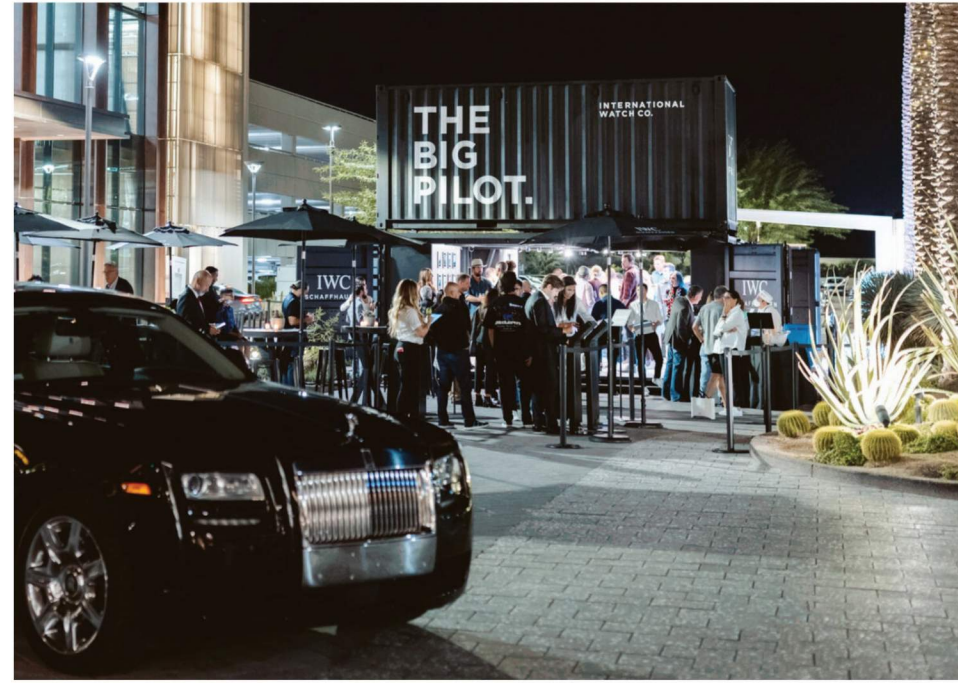


Austin Motor Club

RIOS



Site



Place Making & Brand Identity

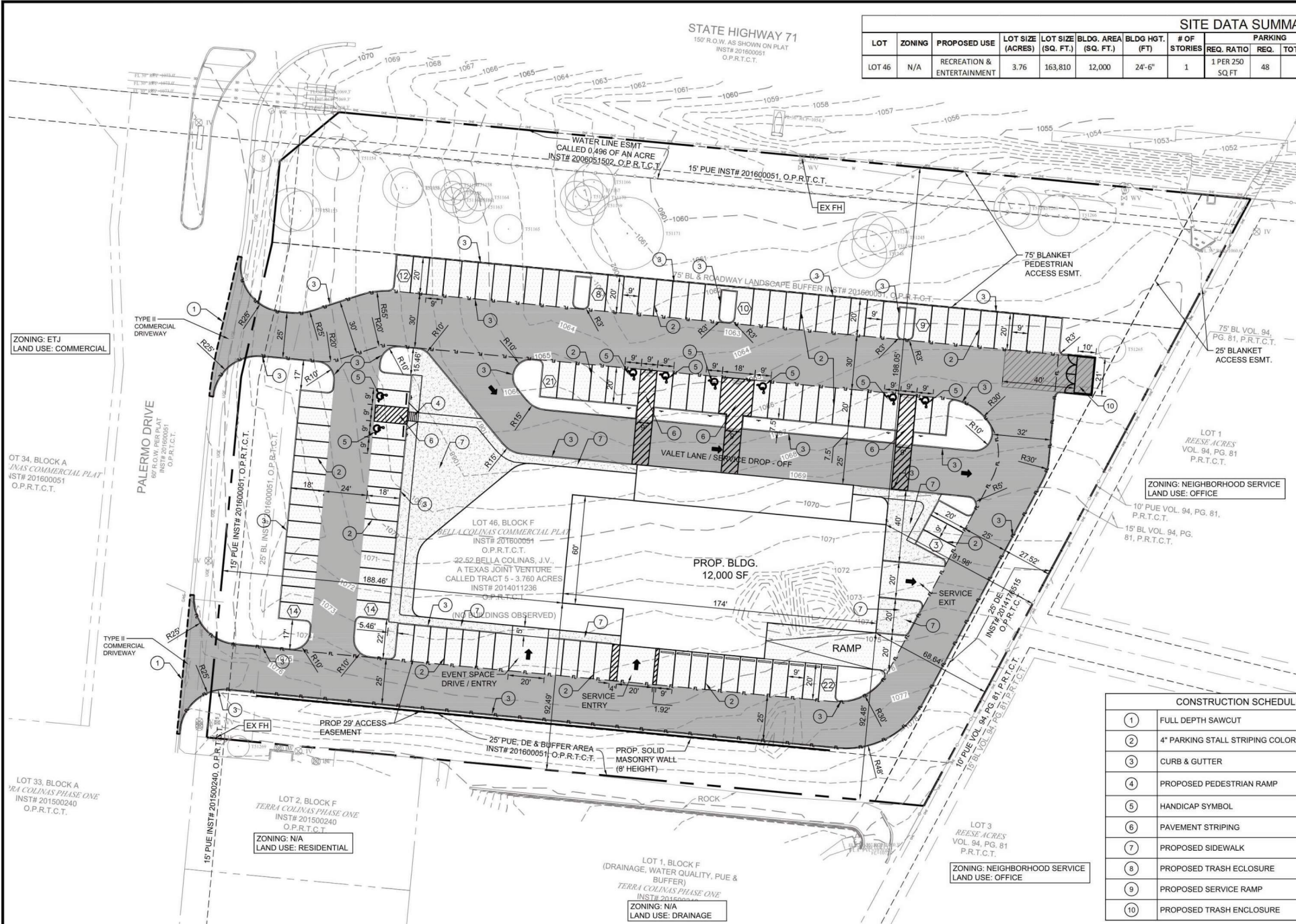
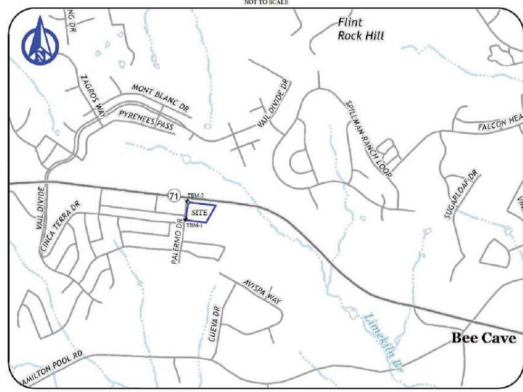
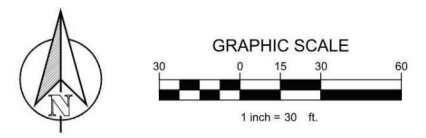
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NO.	DATE	REVISION	BY

SITE PLAN

SITE DATA SUMMARY																		
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	PARKING			HANDICAP SP.		TOTAL IMPERVIOUS	IMPER. ALLOWED	IMPER. REMAINING			
								REQ. RATIO	REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)	(SQ FT)	(%)
LOT 46	N/A	RECREATION & ENTERTAINMENT	3.76	163,810	12,000	24'-6"	1	1 PER 250 SQ FT	48	113	5	8	84,576	52%	113,692	69%	29,116	18%



CONSTRUCTION SCHEDULE	
1	FULL DEPTH SAWCUT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	PROPOSED SIDEWALK
8	PROPOSED TRASH ENCLOSURE
9	PROPOSED SERVICE RAMP
10	PROPOSED TRASH ENCLOSURE

LEGEND	
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER AREA CONCRETE PAVEMENT
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED ENHANCED SIDEWALK PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT

BENCHMARKS:
 TBM #1
 MAG NAIL WITH METAL WASHER STAMPED "PH BENCHMARK" SET IN A CONCRETE RIBBON CURB IN THE EAST MARGIN OF PALERMO DRIVE
 N: 10,086,574.15
 E: 3,037,535.64
 ELEV: 1,077.44'
 TBM #2
 MAG NAIL WITH METAL WASHER STAMPED "PH BENCHMARK" SET IN A CONCRETE MEDIAN LOCATED AT THE INTERSECTION OF PALERMO DRIVE AND STATE HIGHWAY 71.
 N: 10,086,902.66
 E: 3,037,983.40
 ELEV: 1,074.43'

CASE #:	
22.52 BELLA COLINAS, JV 3200 SOUTHWEST FREEWAY STE 3000 HOUSTON, TX 77027 PH: [REDACTED] CONTACT NAME: LUKE BROWN	
APPLICANT/ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE	
SURVEYOR JPH LAND SURVEYING, INC 1516 E PALM VALLEY BLVD, STE A4 ROUND ROCK, TX 78664 PH: 817.431.4971 CONTACT NAME: DAN RICK	
LEGAL DESCRIPTION: LOT 46, BLOCK F BELLA COLINAS COMMERCIAL PLAT (3.76 ACRES) INST# 201600051 O.P.R.T.C.T.	
CITY: BEE CAVE	STATE: TEXAS
COUNTY: TRAVIS	SURVEY: BELLA COLINAS
ABSTRACT NO.:	

- TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 FIRE DEPARTMENT - SITE PLAN NOTES**
- DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY TCSD NO. 6.
 - ALL PLANS (SITE, BUILDING, FIRE ALARM, FIRE SPRINKLER) SHALL BE SUBMITTED TO LTR FOR REVIEW. TWO FULL-SIZE SETS ARE REQUIRED. A REVIEW LETTER WILL BE GENERATED. REVIEWS WILL NOT BE PERFORMED UNTIL THE APPLICABLE REVIEW FEES ARE PAID.
 - UPON PLAN APPROVAL, A PERMIT WILL BE ISSUED. THE PERMIT MUST BE CONSPICUOUSLY POSTED.
 - AN ALL-WEATHER DRIVING SURFACE (FIRE APPARATUS ACCESS) MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN, PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION.
 - ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 POUNDS LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
 - VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, SIX INCHES FOR THE FULL 25 FEET WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 50 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS, PER FIGURE B-4 OF THIS MANUAL.
 - THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS 15 PERCENT.
 - THE MARKINGS OF FIRE LANES MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE LANE - TOW AWAY ZONE" IN LETTERING NO LESS THAN THREE INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. ALTERNATIVE MARKING OF FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, OR HIGHER DESIGNATED AGENT, PROVIDED FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. EXISTING FIRE LANE MARKINGS SHALL BE GRANDFATHERED PROVIDED THAT THEY MEET THE WORDING AND INTERVAL REQUIREMENTS THAT WERE ACCEPTED ON APPROVED SITE PLANS AND OTHER TYPE FIRE LANE

- SUBMITTALS APPROVED BY THE FIRE DEPARTMENT. EXISTING FIRE LANES THAT ARE IN NEED OF RE-PAINTING SHALL MEET THE REQUIREMENTS OF THIS SECTION.
- THE FIRE DEPARTMENT CONNECTION (FDC) CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN.
 - HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR AND ONE-HALF INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR AND ONE-HALF INCH STEAMER OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT, AND THE FOUR AND ONE-HALF INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET/DRIVEWAY.
 - CONTRACTOR SHALL INSTALL BLUE REFLECTIVE MARKERS IN THE PAVEMENT PER TCSD NO. 6 SPECIFICATIONS. NO IMPROVEMENTS MAY BE OCCUPIED UNTIL THE MARKERS ARE INSTALLED.
 - FIRE HYDRANTS SHALL HAVE NATIONAL HOSE THREADS.
 - STATIC WATER TANK HARD SUCTION CONNECTOR SHALL HAVE SIX-INCH NATIONAL HOSE THREADS.
 - A CERTIFIED OR WITNESSED PRESSURE TEST IS REQUIRED FOR ALL WATER MODELS, REQUIRED HYDRANT FLOW TESTS OR SPRINKLER SYSTEM DESIGNS.
 - HYDRANTS SHALL BE PAINTED SILVER AND THE BONNET AND CAPS SHALL BE PAINTED THE DESIGNATED COLOR PER THE GALLONS PER MINUTE (GPM) AS FOLLOWS: CLASS AA LIGHT BLUE 1500 OR HIGHER GPM CLASS A GREEN 1000-1499 GPM CLASS B ORANGE 500-1499 GPM CLASS C RED LESS THAN 500 GPM CLASS D BLACK OUT OF SERVICE
 - COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF ONE- AND ONE-HALF CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 10 FEET OF OPENINGS, COMBUSTIBLE WALLS OR COMBUSTIBLE EAVE LINES.
 - "KEY BOXES" (KEY SWITCHES) (KNOX-BOX® RAPID ENTRY SYSTEM) SHALL BE INSTALLED IN THE LOCATION(S) SHOWN ON THE SITE BUILDING PLANS AS APPROVED BY TCSD NO. 6. CONTACT LTR FOR ORDERING INFORMATION. NO IMPROVEMENTS MAY BE OCCUPIED UNTIL THE KEY BOX/KEY SWITCH IS INSTALLED.

- GENERAL SITE PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.
 - THIS PROPERTY IS SUBJECT TO THE IMPERVIOUS COVER AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2016031163 OF THE OPRTC.
 - THIS PROPERTY IS SUBJECT TO THE PROVISIONS IN THE MASONWOOD AMENDED AND RESTATED DEVELOPMENT AGREEMENT ADOPTED BY THE BEE CAVE CITY COUNCIL ON NOVEMBER 13, 2012. THE SUBJECT PROPERTY IS WITHIN THE "NEIGHBORHOOD SERVICES TRACT" AS DESIGNATED WITHIN THE DEVELOPMENT AGREEMENT CONCEPT PLAN.

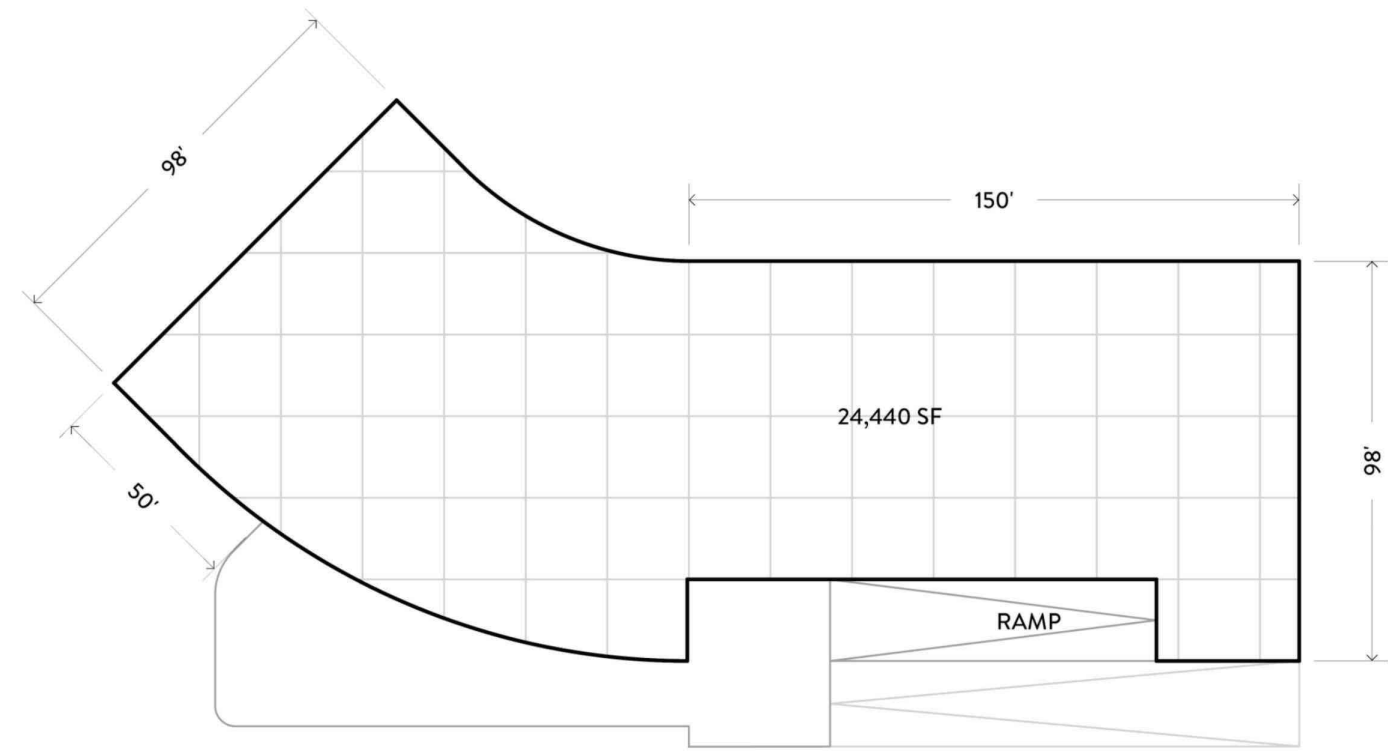
PLOTTED BY: REGGIE SMITH
 PLOT DATE: 1/31/2024 3:52 PM
 DRAWN BY: PROJECTS/2022-118 CALLAWAY'S BEE CAVE CADD/SHEETS/SP-1 SITE PLAN.DWG
 LAST SAVED: 1/31/2024 3:50 AM

Civil Site Plan

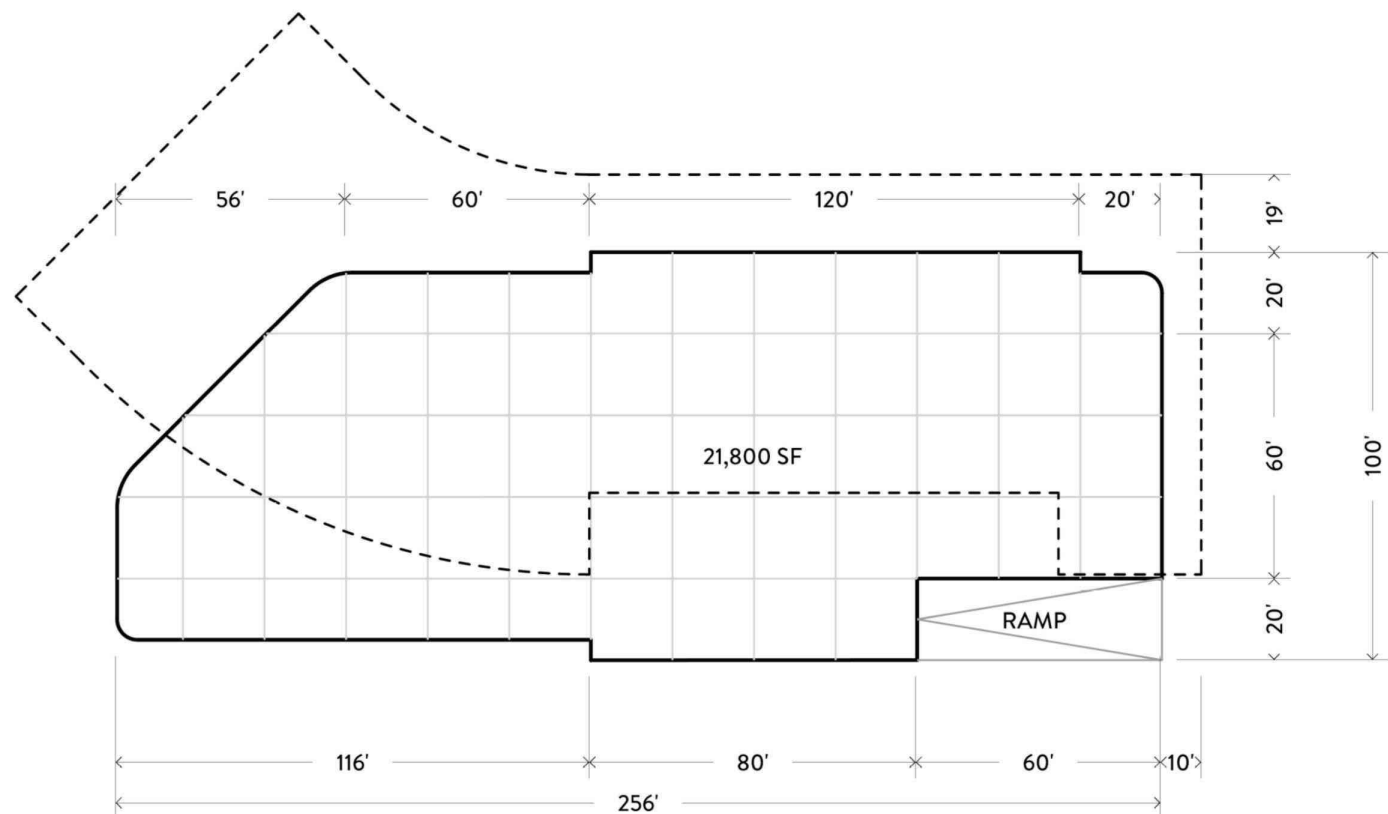
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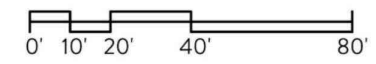
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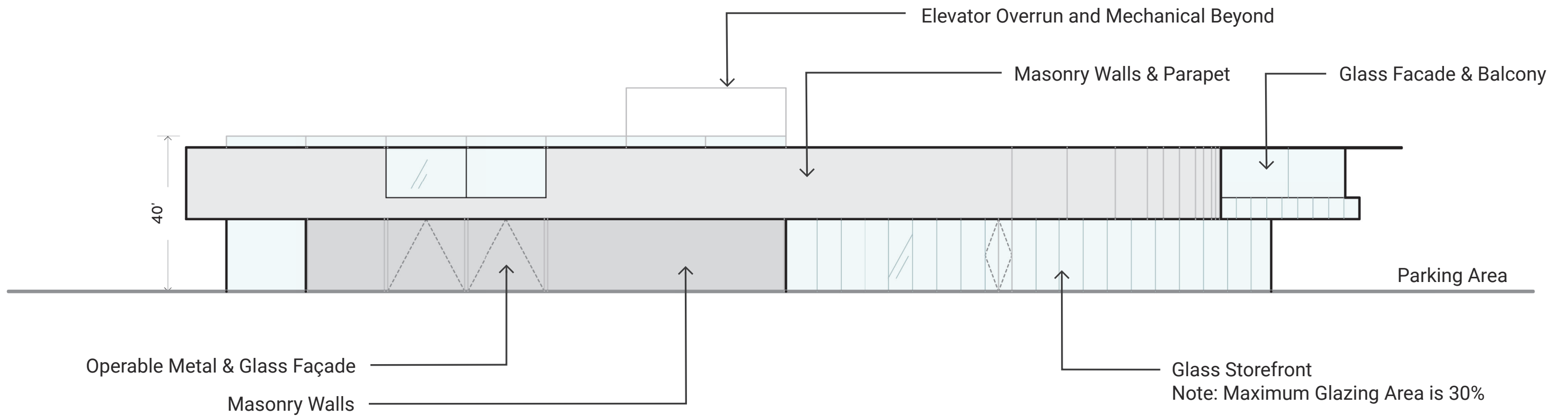


Level 1



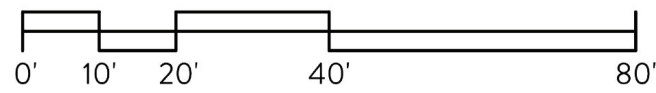
Plans





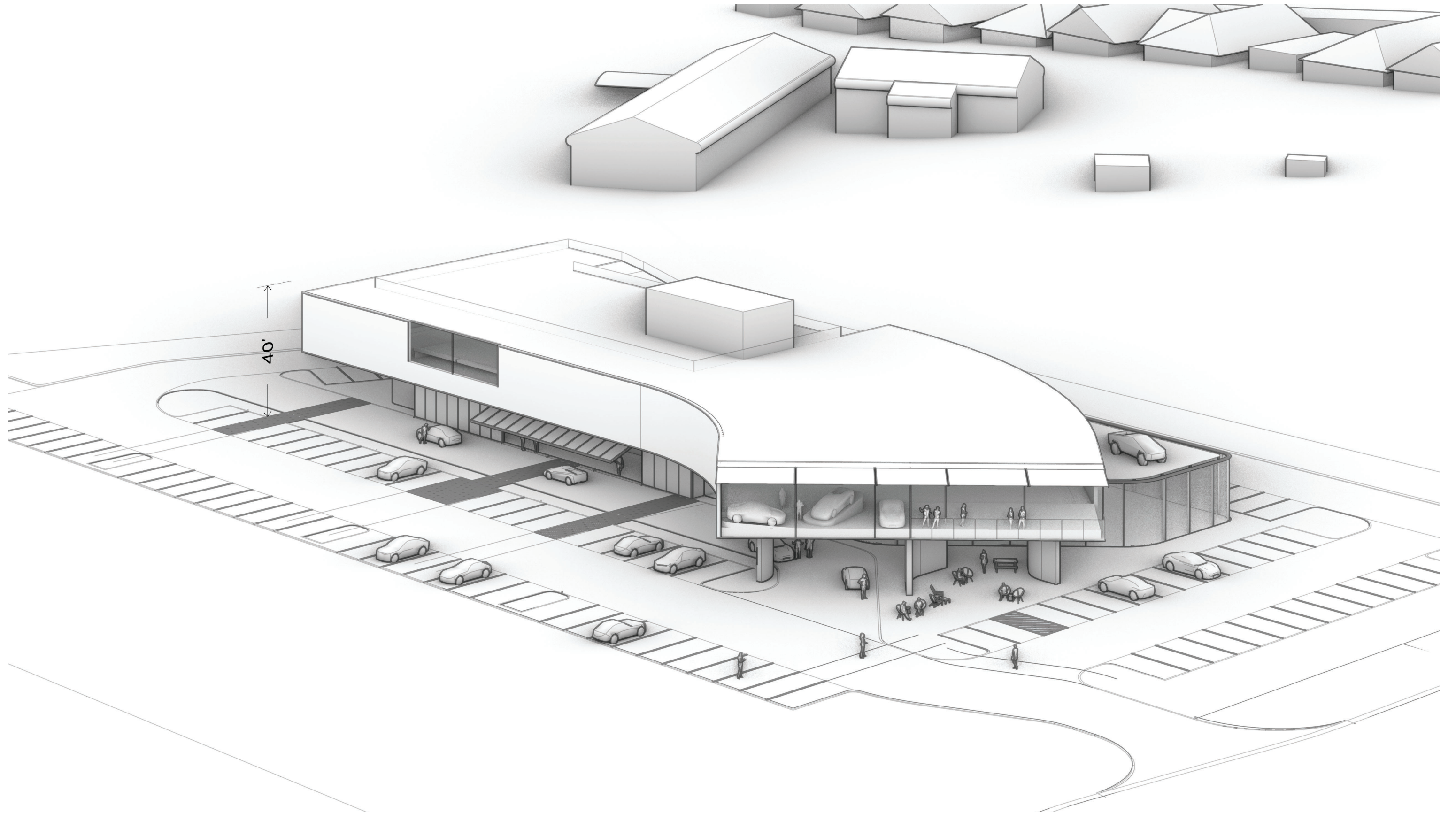
Drawing Updated 05.15.24

North Elevation



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Drawing Updated 05.15.24

Materials

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Drawing Updated 05.15.24

Concept Render

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