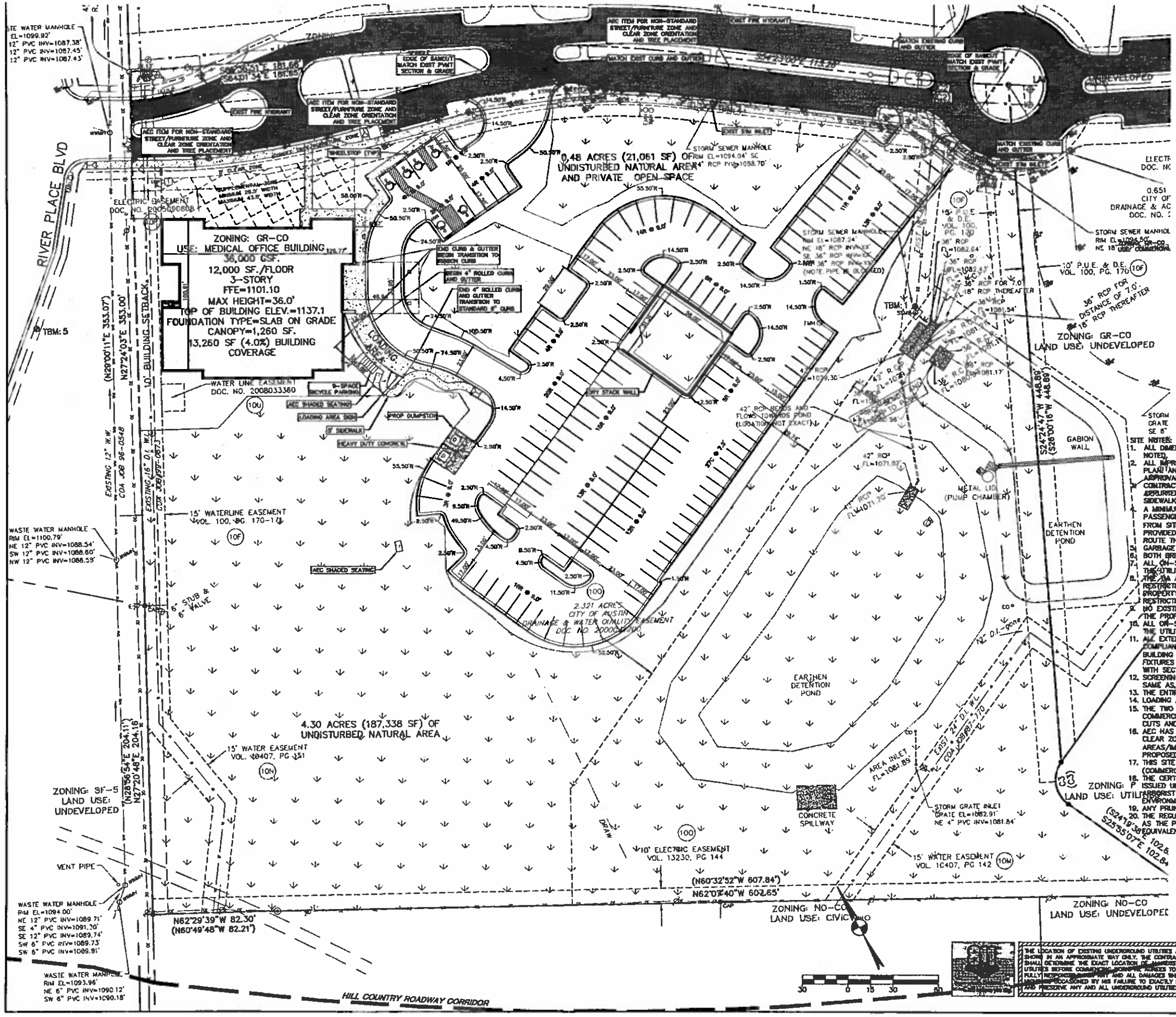

SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. 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.
3. CONTRACTOR TO ADJUST CASTINGS, MANHOLE LIDS, AND OTHER APPLICABLE APPURTENANCES ON EXISTING UTILITIES WITHIN THE PROPOSED DRIVEWAY AND SIDEWALK RECONSTRUCTION LIMITS.
4. A MINIMUM 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 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE HC PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
5. GARBAGE PICK-UP WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. BOTH DRIVEWAYS ARE TO PROVIDE TWO-WAY OPERATIONS.
7. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
8. THE CC&R AND DEVELOPMENT RESTRICTIONS FOR THIS SITE ARE RECORDED IN A RESTRICTIVE COVENANT, DATED JUNE 27, 1996, VOLUME 12791, PAGE 717, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THE ADDENDUM TO RESTRICTIVE COVENANT, DATED JUNE 10, 2010, DOCUMENT NO. 2010083055.
9. NO EXISTING BUILDINGS ARE LOCATED ON THE ADJOINING LOTS WITHIN 50 FEET OF THE PROPERTY LINE.
10. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO OTHERWISE BE LOCATED.
11. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTIONS OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
12. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
13. THE ENTIRE SITE IS LOCATED WITHIN THE HILL COUNTRY ROADWAY CORRIDOR.
14. LOADING AREA SIGNS TO READ: LOADING AREA DURING NON-BUSINESS HOURS.
15. THE TWO BICYCLE/PEDESTRIAN IMPROVEMENT OPTIONS AS REQUIRED BY COMMERCIAL DESIGN STANDARDS UTILIZED ON THIS SITE PLAN ARE LIMITING CURB CUTS AND PROVIDING SHOWER FACILITIES.
16. AEC HAS BEEN GRANTED FOR NON-STANDARD STREET TREE FURNITURE ZONE AND CLEAR ZONE ORIENTATION AS WELL AS NON STANDARD TREE PLACEMENT. AREAS/IMPROVEMENTS ELSEWHERE ON THE SITE HAVE BEEN DENOTED AS THE PROPOSED COMPLIANT ITEMS.
17. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
18. THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED BUILDING WILL NOT BE ISSUED UNTIL THE HEALTH OF THE TREES ON THE SITE IS ASSESSED BY AN ARBORIST AND THE RECEIPT FOR THIS SERVICE IS DELIVERED TO THE ENVIRONMENTAL INSPECTOR.
19. ANY PRUNING TO TREES 407 AND 408 MUST BE PERFORMED BY AN ARBORIST.
20. THE REGULAR PLACEMENT OF PARKING ISLANDS IS NOT REQUIRED FOR THIS SITE, AS THE PRESERVATION OF TREES 407 AND 408 SERVES AS ALTERNATIVE EQUIVALENT COMPLIANCE FOR THIS SECTION OF THE CODE.

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

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 9 of 20.
FILE NUMBER _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (23-2-61,LDC)_____ CASE MANAGER _____
PROJECT EXPIRATION DATE (CEN.307(H)(3)-4)_____ OFF'S: ____ SDS: ____
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. ENGINEERING SITE PLANS WHICH DO NOT COMPLY WITH THIS CODE CURRENTLY AT THE TIME OF FILING, AND ALL RESUBMITTED ENGINEERING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NO.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
TEL (512)328-0011 FAX (512)328-0325
TBPE Firm Registration #1061
Bury+Partners, Inc. ©Copyright 2012

STATE OF TEXAS
BARRON HUCKABY
101112
LICENSED
PROFESSIONAL ENGINEER
5/29/12

SITE PLAN

RIVER PLACE LOT 2, 2222 BUSINESS PARK
6811 RIVER PLACE BLVD, AUSTIN, TEXAS

ONAIR DEVELOPMENT

DRAWN BY: MEG
DESIGNED BY: MEG
REVIEWED BY: IW
PROJECT NO.: 102706-10002

SHEET 9 OF 20

SPC-2011-0341C

G:\102706\10002\102706025PN01.dwg modified by mshband on May 23, 12 1:20 PM