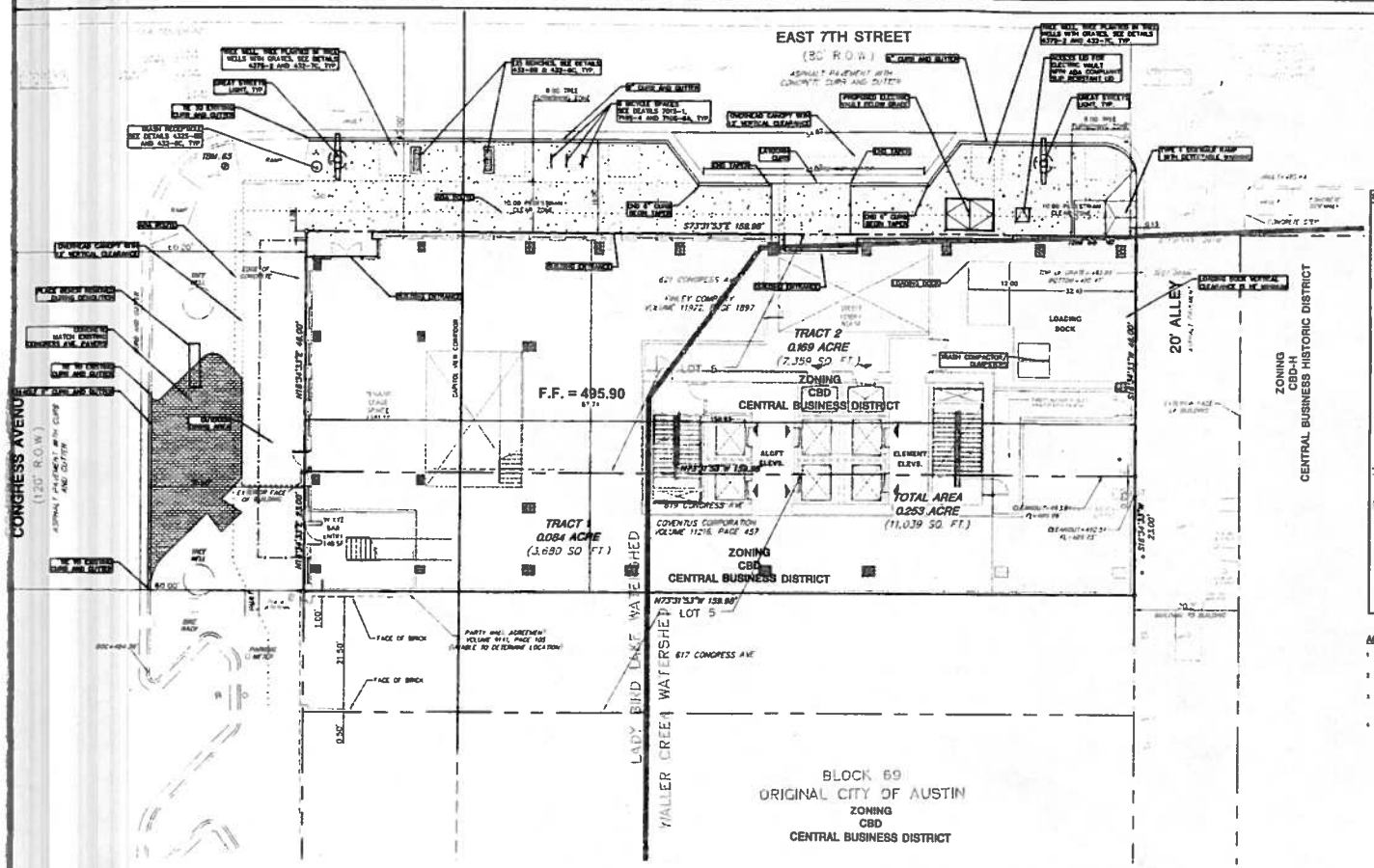

LEGEND

EXISTING	PROPOSED
PROPERTY (R.O.W.) LINE	
PICKING INFORMATION	
LIGHT POLE	
POWER POLE	
DOWN GUY	
TRANSFORMER (SIZE VARIES)	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
WATER METER VAULT	
WATER MANHOLE	
TELEPHONE BOOTH	
CABLE TV RISER	
ELECTRIC BOX	
ELECTRIC METER	
GAS METER	
GAS VALVE	
TRAFFIC CONTROL BOX	
TRAFFIC SIGNAL POLE	
SIGN & POLE	
CURB INLET (SIZE VARIES)	
GRATE INLET (SIZE VARIES)	
BARB FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD ELECTRIC	
ELECTRIC MANHOLE (SIZE VARIES)	
WASTEWATER MANHOLE (SIZE VARIES)	
STORMWATER 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	
BENCHLEDGE	
BOLLARD	
PARKING COUNT (REGULAR SPACES)	
PARKING COUNT (HANDICAP SPACES)	
HANDICAP SPACE	
TREE TO BE REMOVED	
TREE TO BE SAVED	

ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 4.3.7)
2. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (TAS 4.5.1)
3. 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)
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (TAS 4.3.7)

SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. THE SITE IS COMPOSED OF 2 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. A LAND USE DEVELOPMENT AGREEMENT HAS BEEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX AND AS DOCUMENT NO. XXXXXXXX
3. "NO PARKING - FIRE ZONE" SHALL BE INDICATED ALONG ALL CURBS WHERE THERE IS NO HEAD-IN OR PARALLEL PARKING. (SEC. 9.2.3, 49 TRANSPORTATION CRITERIA MANUAL) (TABLE 9.2, TRANSPORTATION CRITERIA MANUAL)
4. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 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 TCM SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS."
5. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS, HARDSCAPES, AND ADJACENT TO BUILDINGS
6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY
7. FOR CONSTRUCTION within THE RIGHT OF WAY A RIGHT OF WAY PERMIT IS REQUIRED
8. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 666
9. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
10. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL
11. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)
12. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
13. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E § 9. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E § 3 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LIGHTING FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. PER SECTION 1.5.2.F, ALL NON-CONFORMING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2010.
14. CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM (SEC 25-2-1089)
15. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS
16. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT
17. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (DOWNTOWN DESIGN STANDARDS)
18. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THIS SITE
19. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY LOBBIES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 10,000 SQ. FT. OR MORE (AUSTIN CITY CODE, SEC. 9-4-244)
20. A MINIMUM VERTICAL CLEARANCE OF 14' MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO (PUD SEC 5)
21. ALL SITE FURNISHINGS SHALL BE IN ACCORDANCE WITH CBD AT STREET 6.5 STANDARDS
22. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE
23. SIGNS ARE TO BE MINIMUM 3 FROM THE SITE DRIVES. NO CONSTRUCTION ON SITE WILL BE STARTED ON SITE DURING THE ENTIRE DURATION OF SIGNAL TIMING AND CONSTRUCTION ACTIVITIES

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE, NON-LEGALLY BINDING MANNER. 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.

Call before you dig.

FOR CITY USE ONLY

SITE PLAN APPROVAL
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (60-6-03.2(B)) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (25-5-81(F)(3)-4) _____ DATE _____

Director, Planning and Development Review Department
ISSUED FOR GENERAL COMPLIANCE: _____ DATE _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. DEVELOPMENT SITE PLANS MUST BE FILED WITH THE CITY PRIOR TO CONSENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS ISSUED. A PERMIT OF CONSTRUCTION OR A BUILDING PERMIT IS FOR SUBMITTAL ONLY AND MAY ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE

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NICHOLAS E. BROWN
12175
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN

7TH AND CONGRESS HOTEL
109 E. 7TH STREET

CONAUS, LLC

DRAWN BY: JL, DC
DESIGNED BY: NB
REVIEWED BY: NB
PROJECT NO: 102008-10007

SHEET 5 OF 25

SP-2014-0068C