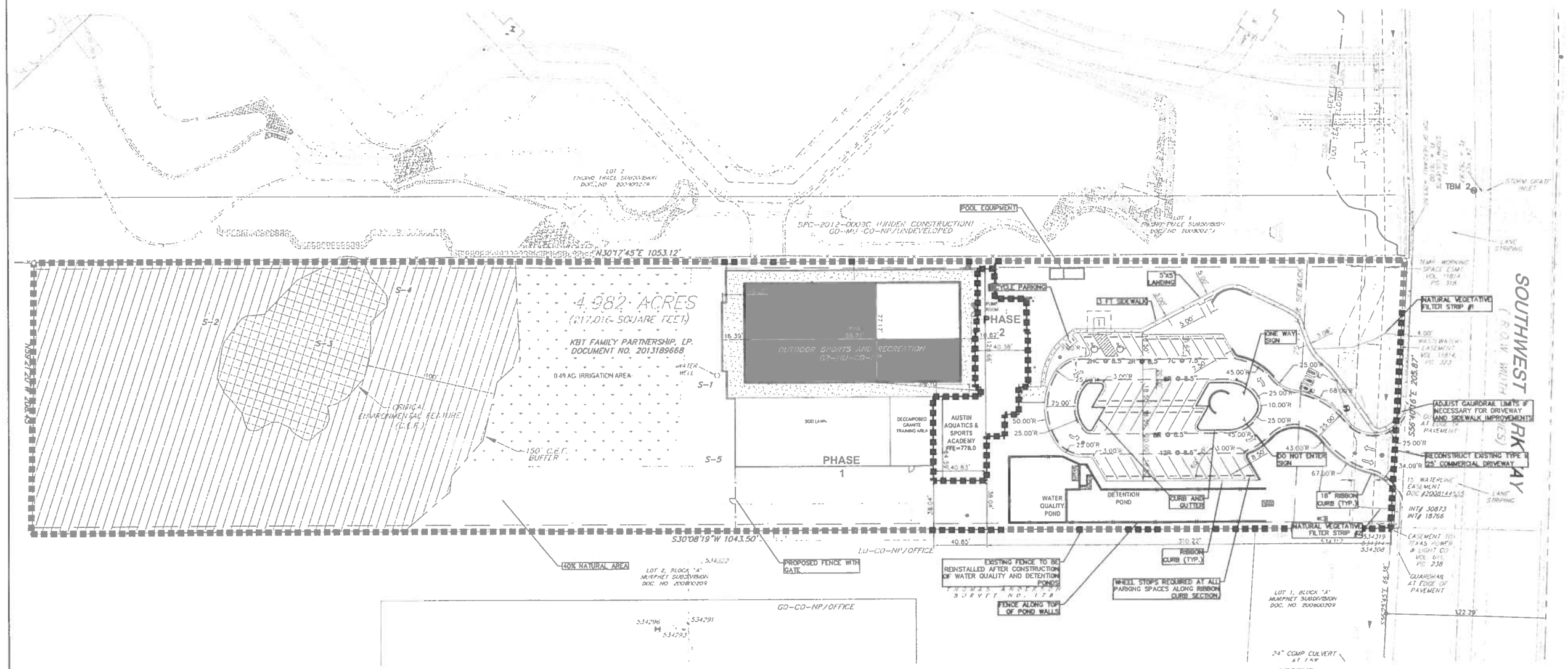

NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED 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 2.5.2E.
2. DIMENSIONS ARE TO BACK EDGE OF RIBBON CURB OR STANDARD CURB UNLESS OTHERWISE NOTED.
3. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW MANAGEMENT PERMIT IS REQUIRED.
4. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
5. ADJACENT SITE DETAILS SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE SPC-2012-0008C FOR MORE INFORMATION ON ADJACENT DEVELOPMENT.
6. PER MEETING WITH AFD ON DECEMBER 4, 2013, DRIVE AISLE BETWEEN PARKING SPACES MAY BE A MINIMUM 20'. DRIVE AISLE IN ALL OTHER LOCATIONS MUST BE MINIMUM 25'.
7. ALL SITE WALLS OVER 30 INCHES REQUIRE STRUCTURAL DESIGN. REFER TO STRUCTURAL PLANS INCLUDED IN THIS PLAN SET.
8. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRE A SEPARATE BUILDING PERMIT PER THE INTERNATIONAL BUILDING CODE.
9. DRIVEWAY ACCESS FROM SOUTHWEST PARKWAY WILL BE TAKEN AT EXISTING 25' DRIVEWAY, DOCUMENTED UNDER CITY OF AUSTIN PERMIT NUMBER 2009-120158 DS.
10. PROPOSED SIDEWALK ALONG SOUTHWEST PARKWAY TO BE LOCATED WITHIN ROW AND TO CONNECT TO SIDEWALKS ON ADJACENT LOTS.
11. REQUIRED PARKING DETERMINED BY CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW TRANSPORTATION DEPARTMENT IN SPECIAL PARKING DETERMINATION LETTER DATED MARCH 10, 2014.
12. ALL PHASES INDICATED ON SITE PLAN ARE TO BE PERMITTED AND CONSTRUCTED UNDER THIS CITY OF AUSTIN CASE NUMBER (SPC-2013-0495C).
13. CURB AND GUTTER IS LOCATED AROUND ALL LANDSCAPE ISLANDS. 18" RIBBON CURB IN ALL OTHER LOCATIONS.
14. NO BUILDINGS EXIST WITHIN 50 FEET OF THE PROPERTY BOUNDARY.
15. ALL SIDEWALKS SHALL BE CONCRETE PER COA STANDARD SPECIFICATION.
16. MEDIUM DUTY ASPHALT PAVING TO BE USED IN DRIVE AISLES AND PARKING AREAS. REFER TO GEOTECHNICAL REPORT PROVIDED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI), DATED JANUARY 13, 2014 FOR PAVING SECTION. PSI PROJECT NUMBER 0303655. FIRE DEPARTMENT ACCESS ROAD MUST BE MINIMUM HS-20 LOAD RATED (32,000 LB. PER AXLE AND 80,000 LB. GROSS TRUCK WEIGHT).
17. A 6 FOOT WIDE GRANITE GRAVEL TRAIL MAY BE ADDED WITHIN THE CEF BUFFER AREA WITH A FUTURE PLAN CORRECTION, NOT TO BE INSTALLED WITHIN 50 FEET OF THE SINKHOLE RIM AFTER EXCAVATION AND RESTORATION OF THE CEF HAS BEEN COMPLETED. THIS NOTE WILL BE REMOVED VIA A SITE PLAN CORRECTION WHEN THE DG TRAIL IS ADDED TO THIS PLAN SET.
18. MOWING AND PESTICIDE APPLICATION IS NOT ALLOWED WITHIN THE CEF BUFFER AREA.
19. WIDTH OF ALL COMPACT PARKING SPACES IS 7.50', WIDTH OF ALL REGULAR PARKING SPACES IS 8.50'. ALL PARKING SPACES ARE AT 60° ANGLE.

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	25R @ 8.5'	PARKING COUNT (REGULAR SPACES)
	25HC @ 8.5'	PARKING COUNT (HANDICAP SPACES)
	25C @ 7.5'	PARKING COUNT (COMPACT SPACES)
		HANDICAP SPACE
		TREE TO BE REMOVED
		TREE TO BE SAVED
		40% NATURAL AREA
		IRRIGATION AREA

FOR CITY USE ONLY

SITE PLAN APPROVAL Sheet ___ of ___
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.970905-A) _____ DWPZ ___ PDZ ___

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. 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.

C11

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STATE OF TEXAS
MEGAN S. WANEK
110387
LICENSED PROFESSIONAL ENGINEER
5/14/14

NO	DATE	REVISION	APPROVAL

SITE AND PHASING PLAN

AUSTIN AQUATICS AND SPORTS ACADEMY
5513 SOUTHWEST PARKWAY

KBT FAMILY PARTNERSHIP, LP

DRAWN BY: RVM
DESIGNED BY: MSW
REVIEWED BY: MSW
PROJECT NO: R011187-10001

SHEET 7 OF 30

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SPC-2013-0495C