PHASE 3 BUILDING/PARKING SUMMARY TABLE

USE	BUILDING HEIGHT (REFER ARCHITECTURAL)	AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
PHASE 3 - 1ST FLOOR SERVICE	54'-10"	49457	1 1000 = 49	50
PHASE 3 - 1ST FLOOR STORAGE		10916	1 2000=10	20
PHASE 3 - 2ND & 3RD FLOOR SERVICE		234365	1 2000=117	150
PHASE 3 - 1ST FLOOR OFFICE / LOBBY	—	13260	1 275 = 45	50
PHASE 3 - 1ST FLOOR SHOWROOM	—	4664	1 500 = 10	20
PHASE 3 - UPPER LEVEL OFFICE	—	1987	1 275 = 15	20
PHASE 3 - BICYCLE PARKING	—		3	4
TOTAL		323469	244	310

ZONING LO, GR, CS / PROPOSED USE AUTOHOTIVE SALES

PHASE 1 - SERVICE / STORAGE	303630
PHASE 2 - SHOWROOM / OFFICE	20031
TOTAL SQ FT =	323469

TOTAL SITE AREA = 8.36 Acres = 364270 SQ FT

TOTAL GROSS FLOOR AREA = 90%

GR ZONE BUILDING COVERAGE AREA = 89264 SQ FT = 35%

CS ZONE BUILDING COVERAGE AREA = 0 SQ FT

MAX BUILDING HEIGHT = 54'-10"

FLOOR-TO-AREA RATIO = 0.90

IMPERVIOUS COVER CS ZONE = 10253 SQ FT = 3.13 %

IMPERVIOUS COVER GR ZONE = 262792 SQ FT = 78.00%

ACCESSIBILITY NOTES

APPROVAL OF THE SE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 2.08 (ANSI 403.3)
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 2.08 (ANSI 502.3)

SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (ANSI 403.3).

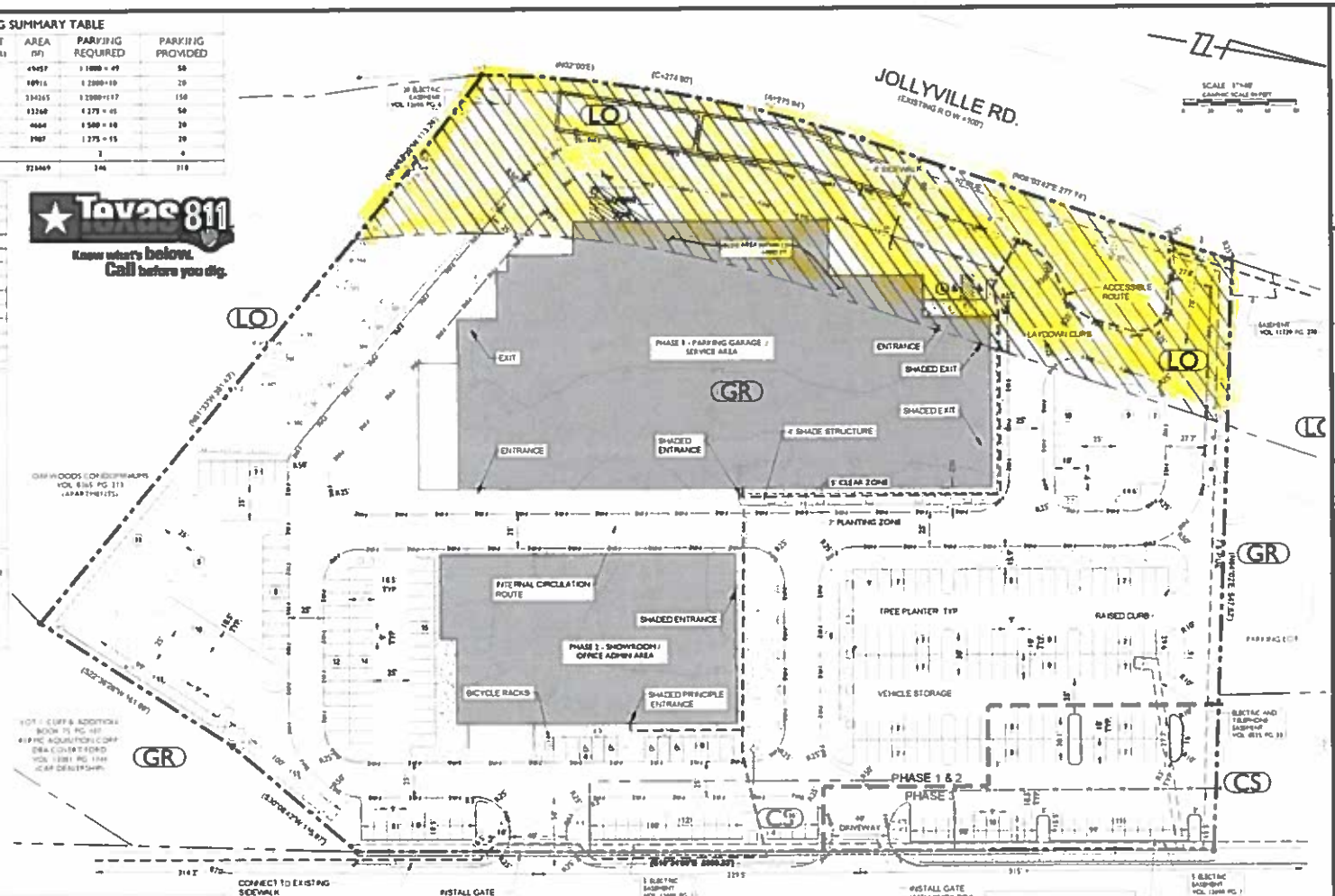
THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:16, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20 (ANSI 405.2 - 405.6)

SITE PLAN NOTES

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.

ROADWAY SIDEWALK WIDTH REQUIREMENT



LEGEND

- PROPERTY LINE
- PROPOSED FIRE LANE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED FIRE HYDRANT
- EXISTING LIGHT POLES
- EXISTING PONDS
- PARKING COUNT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- ZONING BOUNDARY
- PHASE LINE
- INTERNAL CIRCULATION ROUTE
- ACCESSIBLE ROUTE

SITE PLAN RELEASE NOTES

a. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEPARTMENT SERVICES DEPARTMENT.
b. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE APPROVAL NOR BUILDING PERMIT APPROVAL.
c. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
d. ADDITIONAL ELECTRIC EASEMENT MAY BE REQUIRED AT A LATER DATE.
e. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
f. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
g. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
h. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
i. FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
j. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY A ROW EXCAVATION PERMIT IS REQUIRED.

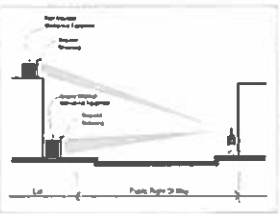


Figure 35:
Screening of Equipment and Utilities.

NOTES

1. 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 LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.3.B.
2. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064).
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
4. 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-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
5. 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).
6. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).
7. VEGETATIVE SCREENING, BERMS, FENCES OR FAÇADES SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

SITE PLAN APPROVAL

SHEET 12 of 30

FILE NUMBER SP-2019-0043C APPLICATION DATE 01/28/2019

APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81 LDC) _____ CASE MANAGER JOHNATHAN DAVILA

Director, Development Services Department

RELEASE FOR GENERAL COMPLIANCE _____ ZONING GR, CS

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, expire a notice of construction (if a building permit is not required) must also be approved prior to the Project Expiration Date.

CASE #SP-2019-0043C

TRE & ASSOCIATES
Engineering Solutions
Texas Firm No. 10007
115 West Dean, Suite 200
Austin, Texas 78752
Office: (512) 343-0003
Fax: (512) 343-0005

PROJECT NO. 1913.11.678	DESIGNED BY AMR/VHD
DWG FILE: 2_SITE PLAN.PN3	DRAWN BY SC-AR
DATE: 01/28/2019	CHECK BY AMR/VHD
PROJECT ADDRESS: 11514 RESEARCH BLVD AND 10 W. AUSTIN TX 78759	

NO.	BY	DATE	REVISION DESCRIPTION

COVERT FORD DEALERSHIP
11514 RESEARCH BLVD
AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN - PHASE 3

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT

STATE OF TEXAS
ADRIAN R. ROSAS
59430
PROFESSIONAL ENGINEER
01/28/2019

SHEET 12 OF 30

FILE P:\1913 - COVERT FORD\11678 - COVERT FORD SITE REDEVELOPMENT\CAD\SHEETS\2 SITE PLAN.PN3 DWG. LAYOUT: SITE PLAN - PHASE 3 DATE: 01/28/2019 - 10:50 AM