

**ZONING AND PLATTING COMMISSION-
SITE PLAN- EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2007-0549B(XT3) **ZAP HEARING DATE:** Jan. 4, 2022
ZAP Postponement on Dec. 21, 2021

PROJECT NAME: Kallestad Laboratories, Inc. - PRA Site Plan

ADDRESS OF SITE: 10010 FM 2222 Road **COUNCIL DISTRICT:** 10

WATERSHED: Bull Creek **JURISDICTION:** Full Purpose
(Water supply suburban)

**APPLICANT/
OWNER:** Tom Stacy, Austin Baptist Church
9003 Waterford Centre Blvd, Ste 100
Austin, TX 78717

AGENT: Richard Suttle, Armbrust & Brown (512) 435-2378
100 Congress Ave, Ste. 1300
Austin, TX 78701

CASE MANAGER: Rosemary Avila (512) 974-2784
rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a fifteen year extension to a previously approved site plan. The proposed development is religious assembly.

SUMMARY STAFF RECOMMENDATION:

Staff does not recommend the 15 year extension. Staff does recommend a ten year extension to this site plan permit expiration.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned R&D-PDA, all site calculations are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

AUSTIN TRANSPORTATION DEPT: All ATD comments have been cleared.

PREVIOUS APPROVALS

02/27/2008 Site Plan administrative approval, permit 3 year expiration 02/27/2011

12/20/2011 One year Site Plan Extension administrative approval, permit expiration 02/27/2012

06/19/2012 9 year 6 month extension granted by ZAP, permit expiration 08/31/2020

Mayor's Covid 19 orders extended all expirations to 12/31/2021

PROJECT INFORMATION

SITE AREA	393,151 sf	9.0255 acres
EXISTING ZONING	R&D-PDA	
	Allowed	Proposed
FLOOR-AREA RATIO	0.25:1	0.23:1
BUILDING COVERAGE	--	16.83%
IMPERVIOUS COVERAGE	45%	44.84%
PARKING	250 required*	247 provided

*This site has off-site parking with adjacent site The Offices at Ribelin Ranch- SPC-07-0497C.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	R&D-PDA	Religious Assembly
<i>North</i>	PUD	Religious Assembly
<i>South</i>	ROW, then SF-2	FM 2222 Vacant
<i>East</i>	PUD	Vacant
<i>West</i>	ROW, then R&D	McNeil Drive, Office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
McNeil Drive	145'	46'-87'	Level 1 ASMP
FM 2222 Rd	110' Avg	82'-111'	Level 4 ASMP

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.

Austin Lost and Found Pets

Bike Austin

Bull Creek Foundation

Canyon Creek HOA

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Lake Austin Collective

Leander ISD Population and Survey Analysts

Long Canyon Homeowners Association

Long Canyon Phase II & III HOA Inc.

Mountain Neighborhood Association (MNA)

Neighborhood Empowerment Foundation

Riverplace HOA

SEL Texas

Sierra Club, Austin Regional Group

Steiner Ranch Community Association

Westminster Glen HOA

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE
(512) 435-2310
rsuttle@abaustin.com

July 27, 2020

Denise Lucas, Director
City of Austin, Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Re: Site Plan Extensions for The Offices At Ribelin Ranch Phase I (SPC-2007-0497C(XT2).MGA) and Kallestad Laboratories-PRA (SP-2007-0549B(XT2)) (the "Application")

Dear Mrs. Lucas:

Our firm represents Austin Baptist Church ("Church"), the owner of the above referenced properties. The Church has owned and occupied the properties since January 12, 2011. They have constructed buildings and infrastructure in furtherance of its project and respectfully requests to extend the approved site plans for The Offices At Ribelin Ranch Phase I and Kallestad Laboratories-PRA Site Plan referenced by City of Austin Case No. SPC-2007-0497C(XT2).MGA and SP-2007-0549B(XT2) (the "Project"). This request is made in accordance with Section 25-5-63 of the Land Development Code ("LDC").

Under Section 25-5-63(C), the Land Use Commission may extend the expiration date of a released site plan beyond the date established if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62. According to Section 25-5-62(C), an applicant must satisfy provisions (C)(1) and (2), however, under provision (1), the applicant must comply with any, but not all, of subsections (a) through (d). For this project, the Applicant has satisfied subsection (b), (c), and (d). In accordance with subsection (b), the applicant filed the original site plan with a good faith expectation that the site plan would be constructed. However it has taken much longer than originally expected since fundraising is required to complete the Project and the COVID-19 pandemic has hindered these efforts. Since Austin Baptist Church must raise funds to be able to construct facilities, they would like the ability to extend the site plan for approximately fifteen years until August 31, 2036.

For background, the existing site plans were granted a Land Use Commission approved extension until August 31, 2021 through Austin Case No. SPC-2007-0497C(XT2).MGA and SP-2007-0549B(XT2). Furthermore, subsection (c) and (d) requires that an applicant must construct at least one structure shown on the original site plan that is suitable for permanent occupancy,

{W0972707.2}

ARMBRUST & BROWN, PLLC

Page 2

and that a significant portion of the required infrastructure is complete. A majority of the development has been constructed with the exception of a maintenance building and additional parking.

Similar to provision (1), provision (2) requires that an applicant satisfy either subsection (a) or subsection (b). Subsection (a) states, “the director determines that if a traffic impact analysis was submitted with the application for site plan approval, the assumptions and conclusions of the traffic impact analysis are valid.” Under the original site plans submitted for the property the development assumptions of the originally approved TIA, that was submitted with the Planned Unit Development zoning case (C814-04-0061), are still valid as the land uses and densities that have been constructed to-date do not exceed what was originally contemplated. The original site plan (SPC-2007-0497C) assumed 124,000 square feet of general office as the land use. The proposed use, which has been mostly constructed as mentioned above, had a difference in daily trips between office and religious assembly use of 235 fewer trips than what was previously approved. This information was provided and approved with the previous site plan extension.

I’d like to have a call to discuss this unique situation. In the meantime if you have any questions, comments, or need additional information, please do not hesitate to contact me.

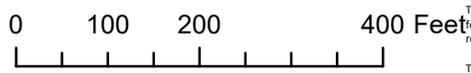
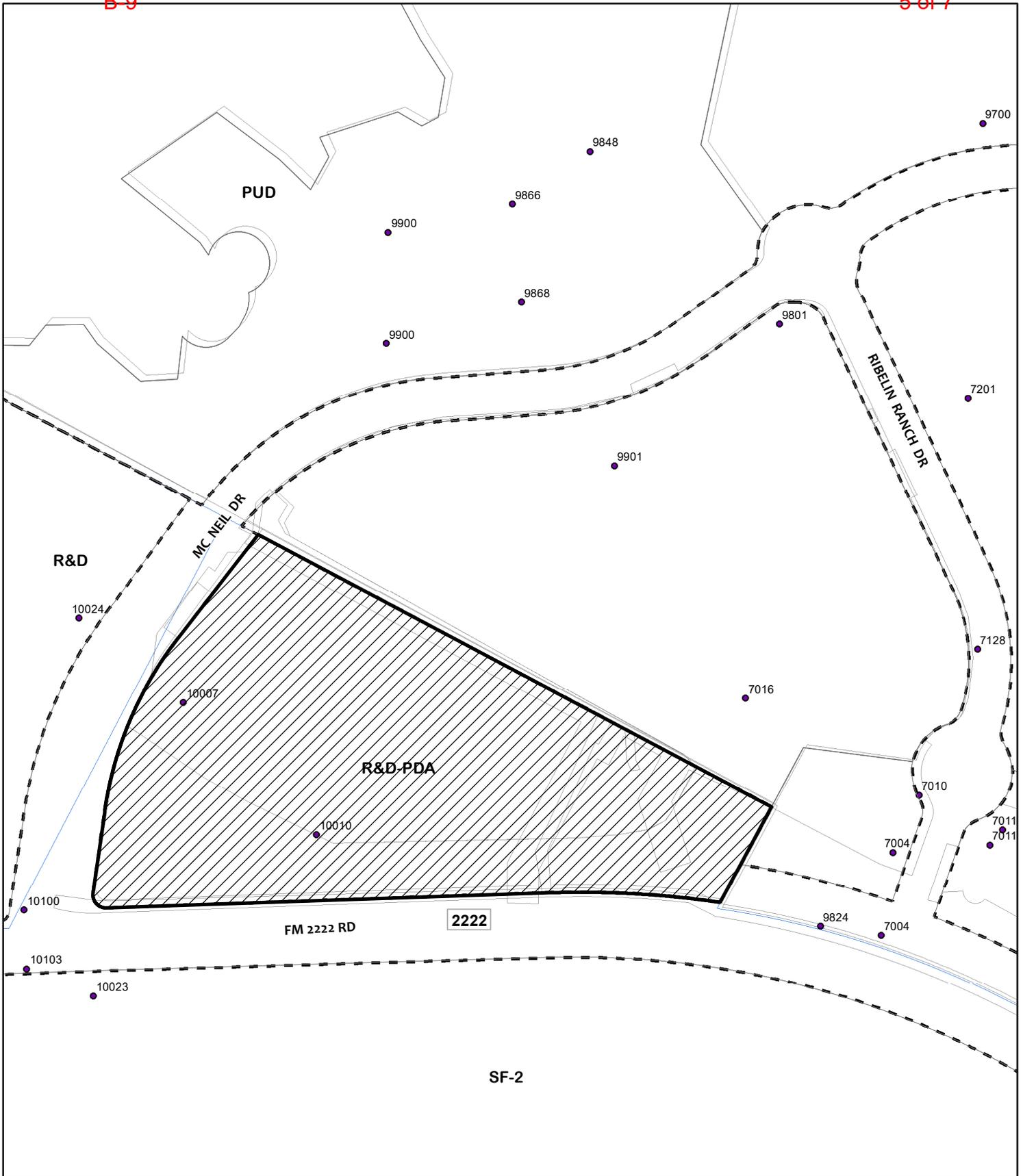
Thank you in advance,

Respectfully,



Richard T. Suttle

cc: Tom Stacy; Austin Baptist Church
Jonathan McKee; Garza EMC
Jewels Cain; Armbrust & Brown, PLLC

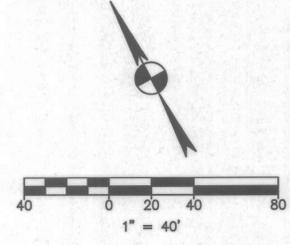
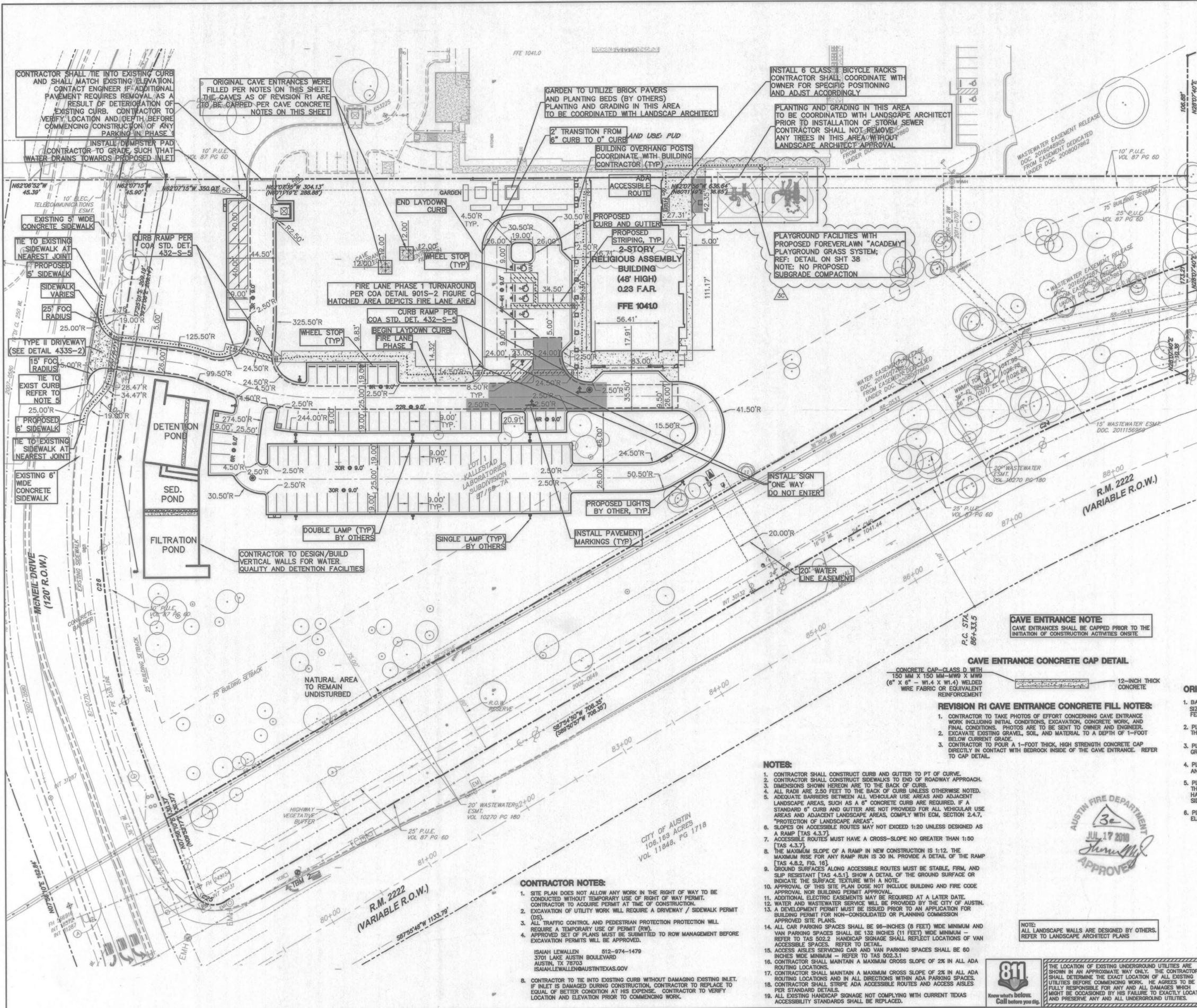


CASE#: SP-2007-0549B(XT3)
 ADDRESS: 10010 FM 2222 RD
 CASE NAME: Kallestad Laboratories, Inc. - PRA Site Plan
 MANAGER: Rosemary Avila



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

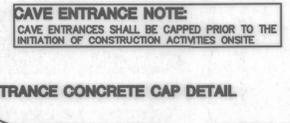
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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
---	---	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
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	HANDICAP SPACE
---	---	HANDICAP ACCESSIBLE ROUTE
---	---	TREE TO BE REMOVED
---	---	TREE TO BE SAVED
---	---	TREE VENT

- ORIGINAL CAVE BACKFILL NOTES:**
- BACKFILL THE LOWER PORTION OF THE CAVE ENTRANCE WITH UNIFORMLY SIZED 1/2-INCH TO 2-INCH DIAMETER CLEAN GRAVEL BACKFILL TO WITHIN 3 FEET OF THE TOP OF GROUND.
 - PLACE GRAVEL UNIFORMLY SIZED 1/2-INCH TO 1-INCH TO WITHIN 2 FEET OF THE TOP OF GROUND.
 - PLACE GRAVEL UNIFORMLY SIZED 1/2-INCH TO WITHIN 1 FOOT OF THE TOP OF GROUND.
 - PLACE GEOTEXTILE FABRIC (SUCH AS FILTER FABRIC) ON TOP OF THE GRAVEL AND EXTENDING 4 INCHES UP THE SIDEWALLS OF THE CAVE.
 - PLACE SIX INCHES OF UNIFORM, DENSE CLAY OF THE SAME SPECIFICATIONS AS THAT USED FOR WATER QUALITY POND LINES OVER THE GEOTEXTILE FABRIC. HAND COMPACT THE CLAY TO COMPLETELY FILL THE OPENING TO THE SIDEWALLS AND TO ANCHOR THE GEOTEXTILE FABRIC.
 - PLACE SAND OVER THE TOP OF THE CLAY TO WITHIN THE FOUNDATION ELEVATION OF THE STRUCTURE.



- REVISION R1 CAVE ENTRANCE CONCRETE FILL NOTES:**
- CONTRACTOR TO TAKE PHOTOS OF EFFORT CONCERNING CAVE ENTRANCE WORK INCLUDING INITIAL CONDITIONS, EXCAVATION, CONCRETE WORK, AND FINAL CONDITIONS. PHOTOS ARE TO BE SENT TO OWNER AND ENGINEER.
 - EXCAVATE EXISTING GRAVEL, SOIL, AND MATERIAL TO A DEPTH OF 1-FOOT BELOW CURRENT GRADE.
 - CONTRACTOR TO POUR A 1-FOOT THICK, HIGH STRENGTH CONCRETE CAP DIRECTLY IN CONTACT WITH BEDROCK INSIDE OF THE CAVE ENTRANCE. REFER TO CAP DETAIL.

- NOTES:**
- CONTRACTOR SHALL CONSTRUCT CURB AND GUTTER TO PT OF CURVE.
 - CONTRACTOR SHALL CONSTRUCT SIDEWALKS TO END OF ROADWAY APPROACH.
 - DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB.
 - ALL RADI ARE 2.50 FEET TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 4.3.7].
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. PROVIDE A DETAIL OF THE RAMP [TAS 4.8.2, FIG. 16].
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT [TAS 4.5.1]. SHOW A DETAIL OF THE GROUND SURFACE OR INDICATE THE SURFACE TEXTURE WITH A NOTE.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - ALL CAR PARKING SPACES SHALL BE 96-INCHES (8 FEET) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES (11 FEET) WIDE MINIMUM - REFER TO TAS 502.2 HANDICAP SIGNAGE SHALL REFLECT LOCATIONS OF VAN ACCESSIBLE SPACES. REFER TO DETAIL.
 - ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM - REFER TO TAS 502.3.1
 - CONTRACTOR SHALL MAINTAIN A MAXIMUM GROSS SLOPE OF 2% IN ALL ADA ROUTING LOCATIONS.
 - CONTRACTOR SHALL MAINTAIN A MAXIMUM GROSS SLOPE OF 2% IN ALL ADA ROUTING LOCATIONS AND IN ALL DIRECTIONS WITHIN ADA PARKING SPACES.
 - CONTRACTOR SHALL STRIPE ADA ACCESSIBLE ROUTES AND ACCESS AISLES PER STANDARD DETAILS.
 - ALL EXISTING HANDICAP SIGNAGE NOT COMPLYING WITH CURRENT TEXAS ACCESSIBILITY STANDARDS SHALL BE REPLACED.

- CONTRACTOR NOTES:**
- SITE PLAN DOES NOT ALLOW ANY WORK IN THE RIGHT OF WAY TO BE CONDUCTED WITHOUT TEMPORARY USE OF RIGHT OF WAY PERMIT. CONTRACTOR TO ACQUIRE PERMIT AT TIME OF CONSTRUCTION.
 - EXCAVATION OF UTILITY WORK WILL REQUIRE A DRIVEWAY / SIDEWALK PERMIT (DS).
 - ALL TRAFFIC CONTROL AND PEDESTRIAN PROTECTION PROTECTION WILL REQUIRE A TEMPORARY USE OF PERMIT (RW).
 - APPROVED SET OF PLANS MUST BE SUBMITTED TO ROW MANAGEMENT BEFORE EXCAVATION PERMITS WILL BE APPROVED.
- ISAIAH LEWALLEN 512-974-1479
3701 LAKE AUSTIN BOULEVARD
AUSTIN, TX 78703
ISAIAH.LEWALLEN@AUSTIN.TEXAS.GOV
- CONTRACTOR TO DESIGN/BUILD VERTICAL WALLS FOR WATER QUALITY AND DETENTION FACILITIES



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

NOTE: ALL LANDSCAPE WALLS ARE DESIGNED BY OTHERS. REFER TO LANDSCAPE ARCHITECT PLANS.

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.

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 10 of 41

FILE NUMBER: SP-2007-0549B EXPIRATION DATE: 8-27-2011
CASE MANAGER: GALATI APPLICATION DATE: 8-28-2007
APPROVED ADMINISTRATIVELY ON: 8-27-2008
APPROVED BY PLANNING COMMISSION ON: -
APPROVED BY CITY COUNCIL ON: -
Under Section 113.01, Chapter 113, Title 1, of the Austin City Code.

Signing For Director, Risk Management and Development Review Department
DATE OF RELEASE: 8-27-08 of 08 Zoning: 0-20-08
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.

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 928-0011 Fax (512) 928-0325
Bury+Partners, Inc. © Copyright 2007

JUAN P. MARTINEZ
108158
Professional Engineer
State of Texas

SITE PLAN PHASE 1

KALLESTAD LABORATORIES
PPRA SITE PLAN
10010 FM 2222
W2007 RBL RAL ESTATE, LP.

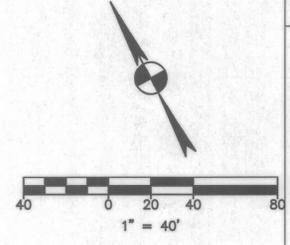
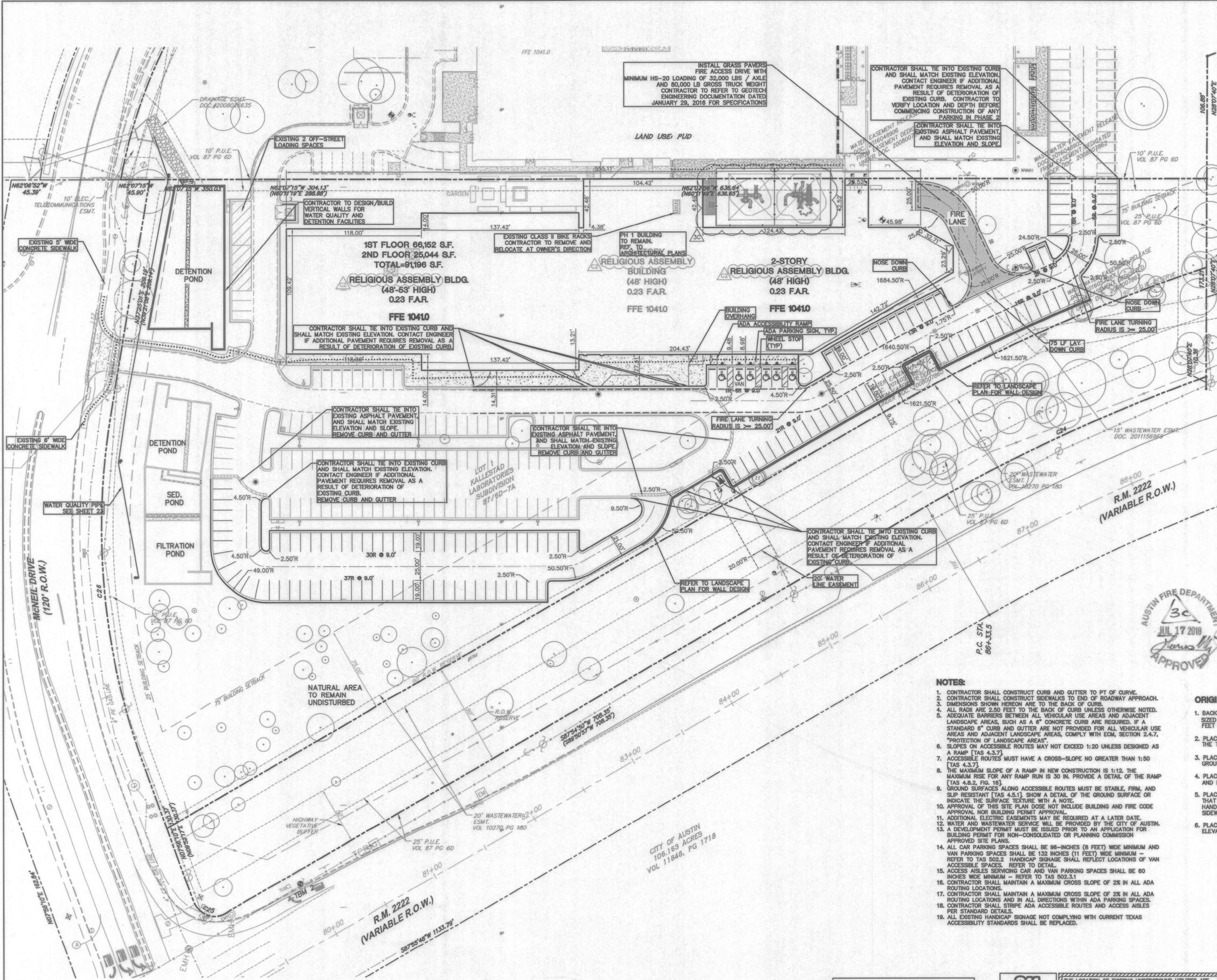
PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 09/01/07
DRAWN BY: AWI
DESIGNED BY: DM
REVIEWED BY: DM
PROJECT NO.: 1356-03.301

SHEET 10 OF 41

REVISION

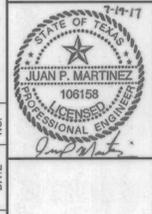
NO.	DATE	DESCRIPTION
01	07-19-07	3C ADD PLAYSCAPE AND REVERSE GRADING
02	03-13-08	C2 REVERSE BUILDING USE
03	03-16-08	R1 ADDED PHASE 1 SHEET TO SET

APPROVAL



NO.	DATE	REVISION	APPROVAL
07-19-17	3C	ADD PLAYSCAPE AND REVISE GRADING	
03-31-16	C2	REVISE BUILDING USE	
03-16-16	R1	REVISED BUILDING FOOTPRINT AND PARKING LOT	
05-18-11	1C	REFERENCED EXISTING SIDEWALK, RECALCULATED REGULAR PARKING SPACES WITH 2' OFF-STREET LOADING SPACES, REVISION	

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 398-0011 Fax (512) 398-0355
Bury+Partners, Inc. © Copyright 2007



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
---	---	GREASE TRAP (SIZE VARIES)
---	---	WIRE 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
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	HANDICAP SPACE
---	---	HANDICAP ACCESSIBLE ROUTE
---	---	TREE TO BE REMOVED
---	---	TREE TO BE SAVED
---	---	TREE VENT

- ORIGINAL CAVE BACKFILL NOTES:**
- BACKFILL THE LOWER PORTION OF THE CAVE ENTRANCE WITH UNIFORMLY SIZED 1/2-INCH TO 2-INCH DIAMETER CLEAN GRAVEL BACKFILL TO WITHIN 3 FEET OF THE TOP OF GROUND.
 - PLACE GRAVEL UNIFORMLY SIZED 1/2-INCH TO 1-INCH TO WITHIN 2 FEET OF THE TOP OF GROUND.
 - PLACE GRAVEL UNIFORMLY SIZED 1/4-INCH TO WITHIN 1 FOOT OF THE TOP OF GROUND.
 - PLACE GEOTEXTILE FABRIC (SUCH AS FILTER FABRIC) ON TOP OF THE GRAVEL AND EXTENDING 4 INCHES UP THE SIDEWALLS OF THE CAVE.
 - PLACE SIX INCHES OF UNIFORM, DENSE CLAY OF THE SAME SPECIFICATIONS AS THAT USED FOR WATER QUALITY POND LINES OVER THE GEOTEXTILE FABRIC. HAND COMPACT THE CLAY TO COMPLETELY FILL THE OPENING TO THE SIDEWALLS AND TO ANCHOR THE GEOTEXTILE FABRIC.
 - PLACE SAND OVER THE TOP OF THE CLAY TO WITHIN THE FOUNDATION ELEVATION OF THE STRUCTURE.

- NOTES:**
- CONTRACTOR SHALL CONSTRUCT CURB AND GUTTER TO PT OF CURVE.
 - CONTRACTOR SHALL CONSTRUCT SIDEWALKS TO END OF ROADWAY APPROACH.
 - DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB.
 - ALL RADI ARE 2.50 FEET TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED, IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EGM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 4.3.7].
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 [TAS 4.3.7].
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. PROVIDE A DETAIL OF THE RAMP [TAS 4.8.2, FIG. 16].
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT [TAS 4.5.1]. SHOW A DETAIL OF THE GROUND SURFACE OR INDICATE THE SURFACE TEXTURE WITH A NOTE.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL. NEW BUILDING PERMIT APPROVAL.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - ALL CAR PARKING SPACES SHALL BE 96-INCHES (8 FEET) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES (11 FEET) WIDE MINIMUM - REFER TO TAS 502.2. HANDICAP SIGNAGE SHALL REFLECT LOCATIONS OF VAN ACCESSIBLE SPACES. REFER TO DETAIL.
 - ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM - REFER TO TAS 502.3.1.
 - CONTRACTOR SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% IN ALL ADA ROUTING LOCATIONS.
 - CONTRACTOR SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% IN ALL ADA ROUTING LOCATIONS AND IN ALL DIRECTIONS WITHIN ADA PARKING SPACES.
 - CONTRACTOR SHALL STRIPE ADA ACCESSIBLE ROUTES AND ACCESS AISLES PER STANDARD DETAILS.
 - ALL EXISTING HANDICAP SIGNAGE NOT COMPLYING WITH CURRENT TEXAS ACCESSIBILITY STANDARDS SHALL BE REPLACED.



NOTE:
ALL LANDSCAPE WALLS ARE DESIGNED BY OTHERS.
REFER TO LANDSCAPE ARCHITECT PLANS



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.

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 11 of 41

FILE NUMBER: SP-2007-0549B EXPIRATION DATE: 2-27-2011
CASE MANAGER: GALATI APPLICATION DATE: 9-28-2007
APPROVED ADMINISTRATIVELY ON: 2-27-2008
APPROVED BY PLANNING COMMISSION ON: --
APPROVED BY CITY COUNCIL ON: --
Under Section 112.01 of Chapter 112 of the Austin City Code.
Signed For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: 2-27-08 of 08 Zoning: [Signature] [Signature]
Rev. 1 Correction 2
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.

SITE PLAN PHASE 2

**KALLESTAD LABORATORIES
PPRA SITE PLAN
10010 FM 2222
W2007 RBL RAL ESTATE, LP.**

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 09/01/07
FILE: \\sps08-f01\WORKGROUP\2222\active\2222010264\civil\cad\DWG\base\TRACT_9\13560315msp01.dwg modified by: overrengio on Jul 16, 2018 - 8:51am

SHEET 11 OF 41