

COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- 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].
- 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].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

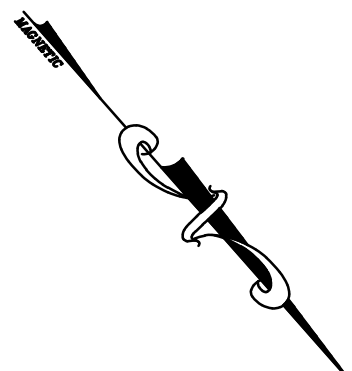
SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

COMPLIANCE WITH SUBCHAPTER E, SECTION 2.3.2.B.2: ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY IS AS FOLLOWS:
• PROVIDED SHADED SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES.
• AT LEAST 50% OF PARKING AREA IS CONSTRUCTED OF CONCRETE.
• INTERNAL UTILITY LINES ARE LOCATED UNDER DRIVE AISLE OR INTERNAL CIRCULATION ROUTES INSTEAD OF UNDER PARKING SPACES.

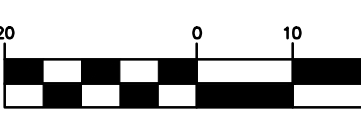
BENCHMARK- CITY OF AUSTIN MONUMENT G-16-4002.
4" BRASS DISC ON THE SOUTHEAST CORNER OF SOUTH 1ST STREET AND THELMA DRIVE ELEVATION-679.79

TBM- TOP OF DRAIN INLET IN THE SOUTHERLY PART OF LOT 1. ELEV-673.78.

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SITE KEY NOTES:

- CONCRETE CURB AND GUTTER PER CITY STANDARDS.
- TAPER CURB TO MATCH EXISTING.
- MATCH EXISTING PAVEMENT ELEVATION.
- LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK. (PER LOCAL CODES)
- SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES)
- STOP BAR. (PER LOCAL CODES)
- DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- PARKING STALL STRIPING. (PER LOCAL CODES)
- 4" TRAFFIC LANE STRIPE. (SEE NOTE FOR LENGTH)
- PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
- HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- CONCRETE WHEEL STOPS. (SEE NOTE FOR NUMBER)
- VAN ACCESSIBLE HANDICAP SIGNS. (MUST CONTAIN INTERNATIONAL SYMBOL OF ACCESSIBILITY AND BE 60" MINIMUM ABOVE GROUND)
- LIGHT POLE. (TYPICAL-PER LIGHTING PLAN)
- MONUMENT SIGN. (PER ARCH. PLANS)
- BOLLARD. (SEE NOTE FOR NUMBER)
- LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- LANDSCAPE ISLAND. (PER LANDSCAPE PLAN)
- DUMPSTER ENCLOSURE. (PER ARCH. PLANS) CITY PICK-UP "STOP" SIGN.
- "DO NOT ENTER" SIGN.
- MENU BOARD AND SPEAKER BOX.
- PREVIEW MENU BOARD.
- DIRECTIONAL SIGN FOR DRIVE THRU.
- TRAFFIC SENSOR.
- STORAGE UNIT. (PER ARCH. PLANS)
- PROPOSED FIRE HYDRANT.
- EXISTING FIRE HYDRANT.
- FIRE LANE. (PER LOCAL CODES)
- BIKE RACK 5-SPACES (PER LOCAL CODES)
- "DRIVE THRU" MARKING.
- "EXIT ONLY" MARKING.
- COVERED AWNING (PER ARCH. PLANS)
- UP LIGHTS
- RELOCATED FIRE HYDRANT
- BUILDING ENTRANCES
- HAND RAIL (PER ARCHITECTURAL PLANS)

SITE DATA TABLE

LOCATION:	W. SLAUGHTER AND S. FIRST AUSTIN, TEXAS	
SUBDIVISION:	LOT 1, BLOCK A SOUTHPARK MEADOWS COMMERCIAL PHASE 5	
SITE AREA:	1.801 AC. (78,452 S.F.)	
ZONING:	GR	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT W/DRIVE-THRU	
IMPERVIOUS COVER		
ALLOWABLE=80%	62,761.6 S.F.	
EXISTING IMPERVIOUS	0	
PROPOSED IMPERVIOUS	54,743.81 S.F. (69.8%)	
BUILDING SUMMARY		
BUILDING HEIGHT	27'-3"	
BUILDING COVERAGE	7,920/78,452= 10.09%	
BUILDING F.A.R.	6,940/78,452= 0.088:1	
FOUNDATION	SLAB ON GRADE	
NUMBER OF STORIES	1	
FINISHED FLOOR ELEVATION	680.50	
PARKING SUMMARY:	REQUIRED	PROVIDED
1 SPACE PER 75 S.F. FLOOR AREA		
PARKING SPACES	93	93
ADA ACCESSIBLE PARKING SPACES	4	4
VAN ACCESSIBLE PARKING SPACES	1	1
BICYCLE SPACES-TYPE II		
REQUIRED @ 5%	4.65	
PROVIDED	5	

LEGEND:

- | | |
|---------------------------------|--------------------------|
| --- PROPERTY LINE | --- ADA ROUTE |
| --- PROPOSED CURB & GUTTER | --- SHADED SIDEWALK |
| --- LIMITS OF FULL DEPTH SAWCUT | |
| # PARKING SPACES | ○ GREASE TRAP |
| ADA RAMP | ⊕ LIGHT POLE |
| STOP BAR STRIPING | ⊠ TRANSFORMER |
| FIRELANE | ○ CLEAN-OUT |
| • BOLLARD | ○ DOUBLE CLEAN-OUT |
| TRAFFIC/HANDICAP SIGN | ⊠ GAS METER |
| DIRECTIONAL SIGN | ⊠ WATER METER |
| SPEAKER BOX | ⊠ IRRIGATION METER |
| MENU BOARD | ⊠ BUILDING UP LIGHTS |
| | ⊠ GRATE INLET |
| | ⊠ YARD DRAIN |
| | ■ LIMITS OF CONSTRUCTION |

GENERAL SITE NOTES:

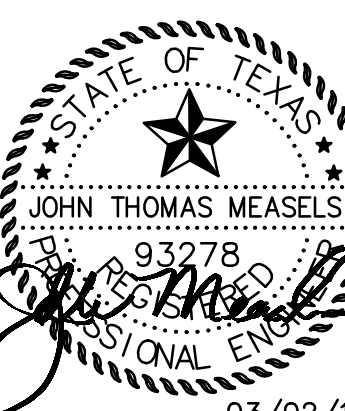
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY LGF LAND SURVEYING, LLC CARROLLTON, TEXAS. PHONE 214-289-6804
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL TxDOT AREA OFFICE.
- ALL CURB RADII SHALL BE 2' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
- DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

SITE RELEASE NOTES:

- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
- ANY EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED

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.

FIRM NO. F-12225



SITE PLAN
ROSA'S CAFE
509 W. SLAUGHTER
AUSTIN, TEXAS 78748

REVISION RECORD			
REVISED PER	REVISION	DATE	BY
07/18/11	REVISED PER CITY COMMENTS		
09/12/11	REVISED PER CITY COMMENTS		
01/23/12	REVISED PER CITY COMMENTS		