COMPATIBILITY STANDARDS NOTES:

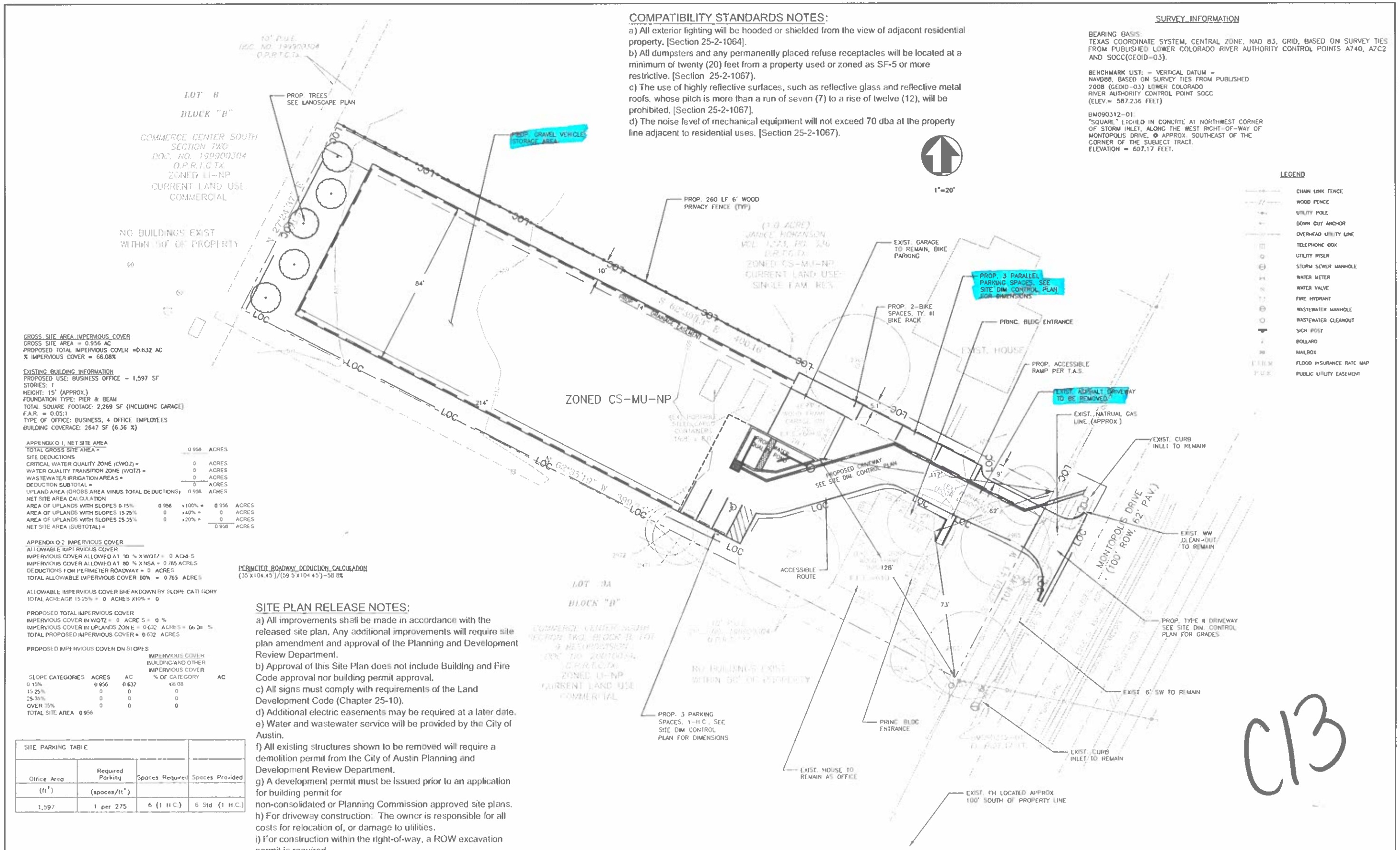
a) All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1064].
b) All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive. [Section 25-2-1067).
c) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
d) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067).

SURVEY INFORMATION

BEARING BASIS:
TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, GRID, BASED ON SURVEY TIES FROM PUBLISHED LOWER COLORADO RIVER AUTHORITY CONTROL POINTS A740, AZC2 AND SOCC(GEOID=03).

BENCHMARK LIST: = VERTICAL DATUM –
NAVD88, BASED ON SURVEY TIES FROM PUBLISHED
2008 (GEOID-03) LOWER COLORADO
RIVER AUTHORITY CONTROL POINT SOCC
(ELEV.= 587.236 FEET)

BM090312-01
"SQUARE" ETCHED IN CONCRTE AT NORTHWEST CORNER OF STORM INLET, ALONG THE WEST RIGHT-OF-WAY OF MONTOPOLIS DRIVE, @ APPROX. SOUTHEAST OF THE CORNER OF THE SUBJECT TRACT.
ELEVATION = 607.17 FEET.



GROSS SITE AREA IMPERVIOUS COVER
GROSS SITE AREA = 0.956 AC
PROPOSED TOTAL IMPERVIOUS COVER =0.632 AC
% IMPERVIOUS COVER = 66.08%

EXISTING BUILDING INFORMATION
PROPOSED USE: BUSINESS OFFICE – 1,597 SF
STORIES: 1
HEIGHT: 15' (APPROX.)
FOUNDATION TYPE: PIER & BEAM
TOTAL SQUARE FOOTAGE: 2,269 SF (INCLUDING GARAGE)
F.A.R. = 0.05:1
TYPE OF OFFICE: BUSINESS, 4 OFFICE EMPLOYEES
BUILDING COVERAGE: 2647 SF (6.36 %)

APPENDIX Q 1, NET SITE AREA

TOTAL GROSS SITE AREA =	0.956			ACRES
SITE DEDUCTIONS				
CRITICAL WATER QUALITY ZONE (CWQZ) =	0			ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) =	0			ACRES
WASTEWATER IRRIGATION AREAS =	0			ACRES
DEDUCTION SUBTOTAL =	0			ACRES
UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS)	0.956			ACRES
NET SITE AREA CALCULATION				
AREA OF UPLANDS WITH SLOPES 0-15%	0.956	x100% =	0.956	ACRES
AREA OF UPLANDS WITH SLOPES 15-25%	0	x40% =	0	ACRES
AREA OF UPLANDS WITH SLOPES 25-35%	0	x20% =	0	ACRES
NET SITE AREA (SUBTOTAL) =			0.956	ACRES

APPENDIX Q 2 IMPERVIOUS COVER
ALLOWABLE IMPERVIOUS COVER
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 0.765 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER 80% = 0.765 ACRES

PERIMETER ROADWAY DEDUCTION CALCULATION
(35 X 104.45')/(59.5 X 104.45')=58.8%

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0 ACRES X10% = 0

PROPOSED TOTAL IMPERVIOUS COVER
IMPERVIOUS COVER IN WQTZ = 0 ACRES = 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 0.632 ACRES = 66.08 %
TOTAL PROPOSED IMPERVIOUS COVER = 0.632 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	AC	IMPERVIOUS COVER BUILDING AND OTHER IMPERVIOUS COVER % OF CATEGORY	AC
0-15%	0.956	0.632	66.08	
15-25%	0	0	0	
25-35%	0	0	0	
OVER 35%	0	0	0	
TOTAL SITE AREA	0.956			

SITE PARKING TABLE			
Office Area	Required Parking	Spaces Required	Spaces Provided
(ft²)	(spaces/ft²)		
1,597	1 per 275	6 (1 H.C.)	6 Std (1 H.C.)

SITE PLAN RELEASE NOTES:

a) 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.
b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
d) Additional electric easements may be required at a later date.
e) Water and wastewater service will be provided by the City of Austin.
f) All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
g) A development permit must be issued prior to an application for building permit for
non-consolidated or Planning Commission approved site plans.
h) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
i) For construction within the right-of-way, a ROW excavation permit is required.

REVISIONS					
NO.	DESCRIPTION	BY	DATE	APPR.	DATE

REGISTERED ENGINEER
STATE OF TEXAS

DONALD D. JONES, P.E.
C.O.R.:#F-12176 REG. #100918

STATE OF TEXAS
DONALD DUANE JONES
113932
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN

SOUTHERN DATACOM INC. SITE IMPROVEMENTS
3508 MONTOPOLIS DRIVE

Watershed
Civil Engineering
[illegible]
Phone [illegible]
Fax [illegible]

SCALE:
HORIZ. 1":20'
VERT. N/A
DATE:
February, 2014

SHEET NO. 2 OF 12

SP-2013-0185D