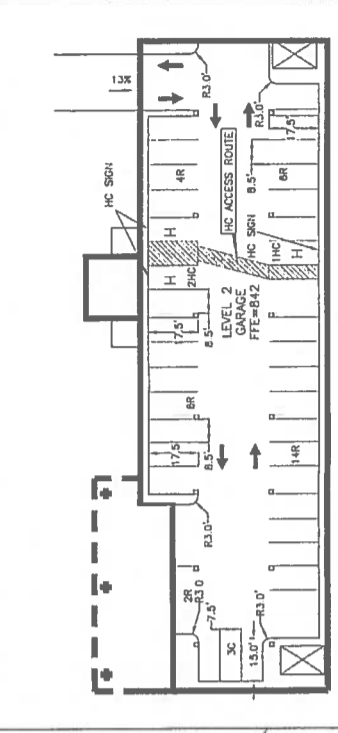
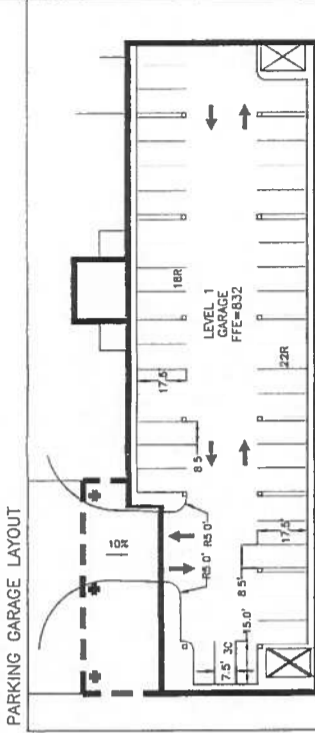


Job No. 250-01  
Project: Lot 67A Davenport (L) SITE  
Scale (Horizontal): 1" = 30'  
Scale (Vertical): 1" = 30'  
Checked By: LMH  
Date: 03/07/13  
Revision 1  
Revision 2  
Revision 3  
Revision 4

07 of 24 SHEET

- ### NOTES
1. SITE PLAN COMPONENTS, ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN ARE THE RESPONSIBILITY OF THE ENGINEER. ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.
  2. STRUCTURAL COMPONENTS, ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.
- ### SITE PLAN NOTES
1. BASED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS.
  2. CONCRETE CURBS SHALL BE 4" HIGH AND 8" WIDE.
  3. CONCRETE CURBS SHALL BE REINFORCED WITH #4 BARS.
  4. CONCRETE CURBS SHALL BE FINISHED WITH A FLAT, POLISHED AND NON-SKID SURFACE.
  5. CONNECT TO THE C.O.A. WATER & WASTEWATER SYSTEMS FOR SERVICE.
  6. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES.
  7. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES.
  8. THE USE OF COAL-TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALT CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
  9. ROUTE SHALL NOT EXCEED 1 1/2" (6.35 CM) GROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
  10. ALL NEW PAVING SHALL BE CONCRETE OR ASPHALT.
  11. ACCESSIBLE VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 8' MUST BE PROVIDED FOR RETAINING WALLS OVER FIVE FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED PER IRC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR EASEMENTS SHALL BE ENGINEERED AND SHALL BE CONFORM TO THE CITY OF AUSTIN ORDINANCES.
  12. THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 10' ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.
  13. SIGNAGE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
  14. ALL PROPOSED SIGNAGE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
  15. PROPOSED SIGNAGE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
  16. THE CITY OF AUSTIN ORDINANCES SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS ARE PROHIBITED.
  17. ALL SIGNS SHALL BE BEAR OR UNIFORMED SIGNS, WHICH EXCEPT FOR THE LETTERS AND NUMBERS SHALL BE CONSTRUCTED OF MATERIALS WHICH ARE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. LETTERS ON SIGNS MAY NOT BE FLUORESCENT.
  18. ALL SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
  19. ALL SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
  20. ALL SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.
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  30. ALL SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCES.



RELOCATE EXISTING SIGN  
RELOCATE EXISTING ELECTRIC MANHOLE COORDINATE WITH UTILITY ENERGY FOR LOCATION

CONTRACTOR SHALL LOCATE ALL UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO ANY SITE WORK BEING DONE. THE ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES, OR ANY CONFLICTS THAT MAY ARISE.

CAUTION!

### SITE PLAN APPROVAL

FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_ UNDER SECTION: \_\_\_\_\_  
CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
APPROVED BY: \_\_\_\_\_ CASE MANAGER  
PROJECT EXPIRATION DATE: 08/01/2028-41

DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT: \_\_\_\_\_ ZONING  
PLANNING: \_\_\_\_\_ DEVELOPMENT: \_\_\_\_\_  
RELEASER FOR GENERAL COMPLIANCE: \_\_\_\_\_

APPROVED  
JUL 9 2013  
AUSTIN FIRE DEPARTMENT

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL DATA SUBMITTED WITH THE APPLICATION. THE APPLICATION IS SUBJECT TO THE COMPLIANCE BY THE CITY ENGINEERS.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, PLANTINGS, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT

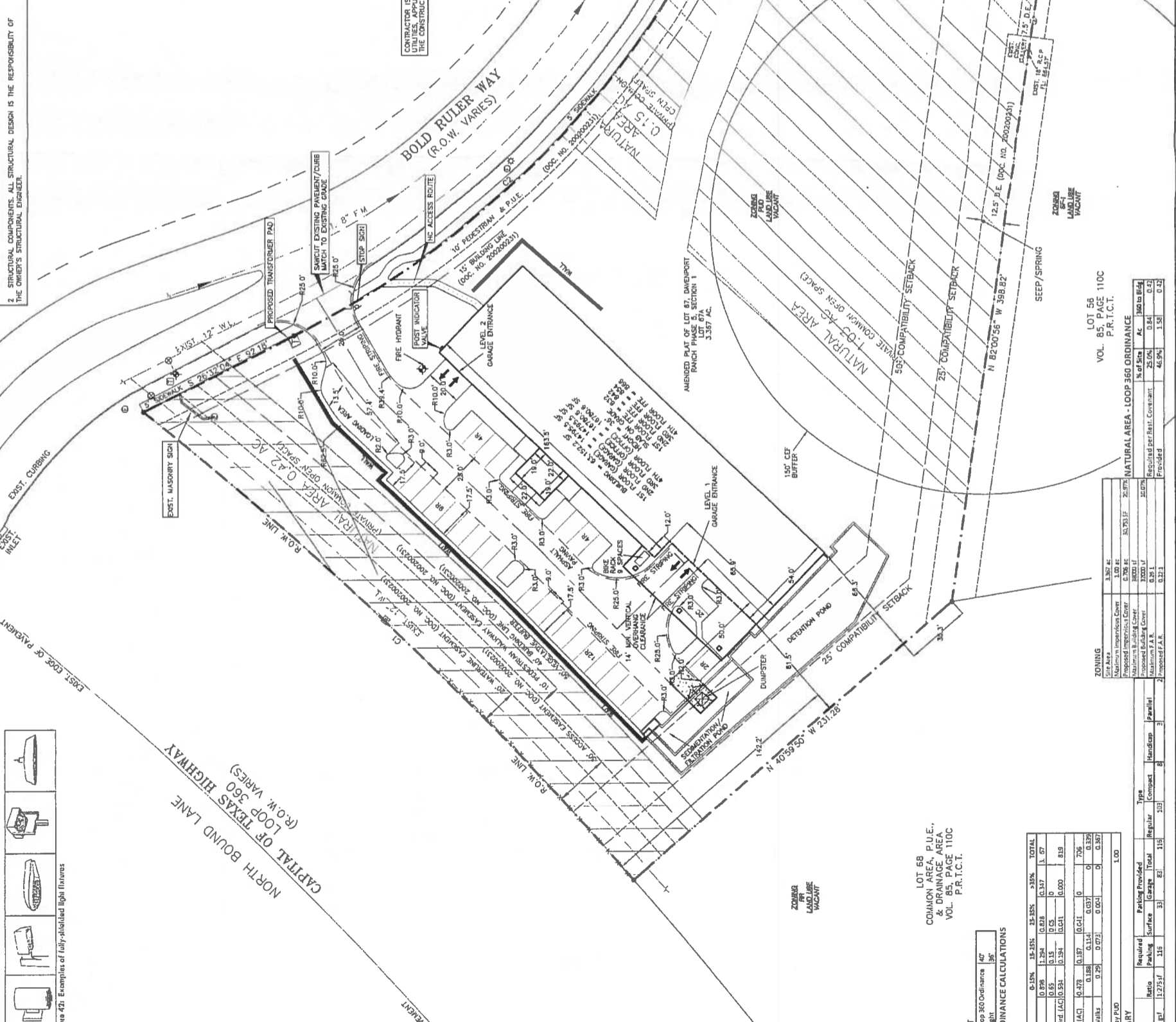


Figure 42: Examples of fully-shielded light fixtures

8. Fully shielded and Full Cut-off Light Fixtures Mandated  
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut off. (See Figure 42).

### BUILDING HEIGHT

Max. Allowable per Loop 360 Ordinance	47'
Proposed Building Height	36'

### LANE AUSTIN ORDINANCE CALCULATIONS

Trade of Section 6

Slope	0.15%	12-35%	23-25%	0.15%	TOTAL
Area (AC)	0.028	1.254	0.029	0.137	1.448
Area (AC)	0.028	1.254	0.029	0.137	1.448
Area (AC)	0.028	1.254	0.029	0.137	1.448
Area (AC)	0.028	1.254	0.029	0.137	1.448

### PARKING SUMMARY

Impr. Cover Area	3,300	sq. ft.
Impr. Cover Area	3,300	sq. ft.
Impr. Cover Area	3,300	sq. ft.
Impr. Cover Area	3,300	sq. ft.
Impr. Cover Area	3,300	sq. ft.

Development Type	Required	Provided
Ratio	1:275	1:115
General Office - 3,000 sq. ft.	115	33
Compact	115	33
Reg	115	33
Total	115	33

LOT 58  
COMMON AREA, P.U.E., & DRAINAGE AREA  
VOL. 85, PAGE 110C  
P.R.T.C.T.

LOT 58  
VOL. 85, PAGE 110C  
P.R.T.C.T.