IP-NP
CHURCH

EL BETHEL PRIMITIVE BAPTIST ASSOCIATION
5527/2331
[4.72 AC]

LI-NP
VACANT

LI-NP
DAY CARE

DETENTION POND

LOT 5
AMENDED PLAT OF LOTS 5 & 6
OF
BLUESTEIN PARK PHASE TWO
83/25B

LOT 86/4
51,277 SF
1.177 AC

LI-NP
OFFICE
WAREHOUSE
STORAGE YARD

STORAGE YARD
14,000 SF

13.75'x30' LOADING SPACE

[S 30°11'50" W 236.69']
S 31°20'26" W 225.60'

S 29°58'35" W 11.03'

15' Drainage & Public Utility Easement #6/4D

80' ROW Drainage & Public Utility Easement 84/

[S 62°34'20" E 205.66'
S 62°37'51" E 205.67']

chain link fence

concrete curb

[N 59°49'20" W 230.04']
N 59°49'20" W 228.89'
BEARING BASE

THE PROPERTY OWNER IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS LOCATED WITHIN A DRAINAGE OR PUBLIC UTILITY EASEMENT

LOT 6
86/4D

D. Stocker
Replacement Sheet

(CLASS II, TYPE 1, 2 SPACES PER RACK)

SPACES @ 9'

PIPELINE TYP

86/4D
25' Building Setback Line

86/4D
10' Public Utility Easement

curb and gutter

BLUESTEIN DRIVE
(130' ROW)

LOT 4
BLUESTEIN PARK PHASE TWO
86/5A

50' Texas Pipeline Easement
845/589

LOT 4
86/4D

LOT 3
86/4D

LOT 2
86/4D

50' Coastal States Gas Easement
965/599

Copy of City of Austin Originals

SCALE: 1" = 20'
SCALE: IN FEET
20 10 0 20

LEGEND

- FIRELANE STRIPING
- DUMPSTER
- ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION

NOTES

SITE NOTES
1 PARKING SPACE DIMENSIONS
OA STANDARDS AS OUTLINED IN TRANSPORTATION CRITERIA MANUAL
2 PARKING SURFACE TO BE ASPHALT SEE CONSTRUCTION DETAILS
3 FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES
4 COORDINATE ALL CONSTRUCTION IN PRIVATE RIGHT OF WAY WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK
5 ALL DEMOLISHED MATERIALS ARE TO BE MOVED TO AN OFF-SITE LOCATION BY DEMOLITION CONTRACTOR
6 THERE ARE NO OTHER STRUCTURES OR BUILDINGS WITHIN 50' OF THE LIMITS OF CONSTRUCTION OTHER THAN THOSE SHOWN
7 ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING GUTTER RED STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35' INTERVALS ALONG THE CURB OR PAVEMENT AS NOTED ON THE SITE PLAN
8 GUARDRAILS ARE REQUIRED ON ALL STRUCTURES WHERE THE VERTICAL GRADE DIFFERENCE IS GREATER THAN 30" INCHES ACCORDING TO THE UNIFORM BUILDING CODE REFER TO ARCHITECTURAL PLANS FOR GUARDRAIL DESIGN AND LAYOUT
9 24 HOUR ACCESS TO TRANSMISSION FACILITIES SHALL BE MAINTAINED IF THERE IS A TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, AUSTIN ENERGY SHALL HAVE ITS LOCK IN THE GATE
10 COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 120 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE SEC 15-6-91)
11 ADEQUATE BARRIERS SHALL BE PLACED AT 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"

ACCESSIBILITY NOTES:
1 WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, AT LEAST ONE ACCESSIBLE ROUTE MUST BE PROVIDED BETWEEN ACCESSIBLE ELEMENTS, FACILITIES AND BUILDINGS.
2 SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP
3 ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4 GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
5 THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
6 ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50
7 ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES
8 EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOL ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. SEE SIGN DETAIL ON CONSTRUCTION DETAILS SHEET
9 AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE

SITE CALCS

LIMITS OF CONSTRUCTION =	1.283 ACRES =	55,876 SF	
SITE AREA	1.177 ACRES =	51,277 SF	
ALLOWABLE IMPERVIOUS COVER "LR-NP" ZONING @ 80% =	0.942 ACRES =	41,022 SF	
TOTAL SITE CALCULATIONS			
EXISTING IMPERVIOUS COVER			
BUILDINGS		SF	
PARKING, DRIVES & WALKS		SF	
		SF	0.00%
PROPOSED IMPERVIOUS COVER			
BUILDINGS	6,000	SF	
PARKING, DRIVES & WALKS	26,560	SF	
	32,560	SF	56.28%
BUILDING INFO			
BUILDING 1			
BUILDING SIZE =	6,000	SF	
BUILDING COVERAGE =	6,000	SF =	11.69%
BUILDING F.A.R. =	6,000	SF =	0.10 :1
BUILDING HEIGHT =	18 FT		1 STORY
FOUNDATION = SLAB ON GRADE			
USE	BLDG 1		
OFFICE	1,500	30%	
WAREHOUSE	3,640	70%	
STORAGE YARD	14,000		
PARKING SUMMARY			
REQUIRED PARKING	BLDG 1		
OFFICE (NON-MUNICIPAL) 1/250	6		
WAREHOUSE & DISTR. (LIMITED) 1/600	6		
STORAGE YARD 1/2000	7		
TOTAL	19	SPACES	
HANDICAP SPACES 1/25	1	SPACES	
PROVIDED	BLDG 1		
STANDARD SPACES	15		
COMPACT SPACES	3		
HANDICAP SPACES	1		
TOTAL	19	SPACES	
BICYCLE SPACES - TYPE III	BLDG 1		
REQUIRED @ 5% OR 5 (GREATER OF THE TWO)	5		
PROVIDED	6 RACKS		

SITE PLAN APPROVAL

SHEET 7 OF 18

FILE NUMBER SP-2009-0145C APPLICATION DATE

APPROVED BY PLANNING COMMISSION ON UNDER SECTION 111

OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) 5-12-13 CASE MANAGER Heather

PROJECT EXPIRATION DATE (ORD. 970905-A) 5-15-14 DUPE CODE

Director, Watershed Protection & Development Review

RELEASED FOR GENERAL COMPLIANCE 5-13-10 BY LHP

Rev 1 Comments 2

Rev 2 Comments 2

Rev 3 Comments 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.

AMD DESIGN GROUP
ENGINEERING AND CONSTRUCTION CONSULTANTS
P.O. BOX 18758
AUSTIN, TEXAS 78760
512-345-2913
512-345-5690 FAX
TEXAS REGISTERED ENGINEERING FIRM F-7116

STATE OF TEXAS
CHRIS McCOMB
80442
LICENSED PROFESSIONAL ENGINEER

NO	DATE	DESCRIPTION

Wrauer Design
LAND PLANNERS
4800-A SOUTH LAMAR BLVD • AUSTIN, TEXAS • 78745 • (512) 478-4488

RAGO ENTERPRISES
3705 BLUESTEIN DR
AUSTIN, TEXAS 78721

C20

SITE PLAN
REPLACEMENT SHEET
SHEET NO. 7 of 18

SP-2009-0145C