

UTILITY 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 UNDERGROUND ELECTRICAL 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

SITE PLAN NOTES:

- 1. REFERENCE COVER SHEET AND EXISTING CONDITIONS PLAN FOR ADDITIONAL SITE INFORMATION.
2. REFERENCE SITE PLAN SHEET FOR MORE DETAILED INFORMATION ON PROPOSED SITE IMPROVEMENTS.
3. 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.

DEMOLITION NOTES:

- 1. ALL EXISTING STRUCTURES SHOWN AS TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
2. NO WORK SHALL BE PERFORMED OUTSIDE THE LIMIT OF CONSTRUCTION.
3. BEFORE REMOVING ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE UTILITY TO BE REMOVED IS NOT SERVING ANY OTHER SITE.

UTILITY CONTACTS:

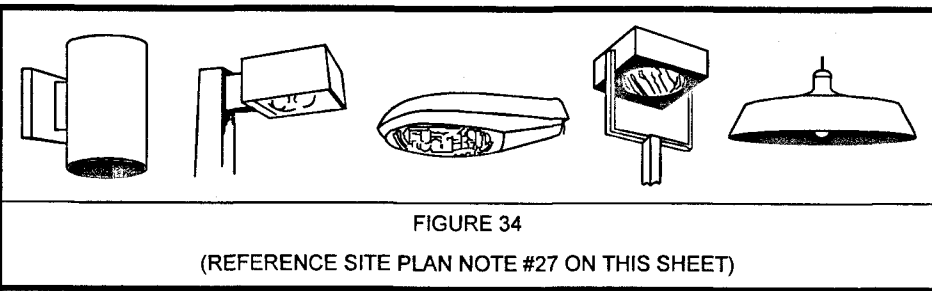
DEVELOPMENT SERVICES DEPARTMENT
505 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704
(512) 974-6370
WATER AND WASTEWATER SERVICE:
CITY OF AUSTIN - WATER UTILITY DEPARTMENT
CONTACT: GEORGE RESEDEZ
625 EAST 10TH STREET, SUITE 700
AUSTIN, TEXAS 78701
(512) 972-0252

ABBREVIATIONS LEGEND:

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.
AC ACRE
APPROX APPROXIMATELY
ASPH ASPHALT
BGN BEGIN

ELECTRIC TRANSMISSION NOTES:

- 1. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES INSTALLED WITH AUSTIN ENERGY SHOULD BE COMPLETED PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A MEETING.
2. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENRY (PH 505-7151) IN THE MEETING. IF CRANES ARE BEING USED DURING CONSTRUCTION, OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.



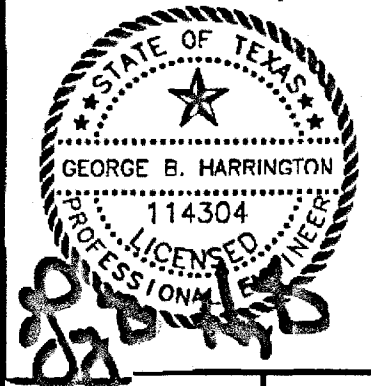
CITY OF AUSTIN GENERAL CONSTRUCTION NOTES:

- 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 TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTIN.TEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.

DEVELOPER INFORMATION:
OWNER: INTRACORP PROJECTS LIMITED PHONE #: (512) 466-2721
CONTACT: BRAD STEIN
OWNER ADDRESS: 401 CONGRESS AVE., SUITE 1540
AUSTIN, TX 78701
OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
CONTACT: BAILEY HARRINGTON, P.E. PHONE #: (512) 669-5560

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 ALTERNATIVE METHOD OF CONSTRUCTION IN ACCORDANCE WITH 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 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.



44 EAST
44 EAST AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS 78701
GENERAL NOTES

SITE PLAN APPROVAL SHEET 03 OF 72
FILE NUMBER: SP-2018-0472C APPLICATION DATE: 10-5-18
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-61, LDC): 9-27-20 CASE MANAGER: A. Johnson
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: 9-27-19 ZONING: CBD
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 A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET
C003
03 OF 72
SP-2018-0472C

FILE NAME: 505018.DWG DATE: 10/05/18 10:43:28 AM
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CHECKED BY: J. STEIN
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