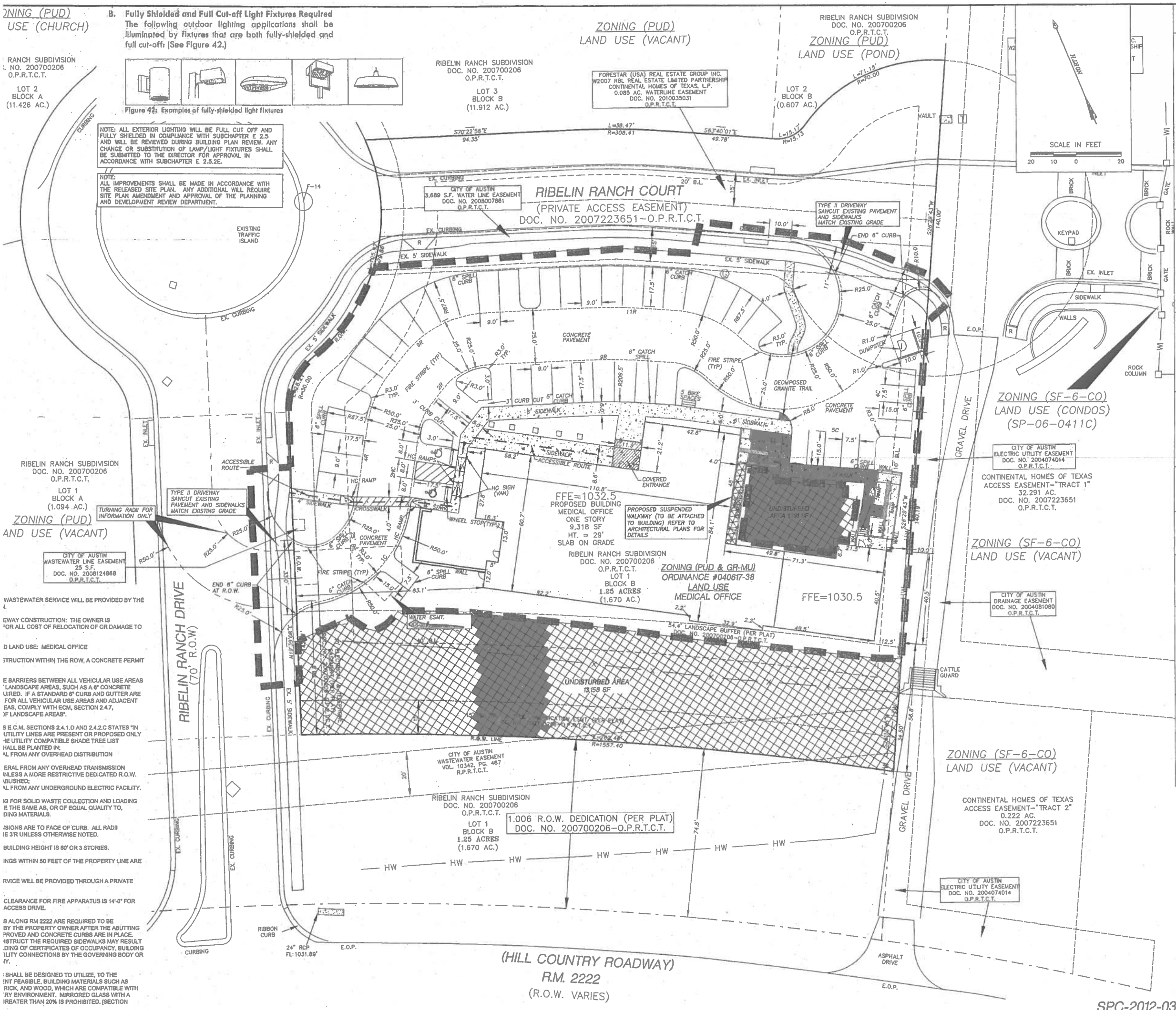
ZONING (PUD)
USE (CHURCH)

B. Fully Shielded and Full Cut-off Light Fixtures Required
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off: (See Figure 42.)

Figure 42: Examples of fully-shielded light fixtures

NOTE: ALL EXTERIOR LIGHTING WILL BE FULL CUT OFF AND FULLY SHIELDED 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 SUBCHAPTER E 2.5.2E.

NOTE:
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.



WASTEWATER SERVICE WILL BE PROVIDED BY THE
I.

EWAY CONSTRUCTION: THE OWNER IS
FOR ALL COST OF RELOCATION OF OR DAMAGE TO

D LAND USE: MEDICAL OFFICE

STRUCTION WITHIN THE ROW, A CONCRETE PERMIT

E BARRIERS BETWEEN ALL VEHICULAR USE AREAS
LANDSCAPE AREAS, SUCH AS A 6" CONCRETE
UIRED. IF A STANDARD 6" CURB AND GUTTER ARE
FOR ALL VEHICULAR USE AREAS AND ADJACENT
EAS, COMPLY WITH ECM, SECTION 2.4.7,
OF LANDSCAPE AREAS".

S E.C.M. SECTIONS 2.4.1.D AND 2.4.2.C STATES "IN
UTILITY LINES ARE PRESENT OR PROPOSED ONLY
E UTILITY COMPATIBLE SHADE TREE LIST
HALL BE PLANTED IN:
AL FROM ANY OVERHEAD DISTRIBUTION

ERAL FROM ANY OVERHEAD TRANSMISSION
UNLESS A MORE RESTRICTIVE DEDICATED R.O.W.
BLISHED;
AL FROM ANY UNDERGROUND ELECTRIC FACILITY.

G FOR SOLID WASTE COLLECTION AND LOADING
E THE SAME AS, OR OF EQUAL QUALITY TO,
DING MATERIALS.

SIONS ARE TO FACE OF CURB. ALL RADII
E 3'R UNLESS OTHERWISE NOTED.

BUILDING HEIGHT IS 60' OR 3 STORIES.

INGS WITHIN 50 FEET OF THE PROPERTY LINE ARE

RVICE WILL BE PROVIDED THROUGH A PRIVATE

CLEARANCE FOR FIRE APPARATUS IS 14'-0" FOR
ACCESS DRIVE.

B ALONG RM 2222 ARE REQUIRED TO BE
BY THE PROPERTY OWNER AFTER THE ABUTTING
PROVED AND CONCRETE CURBS ARE IN PLACE.
NSTRUCT THE REQUIRED SIDEWALKS MAY RESULT
DING OF CERTIFICATES OF OCCUPANCY, BUILDING
LITY CONNECTIONS BY THE GOVERNING BODY OR
Y.

SHALL BE DESIGNED TO UTILIZE, TO THE
NT FEASIBLE, BUILDING MATERIALS SUCH AS
RICK, AND WOOD, WHICH ARE COMPATIBLE WITH
RY ENVIRONMENT. MIRRORED GLASS WITH A
REATER THAN 20% IS PROHIBITED. (SECTION

SITE CALCULATIONS: P.U.D.(ORDINANCE # 040617-38)

TOTAL GROSS SITE AREA: 72,727.10 SF. / 1.67 AC.

APPENDIX Q-1
NET SITE AREA

TOTAL GROSS SITE AREA = 1.67 ACRES

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE(CWQZ) = 0.00 ACRES
WATER QUALITY TRANSITION ZONE(WQTZ) = 0.00 ACRES
WASTEWATER IRRIGATION AREAS = 0 ACRES
DEDUCTION SUBTOTAL = 0 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 1.67 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15%	1.60	X 100%	= 1.60	ACRES
AREA OF UPLANDS WITH SLOPES 15-25%	0.07	X 40%	= 0.03	ACRES
AREA OF UPLANDS WITH SLOPES 25-35%	0.00	X 20%	= 0.00	ACRES
AREA OF UPLANDS WITH SLOPES 35%+	0.00	X 0%	= 0.00	ACRES
TOTAL	1.67		1.63	ACRES

NET SITE AREA (SUBTOTAL) = 1.63 ACRES

APPENDIX Q-2
IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER: 67% (PER ORDINANCE # 040617-38 PART 10-A)

IMPERVIOUS COVER ALLOWED AT 0.00 % X WQTZ = 0.00 ACRES
IMPERVIOUS COVER ALLOWED AT 67 % X NSA = 1.09 ACRES

DEDUCTIONS FOR PERIMETER ROADWAY = 0.11 ACRES
TOTAL IMPERVIOUS COVER = 1.09 - 0.01 = 1.08 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
(N/A - PUD ORDINANCE #040617-38 PART 10-F)
TOTAL ACREAGE 15-25% = N/A ACRES X 10% = N/A ACRES

PROPOSED TOTAL IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER: 67% (PER ORDINANCE # 040617-38 PART 10-A)
IMPERVIOUS COVER IN WQTZ = 0.0 ACRES (0%)
IMPERVIOUS COVER IN UPLANDS ZONE = 0.89 ACRES (54.6% OF NSA)

EXISTING PRIVATE DRIVE
PAVING & SIDEWALK: 9,400 SF. / 0.22 ACRES

PROPOSED
BUILDINGS: 9,318 SF. / 0.21 ACRES
PAVING, DRIVES & WALKS: 20,036 SF. / 0.46 ACRES
TOTAL PROPOSED IMPERVIOUS COVER =38,754 SF./0.89 ACRES (54.6% OF NSA)

PROPOSED TOTAL IMPERVIOUS COVER ON SLOPES:

SLOPE CATEGORY	BUILDINGS/ OTHER	DRIVEWAYS/ ROADWAYS	% OF CATEGORY	ACRES
0-15%	9,318 SF	27,471 SF	52.86	0.89
15-25%	0 SF			
25-35%	0 SF	0 SF	0.00	0.00
OVER 35%	0 SF	0 SF	0.00	0.00

TOTAL SITE IMPERVIOUS COVER = 0.89 ACRES

ROADWAY DEDUCTION CALCULATIONS: (RIBELIN RANCH)

ADJACENT R.O.W. AREA = 278' X 35' & TURNABOUT = 12,802 SF = 0.29 AC.
EXIST. R.O.W. IMPERVIOUS COVER (ASPH. & SDWKS) = 8,854 SF = 0.20 AC
I.C. ALLOWED IN R.O.W. = 0.29 X 67% = 0.19 AC.
TOTAL REDUCTION = 0.01 AC.

ROADWAY DEDUCTION CALCULATIONS: (FM 2222)

ADJACENT R.O.W. AREA = 263' X 125' = 32,875 SF = 0.75 AC.
EXIST. R.O.W. IMPERVIOUS COVER = 44' (MAX.) X 263'=11,572 SF = 0.27 AC
I.C. ALLOWED IN R.O.W. = 0.75 X 67% = 0.50 AC.
TOTAL REDUCTION = 0.00 AC.

BUILDING COVERAGE = $\frac{9,318}{72,727}$ = 12.8%

F.A.R. = 0.128:1 (0.20:1 MAX)
LIMITS OF CONSTRUCTION = 45,367 SF = 1.04 AC.
UNDISTURBED OPEN SPACE = 14,549 SF = 0.33 AC. (20.0%)
(20% MIN. = 14,549 SF PER PUD ORDINANCE #040617-38 PART 10-O)

PARKING TABLE

PARKING REQUIRED FOR MEDICAL OFFICE (1 SPACE FOR EACH 200 SF):
(9,318 SF. = 47 SPACES)

PARKING PROVIDED:

REGULAR SPACES PROVIDED:	= 35 SPACES
COMPACT SPACES PROVIDED:	= 10 SPACES
HANDICAP PARKING PROVIDED:	= 2 SPACE (VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	= 47 SPACES
BICYCLE SPACES REQUIRED:	= 5 SPACES
BICYCLE SPACES PROVIDED:	= 5 SPACES

LEGEND

- PROPOSED SUSPENDED WALKWAY (TO BE ATTACHED TO BUILDING) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED SIDEWALK
- PROPOSED DECOMPOSED GRANITE TRAIL
- ACCESSIBLE ROUTE
- FIRE STRIPING

CAUTION !
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

SITE PLAN APPROVAL

Sheet 09 of 25

FILE NUMBER SPC-2012-0335C APPLICATION DATE: 10/04/2012
APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER DONNA GALATI
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ X DDZ X

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ 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 FILING, 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.

SPC-2012-0335C

HANRAHAN • PRITCHARD ENGINEERS, INC.
CONSULTING ENGINEERS
(TX. PE FIRM REG. #469)
8333 Cross Park Drive
AUSTIN, TEXAS 78754

RIBELIN RANCH MEDICAL OFFICE
SITE & DIMENSION CONTROL PLAN
7011 RIBELIN RANCH DRIVE

The seal appearing on this document was authorized by Stephen Ray Jamison on 11/9/12

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: Projects/ Ribelin Ranch/Dwg/Site Plan
Job No. 220-02 | Snapshot: SITE
Scale (Hor): N/A | Scale (Vert): 1"=20'
Date: 01/03/13 | Checked By: SRJ | Drawn By: SRJ
Revision #:
Revision Date:

SHEET 09 of 25