

**SET MAIN NOTES:**  
 1. All exterior lighting will be hooded or shielded from the view of the street.  
 2. All dumpsters and any temporarily placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SR-5 or more restrictive.  
 3. The use of highly reflective surfaces, such as reflective glass and film of various (V) types, must be more than a inch of waven (7) to a square foot of surface.  
 4. The noise level of mechanical equipment will not exceed 70 dba at the property line.  
 5. Motor and generator services will be provided by the City of Austin.  
 6. All exterior lighting shall be provided by the City of Austin.  
 7. All compact parking spaces shall have "SMALL CAR ONLY" painted in the space.  
 8. Exterior lighting down the second floor is prohibited in the GO, UR, OR, or any other zone, unless specifically approved, when adjacent to an SR-5 or more restrictive zoning district.

**OFFICE BUILDING INFORMATION (A, B, C, D):**  
 BUILDING USE = 64% GEN. OFFICE, 35% PROF. OFFICE  
 GROSS FLOOR AREA = 84,310 SF  
 NUMBER OF STORIES = 3  
 FINISH FLOOR ELEV. = 1,000  
 ACTUAL HEIGHT = 42 FT.  
 FOUNDATION TYPE = PIER & GRADE BEAM

**OFFICE INFORMATION (BUILDINGS A, B, C, D):**  
 BUILDING USE = OFFICE  
 GROSS FLOOR AREA = 4,597 SF  
 FINISH FLOOR ELEV. = 1,000  
 ACTUAL HEIGHT = 30 FT.  
 FOUNDATION TYPE = PIER & GRADE BEAM

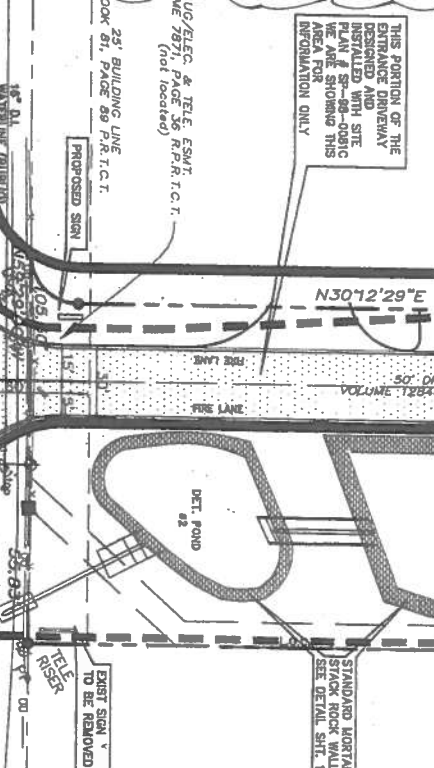
**PARKING INFORMATION:**  
 OFFICE PARKING REQUIRED: 113  
 TOTAL PARKING REQUIRED: 113  
 OFFICE PARKING PROVIDED: 113  
 TOTAL PARKING PROVIDED: 113

**SITE INFORMATION:**  
 TOTAL SITE AREA = 479,180 SQ. FT. (11.00 AC.)  
 NET SITE AREA = 479,180 SQ. FT. (11.00 AC.)  
 TOTAL AREA OF BUILDING = 84,310 SQ. FT. (1.92 AC.)  
 TOTAL AREA OF DRIVEWAYS = 14,970 SQ. FT. (0.34 AC.)  
 TOTAL AREA OF PARKING = 201,500 SQ. FT. (4.62 AC.)

**SITE CALCULATIONS PER PHASE**

PHASE 1	PHASE 2	PHASE 3	PHASE 5	TOTAL
38,360	28,770	19,740	86,310	112,880
2	3	1	1	7
9.5%	10.1%	9.6%	9.6%	9.6%
52	61	41	155	310
86	92	37	184	399
161	148	75	374	762
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0.00	0.04	0.04	0.08	0.16

THIS PORTION OF THE TRACT IS NOT PART OF THE TRACT DESCRIBED IN THE PLAT AND IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE PLAT.  
 THERE ARE NO EXISTING BUILDINGS LOCATED WITHIN 50 FEET OF THIS SITE.



**APPENDIX Q-1 NET SITE AREA**

Total Gross Site Area = 479,180.00 AC  
 Net Site Area (Calculated) = 479,180.00 AC  
 Net Site Area (Standard) = 98,804.00 ACRES

**APPENDIX Q-2 IMPERVIOUS COVER**

Admissible Impervious Cover of 10% + WOTZ = 0.0000%  
 Impervious Cover Exceeding 10% + WOTZ = 0.0000%  
 Deductions for Permitted Paved Area = 0.0000%  
 Total Admissible Impervious Cover = 0.0000% (0.00%)

Admissible Impervious Cover Exceeding 10% + WOTZ = 0.0000%  
 Impervious Cover Exceeding 10% + WOTZ = 0.0000%  
 Deductions for Permitted Paved Area = 0.0000%  
 Total Admissible Impervious Cover = 0.0000% (0.00%)

**REPLACEMENT**

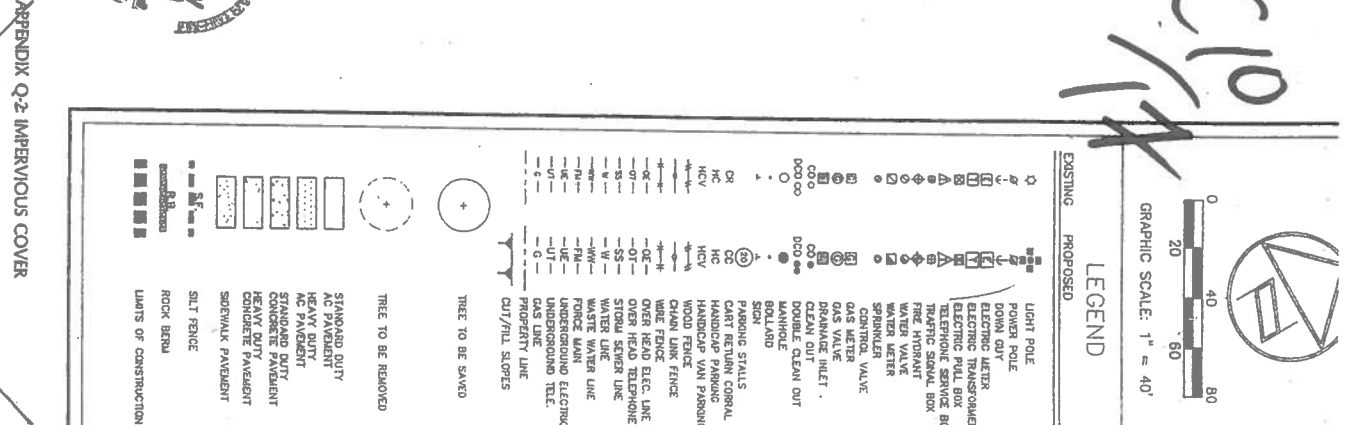
DATE: 11-17-2024

PROJECT: STATE HIGHWAY 71

DESIGNED BY: [Firm Name]

CHECKED BY: [Firm Name]

APPROVED BY: [Firm Name]

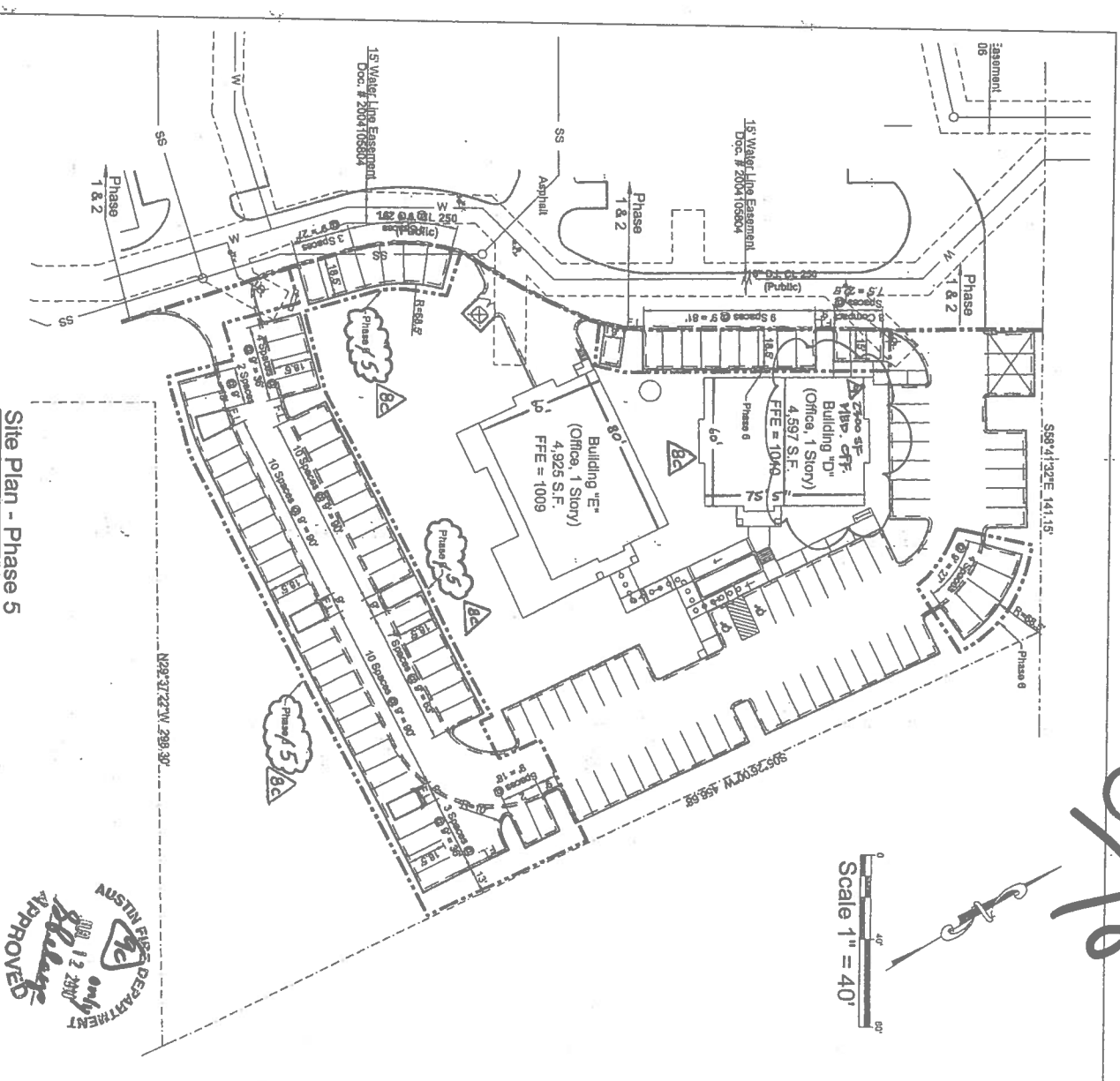
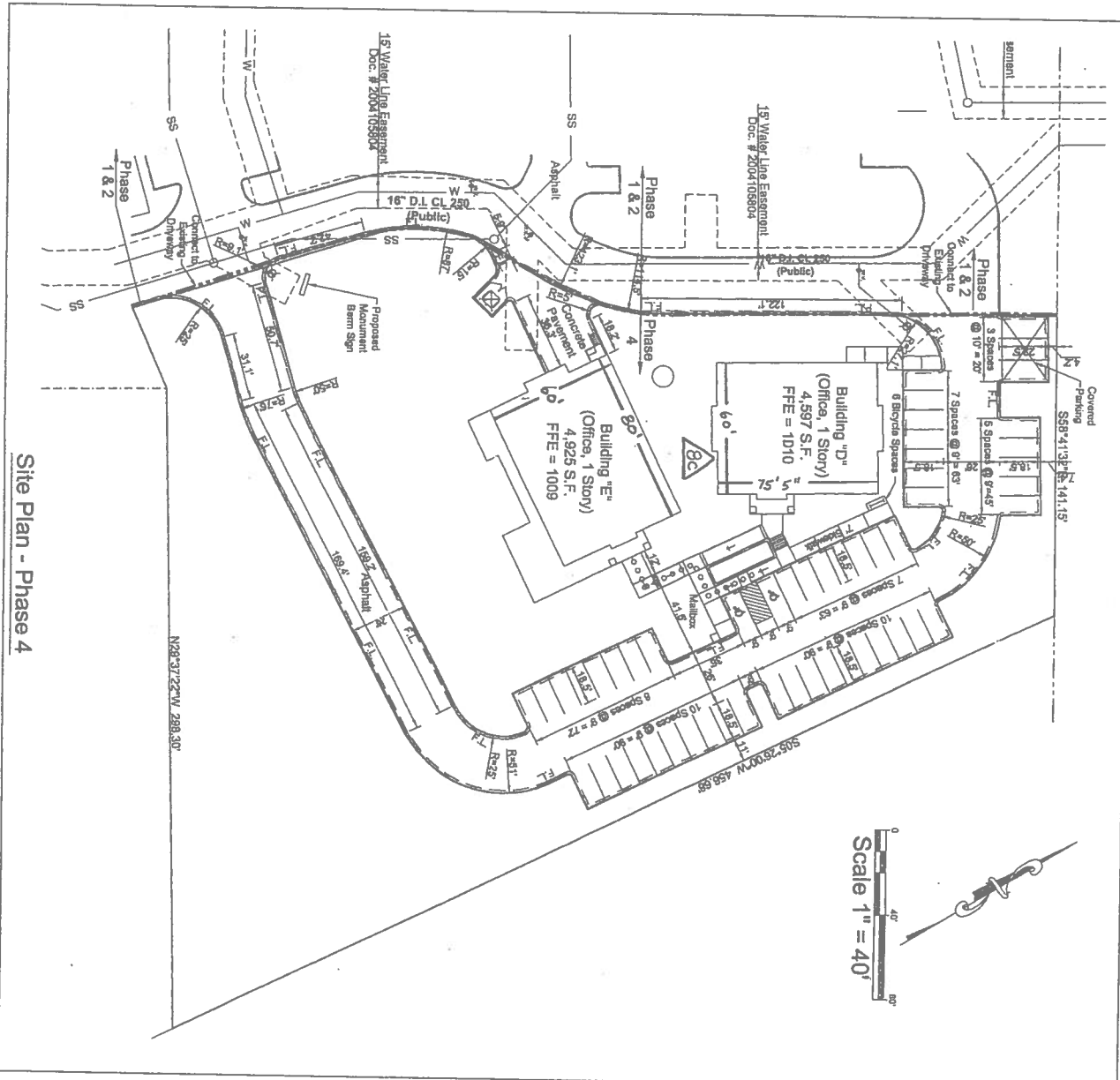


**AUSTIN PERMITS DEPARTMENT**  
 APPROVED  
 11/17/2024

**GRAPHIC SCALE:** 1" = 40'

**LEGEND**

NO.	DESCRIPTION	W.D. NO.	PLAN SET	DATE	APPROVAL DATE	IMAGED
1	Added Phase 5	(S) 5.6.6.1	28	0	4/8/14	
		16.21 (A)22				



AUSTIN PUBLIC DEPARTMENT  
APPROVED

C1918

Site Calculations Per Phase

Office Bldg. Information	Phase 1-2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Gross Floor Area	38,360	28,770	9,522	0	19,180	86,310
Number of Stories	2	3	1	0	1	
Office Information						
Gross Floor Area						
Number of Stories						
Parking Information						
Office Parking Required:	50	38	0	0	25	113
Visitor Parking Required:	89	67	0	0	45	201
Administrative:	0	0	0	0	0	0
Other:	139	105	35	0	70	349
Total Parking Required:						
Parking Provided:	8	4	2	0	0	14
Handicap Accessible:	87	101	48	0	129	444
Standard:	86	86	48	0	129	444
Compact:	191	105	50	3	129	547
Total:						
Bicycle Parking Required:	11	8	6	0	0	23
Bicycle Parking Provided:	11	8	6	0	0	23
Site Information						
Impervious Cover Calculations						
Total Site Area	479,180	479,180	479,160	479,160	479,180	479,180
Net Site Area	479,180	479,160	479,160	479,160	479,180	479,180
Total Area of Pavina	70,035	74,450	74,450	74,450	74,450	74,450

REPLACEMENT SHEET

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.

SITE PLAN RELEASE  
SHEET 6 of 28

FILE NUMBER: 2014-01-01-01  
CASE MANAGER: MARGARET  
APPROVED BY PLANNING COMMISSION ON: 12-1-14  
APPROVED BY CITY COUNCIL ON: 12-1-14  
Under Section 112 of Chapter 253 of the Austin City Code.  
For Director, Watershed Protection Development Review Department