

	REQUIRED BUILDING	REQUIRED LANDSCAPE	PROVIDED BUILDING	PROVIDED LANDSCAPE
SETBACKS (COMMERCIAL)				
NORTH :	10 FT	10 FT	97 FT	16 FT
SOUTH (E. FRANKLIN ST):	10 FT	10 FT	25 FT	10 FT
EAST (ADJACENT TO POND):	20 FT	10 FT	393 FT	253 FT
WEST (N. CENTRAL AVE):	25 FT	10 FT	25 FT	25 FT

**REQUIRED PARKING:**

COMMERCIAL (1.0 SPACE / 200 SF)	
TOTAL PARKING SPACES REQUIRED:	40 SPACES

PROVIDED PARKING:

STANDARD SPACES (10'x20')	43 SPACES
ACCESSIBLE SPACES (12'x20')	2 SPACES
TOTAL PARKING SPACES PROVIDED:	45 SPACES






VERTICAL DATUM:

THE ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK DESIGNATION M440, BEING 46.06 FEET, NAVD 88, PUBLISHED BY NGS (NATIONAL GEODETIC SURVEY).

NOTES:

3. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
5. SEE TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
6. USE MEP PLANS FOR ELECTRICAL DRAWINGS.
7. ALL DISTURBED AREAS WITH PUBLIC RIGHT-OF-WAY TO BE SODDED UPON COMPLETION OF CONSTRUCTION.
8. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL PROPOSED MARKINGS WITHIN THE HOV-3/TURN RIGHT OF WAY SHALL BE THERMOPLASTIC. SEE CITY OF AUSTIN SPECIFICATIONS INDEX 771-000.
10. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
11. ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FOOT AND ADA COMPLIANT. NO CURB RAMP REQUIRED.
12. SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FOOT STANDARD PLANS INDEX 522-000.
13. HANDICAP (C) RAMPS MUST BE CONSTRUCTED AT THE INTERSECTIONS AND DRIVEWAY CONNECTIONS WITH AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FOOT DESIGN STANDARDS.
14. SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
15. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING A TRIP HAZARD MUST BE REPLACED BY SECTION, USING 2023-24 FOOT STANDARD PLANS AND CITY OF AUSTIN SPECIFICATIONS INDEX 522-000. THE CRACKED OR UNSTABLE SIDEWALK WILL MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE REPAIR SHALL BE A MINIMUM OF THREE (3) FOOT CLASS II NON-STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL FROM A STATE APPROVED PLANT.
16. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSLANDS, WILL BE BUILT AND INSPECTED TO MEET CITY OF AUSTIN STANDARDS.
17. DURING CONSTRUCTION, WHEN CUSHIONBARS ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUSTAINABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE CITY OF AUSTIN SHALL BE MAINTAINED PER CHAPTER 16, WPA 2012 EDITION (TPC 513 5TH EDITION).
18. ANY MISCELLANEOUS CLAMBER, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT PLAN.

LEGEND

	PROPERTY LINE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
	PARKING COUNT

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

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Trip Generation Summary									
Daily	Land Use	ITE Location	Size	Units	ITE Trip Generation Equation	Daily			
						total	In	Out	
	Hardware/Paint Store	R16	10,000	KSF	$T = 8.07 * X$	81	50%	41	40
	Total Generated Trips					81	41	40	
AM Peak Hour	Land Use	ITE LOC	Size	Units	ITE Trip Generation Equation	AM Peak Hour			
	Hardware/Paint Store	R16	10,000	KSF	$T = 0.82 * X$	total	In	Out	
						9	5%	5	4
	Total Generated Trips					9	5	4	
PM Peak Hour	Land Use	ITE LOC	Size	Units	ITE Trip Generation Equation	PM Peak Hour			
	Hardware/Paint Store	R16	10,000	KSF	$T = 2.38 * X$	total	In	Out	
						20	46%	14	5%
	Total Generated Trips					20	14	5%	

Notes: \* Vehicle trip rate and directional splits per ITE Trip Generation, 11th Edition.