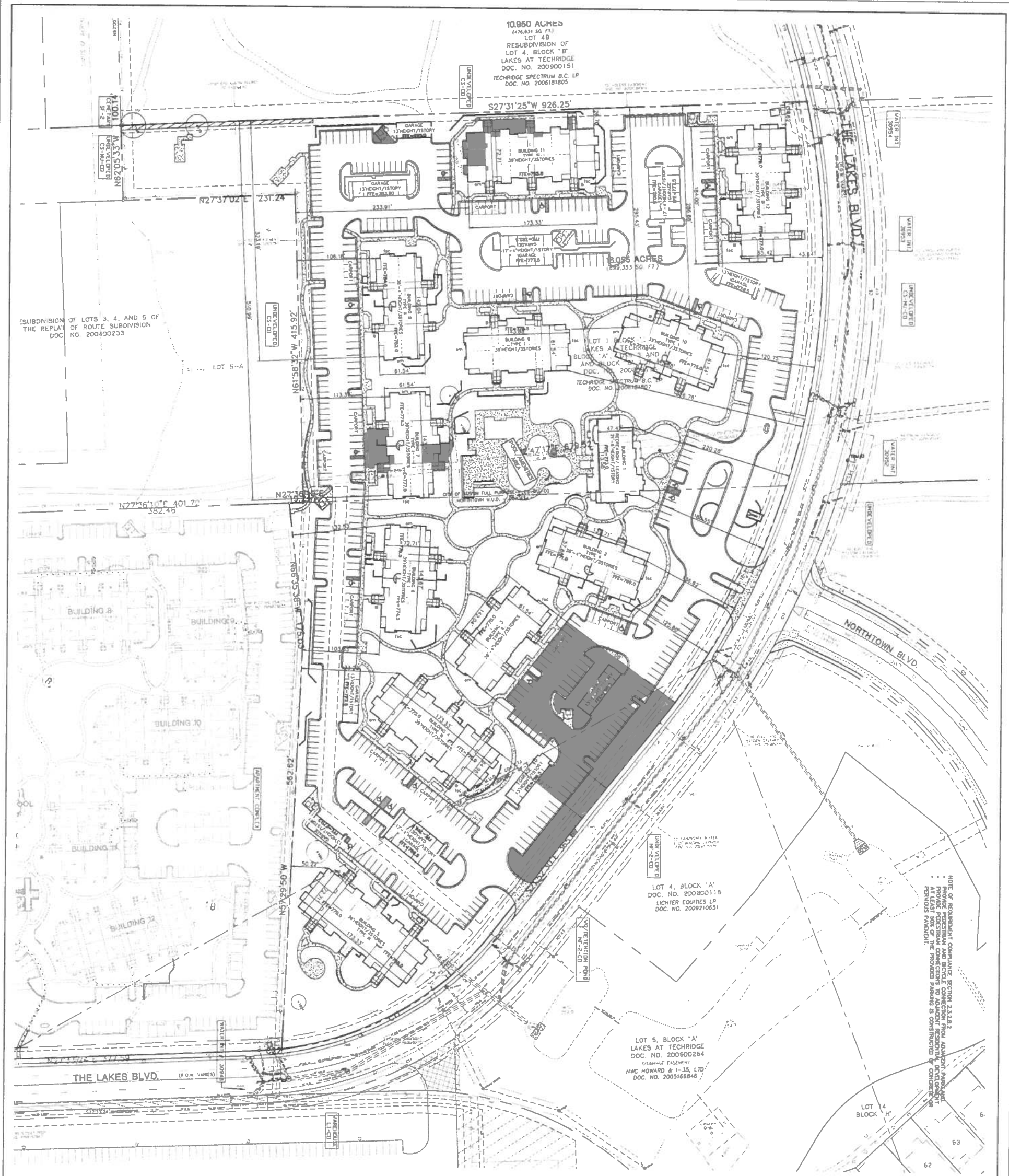

ACCESSIBILITY NOTES

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] ANY RAMP WITH A RISE MORE THAN 6" MUST HAVE HANDRAILS INSTALLED.
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. EVERY ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED." OR "VAN ACCESSIBLE" IF APPLICABLE. CHARACTERS AND SYMBOLS SHALL BE LOCATED 60" MINIMUM ABOVE GROUND LEVEL AND SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.0, ANSI 502.7]

NOTES

1. ALL BACK PARKING DIMENSIONS ARE 7'-50" TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED
3. ALL DRIVEWAYS ARE CITY OF AUSTIN TYPE II COMMERCIAL DRIVEWAYS.
4. ALL SITE PLAN NOTES ARE LOCATED ON SITE PLAN NOTES AND DETAIL SHEET.
5. ALL EXTERIOR LIGHTING WILL BE FULL CUTOFF AND FULLY SHIELDED IN COMPLIANCE WITH COA LDC 25-2-1051 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR ALTERATION TO EXTERIOR LIGHTING MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
6. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN ORDINANCE, ZONING ORDINANCE, AND OTHER APPLICABLE ORDINANCES.
8. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE ALL OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
9. COMPLIANCE WITH DRILLING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
10. THE SITE PLAN IS SUBJECT TO A LIMITATION OF 2000 TRIPS BY ORDINANCE WITH ZONING CASE C14-03-0148.
11. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY" [COA LDC 25-6-173].

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
		TELEPHONE MANHOLE
		ELECTRIC BOX
		ELECTRIC METER
		GAS VALVE
		GAS METER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		WOOD FENCE
		CHAIN LINK FENCE
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		WHEELSTOP
		BOLLARD
	25R @ 9.0' 25HC @ 8.0'	PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TREE TO BE REMOVED
		TREE TO BE SAVED

60 0 30 60 120

SITE PLAN APPROVAL Sheet 11 of 50.
APPLICATION NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ___002___

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REVISED BUILDING PLANS, NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

FOR CITY USE ONLY!

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS ACCURATELY AS THE INFORMATION AVAILABLE 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.

FOR CITY USE ONLY!

DRAWN BY:	
DESIGNED BY:	
REVIEWED BY:	
PROJECT NO.:	102117-10005

THE OAKS AT TECHRIDGE PHASE II
14200 THE LAKES BLVD, AUSTIN 78753

OAKS AT TECHRIDGE PHASE 2 PARTNERS

MASTER SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STEVEN L. BERRYHILL ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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