Zone:	0.00 ac		0.00 Acres
Proposed impervious cover:	0.00 ac		0.00 Acres
Proposed Impervious Cover on Slopes			
Slope Category	Actual	% of	Category
0-15%	4.06	0.00	0.00%
15-25%	0.00	0.00	0.00%
25-35%	0.00	0.00	0.00%
Over 35%	0.00	0.00	0.00%
Total Site Area	4.06	0.00	0.00%

NOTE: THERE ARE NO EXISTING BUILDINGS WITHIN 50 FT. OF THE PROPOSED WASTEWATER LINE.

NOTE: DUE TO THE SCALE OF THE SITE PLAN SHEET, ALL EXISTING AMENITIES INCLUDING WALLS, FENCING, SIDEWALKS AND ETC. ARE SHOWN ON THE WASTEWATER PLAN & PROFILE SHEETS 16 - 28.

NOTE: 100 YEAR FLOODPLAIN LINE (100-YFP) IS THE SAME AS THE CRITICAL WATER QUALITY ZONE LINE (CWQZ) UNLESS SHOWN OTHERWISE IN THE PLAN VIEW.

CORRECTION	APPROVED	DATE
CORRECTION	DATE	
NO		

CHAN & PARTNERS, LLC
ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-6150 (PH) • 512-480-9811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. 1-18013

DATE ISSUED:	6/23/2011
DESIGN:	TC
TC	CD
CHECKED:	RC
CADD FILE:	CADD DIRECTORY: 892

SHEET	3
OF	47