

AINBINDER RETAIL CENTER 1509 SOUTH LAMAR BOULEVARD, AUSTIN, TEXAS 78745

SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF BUILDING PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

SITE DEVELOPMENT CONSTRUCTION PLANS

COMPATIBILITY (IF REQUIRED)

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

FIRE DEPARTMENT:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO CONSTRUCTION IS ALLOWED WITHIN THREE FEET FROM ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH A INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHALL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT (PWTD) AT 499-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
 - RELEASE OF THE CERTIFICATION OF OCCUPANCY BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT (INSIDE THE CITY LIMITS); OR
 - INSTALLATION OF AN ELECTRIC OF WATER METER (IN THE FIVE-MILE ETJ), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

SITE PLAN RELEASE NOTES (CONT.)

7. DEVELOPER INFORMATION:

OWNER: The Ainbinder Company
c/o **RAYMOND CHILTON**
4265 San Felipe, Suite 205
Houston, Texas 77027
(713) 892-5600

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
KURT M. PROSSNER, P.E., PROSSNER AND ASSOCIATES, INC. (512) 918-3343

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: The Ainbinder Company
c/o **RAYMOND CHILTON**
4265 San Felipe, Suite 205
Houston, Texas 77027
(713) 892-5600

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: The Ainbinder Company
c/o **RAYMOND CHILTON**
4265 San Felipe, Suite 205
Houston, Texas 77027
(713) 892-5600

AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

NOTE: ALL DETENTION AND WATER QUALITY BASINS, AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL OR MULTIFAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.

NOTE: WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN.

NOTE: FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.

NOTE: FOR CONSTRUCTION IN THE RIGHT-OF-WAY A CONCRETE PERMIT IS REQUIRED.

WATERSHED STATUS:

THIS PROJECT LIES WITHIN THE WEST BOULDER CREEK WATERSHED (DESIGNATED URBAN).

ELECTRIC NOTES:

1. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT 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 BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.



SHEET INDEX

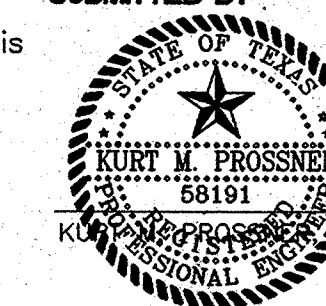
1. COVER SHEET
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SUBMITTED BY:

The seal appearing on this document was authorized by:

Kurt M. Prossner, P.E.
Texas Reg. No. 58191

on September 20, 1997



[Signature] 1/19/98
DATE

APPROVED BY:

[Signature] 8-25-99
FOR DIRECTOR OF DEPARTMENT DEVELOPMENT REVIEW AND INSPECTION DATE

SP-97-0415C

CONSOLIDATED SITE PLAN PERMIT NUMBER: DATE ISSUED:

[Signature] 01-28-98
CITY OF AUSTIN WATER AND WASTEWATER ENGINEERING DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

APPROVAL BY THE WATER & WASTEWATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER & WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK "A", SHEPHERD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 96, PAGES 112-113 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND OF LOT 5, MAUFRAIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 90, PAGES 90-91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FLOOD PLAIN NOTE:

The 100 year flood plain shown hereon is consistent with the Federal Insurance Rate Map Community Panel 48453C0210 E (Effective Date 6/16/93)

REVISIONS:

NO.	DESCRIPTION	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/DATE
1c	CON. 1625 SF TO RESTROOMS	(R) 1, 4, 9					
1d	INTERIOR REMODEL/CHANGE OF USE	Page 1, 4					
2	CHANGE PLUS TAX	(R) 1, 4					

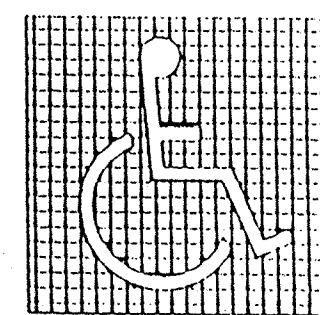
CORRECTIONS:

NO.	DESCRIPTION	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/DATE
1c	ADDED LANDSCAPING, NOTE ON TRASH	R(1, 3 & 12)	14	0	83248sf	75.85%	8/26/99
2c	REVISE LOC AT DRIVEWAY	P(1, 2, 10)	14	D	83248sf	75.85%	8/11/99
3c	Relocated utility connections, added fire line	(A) sheet 9	14	0	NA	NA	8/11/99
4c	REVISED PARKING LOTS FOR SIGNATURES - PARKING TAP	R 4, 5, 6, 7, 8, 10, 12	14	0	NA	NA	4-13-00
5c	ADD 200 SF. OUTDOOR DINING AREA, AUSTIN	1, 4	14	0	NA	NA	

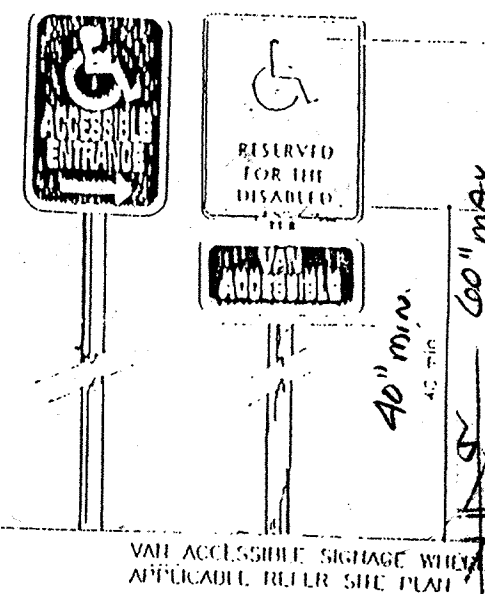


HANDICAP SIGN

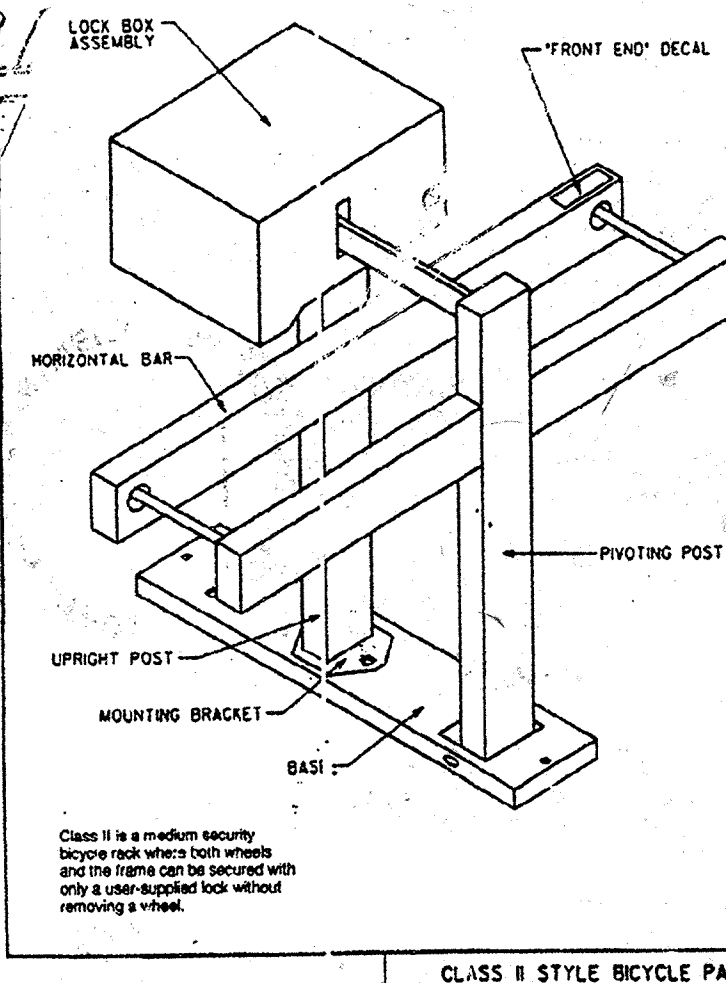
N.I.S.



LEGEND:
 • LEGEND AND BORDER - GRAY
 • WHITE SYMBOL ON BLUE BACKGROUND
 • BACKGROUND - WHITE



40" MIN. 60" MAX.
 VARI ACCESSIBLE SIGNAGE WHEN APPLICABLE REFER TO SITE PLAN



CLASS B STYLE BICYCLE PARKING

DESIGN ENGINEER

This drawing is copyrighted by:
Prossner and Associates, Inc.
 Consulting Engineers

12218 Hwy. 620, Suite 104
 Austin, Texas 78750

Phone: (512) 918-3343
 Fax: (512) 331-0575

12218 HWY. 620, SUITE 104
 AUSTIN, TX. 78750
 FAX (512) 331-0575

10c @ 11/12/13
 10c 2-5-20-11
 10c 2-4-21-11
 CHANGE OF USE
 Pg 1, 4 dx 0-15-11
 3-26-2012

6c change of use Pg. 1, 4

USE 12/27/00

7c CHANGE OF USE PAGE 1, 4

SUBMITTAL DATE: 10-14-97

AREA FOR CITY USE ONLY:

SITE PLAN RELEASE		Sheet	of
FILE NUMBER: 17	EXPIRATION DATE: 12-31-98		
CASE MANAGER: [Signature]	APPLICATION DATE: 8-25-99		
APPROVED ADMINISTRATIVELY ON: [Signature]			
APPROVED BY PLANNING COMMISSION ON: 12-14-98			
APPROVED BY CITY COUNCIL ON: [Signature]			
under Section 179 of Chapter _____ of the Austin City Code.			
Director, Development Review and Inspection Department			
DATE OF RELEASE: 8-25-99	Zoning: [Signature]		
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		

SP-97-0415C

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