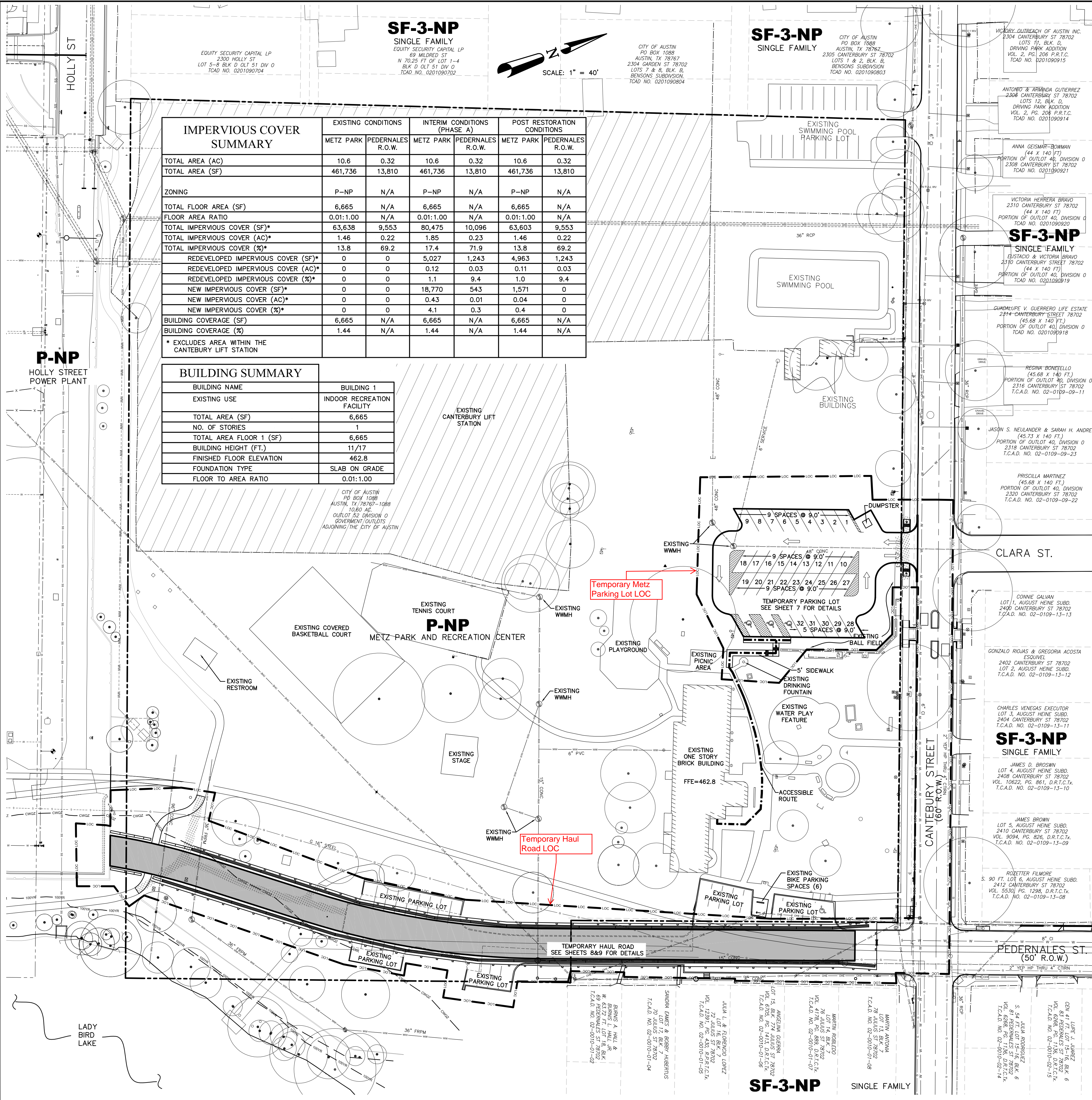


G:\Axiom\Jobs\253\01\253-01TEMP-IMP\Draw\Plans\07-HSTI-0A-SITE.dwg hscott Plotted: October 14, 2010 - 1:45pm Layout: PermitSet  
XREFS: AE-TLBK, 01AC-SUBS, 01AC-BBKT



IMPERVIOUS COVER SUMMARY	EXISTING CONDITIONS		INTERIM CONDITIONS (PHASE A)		POST RESTORATION CONDITIONS	
	METZ PARK R.O.W.	PEDERNALES R.O.W.	METZ PARK R.O.W.	PEDERNALES R.O.W.	METZ PARK R.O.W.	PEDERNALES R.O.W.
TOTAL AREA (AC)	10.6	0.32	10.6	0.32	10.6	0.32
TOTAL AREA (SF)	461,736	13,810	461,736	13,810	461,736	13,810
ZONING	P-NP	N/A	P-NP	N/A	P-NP	N/A
TOTAL FLOOR AREA (SF)	6,665	N/A	6,665	N/A	6,665	N/A
FLOOR AREA RATIO	0.01:1.00	N/A	0.01:1.00	N/A	0.01:1.00	N/A
TOTAL IMPERVIOUS COVER (SF)*	63,638	9,553	80,475	10,096	63,603	9,553
TOTAL IMPERVIOUS COVER (AC)*	1.46	0.22	1.85	0.23	1.46	0.22
TOTAL IMPERVIOUS COVER (%)	13.8	69.2	17.4	71.9	13.8	69.2
REDEVELOPED IMPERVIOUS COVER (SF)*	0	0	5,027	1,243	4,963	1,243
REDEVELOPED IMPERVIOUS COVER (AC)*	0	0	0.12	0.03	0.11	0.03
REDEVELOPED IMPERVIOUS COVER (%)	0	0	1.1	9.4	1.0	9.4
NEW IMPERVIOUS COVER (SF)*	0	0	18,770	543	1,571	0
NEW IMPERVIOUS COVER (AC)*	0	0	0.43	0.01	0.04	0
NEW IMPERVIOUS COVER (%)	0	0	4.1	0.3	0.4	0
BUILDING COVERAGE (SF)	6,665	N/A	6,665	N/A	6,665	N/A
BUILDING COVERAGE (%)	1.44	N/A	1.44	N/A	1.44	N/A

BUILDING SUMMARY	
BUILDING NAME	BUILDING 1
EXISTING USE	INDOOR RECREATION FACILITY
TOTAL AREA (SF)	6,665
NO. OF STORIES	1
TOTAL AREA FLOOR 1 (SF)	6,665
BUILDING HEIGHT (FT.)	11/17
FINISHED FLOOR ELEVATION	462.8
FOUNDATION TYPE	SLAB ON GRADE
FLOOR TO AREA RATIO	0.01:1.00

PHASE A - CITY OF AUSTIN CONSTRUCTION SEQUENCING (GENERALIZED)\*  
\*See Sheets G009 and G010 and Specifications for Detailed Sequence of Construction

- Call Department of Public Works and Transportation (DPWT), Construction Inspection, 974-7161, 48 hours prior to beginning any work. Call the One Call Center at (800)344-8377, for utility locations and obtain permit for any work within City of Austin R.O.W.
- Install temporary erosion controls and tree protection as indicated on the approved site plan prior to any clearing and grubbing. Notify DPWT, Construction Inspection Division, when installed.
- Environmental Site Manager provides 72 hour notification of the Environmental Inspection Section of the Watershed Protection and Development Review Dept. at 974-2278 and schedules a pre-construction coordination meeting to be held on the site.
- Evaluate erosion control installation and review construction schedule with the erosion control plan.
- Install temporary parking lot.
- Install temporary haul road.
- Inspect and maintain controls weekly and prior to anticipated rainfall events, and after rainfall events.
- Environmental Site manager schedules a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall be the City Inspector, Project Engineer, General Contractor and the Environmental Site Manager. Identify anticipated completion date and coordinate final construction sequence and inspection schedule with Environmental Inspector.
- Revegetate disturbed areas.
- Complete any necessary final dress.
- Project engineer inspects job and writes concurrence letter and submits the letter to the City. Final inspection is scheduled upon the receipt of the concurrence letter.
- Remove and dispose of temporary erosion controls surrounding temporary parking lot. All other temporary erosion controls including inlet protection filters on Canterbury Street shall remain in place and be maintained throughout the Holly Street Power Plant decommission and restoration phases.

#### CITY OF AUSTIN SITE PLAN RELEASE NOTES

- 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.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- Additional electric easements may be required at a later date.
- Water and wastewater service will be provided by the City of Austin.
- All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statutes enacted by the State concerning condominiums.
- For driveway construction: The contractor is responsible for all costs for relocation of, or damage to utilities.
- For construction within the right-of-way, a ROW excavation permit is required.

#### ACCESSIBILITY NOTES

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

#### MOTOR VEHICLE PARKING SUMMARY \*

\* CALCULATIONS PER SP-04-0026C

LAND USE	AREA (S.F.)	PARKING RATIO (SP/S.F.)	REQUIRED REDUCTION BY ZONING		REDUCED REQUIRED SPACES
			APPENDIX A	(20%)	
PARK/RECREATION CENTER	6,665	1/500	14	2	12
			14		12

PARKING TYPE	REQUIRED	PROVIDED
STANDARD HANDICAPPED PARKING	0	1
VAN ACCESSIBLE PARKING	1	2
COMPACT PARKING	0	0
STANDARD PARKING	12	32
TOTAL	13	35
ON-SITE BICYCLE SPACES	5	6

#### LEGEND

— W —	EXISTING WATER
— WW —	EXISTING WASTEWATER
— SS —	EXISTING STORMSEWER
— CHE —	EXISTING ELECTRIC
— G —	EXISTING GAS
— CWQZ —	CRITICAL WATER QUALITY ZONE
— 100YR —	100-YEAR FLOODPLAIN
— LOC —	LIMITS OF CONSTRUCTION
— X —	EXISTING FENCE
— . . . —	ACCESSIBLE ROUTE

"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 DESIGN ENGINEER."

SITE PLAN APPROVAL Sheet 00 of 33  
FILE NO: SP-2010-0137C APPLICATION DATE: 05/21/2010  
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE AUSTIN CITY CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: S. GRAHAM  
PROJECT EXPIRATION DATE (ORD.#97905-A) DWPZ DOZ

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLAINTANCE ZONING P-NP  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISION DESCRIPTION

REV. NO. BY DATE

10/13/10

AXIOM ENGINEERS, P.C.

13276 Research Blvd Suite 208  
Austin, Texas 78750  
Tel: (512) 596-8377  
Fax: (512) 596-8377  
www.axiomtx.com  
Texas P.E. License No. 443

HOLLY STREET POWER PLANT DECOMMISSIONING  
TEMPORARY OFF-SITE IMPROVEMENTS  
2319 1/2 CANTERBURY STREET  
AUSTIN, TEXAS 78702

PHASE A OVERALL SITE PLAN

NOTES

NAME

DATE

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

SCALE:

SHEET NUMBER

C-111  
6 OF 33

C.O.A. CASE NO. SPC-2010-0137C