

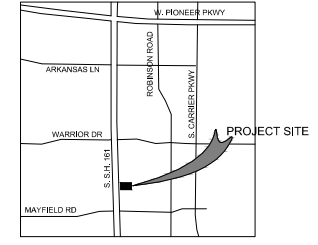
1 SITE PLAN
SCALE: 1" = 20' = 0"

PARKING SUMMARY

STANDARD	MAXIMUM	PROPOSED	MEETS
BANKS - 1 SPACE PER 325 SQ. FT.	12	27	NO
			15 SPACES (56%) OF PROPOSED PARKING WILL BE PAVED WITH PERMEABLE PAVING

PERMEABLE PAVEMENT: A PAVING MATERIAL THAT PERMITS WATER PENETRATION TO A SOIL DEPTH OF 18 INCHES OR MORE. PERMEABLE PAVEMENT MAY CONSIST OF NONPOROUS SURFACE MATERIALS POURED OR LAD IN SECTIONS NOT EXCEEDING ONE SQUARE FOOT IN AREA AND COLLECTIVELY COMPRISING LESS THAN TWO-THIRDS OF THE TOTAL SURFACE AREA (REFERENCE ARTICLE 6. "LANDSCAPE AND SCREENING").
PERMEABLE SURFACE PAVING: MEANS A MODULAR POROUS PAVING SYSTEM OR POROUS CONCRETE THAT IS INSTALLED AND MAINTAINED IN ACCORDANCE WITH NCTCOSS'S INTEGRATED STORMWATER MANAGEMENT (ISWM) PROGRAM.

VICINITY MAP



OWNER INFORMATION

OWNERS/DEVELOPER: RBFCU
ADDRESS: ONE REAR/RBFCU PARKWAY, LIVE OAK, TX 78233
TELEPHONE: 210-637-4250

ZONING INFORMATION

LOT 10 OF EPC EAST TOWNE CROSSING
ZONING DISTRICT: COMMERCIAL, S.H. 161 OVERLAY DISTRICT
LAND USE: CREDIT UNION WITH DRIVE THRU
FRONT SETBACK: 25'-0"
REAR SETBACK: 6'-0"
SIDE SETBACK: 10'-0" IF UNDER 25'-0" HEIGHT
15'-0" IF OVER 25'-0" AND UNDER 30'-0" HEIGHT
MAXIMUM HEIGHT: 25'-0"

SITE DATA

	REQUIRED	PROVIDED
SITE AREA		.955 ACRES 41,603 S.F.
SITE AREA OF COMMERCIAL USE		.955 ACRES
TOTAL BUILDING AREA WITH CANOPY		3,856 S.F.
BUILDING AREA WITHOUT CANOPY		3,355 S.F.
FAR	.5 : 1 MAX.	.66 : 1
LOT COVERAGE		
EXISTING IMPERVIOUS AREA		2,427 S.F.
NEW IMPERVIOUS AREA		24,572 S.F.
TOTAL IMPERVIOUS AREA		26,999 S.F.
TOTAL LANDSCAPE AREA		12,410 S.F.
PERCENT SITE LANDSCAPING	10%	27%

KEY TO PROPOSED APPENDIX F MENU ITEMS

- (12 points total required)
Site Design & Building Orientation (2 minimum)
☐ Add Parking Lot Trees (1 point)
☐ Benches (1 point)
Healthy, Smart, and Sustainable Community (2 minimum)
☐ Bike Paths (1 point)
☐ 70% Native Plants (1 point)
☐ Wi-Fi (not shown) (.5 point)
☐ Foundational Planting (1 point)
☐ not used
☐ Pollinator Friendly Flowers (.5 points)
Building Design (6 minimum) - refer to building elevations
☐ Materials Mix: (1 point)
☐ Color Contrast: (1 point)
☐ Articulate Public Entrance (1 point)
☐ Road Profile Variation (1 point)
☐ Articulation Elements (1 point)
☐ Canopy Variation (1 point)

LEGEND

- ● ● PEDESTRIAN CONNECTION
USABLE OPEN SPACE WITH INTEGRALLY COLORED CONCRETE WITH LIGHT SAND BLASTED FINISH

SITE PLAN

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A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
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Grand Prairie, Texas



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JOB NO: 2412

DATE: 04/25/24

DRAWN BY: PAS

CHECKED BY: FFL

SHEET

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