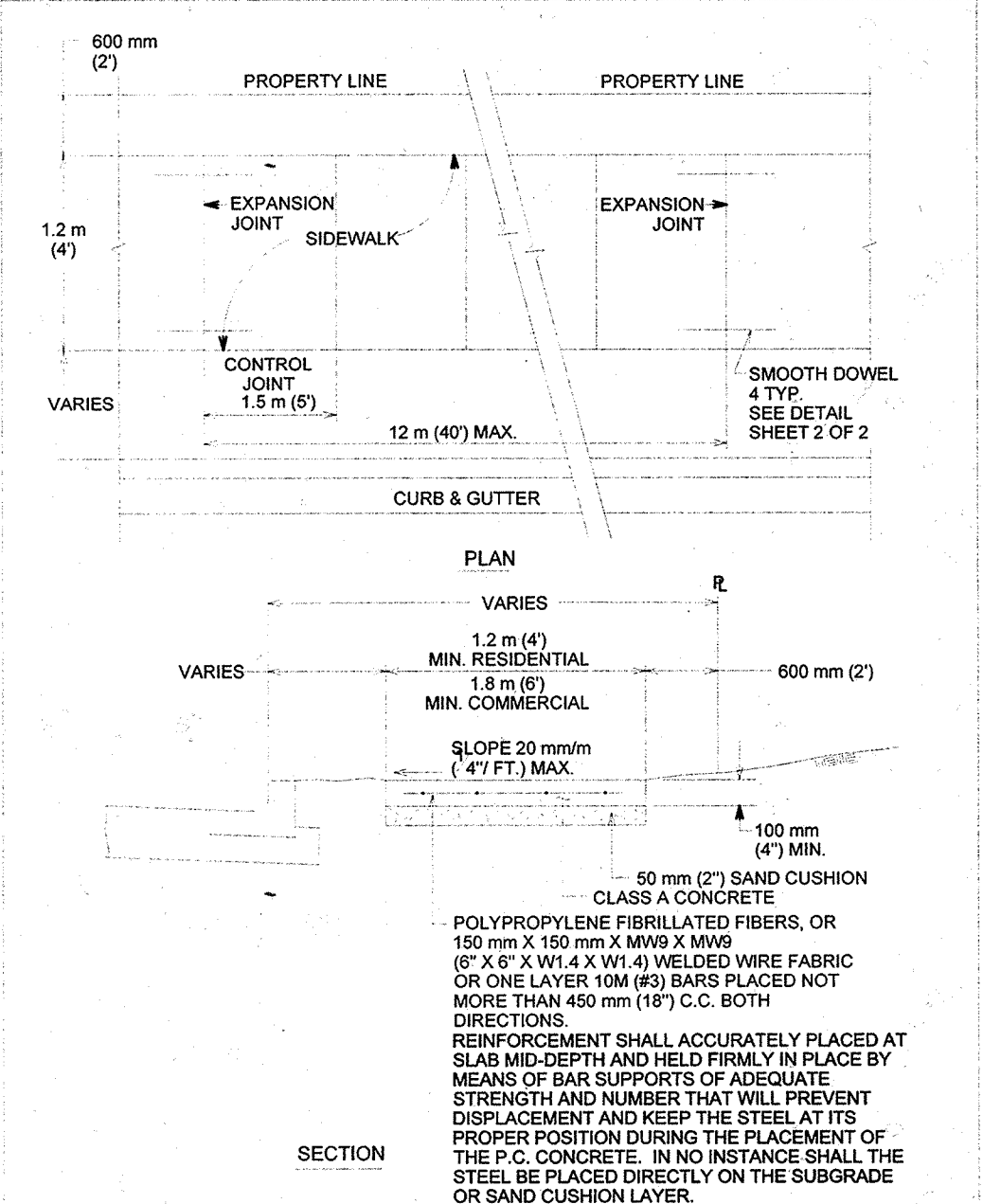


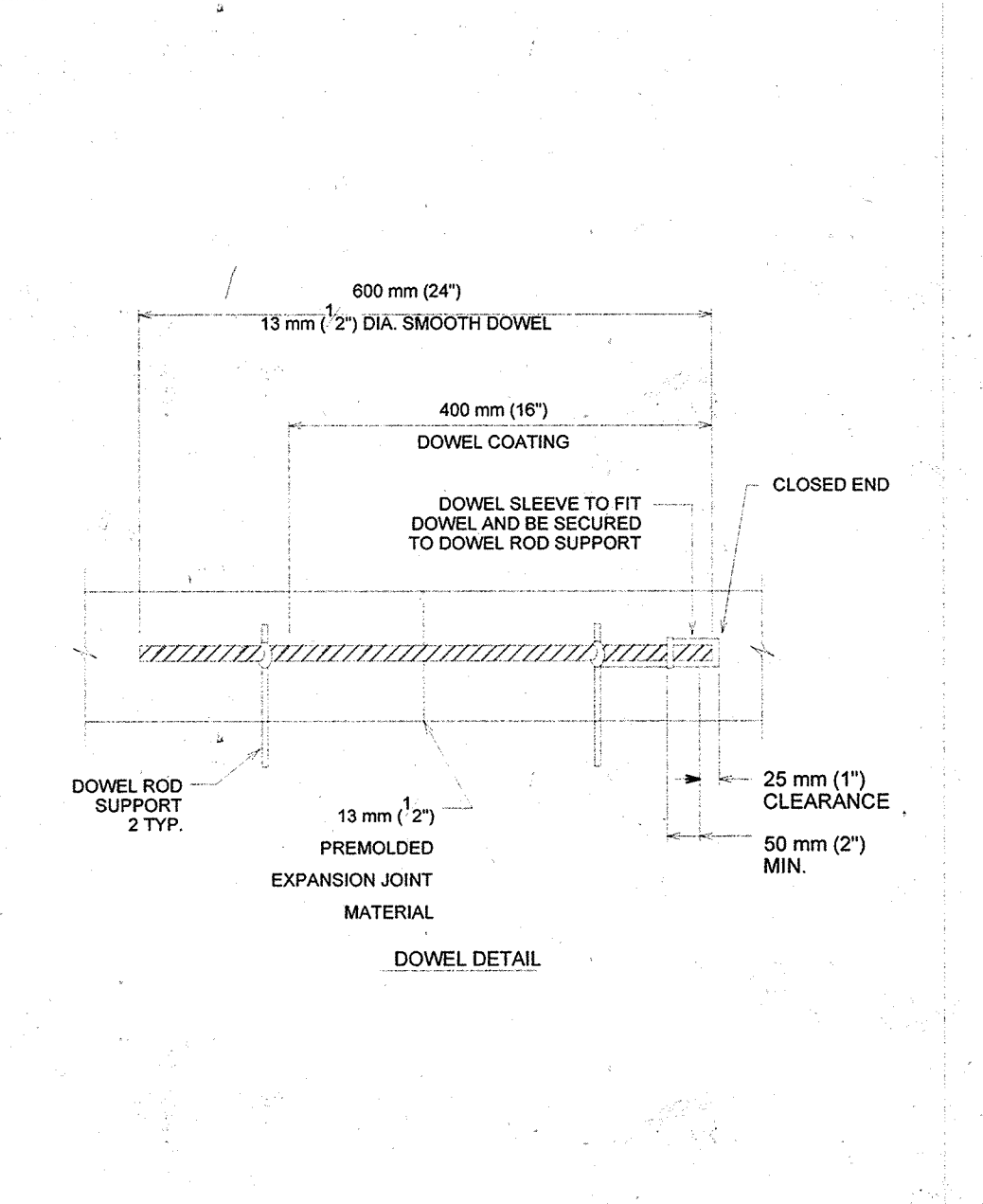
- FIRE DEPARTMENT NOTES:**
1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING ALL-WEATHER DRIVING CAPABILITIES SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
 2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4)-INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
 3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
 4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
 5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
 6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

AUSTIN ENERGY NOTES

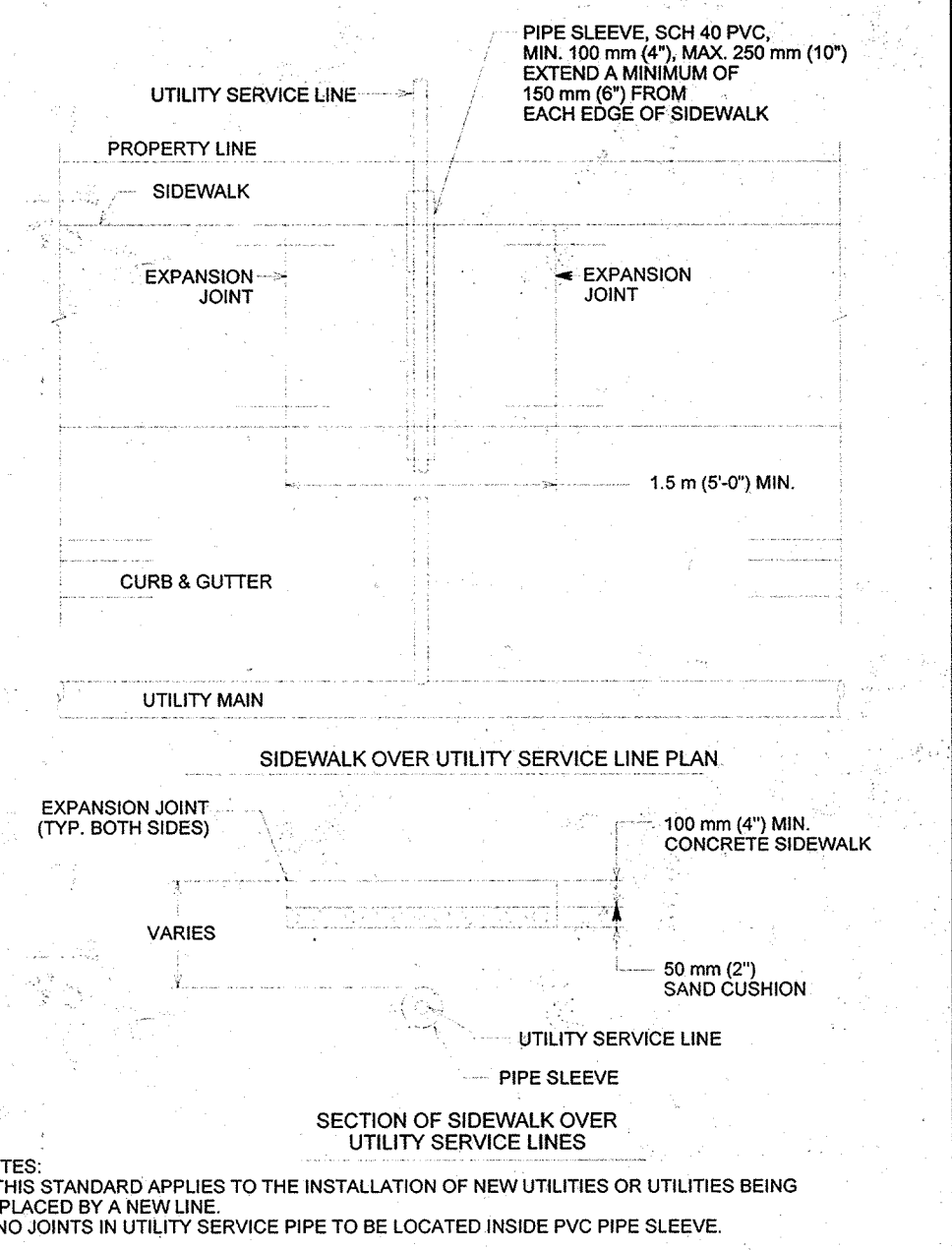
1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATION ALI SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATION AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVER HEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.



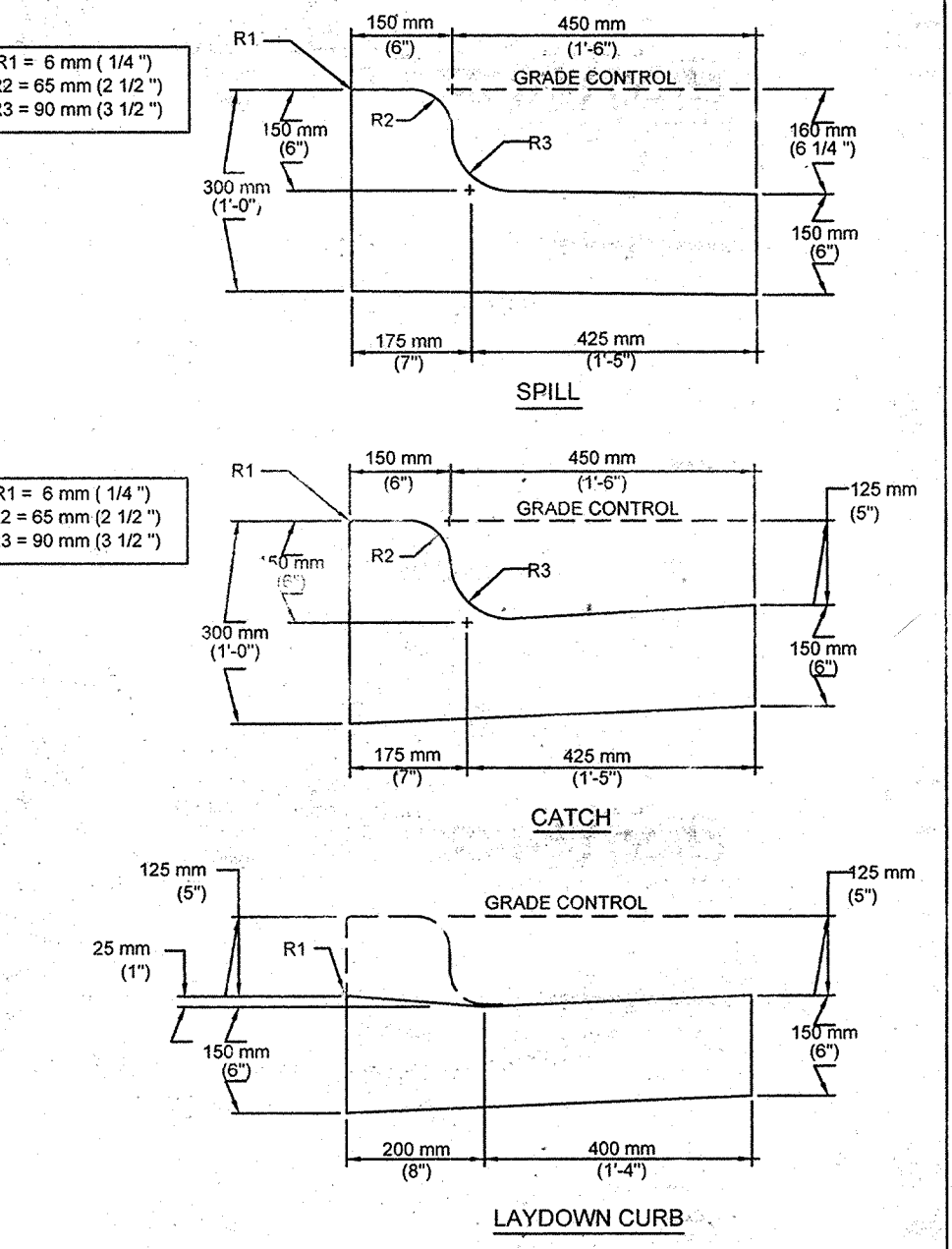
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 4325-1 1 OF 3
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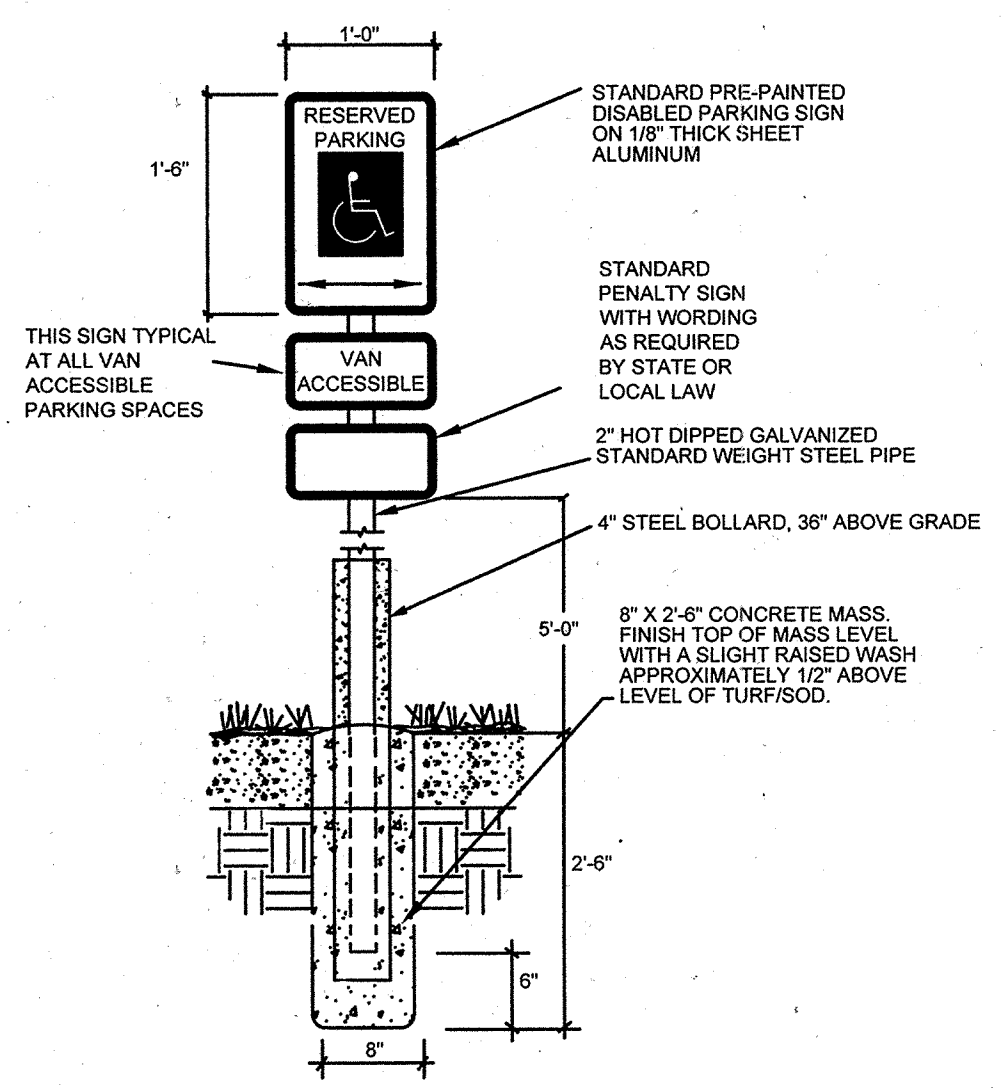
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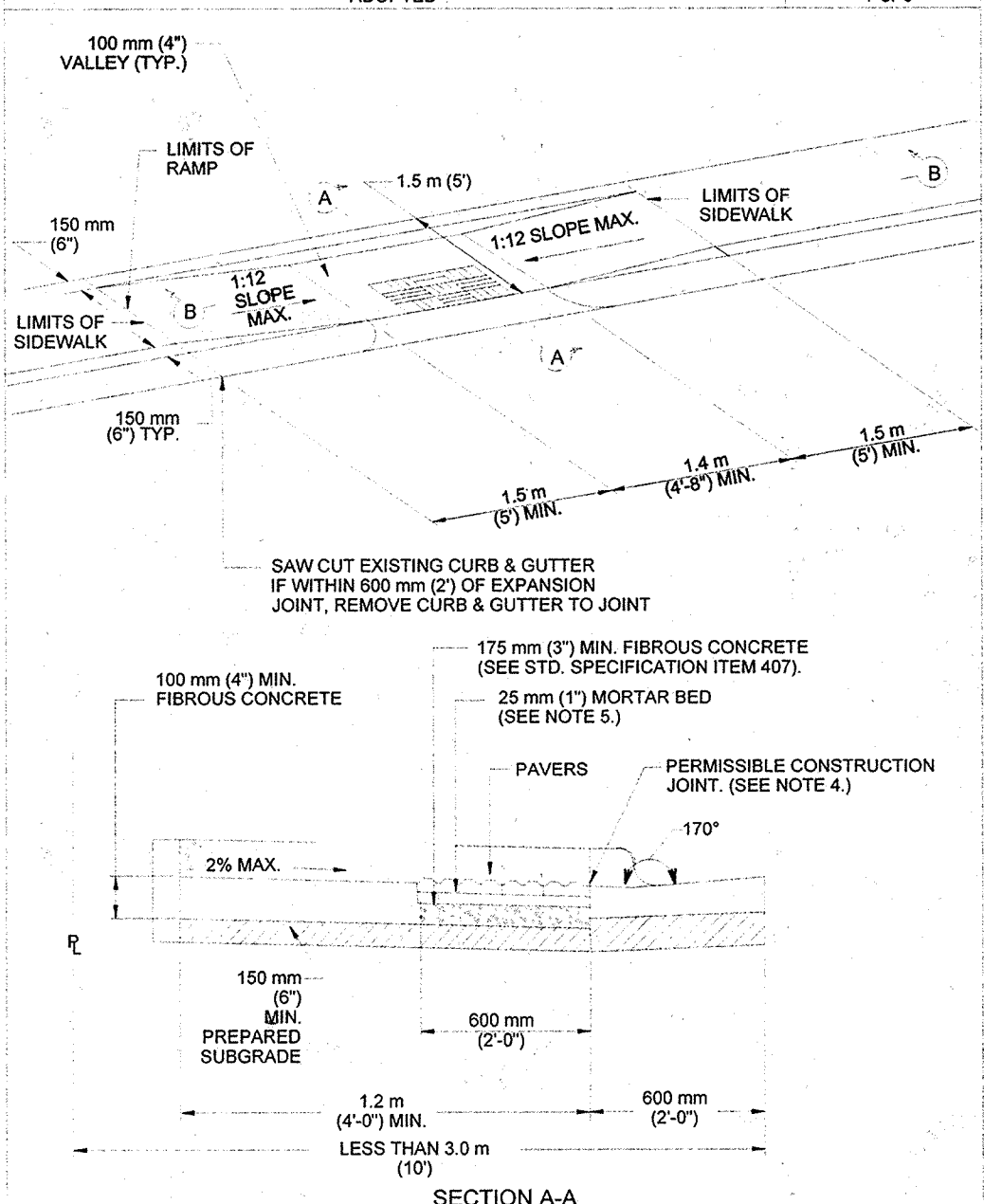
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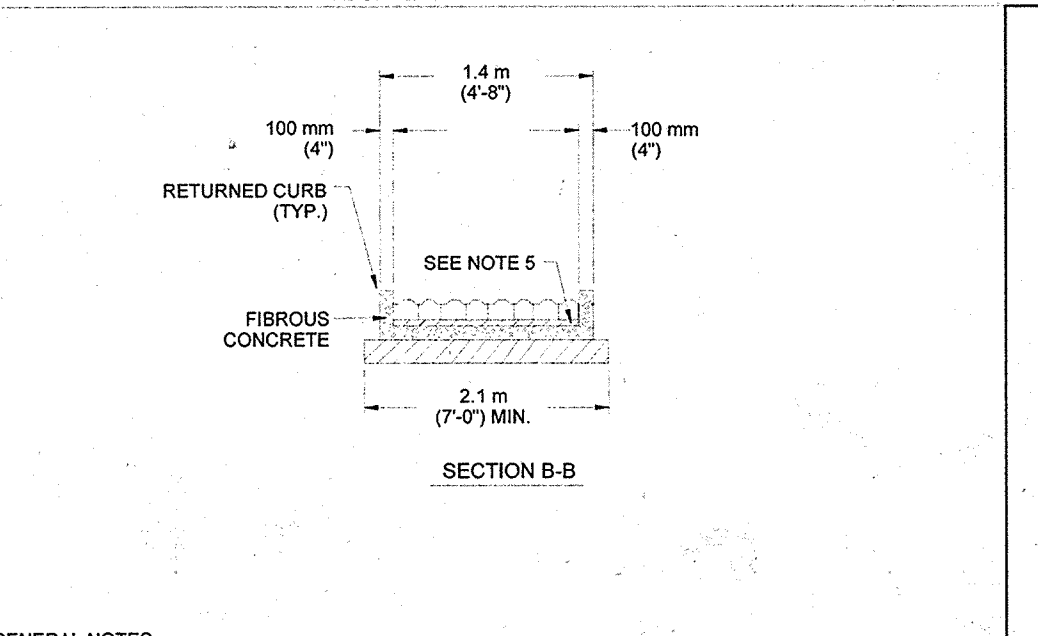
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	RECORD COPY SIGNED BY LINO RIVERA	9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1
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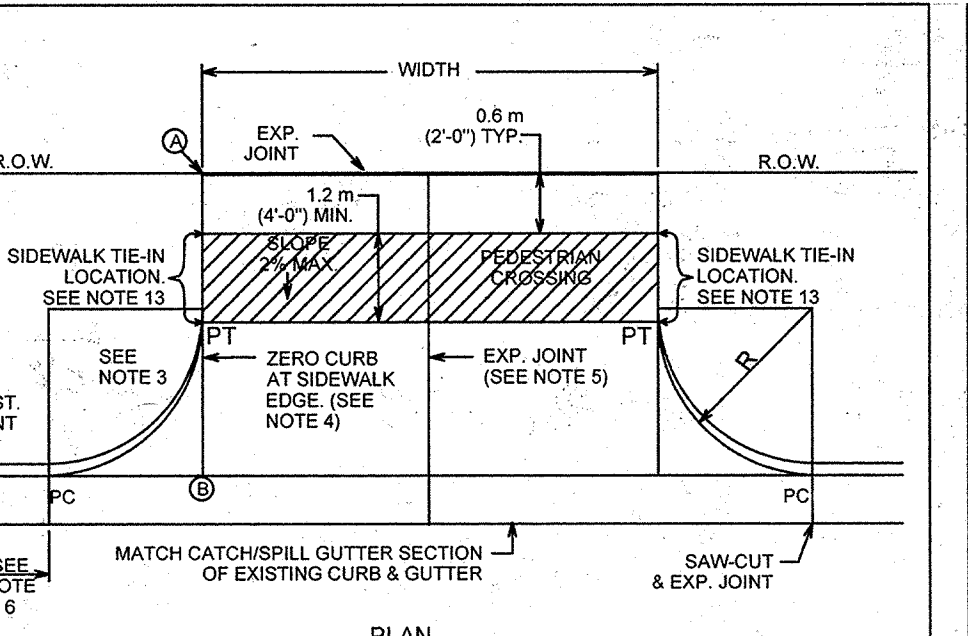
TYPICAL HANDICAPPED SIGN DETAIL



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 4325-3G 1 OF 2
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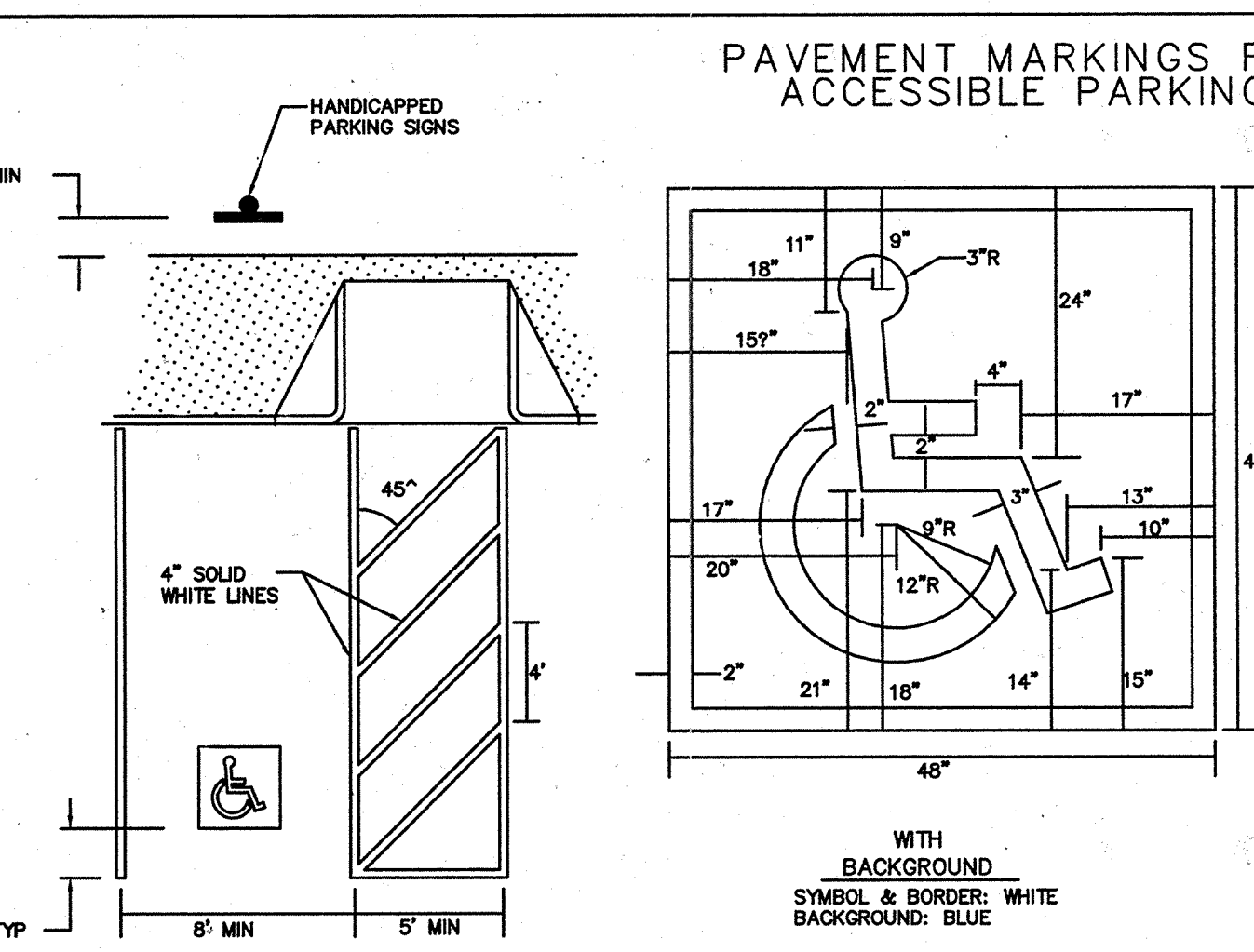
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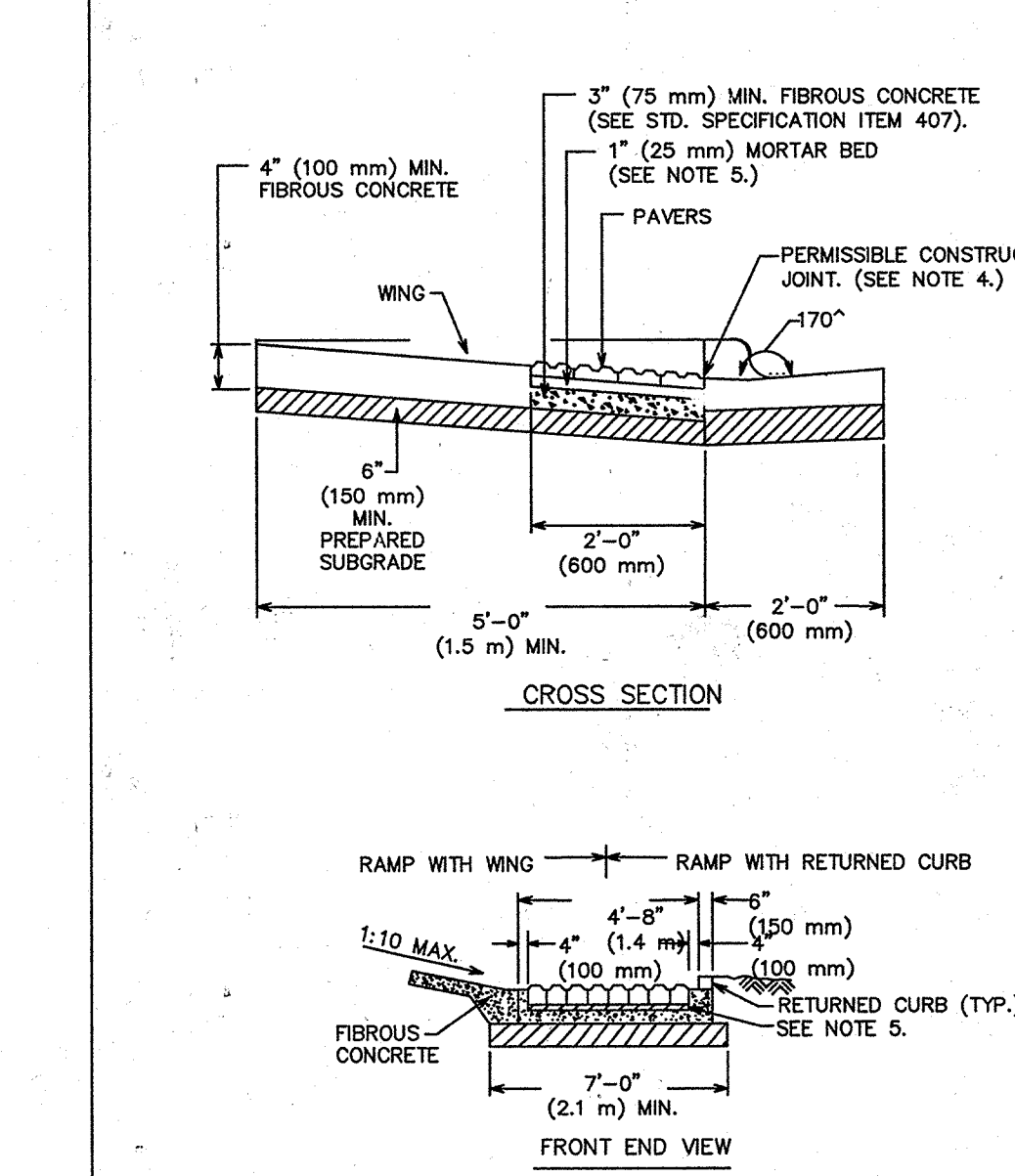
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY CUONG TRAN	02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2
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USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3MM (3/16") BARS PLACED ON CHAIRS AT MIDDLE OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3MM (3/16") BARS PLACED ON CHAIRS AT MIDDLE OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

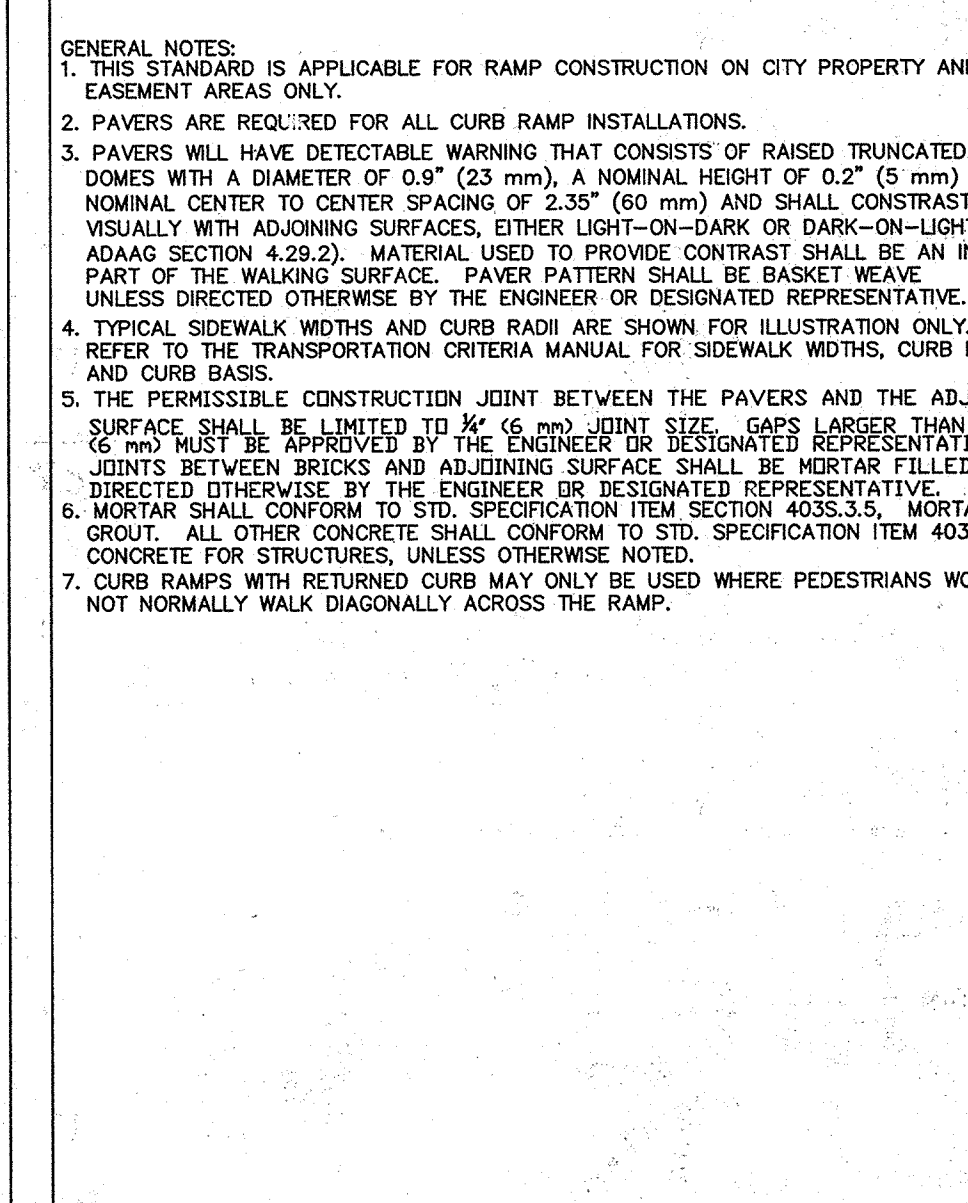
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE	MAX
>1500	0%	3%
500-1500	3%	5%
<500	6%	15%



- PAVEMENT MARKINGS FOR ACCESSIBLE PARKING**
- NOTES:**
1. ALL PARKING SPACE LIMIT LINES SHALL BE 4" SOLID WHITE LINES.
 2. AISLE MARKINGS SHOWN ARE EXAMPLES ONLY. OTHER METHODS TO INDICATE A NO PARKING AREA ARE ACCEPTABLE. AISLE MARKINGS SHALL BE WHITE.
 3. DIMENSIONS OF LIMIT LINES, AISLE MARKINGS, AND SYMBOL (WITH OR WITHOUT BACKGROUND) MAY VARY +10%.
 4. PAVEMENT MARKING SYMBOLS (WITH BACKGROUND):
 - A) ARE REQUIRED UNLESS STATED ELSEWHERE IN THE PLANS.
 - B) SHOULD BE PLACED TOWARD THE FAR END OF THE PARKING SPACES SO AS TO BE VISIBLE TO MOTORISTS IN THE TRAVEL LANE.
 - C) MAY BE PAINTED OR PREFABRICATED MATERIAL, AND D) SHALL BE 30"x30" MINIMUM.
 5. WITH APPROVAL OF THE CITY AND DESIGN ENGINEER, PREFABRICATED PAVEMENT MARKING SYMBOLS WITH BACKGROUND OF OTHER DIMENSIONS EXCEEDING THE 30"x30" MINIMUM MAY BE USED.
 6. ALL SLOPE IN AND AROUND EXPECTED WHEEL CHAIR PATH SHALL NOT EXCEED 2% CROSS SLOPES.
 7. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED," OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 80" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OCCURRED BY A VEHICLE PARKED IN THE SPACE. [IBC 1101.1, ANSI 502.7]



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 4325-2A 1 OF 2
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 4325-2A 2 OF 2
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	RECORD COPY SIGNED BY CUONG TRAN	02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2
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FILE NUMBER: SP-2015-0526C	APPLICATION DATE: 18/NOV/2015
APPROVED BY COMMISSION ON: 5/14/16	UNDER SECTION: 112
CHAPTER: 25-5	OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC): 5/14/19	CASE MANAGER: DONNA GALATI
PROJECT EXPIRATION DATE (ORD #70805-A):	DWP#: 002_X

Director, Planning and Development Review Department:	ZONING: CS
RELEASED FOR GENERAL COMPLIANCE: 5/14/16	
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 building permit is not required), must also be approved prior to the Expiration Date.

u.t.e.
consultants, inc.

2007 S 1st Street, Suite 103
Austin, Texas 78704

TBPE Registered Firm No. F-5653

SEAL: 4/25/2016

STATE OF TEXAS
JOAN TERNUS ANGLI
REGISTERED PROFESSIONAL ENGINEER

Date: 04-25-2016
Drawn: JTA
Checked: JTA

NO.	REVISIONS

2110 S LAMAR
SHOPPING CENTER
2110 S LAMAR
AUSTIN, TEXAS 78704

LAND USE
SITE PLAN

NOTES & DETAILS

SHEET: 3

3 OF 3

SP-2015-0526C