ZONING:	CS-CO
PROPOSED LAND USE:	CONVENIENCE STORAGE
FOUNDATION TYPE:	SLAB
PAVEMENT:	CONCRETE
BUILDING HEIGHTS:	39'
STORIES:	3 STORIES
BUILDING FOOTPRINTS:	37,000 SQ FT

BUILDING SQUARE FOOTAGE BREAKDOWN BY USE:

	CONVENIENCE STORAGE	GROSS SQ FT
BUILDING	55,500	55,500
BUILDING 2	55,500	55,500
TOTAL	111,000	111,000

PARKING CALCULATIONS	PERMITTED / REQUIRED	TOTAL PROVIDED
CONVENIENCE STORAG	28	29
HANDICAPPED[2]	2	2
COMPACT[3]	8	4
BICYCLE[4]	2	2

[1] 1 space / 4,000 SF
[2] 2% minimum
[3] 30% maximum
[4] 2 spaces

IMPERVIOUS COVER	ACRES	SQ. FT.	PERCENT	PERMITTED
TOTAL SITE AREA	12.27	534,380	100%	
BUILDING COVERAGE	0.86	37,265	6.97%	
SIDEWALK IMPERVIOUS COVER	0.07	2,985	0.56%	
PARKING LOT & DRIVEWAY IMPERVIOUS COVER	0.60	26,338	4.93%	
OTHER	0.00	0	0.00%	
TOTAL IMPERVIOUS COVER	1.53	66,588	12.46%	15% MAX
NATURAL AREA *	8.70	379,124	71.00%	40% MIN.
PRIVATE COMMON AREA **	0.28	12,403	2.32%	2% MIN
TURF/LANDSCAPED AREA ***	0.54	23,362	4.00%	15% MAX

AT LEAST FORTY PERCENT (40%) OF THE SITE, EXCLUDING DEDICATED RIGHT-OF-WAY, SHALL BE LEFT IN A NATURAL STATE. (SECTION 25-2-1025) SUBCHAPTER E SECTION 2.7
PER PLAT NOTE 24

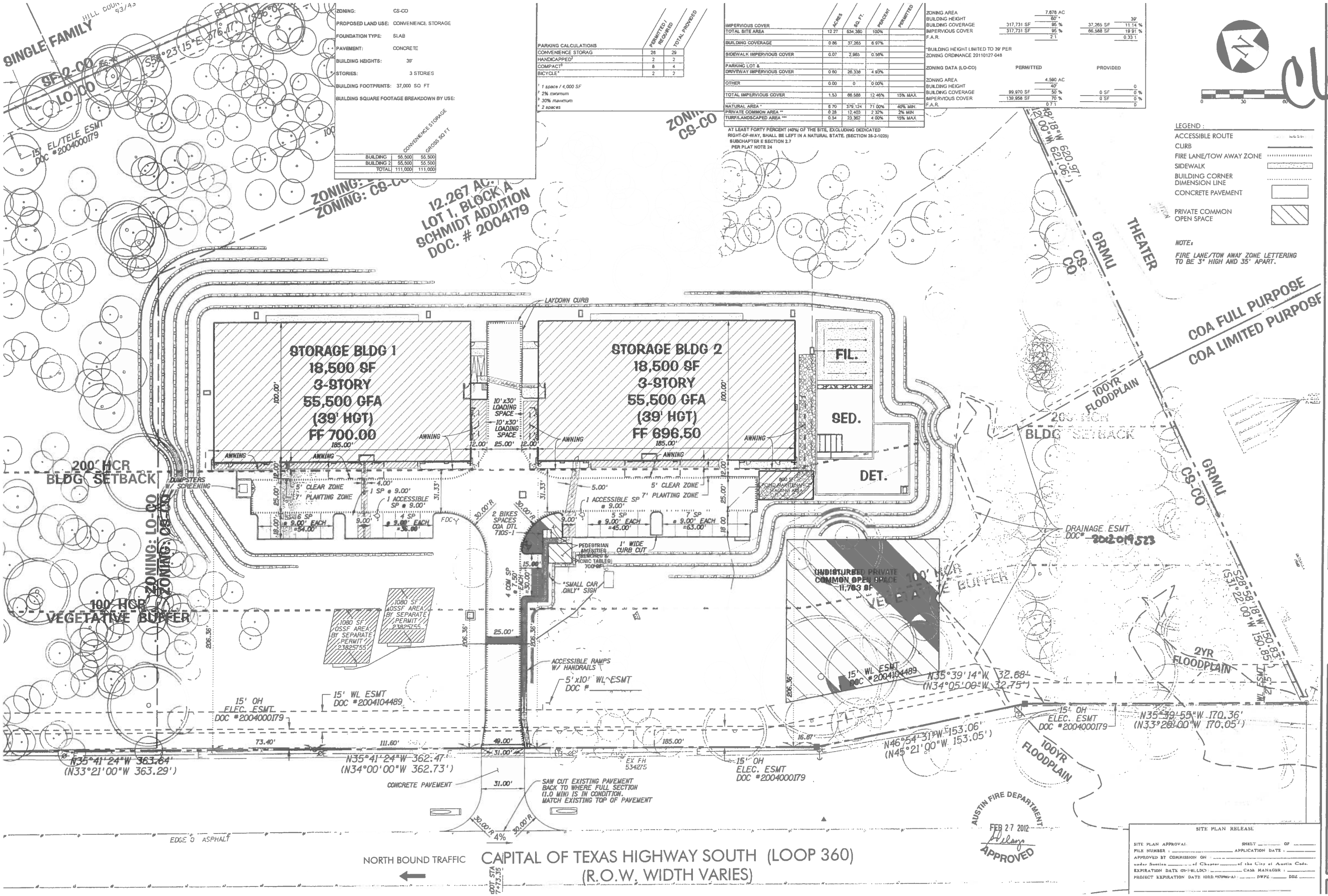
ZONING AREA		7.678 AC		
BUILDING HEIGHT		60' *		39'
BUILDING COVERAGE	317,731 SF	95 %	37,265 SF	11.14 %
IMPERVIOUS COVER	317,731 SF	95 %	66,588 SF	19.91 %
F.A.R.		2:1		0.33:1

*BUILDING HEIGHT LIMITED TO 39' PER ZONING ORDINANCE 20110127-048

ZONING DATA (LO-CO)	PERMITTED		PROVIDED	
ZONING AREA		4.590 AC		
BUILDING HEIGHT		40'		0
BUILDING COVERAGE	99,970 SF	50 %	0 SF	0 %
IMPERVIOUS COVER	139,958 SF	70 %	0 SF	0 %
F.A.R.		0.7:1		0

LEGEND :
- ACCESSIBLE ROUTE
- CURB
- FIRE LANE/TOW AWAY ZONE
- SIDEWALK
- BUILDING CORNER DIMENSION LINE
- CONCRETE PAVEMENT
- PRIVATE COMMON OPEN SPACE

NOTE:
FIRE LANE/TOW AWAY ZONE LETTERING TO BE 3" HIGH AND 35' APART.



AUSTIN FIRE DEPARTMENT
FEB 27 2012
APPROVED

SITE PLAN RELEASE
SITE PLAN APPROVAL SHEET ___ OF ___
FILE NUMBER : ___ APPLICATION DATE :
APPROVED BY COMMISSION ON ___
under Section ___ of Chapter ___ of the City of Austin Code.
EXPIRATION DATE (25-5-81, LDC) : ___ CASE MANAGER :
PROJECT EXPIRATION DATE (ORD. #970905-A) : ___ DWPZ ___ DDZ ___

DRAFTING | DESIGN | STANDARDS | QUALITY

Loop 360 Climatized Self Storage
SITE IMPROVEMENTS
2631 SOUTH CAPITAL OF TX HWY NB
CITY OF AUSTIN

STATE OF TEXAS
ALEX G. CLARKE
65100
REGISTERED PROFESSIONAL ENGINEER
2/2/2012

LC LONGARO CLARKE Consulting Engineers
Land Development • Stormwater Management • Water Resources
7500 North Capital of Texas Highway Building A • Suite 250 Austin, Texas 78731
(512) 300-0228 • www.LongaroClarke.com • TBPE Reg. No. F-544

SP1