

SITE SUMMARY

PROJECT NAME: EAST AVENUE PARCEL 3
 SITE ADDRESS: 3400 N. IH 35 NORTH SVRD SB
 AUSTIN, TEXAS 78705
 CURRENT ZONING: PUD-NP
 OWNER: EAST AVENUE IG, LP,
 1502 WEST STREET, SUITE C
 AUSTIN, TEXAS 78701
 (512) 535-3302
 OWNER'S AGENT: BURY + PARTNERS, INC.
 221 W. 6TH STREET, SUITE 600
 AUSTIN, TEXAS 78701
 (512) 328-0011
 ENGINEER: BURY + PARTNERS, INC.
 221 W. 6TH STREET, SUITE 600
 AUSTIN, TEXAS 78701
 (512) 328-0011
 ARCHITECT: PAGE SOUTHERLAND PAGE, LLP,
 400 W. CESAR CHAVEZ, SUITE 500
 AUSTIN, TEXAS 78701
 (512) 472-6721

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT. MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

GENERAL CONSTRUCTION NOTES

1. RELEASE OF THE 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. WEATHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
 2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
 3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
 4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
 5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
 6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
 - ___ X ___ RELEASE OF THE CERTIFICATE OF OCCUPANCY BY WPDOR DEPARTMENT (INSIDE THE CITY LIMITS); OR
 - ___ INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- DEVELOPER INFORMATION
- ___ OWNER: EAST AVENUE IG, LP PHONE # (512) 736-8585
 3400 N. IH 35 NORTH SVRD SB
 AUSTIN, TEXAS 78705
 ___ OWNER: PHONE # (512) 736-8585 ADDRESS AUSTIN, TEXAS 78705
 ___ OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: BURY + PARTNERS, INC. PHONE # (512) 328-0011
 ___ PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: MAINTENANCE: PHONE #
 ___ CONTRACTOR PHONE #
 ___ PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: MAINTENANCE: PHONE # (512) 474-9900
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-12-161 THROUGH 15-12-181 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT OF WAY.

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINES. NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 L.B. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LINES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. MINIMUM VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

CITY OF AUSTIN ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING(S) AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. CONTACT DAVID VASQUEZ, MANAGER OF DISTRIBUTION DESIGN, AT 505-7247 FOR QUESTIONS REGARDING REQUIRED CLEARANCES.

AMERICANS WITH DISABILITIES ACT

1. THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

NET SITE AREA

TOTAL GROSS SITE AREA = 22.321 ACRES (EAST AVENUE SUBDIVISION)

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE (CWQZ) = 0.0 ACRES
 WATER QUALITY TRANSITION ZONE (WQTZ) = 0.0 ACRES
 WASTEWATER IRRIGATION AREAS = 0.0 ACRES
 DEDUCTION SUBTOTAL = 0.0 ACRES
 UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 22.321 ACRES

NET SITE AREA CALCULATION:

AREA OF UPLANDS WITH SLOPES 0-15% = 21.700 X100% = 21.700 ACRES
 AREA OF UPLANDS WITH SLOPES 15-25% = .336 X40% = .134 ACRES
 AREA OF UPLANDS WITH SLOPES 25-35% = .105 X20% = .021 ACRES
 AREA OF UPLANDS WITH SLOPES OVER 35% = .058 X20% = .012 ACRES
 NET SITE AREA (SUBTOTAL) = 21.870 ACRES

ALLOWABLE IMPERVIOUS COVER

IMPERVIOUS COVER ALLOWED AT 0.00% X WQTZ = 0.00 ACRES
 IMPERVIOUS COVER ALLOWED AT 85% X NSA = 18.97 ACRES
 DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES

PERIMETER ROADWAY DEDUCTION CALCULATION: 32ND STREET

1/2 PAVEMENT WIDTH = 16.5 FT
 1/2 ROW WIDTH = 30 FT
 16.5/30 = 55% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: KIM LANE

1/2 PAVEMENT = 15 FT
 1/2 ROW = 25 FT
 15 FT / 25 FT = 60% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: LUTHER LANE

1/2 PAVEMENT = 14 FT
 1/2 ROW = 25 FT
 14 FT / 25 FT = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: CONCORDIA AVENUE

1/2 PAVEMENT = 14 FT
 1/2 ROW = 25 FT
 14 FT / 25 FT = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: IH-35

1/2 PAVEMENT = 56 FT
 1/2 ROW = 100 FT
 56 FT / 100 FT = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

TOTAL IMPERVIOUS COVER = 18.97

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = .335 ACRES X 10% = .0335

PROPOSED TOTAL IMPERVIOUS COVER (FOR DRAINAGE CALCULATIONS)

IMPERVIOUS COVER IN WQTZ = 0 ACRES = 0 %
 IMPERVIOUS COVER IN UPLANDS ZONE = 0 ACRES = 0 %
 IMPERVIOUS COVER IN INF. (LOT 9) PROPOSED = 3.73 ACRES = 71 %
 IMPERVIOUS COVER IN INF. (LOT 9) FULLY DEVELOPED = 3.99 ACRES = 76 %
 IMPERVIOUS COVER IN PARCEL 1&2 (LOT 1&2, BLK A) = 3.48 ACRES = 91 %
 IMPERVIOUS COVER IN PARCEL 3 (LOT 3, BLK A) = 0.79 ACRES = 95 %
 IMPERVIOUS COVER IN PARCEL 4 (LOT 4, BLK A) = 1.43 ACRES = 91 %
 IMPERVIOUS COVER IN PARCEL 5 (LOT 5, BLK A) = 2.42 ACRES = 92 %
 IMPERVIOUS COVER IN PARCEL 6 (LOT 6, BLK A) = 2.22 ACRES = 96 %
 IMPERVIOUS COVER IN PARCEL 7 (LOT 7, BLK A) = 2.45 ACRES = 95 %
 IMPERVIOUS COVER IN PARCEL 8A (LOT 8, BLK B) = 0.46 ACRES = 95 %
 IMPERVIOUS COVER IN PARCEL 8B (LOT 1-5, BLK B) = 0.21 ACRES = 95 %
 IMPERVIOUS COVER IN PARCEL 8C (LOT 6-10, 12, BLK B) = 0.28 ACRES = 95 %
 IMPERVIOUS COVER IN PARCEL 9 (LOT 11, BLK A) = 1.00 ACRES = 89 %

TOTAL PROPOSED IMPERVIOUS COVER = 18.79 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER	BUILDING / AND OTHER IMPERVIOUS COVER	DRIVEWAYS / ROADWAYS	% OF CATEGORY
0-15%	21.700	19.180	88%	2.521
15-25%	.336	.336	100%	0
25-35%	.105	.105	100%	0
OVER 35%	.058	.058	100%	0

TOTAL SITE AREA = 22.321 ACRES

SITE INFORMATION

	ALLOWABLE	PROPOSED
IMPERVIOUS COVER (ACRES)	0.79	.79
IMPERVIOUS COVER (%)	95	95
BUILDING HEIGHT (FEET)	65'	64.33'
F.A.R.	-	3.28
STORIES (FEET)	-	4
BUILDING COVERAGE (%)	.95	.90
BUILDING COVERAGE (Ac.)	.79	.75
BUILDING AREA (SQ. FT.)	-	119,290 *

	RETAIL	RESTAURANT	OFFICE	TOTAL
FLOOR 1	19,500	4,000	3,090	26,590
FLOOR 2	-	-	30,900	30,900
FLOOR 3	-	-	30,900	30,900
FLOOR 4	-	-	30,900	30,900
TOTAL	19,500	4,000	95,790	119,290

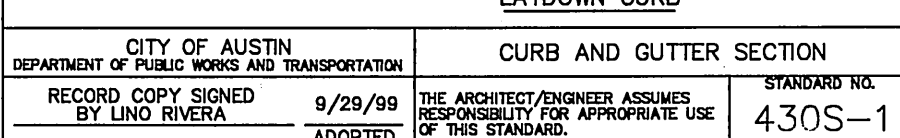
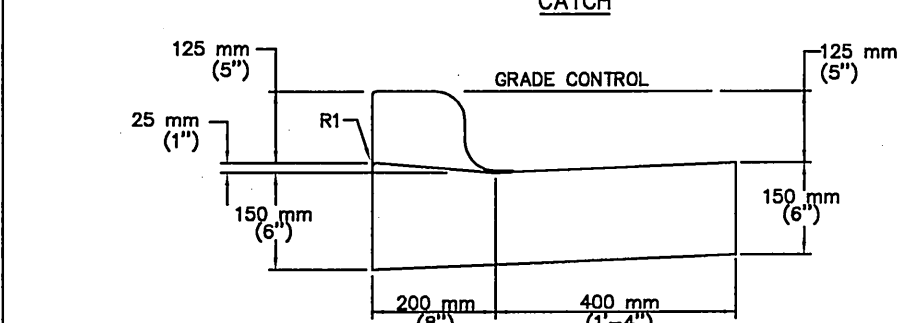
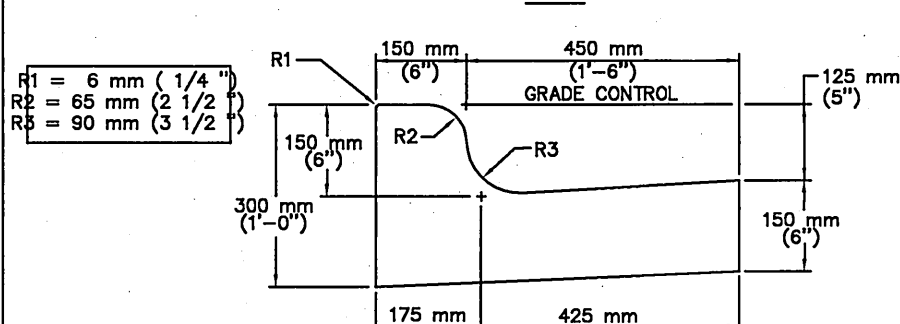
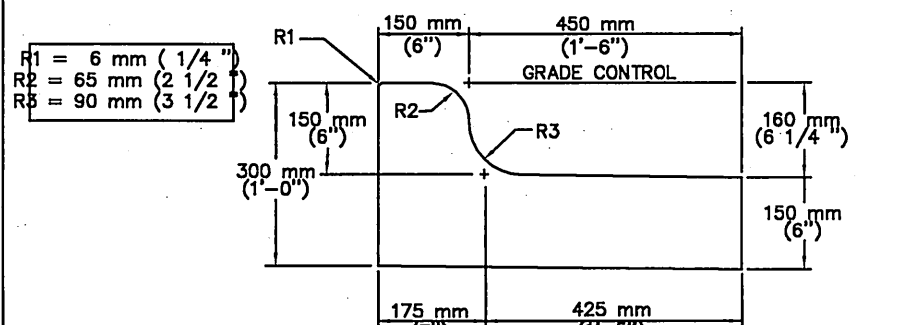
PARKING DATA:

REQUIRED

	AREA	RATIO	REQUIRED	REDUCTION	REQUIRED
RETAIL	19,500	1/275	71	20%	57
RESTAURANT	4,000	1/75	54	20%	43
OFFICE	95,790	1/275	349	20%	279
TOTAL					379*

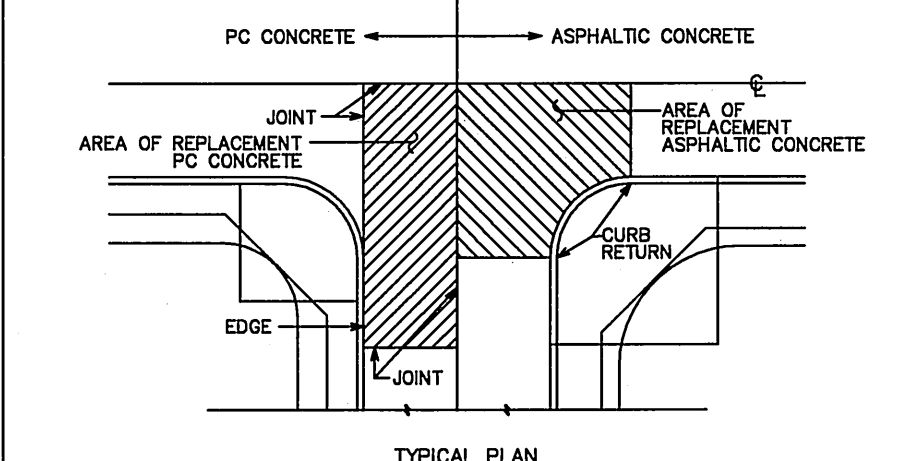
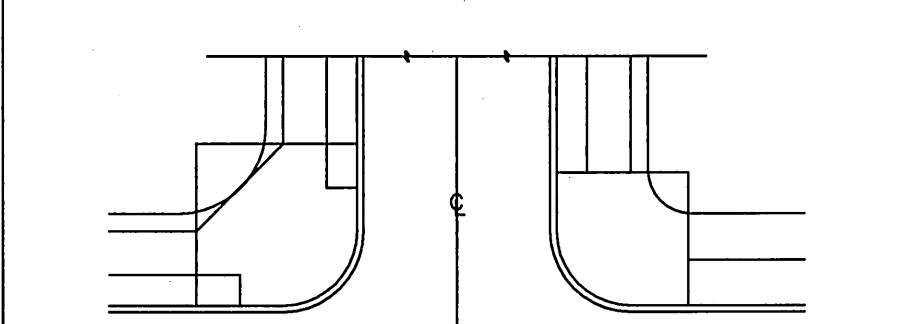
PROVIDED

TYPE	
REGULAR	318
COMPACT	65
HANDICAP	9
TOTAL	392



REPAIR OF NEW STREETS AND ARTERIAL STREETS IN GOOD CONDITION (UIC SECTION 5.3.3 AND 5.3.4)

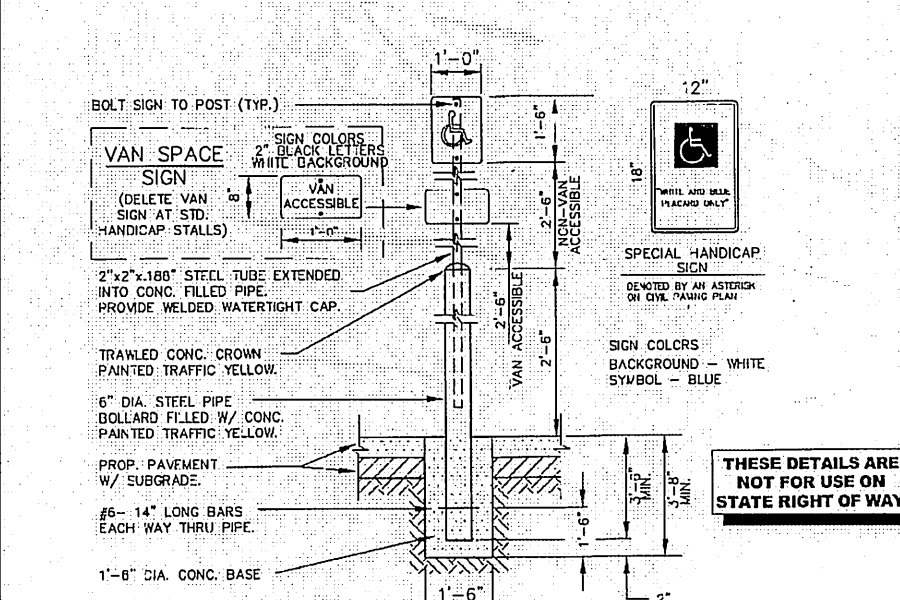
TYPICAL RESTORATION FOR EXCAVATION IN INTERSECTIONS



TRENCH REPAIRS WITHIN PORTLAND CEMENT CONCRETE PAVEMENTS NOTE:
 IF ANY PART OF THE TRENCH REPAIR FALLS WITHIN AN INTERSECTION, THEN THE ENTIRE CONCOURSE SLAB FROM JOINT TO JOINT AND JOINT TO EDGE SHALL BE REPLACED, UNLESS OTHERWISE DIRECTED IN WRITING BY THE DIRECTOR.
 TRENCH REPAIRS WITHIN ASPHALTIC CONCRETE PAVEMENTS NOTES:
 1. IF ANY PART OF THE TRENCH REPAIR FALLS WITHIN AN INTERSECTION, DEFINED FROM CURB RETURN TO CURB RETURN, THE ENTIRE QUADRANT OF THE EXISTING SURFACE SHALL BE REPLACED, UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
 2. A QUADRANT IS DEFINED AS THE CROSS-HATCHED AREA IN THE ABOVE DETAIL.

TOTAL PROPOSED IMPERVIOUS COVER = 18.79 ACRES

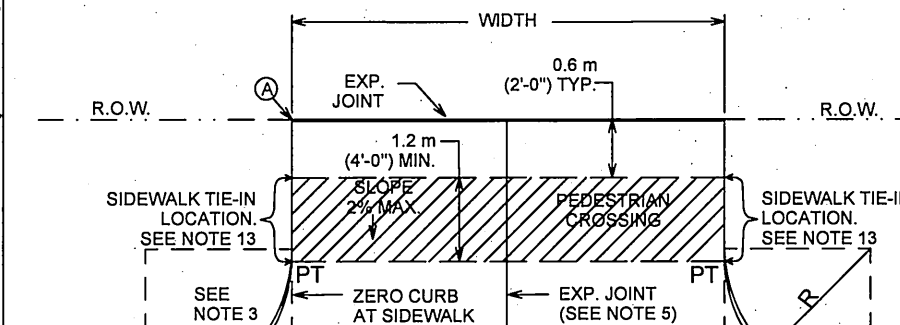
PROPOSED IMPERVIOUS COVER ON SLOPES



NOTES:
 1. 1'-0" x 6'-0" x 6'-0" ALUM. HANDICAPPED PARKING SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL. BOLT TO STEEL TUBE W/ 3/8" CANNON PLATED BOLTS, NUTS & WASHERS.
 2. HANDICAPPED PARKING SIGN SHALL CONFORM WITH ALL CURRENT AND LOCAL CODES AND REGULATIONS.
 3. HANDICAP SPACES IDENTIFIED WITH AN ASTERISK ON THE CIVIL PLANS SHALL INDICATE "WHITE AND BLUE PLACARD ONLY" ON THE LANDSCAP SIGN. REPAIRING HANDICAP SPACES DO NOT NEED TO BE DESIGNATED.

"HANDICAPPED PARKING" SIGN

SCALE: NONE



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm (2") RISE/FOOT OVER DISTANCE "X" IN METERS (FEET).

PLAN

CROSS SECTION

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/29/09
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 430S-1

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 02/24/10
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 433S-2

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

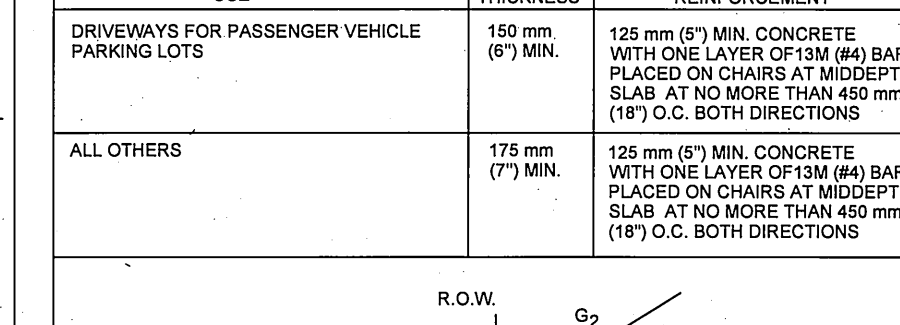
STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm (2") RISE/FOOT OVER DISTANCE "X" IN METERS (FEET).

PLAN

CROSS SECTION

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/29/09
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 430S-1

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 02/24/10
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 433S-2

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-7

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 RECORD COPY SIGNED BY BILL GARDNER 9/14/05
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1100S-