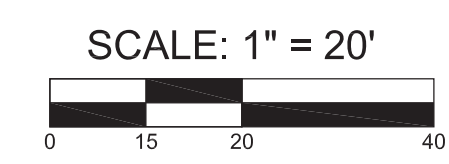


### LEGEND

- PROPOSED PHASE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- LIMITS OF CONSTRUCTION



**WATER / WASTEWATER NOTE:**

- WATER AUSTIN WATER (AW).
- WASTEWATER TO BE SEPTIC SYSTEM.

**WARNING!**

- COMPARE THE GRADING PLAN TO THE LANDSCAPE PLAN BEFORE INSTALLATION OF THE LANDSCAPING. ENSURE THAT THE GRADING IS THE SAME. DIFFERENCES MIGHT EXIST DUE TO DIFFERENCES IN PURPOSE FOR THAT SHEET. RESOLVE ANY DIFFERENCES WITH ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING.
- COMPARE THE CURB STOPS SHOWN ON THE GRADING PLAN TO THE CURB STOPS SHOWN ON THE SITE PLAN. RESOLVE ANY DIFFERENCES WITH ENGINEER AND SITE PLANNER PRIOR TO ORDERING THE CURB STOPS.

**SECTION 25-2 NOTES:**

- ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE FEET (25') OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-2.104 EXEMPTIONS.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.

**BICYCLE NOTES:**

- BICYCLE PARKING INSTALLED ON CONCRETE, SUCH AS THE STANDARD "U RACK", SHALL BE SECURELY ANCHORED WITH TAMPERED RESISTANT HARDWARE, PREFERABLY A TRI-GROOVE SECURITY NUT OF A CRIMP ANCHOR. TCM 9.8.8.4.
- U-RACK SHALL BE USED FOR SHORT-TERM BICYCLE PARKING. TCM 9.8.8.5.A.
- BICYCLE PARKING MUST BE LOCATED IN A WELL-LIT AREA. TCM 9.8.1.1.

**NOTE:**

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."

**PARKING NOTE:**

EACH PARKING SPACE TO HAVE A VERTICAL CLEARANCE OF 7-FEET (MINIMUM) PER BUILDING CODE.

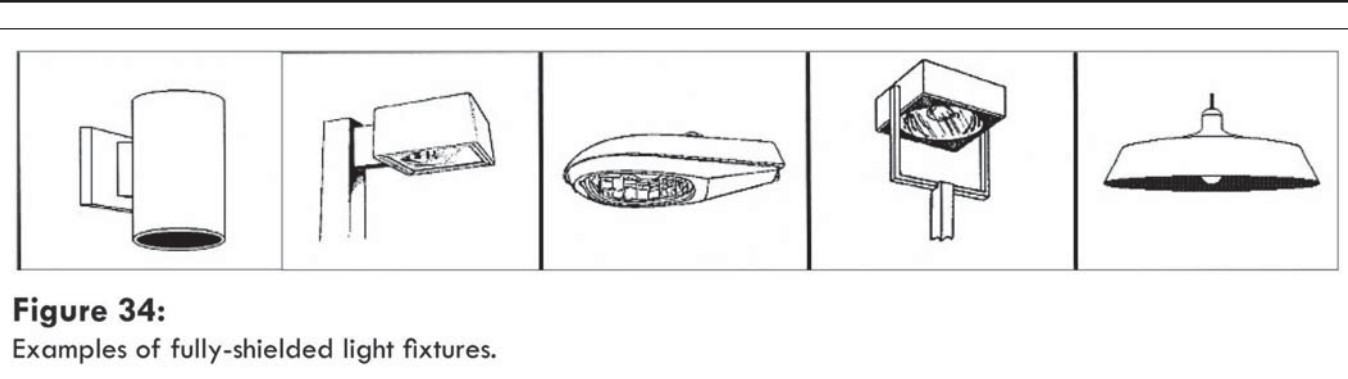
**COA ZONING (SUBCHAPTER E) NOTES:**

- THIS PROJECT WILL PROVIDE THE FOLLOWING TWO (2) OPTIONS TO IMPROVE CONNECTIVITY FROM COA, LDC, CHAPTER 25-2, SUBCHAPTER E, SECTION 2.3.1 (TABLE B): (1) LIMIT CURB CUTS AND (2) NOT LOCATING UTILITY LINES UNDER PARKING SPACES.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.

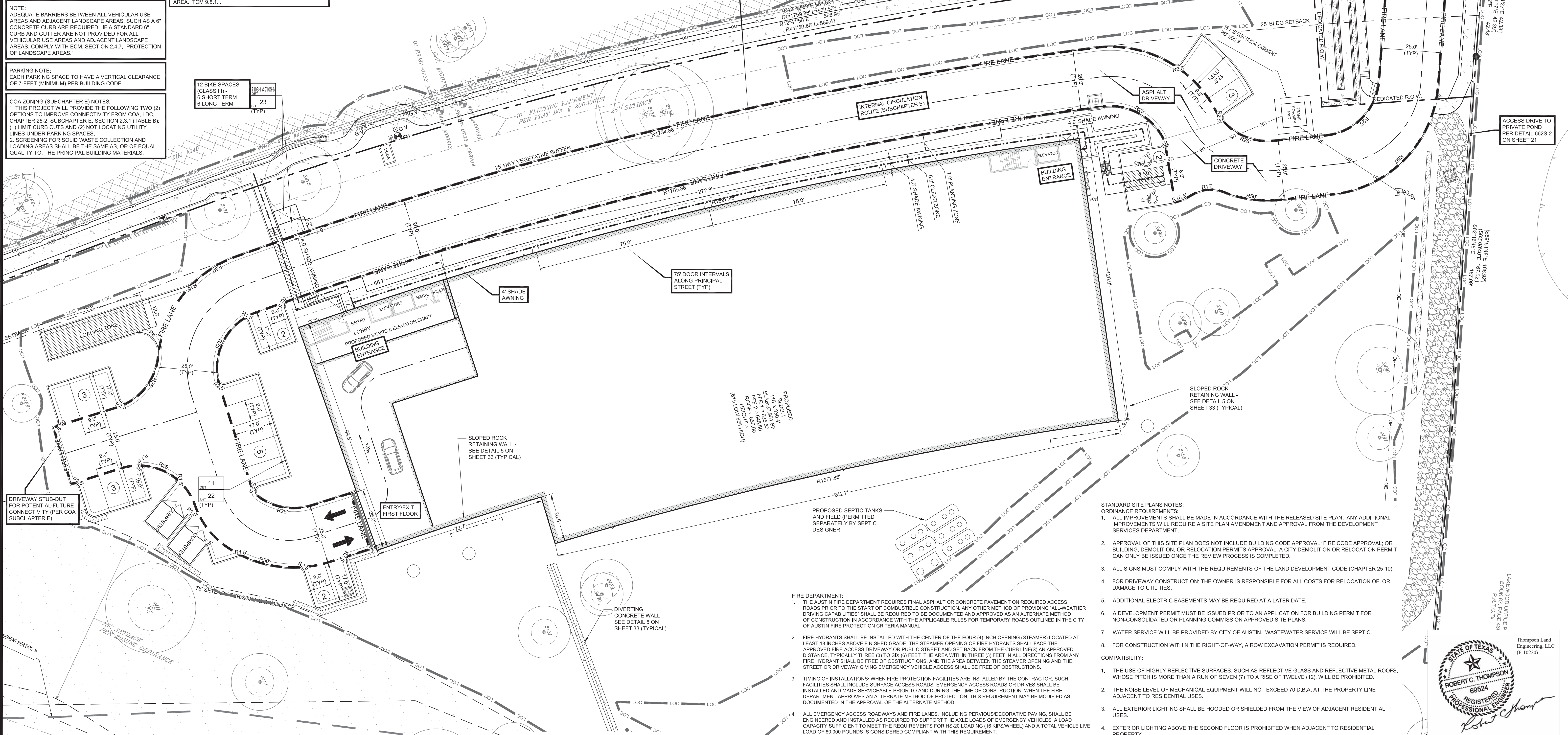
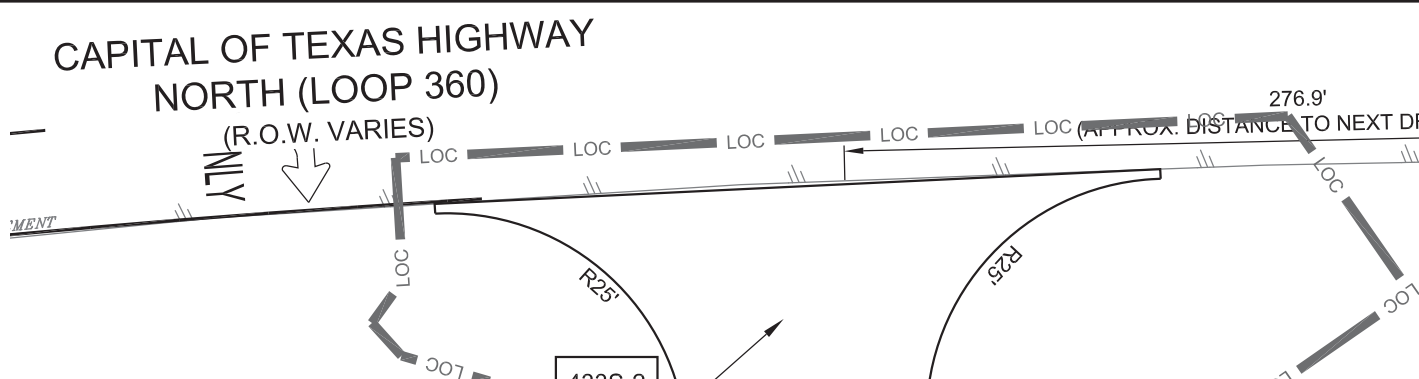
- GENERAL NOTES:**
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
  - DIMENSIONS ARE TO FACE OF CURB.
  - SEE GENERAL NOTES SHEET 4.
  - WHERE IS SHOWN, PAINT CURB, OR PAVEMENT WHERE NO CURB EXISTS, RED AND STENCIL "FIRE ZONE/TOW-AWAY ZONE" IN 3 INCH WHITE LETTERS AT 35 FOOT INTERVALS ALONG CURB.
  - WHERE IS SHOWN DENOTES THE ACCESSIBLE ROUTE.
  - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY" PER LDC, 25-6-477.
  - 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.
  - 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 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.
  - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED 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.
  - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD 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.
  - ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNERS/DEVELOPER'S EXPENSE.

**COMPATIBILITY / SCREENING REQUIREMENTS**

- NO STRUCTURE MAY BE BUILT WITHIN 25 FEET OF THE PROPERTY LINE.
- NO STRUCTURE IN EXCESS OF TWO STORIES OR 30 FEET IN HEIGHT MAY BE CONSTRUCTED WITHIN 50 FEET OF THE PROPERTY LINE.
- NO STRUCTURE IN EXCESS OF THREE STORIES OR 40 FEET IN HEIGHT MAY BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
- NO PARKING OR DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF THE PROPERTY LINE.
- LANDSCAPING OR SCREENING IS REQUIRED ALONG THE EASTERN PROPERTY LINE IN ACCORDANCE WITH THE SCREENING REQUIREMENTS (SECTION 25-2-1006 AND ECM 2.9.1), PARKING DESIGN STANDARDS (SECTION 25-6-563) AND/OR SCREENING STANDARDS (SECTION 25.2.1066) TO SCREEN ADJOINING PROPERTIES FROM VIEWS OF PARKING, MECHANICAL EQUIPMENT, STORAGE, AND REFUSE COLLECTION.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.



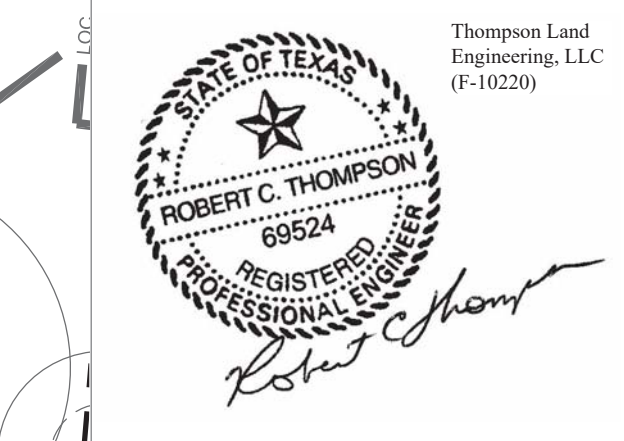
ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.



**1 SITE PLAN - GROUND FLOOR**  
SCALE: 1:20

- FIRE DEPARTMENT:**
- 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.
  - FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 16 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.
  - 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.
  - 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 H5-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
  - FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
  - THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

- STANDARD SITE PLANS NOTES:**
- ORDNANCE REQUIREMENTS:**
- 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 DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE REVIEW PROCESS IS COMPLETED.
  - ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
  - WATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN. WASTEWATER SERVICE WILL BE SEPTIC.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- COMPATIBILITY:**
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
  - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
  - ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
  - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
  - 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.
  - FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



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6601 N CAPITAL OF TEXAS HWY NB, AUSTIN, TX 78731

**SITE PLAN (1 OF 2)**

DATE ISSUED	January, 2024
DESIGNED BY	RCT
DRAWN BY	RJH/HRM
JOB NUMBER	1774
SHEET	11 OF 35

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

SPC-2023-0357C