

NET SITE AREA CALCULATIONS

Total gross site area = 80,171 s.f. (1.84 Acres)  
Site Deductions: Circular Driveway (1,119 s.f.) = 0.00 Acres  
Site Deductions: Retention Pond (1,119 s.f.) = 0.00 Acres  
Retention Pond (1,119 s.f.) = 0.00 Acres  
Deduction total = 1.84 Acres

GROSS SITE AREA  
PROPOSED BLDG. 80,171 s.f.  
TOTAL PROPOSED IMPROVEMENTS 28,800 s.f. (0.66 Acres)

Net Site Area Calculation:  
Area of Impervious with Slopes 0-15% 80,171 s.f. x 100% = 80,171 s.f.  
Area of Impervious with Slopes 15-35% 0 s.f. x 100% = 0 s.f.  
Area of Impervious with Slopes 35-55% 0 s.f. x 100% = 0 s.f.  
Area of Impervious with Slopes 55-75% 0 s.f. x 100% = 0 s.f.  
Area of Impervious with Slopes 75-95% 0 s.f. x 100% = 0 s.f.  
Area of Impervious with Slopes 95-100% 0 s.f. x 100% = 0 s.f.  
Net Site Area (calculated) = 80,171 s.f. (1.84 ac.)

IMPERVIOUS COVER

Asphalt Impervious Cover:  
Impervious cover observed at 0% x 100% = 0.00  
Impervious cover observed at 40% x 80,171 s.f. = 32,068 s.f. (0.74 ac.)  
Deductions for permeable roofing = 3,240 s.f.  
Total impervious cover observed = 28,828 s.f. (0.66 ac.)

ALLOWABLE IMPERVIOUS COVER PRECIPITATION BY SOIL CATEGORY  
Total coverage 15-25% N/A

EXISTING IMPERVIOUS COVER  
Total existing impervious cover = N/A

PROPOSED TOTAL IMPERVIOUS COVER  
Impervious cover in 100% = 0.00 Acres = 0.00  
Total impervious cover = 28,828 s.f. (0.66 ac.)  
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Total impervious cover = 28,828 s.f. (0.66 ac.)

PROPOSED IMPERVIOUS COVER ON BLOBS

| SOIL CATEGORY | Area   | Impervious Cover | Area    | Impervious Cover |
|---------------|--------|------------------|---------|------------------|
| 0-15%         | 80,171 | 0.00             | 0-15%   | 80,171           |
| 15-35%        | 0      | 0.00             | 15-35%  | 0                |
| 35-55%        | 0      | 0.00             | 35-55%  | 0                |
| 55-75%        | 0      | 0.00             | 55-75%  | 0                |
| 75-95%        | 0      | 0.00             | 75-95%  | 0                |
| 95-100%       | 0      | 0.00             | 95-100% | 0                |
| Total         | 80,171 | 0.00             | Total   | 80,171           |

ROADWAY IMPERVIOUS COVER

1/2 PAVEMENT WIDTH = 42  
1/2 R.O.W. WIDTH = 75  
42/75 = 56% ROADWAY IMPERVIOUS COVER  
ALLOWABLE WATERSHED IC LIMIT = 40%  
56% > 40% THEREFORE IMPACT  
770 x 75 = 20,250 20,250 x 40% = 8,100  
270 x 42 = 11,340 11,340 - 8,100 = 3,240  
3,240 s.f. IMPACT

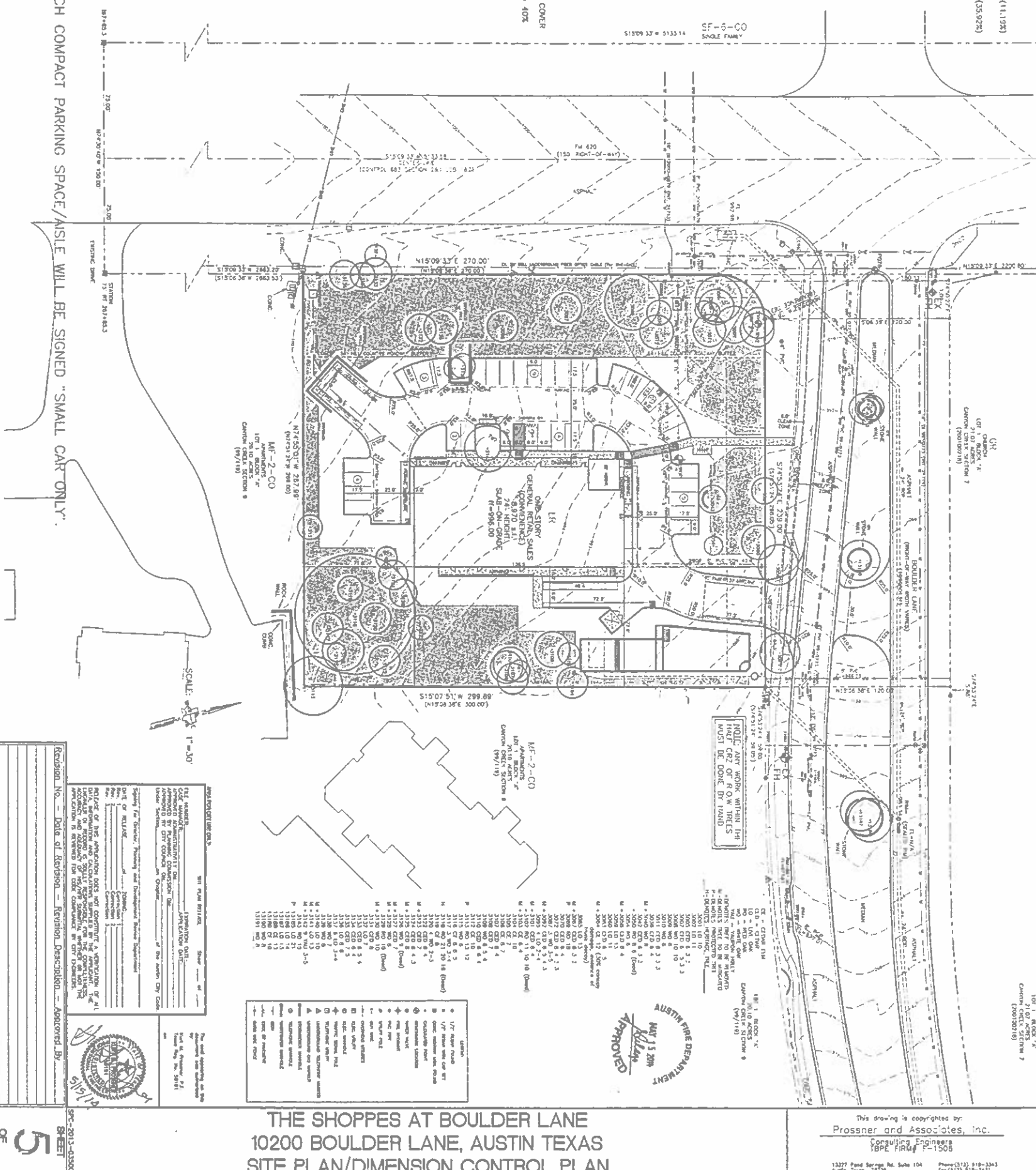
BOULDER LANE

1/2 PAVEMENT WIDTH = 24  
1/2 R.O.W. WIDTH = 60  
24/60 = 40% ROADWAY IMPERVIOUS COVER  
ALLOWABLE WATERSHED IC LIMIT = 40%  
40% > 40% THEREFORE NO IMPACT

PARKING TABLE  
REQUIRED 32  
GARAGE, RETAIL SALES (COMMERCIAL)  
REGULAR (17.5' x 9')  
22 REGULAR (17.5' x 9')  
2 HANDICAP (17.5' x 8')  
7 COMPACT (15.5' x 8')

OFFICIAL MARK INFO  
MAY 13 2009  
THE SHOPS AT BOULDER LANE  
10200 BOULDER LANE, AUSTIN, TEXAS 78728  
PROJECT NO. 03-03-0000  
DRAWING NO. 03-03-0000

NOTE: EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED "SMALL CAR ONLY".



Revision No. - Date of Revision - Revision Description - Approved By

| Rev. | Date | Description | Approved By |
|------|------|-------------|-------------|
| 1    |      |             |             |
| 2    |      |             |             |
| 3    |      |             |             |
| 4    |      |             |             |
| 5    |      |             |             |
| 6    |      |             |             |
| 7    |      |             |             |
| 8    |      |             |             |
| 9    |      |             |             |
| 10   |      |             |             |

THE SHOPS AT BOULDER LANE  
10200 BOULDER LANE, AUSTIN TEXAS  
SITE PLAN/DIMENSION CONTROL PLAN

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