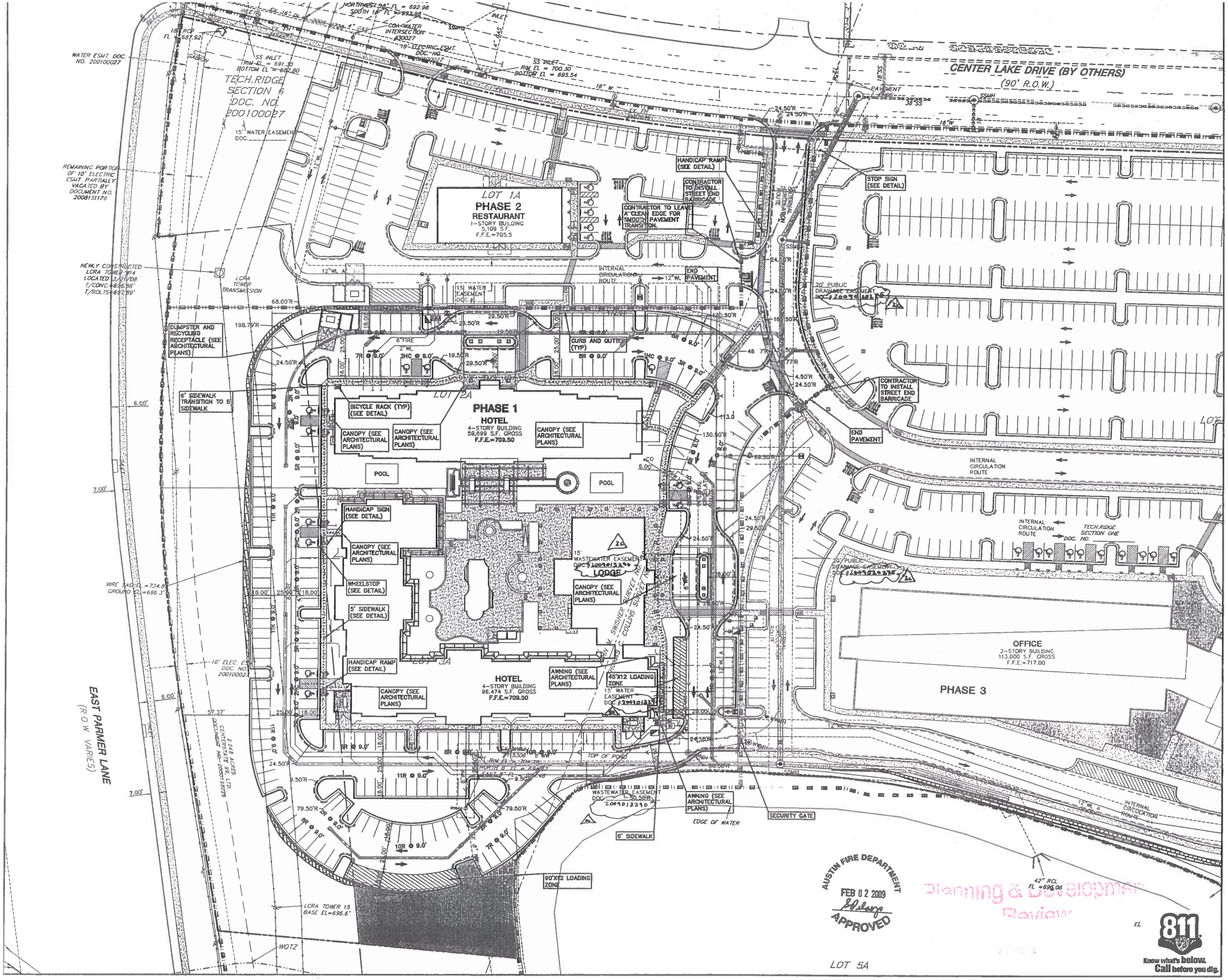
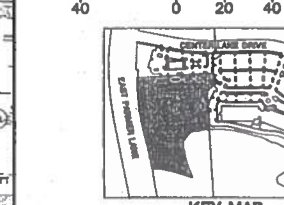


40 0 20 40 80



KEY MAP

LEGEND

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

NOTES:

1. ALL RADII PARKING DIMENSIONS ARE 2.50' 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. GROUND 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 TELEPHONE WITH THE MEP AND UTILITY PROVIDERS EXISTING DRY UTILITIES ARE 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 DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A CONCRETE PERMIT IS REQUIRED.
9. ALL WALLS OVER 3' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
10. ALL UTILITIES ARE INSTALLED PER THE UTILITY PHASING PLAN LOCATED ON UTILITY PHASING SHEETS WITHIN THESE DOCUMENTS.
11. SCREENING MATERIALS FOR SOLID WASTE 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 2006.
13. THE SITE IS COMPOSED OF 4 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.
14. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 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.E.
15. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, PROTECTION OF LANDSCAPE AREAS.
16. RAISED CURBS ON DRIVEWAYS MUST TERMINATE AT SIDEWALKS.
17. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
18. 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 FOR PLANNING AND ZONING APPROVAL.
PHASE 1 IS PROPOSING BEGINNING OF CONSTRUCTION IN DEC. 2006.
PHASE 2 IS PROPOSING BEGINNING OF CONSTRUCTION IN DEC. 2008.
PHASE 3 IS PROPOSING BEGINNING OF CONSTRUCTION IN DEC. 2010.
19. BUILDING ENTRANCES MUST BE LOCATED UNDER A SHADE DEVICE PER SUBCHAPTER E, 3.2.3B
20. PER SUBCHAPTER E, SECTION 2.3.2.B2, THIS SITE HAS COMPLIED BY LIMITED CURB CUTS, UTILITIES BENEATH PAVEMENT, AND OFFICE USE WILL PROVIDE 1 SHOWER FACILITY AND 3 LOCKERS FOR BUILDINGS MORE THAN 10,000 SQUARE FEET. ADA REQUIREMENTS MAY NOT PERMIT A SINGLE UNISEX SHOWER IF THE EXPECTED OCCUPANT LOAD EXCEEDS 10. THE NUMBER OF REQUIRED SHOWERS MAY BE INCREASED TO 2 ADA SHOWERS.

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.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 07 of 46
FILE NUMBER: SP-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,LDC) 6-30-11 CASE MANAGER C. YANEZ
PROJECT EXPIRATION DATE (ORD.#970905-A) June 30 2013 DWPZ ___ DDZ ✓
[signature]
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: 2-27-09 ZONING: U-PDA
Rev. 1 ______ Correction 1 2-9-12-13
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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

Bury+Partners
ENGINEERING SOLUTIONS

STATE OF TEXAS
KELLY BELL GREEN
93798
LICENSED PROFESSIONAL ENGINEER
2-3-09

C12/T3

SITE PLAN PHASE 1

Tech.Ridge Section One
13001 CENTER LAKE DRIVE

Live Oak-Gottesman

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 02/03/09
FILE: G:\725\37\72537SPN01.dwg
DRAWN BY: ESR/DAZ
DESIGNED BY: JMR
REVIEWED BY: KBG
PROJECT NO.: 725-37.00

SHEET 07 OF 46