

EXTERIOR LIGHTING NOTE:
 ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5 OF THE URBAN DESIGN STANDARDS. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E.2.5 OF THE DESIGN STANDARDS, 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 2.3.2.E OF THE DESIGN STANDARDS.

SITE CALCULATIONS

Total Site Area: 221'2" x 107'0" = 0.51 AC

Existing	Proposed	Allowances
Site Area (a1)	221.17	CS-MU-CO-WF
Site Area (a2)	0.31	C-13
Impervious Cover (a1)	10328	165.2
Impervious Cover (a2)	45.41	158
Building Footprint Area (a1)	5113	91.7
Building Footprint Area (a2)	23.18	85.4
Total Floor Area (a1)	5111	91.6
Floor to Area Ratio	0.31	2.1
Building Height (a1)	20'-2 1/2"	10'

Impervious Cover Summary

Existing	Proposed	IC	Area (a1)	Area (a2)
Buildings				
-Bldg 1 (Post Services)	1029	1029		
-Bldg 2 (Administrative and Business Offices)	1048	2113		
-Bldg 3 (Restaurant (General))	0	940	Supervisor's Office	
-Bldg 4 (Restaurant (General))	0	788		
Paving				
- Pavement	1301	9141		
- Retard	1913	1101		
Faciles	11	81		
Total Impervious Cover	6129	6129		
Open Area	1184	5456		

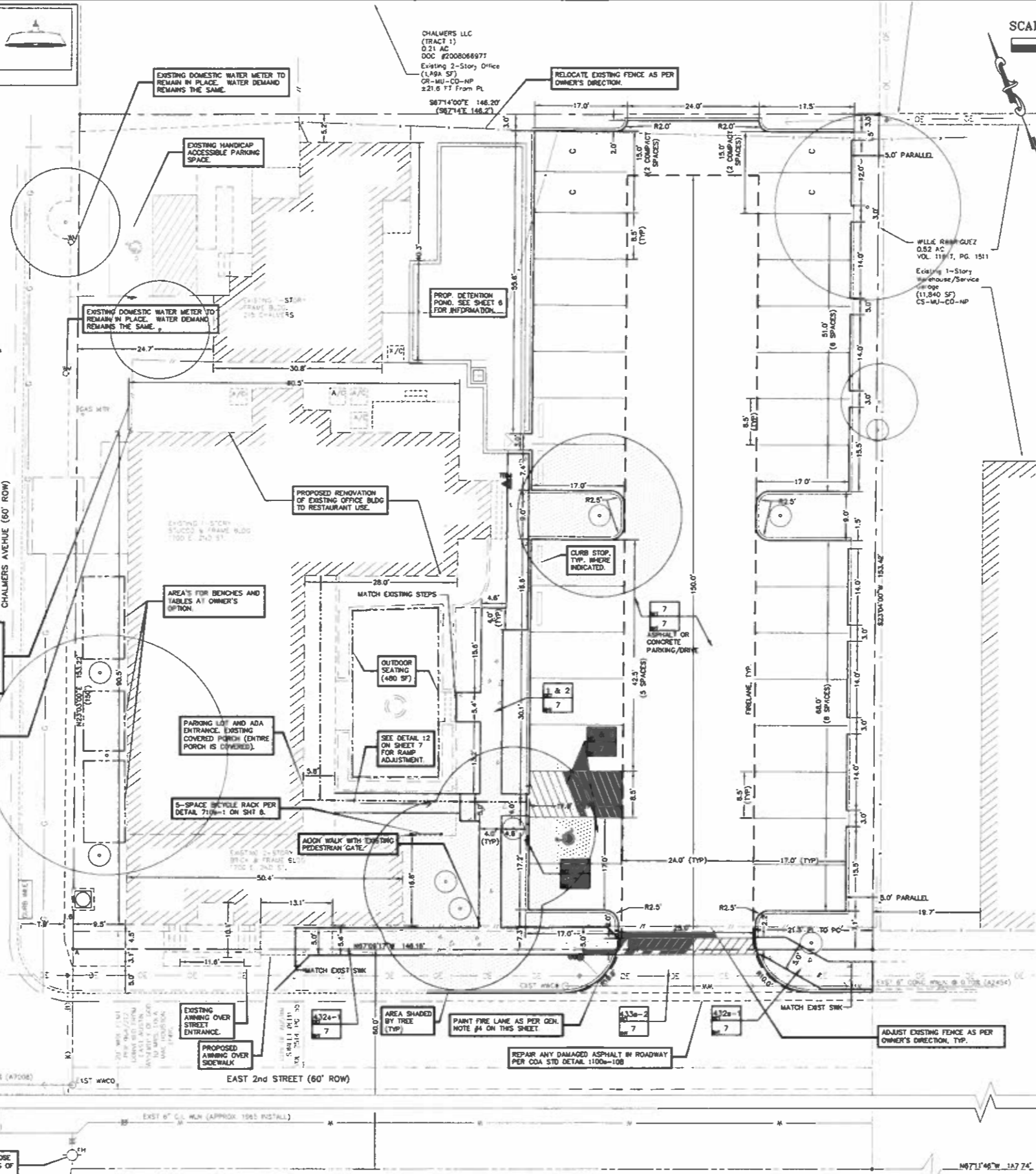
Paving Summary

Type Paving	Required	Proposed
- Total	78.0	11.0
- Total (Standard)	78.0	11.0
- Total (Compact)	0.0	0.0
- Total (Inaccessible)	0.0	0.0
- Percent compact	0%	100%

Required Parking	Area (a1) Required	Area (a2) Required	Area (a3) Required	Area (a4) Required
Per Developer	1029	3.7	3.0	3.0
Restaurant	1913	19.4	15.6	16.0
Administrative	781	1.8	6.3	7.0
Admin. and Business Off.	2141	1.7	6.7	7.0
Total Req. Spaces	18.8	31.1	33.0	288 reduction

SIDEWALK TURNING

Total Sidewalk Area: 55 SF
 Required Shading Area: 378 SF (150' Based on 5' x 2.5' Tables)
 Sidewalk Shading Provided: 396 SF



SCALE: 1" = 10'

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING OVERHEAD ELECTRIC & TEL/CABLE
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK

NOTE:
 ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB AND CUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH COM. SECTION 2.4.1, "PROTECTION OF LANDSCAPE AREAS."

GENERAL NOTES

- ALL UNDEVELOPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSPINS OR OTHER APPROVED BARRIERS AS PER COM 2.4.1.
- LANDSCAPING IS TO FACE OF CURB.
- SEE GENERAL NOTES SHEET 1.
- WHERE SHOWN WITH A DASHED LINE, IT IS SHOWN INDICATES THE ACCESSIBLE ROUTE.
- EACH COMPACT PARKING SPACE/NOSE WILL BE SLOPED "WELL ON ONLY" PER LOC. 25-4-47.
- AUSTIN ENERGY HAS THE RIGHT TO PLACE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE OWNERS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-4, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS AGREEMENT. IN ADDITION TO THESE NOTES, FOR THE REGULATION AND CONTROL OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE OWNERS AND/OR ACCESS ARE REQUIRED TO PROVIDE EGRESS TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY SOIL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE EGRESS TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK UNDER THE LINES OF CONSTRUCTION WITH CHAPTER 25-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE UTILITY, ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REMOVE ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

STANDARD SITE PLAN NOTES

- CONFORMANCE REQUIREMENTS**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, OCCUPANCY, OR RELOCATION PERMITS APPROVAL. A CITY DEVELOPER OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
 - ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - FOR OWNER'S CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 - ADDITIONAL ELECTRIC EXPENSES MAY BE REQUIRED AT A LATER DATE.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR HIGH-CONCENTRATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - EXISTING UNDER SERVICE IS PROVIDED BY CITY OF AUSTIN. EXISTING WATER SERVICE IS PROVIDED BY CITY OF AUSTIN.
 - FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A ROW EASEMENT PERMIT IS REQUIRED.

COMPLIANCE

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING SHALL BE HOUSED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
- EXTERIOR LIGHTING ADJACENT TO THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
- ALL DISPENSERS AND ANY PERMANENTLY PLACED RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-1 OR HOME RESERVATION.

FIRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE FINISH PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
- WINDOWS MUST BE INSTALLED WITH THE CORNER OF THE FOUR-INCH OPENING AT LEAST 48 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBSIDE. NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY WINDOW AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- THINGS OF OVERLOOK: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERMITS/RECORDING PLANS SHALL BE OBTAINED AND INSTALLED FOR BLIND LB LINE-LEVELS LINES. ANY PERMITS/RECORDING PLANS WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DRISPEERS AND CONDUITS WITH AN MINIMUM CAPACITY OF 1.5 CUBIC YARDS OF GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENING, CONCRETE WALLS, OR CONCRETE EAVE LINES.
- FIRE LINES DESIGNED ON SITE PLAN SHALL BE REVIEWED WITH CITY OF AUSTIN FIRE DEPARTMENT'S OFFICE AND SPECIFIED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPROXIS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

WARNING

- COMPARE THE GRADING PLAN TO LANDSCAPE PLAN BEFORE INSTALLATION OF THE LANDSCAPING. ENSURE THAT THE GRADING IS THE SAME. DIFFERENCES MIGHT EXIST DUE TO DIFFERENCES IN PURPOSE FOR THAT SHEET. RESOLVE ANY DIFFERENCES WITH ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING.
- COMPARE THE CURB STOPS SHOWN ON THE GRADING PLAN TO THE CURB STOPS SHOWN ON THE SITE PLAN. RESOLVE ANY DIFFERENCES WITH ENGINEER AND SITE PLANNER PRIOR TO ORDERING THE CURB STOPS.

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 5 OF 14
 FILE NUMBER: SPC-2011-0147D APPLICATION DATE: 05/23/2011
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXP. DATE (25-0-01, LDC) 05/23/14 CASE MGR: S. GRAMM
 PROJECT EXP. DATE (ORD #070005-A) DWFP DWZ 1

Director, Planning and Development Review Dept.

RELEASED FOR GEN. COMPLIANCE: _____ ZONING: _____
 REV. 1 _____ CORRECTION 1 _____
 REV. 2 _____ CORRECTION 2 _____
 REV. 3 _____ CORRECTION 3 _____

FINAL PLAN MUST BE RECEIVED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLAN AND ALL REQUIRED RECORDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT (IF NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

THOMPSON LAND ENGINEERING, LLC
 1700 EAST 2ND STREET, AUSTIN, TX 78702
 51277 084170
 08/09/11

1 SITE AND DIM. CONTROL PLAN
 SCALE: 1" = 10'

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 Land Planning, Site Design, Subdivision Engineering
 P.O. Box 160662, Austin, Texas 78716 (512-324-0002)
 www.tleng.net

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 1700 EAST 2ND STREET, AUSTIN, TX 78702

SITE PLAN & DIMENSIONAL CONTROL PLAN

DATE: _____
 REVISIONS: _____

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