

ELEVATION DATUM:

ELEVATIONS ARE C.O.A. BENCHMARK H-20-1003, 3" BRASS DISK ON NORTH SIDE OF W. MARY STREET ON EAST END OF SIDEWALK OF BOX CULVERT BRIDGE OVER BOULDIN CREEK.

ON SITE BENCH MARK:

BM 1 - SQUARE CUT ON TOP OF THE EAST END OF CONCRETE RETAINING WALL ON THE NORTH PROPERTY LINE OF LOT 21-A, BEING APPROXIMATELY 13' EAST OF THE NORTHEAST CORNER OF THE EXISTING BUILDING ON LOT 21-A, AND 43' NORTHWEST OF THE NORTHEAST

LAMAR SQUARE DRIVE (27' OF PAVEMENT, 60' R.O.W.)

N29°50'00"E 135.16' (135.00') BEARING BASIS

"ONE CALL" GAS LN.

N29°50'00"E 60.06'

EXISTING RETAINING WALL

EXISTING AND PROPOSED DRAINAGE AREA 0.29 AC. (12,655 SF) NO OFFSITE FLOWS WILL BE CONVEYED THRU THE SITE

PROPOSED RETAINING WALL, REFER TO STRUCTURAL PLANS.

REMOVE RAMP, ADD STAIRS DOWN TO MATCH EXISTING GRADE

SEE SHEET 2 FOR EXISTING AND PROPOSED DRAINAGE AREA MAP AND OFFSITE DRAINAGE AREAS

AREA TO CONFORM TO ORDINANCE 20101216-097 - 733 SF

PERVIOUS COVER TO IRRIGATE LANDSCAPED AREAS - 288 SF

EXISTING Q25 = 2.6 CFS
EXISTING Q100 = 3.6 CFS
PROPOSED Q25 = 2.6 CFS
PROPOSED Q100 = 3.6 CFS

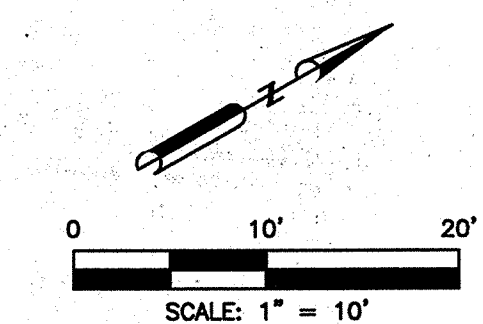
SOUTH LAMAR BOULEVARD (60' OF PAVEMENT, 80' R.O.W.)

SUBDIVISION PLAT: C65-68-49 NOT TO SCALE

100' TO EXISTING STORM INLET

EXISTING CONDITIONS			EXISTING CONDITIONS		
(SITE = 11,025 SF + ROW = 1,630 SF)			AREA	ACREAGE (AC)	Tc (MIN.)
DA 1	0.29	5.00	DA 1	0.29	5.0
			2 YEAR RETURN PERIOD		
			COEFFICIENT (C)	INTENSITY (IN/HR)	FLOW Q (cfs)
			0.687	5.8	1.1
			10 YEAR RETURN PERIOD		
			0.762	8.6	1.9
			25 YEAR RETURN PERIOD		
			0.810	10.1	2.4
			100 YEAR RETURN PERIOD		
			0.895	12.5	3.3
*C VALUE FOR PERVIOUS: GOOD CONDITION 0-2% SLOPE			COEFFICIENT (C)	INTENSITY (IN/HR)	FLOW Q (cfs)
			0.895	12.5	3.3

PROPOSED CONDITIONS			PROPOSED CONDITIONS		
(SITE = 11,025 SF + ROW = 1,630 SF)			AREA	ACREAGE (AC)	Tc (MIN.)
DA 1	0.29	5.00	DA 1	0.29	5.0
			2 YEAR RETURN PERIOD		
			COEFFICIENT (C)	INTENSITY (IN/HR)	FLOW Q (cfs)
			0.695	5.8	1.2
			10 YEAR RETURN PERIOD		
			0.772	8.6	1.9
			25 YEAR RETURN PERIOD		
			0.821	10.1	2.4
			100 YEAR RETURN PERIOD		
			0.909	12.5	3.3
*C VALUE FOR PERVIOUS: GOOD CONDITION 0-2% SLOPE			COEFFICIENT (C)	INTENSITY (IN/HR)	FLOW Q (cfs)
			0.909	12.5	3.3



LEGEND

- ☒ "X" IN CONC. FOUND
- 1/2" IRON ROD FOUND
- ▲ SURVEY CONTROL POINT /BM
- ⬆ POWER POLE
- ⬆ PK NAIL FOUND
- ⬆ GUY ANCHOR
- ⬆ O/H- OVERHEAD ELECTRIC
- WATER MANHOLE
- WASTEWATER MANHOLE
- ☒ CONCRETE IMPROVEMENTS
- ⊙ WATER METER
- ⊙ GAS METER
- BL BUILDING LINE
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- LIMITS OF CONSTRUCTION
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED CURB & GUTTER

NOTES:

1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS ACCUMULATED DUE TO CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE.
3. PRECAST STRUCTURES MAY BE USED AS CONTRACTOR'S OPTION.
4. ALL STORM PIPES 18" AND LARGER SHALL BE RCP. PIPES SMALLER THAN 18" CAN BE SDR-26 PLASTIC PIPE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
16. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EGM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
17. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
18. CONTRACTOR SHALL CALL ONE CALL CENTER (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

C2:
CH= S29°40'25"W 14.33'
(CH= S29°32'W 14.07')
arc=14.33'(14.07')
radius=1860.50'

C1:
(CH= S30°41'W 60.07')
CH=S30°34'50"W 60.00'
arc=60.00'(60.30')
radius=1860.50'

SITE PLAN APPROVAL SHEET 7 OF 15
 FILE NUMBER: SP-2013-0180C APPLICATION DATE: 15-MAY-2013
 APPROVED BY COMMISSION ON N/A UNDER SECTION 112
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81.LDC) 22-NOV-2016 CASE MANAGER NIKKI HOELTER
 PROJECT EXPIRATION DATE (ORD #970905-A) DWP2 DOZ X
 Michelle Caillas For [Signature]
 Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 22-NOV-2013
 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 filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be approved prior to the Expiration Date.

u.te
 consultants, inc.
 307 East 2nd Street
 Austin, Texas 78701
 TBPE Registered Firm No. F-5653

SEAL:
 10-7-13
 STATE OF TEXAS
 JOAN DIANE TERNUS
 92477
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

DATE:	31-MAY-2013	
Drawn:	AP	
Checked:	JT	
DATE	3/7/14	3/27/15
NO	C1	C3
REVISIONS	UPDATE GRADING FOR NEW BUILDING LAYOUT	MODIFY SIDEWALK IN ROW

1300 LAMAR PLAZA I
 1234 SOUTH LAMAR BOULEVARD
 AUSTIN, TEXAS

SITE DEVELOPMENT

GRADING & DRAINAGE PLAN

SHEET: 7 OF 15

SP-2013-0180C