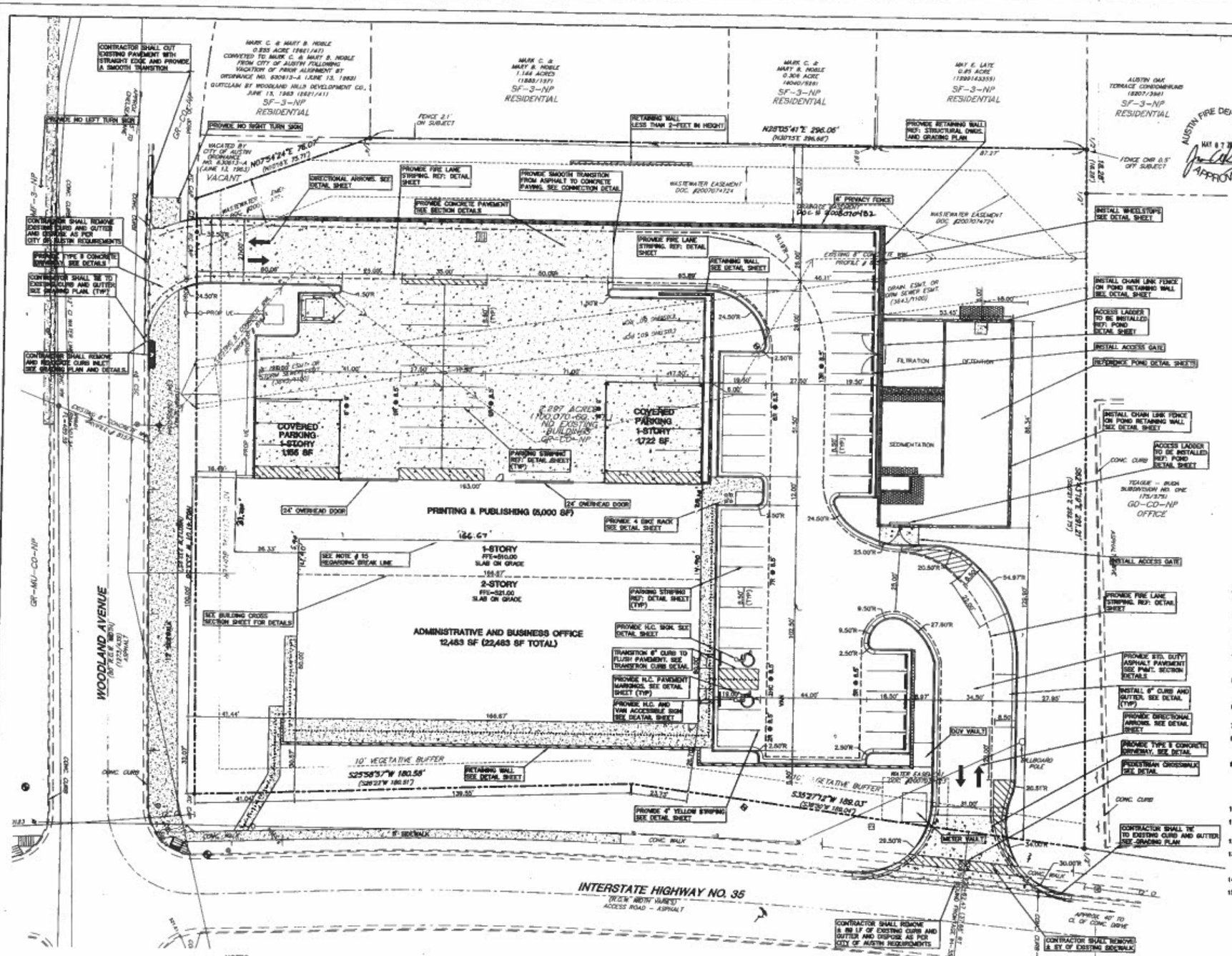

NOTES:

1) SECTION 25-2-810 PRINTING AND PUBLISHING USE
   A. THIS SECTION APPLIES TO A PRINTING AND PUBLISHING USE IN A COMMUNITY COMMERCIAL (GR) OR MORE RESTRICTIVE DISTRICT.
   B. THE USE MAY NOT:
      1. EXCEED 5,000 SQUARE FEET OF GROSS FLOOR AREA; OR
      2. PRODUCE EXTERNAL NOISE, VIBRATION, SMOKE, DUST, ODOR, HEAT, GLARE, FUMES, ELECTRICAL INTERFERENCE, OR WASTE RUNOFF.
   C. THE FOLLOWING ARE PROHIBITED:
      1. THE OUTDOOR STORAGE OF MATERIALS; AND
      2. THE WHOLESALE DISTRIBUTION OF GOODS.
   D. THE USE IS LIMITED TO PRINTING EQUIPMENT TYPICALLY USED IN A BUSINESS OFFICE.
2) THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
5. ACCESS ALONG WOODLAND AVENUE IS LIMITED TO RIGHT IN, RIGHT OUT ACCESS ONLY. AS SUCH THE APPROPRIATE SIGNAGE HAS BEEN PROVIDED.
6. IMPROVEMENTS AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED UPON FIELD SURVEYS BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC., DATED JULY 21, 2004. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED AS SHOWN HEREON.

CALL 1-800-245-4848 STOP-CALL BEFORE YOU DIG!

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		CRUSHED GRANITE SIDEWALKS
		CONCRETE PAVING
		ASPHALT PAVING
		RETAINING WALL
		SIGN
		WHEELSTOP
		BOLLARD
	25R ● 9.0'	PARKING COUNT (REGULAR SPACES)
	25HC ● 9.0'	PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TRAFFIC DIRECTIONAL ARROW
		PHASE LINE
		TREE (SAVE)
		TREE (REMOVE)
		GUARD FENCE
		CHAIN LINK FENCE

SITE NOTES:

1. CONTRACTOR SHALL REFERENCE GEOTECH REPORT BY, DATED FOR ALL PAVEMENT RECOMMENDATIONS.
2. CONTRACTOR SHALL REFERENCE EXISTING BOUNDARY AND TOPOGRAPHIC TREE SURVEY PRIOR TO ANY CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN "RED STAMP" APPROVED DRAWINGS FROM THE CITY OF AUSTIN PRIOR TO A PRE CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR.
5. THE CIVIL PLANS DO NOT SHOW THE PROPOSED LOCATION FOR THE SITE LIGHTING. CONTRACTOR SHALL CONTACT THE ARCHITECT / MEP ENGINEERS DIRECTLY FOR PHOTOMETRIC PLAN.
6. CONTRACTOR SHALL REFERENCE STRUCTURAL DRAWINGS FOR CONSTRUCTION OF RETAINING WALLS.
7. DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB.
8. THE SIGHT IS SUBJECT TO THE CONDITIONS OF ZONING SET FORTH IN C-14-05-0138.0SC, AMENDMENT TO THE SOUTH RIVER CITY NEIGHBORHOOD PLAN.
9. SIDEWALKS ALONG WOODLAND AVENUE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
11. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A RIGHT OF WAY EXCAVATION PERMIT IS REQUIRED.
12. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.
13. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL TO THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
14. THE ENTIRE BUILDING IS TO BE SPRINKLED.
15. INTERNAL ACCESS BETWEEN THE PRINTING AND PUBLISHING USE AND THE OFFICE USE IS PROHIBITED AND MUST HAVE SEPERATE EXTERNAL ACCESS.

FOR CITY USE ONLY:

SITE PLAN RELEASE

Sheet 32 of 33

FILE NUMBER: SP-2007-0560C EXPIRATION DATE: 06-08-11
CASE MANAGER: JOHN DEAN APPLICATION DATE: 10-05-07
APPROVED ADMINISTRATIVELY ON: 06-08-2009
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under _____ Chapter 25-5 of The Austin City Code.
Director, Development Review Department
DATE OF RELEASE: 5/8 , 8 Zoning: GR-CO-NP
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
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 APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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ENGINEERING SOLUTIONS
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Austin, Texas 78701
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STATE OF TEXAS — CHARLES E. CHRISTIAN JR. — 86488 — LICENSED

C13

SITE AND PAVING PLAN

1640 SOUTH IH-35
AUSTIN, TEXAS 78704

REAGAN NATIONAL ADVERTISING, INC.

PLOTTING SCALE:	1" = 1'
DATE PLOTTED:	12/11/07
FILE:	o:\1500\01\1500015PN01.dwg
DRAWN BY:	RRM
DESIGNED BY:	AHM
REVIEWED BY:	REF
PROJECT NO.:	1500-01.00

SHEET 07 OF 29

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SP-2007-0560C