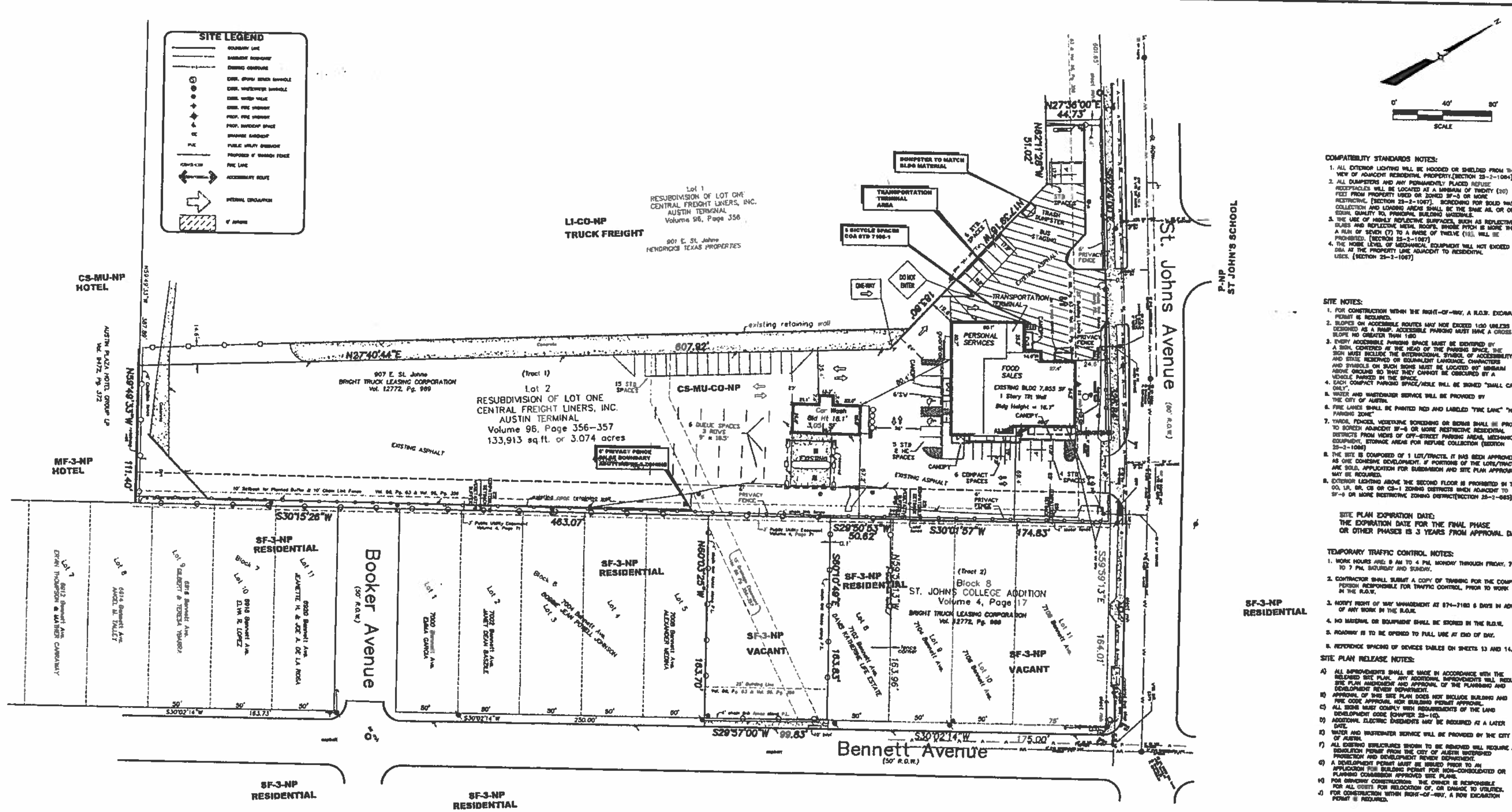

Figure 42: Examples of fully-shielded light fixtures

PARKING REQUIREMENTS	
FOOD SALES	4,579 SF @ 1/200 = 22.9 SPACES
TRANSPORTATION TERMINAL	300 SF @ 1/100 = 3.0 SPACES
PERSONAL SERVICE (LAUNDROMAT)	2,976 SF @ 1/200 = 14.9 SPACES
SUBTOTAL	7,855 SF = 40.8 SPACES
TOTAL (w/ 20% Reduction)	32.6 SPACES

1. NO PARKING REQUIRED FOR THE TRUCK WASH
2. IN THE URBAN CORE AREA OF THE CITY, BOUNDED BY US 183, SH71, LOOP 1, LAKE AUSTIN, DRY CREEK, RM 2222, MESA DRIVE, JOLLYVILLE ROAD, AND LOOP 360, THE MINIMUM OFF-STREET PARKING REQUIREMENT IS 80 PERCENT OF THAT PRESCRIBED BY CHAPTER 25-6, APPENDIX A.

TABLE OF PARKING SPACES

	REQUIRED	PROVIDED
STANDARD SPACES	31	32
COMPACT SPACES		6
HANDICAPPED SPACES	2	2
TOTAL SPACES	33	40

BUILDING SUMMARY

BUILDING / USE	HEIGHT	BLDG. COVERAGE	% BLDG. COVERAGE	TOTAL FLOOR AREA	F.A.R.
FOOD SALES		4,579 S.F.		4,579 S.F.	
OFFICE (BUS TERMINAL)		300 S.F.		300 S.F.	
LAUNDROMAT (PERS. SERVICE)		2,976 S.F.		2,976 S.F.	
SUBTOTAL		7,855 S.F.	6.0%	7,855 S.F.	0.06:1
CAR WASH	18.1'	3,051 S.F.	2%	3,051 S.F.	0.02:1
TOTAL		10,906 S.F.	8%	10,906 S.F.	0.08:1

TOTAL SITE AREA = 3.074 AC (133,913 S.F.)
TOTAL SITE IMPERVIOUS COVER = 103,700 S.F. (BUILDINGS/CANOPIES 6,700 SF; PAVEMENT 96,000 SF)
% IMPERVIOUS COVER = 77.44%
CURRENT SITE USE – FREIGHT TERMINAL (VACANT)
SITE ZONING – CS-MU-CO-NP
PROPOSED USE – FOOD SALES, OFFICE (BUS TERMINAL), LAUNDROMAT (PERSONAL SERVICE)
BUILDINGS ARE 1 STORY (FOUNDATION TYPE IS CONCRETE SLAB ON GRADE – MAX BUILDING IS TILT WALL)

COMPATIBILITY STANDARDS NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.[SECTION 25-2-1064]
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM PROPERTY USED OR ZONED SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
3. 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]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]

SITE NOTES:

1. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE PARKING MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50
3. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
4. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. FIRE LANES SHALL BE PAINTED RED AND LABELED "FIRE LANE" "NO PARKING ZONE"
7. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS FOR REFUSE COLLECTION (SECTION 25-2-1066)
8. THE SITE IS COMPOSED OF 1 LOT/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
9. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, GR, CS OR CS-1 ZONING DISTRICTS WHEN ADJACENT TO SF-5 OR MORE RESTRICTIVE ZONING DISTRICT[SECTION 25-2-585]

SITE PLAN EXPIRATION DATE:
THE EXPIRATION DATE FOR THE FINAL PHASE OR OTHER PHASES IS 3 YEARS FROM APPROVAL DATE.

TEMPORARY TRAFFIC CONTROL NOTES:

1. WORK HOURS ARE: 9 AM TO 4 PM, MONDAY THROUGH FRIDAY, 7 AM TO 7 PM, SATURDAY AND SUNDAY.
2. CONTRACTOR SHALL SUBMIT A COPY OF TRAINING FOR THE COMPETENT PERSON RESPONSIBLE FOR TRAFFIC CONTROL, PRIOR TO WORK IN THE R.O.W.
3. NOTIFY RIGHT OF WAY MANAGEMENT AT 974-7180 5 DAYS IN ADVANCE OF ANY WORK IN THE R.O.W.
4. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE R.O.W.
5. ROADWAY IS TO BE OPENED TO FULL USE AT END OF DAY.
6. REFERENCE SPACING OF DEVICES TABLES ON SHEETS 13 AND 14.

SITE PLAN RELEASE NOTES:

A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL, NOR BUILDING PERMIT APPROVAL.
C) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
D) ADDITIONAL ELECTRIC EASEMENTS 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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW 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) FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
J) FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SITE PLAN APPROVAL SHEET 2 OF 4

FILE NUMBER: SPC-2012-0329A APPLICATION DATE: 8/28/2012
APPROVED BY COMMISSION ON: ______ UNDER SECTION ______ OF
CHAPTER ______ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) ______ CASE MANAGER NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A) ______ DWPZ ______ DDZ ______

______
Director, Planning and Development Review

RELEASE FOR GENERAL COMPLIANCE: ______ ZONING ______
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.

SPC-2012-0329A

CONDITIONAL USE SITE PLAN
CONVENIENCE RETAIL & TRANSPORTATION TERMINAL
907 E. ST. JOHNS AVE
AUSTIN, TEXAS 78752

SITE PLAN

Cedillos & Wilson, LLC
Civil/Environmental Consulting Engineers

STATE OF TEXAS — LICENSED PROFESSIONAL ENGINEER — 47371 — 7/19/13

REVISION	DESCRIPTION	BY:	DATE:

DATE:	JULY 13, 2013
PROJECT:	907 E ST JOHNS
DRAWING'S NAME:	SITE PLAN
DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC
SHEET: 2 of 4	

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