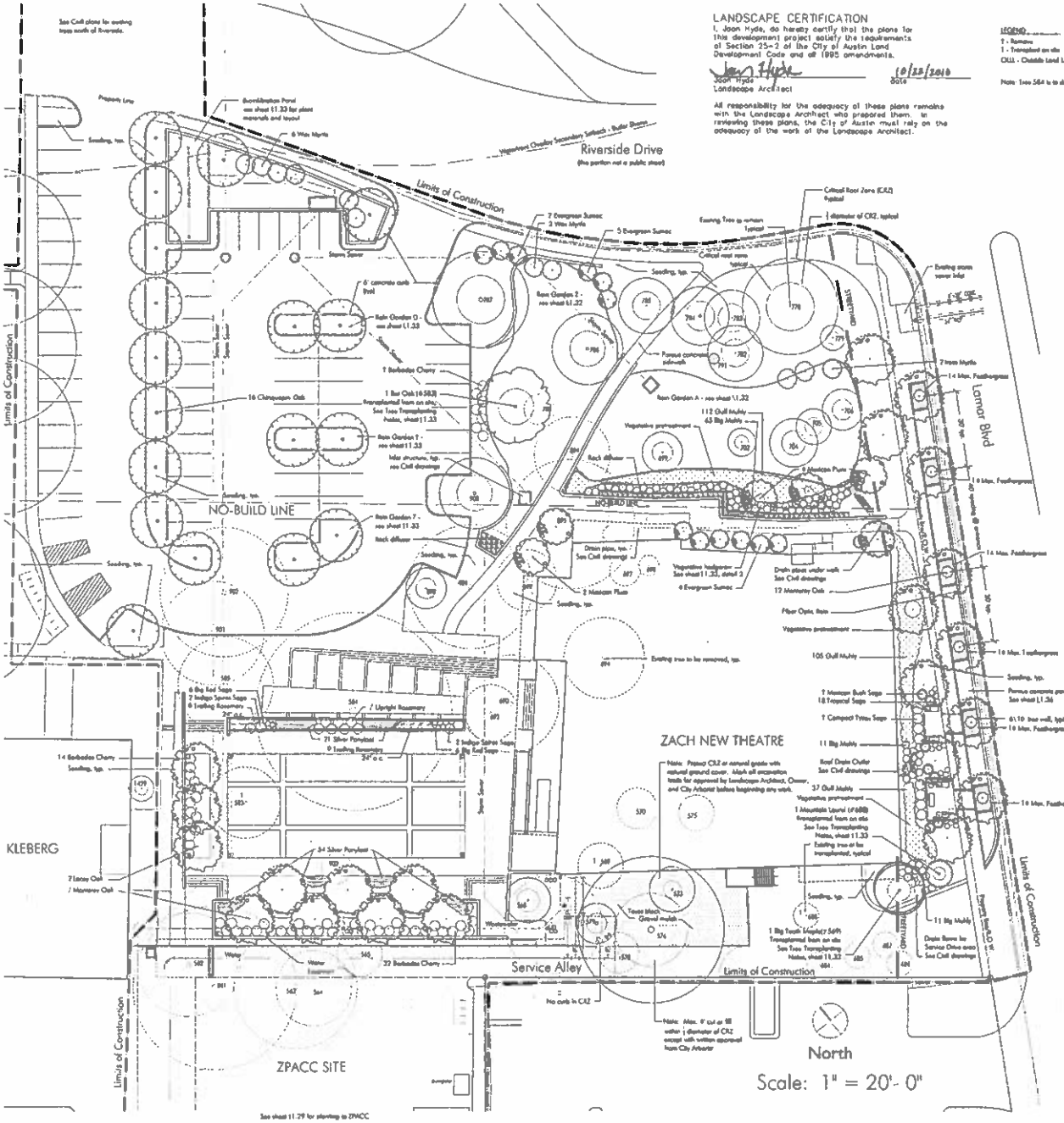


LANDSCAPE CERTIFICATION

I, Joan Hyde, do hereby certify that the plans for this development project satisfy the requirements of Section 25-2 of the City of Austin Land Development Code and all 1995 amendments.

Joan Hyde
Landscape Architect

10/23/2010
date

All responsibility for the adequacy of these plans remains with the Landscape Architect who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the work of the Landscape Architect.

LEGEND
T - Remains
T - Transplant on site
CALL - Citadel Land Lease Line

Note: tree 584 is to decline.

EXISTING TREE TABLE

560	T	18IN 15IN 14IN CHINABERRY
562	0	18IN 18IN MULBERRY
563	0	11IN 17IN 13IN CHINABERRY
564	T	15IN HACKBERRY
565	0	18IN CHERRY LAUREL
568		18IN MAPLE
569	T	9IN MAPLE
570	0	8IN MAPLE-DEAD
573		9IN MAPLE
575	T	7IN MAPLE-SICK
576		18IN 7IN LIVE OAK
578	0	4IN 8IN MEXICAN PLUM
579		4IN 3IN 3IN 2IN MEXICAN PLUM
581	T	7IN 5IN 5IN 5IN MEXICAN PLUM-SICK
583	T	14IN BUR OAK
584	T	30IN AMERICAN ELM
585	R	18IN CHINESE TALLOW
684	0	CREPE MYRTLE-BUSH
685	R	CREPE MYRTLE-BUSH
686	0	CREPE MYRTLE-BUSH
687	0	CREPE MYRTLE-BUSH
688	T	MOUNTAIN LAUREL-BUSH
690	R	18IN MULBERRY
692	0	11IN HACKBERRY
694	R	4IN 4IN 6IN 8IN 6IN REDBUD-DEAD
697	R	8IN 8IN AMERICAN ELM
698	0	4IN MEXICAN BUCKEYE
699		8IN BUR OAK
702		2IN 3IN 3IN MEXICAN BUCKEYE
704		4IN 3IN 3IN 3IN 3IN CREPE MYRTLE-BUSH
705		4IN 3IN 3IN CREPE MYRTLE-BUSH
708		3IN 3IN 2IN2IN 2IN CREPE MYRTLE-BUSH
776		7IN 6IN 6IN 6IN 3IN CREPE MYRTLE-BUSH
779		2IN 4IN CREPE MYRTLE-BUSH
782		4IN 4IN 4IN 3IN 3IN CREPE MYRTLE-BUSH
783		4IN 4IN 4IN 3IN 3IN CREPE MYRTLE-BUSH
784		7IN 5IN 6IN CREPE MYRTLE
785		4IN 4IN 4IN 5IN CREPE MYRTLE-
788		14IN SPANISH OAK
787		19IN LIVE OAK
788	0	8IN SPANISH OAK-DEAD
791		3IN CREPE MYRTLE
894	T	13IN 6IN MULBERRY
895	T	11IN 10IN 6IN 5IN 5IN 3IN MULB
896	0	6IN 5IN 5IN 5IN 5IN MULBERRY
898		8IN SPANISH OAK
899	0	12IN BUR OAK
900		14IN SPANISH OAK
901	0	6IN 7IN 6IN 5IN 3IN CHINES
902	0	6IN 6IN 7IN 7IN 6IN 5IN CHINES
903	0	4IN 7IN 2IN HACKBERRY
1170	CALL	8IN BUR OAK
1171	CALL	7IN JUNIPER
1172	CALL	7IN JUNIPER
1173	CALL	7IN JUNIPER
1174	CALL	14IN CEDAR ELM
1175	CALL	14IN CEDAR ELM
1179	CALL	20IN HACKBERRY
1180	CALL	6IN CHINESE TALLOW
1429	CALL	5IN YAUPON HOLLY
1431	CALL	34IN SYCAMORE
1432	CALL	12IN BUR OAK
1698	CALL	40IN COTTONWOOD
1700	CALL	37IN AMERICAN ELM
1701	CALL	11IN HACKBERRY
1702		6IN BUR OAK
1703		24IN HACKBERRY
1704		10IN 18IN HACKBERRY
1705	NIC	11IN HACKBERRY

PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	TREES		
10	Chinkapin Oak	Quercus sinuata	5" cal, 65' Ht., 8' Sp.
7	Lacey Oak	Quercus laceyi	5" cal, 40' Ht., 8' Sp.
6	Mexican Plum	Prunus mexicana	2-1/2" cal., 8' Ht., 4 Sp.
18	Monterey Oak	Quercus polymorpha	5" cal, 65' Ht., 8' Sp.
	SHRUBS & GROUNDCOVERS		
82	Barbados Cherry	Malpighia glabra	5 gal.
89	Big Muhly	Muhlenbergia lindheimeri	1 gal.
11	Blue Red Sage	Salvia greggii-microphylla	1 gal.
6	Cinnamon Texas Sage	Leucophyllum frutescens 'Cimmaron'	5 gal.
12	Evergreen Sumac	Rhus virens	5 gal.
298	Gulf Coast Muhly	Muhlenbergia capillaris	1 gal.
19	Indigo Spires	Salvia x. 'Indigo Spires'	1 gal.
7	Mountain Bush Sage	Salvia lycioides	1 gal.
84	Mountain Pink Penstemon	Stipa tenuissima	1 gal.
85	Silver Ponyfoot	Dichondra argentea	1 gal.
19	Tropical Sage	Salvia coccinea	1 gal.
10	Trailing Rosemary	Rosmarinus officinalis var. prostratus	1 gal.
1	Upright Rosemary	Rosmarinus officinalis	5 gal.
11	Wax Myrtle	Myrica cerifera	5 gal.

LANDSCAPE CALCULATIONS:

Street Yard

	Required	Provided
Total Site Area		6.2 ac.
Total Street Yard		6,189 s.f.
Streetyard Landscape	1,238 s.f. (20%)	3,454 s.f. (56%)
Trees	1	6

Tree Replacement

Existing trees to remove	Inches removed	Inches to replace
Class 1-5 8"-10" diameter	38	19 (50%)
Class 1-6 10" + diameter	0	0 (100%)
Class III-V 8"-10" diameter	91	10 (25%)
Class III-V 10" + diameter	208.5	104 (50%)
Declining/Sick/Dead	88.5	
Total inches to be replaced		133

New landscape trees also for replacement	Total inches	Required inches	Excess inches for replacement
6 Streetyard trees (5" cal.)	30	6	24
2 Large Buffer Trees (5" cal.)	12	8	4
2 Parking Lot Trees (5" cal.)	25	7.5	17.5
Total excess inches for replacement			44.5

Replacement trees	
Replacement inches from landscape trees	44.5
20 trees @ 5" cal.	100
5 trees @ 2 1/2" cal.	12
Total replacement inches	199.5

Buffering (Parking)

Buffering points	Required 240	Provided 252
Material	Quantity	Points
Large Trees (2")	10	171
Large Shrubs (5 gal.)	27	81

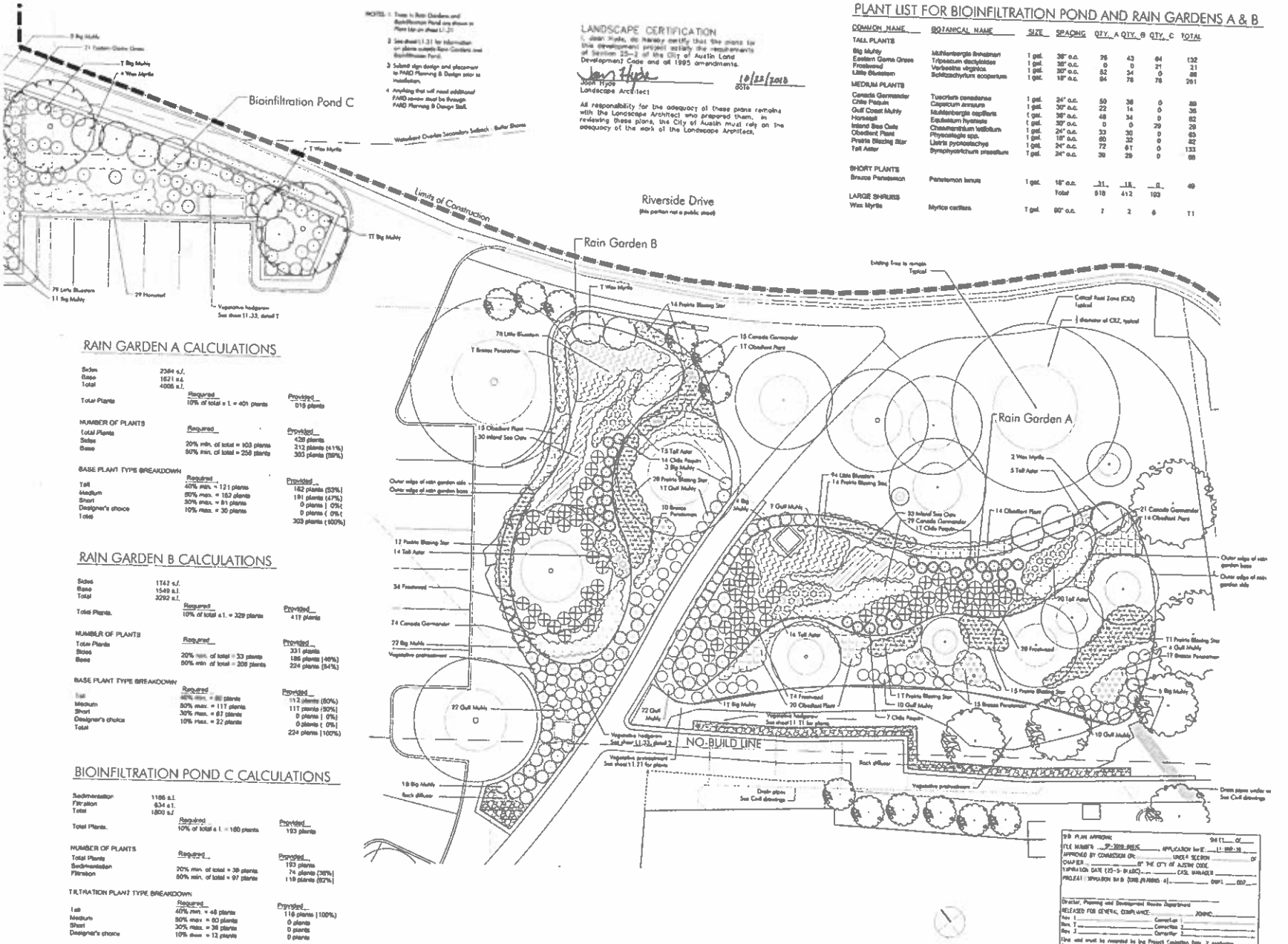
EXISTING TREE LEGEND

- Tree to be transplanted (1 Bur Oak, 1 Maple, 1 Mtn. Laurel)
- Tree to be removed
- Tree to remain

SITE PLAN APPROVAL — SHEET ___
FILE NUMBER: SP-2010-0265S APPLICATION DATE: 1ST SUBMITTAL
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) ___ ORIG# ___

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ___ ZONING: ___
Rev 1 ___ Corrector 1 ___
Rev 2 ___ Corrector 2 ___
Rev 3 ___ Corrector 3 ___

Final site trees as recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current to t all fees, and all required Building Permits and/or a notice of construct building permit is not required), must also be approved prior to the Ex date.



NOTES:

1 Trees in Rain Gardens and Bioinfiltration Pond are shown in Plant List on sheet L1.21

2 See sheet L1.31 for information on plants outside Rain Gardens and Bioinfiltration Pond.

3 Submit sign design and placement to PARD Planning & Design prior to installation.

4 Anything that will need additional PARD review must be through PARD Planning & Design Staff.

LANDSCAPE CERTIFICATION

I, Joan Hyde, do hereby certify that the plans for this development project satisfy the requirements of Section 25-2 of the City of Austin Land Development Code and all 1995 amendments.

Joan Hyde
Landscape Architect

10/22/2018
date

All responsibility for the adequacy of these plans remains with the Landscape Architect who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the work of the Landscape Architect.

PLANT LIST FOR BIOINFILTRATION POND AND RAIN GARDENS A & B

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY. A	QTY. B	QTY. C	TOTAL
TALL PLANTS							
Big Muhly	Muhlenbergia lindheimeri	1 gal.	36" o.c.	76	43	64	132
Eastern Gama Grass	Tripsacum dactyloides	1 gal.	36" o.c.	0	0	21	21
Fresteeved	Verbesina virginica	1 gal.	30" o.c.	52	34	0	86
Little Bluestem	Schizachyrium scoparium	1 gal.	18" o.c.	84	78	78	261
MEDIUM PLANTS							
Canada Germander	Tuecrium canadense	1 gal.	24" o.c.	50	38	0	88
Chile Pequin	Capsicum annuum	1 gal.	30" o.c.	22	14	0	36
Gulf Coast Muhly	Muhlenbergia capillaris	1 gal.	36" o.c.	48	34	0	82
Horsetail	Equisetum hyemale	1 gal.	30" o.c.	0	0	29	29
Inland Sea Oats	Chasmanthium latifolium	1 gal.	24" o.c.	33	30	0	63
Obedient Plant	Physostegia spp.	1 gal.	18" o.c.	80	32	0	82
Prairie Blazing Star	Liatris pycnostachya	1 gal.	24" o.c.	72	67	0	133
Tall Aster	Symphyotrichum praealtum	1 gal.	24" o.c.	39	29	0	68
SHORT PLANTS							
Brazos Penstemon	Penstemon tenuis	1 gal.	18" o.c.	31	18	0	49
			Total	518	412	193	
LARGE SHRUBS							
Wax Myrtle	Myrica cerifera	7 gal.	60" o.c.	7	2	0	11

RAIN GARDEN A CALCULATIONS

Sides	2364 s.f.
Base	1621 s.f.
Total	4008 s.f.

	Required	Provided
Total Plants	10% of total s.f. = 401 plants	818 plants
NUMBER OF PLANTS		
Total Plants	Required	Provided
Sides	20% min. of total = 163 plants	428 plants
Base	80% min. of total = 258 plants	393 plants (48%)
BASE PLANT TYPE BREAKDOWN	Required	Provided
Tall	40% min. = 121 plants	182 plants (53%)
Medium	50% max. = 152 plants	191 plants (47%)
Short	30% max. = 91 plants	0 plants (0%
Designer's choice	10% max. = 30 plants	0 plants (0%
Total		393 plants (100%)

RAIN GARDEN B CALCULATIONS

Sides	1747 s.f.
Base	1549 s.f.
Total	3292 s.f.

	Required	Provided
Total Plants.	10% of total s.f. = 329 plants	417 plants
NUMBER OF PLANTS		
Total Plants	Required	Provided
Sides	20% min. of total = 83 plants	331 plants
Base	80% min. of total = 206 plants	186 plants (40%)
		224 plants (54%)
BASE PLANT TYPE BREAKDOWN	Required	Provided
Tall	40% min. = 80 plants	112 plants (50%)
Medium	50% max. = 117 plants	117 plants (50%)
Short	30% max. = 67 plants	0 plants (0%)
Designer's choice	10% max. = 22 plants	0 plants (0%)
Total		224 plants (100%)

BIOINFILTRATION POND C CALCULATIONS

Sedimentation	1166 s.f.
Filtration	634 s.f.
Total	1800 s.f.

	Required	Provided
Total Plants.	10% of total s.f. = 180 plants	193 plants
NUMBER OF PLANTS		
Total Plants	Required	Provided
Sedimentation	20% min. of total = 39 plants	193 plants
Filtration	80% min. of total = 97 plants	74 plants (38%)
		119 plants (62%)
FILTRATION PLANT TYPE BREAKDOWN	Required	Provided
Tall	40% min. = 48 plants	116 plants (100%)
Medium	50% max. = 60 plants	0 plants
Short	30% max. = 36 plants	0 plants
Designer's choice	10% max. = 12 plants	0 plants

FOR PLAN APPROVAL — SHEET ___ OF ___

FILE NUMBER: SP-2018-0414C — APPLICATION DATE: 11-SEP-18

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

EXPIRATION DATE (25-5-81 ABC): ___ CASE MANAGER: ___

PROJECT EXPIRATION DATE (ORD. 20130926-A): ___ ORIG: ___ EXT: ___

Director, Planning and Development Review Department

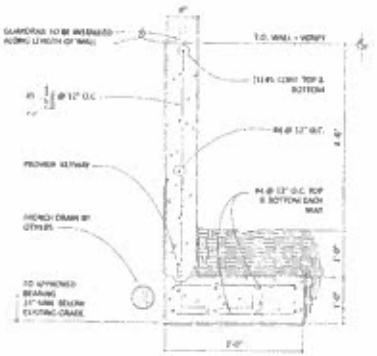
RELEASED FOR GENERAL COMPLIANCE: ___ ZONING: ___

Rev. 1 ___ Comments: ___

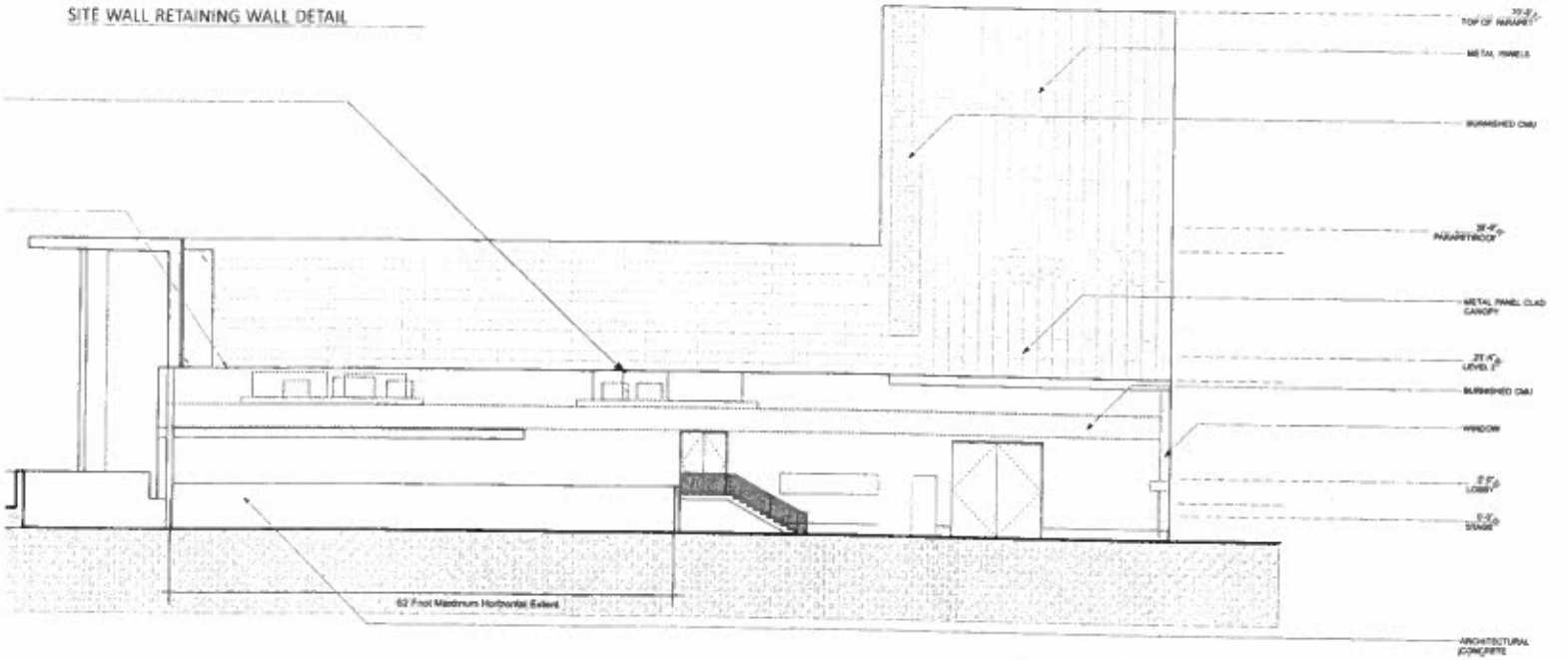
Rev. 2 ___ Comments: ___

Rev. 3 ___ Comments: ___

This sheet must be accepted by the Project Expiration Date. If application Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be approved prior to the Expiration Date.



SITE WALL RETAINING WALL DETAIL



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

NOTE 1: CONTINUOUS CONCRETE BASEWALL (SP 32 LDC 25-2-721(E) (3))

NOTE 2: BUILDING FACADE DOES NOT EXTEND HORIZONTALLY MORE THAN 62 FEET (SP 32 LDC25-2-721(E) (4))

NOTE 3: ALL MECHANICAL UNITS ARE COMPLETELY SCREENED BY BUILDING PARAPET WITH THE IDENTICAL MATERIALS AS THE REST OF THE BUILDING (SP31)

SITE PLAN APPROVAL — sheet 33 of 35
FILE NUMBER: SP-2019-0021C — APPLICATION DATE: 11-MAY-19
APPROVED BY COMMISSION ON — UNDER SECTION — OF CHAPTER — OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (23-5-81 LDC) — CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A) — ONE? — 652
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE — ZONING
Rev. 1 — Comment 1
Rev. 2 — Comment 2
Rev. 3 — Comment 3
Application must be accepted 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 associated Building Permits and/or a notice of CONSTRUCTION (if building permit is not required), must also be approved prior to the Expiration Date.

RK AND MATERIALS SHALL COMPLY WITH ALL STATE OF TEXAS
TIONS, THE STANDARD SPECIFICATIONS, CODES AND O.S.H.A.
RDS.

ACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT
ONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT
PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE
ONS.

TURFED AREAS ARE TO RECEIVE TOPSOIL, SEED, MULCH AND WATER
HEALTHY STAND OF GRASS IS ESTABLISHED. SEE LANDSCAPE PLAN
.

ACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT
TED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS &
ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH
NING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH

IMINARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A
PERFORMED BY CARTER & BURGESS, INC. ON MARCH 2005.

ENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.

IONS MEASURED IN FEET.

ENSIONS OF CANOPY AREAS AND SIDEWALKS ADJACENT TO BUILDINGS
E VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

ON OF BUILDINGS SHALL BE LOCATED WITH COORDINATES BASED ON
TER FILE AND CHECKED WITH ENGINEER AND ARCHITECT PRIOR TO ANY
TION BEING POURED. DIMENSIONS PROVIDED ON THIS SHEET SHALL
AS CHECK DISTANCE ONLY.

IS ARE 9' UNLESS OTHERWISE NOTED AT THE FACE OF CURB.

ING STALLS ARE 90° TO THE DRIVE AISLES.

E SHALL COMPLY WITH SUBCHAPTER 6 EXTERIOR LIGHTING, SCREENING
PMENT AND UTILITIES AND GLAZING OF BUILDING FACADES.

TE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT
APE AREAS, SUCH AS 4' CONCRETE CURB ARE REQUIRED. 6" &
ND 8" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE
ND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7,
CTION OF LANDSCAPE AREAS".

ERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE
SUBCHAPTER 6 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE
LIANCE WITH SUBCHAPTER 6 2.5, AND WILL BE REVIEWED DURING BUILDING
VIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE
TED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.6.2.E

COMPLIANCE WITH SCREENING REQUIREMENTS OF SUBCHAPTER 6, SECTION
A) SCREENING FROM VIEW OF PERSON STANDING ON PROPERTY LINE ON AN
ADJACENT PUBLIC STREET. SOLID WASTE COLLECTION AREAS AND
ICAL EQUIPMENT AND ROOFTOP EQUIPMENT, INCLUDING SOLAR PANELS (§
P. 327); B) INCORPORATE LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH
TION/COMPACTION, ETC., INTO BUILDING/LANDSCAPE DESIGN; AND C) ADD THE
NG NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS
THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

CTOR IS TO REFER TO LANDSCAPE PLAN FOR FINAL DIMENSIONS, GRADING AND
LL OF PLAZA.

CTOR IS TO REFER TO ARCHITECTURAL PLAN FOR FINAL DIMENSIONS AND
LL OF PROPOSED BUILDING.

PACT SPACES WILL BE LABELED WITH A "COMPACT PARKING ONLY" SIGN, SEE
AL SHEETS.

EASE NOTES:

ROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY
AL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE
HED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

AL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING
APPROVAL.

IS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

AL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

JID WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE
PROVIDER IF OTHER THAN THE CITY OF AUSTIN).

TING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE
USTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

OPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR THE BUILDING PERMIT FOR
RESOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

IFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM
UNITS, THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 31 AND
E PROPERTY CODE OF THE STATE TEXAS OR ANY OTHER STATUES ENACTED BY THE STATE
ING CONDOMINIUMS.

EWAY CONSTRUCTIONS: THE OWNER IS RESPONSIBLE FOR ALL COST FOR RELOCATION OF,
AGE TO UTILITIES.

STRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

/ STANDARD NOTES:

ERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF
NT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)

METERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL
TED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR
S SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067).

OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND
IVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7)
OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1087).

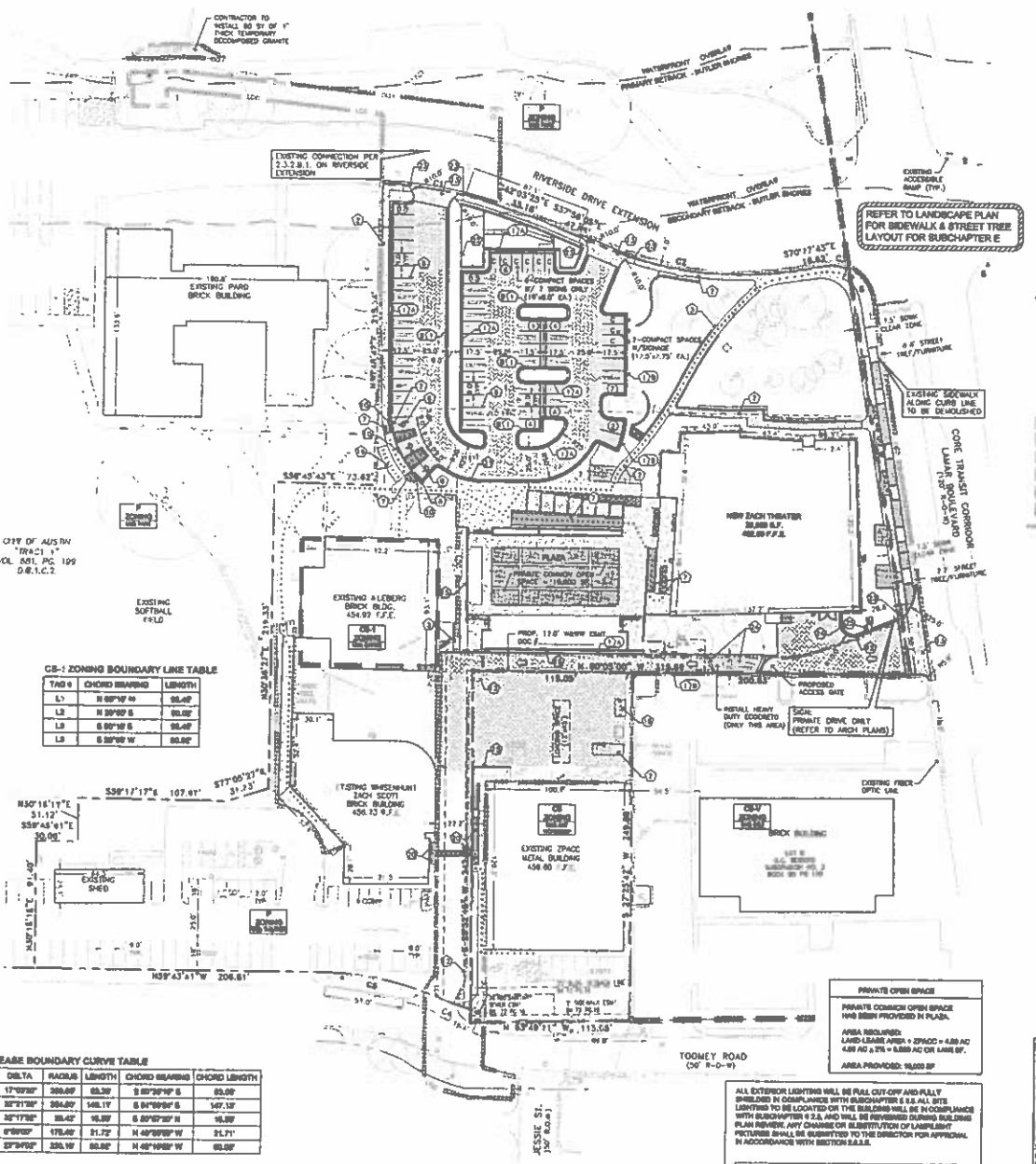
E LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT
PERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067).

ALTERNATIVE COMPLIANCE:

JECT HAS REQUESTED ALTERNATIVE COMPLIANCE FROM:
CTION 2.3.6 - TO ALLOW THE BUILDING TO HAVE ITS ENTRANCE
ORIENTED TOWARDS THE PLAZA (AWAY FROM S. LAMAR).

CTION 3.2.3 - TO ALLOW THE BUILDING TO NOT MEET THE REQUIRED
GLAZING REQUIREMENTS ON ALL BUILDING FACADES.

CTION 7.2.5 - TO FOLLOW CORE TRANSIT CORRIDOR REQUIREMENTS IN
LIEU OF PROVIDING INTERNAL CIRCULATION ROUTE.



CS-1 ZONING BOUNDARY LINE TABLE

TAG #	CHORD BEARING	LENGTH
L1	N 89°16'44" W	69.49'
L2	N 39°59' E	69.00'
L3	S 89°16' E	69.49'
L3	S 39°59' W	69.00'

LAND LEASE BOUNDARY CURVE TABLE

TAG #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°00'00"	269.00'	69.39'	S 89°39'16" E	69.09'
C2	32°21'39"	264.00'	149.17'	S 84°09'06" E	147.19'
C3	32°17'56"	69.43'	16.00'	S 89°07'39" W	15.99'
C4	6°09'03"	179.00'	21.72'	N 46°05'09" W	21.71'
C5	23°34'02"	230.00'	80.00'	N 46°04'08" W	69.09'

PRIVATE OPEN SPACE

PRIVATE COMMON OPEN SPACE HAS BEEN PROVIDED IN PLAZA.

AREA REQUIRED: LAND LEASE AREA = 20%OC = 4.59 AC
4.59 AC x 2% = 0.092 AC OR 4,000 SF.

AREA PROVIDED: 10,000 SF

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 6 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER 6 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 2.6.2.E.

LEGEND:

- OVERALL SITE BOUNDARY LINE
- EACH LAND LEASE LINE / PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- ZONING BOUNDARY
- EASEMENT LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING DOOR / EXIT
- PROPOSED ACCESSIBLE ROUTE/PUBLIC ACCESS
- PROPOSED AREA INLET
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED BACK FLOW PREVENTER
- EXISTING WASTEWATER MANHOLE
- PERVIOUS ECOGRETE PAVEMENT (SEE DETAIL SHEET)
- LIGHT DUTY PAVEMENT
- MEDIUM DUTY PAVEMENT
- PROPOSED CONCRETE
- PERVIOUS PAVERS
- LIMITS OF CONSTRUCTION (137,664 SF)
- EXISTING TREE TO REMAIN

KEYNOTES:

1. 6" CONC. CURB (6-INCH SHEET)
2. 6' CONC. SIDEWALK (TYP.)
3. 6' CONC. SIDEWALK (TYP.)
4. 6' CONC. SIDEWALK (TYP.)
5. 6" WIDE SOLID WHITE STRIPES
6. HANDICAP SIGN AND SYMBOL (SEE DETAIL SHEET)
7. SLOPED ACCESSIBLE ADA RAMP (1:12 SLOPE MAX.)
8. SOLID WASTE COLLECTION / DUMPSTER
9. PROPOSED WHEEL STOPS
10. HANDICAP SIGN (SEE DETAIL SHEET)
11. 6" REINFORCED CONCRETE PAD
12. FIRE LANE STRIPING
13. CONCRETE DRIVEWAY TYPE II
14. CLASS III BICYCLE PARKING
15. STRUCTURAL RETAINING WALL (SEE ARCH. PLANS)
16. OVERHEAD CANOPY
17. PROPOSED ELECTRIC LINE/ FIXTURE (SEE MEP PLANS)
18. PROPOSED SIGN LOCATION
19. BICYCLE RACK (8 SPACES)
20. HANDICAP RAMP W/ DETECTABLE SURFACE PER DETAIL
21. 6" ROLLED CURB
22. POND WALLS (SEE LANDSCAPE PLANS)
23. HANDICAP RAMP WITH DETECTABLE SURFACE PER DETAIL
24. 18" LADYBANK CURB (SEE DETAIL SHEETS)
25. 24'-0" WIDE CONCRETE PLANE (SEE DRAINAGE DETAIL)

SITE PLAN APPROVAL — SHEET
FILE NUMBER: ___ APPLICATION DATE: ___
APPROVED BY COMMISSION ON ___ (DATE OF ITEM)
CHAPTER ___ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81 LDC): ___ CASE MANAGER: ___
PROJECT EXPIRATION date (ORD. 970905-A): ___
Director, Planning and Development Review Department
RELEASED FOR REVISAL COMPLIANCE: ___ ZONING: ___
Rev. 1: ___ Corrective 1: ___
Rev. 2: ___ Corrective 2: ___
Rev. 3: ___ Corrective 3: ___
Final plat must be recorded by the Project Expiration date applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all regular Building Permits and/or a notice of construction (if permit is not required), must also be approved prior to Expiration Date.

9/23