TOTAL AREA OF SITE (SF)	105,141
ZONING DISTRICT P:	
TOTAL FLOOR TO AREA RATIO	0
TOTAL IMPERVIOUS COVER (SF)	14,538
TOTAL IMPERVIOUS COVER (%)	13.8%
TOTAL BUILDING COVERAGE (SF)	0 SF
TOTAL BUILDING COVERAGE (%)	0%
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	13.8%

LEGEND

- LOC LOC — LIMITS OF CONSTRUCTION
- COA FULLY DEVELOPED 100 YEAR FLOODPLIN
- COA FULLY DEVELOPED 100 YEAR FLOODPLIN
- PROPERTY LINE
- AIRPORT OVERLAY ZONE

N

0' 30' 60' SCALE

NOTES:

1. ALL SLOPES ON-SITE ARE 0-15%.
2. THIS PROPERTY IS WITHIN THE AIRPORT OVERLAY ZONE AO-2 AND AO-3. DEVELOPEMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTION 25-13-23 ARE PROHIBITED. NOISE LEVEL REDUCTION MEASURES MAY BE REQUIRED FOR CERTAIN NEW STRUCTURES.
3. THE SITE IS COMPOSED OF 9 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA # _____.
4. NO STORAGE OF SPOILS WILL BE ALLOWED ON-SITE.
5. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
6. ~~CONTRACTOR MAY NOT PERFORM ANY WORK ON PRIVATE PROPERTY UNTIL AN EASEMENT HAS BEEN OBTAINED BY CITY OF AUSTIN REAL ESTATE DIVISION AND NOTICE FROM PUBLIC WORKS THAT CONSTRUCTION MAY BEGIN IS RECEIVED.~~
7. WATER METER AT LOCATION SHOWN HAS ALREADY BEEN REMOVED. ABANDON WATER LINES AS SHOWN IN DEMOLITION PLAN, C-15.
8. DISTURBANCE OF GROUND OUTSIDE LOC WILL NOT BE PAID BY COA.
9. WASTEWATER SERVICES HAVE ALREADY BEEN ABANDONED.

U.S. HIGHWAY 183 (R.O.W. VARIES)

COA FULLY DEVELOPED 100-YEAR FLOODPLAIN

COA FULLY DEVELOPED 25-YEAR FLOODPLAIN

PROPOSED TxDOT R.O.W.

HWY 71-AIRPORT PARTNERS, L.P. DOC. 2003296353 (0.1386 AC.)

P.U.E.- CITY OF AUSTIN- TRACT C VOL. 10153 PG. 741 RPRTC

GRAVEL DRIVE

ACCESS EASEMENT DOC.2007049147 (0.037 AC.)

WASTEWATER AND ACCESS ESMT. DOC. 2007048146 (0.060 AC.)

GRAVEL PARKING AREA

SHAFT CONNECTION DETAIL 2/C-11

FUTURE SHAFT (BY OTHERS)

VACUUM RELIEF DAMPER

CITY OF AUSTIN DOC. 2007048144 GSO (0.369 AC.) (TUNNEL SHAFT AND ODOR CONTROL FACILITY)

BRUCE ANTON VOL. 13071, PG. 1845 RPRTC (EX. 663 AC. LESS AND EXCEPT 0.230 AC. LEAVING NET 21.233 AC.) TCAD 0307200316

72" FRP AIR SUCTION

72" WYE (FUTURE SHAFT CONNECTION)

STA. 4+08.05 INSTALL 90° BEND LT.

STA. 6+96.70 INSTALL 90° BEND RT.

SAN-SEWER ESMT. VOL. 10153 PG. 741

ELECTRIC BREAKER BOX PANEL SUPPORTED BY TWO POWER POLES

EXIST. ODOR CONTROL FACILITY TO BE DEMOLISHED SEE SHEET C-15

ACCESS ESMT. DOC. 2012015713 (0.0206 AC.)

EASEMENT CROSSING SEE NOTE 6

30' GAS PIPELINE ESMT. RE: LO-VACA GATHERING CO. VOL. 2725, PG. 95, DRTC

SALT FENCE

BIOFILTER CELLS SEE SHEET C-05

3/S-05 PIPE GUIDE (TYP.)

RESUBDIVISION OF LOT 1, BLOCK 1, BERGSTROM DOWNS NO. 1 BK. 59, PG. 11 P.R.T.C.

WARNING! HIGH PRESSURE PIPELINE EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION FROM ENTERPRISE PRODUCTS OPERATING LLC

WARNING: OVERHEAD ELECTRICAL LINES

UPLANDS ZONE WQTZ

5' P.U.E. PER PLAT BK. 5 PG. 2

BERGSTROM DOWNS NO. 1 BK. 5, PG. 2 P.R.T.C.

BLOCK 1

63'x55' FAN PAD

20' R. (TYP.)

BELOW GRADE

SCREENING WALL 16' HIGH SPLIT FACE BLOCK

INV. EL. 455.21

72" AIR

FAN

30" ISOLATION DAMPER (TYP.-4)

7' R. (TYP.)

RESUBDIVISION OF LOT 10 AND 11, BLOCK 5 OF BERGSTROM DOWNS NO. 1 BK. 4, PG. 47 P.R.T.C.

LOURIE STREET (50' R.O.W.)

STA. 2+78.60 INSTALL 90° BEND RT.

2/S-05 PIPE ANCHOR (TYP.)

GRAVEL DRIVE

PATTON AVENUE (50' R.O.W.)

POWER EQUIPMENT CENTER

CONNECT PAVING TO EXIST. DRIVES

12/C-12 WIRE ROPE FENCE

MULTIPLE DRIVEWAYS TO BE DEMOLISHED SEE SHEET C-15

CONNECT PAVING TO EXIST. DRIVE

SEE NOTE 7

SEE NOTE 7

SEE NOTE 7

4/S-1 BUMPER CURB C-14 SPACE 6" APART (TYP.)

ZONE AO-3

ZONE AO-2

4 INSTALL BOLLARDS TO PROTECT WATER MAIN SEE SHEET C-10

WQTZ CWQZ

GIS GRID NUMBER: M19

SITE PLAN APPROVAL SHEET 5 OF 56

FILE NUMBER: SPC-2011-0203C APPLICATION DATE: JULY 22, 2011

APPROVED BY COMMISSION ON: N/A UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER DONNA GALATI

PROJECT EXPIRATION DATE (ORD.8970905-A) _____ DWPZ _____ DDZ YES

Director, Planning and Development Review

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat 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 Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	BY	DATE	REVISION DESCRIPTION
1	EJD	10/29/11	2ND SUBMITTAL
2	EJD	11/29/11	3RD SUBMITTAL
3	EJD	3/2/12	4TH RESUBMITTAL

STATE OF TEXAS 79684 REGISTERED PROFESSIONAL ENGINEER BRIAN J. DAWSON

PARSONS WATER & INFRASTRUCTURE INC. TBPE REGISTRATION #8006

PARSONS

PARSONS WATER & INFRASTRUCTURE INC. F-8006

AUSTIN WATER UTILITY

GOVALLE TUNNEL CENTRALIZED ODOR CONTROL PROJECT

PROPOSED SITE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY	SDM	12/11
CHECKED BY	KMK	12/11
DESIGNED BY	EJD	12/11
REVIEWED BY	TN	12/11

SCALE: 1"=30'

CADD REF. NO.: 260511

CADD DIR.:

DRAWING: C-01

SHEET NUMBER 5 OF 56

SPC-2011-0203C

C3