SITE PLAN RELEASE NOTES:

A. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASE SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

B. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

C. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

D. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

E. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

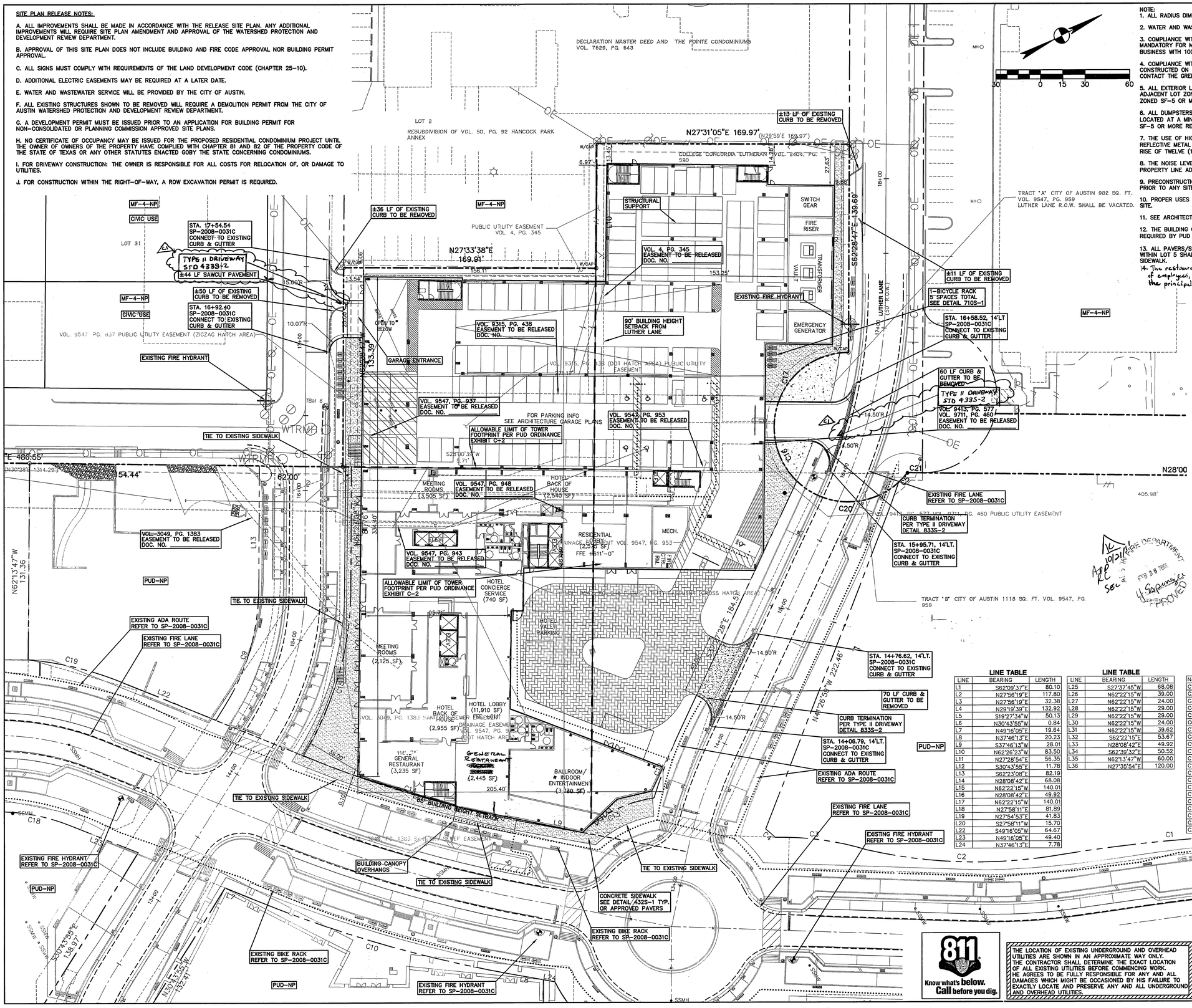
F. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

G. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

H. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OF 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 GOBY THE STATE CONCERNING CONDOMINIUMS.

I. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

J. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



NOTE:
1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

3. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESS WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).

4. COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE AND MUST ACHIEVE A MINIMUM OF 2-STAR RATING. CONTACT THE GREEN BUILDING PROGRAM AT 482-5300 FOR FURTHER INFORMATION.

5. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ANY ADJACENT LOT ZONED AS SF-5 OR RESTRICTIVE OR WITHIN 540 FT. FROM THE LOT ZONED SF-5 OR MORE RESTRICTIVE RESIDENTIAL PROPERTY (SECTION 25-2-1064).

6. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM IF TWENTY (20) FEET FROM A PROPERTY USE OR ZONED SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).

7. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THEN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTION 25-2-1067).

8. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).

9. PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

10. PROPER USES WILL BE ACCORDING TO THE PUD NO. 20070326-002 FOR THIS SITE.

11. SEE ARCHITECT FLOOR PLANS FOR OFFSITE LOADING SPACES.

12. THE BUILDING COVERAGE ABOVE 90 FT. SHALL NOT EXCEED 20,000 SF AS REQUIRED BY PUD ORDINANCE PART 8(1)(3)(9).

13. ALL PAVERS/SIDEWALK WITHIN R.O.W. SHALL BE IMPERVIOUS AND ALL PAVERS WITHIN LOT 5 SHALL BE CONSTRUCTED PER CITY STANDARDS FOR PERVIOUS SIDEWALK.

14. The restaurant will be operated primarily for the convenience of employees, clients, or customers of the principal use.

LEGEND

EXISTING	PROPOSED	
(XXX)		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
WTRMH		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
	GT	GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
OE	XX"OE	OVERHEAD ELECTRIC
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	D	DUMPSTER
	X	TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		PERVIOUS SIDEWALKS
		PARKS AND PERVIOUS AREAS
		RAIN GARDENS
		PAVERS
		WALL
		SIGN
		BOLLARD
	25R @ 9.0' 25HC @ 8.0'	PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		BICYCLE RACK
		PEDESTRIAN BENCH
		TRASH CAN
		TREE TO BE REMOVED
		TREE TO BE SAVED

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°09'37"E	80.10
L2	N27°56'19"E	117.80
L3	N27°56'19"E	32.38
L4	N29°19'39"E	132.92
L5	S19°27'34"W	50.13
L6	N30°43'55"W	0.84
L7	N49°16'05"E	19.64
L8	N37°46'13"E	20.23
L9	S37°46'13"W	28.01
L10	N62°26'23"W	83.50
L11	N27°28'54"E	56.35
L12	S30°43'55"E	11.78
L13	S62°23'08"E	82.19
L14	N28°08'42"E	68.08
L15	N62°22'15"W	140.01
L16	N28°08'42"E	49.92
L17	N62°22'15"W	140.01
L18	N27°58'11"E	81.89
L19	N27°54'53"E	41.83
L20	S27°58'11"W	15.70
L22	S49°16'05"W	64.67
L23	N49°16'05"E	49.40
L24	N37°46'13"E	7.78

LINE TABLE

LINE	BEARING	LENGTH
L25	S27°37'45"W	68.08
L26	N62°22'15"W	39.00
L27	N62°22'15"W	24.00
L28	N62°22'15"W	29.00
L29	N62°22'15"W	29.00
L30	N62°22'15"W	24.00
L31	N62°22'15"W	39.62
L32	S62°22'15"E	53.67
L33	N28°08'42"E	49.92
L34	S62°39'32"E	50.52
L35	N62°13'47"W	60.00
L36	N27°35'54"E	120.00

CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8°52'12"	1006.63	155.84	155.68	S22°29'54"W
C2	22°44'18"	333.37	132.30	131.43	N28°48'40"E
C3	18°38'09"	192.46	62.60	62.32	S35°15'03"W
C4	5°34'56"	87.52	8.53	8.52	S68°27'42"W
C5	2°47'17"	539.00	26.23	26.22	N42°50'38"W
C6	31°40'48"	87.00	48.10	47.49	N08°56'39"W
C7	9°52'05"	461.00	79.40	79.30	S24°23'36"W
C8	8°38'11"	1484.00	223.68	223.47	S23°46'39"W
C9	31°39'13"	149.00	82.32	81.27	N46°33'32"W
C10	11°29'52"	916.00	183.82	183.51	N43°31'09"E
C11	43°14'14"	87.00	65.65	64.11	N70°15'48"E
C12	8°01'26"	346.00	48.45	48.42	S41°28'11"E
C13	35°47'29"	87.00	54.35	53.47	S01°33'15"W
C14	11°48'20"	814.00	167.72	167.42	N43°40'23"E
C15	31°39'13"	211.00	116.57	115.09	N46°33'32"W
C16	232°29'36"	50.00	202.89	89.69	S88°52'16"E
C17	135°58'59"	50.00	118.67	92.71	S40°36'58"E
C18	20°03'45"	129.00	45.17	44.94	N39°14'13"E
C19	18°27'18"	213.00	68.61	68.31	S41°22'36"W
C20	86°22'38"	50.00	75.38	68.44	N28°12'14"E
C21	10°07'59"	50.00	8.84	8.83	N20°03'04"W

FOR CITY USE ONLY:

SITE PLAN RELEASE

Sheet 8 of 42

FILE NUMBER: SP-2008-0097C EXPIRATION DATE: 3/4/2012
CASE MANAGER: S. Graham APPLICATION DATE: 2/25/2008
APPROVED ADMINISTRATIVELY ON: 3/4/2009
APPROVED BY PLANNING COMMISSION ON: ____
APPROVED BY CITY COUNCIL ON: ____
Under Section 112 on Chapter 25-5 of The Austin City Code.
Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: 3/5/2009 Zoning: PUD
Rev. 1 ____ Correction 1 8-10-2011
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.

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD 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 AND OVERHEAD UTILITIES.

NO.	DATE	REVISION	APPROVAL
1	10-8-11	ADD LABELS FOR DRIVEWAYS	

Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78701
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TBPE Registration Number 71046
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STATE OF TEXAS JENNIFER A. MASSE-GONIE 93704 LICENSED PROFESSIONAL ENGINEER 10/21/2011

SITE AND DEMOLITION PLAN

EAST AVENUE PARCEL 5
921 LUTHER LANE

EAST AVENUE IG, LP

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 4/29/08
FILE:G:\1689\05\168905SPN01.DWG
DRAWN BY: CDS, T'WW
DESIGNED BY: JMG, KFF
REVIEWED BY: JMG
PROJECT NO.: 1689-05

SHEET 08 OF 42

SP-2008-0097C

G:\1689\05\168905SPN01.dwg modified by tweaver on Feb 26, 2009 - 12:28pm