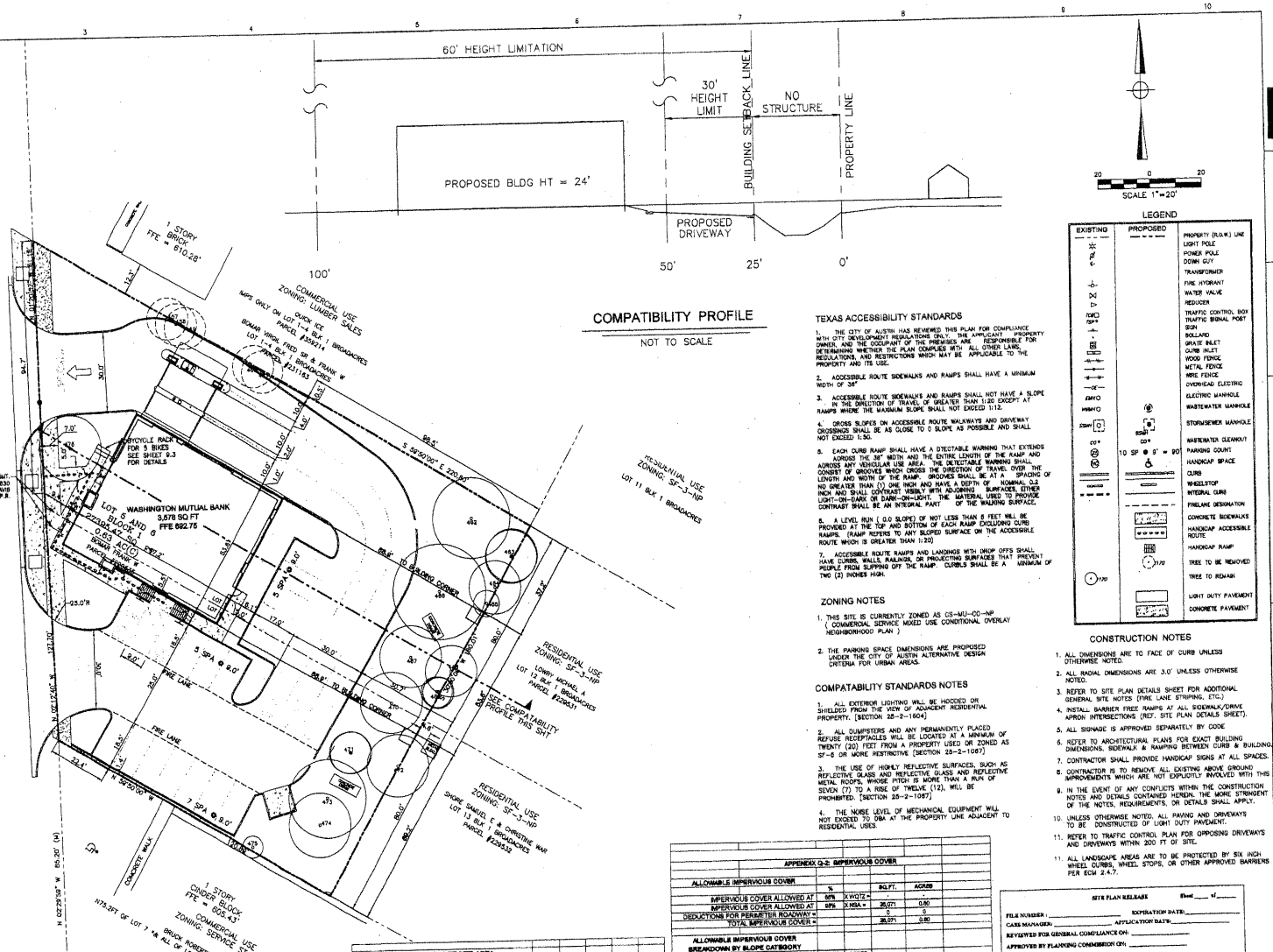
BENCHMARK NOTE:

SITE B.M. – ½" REBAR MONUMENT AT NORTHWEST CORNER OF SITE.
ELEVATION=693.74
VERTICAL DATUM BASED ON NAVD-88

TREE LIST

TREE #	DESCRIPTION
457	HACKBERRY 8" to be removed
458	HACKBERRY 8" to be removed
459	HACKBERRY 8" to be removed
460	HACKBERRY 8" to be removed
461	HACKBERRY 8" to be removed
462	LIVE OAK 15"
463	HACKBERRY 10",10"
464	HACKBERRY 10"
465	HACKBERRY 5"
466	LIVE OAK 18"
467	LIVE OAK 12"
468	HACKBERRY 10"
469	HACKBERRY 6",6",6"
470	LIVE OAK 12"
471	LIVE OAK 8",8"
472	HACKBERRY 12"
473	HACKBERRY 15"
474	HACKBERRY 12"
475	HACKBERRY 4"
476	LIVE OAK 12"



COMPATIBILITY PROFILE

NOT TO SCALE

TEXAS ACCESSIBILITY STANDARDS

1. THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND THE OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.
2. ACCESSIBLE ROUTE SIDEWALKS AND RAMPS SHALL HAVE A MINIMUM WIDTH OF 36".
3. ACCESSIBLE ROUTE SIDEWALKS AND RAMPS SHALL NOT HAVE A SLOPE IN THE DIRECTION OF TRAVEL OF GREATER THAN 1:20 EXCEPT AT RAMPS WHERE THE MAXIMUM SLOPE SHALL NOT EXCEED 1:12.
4. CROSS SLOPES ON ACCESSIBLE ROUTE WALKWAYS AND DRIVEWAY CROSSINGS SHALL BE AS CLOSE TO 0 SLOPE AS POSSIBLE AND SHALL NOT EXCEED 1:50.
5. EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS ACROSS THE 36" WIDTH AND THE ENTIRE LENGTH OF THE RAMP AND ACROSS ANY VEHICULAR USE AREA. THE DETECTABLE WARNING SHALL CONSIST OF GROOVES WHICH CROSS THE DIRECTION OF TRAVEL OVER THE LENGTH AND WIDTH OF THE RAMP. GROOVES SHALL BE AT A SPACING OF NO GREATER THAN (1) ONE INCH AND HAVE A DEPTH OF NOMINAL 0.2 INCH AND SHALL CONTRAST VISIBLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
6. A LEVEL RUN (0.0 SLOPE) OF NOT LESS THAN 5 FEET WILL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP (EXCLUDING CURB RAMPS. (RAMP REFERS TO ANY SLOPED SURFACE ON THE ACCESSIBLE ROUTE WHICH IS GREATER THAN 1:20)
7. ACCESSIBLE ROUTE RAMPS AND LANDINGS WITH DROP OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF TWO (2) INCHES HIGH.

ZONING NOTES

1. THIS SITE IS CURRENTLY ZONED AS CS-MU-CO-NP (COMMERCIAL SERVICE MIXED USE CONDITIONAL OVERLAY NEIGHBORHOOD PLAN)
2. THE PARKING SPACE DIMENSIONS ARE PROPOSED UNDER THE CITY OF AUSTIN ALTERNATIVE DESIGN CRITERIA FOR URBAN AREAS.

COMPATABILITY STANDARDS NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1604]
2. 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-6 OR MORE RESTRICTIVE [SECTION 25-2-1067]
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND 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]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER
		FIRE HYDRANT
		WATER VALVE
		REDUCER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		SIGN
		BOLLARD
		GRATE INLET
		CURB INLET
		WOOD FENCE
		METAL FENCE
		WIRE FENCE
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE
		WASTEWATER MANHOLE
		STORM/SEWER MANHOLE
		WASTEWATER CLEANOUT
		PARKING COUNT
		HANDICAP SPACE
		CURB
		WHEELSTOP
		INTEGRAL CURB
		FIRELANE DESIGNATION
		CONCRETE SIDEWALKS
		HANDICAP ACCESSIBLE ROUTE
		HANDICAP RAMP
		TREE TO BE REMOVED
		TREE TO REMAIN
		LIGHT DUTY PAVEMENT
		DOMORETE PAVEMENT

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADIAL DIMENSIONS ARE 3.0' UNLESS OTHERWISE NOTED.
3. REFER TO SITE PLAN DETAILS SHEET FOR ADDITIONAL GENERAL SITE NOTES (FIRE LANE STRIPING, ETC.)
4. INSTALL BARRIER FREE RAMPS AT ALL SIDEWALK/DRIVE APRON INTERSECTIONS (REF. SITE PLAN DETAILS SHEET).
5. ALL SIGNAGE IS APPROVED SEPARATELY BY CODE
6. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
7. CONTRACTOR SHALL PROVIDE HANDICAP SIGNS AT ALL SPACES.
8. CONTRACTOR IS TO REMOVE ALL EXISTING ABOVE GROUND IMPROVEMENTS WHICH ARE NOT EXPLICITLY INVOLVED WITH THIS
9. IN THE EVENT OF ANY CONFLICTS WITHIN THE CONSTRUCTION NOTES AND DETAILS CONTAINED HEREIN, THE MORE STRINGENT OF THE NOTES, REQUIREMENTS, OR DETAILS SHALL APPLY.
10. UNLESS OTHERWISE NOTED, ALL PAVING AND DRIVEWAYS TO BE CONSTRUCTED OF LIGHT DUTY PAVEMENT.
11. REFER TO TRAFFIC CONTROL PLAN FOR OPPOSING DRIVEWAYS AND DRIVEWAYS WITHIN 200 FT OF SITE.
11. ALL LANDSCAPE AREAS ARE TO BE PROTECTED BY SIX INCH WHEEL CURBS, WHEEL STOPS, OR OTHER APPROVED BARRIERS PER ECM 2.4.7.

BUILDING AND PARKING TABULATION:	
PROPOSED LANUGE: COMMERCIAL (BANK)	
SITE AREA: = 0.63 AC	
NET SITE AREA: = 0.63 AC.	
IMPERVIOUS COVERAGE	
MAXIMUM (NET SITE): = 0.63 AC.	
PROPOSED: = 0.42 AC.(18,298 SF)	
VEHICLE PARKING	
REQUIRED STANDARD SPACES (BANK): 3,578 SF/278 SF = 13	
PROVIDED STANDARD SPACES: 17	
REQUIRED ACCESSIBLE SPACES: = 1 (VAN)	
PROVIDED ACCESSIBLE SPACES: = 2 (1 VAN)	
BICYCLE PARKING	
REQUIRED: 5	
PROVIDED: 5	
BUILDING AREA = 3,578 SF	
FIRST FLOOR: = 3,578 SF	
FLOOR TO AREA RATIO	
PROPOSED 3,578 SF/27,396 SF = 0.131:1	
BUILDING COVERAGE = 3,578 SF (13.1%)	

APPENDIX Q-1: NET SITE AREA						
	SQ.FT.	ACRES				
TOTAL GROSS SITE AREA =	27,396	0.63				
SITE DEDUCTIONS:						
CRITICAL WATER QUALITY ZONE (CWQZ) =	0	0				
WATER QUALITY TRANSITION ZONE (WQTZ) =	0	0				
WASTEWATER IRRIGATION AREAS =	0	0				
DEDUCTION SUBTOTAL =	0	0				
UPLAND AREA = (GROSS AREA MINUS TOTAL DEDUCTIONS)	27,396	0.63				
NET SITE AREA CALCULATION:	SQ.FT.	ACRES			SQ.FT.	ACRES
AREA OF UPLANDS WITH SLOPES 0-15%	27,396	0.63	X100% =		27,396	0.63
AREA OF UPLANDS WITH SLOPES 15-25%	0	0	X65% =		0	0
AREA OF UPLANDS WITH SLOPES 25-35%	0	0	X20% =		0	0
NET SITE AREA (SUBTOTAL) =					27,396	0.63

NOTE: PER THE CURRENT SITE DESIGN/SITE TOPOGRAPHIC SURVEY PROVIDED BY U.S. SURVEYORS THERE ARE NO SLOPES GREATER THAN 15% FOR THE BUILDOUT TRACT

APPENDIX Q-2: IMPERVIOUS COVER					
ALLOWABLE IMPERVIOUS COVER					
	%		SQ.FT.	ACRES	
IMPERVIOUS COVER ALLOWED AT	50%	X WQTZ =	0	0	
IMPERVIOUS COVER ALLOWED AT	50%	X NSA =	26,071	0.60	
DEDUCTIONS FOR PERIMETER ROADWAY =			0	0	
TOTAL IMPERVIOUS COVER =			26,071	0.60	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY					
	SQ.FT.	ACRES			
TOTAL AREA 15-25% =	0	0	X 10% =	0.0%	
PROPOSED TOTAL IMPERVIOUS COVER					
	SQ.FT.	ACRES			%
IMPERVIOUS COVER IN WQTZ =	0	0	=		0%
IMPERVIOUS COVER IN UPLANDS ZONE =	18,298	0.42	=		67%
TOTAL PROPOSED IMPERVIOUS COVER =	18,298	0.42			67%
PROPOSED IMPERVIOUS COVER ON SLOPES					
		IMPERVIOUS COVER			
SLOPE CATEGORIES	ACRES	BUILDING AND OTHER IMPERVIOUS COVER	AC.	DRIVEWAYS/ ROADWAYS AC.	% OF CATEGORY
0-15%	0.63	0.11		0.31	67%
15-25%					
25-35%					
OVER 35%					
TOTAL SITE AREA =	0.63	0.11		0.31	67%

SITE PLAN RELEASE

Sheet ___ of ___

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
REVIEWED FOR GENERAL COMPLIANCE ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section _____ of Chapter _____ of the Austin City Code.

Signing for Director, Watershed Protection & Development Review Department
RELEASED FOR:
GENERAL COMPLIANCE _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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 CITY ENGINEERS.

SP-2008-0175C

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PROJECT NUMBER: 208361.01

ISSUED / REVISED	DATE
QA SET	04.04.08

TYPE OF DRAWING SET
VERSION 3.0

DIMENSION CONTROL PLAN AND COMPATABILITY DETAIL

C 5.1

SHT 8 OF 22