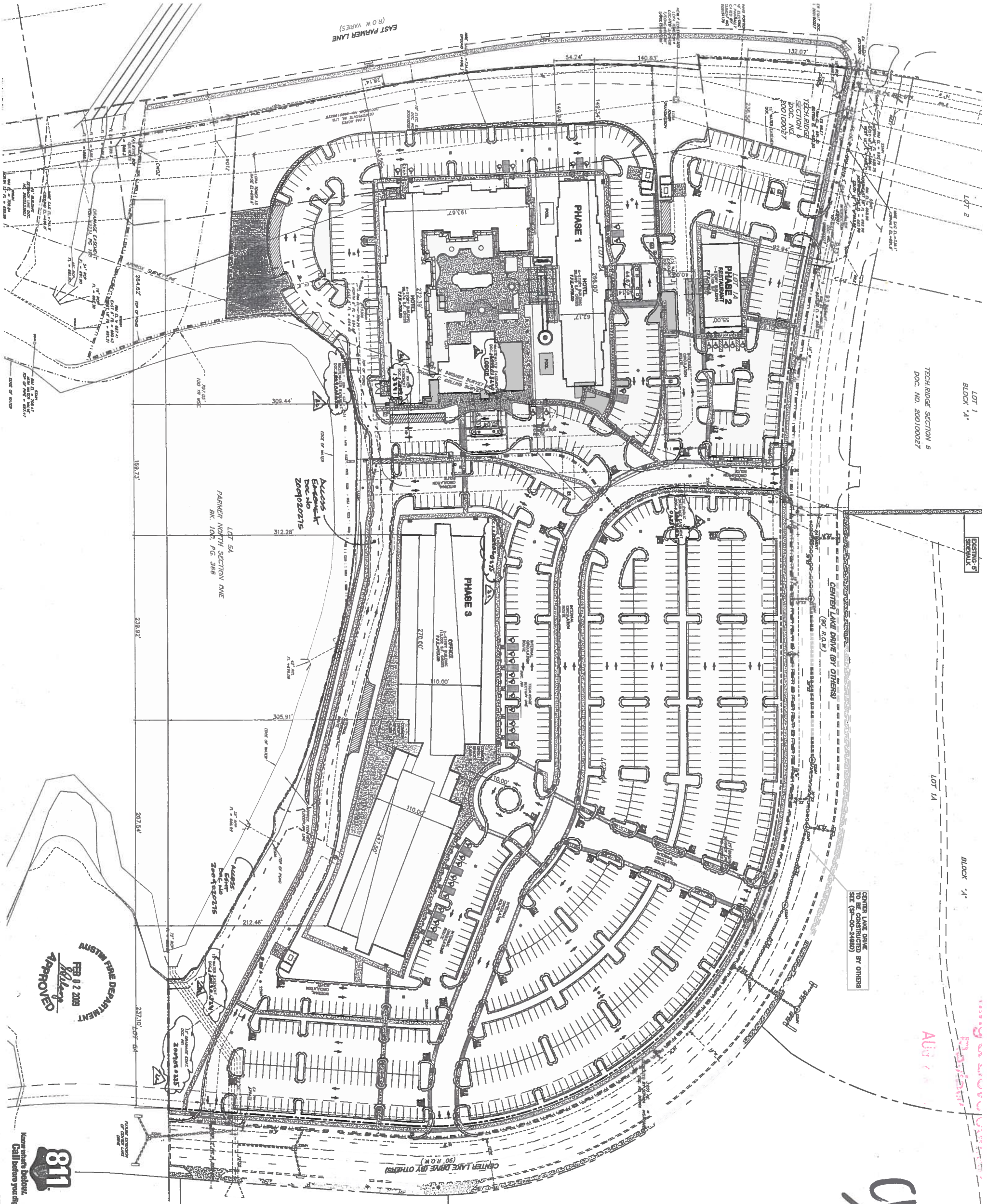

NOTES:

1. ALL RADII PARKING DIMENSIONS ARE 2.5&0' TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
4. 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]
5. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
6. PAVED SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE PROTECTION OR DEMOLITION OF EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, AND SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE MEP PLANS FOR DETAILS. NEW DRY UTILITY DESIGN AND CONSTRUCTION IS TO BE COORDINATED WITH THE MEP, UTILITY COMPANY, AND PROPERTY OWNER. FOR INDIVIDUAL CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR DEVELOPMENT, NEW CONSTRUCTION, OR MODIFICATIONS.
8. ALL WALLS OVER 3' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER FOR CONSTRUCTION WITHIN THE RIGHT OF WAY. A CONCRETE PERMIT IS REQUIRED.
9. ALL UTILITIES ARE INSTALLED PER THE UTILITY PHASING PLAN LOCATED ON UTILITY PLAN SHEET.
10. PHASING SHOWN HEREON IS CONCEPTUAL ONLY. REFER TO THE MEP PLANS FOR PHASING DETAILS WITH TRADE DISCIPLINES.
11. THE TRASH COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY OF THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
12. GAS LINES ARE SHOWN BASED ON INFORMATION RECEIVED FROM TEXAS GAS CO. DATED JULY 2008.
13. THE PROJECT CONSISTS OF 4 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COMMERCIAL DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
14. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 3.5. ALL SITE LIGHTING TO BE LOCATED ON 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.E.
15. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT PROTECTION OF LANDSCAPE AREAS.
16. RAISED CURBS ON DRIVEWAYS MUST TERMINATE AT SIDEWALKS. NO ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 18-6-91).
17. ALL PHASES WILL BE CONSTRUCTED WITHIN THREE (3) YEARS FROM THE APPROVAL PERMITTED DATE OR AN EXTENSION REQUEST WILL BE MADE TO THE CITY OF AUSTIN PRIOR TO EXPIRATION. PHASE 1 IS PROPOSING COMMENCEMENT OF CONSTRUCTION IN DEC. 2008. PHASE 2 IS PROPOSING BEGINNING OF CONSTRUCTION IN DEC. 2009. PHASE 3 IS PROPOSING BEGINNING OF CONSTRUCTION IN DEC. 2010.
18. BUILDING ENTRANCES MUST BE LOCATED UNDER A SHADE DEVICE PER SUBCHAPTER E, SECTION 2.3.2.B2. THIS SITE HAS COMPLIED BY LIMITED CURB CUTS, UTILITIES BEHIND PAVEMENT, AND OFFICE USE WILL PROVIDE 1 SHOWER FACILITY AND 3 LOCKERS FOR BUILDINGS MORE THAN 10,000 SQUARE FEET. ADA COMPLIANCE SHALL NOT APPLY TO A SINGLE UNISEX SHOWER IF THE QUANTITY INCREASED TO 2 ADA SHOWERS.
19. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		ELECTRIC BOX
		GAS METER
		ELECTRIC METER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD ELECTRIC
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
10R @ 9.0' 2HC @ 8.0'		PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		PHASING LINE

DATE	NO.	REVISION
8-1-13	2C	ADD ESMT. DOCUMENT NUMBERS

FIRE DEPARTMENT APPROVED FEB 02 2009

SITE PLAN APPROVAL Sheet 06 of 46
FILE NUMBER: SC-2008-0324C APPLICATION DATE: 06/30/2008
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.1(B)): _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
PROJECT EXPIRATION DATE (ORD #970905-A): 09-05-2009 CASE MANAGER G. VANEZ
DEVELOPMENT ASSISTANCE CENTER (DAC) REVIEWED BY: DIETZ DATE
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING/LDA
Correction 1: _____
Correction 2: _____
Correction 3: _____
Rev. 1 _____
Rev. 2 _____
Rev. 3 _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS MUST BE APPROVED AND AUTHORIZED BEFORE THE PROJECT EXPIRATION DATE. ALL OUTSTANDING FEES MUST BE PAID AND ALL REQUIRED FISCAL MUST BE POSTED (IF NOT ALREADY POSTED), AND/OR A PERMIT OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Know what's below. Call before you dig. 811

PLOTTING SCALE:	1" = 1'
DATE PLOTTED:	02/03/09
FILE:	Q:\725\37\72537MSP01.dwg
DRAWN BY:	ESR/DAZ
DESIGNED BY:	JMR
REVIEWED BY:	KBG
PROJECT NO.:	725-37.00

Tech.Ridge Section One
13001 CENTER LAKE DRIVE

Live Oak-Gottesman

MASTER SITE PLAN

SHEET 06 OF 46

STATE OF TEXAS — KELLY BELL GREEN — 83798 — LICENSED PROFESSIONAL ENGINEER — 2.3.09

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