

**ZONING AND PLANNING SITE PLAN  
EXTENSION REVIEW SHEET****CASE NUMBER:** SPC-2017-0140C(XT2) **PC HEARING DATE:** July 11<sup>th</sup>, 2023**PROJECT NAME:** Davenport West B**ADDRESS OF SITE:** 3800 N Capital of Texas Hwy **COUNCIL DISTRICT:** 10**NEIGHBORHOOD PLANNING AREA:** N/A**WATERSHED:** St. Stephens Creek (Suburban) **JURISDICTION:** Full Purpose**APPLICANT/  
OWNER:** San Clemente At Davenport North LTD  
3600 N Capital of Texas Hwy  
Austin, Texas, 78746 3314**AGENT:** Jamison Civil Eng. (Stephen Jamison) (737) 484-0880  
13812 RESEARCH Blvd. Suite B-2  
Austin, Texas, 78750**CASE MANAGER:** Clarissa Davis (512) 974-1423  
[clarissa.davis@austintexas.gov](mailto:clarissa.davis@austintexas.gov)**PROPOSED DEVELOPMENT:**

The applicant is requesting a five-year extension to a previously approved site plan. The proposed development is for a commercial/office phased development. The extension is to complete phases 2 and 3.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by five years, from 3/1/22 to 3/1/27 based on the case meeting criteria from LDC Section 25-5-62(C).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY OF SITE PLAN:****LAND USE:** The site is zoned PUD, all site calculations are within the allowed amount.**ENVIRONMENTAL:** All environmental comments have been cleared.**TRANSPORTATION:** All transportation comments have been cleared.**PREVIOUS APPROVALS**

03/01/2022 Site Plan administrative approval, permit expiration 04/21/2022

03/25/2022 One year administrative extension approved. Permit expiration moved to 04/21/2023

**PROJECT INFORMATION**

<b>SITE AREA</b>	31.61 acres	
<b>EXISTING ZONING</b>	LI-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	-	0.547:1
<b>BUILDING COVERAGE</b>	-	24.7%
<b>IMPERVIOUS COVERAGE</b>	-	35.9%
<b>PARKING</b>	-	2465

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>North</i>	PUD	Residential
<i>South</i>	CS-MU-NP & LI-NP	Office
<i>East</i>	PUD	School/Vacant
<i>West</i>	PUD	Office

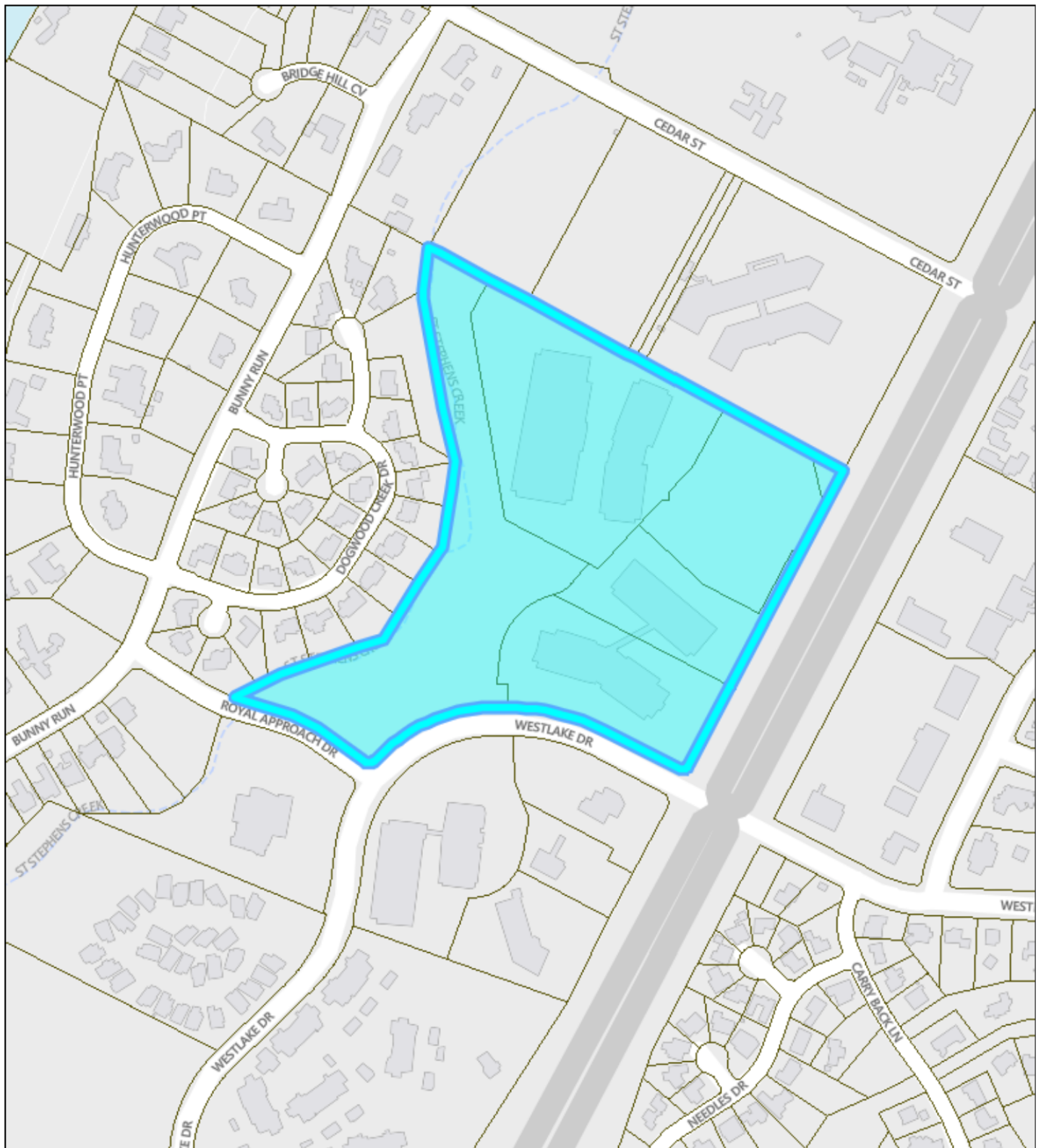
**ABUTTING STREETS**

<b>Street</b>	<b>Pavement Width</b>	<b>Classification</b>
Capital of Texas Hwy	137'	Level 3
Westlake Dr.	55'	Level 2
Royal Approach	26'	Level 1

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets  
 BRNA ASSOCIATION INC.,  
 City of Rollingwood,  
 Friends of Austin Neighborhoods,  
 Glenlake Neighborhood Association,  
 Neighborhood Empowerment Foundation,

Preservation Austin,  
 SELTexas,  
 Save Our Springs Alliance,  
 Sierra Club, Austin Regional Group,  
 TNR BCP - Travis County Natural Resources,  
 The Creek



1: 4800

Lot Lines

Lot Line

**SPC-2017-0140C(XT2)**

3800 N CAPITAL OF TEXAS HWY SB

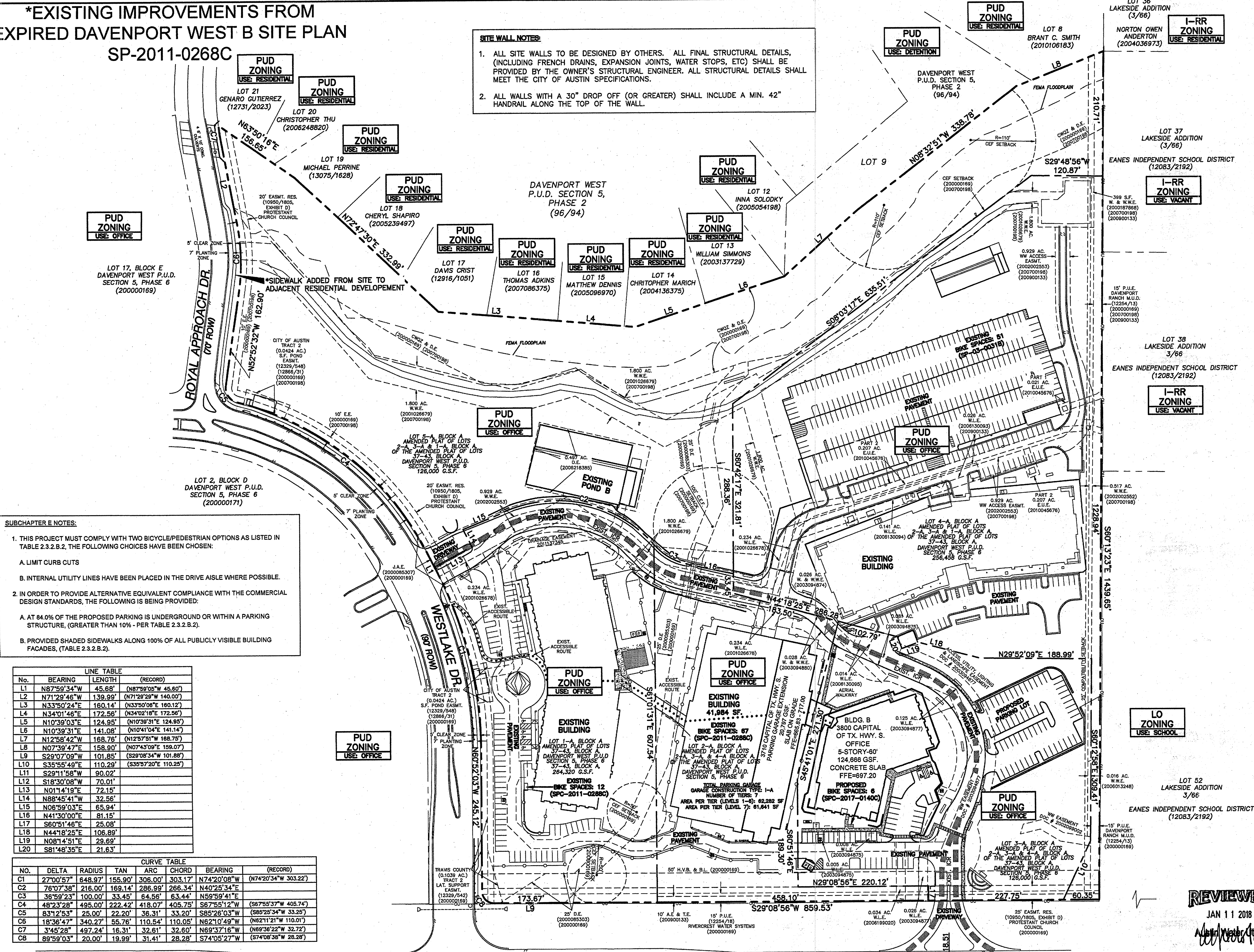


3/15/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# \*EXISTING IMPROVEMENTS FROM EXPIRED DAVENPORT WEST B SITE PLAN SP-2011-0268C



## SITE WALL NOTES:

- ALL SITE WALLS TO BE DESIGNED BY OTHERS. ALL FINAL STRUCTURAL DETAILS, (INCLUDING FRENCH DRAINS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.
- ALL WALLS WITH A 30" DROP OFF (OR GREATER) SHALL INCLUDE A MIN. 42" HANDRAIL ALONG THE TOP OF THE WALL.

## SITE PLAN NOTES:

- 8" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS OTHERWISE NOTED.
- ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
- THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 60 FEET.
- THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
- RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
- ALL NEW PAVING SHALL BE PER THE PAVING PLAN.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
- A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'8" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IRC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.
- DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER. TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE COMPANY.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
- ALL EXISTING STRUCTURES WITHIN 50' OF THE SITE ARE SHOWN.
- ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.2 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SUBCHAPTER E 2.5.2.2.

## SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN. WATER SERVICE WILL BE PROVIDED BY AQUA TEXAS.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

## SITE PLAN APPROVAL

FILE NUMBER: SPC-2017-0140C APPLICATION DATE: 04/21/17  
 APPROVED ADMINISTRATIVELY ON: 04/21/17 UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC 2017-0140C) CASE MANAGER CLARISSA DAVIS  
 DWPZ DDZ\_X

FOR THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: 04/21/18 ZONING: PUD

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 PLATING, 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.

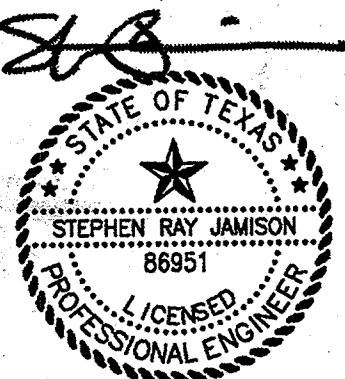
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

**JAMISON CIVIL ENGINEERING LLC**  
 (TX PE FIRM REG. #F-17756)  
 13812 RESEARCH BLVD. #B-2  
 AUSTIN, TEXAS 78750  
 OFFICE: (737) 484-0880  
 INFO@JAMISONENG.COM

**JCE**

**DAVENPORT WEST B  
OVERALL SITE PLAN**  
 3800 N. CAPITAL OF TEXAS HWY  
 AUSTIN, TEXAS

The seal appearing on this document was authorized by Stephen Ray Jamison on 01/04/2018.



FILE: DAVENPORT WEST B DWPZ ANSITING  
 Job No. \_\_\_\_\_  
 Scale (Hor.): 1"=80' Scale (Vert.): \_\_\_\_\_  
 Date: \_\_\_\_\_ Checked By: SRU Drawn By: LH  
 Revision 1: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_

**SHEET  
10 of 45**

**CAPITAL OF TEXAS HWY (LOOP 360)**  
 (PUBLIC RIGHT-OF-WAY WIDTH VARIES)

FIRE FLOW REQUIRED PER CITY OF AUSTIN  
 FIRE DEPARTMENT: 2,750 gpm

GARAGE BUILDING TYPE = I-A  
 GROSS AREA: 62,282 (LARGEST FLOOR)

OFFICE BUILDING TYPE = I-A  
 GROSS AREA: 128,685 (THREE LARGEST SUCCESSIVE FLOORS)

CONSTRUCTION TYPE  
 OFFICE & GARAGE (TYPE I-A)  
 ALL OFFICE BUILDINGS ARE SPRINKLERED

**CAUTION!!!**  
 CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SPC-2017-0140C



APPENDIX Q1 (EXISTING)				
NET SITE AREA				
Total gross site area = 27.07 Acres				
Site Deductions:				
Critical water quality zone (CWQZ) = N/A Acres				
Water quality transition zone (WQTZ) = N/A Acres				
Wastewater irrigation areas = 0 Acres				
Deduction subtotal = 0 Acres				
Upland area (Gross area minus total deductions) = 27.07 Acres				
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15% 18.10 X100% = 18.10 Acres				
Area of Uplands with Slopes 15-25% 6.41 X40% = 2.54 Acres				
Area of Uplands with Slopes 25-35% 2.06 X20% = 0.41 Acres				
Area of Uplands with Slopes 35%+ 0.53 X0% = 0 Acres				
Net Site Area (subtotal) = 21.07 Acres				

APPENDIX Q2				
IMPERVIOUS COVER (EXISTING)				
Allowable Impervious Cover				
Impervious cover allowed at N/A % X WQTZ = N/A Acres				
Impervious cover allowed at N/A % X NSA = 11.90 (PUD) Acres				
Refer to PUD # CB14-88-0001 for impervious cover allowed				
Deductions for perimeter roadway = 0 Acres				
Total impervious cover 518,364 = 11.90 Acres				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
Total acreage 15-25% = 6.41 Acres X 10% = 0.64				
PROPOSED TOTAL IMPERVIOUS COVER				
Impervious cover in WQTZ = N/A Acres = N/A %				
Impervious cover in Uplands Zone = 9.42 Acres = 44.7 %				
Total proposed impervious cover = 9.42 Acres				

PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER				
	BUILDING/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS ROADWAYS		
SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	AC.
0-15%	3.87	2.83	37.01%	6.7
15-25%	1.74	1.02	43.05%	2.76
25-35%	0.34	0.08	20.38%	0.42
Over 35%	0.01	0.02	5.66%	0.03
Total Site Area	27.07			

ZONING SITE CALCULATIONS (EXISTING):				
WITHIN CORPORATE CITY LIMITS:				
SITE AREA (PUD) = 27.07 AC.				
IMPERVIOUS COVER ALLOWED:				
PER ZONING (PUD) = 11.90 AC.				
IMPERVIOUS COVER:				
PROPOSED (PUD):				
BUILDINGS: 223,741 SF. / 5.13 AC.				
PAVING, DRIVES & WALKS: 189,243 SF. / 4.34 AC.				
412,984 SF. / 9.47 AC. / 29.96% OF SITE AREA				
FAR (520,778 GSF): 0.442:1				
BUILDING COVERAGE = 223,741 S.F. / 24.37% of NSA				
LIMITS OF CONSTRUCTION = N/A				

PARKING TABLE	
PARKING REQUIRED FOR GENERAL OFFICE	520,778 GSF @ 1:275 = 1894
BICYCLE PARKING REQUIRED (5% OF REQUIRED)	= 95
GARAGE PARKING PROVIDED	
REGULAR SPACES	= 1315 SPACES
COMPACT SPACES	= 421 SPACES
HANDICAP SPACES	= 36 SPACES
GARAGE TOTAL	= 1772 SPACES
GROUND PARKING PROVIDED	
REGULAR SPACES	= 164 SPACES
COMPACT SPACES	= 1 SPACES
HANDICAP SPACES	= 36 SPACES
GROUND TOTAL	= 194 SPACES
TOTAL PARKING PROVIDED	
REGULAR SPACES	= 1502 SPACES
COMPACT SPACES	= 419 SPACES (23.22%)
HANDICAP SPACES	= 45 SPACES
TOTAL	= 1966 SPACES
BICYCLE PARKING PROVIDED	
	= 130

SECTION A		
	IMPERVIOUS COVER	BUILDING COVERAGE
APPROVED (PUD)	7.51 AC.	118,048 SF. / 2.71 AC.
EXISTING	6.67 AC.	108,029 SF. / 2.48 AC.
REMAINING ALLOWED	0.84 AC.	10,019 SF. / 0.23 AC.
PROPOSED	0.00 AC.	0.00 SF.

APPENDIX Q1 (PROPOSED)				
NET SITE AREA				
Total gross site area = 4.54 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) = 4.54 Acres				
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15% 4.07 X100% = 4.07 Acres				
Area of Uplands with Slopes 15-25% 0.36 X40% = 0.14 Acres				
Area of Uplands with Slopes 25-35% 0.05 X20% = 0.01 Acres				
Area of Uplands with Slopes 35% + 0.03 X0% = 0 Acres				
Net Site Area (subtotal) = 4.22 Acres				

APPENDIX Q2				
IMPERVIOUS COVER (PROPOSED)				
WATER QUALITY TRANSITION ZONE				
Water Quality Transition Zone outside 100-year floodplain (NON-FP WQTZ) = N/A Acres				
Allowable Impervious Cover				
Impervious cover allowed at N/A % X NON-FP WQTZ = N/A Acres				
Impervious cover allowed at N/A % X NSA = 11.90 (PUD) Acres				
Refer to PUD # CB14-88-0001 for impervious cover allowed				
Total impervious cover allowed 518,364 = 11.90 Acres				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
Total acreage 15-25% = 0.36 Acres X 10% = 0.03				
PROPOSED TOTAL IMPERVIOUS COVER				
Impervious cover in WQTZ = N/A Acres = N/A %				
Impervious cover in Uplands Zone = 1.86 Acres = 44.07 %				
Total proposed impervious cover = 1.86 Acres				

PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER				
	BUILDING/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS ROADWAYS		
SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	AC.
0-15%	1.07	0.63	58.47%	2.38
15-25%	0.08	0.06	47.22%	0.17
25-35%	0	0.01	20.00%	0.01
Over 35%	0	0.01	33.33%	0.01
Total Site Area	4.54			

ZONING SITE CALCULATIONS (PROPOSED):				
WITHIN CORPORATE CITY LIMITS:				
SITE AREA (PUD) = 4.5 AC.				
IMPERVIOUS COVER ALLOWED:				
PER ZONING (PUD) = 11.90 AC.				
IMPERVIOUS COVER:				
PROPOSED (PUD):				
BUILDINGS: 48,152 SF. / 1.10 AC.				
PAVING, DRIVES & WALKS: 33,696 SF. / 0.77 AC.				
81,848 SF. / 1.87 AC. / 6.9% OF SITE AREA				
FAR (124,686 GSF): 0.106:1				
BUILDING COVERAGE = 48,152 S.F. / 26.1% of NSA				
LIMITS OF CONSTRUCTION = 209,940 SF = 4.81 AC				

PARKING TABLE	
PARKING REQUIRED FOR GENERAL OFFICE	124,686 GSF @ 1:275 = 454
BICYCLE PARKING REQUIRED (5% OF REQUIRED)	= 23
GARAGE PARKING PROVIDED	
REGULAR SPACES	= 403 SPACES
COMPACT SPACES	= 0 SPACES
HANDICAP SPACES	= 16 SPACES
GARAGE TOTAL	= 419 SPACES
GROUND PARKING PROVIDED	
REGULAR SPACES	= 78 SPACES
COMPACT SPACES	= 0 SPACES
HANDICAP SPACES	= 2 SPACES
GROUND TOTAL	= 80 SPACES
TOTAL PARKING PROVIDED	
REGULAR SPACES	= 481 SPACES
COMPACT SPACES	= 0 SPACES
HANDICAP SPACES	= 18 SPACES
TOTAL	= 499 SPACES
BICYCLE PARKING PROVIDED	
	= 136

SECTION B		
	IMPERVIOUS COVER	BUILDING COVERAGE
APPROVED (PUD)	11.98 AC.	271,893 SF. / 6.24 AC.
EXISTING	9.47 AC.	223,714 SF. / 5.14 AC.
REMAINING ALLOWED	1.85 AC.	48,152 SF. / 1.11 AC.
PROPOSED	1.84 AC.	48,152 SF. / 1.11 AC.

APPENDIX Q1 (TOTAL)				
NET SITE AREA				
Total gross site area = 31.61 Acres				
Site Deductions:				
Critical water quality zone (CWQZ) = N/A Acres				
Water quality transition zone (WQTZ) = N/A Acres				
Wastewater irrigation areas = 0 Acres				
Deduction subtotal = 0 Acres				
Upland area (Gross area minus total deductions) = 31.61 Acres				
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15% 22.17 X100% = 22.17 Acres				
Area of Uplands with Slopes 15-25% 6.77 X40% = 2.71 Acres				
Area of Uplands with Slopes 25-35% 2.11 X20% = 0.42 Acres				
Area of Uplands with Slopes 35%+ 0.56 X0% = 0 Acres				
Net Site Area (subtotal) = 25.30 Acres				

APPENDIX Q2				
IMPERVIOUS COVER (TOTAL)				
Allowable Impervious Cover				
Impervious cover allowed at 0 % X WQTZ = 0 Acres				
Impervious cover allowed at N/A % X NSA = 11.90 (PUD) Acres				
Refer to PUD # CB14-88-0001 for impervious cover allowed				
Deductions for perimeter roadway = 0 Acres				
Total impervious cover 518,364 = 11.90 Acres				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
Total acreage 15-25% = 6.77 Acres X 10% = 0.67				
PROPOSED TOTAL IMPERVIOUS COVER				
Impervious cover in WQTZ = N/A Acres = N/A %				
Impervious cover in Uplands Zone = 11.28 Acres = 44.58 %				
Total proposed impervious cover = 11.28 Acres				

PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER				
	BUILDING/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS ROADWAYS		ALLOWED ON PUD
SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	AC.
0-15%	4.92	3.46	37.66%	8.38
15-25%	1.82	1.08	42.83%	2.94
25-35%	0.34	0.09	20.37%	0.43
Over 35%	0.01	0.03	7.14%	0.04
Total Site Area	31.61			

ZONING SITE CALCULATIONS (TOTAL):				
WITHIN CORPORATE CITY LIMITS:				
SITE AREA (PUD) = 31.61 AC.				
IMPERVIOUS COVER ALLOWED:				
PER ZONING (PUD) = 11.90 AC.				
IMPERVIOUS COVER:				
PROPOSED (PUD):				
BUILDINGS: 271,893 SF. / 6.24 AC.				
PAVING, DRIVES & WALKS: 222,939 SF. / 5.11 AC.				
494,832 SF. / 11.35 AC. / 35.9% OF SITE AREA (37.6% MAX.)				
FAR (845,444 GSF): 0.547:1				
BUILDING COVERAGE = 271,893 S.F. / 24.7% of NSA (60.0% MAX.)				
LIMITS OF CONSTRUCTION = N/A				

PARKING TABLE	
PARKING REQUIRED FOR GENERAL OFFICE 845,444 GSF @ 1:275 = 2348	
BICYCLE PARKING REQUIRED (5% OF REQUIRED)	= 118
GARAGE PARKING PROVIDED	
REGULAR SPACES	= 1718 SPACES
COMPACT SPACES	= 421 SPACES
HANDICAP SPACES	= 52 SPACES
GARAGE TOTAL	= 2191 SPACES
GROUND PARKING PROVIDED	
REGULAR SPACES	= 262 SPACES
COMPACT SPACES	= 1 SPACES
HANDICAP SPACES	= 11 SPACES
GROUND TOTAL	= 274 SPACES
TOTAL PARKING PROVIDED	
REGULAR SPACES	= 1983 SPACES
COMPACT SPACES	= 419 SPACES (18.52%)
HANDICAP SPACES	= 63 SPACES
TOTAL	= 2465 SPACES
BICYCLE PARKING PROVIDED	= 136