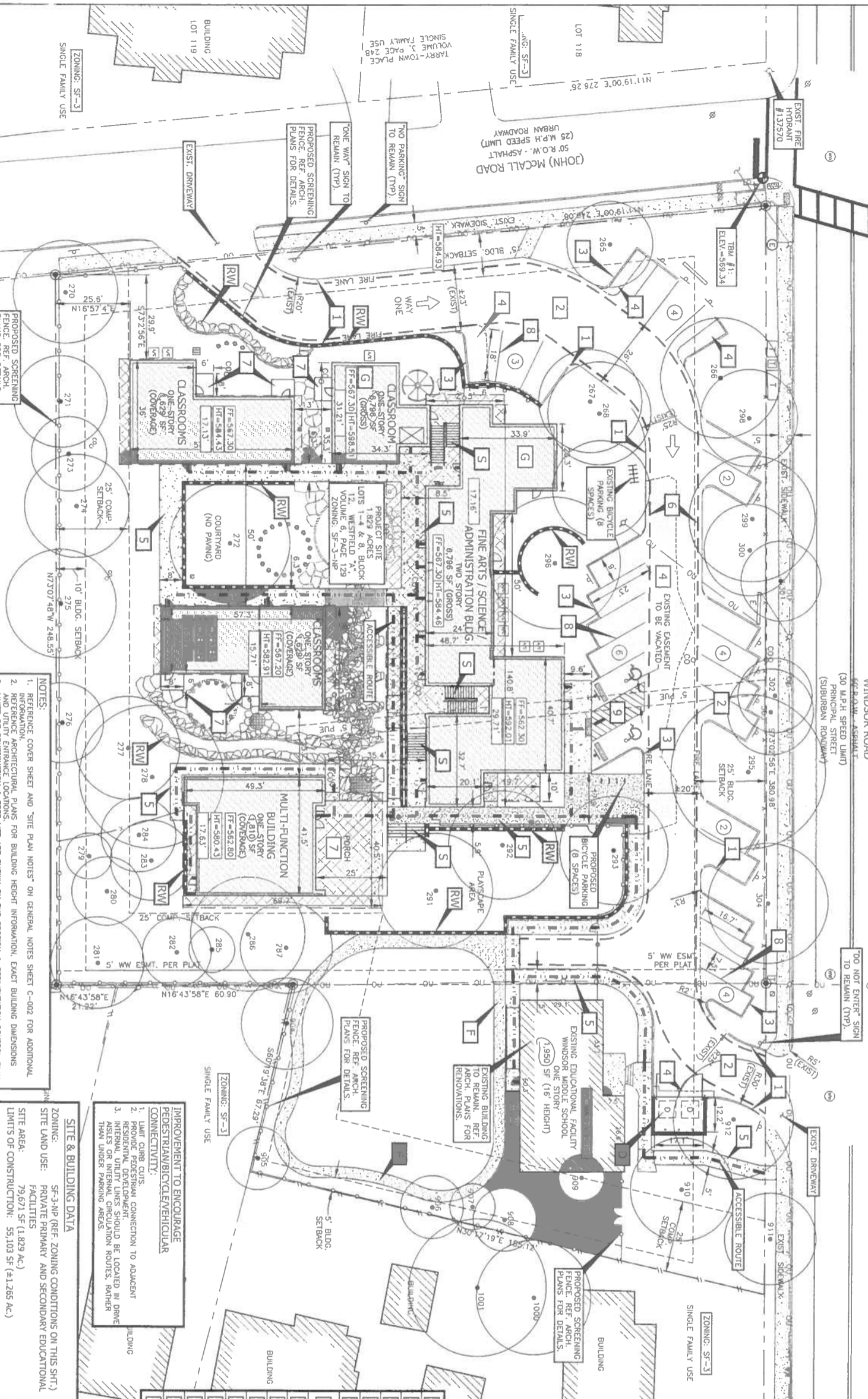


- ZONING CONDITIONS:**
1. DUMPSTER PICK UP TIMES TO BE FROM 6AM TO 9PM FOR EMERGENCIES
 2. NEIGHBORHOOD NOTIFICATION OF MAJOR EVENTS
 3. NO UNATTENDED PUBLIC RECYCLING
 4. DROP OFF AND PICK UP TIMES TO BE STAGGERED AS MUCH AS POSSIBLE
 5. MUCH AS POSSIBLE, ON McCALL ROAD AND WINDSOR ROAD ARE TO REMAIN
 6. PARKING SPACES TO HAVE CONCRETE CURBS
 7. ATTENDANCE SHALL BE LIMITED TO 150 STUDENTS
 8. USE IS LIMITED TO PRIVATE PRIMARY AND SECONDARY
 9. NO MORE THAN 50% OF STUDENTS WILL BE IN GRADES 5-8

PARKING DATA		
REQUIRED:	TYPE	RATIO
PRIMARY EDUCATIONAL FACILITIES	1.5 SPACE / STAFF	
PROVIDED:		
REGULAR (9'x18.5')	21	
COMPACT (7.5'x15')	4	
ACCESSIBLE:	2	
TOTAL:	27	18 MAX. EMPLOYEES
BICYCLE PARKING =	16 (8 EXIST. + 8 PROP.)	



- NOTES:**
1. REFERENCE COVER SHEET AND "SITE PLAN NOTES" ON GENERAL NOTES SHEET C-002 FOR ADDITIONAL REFERENCE ARCHITECTURAL PLANS FOR BUILDING HEIGHT INFORMATION, EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 2. THIS SITE IS COMPOSED OF THREE (3) LOTS/TRACTS. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICANT DOCUMENTATION AND SITE PLAN APPROVAL MAY BE REQUIRED. UNDEVELOPED DEVELOPMENT QUALITY TO PRINCIPAL BUILDING MATERIALS.
 3. ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER SUBCHAPTER E.3.5 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 25.2.E. REF. FIGURE 42 ON THIS SHEET.
 4. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

- NOTES:**
1. LIMIT CURB CUTS.
 2. IMPROVEMENT CONNECTION TO ADJACENT PEDESTRIAN/BICYCLE/VEHICULAR CONNECTIVITY.
 3. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE ASILES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS.

- IMPROVEMENT TO ENCOURAGE PEDESTRIAN/BICYCLE/VEHICULAR CONNECTIVITY:**
1. LIMIT CURB CUTS.
 2. IMPROVEMENT CONNECTION TO ADJACENT PEDESTRIAN/BICYCLE/VEHICULAR CONNECTIVITY.
 3. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE ASILES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS.

- SITE & BUILDING DATA**
- ZONING: SF-3-NP (REF. ZONING CONDITIONS ON THIS SHEET)
- SITE LAND USE: PRIVATE PRIMARY AND SECONDARY EDUCATIONAL FACILITIES
- SITE AREA: 79,971 SF (1.829 AC.)
- LIMITS OF CONSTRUCTION: 55,103 SF (±1.265 AC.)
- ALLOWABLE BUILDING HEIGHT: 35'
- PROPOSED BUILDING HEIGHT: TWO STORES - 43'0"
- ALLOWABLE BUILDING COVERAGE: 40% / 31,868 SF / 0.73 AC.
- PROPOSED BUILDING COVERAGE: 17.50% / 13,902 SF / 0.32 AC.
- BUILDING FOUNDATION TYPE: SLAB ON GRADE
- ALLOWABLE IMPERVIOUS COVER: 45% / 35,852 SF / 0.82 AC.
- EXISTING IMPERVIOUS COVER: 43.9% / 35,011 SF / 0.80 AC.
- EXISTING IMPERVIOUS COVER TO REMAIN UNDISTURBED: 14,529 SF
- PROPOSED IMPERVIOUS COVER (TOTAL): 43.8% / 34,935 SF / 0.80 AC.

- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - ESSENTIAL / SETBACK
 - OVERHEAD UTILITY LINE
 - WOOD FENCE
 - WIRE FENCE
 - RETAINING WALL
 - ACCESSIBLE ROUTE
 - OVERHEAD BUILDING AREA
 - PROPOSED BUILDING AREA
 - PROPOSED CONCRETE SIDEWALK
 - UTILITY POLE
 - ELECTRIC MANHOLE
 - TELEPHONE PEDestal
 - SIGN
 - WASTEWATER MANHOLE
 - CLEAN-OUT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - DRAINAGE INLET
 - IRON ROD
 - BENCHMARK
 - TREE (TO REMAIN)
 - GARBAGE DUMPSTER PAD
 - PARKING STALL COUNT
 - ACCESSIBLE PARKING

1. EXISTING CONCRETE CURB/EDGE OF PAVEMENT TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. 6" CONCRETE CURB: TIE TO EXISTING & MATCH EXISTING GRADES AS SHOWN ON PLAN. USE CURB THICKNESS WHERE NECESSARY.
4. ASPHALT PAVEMENT: SAW CUT & REMOVE EXIST. CURB AND/OR PAVEMENT WHERE SHOWN & MATCH EXIST. GRADES.
5. CONCRETE SIDEWALK.
6. FIRE LANE STRIPING: TIE TO & MATCH EXISTING FIRE LANE STRIPING IN KIND (TYPICAL). EXIST. FIRE LANE STRIPING TO REMAIN WHEREVER POSSIBLE.
7. 8'x6" WOODEN PORCH: REFERENCE ARCHITECTURAL PLANS.
8. PAVEMENT STRIPING.
9. ACCESSIBLE PARKING: REFERENCE "ACCESSIBLE STRIPING DETAIL" ON CONSTRUCTION DETAIL SHEETS.
10. SIDEWALK ACCESSIBLE RAMP.

1. INSTALL CONCRETE DUMPSTER PAD & CURB AS SHOWN. REF. LANDSCAPE/ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE GREEN ROOF. REFERENCE ARCHITECTURAL PLANS FOR LIMITS AND ADDITIONAL INFORMATION.
2. STAIRS AND/OR RAMP: REFERENCE ARCHITECTURAL PLANS.
3. DECOMPOSED GRANITE PATHWAY. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

- SITE PLAN APPROVAL**
- FILE NUMBER: SPC-2012-0027C
- APPROVED BY COMMISSION ON _____ APPLICATION DATE _____
- DATE OF THE CITY OF AUSTIN CODE: _____ UNDER SECTION _____ OF
- EXPIRATION DATE (23-3-91, LDC) CASE NUMBER: _____
- PROJECT EXPIRATION DATE (090479005-4) DMP#: _____

Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plot 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 non-compliance, must be approved prior to the Project Expiration Date.