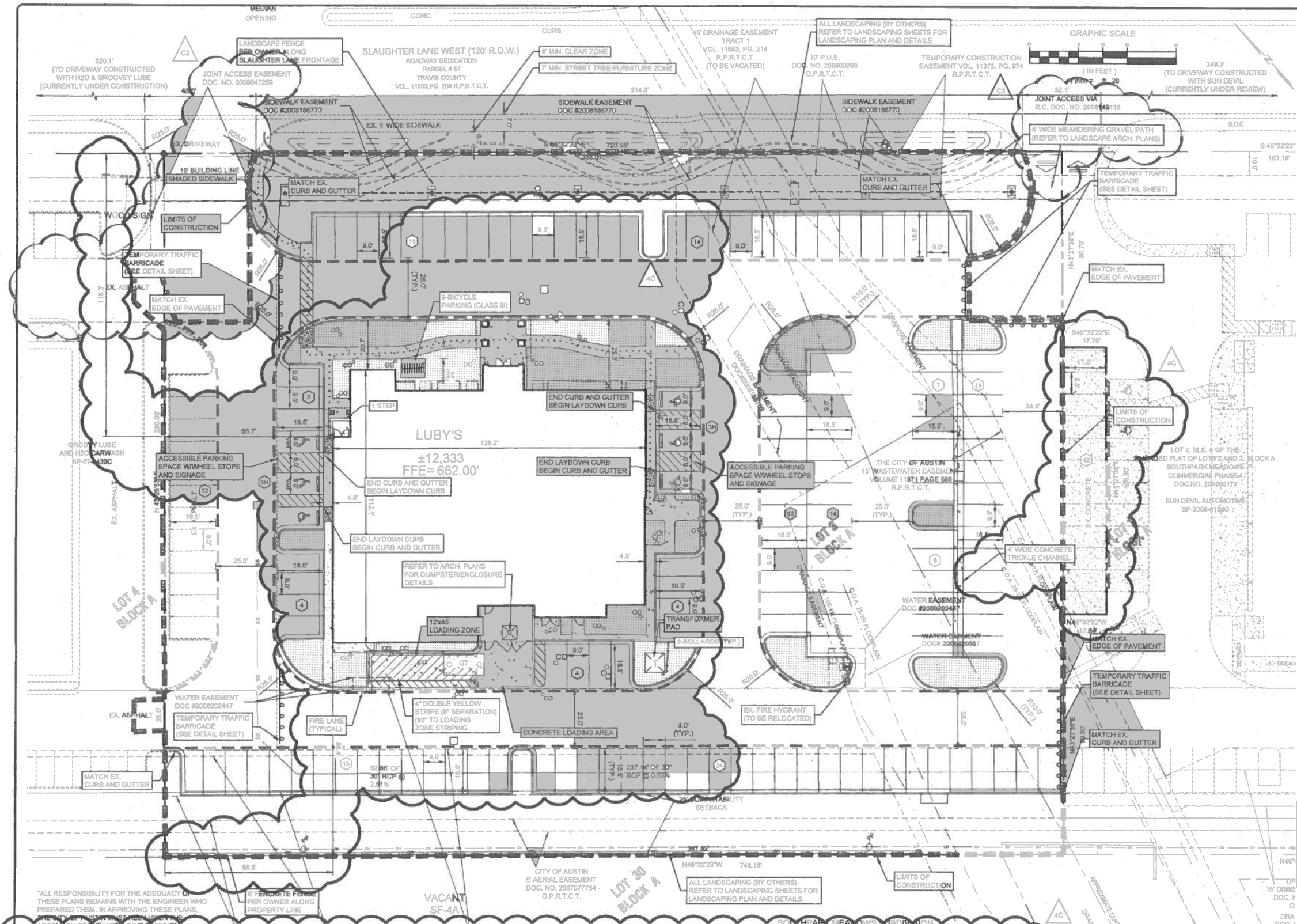

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRELANE
- ACCESSIBLE ROUTE
- STREET FACE OF CURB
- CONCRETE SIDEWALK
- LIMITS OF CONSTRUCTION
- FH — EXISTING FIRE HYDRANT
- ACCESSIBLE PARKING
- PARKING LABEL
- ACCESSIBLE PARKING LABEL
- BICYCLE PARKING
- D — DUMPSTER
- EXISTING WASTEWATER MANHOLE
- AREA INLET
- TP — TRANSFORMER PAD
- PP — POWER POLE

NOTES

1. ALL CURB WILL BE STANDARD 6" CURB AND GUTTER, UNLESS OTHERWISE NOTED ALL CURB RETURNS WILL BE 3.0' FRONT OF CURB RADII, UNLESS OTHERWISE NOTED.
2. ALL TRAFFIC CONTROLS SHALL CONFORM WITH THE 1990 OR LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. FIRE LANE CURBS SHALL BE PAINTED RED AND SHALL BEAR THE MARKING "FIRE LANE - TOW AWAY ZONE" EVERY 25 FEET. LETTERING SHALL BE WHITE ON THE RED BACKGROUND AND SHALL HAVE A STROKE OF 1-INCH WIDE BY 6-INCHES HIGH.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB.
5. ALL DRIVES AND PARKING AREAS TO BE CURB AND GUTTER WITH ASPHALT PAVING UNLESS OTHERWISE NOTED.
6. ALL STOP SIGNS INDICATED ARE TO BE INSTALLED WITH PAINTED STOP BAR.
7. STRIPING PAINT TO MEET OR EXCEED COA SPECIFICATIONS.
8. ALL MECHANICAL EQUIPMENT IS TO BE SCREENED.
9. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 9" 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 ECM, SECTION 4.4.7, "PROTECTION OF LANDSCAPE AREAS".
10. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
11. FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
12. THERE ARE NO BUILDINGS WITHIN 50 FEET OF THE SITE.
13. MINIMUM 14.0' VERTICAL CLEARANCE WITHIN FIRE LANES, INCLUDING TREE LIMBS, FOR ALL DRIVEWAY AND INTERNAL CIRCULATION AREAS ON SITE, WHERE OVERHEAD CLEARANCE IS RESTRICTED.
14. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
15. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
16. 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.
17. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
18. THIS SITE IS SUBJECT TO THE SAUNDERS 143 PROPERTY TRAFFIC IMPACT ANALYSIS; CITY OF AUSTIN ZONING REF NO. C14-05-0171 (DOC. NO. 2006098012), (TRACT 6).
19. JOINT ACCESS IS PROVIDED FOR ALL LOTS FRONTING WEST SLAUGHTER LANE THROUGH THE UNIFIED DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2008189118 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMPLIANCE TO COA COMMERCIAL DESIGN STANDARDS, SUBSECTION 2.3.2.B.2 (CONNECTIVITY) IS ACHIEVED THROUGH OPTIONS STATED BELOW:

1. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE AISLES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS.
2. LIMIT CURB CUTS

4C REPLACEMENT SHEET

ZONING IMPERVIOUS COVER (LOT 3 BLOCK A)

Impervious Cover of Proposed Project	Sq. Ft.	Acres	%
Buildings	12,333.00	0.283	11.3%
Drives	54,508.74	1.251	50.9%
Existing Drives	11,693.23	0.268	10.7%
Sidewalks	4,698.08	0.108	4.3%
Total Impervious Cover	83,231.05	1.910	76.9%

PARKING PROVIDED (LOT 3 BLOCK A)

Standard:	165
Compact:	0
Parallel:	0
Handicapped:	8
Total:	173
Handicapped Spaces Required:	6
*Bicycle Spaces Provided:	9

* Total parking ≥ 5%, if greater than Bic. 23 Bc

PARKING REQUIREMENTS (LOT 3 BLOCK A)

Type	Area (sq.ft.)	Spaces/SQ.FT.	Total No. of Spaces
Restaurant	12,333.00	1/75	164
Total	12,333.00	-	164
**Handicapped			6

**150-201 Total Parking Spaces equal 6 required Accessible Spaces

PARKING CALCULATIONS

Lot	Area (sq.ft.)	Buildings	Building (sq.ft.)	Parking Required	Parking Provided
Lot 3, Blk A	2.485	RESTURANT (GENERAL)	12,333	164	165
Totals:			12,333	164	165

BUILDING TABLE (LOT 3 BLOCK A)

BLDG	BLDG HT (FT)	# OF STORIES	PROPOSED USE	BLDG FFE (FT)	FOUNDATION TYPE	BLDG (SF)	GROSS FLOOR AREA (SF)
RESTAURANT 1	34'-4"	1	RESTAURANT (GENERAL)	662.00	SLAB	12,333	12,333

SITE AND ZONING TABLE

Lot #	Acreage (ac.)	Zoning	Building * Max. (ft)	Building Prop. (ft)	Total Bldg. (sf.)	Building Coverage * Max. (%)	Building Coverage Prop. (%)	F.A.R. * Max.	F.A.R. Prop.	Impervious Cover * Max. (%)	Impervious Cover Prop. (%)
Lot 3, Blk A	2.485	GR	40'	34'-4"	12,333	50	11.3%	1:1	0.113:1	80%	76.9%
Phase I, Sub-Totals:	2.485				12,333		11.3%		0.113:1		76.9%

CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL — SHEET 21 OF 33
FILE NUMBER SP-2008-0251C — APPLICATION DATE 5-21-2008
APPROVED BY COMMISSION ON 4-9-2009 UNDER SUBSECTION ___ OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 4-9-2011 CASE MANAGER S. Walker
PROJECT EXPIRATION DATE (ORD.970905-A) 5-21-2011
DWPZ ___ DDZ ___
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE 2-4-2009 ZONING GR-CO
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.

Cunningham | Allen, Inc.
Engineers • Surveyors • Planners
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TBPE REG. NO. F-284
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STATE OF TEXAS — RUBEN L. LOPEZ, JR. — 65746 — PROFESSIONAL ENGINEER

SOUTHPARK MEADOWS II LUBY'S
415 WEST SLAUGHTER LANE
AUSTIN, TEXAS 78748
PHASE 2 - SITE PLAN

PROJECT No. 4560101
DESIGN R.L./G.H.
DRAWN TECH
CAD MANAGER P.T.

SHEET 21 OF 33

SP-2008-0251C