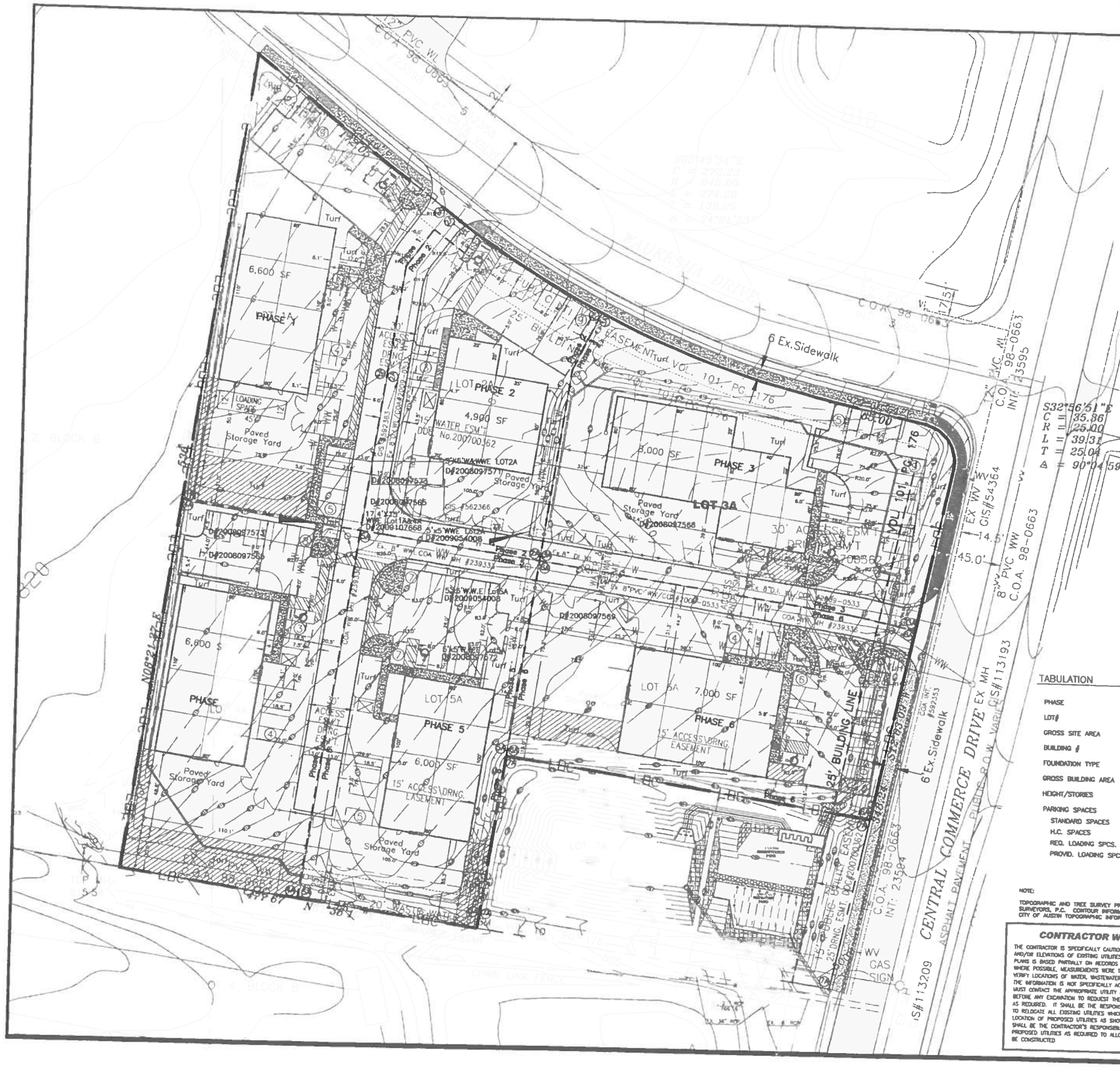

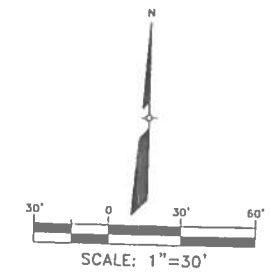

LEGEND

	PARKING SPACES		DUMPSTER
	GROSS BUILDING AREA		FINISH FLOOR
	SIDEWALK-CONC.		PHASE LIMIT LINE
	FENCE		DOUBLE GATE
	ROLLUP DOOR		BUILDING ENTRY/EXIT DOOR
	CROSS WALK/ACCESSIBLE AISLE		RETAINING WALL
	FIRE HYDRANT		WATER & WW EASEMENTS@ SERVICES
	AREA INLET		PERVIOUS AREA

SITE PLAN RELEASE NOTES:

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 Planning & Development Review Department.
2. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
3. All signs must comply with requirements of the Land Development Code (Chapter 25-10).
4. Additional electric easements may be required at a later date.
5. Water and Wastewater service will be provided by Windermere Utility Company
6. All existing structures shown to be removed will require a demolition permit from the City of Austin, Planning & Development Review Department.
7. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
8. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
9. For construction within the right-of-way, a ROW excavation permit is required.
10. No Demolition of Structures is required for this site!
11. The site is composed of 7 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.
12. This site is located in the Desired Development Zone. Expiration for this site plan will be five years from the date of approval however; under Project Duration, LDC 25-1-533(C)(3) the site plan can only be extended to a maximum of five years from initial submittal date of September 18, 2009. Therefore Phases 1-6 for the site will be completed prior to the five year expiration date.

TABULATION

PHASE	1	2	3	4	5	6	EXISTING PONDS	TOTALS
LOT#	1A	2A	3A	4A	5A	6A	7A	
GROSS SITE AREA	0.852 AC.	0.459 AC.	0.838 AC.	0.747 AC.	0.744 AC.	0.738 AC.	0.632 AC.	4.810 AC.
BUILDING #	1	2	3	4	5	6	NA	
FOUNDATION TYPE	Conc.Slab on Grade	Conc.Slab on Grade	Conc.Slab on Grade	Conc.Slab on Grade	Conc.Slab on Grade	Conc.Slab on Grade	NA	
GROSS BUILDING AREA	6,600 S.F.	4,900 S.F.	8,000 S.F.	6,600 S.F.	6,000 S.F.	7,000 S.F.	NA	39,100 S.F.
HEIGHT/STORIES	ONE STORY	ONE STORY	ONE STORY	ONE STORY	ONE STORY	ONE STORY	NA	
PARKING SPACES	18	12	17	15	18	18	NA	98
STANDARD SPACES	17	11	16	14	17	17	NA	92
H.C. SPACES	1	1	1	1	1	1		6
REQ. LOADING SPCS.						1		1
PROVID. LOADING SPCS.	1							1

NOTE:

TOPOGRAPHIC AND TREE SURVEY PROVIDED BY ROY D. SMITH SURVEYORS, P.C. CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN TOPOGRAPHIC INFORMATION.

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. SHALL BE THE CONTRACTOR'S RESPONSIBILITY ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN BE CONSTRUCTED

APPROVED AND RELEASED

JUN 09 2010

CITY OF AUSTIN

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLY BY THE APPLICANT, THE ENGINEER OR 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.

NO.	BY	DATE	CORRECTION/REVISION

PROJECT NAME:
FILE NAME:
DATE: DECEMBER 2009
SCALE: AS NOTED
DESIGNED BY: STAFF
DRAWN BY: STAFF
CHECKED BY: STAFF
REVISED BY: MAR

RIVERA ENGINEERING
P.O. Box 1088, San Marcos, Texas 78667-1088
Telephone: (512) 396-5465 Fax: (512) 396-2318
FIRM REGISTRATION NUMBER F-1402

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SITE PLAN

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MICHAEL A. RIVERA
60198
REGISTERED
PROFESSIONAL ENGINEER

SHEET 5 OF 19

SP-2009-0268D

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