

- NOTES:
- APPROVAL OF THESE 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 1:50.
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - 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 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
 - A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - EACH COMPACT SPACE WILL BE SIGNED "SMALL CAR ONLY."
 - CURB WITHIN ELECTRICAL EASEMENT TO BE FLUSH CURB.
 - ASPHALT TO BE 2-INCH POROUS HMA COVER 9-INCH FLEXIBLE BASE OVER GEOGRID TO ATTAIN 80,000 ESALS.

- CONNECTIVITY IMPROVEMENTS:
- INTERNAL UTILITY LINES ARE LOCATED IN DRIVE AISLES.
 - SHADED OVERHANG PROVIDES SHADED SIDEWALK FOR 100 PERCENT OF BUILDING FRONTAGE ON PRINCIPAL STREET.

Building Table		
Zoning: GR-MU-V-CO-NP, General Commercial Services-Vertical Mixed Use		
Gross Site Area	11,817	SF
Gross Building Area	5,820	SF
Number Of Stories	3	
Finished Floor Elevation	460.0	
Foundation Type	Slab on Grade	
	Allowed	Provided
Maximum Height	40'	40'
Floor Area Ratio	1:1	0.49
Building Coverage (SF)	9,454	1,940
Building Coverage (%)	80	16.4
Impervious Cover (SF)	10,635	8,165
Impervious Cover (%)	90	69.1

Impervious Cover Table				
	Existing	Proposed Removal	Proposed Addition	
Building	-	-	1,940	
Parking/Driveway & Others	9,609	9,609	4,972	
Sidewalk	-	-	1,253	
Total (Area)	9,609	9,609	8,165	
Gross Site Area	11,817	SF	0.271	Acre
Total (Percent)	81.32%	81.32%	69.10	%

PARKING SUMMARY TABLE			
Land Use	Area (SF)	Parking Ratio	Spaces
Administrative Office	5,820	1 per 275 SF	21.2
20% Reduction for Urban Core 25-6-478(A)			-4.2
10% Reduction for Providing Shower			-2.1
Net Required Spaces			15
Standard Parking			10
Accessible Parking			1
Total Parking Provided			11
Bicycle Spaces Provided (5 or 5% total)		5 Required	6

- COMPATIBILITY STANDARD NOTES:
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED FROM IN COMPLIANCE WITH SUBCHAPTER E.2.5 AND WILL BE REVIEWED AT 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.
 - 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.
 - 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.
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.

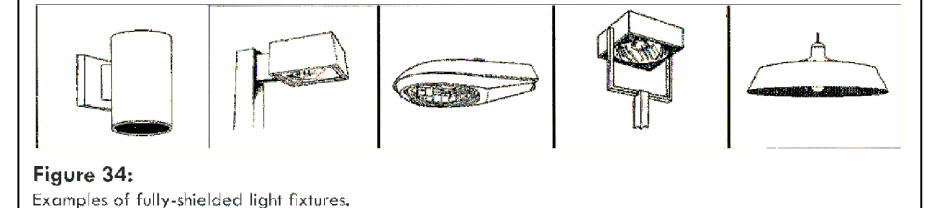
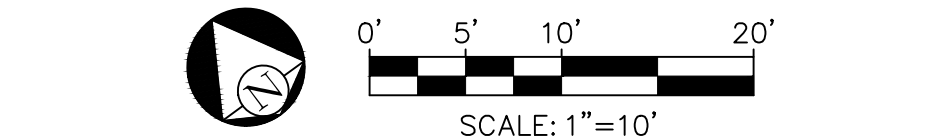


Figure 34: Examples of fully-shielded light fixtures.

- EXISTING LEGEND
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ DOUBLE SERVICE
 - WATERLINE W/ SINGLE SERVICE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - WASTEWATER W/ DOUBLE SERVICE
 - WASTEWATER W/ SINGLE SERVICE
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - GROUND CONTOUR

- PROPOSED LEGEND
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ DOUBLE SERVICE
 - WATERLINE W/ SINGLE SERVICE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - WASTEWATER W/ STACK
 - WASTEWATER W/ DOUBLE SERVICE
 - WASTEWATER W/ SINGLE SERVICE
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - GROUND CONTOUR
 - ELECTRIC LINE
 - GAS LINE



NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1010 CLERMONT
43 N IH 35 NB, AUSTIN, TX 78702

SITE PLAN

5110 LANCASTER COURT, AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'
JOB NO: A364-001
DGN BY: JMS
DWN BY: MAA
RVW BY: JMS

SITE PLAN APPROVAL SHEET 06 OF 14
FILE NUMBER: SP-2019-0328C APPLICATION DATE: 8-8-2019
APPROVED BY COMMISSION ON UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER R. ANDERSON
PROJECT EXPIRATION DATE (ORD.#970905-A) DWP# DIZ X

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-V-CO-NP
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plans 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 06
OF 14

