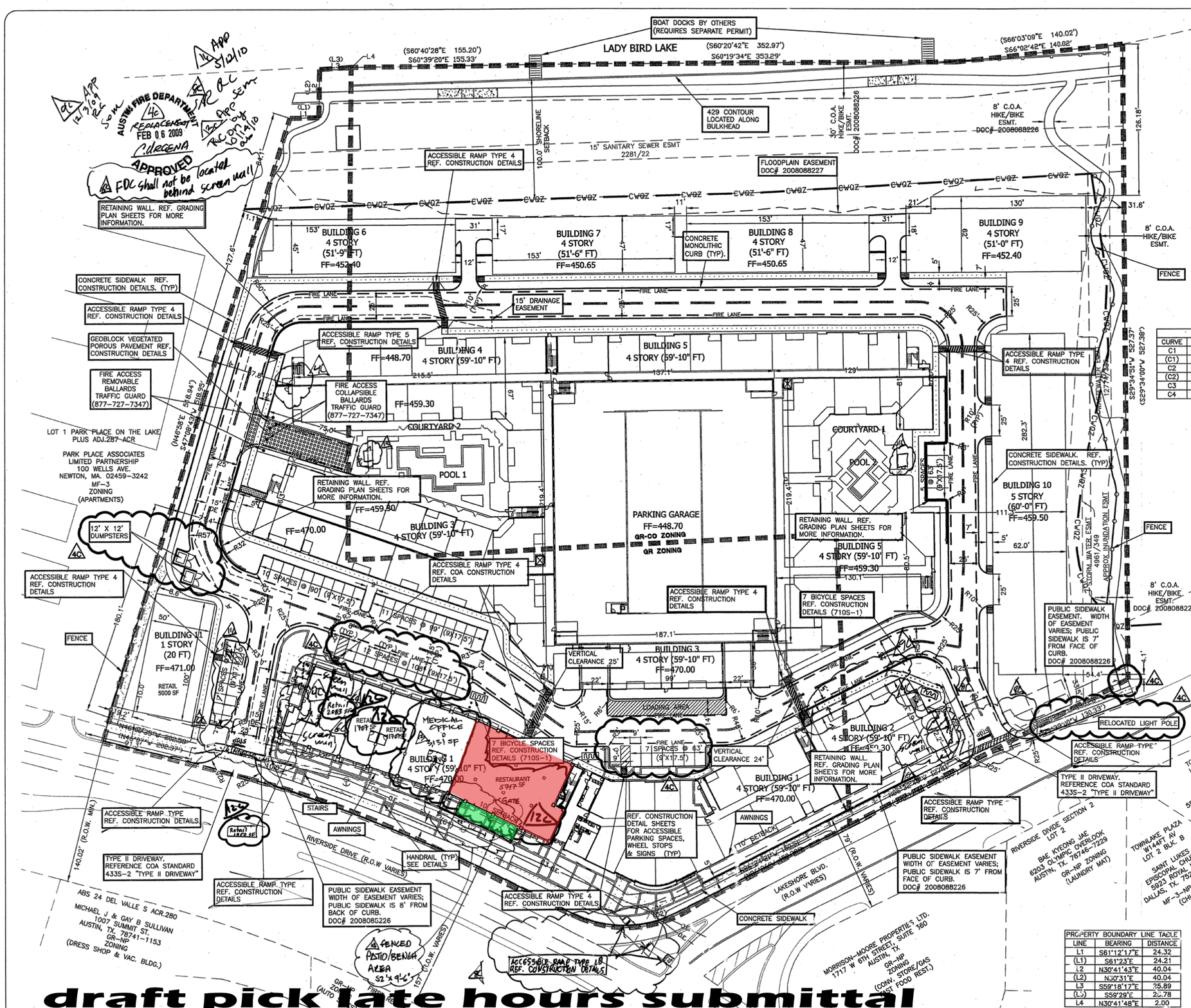

PROPERTY BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°30'06"	120.00	57.60	N72°46'12"W	57.05
(C1)	20°37'	784.68	[illegible]	—	280.83
C2	19°04'01"	784.68	261.13	N34°52'51"W	259.92
(C2)	27°27'48"	120.00	57.52	—	56.97
C3	12°08'39"	784.68	166.32	N31°25'10"W	166.01
C4	06°55'23"	784.68	94.81	N40°57'11"W	94.75

GENERAL NOTES:

1. A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER IS NOT PROVIDED, COMPLY WITH ECM 2.4.7 "PROTECTION OF LANDSCAPE AREAS".
3. REFERENCE GENERAL NOTES SHEET FOR SITE PLAN NOTES.
4. REFERENCE SITE PLAN CALCULATION SHEET FOR SITE PARKING & BUILDING DATA.
5. CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS CALLED OUT ON PLANS
6. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUALITY TO, THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
7. VEGETATED POROUS PAVEMENT IS NOT COUNTED TOWARDS IMPERVIOUS COVER.
8. PER SUBCHAPTER E, SECTION 2.2.6, BUILDING ENTRYWAYS MUST BE LOCATED AT NO MORE THAN 75 FEET ALONG THE ELEVATION FACING THE PRINCIPAL STREET, INTERNAL CIRCULATION ROUTE OR UTILIZE SHADE DEVICES.
9. HIKE AND BIKE TRAILS TO BE MAINTAINED BY OWNER TO PARD SPECIFICATIONS.
10. AWNINGS ALLOW FOR COVERAGE OF A MINIMUM OF 50% OF BUILDING FRONTAGE ALONG RIVERSIDE DRIVE IN COMPLIANCE WITH SUBCHAPTER E, SECTION 3.2.3

SITE PLAN NOTES: **REPLACEMENT SHEET** 4C

1. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
2. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
3. THIS SITE PLAN COMPLIES WITH SUBCHAPTER E, SECTION 2.3.2.B.2 BY LIMITING CURB CUTS TO MORE THAN 330' SEPARATION AND BY PROVIDING MORE THAN 50 PERCENT OF THE PROVIDED PARKING ON CONCRETE.
4. THIS SITE PLAN COMPLIES WITH SUBCHAPTER E, SECTION 2.7 BY PRESERVING A 100' SETBACK ON THE NORTH SIDE OF THE SITE WHICH BORDERS LADY BIRD LAKE AND CONTAINS A "HIKE AND BIKE" TRAIL.

PROPERTY BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°12'17"E	24.32
(L1)	S61°23'E	24.21
L2	N30°41'43"E	40.04
(L2)	N30°31'E	40.04
L3	S59°18'17"E	25.89
(L3)	S59°29'E	25.78
L4	N30°41'48"E	2.00

SITE PLAN RELEASE — Sheet 8 OF 64

FILE NUMBER: SP-2007-0710C EXPIRATION DATE: 7/23/2011
CASE MANAGER: DONNA GALATI APPLICATION DATE: 12/10/2007
APPROVED ADMINISTRATIVELY ON: 7/23/2008
APPROVED BY PLANNING COMMISSION ON: —
APPROVED BY CITY COUNCIL ON: —
Under Section 112 of Chapter 25-5 of the Austin City Code.

Signing for Director, Watershed Protection and Development Review
DATE OF RELEASE: ZONING:
Rev. 1 — Correction 4 — 1/26/09
Rev. 2 — Correction 5 — 4-3-09
Rev. 3 — Correction 6 — 2/15/09
Rev. 4 — Correction 7 — 12/16/09

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 HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICANT IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.

NO.	DATE	REVISION	BY
1C	6/17/09	Add Dog Waste	AK
2C	10/14/09	Lighting, Sidewalk	AK
3C	12/16/09	Add Accessible Ramps	AK
4C	02/04/10	ADD DUMPSTER, ADJUST PARKING	AK

JACOBS™
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

AMLI RIVERSIDE - CONSTRUCTION PLANS

ADRIAN KORANSKY — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — 95368

OVERALL SITE PLAN

AMLI RIVERSIDE
1620 EAST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS 78741

DEVELOPER: AMLI
DRAWN/DESIGNED BY:
EIT/PROJECT MANAGER:
Sr. PROJECT MANAGER:
JCB PROJECT #: C50872.001
SP-2007-0710C

SHEET
CS101 4C
8 OF 64

Xrefs: L:\C50872_AMLI\001 RIVERSIDE\CAD FILES\XREFS\C50872_TBLK_ZZ034.dwg
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User: rcollins
Last Saved: Feb. 04, 09 - 08:53
Plot Date/Time: Feb. 04, 09 - 11:08:32

draft pick late hours submittal