

SYMBOL	PROPOSED	DESCRIPTION	SYMBOL	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY (STATE) LINE	(Symbol)	(Symbol)	WASTEWATER MANHOLE (SEE VARIANTS)
(Symbol)	(Symbol)	PROPERTY (COUNTY) LINE	(Symbol)	(Symbol)	STORMWATER MANHOLE (SEE VARIANTS)
(Symbol)	(Symbol)	UTILITY POLE	(Symbol)	(Symbol)	WASTEWATER CLEANOUT
(Symbol)	(Symbol)	TRANSFORMER (SEE VARIANTS)	(Symbol)	(Symbol)	WRECK TRAP
(Symbol)	(Symbol)	SHOULDER LIGHT	(Symbol)	(Symbol)	CHIMNEY
(Symbol)	(Symbol)	FIRE HYDRANT	(Symbol)	(Symbol)	TRUCK COMPACTOR
(Symbol)	(Symbol)	WATER VALVE	(Symbol)	(Symbol)	CLUBHOUSE
(Symbol)	(Symbol)	WATER METER	(Symbol)	(Symbol)	VERTICAL CURB
(Symbol)	(Symbol)	WATER METER VALVE	(Symbol)	(Symbol)	FIRE LANE REBAR/STAIR
(Symbol)	(Symbol)	WATER METER CONTROL BOX	(Symbol)	(Symbol)	APPROVED MAILBOX
(Symbol)	(Symbol)	TELEPHONE RING	(Symbol)	(Symbol)	DECOMPOSED BRASS/STAINLESS
(Symbol)	(Symbol)	CABLE TV RING	(Symbol)	(Symbol)	HANDICAP ACCESS ROUTE
(Symbol)	(Symbol)	ELECTRIC BOX	(Symbol)	(Symbol)	MAIL
(Symbol)	(Symbol)	GAS METER	(Symbol)	(Symbol)	BIOSHIELD
(Symbol)	(Symbol)	GAS VALVE	(Symbol)	(Symbol)	SOIL/ROCK
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX	(Symbol)	(Symbol)	HANDICAP SPACE
(Symbol)	(Symbol)	UNDERGROUND CABLE WARMER	(Symbol)	(Symbol)	INTERNAL CIRCULATION ROUTE
(Symbol)	(Symbol)	UNDERGROUND FIBER OPTIC WARMER	(Symbol)	(Symbol)	FRESH FLOOR ELEVATION
(Symbol)	(Symbol)	UNDERGROUND GAS LINE WARMER	(Symbol)	(Symbol)	OPEN SPACE
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	GAS SHUT-OFF	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	CLUB INLET (SEE VARIANTS)	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	CLUB INLET (SEE VARIANTS)	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	UNDERGROUND ELECTRIC	(Symbol)	(Symbol)	
(Symbol)	(Symbol)	ELECTRIC MANHOLE (SEE VARIANTS)	(Symbol)	(Symbol)	

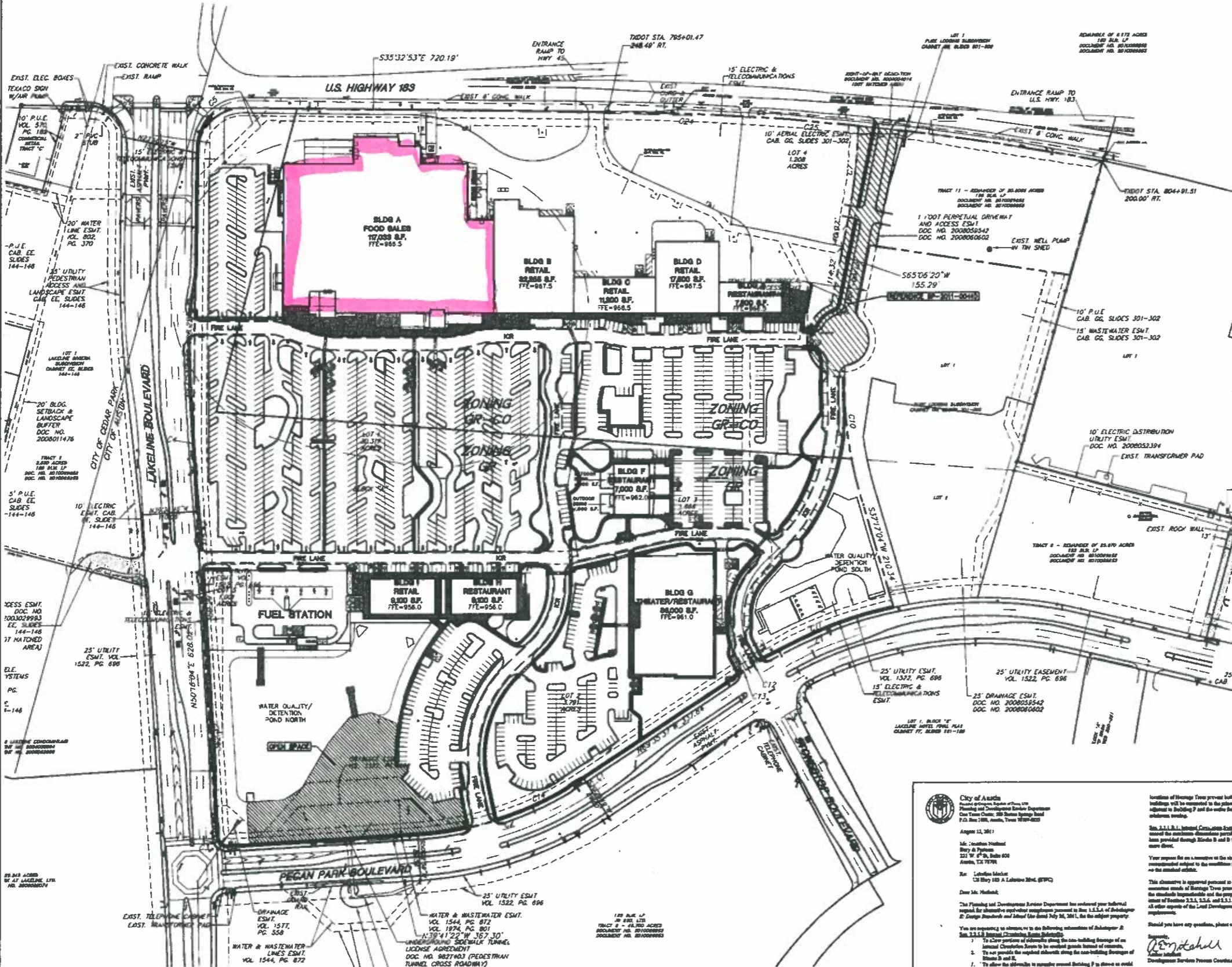
- ACCESSIBILITY NOTES**
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12; THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
- NOTES**
- ALL RAMP PARKING DIMENSIONS ARE 24' TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR LIGHTING WILL BE FULLY OUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUB-COMMITTEE 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 2.5.2.2.
 - SCREENING FOR SOIL WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PREVIOUS BUILDING MATERIALS.
 - THE SITE IS COMPOSED OF 5 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.
 - 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.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR HIGH-CONCENTRATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - FOR GROUNDWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

OPEN SPACE
 REQUIRED (2%) = 32,740 SF
 PROVIDED = 56,800 SF

COMPLIANCE WITH 2-3-2

- INTERNAL UTILITY LINES LOCATED IN ICR'S.
- CURB CUTS LIMITED.

C3



UST CONSTRUCTION PLAN REQUIREMENTS:
 A UST CONSTRUCTION APPLICATION AND UST SPECIFICATIONS MUST BE SUBMITTED IN DUPLICATE AND APPROVED BY THE UST PROGRAM PRIOR TO BREAKING GROUND AT THE SITE. ALSO, ONCE THE SITE PLAN HAS BEEN APPROVED FURNISH THE UST PROGRAM WITH A SIGNED OFF SET.

HAZARDOUS MATERIALS STORAGE PERMIT APPLICATION:
 PRIOR TO GROUND BREAKING AND FUEL BEING DELIVERED TO THE SITE A HAZARDOUS MATERIALS STORAGE PERMIT APPLICATION MUST BE SUBMITTED AND PERMIT TO STORE FUEL ISSUED. THE CITY OF AUSTIN NEEDS A COPY OF THE HAZARDOUS MATERIALS STORAGE APPLICATION. ALSO, AFTER THE FIRST MONTH OF OPERATION THE CITY OF AUSTIN NEEDS ITEMS FROM PAGE 10 OF THE HAZARDOUS MATERIALS STORAGE APPLICATION INCLUDING THE TANK GAUGE CHART FROM EACH TANK, POLLUTION LIABILITY COVERAGE DOCUMENTATION, SITE PHONE NUMBER AND A COPY OF THE INVENTORY CONTROL FORM FOR EACH TANK SYSTEM.

THE UNDERGROUND STORAGE TANK PROGRAM CAN BE CONTACTED BY CALLING 874-2715.

City of Austin
 Planning and Development Review Department
 One Tower Center, 380 Station Square East
 P.O. Box 7000, Austin, Texas 78769-0000

August 12, 2011

Mr. Nathan Whitcomb
 Bury & Partners
 221 W. 9th St, Suite 600
 Austin, TX 78701

Re: Lakeline Market
 14026 N US 183 SVRD SB (2011-0001)

Dear Mr. Whitcomb:

The Planning and Development Review Department has reviewed your submittal request for alternative site plan and site plan approval for the Lakeline Market project. The Planning and Development Review Department has reviewed your submittal request for alternative site plan and site plan approval for the Lakeline Market project. The Planning and Development Review Department has reviewed your submittal request for alternative site plan and site plan approval for the Lakeline Market project.

You are requesting to submit to the following alternatives of Subchapter D:

- To clear portions of existing along the east building storage of an existing circulation system to be combined with new circulation.
- To not provide the required sidewalk along the east building storage of Bldg B and C.
- To clear the sidewalk to separate around Building B to show as a new sidewalk.
- To not clear sidewalk along the building storage of Bldg A and D; a clear zone of 10'-12' with an existing curb. A sidewalk of 20' or more in width to be provided in the event of a fire.

The use of a sidewalk to separate around Building B to show as a new sidewalk is not acceptable as it does not meet the minimum sidewalk width and clear zone requirements. The sidewalk alternative along the east side of Building B and C is not acceptable as it does not meet the minimum sidewalk width and clear zone requirements. The sidewalk alternative along the east side of Building B and C is not acceptable as it does not meet the minimum sidewalk width and clear zone requirements.

See 25.12.03 Building Footprints: Buildings A & C are not proposed to be built in the clear zone in order to provide adjacent setbacks.

See 25.12.03 Building Footprints: Buildings B & D are not proposed to be built in the clear zone in order to provide adjacent setbacks.



Figure 4b: Cross-section of fully-shielded light fixture

FOR CITY USE ONLY

SEE PLAN APPROVAL: _____ DATE: _____
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY: _____ ORDER SECTION: _____
 CHAPTER: _____ OF THE CITY OF AUSTIN CODE
 REVISION DATE (88-64-118): _____ CASE NUMBER: _____
 PROJECT EXPIRATION DATE (08/07/0000-1): _____ DEPT: _____

Division: Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: _____ SECTION: _____
 Rev. 1: _____ Correction 1: _____
 Rev. 2: _____ Correction 2: _____
 Rev. 3: _____ Correction 3: _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS MUST BE RECORDED WITH THE CODE CORRECT AT THE TIME OF FILING, AND ALL REVISIONS MUST BE PERMITTED AND FOR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.