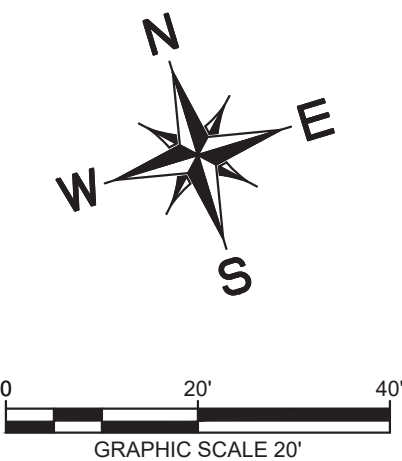
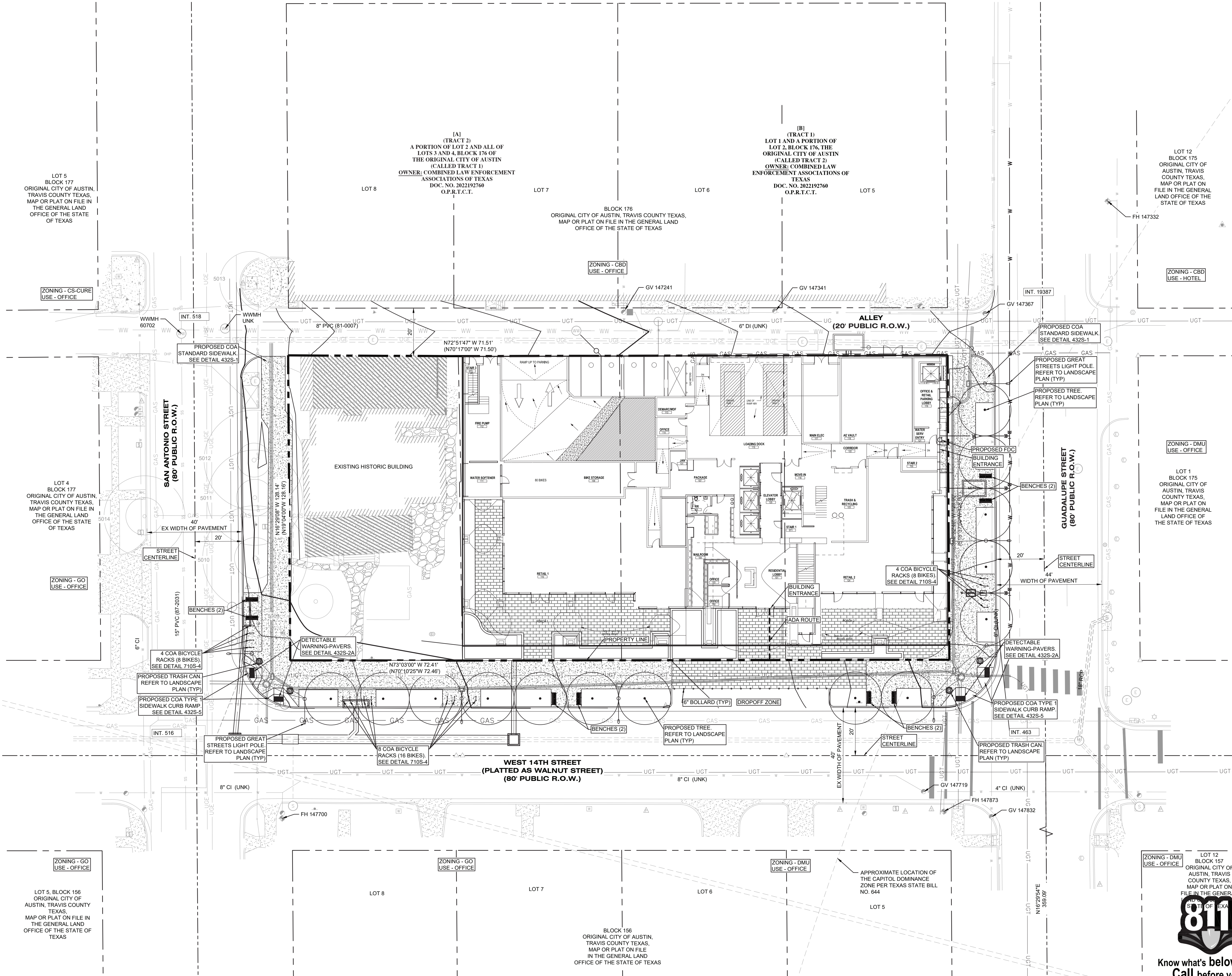


Plotted By: Paour, Robert Date: February 15, 2024 03:05:26pm File Path: K:\SAU_Civil\064611301_400_W 14th\Plan\Site\Sheet\G - Overall Site Plan.dwg

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LEGEND

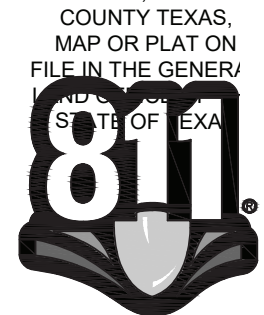
---	PROPERTY LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
⊙	PROPOSED WASTEWATER MANHOLE
⊙	PROPOSED WASTEWATER CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED TAPPING SLEEVE & VALVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
⊙	EXISTING POWER POLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING WASTEWATER MANHOLE
---	ADA ROUTE

NOTES:

- TREES AND TOPOGRAPHY BASED UPON GROUND SURVEY BY 4WARD LAND SURVEYING ON JANUARY 31, 2023.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
- 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).
- REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS.
- 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".
- RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
- SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN.
- ALL FDC's TO BE TWO 2 1/2" SIAMESE CONNECTIONS.

BENCHMARKS

BM:
1. SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH END OF WEST 14TH STREET, ± 250' WEST OF GUADALUPE STREET, ± 64' SOUTHWEST OF THE SOUTHWEST CORNER OF 0.6026 ACRE TRACT.
ELEVATION=524.17'
2. SQUARE CUT ON TOP OF CONCRETE STORM INLET ON THE EAST END OF GUADALUPE STREET, ± 55' NORTH OF WEST 14TH STREET, ± 68' EAST OF THE SOUTHEAST CORNER OF 0.6026 ACRE TRACT.
ELEVATION=562.54'



Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

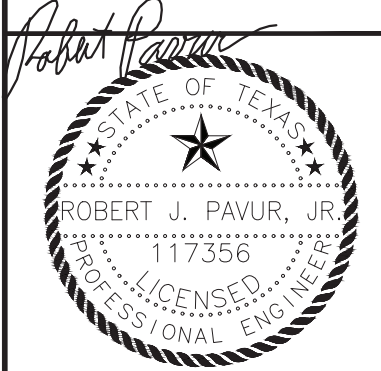


Figure 34:
Examples of fully-shielded light fixtures.

SUBCHAPTER E NOTES:

- 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 THE 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.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

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TBPE Firm No. 928



KHA PROJECT	064611301
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	RJP
DRAWN BY	EF
CHECKED BY	RJP

OVERALL SITE PLAN

400 W 14TH STREET
MIXED USE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS