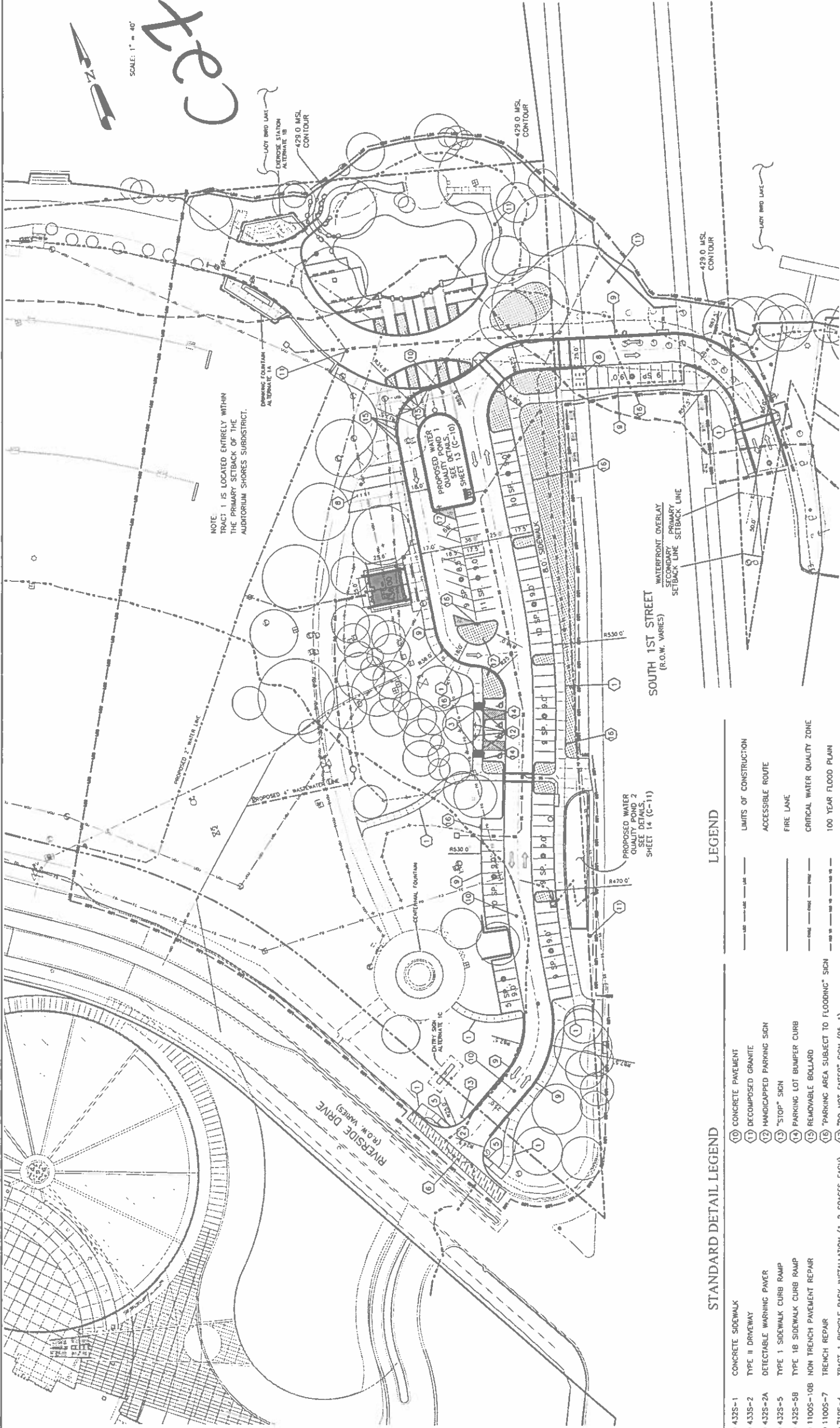




SCALE: 1" = 40'

NOTE: TRACT 1 IS LOCATED ENTIRELY WITHIN THE PRIMARY SETBACK OF THE AUDITORIUM SHORES SUBDISTRICT.

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NOTES

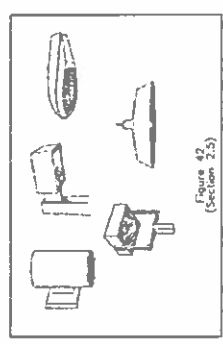
- SEE EXISTING SITE BOUNDARY EXHIBIT FOR SITE BOUNDARY INFORMATION.
- SEE LANDSCAPE PLANS FOR LOCATIONS OF PROPOSED PLANTINGS, BENCHES, TRASH RECEPTACLES, FURNITURE AND BICYCLE RACKS.
- CONTRACTOR SHALL REPAIR EXISTING STREET ALONG PROPOSED CURB & GUTTER AND DRIVEWAY PER DETAILS 1100S-10A AND 1100S-10B.
- UNLESS OTHERWISE NOTED, ALL PARKING LOT RADII ARE 3.0'.
- THE ENTIRE LIMITS OF CONSTRUCTION LOCATED WEST OF THE SOUTH STREET ROW IS LOCATED ENTIRELY WITHIN THE PRIMARY SETBACK OF THE AUDITORIUM SHORES SUBDISTRICT OF THE WATERFRONT OVERLAY.
- SEE THE LANDSCAPE SITE PLANS (LS) FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS OUTSIDE OF PARKING LOT AREAS.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED. THE EXTERIOR LIGHTING SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE EXTERIOR LIGHTING SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- PARKING WITHIN THE 25 YEAR AND 100 YEAR FLOODPLAIN IS PERMITTED UNDER EXCEPTION 25-7-95 AND 25-7-96 OF THE LDC.

LEGEND

STANDARD DETAIL LEGEND		LIMITS OF CONSTRUCTION	
1 CONCRETE SIDEWALK	10 CONCRETE PAVEMENT	100' - 100' - 100'	100' - 100' - 100'
2 TYPE II DRIVEWAY	11 DECOMPOSED GRANITE	100' - 100' - 100'	100' - 100' - 100'
3 DETECTABLE WARNING PAVEMENT	12 HANDICAPPED PARKING SIGN	100' - 100' - 100'	100' - 100' - 100'
4 TYPE 1 SIDEWALK CURB RAMP	13 "STOP" SIGN	100' - 100' - 100'	100' - 100' - 100'
5 TYPE 18 SIDEWALK CURB RAMP	14 PARKING LOT BUMPER CURB	100' - 100' - 100'	100' - 100' - 100'
6 NON TRENCH PAVEMENT REPAIR	15 REMOVABLE BOLLARD	100' - 100' - 100'	100' - 100' - 100'
7 TRENCH REPAIR	16 "PARKING AREA SUBJECT TO FLOODING" SIGN	100' - 100' - 100'	100' - 100' - 100'
8 TRACT 1 BICYCLE RACK INSTALLATION (1-2 SPACES EACH)	17 "DO NOT ENTER" SIGN (RS-1)	100' - 100' - 100'	100' - 100' - 100'
9 CURB AND GUTTER		100' - 100' - 100'	100' - 100' - 100'

CITY OF AUSTIN STANDARD SITE PLAN NOTES

- ORDNANCE REQUIREMENTS:**
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
 - Approval of this site plan does not include Building, Fire Code or 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.
 - A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
 - For driveway construction: The contractor is responsible for all costs for relocation of, or damage to utilities.
 - For construction within the right-of-way, a ROW encroachment permit is required.



T B G

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Texas P.E. Firm No. F-43

Project:

TOWN LAKE PARK

AUDITORIUM SHORES TRAILHEAD

700 W RIVERSIDE DR

AUSTIN, TX 78704

Project Number:

252-02

06/27/13

Designed:

NCF

Drawn:

CGF

Reviewed:

ADR

Date Issued:

JUNE 17, 2013

Issues:

Site Plan Approval

Sheet 1 of 32

FILE NO. SPC-2012-0257C APPLICATION DATE: 08/09/2012

APPROVED BY COMMISSION ON: UNDER SECTION 112. OF

CHAPTER 25-3, OF THE AUSTIN CITY CODE.

EXPIRATION DATE (25-3-81.00) 9/9/15 CASE MANAGER:

PROJECT EXPIRATION DATE (DRD #7905-A) 9/9/17 DRP2 DOZ 3

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plan must be reviewed by the Project Engineer. If applicable, subsequent site plan shall be submitted with the City Engineer at the time of filing, and all required fees for approval prior to the Project Engineer's review.

C.O.A. CASE NO. SPC-2012-0257C