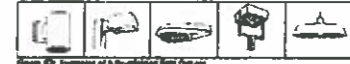


SITE PLAN RELEASE NOTES ON THE SITE PLAN:

- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN)
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

NOTE:
ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, 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 SECTION 2.5.2.E.



SUBCHAPTER E
THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

SOLID WASTE COLLECTION:
SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

OFF-SITE SIGNAGE NOTE
SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING.
THERE WILL BE NO RESTRICTIONS ON WHEN THE OFFSITE PARKING MAY BE USED BY THE RECEIVING TRACT

SITE PLAN COMPATIBILITY NOTES

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064).
- 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-3 OR MORE RESTRICTIVE (SECTION 25-2-1067).
- 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).
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).

UNIFIED DEVELOPMENT AGREEMENT
THE SITE IS COMPOSED OF 4 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

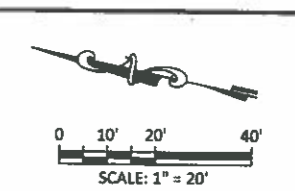
SITE LEGEND

- ADA ACCESSIBLE ROUTE
- BUILDING LINE
- FIRE LANE
- STANDARD DUTY NMAC PAVEMENT

NOTES:

- DIMENSIONS ARE MEASURED TO THE FACE OF CURB.
- EXISTING UTILITIES ARE SHOWN PER CITY OF AUSTIN RECORD DRAWINGS.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEETS(S).

CONTRACTOR NOTES:
EXISTING UNDERGROUND UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.



LEGEND

— PROJECT BOUNDARY LINE	— PROP. CONTOURS
— EXISTING R.D.W./PROPERTY LINE	— W PROP. WATER LINE
— EXISTING EASEMENT LINE	— F PROP. FIRE LINE
— EXISTING PAVEMENT	— WW PROP. WASTEWATER
— PROPOSED CURB & GUTTER	— SD PROP. STORM DRAIN
— EX. CONTOURS	— EX. WATER VALVE
— EX. WATER LINE	— EX. FIRE HYDRANT
— FLOW ARROW	— EX. WATER METER
— EX. WASTEWATER	— EX. WASTEWATER M.H.
— EX. STORM DRAIN	— EX. STORM DRAIN M.H.
— EX. WATER VALVE	— EX. STORM DRAIN INLET WITH LATERAL
— EX. FIRE HYDRANT	— EX. TELEPHONE MANHOLE
— EX. WATER METER	— EX. TELEPHONE MARKER
— EX. WASTEWATER M.H.	— EX. FIBER OPTICS MARKER
— EX. STORM DRAIN M.H.	— EX. TELEPHONE BOX
— EX. STORM DRAIN INLET WITH LATERAL	— EX. TRAFFIC SIGNAL POLE
— EX. TELEPHONE MANHOLE	— EX. TRAFFIC SIGNAL BOX
— EX. TELEPHONE MARKER	— EX. GAS VALVE
— EX. FIBER OPTICS MARKER	— EX. GAS METER
— EX. TELEPHONE BOX	— EX. GAS MARKER
— EX. TRAFFIC SIGNAL POLE	— EX. GAS METER
— EX. TRAFFIC SIGNAL BOX	— EX. GAS MARKER
— EX. GAS VALVE	— EX. MAIL BOX
— EX. GAS METER	— EX. PARKING METER
— EX. GAS MARKER	
— EX. MAIL BOX	
— EX. PARKING METER	

EXISTING TREE (TO REMAIN)

- EX. OVERHEAD UTILITIES
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. UNDERGROUND FIBEROPTICS
- EX. GAS LINE

EXISTING TREE (TO BE REMOVED)

- EX. CHAINLINK FENCE
- EX. WIRE FENCE
- EX. WOOD FENCE
- EX. GUARD RAIL
- CITY OF AUSTIN FULLY DEVELOPED 100-YR FLOODPLAIN
- 100-YR FEMA FLOODPLAIN
- CRITICAL WATER QUALITY ZONE
- WATER QUALITY TRANSITION ZONE

GEOTECHNICAL BORE HOLE LOCATION

- BN-1

APPROVED BY: _____ DATE: _____

CORRECTION NO. _____ DESCRIPTION: _____

STATE OF TEXAS
DAVID URBAN
LICENSED PROFESSIONAL ENGINEER
5/4/2011
PERMIT SUBMITTAL

CPE
CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-9150 (PH) • 512-480-8811 (FAX)
E-mail: info@chanpartners.com
www.chanpartners.com
TEXAS REGISTRATION NO. P-13613

CK

MOUNT ZION BAPTIST CHURCH PARKING LOT EXPANSION

2935 EAST 13TH STREET

SITE PLAN

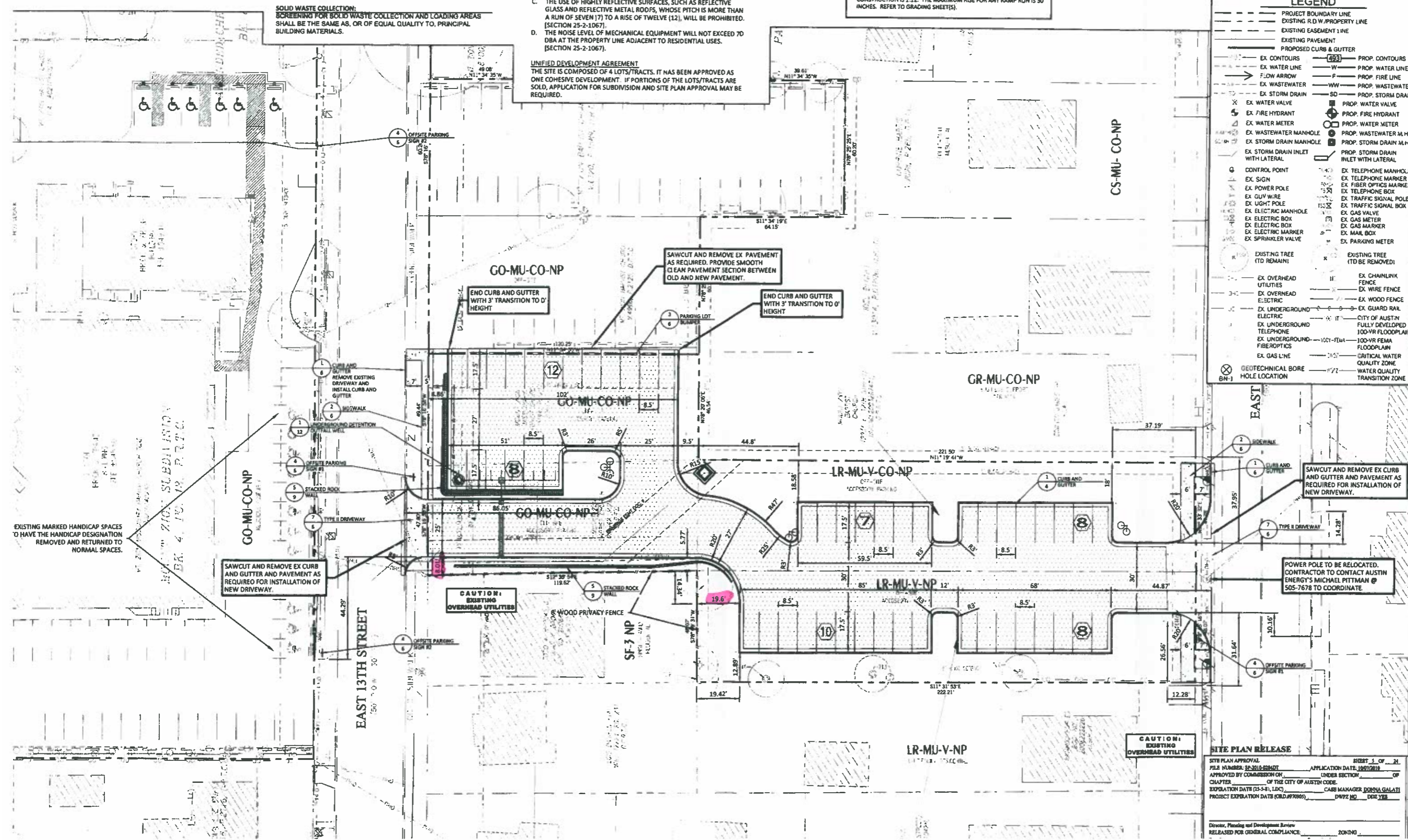
JOB PROJECT SHEET

ISSUE DATE: 5/4/2011

DESIGN: DOU DRAWN: DOU

CHECKED: JX

CADD FILE: CADD DIRECTORY: 829



SITE PLAN RELEASE

SITE PLAN APPROVAL: _____ SHEET 5 OF 21

FILE NUMBER: 22-2010-028407 APPLICATION DATE: 10/27/2010

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-1), LDC: _____ CARR MANAGER: DONNA GALATI

PROJECT EXPIRATION DATE (OLD #7865): _____ DWG NO: 002 YEL

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: 20NDND