

SITE DEVELOPMENT PLANS FOR
TARRYTOWN PLACE
2314 ENFIELD ROAD
AUSTIN TEXAS 78703

SHEET IND

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AUSTIN TEXAS 78703

1. COVER SHEET
2. GENERAL NOTE
3. ORIGINAL SUBD
4. EXISTING IMPR
5. TREE SURVEY
6. EROSION/SEDIM
7. TREE PROTECT
8. DIMENSIONED S
9. UTILITY PLAN

- 10. UTILITY DETAILS
- 11. TRAFFIC CONF
- 12. TRAFFIC CONF
- 13. TRAFFIC CONF
- 14. TRAFFIC CONF

16. ARCHITECTURAL

CERTIFICATION:

CERTIFICATION:
THIS PLAN IS COMPLETE
CITY OF AUSTIN LAND

SUBMITTED FOR

A. J. GHADDAR : E
A. J. GHADDAR P. E

SITE PLAN NOTES:

1. 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 ENGINEER.
2. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS). SITE IS LOCATED ON AN URBAN ROADWAY.
3. THIS PROJECT WILL NOT BE SPRINKLERED.

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

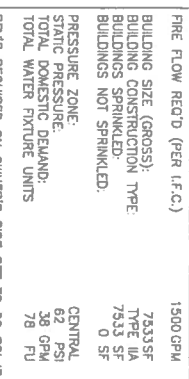
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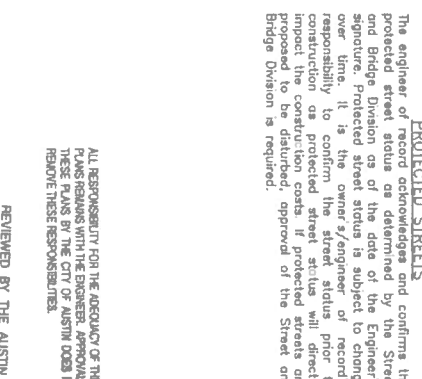
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STATIC PRESSURE IS GREATER THAN 80 PSI.

SUBMITTED FOR



REVIEWED BY:

The engineer of record acknowledges and confirms that the protected street status as determined by the Street and Bridge Division as of the date of the Engineer's signature. Protected street status is subject to change at any time. It is the owner's/engineer's responsibility to confirm the street status prior to construction as protected street status will directly impact the construction costs. If protected streets are proposed to be disturbed, approval of the Street and Bridge Division is required.

CITY OF AUSTIN - 1

Don Selhaus
AUSTIN WATER UTILITY

CITY OF AUSTIN FIRE

PLANNING AND DEVELOPMENT

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

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AMERICANS WITH DISABILITIES ACT

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SITE SHEET 06: EROSION CONTROL / TREE PROTECTION & DEMOLITION PLAN FOR SLOPE MAP

SITE PLAN NOTES:

1. SET ZONING TRIGGERING COMPATIBILITY STANDARDS
2. ALL EXISTING BUILDINGS WITHIN 50' OF THE SITE ARE SHOWN
3. ALL EXISTING DRIVEWAYS WITHIN 200' OF THE SITE ARE SHOWN
4. ALL BUILDING FOUNDATIONS WILL BE SLAB-ON-GRADE
5. PARKING SPACES INSIDE GARAGES SHALL BE MINIMUM 9.0x17.5
6. PARKING SPACES SHALL HAVE MINIMUM 7' VERTICAL CLEARANCE

DEMOLITION/ACCESSIBLE ROUTE NOTES:

1. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
2. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED
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19. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED
20. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED

COMPATIBILITY STANDARDS NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. IN ADDITION, LIGHTING SHALL CONFORM TO THE COMMERCIAL DESIGN STANDARDS NOTES ON THIS SHEET.
2. ALL DUPLEXES 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.
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND POLISHED METAL, SHALL BE LIMITED TO A MAXIMUM OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
5. PARKING, MECHANICAL EQUIPMENT, AND REFUSE COLLECTION AREAS SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTY BY A MINIMUM OF TEN (10) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

COMMERCIAL DESIGN STANDARDS NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHTING SHALL BE LIMITED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2E.
2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.



Figure 42: Examples of fully-shielded light fixtures

TRAFFIC CONTROL NOTES:

1. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED
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TREE TABLE

TAC#	SIZE/TYPE
1	1" DBH (REMOVED)
2	2" DBH (REMOVED)
3	3" DBH (REMOVED)
4	4" DBH (REMOVED)
5	5" DBH (REMOVED)
6	6" DBH (REMOVED)
7	7" DBH (REMOVED)
8	8" DBH (REMOVED)
9	9" DBH (REMOVED)
10	10" DBH (REMOVED)
11	11" DBH (REMOVED)
12	12" DBH (REMOVED)
13	13" DBH (REMOVED)
14	14" DBH (REMOVED)
15	15" DBH (REMOVED)
16	16" DBH (REMOVED)
17	17" DBH (REMOVED)
18	18" DBH (REMOVED)
19	19" DBH (REMOVED)
20	20" DBH (REMOVED)

GENERAL CONSTRUCTION NOTE:

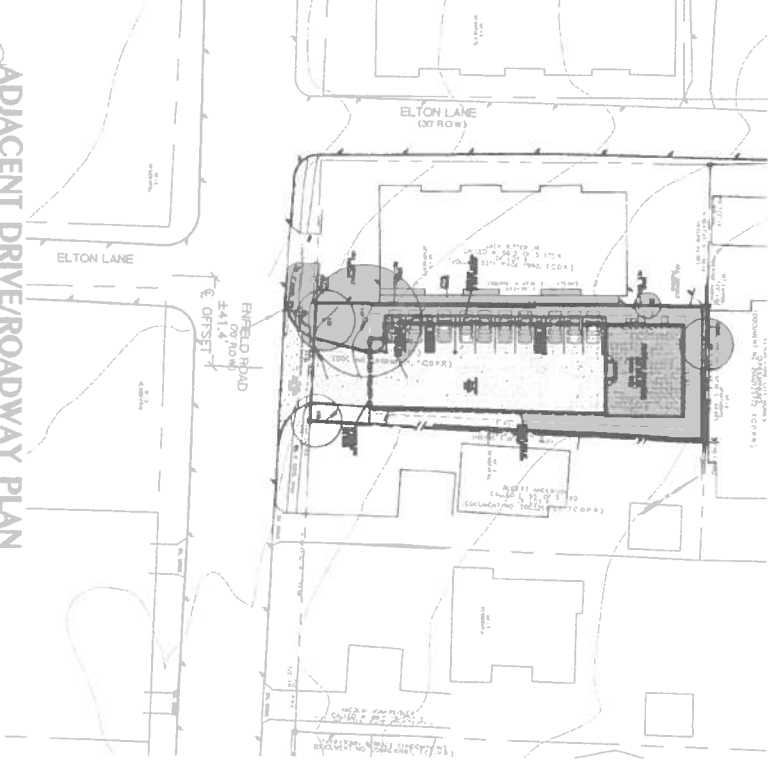
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-181 OF THE CITY CODE REGARDING EXCAVATION IN THE RIGHT-OF-WAY.

GEOTECHNICAL REPORT NOTE:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-181 OF THE CITY CODE REGARDING EXCAVATION IN THE RIGHT-OF-WAY.

SPECIAL CONSTRUCTION TECHNIQUES:

1. PRIOR TO EXCAVATING WITHIN THE TRAILER, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-181 OF THE CITY CODE REGARDING EXCAVATION IN THE RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-181 OF THE CITY CODE REGARDING EXCAVATION IN THE RIGHT-OF-WAY.
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ENFIELD ROAD (70' R.O.W.)

SITE LAYOUT PLAN

ADJACENT DRIVE/ROADWAY PLAN

