



LEGEND	
EXISTING	PROPOSED
—	PROPERTY LINE
—	EASEMENT
— W —	WATER
— WW —	WASTEWATER
— SS —	STORM SEWER
— UO —	OVERHEAD ELECTRIC
— UE —	UNDERGROUND ELECTRIC
— G —	GAS
—	CURB & GUTTER
—	WOOD FENCE
—	METAL FENCE
—	100 YR FLOOD PLAIN
— LOC —	LIMITS OF CONSTRUCTION
• •	FIRE HYDRANT ASSEMBLY
•	WATER VALVE
●	WASTEWATER MANHOLE
→	GUY WIRE
○	TREE TO REMAIN
◡	BUILDING ENTRANCE

COMPATIBILITY STANDARDS NOTES:

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 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING WILL BE 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 LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
4. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW ADJACENT TO RESIDENTIAL PROPERTY.
5. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
6. 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.
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
8. ALL DUMPSTERS AND ANY PERMANENTLY PLACE REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
9. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2.1066).

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB.
2. FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
3. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY THE GREEN ENERGY BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
4. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.
5. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
6. ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY THE OWNER.
7. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
8. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE.
9. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.

SITE PLAN APPROVAL \_\_\_\_\_ SHEET 10 OF ##  
FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSION ON: \_\_\_\_\_  
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD, #0000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT \_\_\_\_\_  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: \_\_\_\_\_  
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

FINAL PLAN 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.

<p>THESE CONSTRUCTION PLANS ARE RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF</p> <p>STEVEN BUUFFUM P.E. 116531</p> <p>5/31/18 THEY ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.</p>	<p><b>CAMERON COMMERCIAL PROJECT ADDRESS AUSTIN, TEXAS 787</b></p>	<p><b>SITE PLAN</b></p>	<p><b>Costello</b></p> 	ENGINEERING AND SURVEYING	DESIGNED: _____
				1016 LA POSADA DR. SUITE 288	DESIGN CHECKED: _____
	AUSTIN, TEXAS 78752	DRAWN: _____			
	(512)646-3456 (512) 514-0315 FAX	COGO CHECKED: _____			
		SURVEY CHECKED: _____			
		DATE: _____			
		QA/QC: _____			
		QA/QC REVISIONS: _____			
			NO.	REVISION	DATE
					BY