

FM 2244 (R.O.W. VARIES)

LOT 1, BLOCK A
VINCENT SUBDIVISION
3.182 ACRES

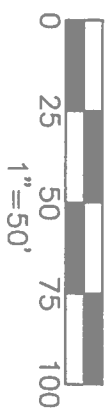
LOT 2, BLOCK A
VINCENT SUBDIVISION
3.182 ACRES

BUILDING B

BUILDING A

WQ POND

DEL POND



AFFORDABLE CLIMATE
CONTROL STORAGE

SITE PLAN EXHIBIT

THE MOORE GROUP

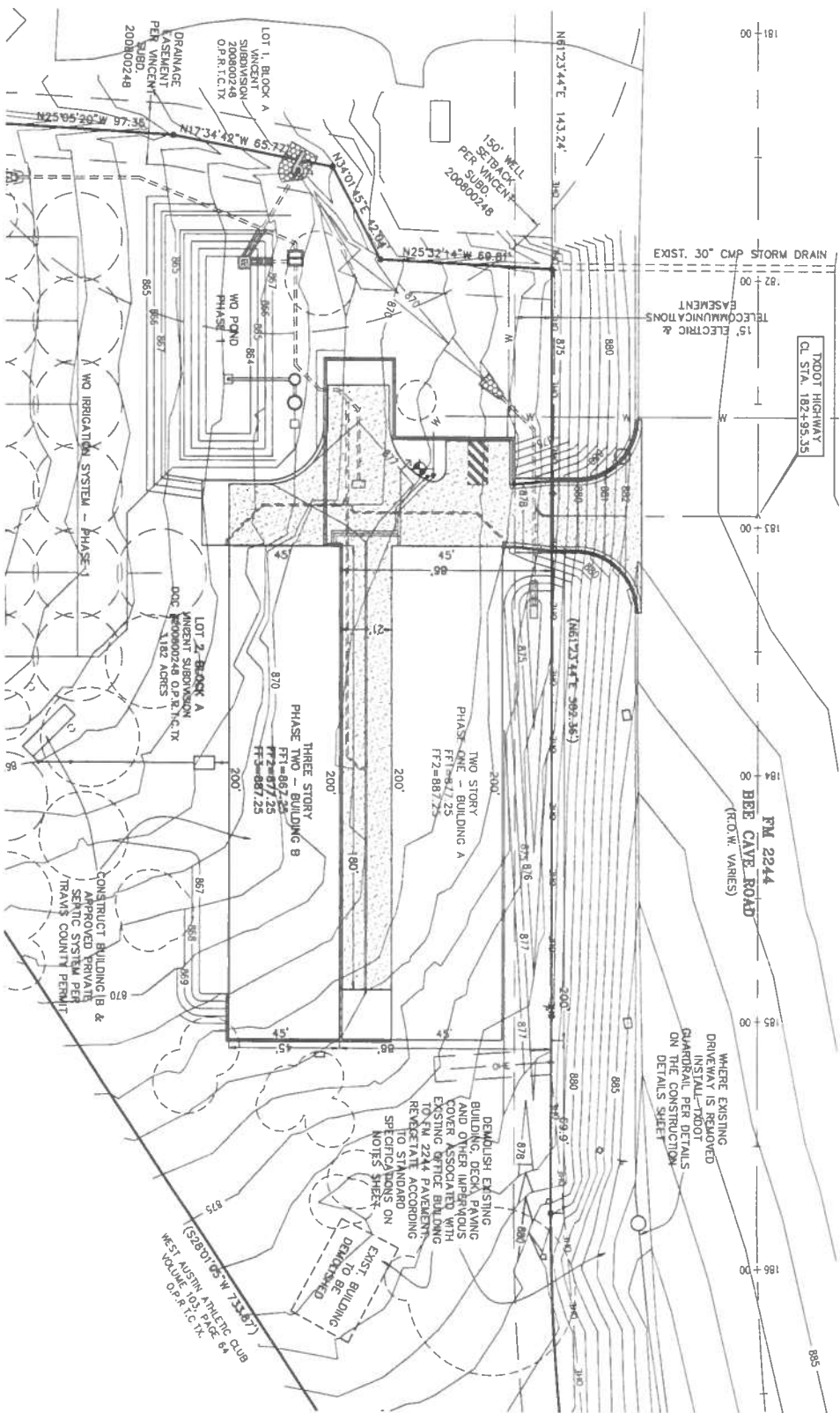
Consulting Engineers
Land Planning
Land Development Services
1000 Cuernavaca Dr.
Austin, Texas 78733
(512) 442-0377
Fax (512) 442-7807

Drawn: MSM
Checked: MSM
Approved: ECM
Date: 7/2/12

ITEM

1

C8



WHERE EXISTING
DRIVEWAY IS REMOVED
INSTALL TYPOT
GUARDRAIL PER DETAILS
ON THE CONSTRUCTION
DETAILS SHEET

DEMOLISH EXISTING
BUILDING, DECK, PAVING
AND OTHER IMPERVIOUS
COVER ASSOCIATED WITH
EXISTING OFFICE BUILDING
TO FM 2244 PAVEMENT,
REVEALATE ACCORDING
TO STANDARD

(S28'D1'05"W 733.6'
WEST AUSTIN ATHLETIC CLUB
VOLUME 103, PAGE 6,
O.P.R.T.C. TX.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	866.47'	15:56:54"	241.74'	121.66'	240.96'	N53°25'16"E

SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. A. ADDITIONAL IMPROVEMENTS WILL REQUIRE THE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW AUTHORITY.
2. APPROVAL OF THE SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL, NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, CHAPTER 23-10.
4. ADDITIONAL ELECTRIC CABLESANTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY PRIVATE WATER METER AND A PRIVATE ON-SITE SEWER SYSTEM, RESPECTIVELY.
6. A REQUIREMENT PERMIT MUST BE ISSUED PRIOR TO ANY APPLICANT FOR BUILDING PERMIT FOR NON-COMMUTATED OR PLANNING COMMISSION APPROVED SITE PLANS.
7. THE APPLICANT FOR CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE FRONT OF THE SPACE, WITH THE FOLLOWING INFORMATION: A. PHYSICAL OR VISUAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT, NATIONAL CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED AT MINIMUM ABOVE THE SIGN, SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
10. PROPOSED BUILDINGS MUST HAVE ROOF SYSTEMS AS SHOWN ON SHEET 12.
11. ALL STORM DRAINAGE UTILITIES SHALL BE IDENTIFIED BY A SIGN, CENTERED AT THE FRONT OF THE SPACE, WITH THE FOLLOWING INFORMATION: A. PHYSICAL OR VISUAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT, NATIONAL CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED AT MINIMUM ABOVE THE SIGN, SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
12. THE APPLICANT FOR CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

PHASE ONE IMPERVIOUS COVER BREAKDOWN

TOTAL SITE AREA = 3.18 ACRES

ALLOWABLE IMPERVIOUS COVER (20% OF NSA) = 0.65 ACRES

• **Financial Distress** = 0.08 months (10.0%)

[illegible]

TOTAL NET SITE AREA (NSA) = 3.16 ACRES

PHASE TWO / FINAL IMPERVIOUS COVER = 0.62 ACRES (19.5% < 20%)

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

NOT FOR CONSTRUCTION

[illegible]

Drawn: MSM
Checked: MSM
Approved: ECM
Date: _____

THE MOORE GROUP



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AFFORDABLE CLIMATE CONTROL STORAGE
SITE DEVELOPMENT
9513 P.M. 2244 ROAD, AUSTIN, TEXAS 78733

PHASE TWO SITE & GRADING PLAN