

LEGEND

EXISTING	PROPOSED	PROPERTY (L.O.U.E.) LINE RECORD INFORMATION
Light Pole	Light Pole	Light Pole
Down Out	Down Out	Down Out
Transformer (Size Varies)	Transformer (Size Varies)	Transformer (Size Varies)
Fire Hydrant	Fire Hydrant	Fire Hydrant
Water Valve	Water Valve	Water Valve
Water Meter	Water Meter	Water Meter
Water Meter Vault	Water Meter Vault	Water Meter Vault
Water Manhole	Water Manhole	Water Manhole
Telephone Reser	Telephone Reser	Telephone Reser
Cable TV Reser	Cable TV Reser	Cable TV Reser
Electric Box	Electric Box	Electric Box
Electric Meter	Electric Meter	Electric Meter
Gas Meter	Gas Meter	Gas Meter
Gas Valve	Gas Valve	Gas Valve
Traffic Control Box	Traffic Control Box	Traffic Control Box
Traffic Signal Post	Traffic Signal Post	Traffic Signal Post
Grate Inlet	Grate Inlet	Grate Inlet
Curb Inlet (Size Varies)	Curb Inlet (Size Varies)	Curb Inlet (Size Varies)
Grease Trap (Size Varies)	Grease Trap (Size Varies)	Grease Trap (Size Varies)
Wood Fence	Wood Fence	Wood Fence
Chain Link Fence	Chain Link Fence	Chain Link Fence
Overhead Electric	Overhead Electric	Overhead Electric
Electric Manhole (Size Varies)	Electric Manhole (Size Varies)	Electric Manhole (Size Varies)
Wastewater Manhole (Size Varies)	Wastewater Manhole (Size Varies)	Wastewater Manhole (Size Varies)
Stormwater Manhole (Size Varies)	Stormwater Manhole (Size Varies)	Stormwater Manhole (Size Varies)
Telephone Manhole (Size Varies)	Telephone Manhole (Size Varies)	Telephone Manhole (Size Varies)
Dumpster	Dumpster	Dumpster
Trash Compactor	Trash Compactor	Trash Compactor
Curb & Gutter	Curb & Gutter	Curb & Gutter
Edge of Pavement	Edge of Pavement	Edge of Pavement
Fire Lane Designation	Fire Lane Designation	Fire Lane Designation
Handicap Access Route	Handicap Access Route	Handicap Access Route
Concrete Sidewalks	Concrete Sidewalks	Concrete Sidewalks
Wall	Wall	Wall
Shed/Stop	Shed/Stop	Shed/Stop
Rollup	Rollup	Rollup
Parking Count (Regular Spaces)	Parking Count (Regular Spaces)	Parking Count (Regular Spaces)
Parking Count (Handicap Spaces)	Parking Count (Handicap Spaces)	Parking Count (Handicap Spaces)
Handicap Space	Handicap Space	Handicap Space
Tree to be Removed	Tree to be Removed	Tree to be Removed
Tree to be Saved	Tree to be Saved	Tree to be Saved

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.3.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.3.1]

NOTES

1. ALL PAVING RAMP DIMENSIONS ARE 2.50' TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL DRIVEWAYS ARE CITY OF AUSTIN TYPE B COMMERCIAL DRIVEWAYS.
4. RETAINING WALL INFORMATION TO BE PROVIDED AS A SUBMITTAL BY THE CONTRACTOR DURING CONSTRUCTION.
5. ALL SITE PLAN NOTES ARE LOCATED ON SITE PLAN NOTES AND DETAIL SHEET.
6. ALL EXTERIOR LIGHTING WILL BE FULL CUTOFF AND FULLY SHIELDED 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 2.6.2.E.
7. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE ORDINANCES.
8. SCHEDULING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE AS, OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

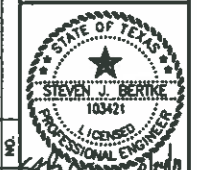


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL _____ Date: 08.28.21
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (88-8-81.18C) _____ CASE MANAGER: _____
 PROJECT EXPIRATION DATE (CEN.070006-A) _____ DEPT: _____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____



SITE PLAN

720 34TH • WEST
 720 W. 34TH STREET
 34TH AND WEST 2011 LTD.

DRAWN BY: R.B.
 CHECKED BY: S.B.
 ENGINEER BY: M.B.
 PROJECT NO.: 100011-10007