SITE SUMMARY

PROJECT NAME: TOP GOLF AUSTIN, TEXAS
SITE ADDRESS: 11205 BURNET ROAD
CURRENT ZONING: NORTH BURNET GATEWAY
LEGAL DESCRIPTION: LOT 8 OF THE RESUBDIVISION OF LOTS 1A AND 2A, BLOCK "A" AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A" IBM SUBDIVISION EAST
OWNER: ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY, ONE OAKBROOK TERRACE, SUITE 300, OAKBROOK TERRACE, ILLINOIS 60181, (630) 599-9100
OWNER'S AGENT: BURY+PARTNERS, INC.
ARCHITECT: JHP ARCHITECTURE 8340 MEADOW ROAD, SUITE 150, DALLAS, TEXAS 75231, (214) 363-5687
ENGINEER: BURY+PARTNERS, INC. 221 WEST SIXTH STREET, SUITE 600, AUSTIN, TEXAS 78701, (512) 328-0011, CONTACT: JOSEPH I. ISAJA, P.E.

ALLOWED FLOOR TO AREA RATIO = 1:1
PROPOSED FLOOR TO AREA RATIO = 0.11:1
PROPOSED FINISHED FLOOR ELEVATION =793.0 (L3), 778.0 (L2), 785.0 (L1)
PROPOSED FOUNDATION: PIER AND BEAM

TOTAL GROSS SITE AREA = 14.212 ACRES
TOTAL IMPERVIOUS COVER = 397,907 S.F. 64.28%
TOTAL BUILDING COVERAGE = 24,184 S.F.
TOTAL BUILDING SQ. FT. = 70,941 S.F.
TOTAL OPEN SPACE AREA = 0.30 ACRES

SITE DATA	
IMPERVIOUS COVER	
TOTAL EXISTING	0.00% (14.212 AC.)
SIDEWALKS	2.61% (0.357 AC.)
BUILDING	3.91% (0.555 AC.)
PAVEMENT	20.40% (2.899 AC.)
TURF	28.43% (4.040 AC.)
ROADWAY	9.03% (1.284 AC.)
TOTAL PROPOSED	64.28% (9.135 AC.)

BUILDING DATA

BLDG. NO.	STORIES	BLDG. HEIGHT	F.F. ELEV.	FOUNDATION	BLDG. COVERAGE S.F.	TOTAL BLDG. S.F.	USE
1	3	57'-3"	765.0	PIER AND BEAM	24,184 3.90%	16,831	RESTAURANT GENERAL
1	3	57'-3"	765.0	PIER AND BEAM	24,184 3.90%	54,110	INDOOR SPORTS AND RECREATION
TOTAL SQUARE FOOTAGE OF ALL BUILDINGS ON SITE = 70,941 S.F.							

GROSS FLOOR AREA	
BUILDING 1	
FLOOR 1	22,509 S.F.
FLOOR 2	24,184 S.F.
FLOOR 3	24,248 S.F.
TOTAL	70,941 S.F.

PARKING DATA

REQUIRED

USE	UNITS/S.F.	RATIO	SPACES
GOLF DRIVING RANGE	102 Bays	1 / 1 TEEBOX	102
INDOOR SPORTS AND RECREATION	22,220	1 / 500 SF	45
RESTAURANT	16,831	1 / 75 SF	225
SUBTOTAL			372
60% NON-RESIDENTIAL *			224
100% NON-RESIDENTIAL *			372

* PER NORTH BURNET/GATEWAY ZONING DISTRICT STANDARDS, SECTION 4.4.2, REQUIRED PARKING IS 60% AT A MINIMUM AND 100% AT A MAXIMUM FOR NON-RESIDENTIAL USES.

PROVIDED

TYPE	SPACES
REGULAR (OFF-STREET)	333
PARALLEL (OFF-STREET)	0
HANDICAP TOTAL	8
TOTAL	341
BICYCLE - 5 MIN. OR 5% OF TOTAL REQ'D	20

ORDINANCE REQUIREMENTS

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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

COMPATIBILITY

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20 REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. %
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. 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.

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
   A. RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS); OR
   B. INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE E.T.J.), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
7. DEVELOPER INFORMATION
   ____ OWNER: PHONE # (630) 599-9100 ADDRESS ONE OAKBROOK TERRACE, SUITE 300 OAKBROOK TERRACE, ILLINOIS 60181
   ____ OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
   BURY+PARTNERS, INC. PHONE # (512) 328-0011
   ____ PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
   ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY PHONE # (630) 599-9100
   ____ PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
   ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY PHONE # (630) 599-9100
8. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE, SIDEWALK, DRIVEWAY, CURB & GUTTER, OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUACHES, CUTS, CRACKING, DEPRESSIONS, AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE REPAIRS WILL BE INCLUDED IN THE TOTAL AREA OF RESTORATION. THESES AREAS SHALL BE SAW CUT IN STRAIGHT, NEAT LINES, PARALLEL TO THE EXCAVATION OR UTILITY TRENCH AND TO THE NEXT EXISTING JOINT FOR SIDEWALKS AND CURB & GUTTER. ALL SUCH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSES AND SHALL MEET ALL CITY TESTING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINE(S) NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.
8. FOR UNDERGROUND MAINS FEEDING SPRINKLER SYSTEMS, THE MAIN MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, NFPA 13, AND THE FIRE CODE, AND THE INSTALLER MUST BE LICENSED BY THE STATE FIRE MARSHAL'S OFFICE AS A SPRINKLER CONTRACTOR. FOR UNDERGROUND MAINS FEEDING HYDRANTS ONLY, THE MAIN MUST BE INSTALLED AND TESTED IN COMPLIANCE WITH NFPA 24, AND THE FIRE CODE.

CITY OF AUSTIN ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE TO THE BUILDING(S) AND WILL NOT BE LOCATED SO AS

LOT 1

APPENDIX Q-1

NET SITE AREA:
TOTAL GROSS SITE AREA =1.143 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) =1.143 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% 1.143 X100% = 1.143 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% 0.000 X40% = 0.000 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% 0.000 X20% = 0.000 ACRES
NET SITE AREA (SUBTOTAL) = 1.143 ACRES

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 0.914 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL IMPERVIOUS COVER = 0.914 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.000 ACRES X 10% = 0.000

PROPOSED TOTAL IMPERVIOUS COVER:
IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 0.026 ACRES= 2.27 %
TOTAL PROPOSED IMPERVIOUS COVER = 0.026 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS / ROADWAYS AC.	% OF CATEGORY
0-15%	1.143	0.026	2.27%	0	0
15-25%	0	0	0	0	0
25-35%	0	0	0	0	0
OVER 35%	0	0	0	0	0

TOTAL SITE AREA 1.143

LOT 3

APPENDIX Q-1

NET SITE AREA:
TOTAL GROSS SITE AREA =1.184 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) =1.184 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% 1.184 X100% = 1.184 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% 0.000 X40% = 0.000 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% 0.000 X20% = 0.000 ACRES
NET SITE AREA (SUBTOTAL) = 1.184 ACRES

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 0.947 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL IMPERVIOUS COVER = 0.947 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.000 ACRES X 10% = 0.000

PROPOSED TOTAL IMPERVIOUS COVER:
IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 0.058 ACRES= 4.90 %
TOTAL PROPOSED IMPERVIOUS COVER = 0.058 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS / ROADWAYS AC.	% OF CATEGORY
0-15%	1.184	0.058	4.90%	0	0
15-25%	0	0	0	0	0
25-35%	0	0	0	0	0
OVER 35%	0	0	0	0	0

TOTAL SITE AREA 1.184

LOT 9

APPENDIX Q-1

NET SITE AREA:
TOTAL GROSS SITE AREA =0.022

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) =0.022 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% 0.022 X100% = 0.022 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% 0.000 X40% = 0.000 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% 0.000 X20% = 0.000 ACRES
NET SITE AREA (SUBTOTAL) = 0.022 ACRES

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 0.018 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL IMPERVIOUS COVER = 0.018 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.000 ACRES X 10% = 0.000

PROPOSED TOTAL IMPERVIOUS COVER:
IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 0.007 ACRES= 31.82 %
TOTAL PROPOSED IMPERVIOUS COVER = 0.007 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS / ROADWAYS AC.	% OF CATEGORY
0-15%	0.022	0.007	31.82%	0	0
15-25%	0	0	0	0	0
25-35%	0	0	0	0	0
OVER 35%	0	0	0	0	0

TOTAL SITE AREA 0.022

LOT 2

APPENDIX Q-1

NET SITE AREA:
TOTAL GROSS SITE AREA =1.294 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) =1.294 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% 1.294 X100% = 1.294 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% 0.000 X40% = 0.000 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% 0.000 X20% = 0.000 ACRES
NET SITE AREA (SUBTOTAL) = 1.294 ACRES

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 1.035 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL IMPERVIOUS COVER = 1.035 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.000 ACRES X 10% = 0.000

PROPOSED TOTAL IMPERVIOUS COVER:
IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 0.061 ACRES= 4.71 %
TOTAL PROPOSED IMPERVIOUS COVER = 0.061 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS / ROADWAYS AC.	% OF CATEGORY
0-15%	1.294	0.061	4.71%	0	0
15-25%	0	0	0	0	0
25-35%	0	0	0	0	0
OVER 35%	0	0	0	0	0

TOTAL SITE AREA 1.294

LOT 8 (TOPGOLF)

APPENDIX Q-1

NET SITE AREA:
TOTAL GROSS SITE AREA =14.212 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) =14.212 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% 14.212 X100% = 14.212 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% 0.000 X40% = 0.000 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% 0.000 X20% = 0.000 ACRES
NET SITE AREA (SUBTOTAL) = 14.212 ACRES

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 80 % X NSA = 11.370 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL IMPERVIOUS COVER = 11.370 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.000 ACRES X 10% = 0.000

PROPOSED TOTAL IMPERVIOUS COVER:
IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 9.135 ACRES= 64.28 %
TOTAL PROPOSED IMPERVIOUS COVER = 9.135 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS / ROADWAYS AC.	% OF CATEGORY
0-15%	14.212	7.851	55.24%	1.284	9.03%
15-25%	0.000	0	0	0	0
25-35%	0.000	0	0	0	0
OVER 35%	0.000	0	0	0	0

TOTAL SITE AREA 14.212

LOTS 1, 2, 3

ROADWAY PERIMETER DEDUCTION CALCULATIONS:
R.O.W. WIDTH = 120 FEET
PAVEMENT WIDTH = 60 FEET
R.O.W. WIDTH / PAVEMENT WIDTH = 60'/120' = 50%
MAXIMUM ALLOWABLE IMPERVIOUS COVER = 80%
ROADWAY PERIMETER DEDUCTIONS = 50% < 80% = 0

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 9 of 26
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 ____

Director, Planning and Development Review Department
RELEASED 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.

DATE	NO.	REVISION	APPROVAL

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TBPE Registration Number F-1048
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STATE OF TEXAS — ERICKSON B. MENDOZA — 98066 — LICENSED PROFESSIONAL ENGINEER

SITE PLAN NOTES & DETAILS

TOPGOLF USA, INC AUSTIN, TEXAS
11301 BURNET RD.

ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY

DATE: 1/17/12
DRAWN BY: SE/LB
DESIGNED BY: CBL
REVIEWED BY: JRN
PROJECT NO.: 109777-10001

SHEET 9 OF 26

SP-2011-0216C

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