

SURVEY INFORMATION

BEARING BASIS:
TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, GRID, BASED ON SURVEY TIES FROM PUBLISHED LOWER COLORADO RIVER AUTHORITY CONTROL POINTS A740, A2C2 AND SOCC(O)D-03).

BENCHMARK LIST - VERTICAL DATUM = NAD83 BASED ON SURVEY TIES FROM PUBLISHED 2008 (0200-03) LOWER COLORADO RIVER AUTHORITY CONTROL POINT SOCC (LEV. = 507.236 FEET)

BH030312-01
"SQUARE" ETCHED IN CONCRETE AT NORTHWEST CORNER OF STORM INLET ALONG THE WEST RIGHT-OF-WAY OF MONTOPOLIS DRIVE. APPROX. SOUTHEAST OF THE CORNER OF THE SUBJECT TRACT.
ELEVATION = 607.17 FEET.

COMPATIBILITY STANDARDS NOTES:

- a) All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-10641.
- b) 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. [Section 25-2-1067].
- c) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
- d) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067].

LOT 8
BLOCK "B"
COMMERCIAL CENTER SOUTH
SECTION TWO
DOC. NO. 199900304
O.P.R.I.C.T.X.
ZONED LI-NP
CURRENT LAND USE
COMMERCIAL

GROSS SITE AREA IMPERVIOUS COVER
PROCESSED TOTAL IMPERVIOUS COVER = 0.612 AC
% IMPERVIOUS COVER = 66.00%

PROPOSED BUILDING INFORMATION
PROPOSED USE: BUSINESS OFFICE - 1,597 SF
HEIGHT: 15' (APPROX.)
FOUNDATION TYPE: PER & BEAM
TOTAL SQUARE FOOTAGE: 2,289 SF (INCLUDING GARAGE)
F.A.R. = 0.05:1
TYPE OF OFFICE: BUSINESS, 4 OFFICE EMPLOYEES
BUILDING CONVEY: 2647 SF (0.36 A)

APPENDIX O.1. NET SITE AREA
TOTAL GROSS SITE AREA = 0.966 ACRES
SITE DEDUCTIONS:
CRITICAL WATER QUALITY ZONE (CWQZ) = 0 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) = 0 ACRES
WASTE WATER BRIGAND AREAS = 0 ACRES
DEDUCTION SUBTOTAL = 0 ACRES
NETLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 0.966 ACRES
AREA OF UPLANDS WITH SLOPES 0-15% = 0.556 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% = 0 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% = 0 ACRES
NET SITE AREA (SUBTOTAL) = 0.966 ACRES

APPENDIX O.2. IMPERVIOUS COVER
ALLOWABLE IMPERVIOUS COVER = 0.30 ACRES
IMPERVIOUS COVER ALLOWED AT 30% X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 30% X NSA = 0.285 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER 30% = 0.285 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER 50% = 0.478 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0 ACRES X 0% = 0
TOTAL ACREAGE 25-35% = 0 ACRES X 0% = 0

PROPOSED TOTAL IMPERVIOUS COVER
IMPERVIOUS COVER IN WQTZ = 0 ACRES X 0% = 0
IMPERVIOUS COVER IN UPLANDS ZONE = 0.612 ACRES X 60.00% = 0.367 ACRES
TOTAL PROPOSED IMPERVIOUS COVER = 0.367 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

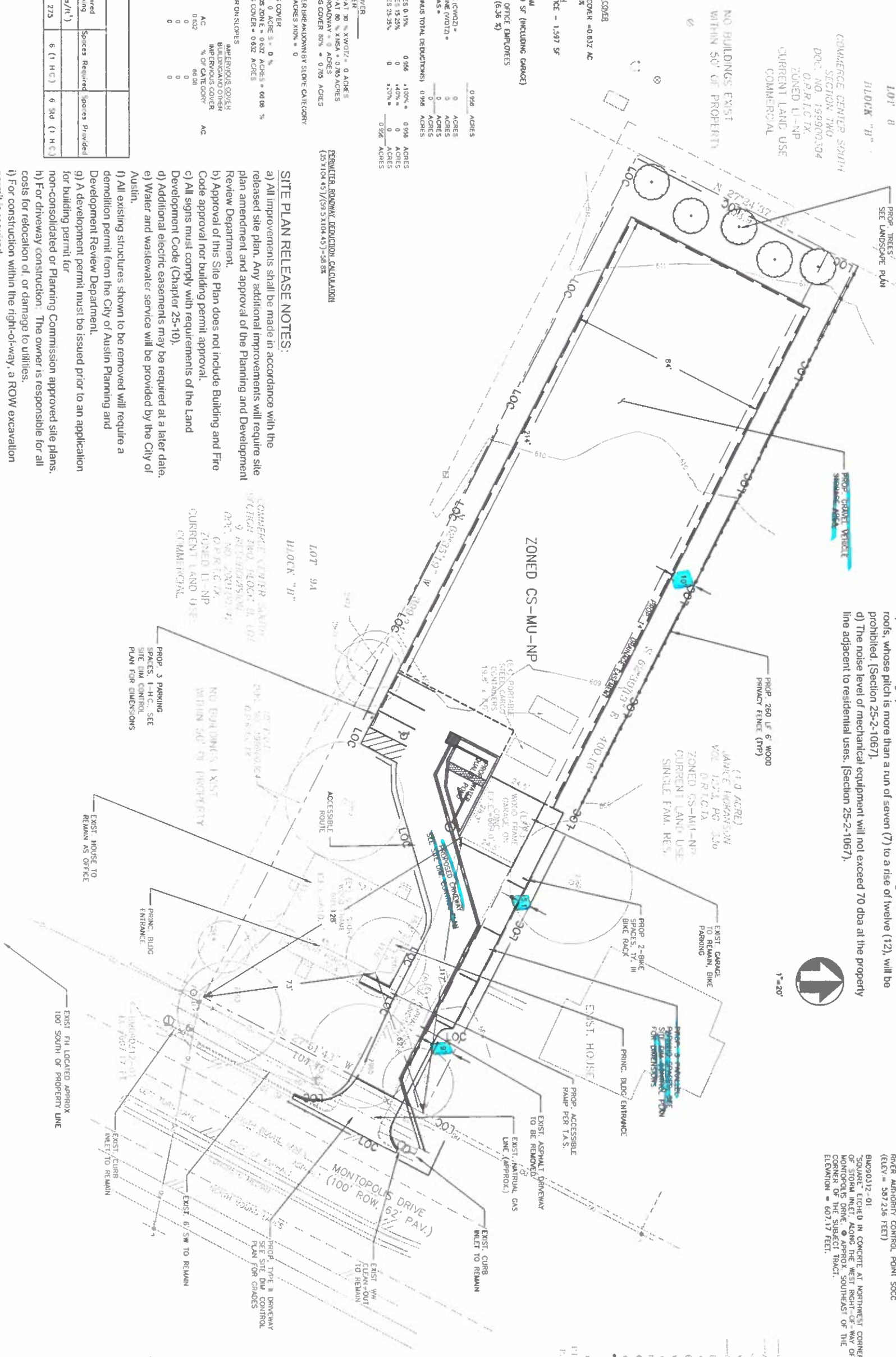
SLOPE CATEGORIES	ACRES	AC	% OF GROSS SITE	AC
0-15%	0.966	0.632	66.00	0
15-25%	0	0	0	0
25-35%	0	0	0	0
TOTAL SITE AREA	0.966			

SITE PARKING TABLE			
Office Area (1')	Required Parking (spaces/1')	Spaces Required	Spaces Provided
1,597	1 per 275	6 (1 H.C.)	6 (1 H.C.)

SITE PLAN RELEASE NOTES:

- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning and Development Review Department.
- b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- d) Additional electric easements may be required at a later date.
- e) Water and wastewater service will be provided by the City of Austin.
- f) All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
- g) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- h) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- i) For construction within the right-of-way, a ROW excavation permit is required.

REGULAR-ROADWAY DEDUCTION CALCULATION
(35 X 104.45) / (59.5 X 104.45) = 38.8%



LEGEND

	CHAIN LINK FENCE
	WOOD FENCE
	UTILITY POLE
	DOWN CUR ANCHOR
	OVERHEAD UTILITY LINE
	TELEPHONE BOX
	UTILITY RESER
	STORM SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	SOIL POST
	BOLLARD
	MAILBOX
	FLOOD RESPONSE RATE MAP
	PUBLIC UTILITY EASEMENT
	FIRE HYDRANT
	UTILITY POLE

CFB

REVISIONS			REGISTERED ENGINEER	
NO.	DESCRIPTION	BY DATE	APPR. DATE	STATE OF TEXAS

DONALD D. JONES, P.E.
C.O.R.#F-12176 REG. #100918

SITE PLAN

SOUTHERN DATACOM INC. SITE IMPROVEMENTS
3508 MONTOPOLIS DRIVE

Watershed
Civil Engineering

7703 A Street, Suite 200, San Antonio, TX 78214
Phone: (214) 520-1200
www.watershedcivil.com

SCALE: 1" = 20'

HORIZ. N/A

VERT. N/A

DATE: February, 2014

SHEET NO. 2 OF 12
SP-2013-0185D