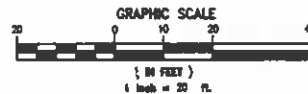




TYPE	# OF	S.F.	# OF LEVELS	# OF BEDS
1	6	2,180	3	3
1A	8	1,548	3	2
3A	1	1,926	3	2
3B	4	1,926	3	2
3C	8	2,028	3	2
4	6	702	1	1
5A	5	1,288	2	1
5B	2	1,319	2	1



SYMBOLS	DESCRIPTION
—————	BOUNDARY LINES
- - - - -	EASEMENT LINE
—————	PROP. EASEMENT
- - - - -	ADJ. BOUNDARY LINE
—————	LOT LINE
- - - - -	EX. CONTOUR
—— // ——	PROP. WOOD FENCE
	FIRE LANE
	SIGN

SITE NOTES:

1. ALL HANDICAP RUMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AS SHOWN ON DETAIL SHEET.
2. CONNECT TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS FOR SERVICE.
3. NO FENCING SHALL OBSTRUCT FIRE HYDRANTS FROM THIS SITE.
4. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
5. ALL COMPACT CAR PARKING SPACES SHALL BE SIGNED "SMALL CARS ONLY."
6. ALL CONCRETE SHALL BE CLASS "A" STRUCTURAL CONCRETE (3000 PSI IN 28 DAYS) AND ALL REINFORCING SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION [LATEST EDITION], TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS [LATEST EDITION].
8. 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 AND DEVELOPMENT REVIEW DEPARTMENT.
9. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
10. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
11. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
12. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
13. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
14. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
15. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
16. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
17. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
18. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
19. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
20. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
21. COMPLIANCE WITH GREEN BUILDING STANDARDS FOR ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
22. THE SITE IS COMPOSED OF 3 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.
23. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.
24. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E.
25. 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 EOL SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
26. SMART HOUSING CREATES ADDITIONAL STANDARDS.
 - a.) ALL GROUND FLOOR LEVEL UNITS OR UNITS ACCESSIBLE BY ELEVATOR MUST BE ADAPTABLE (A FAIR HOUSING ACT REQUIREMENT).
 - b.) 10% OF ALL MULTIFAMILY UNITS MUST BE ACCESSIBLE, BUT GRAB BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE OR CURRENT RESIDENT REQUESTS INSTALLATION.
 - c.) AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND THE COMMON AREAS.
 - d.) ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE ACCESSIBLE FIRST FLOOR UNITS.
 - e.) SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (IN BUILDINGS WITH ELEVATORS).
 - f.) REMOVABLE CABINET DOORS MAY BE INSTALLED ON CABINETS FOR KITCHEN AND BATHROOM SINKS.
 - g.) THE BUILDING CODE AND FAIR HOUSING ACT REQUIRES 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE. IF THE TENANT REQUESTS ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS MUST INSTALL SIGNAGE AND RESTRIPE AT NO COST TO THE TENANT. APPLICANTS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE.
27. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
28. ANY WAIVED PARKLAND FEES FOR CERTIFIED AFFORDABLE DWELLING UNITS ARE SUBJECT TO COLLECTION IF THE PROJECT/UNITS ARE NO LONGER CERTIFIED AS AFFORDABLE.
29. THIS SITE IS LIMITED TO 300 TRIPS PER DAY, PER ZONING CASE C14-2007-0067.
30. PARKLAND FEES HAVE BEEN PAID FOR 39 UNITS.
31. DRIVEWAY RUNNERS MUST BE
 - a. THE RUNNERS MUST BE COMPOSED OF ASPHALT OR CONCRETE, BRICK PAVERS, OR OTHER HARD SURFACE MATERIAL, AND
 - b. THE DRIVEWAY SURFACE OUTSIDE OF THE RUNNERS ALSO IS CONSTRUCTED WITH A HARD SURFACE LIKE CONCRETE OR ASPHALT OR OTHER HARD MATERIAL, AS APPROVED BY THE TRANSPORTATION REVIEWER.
 - c. THE PERVIOUS SURFACE SEPARATING THE RUNNERS ALONG THE DRIVEWAY MUST BE MADE OUT OF: GRASS; GRAVEL; OR OTHER SOFT LOOSE MATERIAL AS APPROVED BY THE TRANSPORTATION REVIEW SECTION OF LUR
 - d. THE DRIVEWAY RUNNERS MAY NOT BE LOCATED WITHIN THE TURNING OR MANEUVERING AREAS OF THE DRIVEWAY OR PARKING SPACE UNLESS ADEQUATE TURNING RADIUS OF THE VEHICLE CAN BE DEMONSTRATED.
 - e. PARKING OVER THE DRIVEWAY RUNNERS IS ALLOWED, UNLESS OTHERWISE REGULATED BY SEPARATE ORDINANCE OR NEIGHBORHOOD CONSERVATION CORRIDOR DISTRICTS OR INSIDE OF THE RESIDENTIAL DESIGN & COMPATIBILITY STANDARDS (MC MANSION ORDINANCE) BOUNDARIES.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CITY OF AUSTIN DISCLAIMER:
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 APPROVAL SHEET 8 OF 38

FILE NUMBER: SP-2002-0046C-RH APPLICATION DATE: 01-24-02

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-6-04, LDC) _____ CASE MANAGER: SHIRLEY CH

PROJECT EXPIRATION DATE (ORD-00700805-A) _____ DWG# _____ DEX _____

Dredger, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: MF-2

Rev. 1: _____ Correction 1 _____
Rev. 2: _____ Correction 2 _____
Rev. 3: _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable.

- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- SURVEYING
- INSPECTIONS

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913.232.4006

CLAWSON MULTIFAMILY
3700 CLAWSON
AUSTIN, TX. 78704
TRAVIS COUNTY



DATE ISSUED	
01-21-10	
RELEASED	
NO.	DATE
10	04-28-10

SITE PLAN

FILE NAME
0508058C
SHEET NO.