

1. CALL TNR CONSTRUCTION INSPECTION, 512-854-9383, AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER AT 472-2822 AND THE TEXAS UNDERGROUND FACILITY NOTIFICATION CORPORATION FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
2. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY TNR WHEN INSTALLED TO SCHEDULE A PRE-CONSTRUCTION MEETING AND SWP3 PRE-CONSTRUCTION CONFERENCE.
3. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT.
4. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, REVEGETATE AS MUCH DISTURBED EROSION CONTROL LOCATIONS AS NECESSARY.
5. INSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL DRIVE AISLES.
6. LAY FINAL BASE COURSE ON ALL DRIVE AISLES.
7. LAY ROAD FINISH.
8. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION POND(S).
9. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
10. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT AFTER APPROVAL OF TNR INSPECTION DIVISION.
11. COMPLETE ANY NECESSARY FINAL DRESS-UP OF AREAS DISTURBED BY ITEM 18.

FULL DEVELOPMENT PERMIT - ENTIRE SEQUENCING (AS APPLICABLE).

CLEARING AND/OR GRUBBING UNDER A DEVELOPMENT PERMIT: SOLELY FOR THE PURPOSE OF SURVEYING AND SOIL EXPLORATION, SHALL BE A HANDCUTTING OR BLADE-UP OPERATION. ONLY THE MINIMUM VEGETATION CLEARING NECESSARY UP TO THE MAXIMUM WIDTHS SPECIFIED ON THE PERMIT SHALL BE PERFORMED.

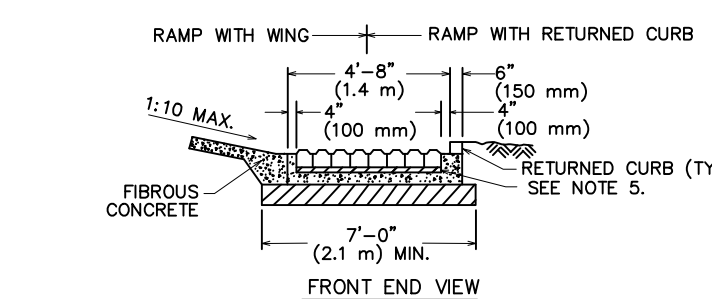
148"-0"



- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1].
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3].
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5]
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". DENY THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5]
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]

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 SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

3. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
4. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED CONES OR DOMES. DETECTABLE WARNING SHALL BE INSTALLED TO THE FULL WIDTH OF THE RAMP AND NOMINAL CENTER TO CENTER SPACING OF 2'-50" (60 mm) AND SHALL CONTRAST WITH THE ADJACENT SURFACE. DETECTABLE WARNING SHALL BE INSTALLED TO THE FULL WIDTH OF THE ADAAG SECTION 4.09.2. MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE PAVING. DETECTABLE WARNING SHALL BE INSTALLED TO THE FULL WIDTH OF THE RAMP UNLESS DETERMINED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
5. TYPICAL SIDEWALK WIDTHS AND CURB RADI ARE SHOWN FOR ILLUSTRATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTING SIDEWALK WIDTHS AND RADIUS OF CURB AND CURE BASIS.
6. DETECTABLE WARNING CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJACENT SURFACE SHALL BE LIMITED TO A (6 mm) JOINT TYPE. GAPS LARGER THAN X" (X mm) AFTER 100 PSI COMPRESSIVE TEST SHALL BE REPAIRED. DETECTABLE WARNING JOINTS BETWEEN BORDERS AND ADJOURNING SURFACE SHALL BE MORTAR FILLED UNLESS OTHERWISE NOTED.
7. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM 403.5.5, MORTAR AND JOINTS SHALL CONFORM TO STD. SPECIFICATION ITEM 403.5.6, MORTAR SHALL BE CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
8. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT BE REQUIRED TO CROSS THE CURB.




CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2 3 of 2

- a) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- b) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- c) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- d) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- e) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- f) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- g) FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- h) FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

1) ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

2) 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."

6	ISSUED FOR APPROVAL	06/29/16	[P]	[E]	[P]	[E]
5	ISSUED FOR APPROVAL	03/31/15	[P]	[E]	[P]	[E]
4	ISSUED FOR APPROVAL	02/20/15	[P]	[E]	[P]	[E]
3	ISSUED FOR APPROVAL	07/29/15	[P]	[E]	[P]	[E]
2	ISSUED FOR APPROVAL	07/13/15	[P]	[E]	[P]	[E]
1	ISSUED FOR APPROVAL	12/30/14	[P]	[E]	[P]	[E]
0	ISSUED FOR APPROVAL	10/27/14	[P]	[E]	[P]	[E]
Rev.	Description	Date	[P]	[E]	[P]	[E]



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
**MIRZA TAHR BAIG, P.E., #825277 ON**  
**FIRM REGISTRATION F-4951**

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**Project :**

**HEATHERWILDE RETAIL CENTER**  
**2800 SOUTH HEATHERWILDE BLVD.**  
**AUSTIN, TEXAS 78660**

**Title :**

**DIMENSIONAL SITE PLAN**

**PROJECT**

**29750**

**SHEET**

**4**

OF 23

CASE NO: SP-2015-0481D