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COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2011-0327C ENVIRONMENTAL BOARD: 06/06/12

WATERFRONT BOARD: 06/11/12

PC COMMISSION: tentative 07/10/12

PROJECT NAME: Boardwalk Trail at Lady Bird Lake

ADDRESS: 1820 S. Lakeshore Blvd.

AREA: 7,000 feet of trail/boardwalk (approximately 7.3 acres for the limits of construction all within easements, COA property, or ROW)

EXISTING ZONING: P-NP, Public

NEIGHBORHOOD PLANNING AREAS: South River City and Riverside

PROPOSED USE: Public, Parks and Recreation Services

APPLICANT: City of Austin – Public Works (David Taylor)
P.O. Box 1088
Austin, TX 78767 (512) 974-7132

AGENT: Eclipse Environmental & Engineering, Inc. (Bill McCurley)
8705 Shoal Creek Blvd., Ste. 200
Austin, TX 78757 (512) 323-6350

ENGINEER: Jacobs Engineering Group, Inc. (Adam Koransky)
2705 Bee Caves Road, Ste. 300
Austin, TX 78746 (512) 314-3100

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@ci.austin.tx.us

EXISTING ZONING: P-NP (Public) Because it is zoned "P"-Public and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625.

PROPOSED DEVELOPMENT/REQUEST: The proposed Capital Improvement Project consists of approximately 7000 feet of hike and bike trail and associated amenities. The project passes through many separate properties consisting of private land (with easements) and City-owned property, including the river bed and right-of-way. The plan includes construction of one restroom and multiple shade structures. The applicant is requesting the following: Approval of a Conditional Use Permit for hike/bike trail improvements on property zoned P-Public and greater than one acre.

In accordance with the Land Development Code, § 25-2-721, (A) (3) & (4): The Land Use Commission shall request a recommendation from the Waterfront Planning Advisory Board and the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit with the conditions that Council approve the final variances for shoreline modification and floodplain. The site plan will comply with all requirements of the Land Development Code prior to its release.

DESIGN COMMISSION ACTION:

12/19/11: The Design Commission received a presentation and voted 5-0 to support the project as submitted with Alternative Equivalent Compliance for Building Placement and Building Design.

PARKS BOARD ACTION:

05/22/12: Parks Board approved for Shoreline Modification by consent (7-0)
(5/14/12 Navigation Committee - approved)
12/06/11: Voted to approve the design of the Boardwalk at Lady Bird Lake.

The Parks Board approved a request for grading and modifications to the shoreline area in order to construct the abutments for the boardwalk to come onshore and to level the trail. The limits of construction are approximately 305,600 square feet. Parks Board approval was required in order to place fill in Lady Bird Lake, as per 25-8-652, but the ultimate decision regarding modification of the shoreline, LDC 25-8-651, falls under the purview of the City Council.

ENVIRONMENTAL BOARD ACTION: Joint presentation to Parks Board and Environmental sub-committee (2009).

06/06/12: Pending recommendation on conditional use permit site plan per 25-2-721

WATERFRONT PLANNING ADVISORY BOARD:

06/11/12: Pending recommendation on conditional use permit site plan per 25-2-721
11-14-2011: Briefing/presentation.

CITY COUNCIL:

06/28/12: There is a request is to approve a resolution authorizing the relocation of portions of the Lady Bird Lake shoreline between Tom Miller Dam and Longhorn Dam in order to complete abutments and level trails for the Boardwalk Trail at Lady Bird Lake project (SPC-2011-0327C) per 25-8-651/652. There is also a request for a floodplain variance per 25-7.

PLANNING COMMISSION:

07/12/12: Pending - Discussion and action on conditional use permit site plan

PROJECT INFORMATION: 7,000 feet of trail/boardwalk

ZONING: P, Public

PROPOSED USE: Parks and Recreational Services

LIMITS OF CONSTRUCTION: 10.24 Acres

PROPOSED BLDG. CVR: 425 sf (.29 FAR)

EXISTING PARKING: 200 on street (Lakeshore) **PROPOSED PARKING:** 2

WATERFRONT OVERLAY

PRIMARY SETBACK IN WFO: Impervious Cover allowed: 15% Proposed: 0%

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Lakeshore Blvd.	120'	35'	Collector

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Boardwalk Trail. Because it is zoned “P”-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625. The proposed 7000 feet trail consists of a 14’ wide boardwalk, and a connector trail will be 8’ wide. The project includes signage, shade shelters, landscaping and other associated improvements.

The applicant is requesting approval from City Council under section 25-8-651 (Relocation of the Shoreline between Tom Miller Dam and Longhorn Dam) of the Land Development Code, in order to complete nine abutments and level trails in eight areas for the Boardwalk Trail at Lady Bird Lake project. City Council approval is required to modify the shoreline and relocate existing earth material in the Lady Bird Lake floodplain. The proposed relocations will all be within City property or easements.

The majority of the trail is located on City of Austin park property or lake, and is surrounded by the greenbelt area. The remaining sections of the trail will be located on Texas Department of Transportation (TxDOT) right-of-way (ROW) or within easements acquired for the project. TxDOT have reviewed and approved this use on their property. Reviews and approvals were obtained from multiple agencies and other City of Austin Departments and City Boards/Commissions. These included the Bicycle Advisory Committee (10/15/09 – Briefing; traffic control concerns), Art is Public Places (9/13/10 - Panel Briefing; Artist contract approved by Council 3/22/12), Urban Transportation Commission (12/13/2011 – Briefing; no action taken, some questions regarding safety), and the Mayor’s Committee for People with Disabilities.

Transportation: The trail was designed to meet the American Association of State Highway and Transportation Officials (AASHTO) mixed use guidelines. It was also designed to meet Texas Accessibility Guidelines. The bicycle coordinator with Public Works has reviewed and approved this project. Right-of-Way Management has also approved the plans. The plan has been also reviewed and approved by Texas Department of Transportation. Parking will be available along S. Lakeshore Boulevard. Two new handicap spaces will be constructed. All transportation comments are cleared.

Environmental: The site is not located over the Edwards Aquifer Recharge Zone and is located in the Desired Development Zone. The site drains to Lady Bird Lake watershed (which is classified as Urban). The proposed alignment was walked numerous times by staff from City of Austin Public Works, Parks and Recreation Department and Planning & Development Review to determine the best route to avoid significant trees, riparian areas, and critical environmental features. There will be nine bridge abutments. The development around Critical Environmental Features (CEFs) along the trail layout have been reviewed and approved by the Environmental Resource Management staff.

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhood Council
- City of Austin Downtown Commission
- Cristo Rey Neighborhood Association
- Crossing Garden Home Association
- Del Valle Community Coalition
- Downtown Austin Neighborhood Association
- Downtown Austin Neighborhood Coalition

- East Cesar Chavez Neighborhood Association
- East Cesar Chavez Neighborhood Plan Team
- East Riverside/Ollof Neighborhood Plan Team
- El Concilio Coalition of Mexican American Neigh. Assn.
- East Town Lake Citizens Neighborhood Association
- Greater East Austin Neighborhood Association
- Greater South River City Combined Neighborhood Team
- Guadalupe Neighborhood Association
- Holly Neighborhood Coalition
- Homeless Neighborhood Association
- Home Builders Association of Greater Austin
- League of Bicycling Voters
- PODER
- Real Estate Council of Austin
- Riverwalk Condo Association
- Save Town Lake Organization
- Sierra Club, Austin Regional Group
- South Central Coalition
- South River City Citizens
- Southeast Austin Neighborhood Alliance
- Super Duper Neighborhood Objectors and Appealers Organization
- United East Austin Coalition
- Waterfront Condos HOA
- Waterfront Planning Advisory Board

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A Conditional Use Site Plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.

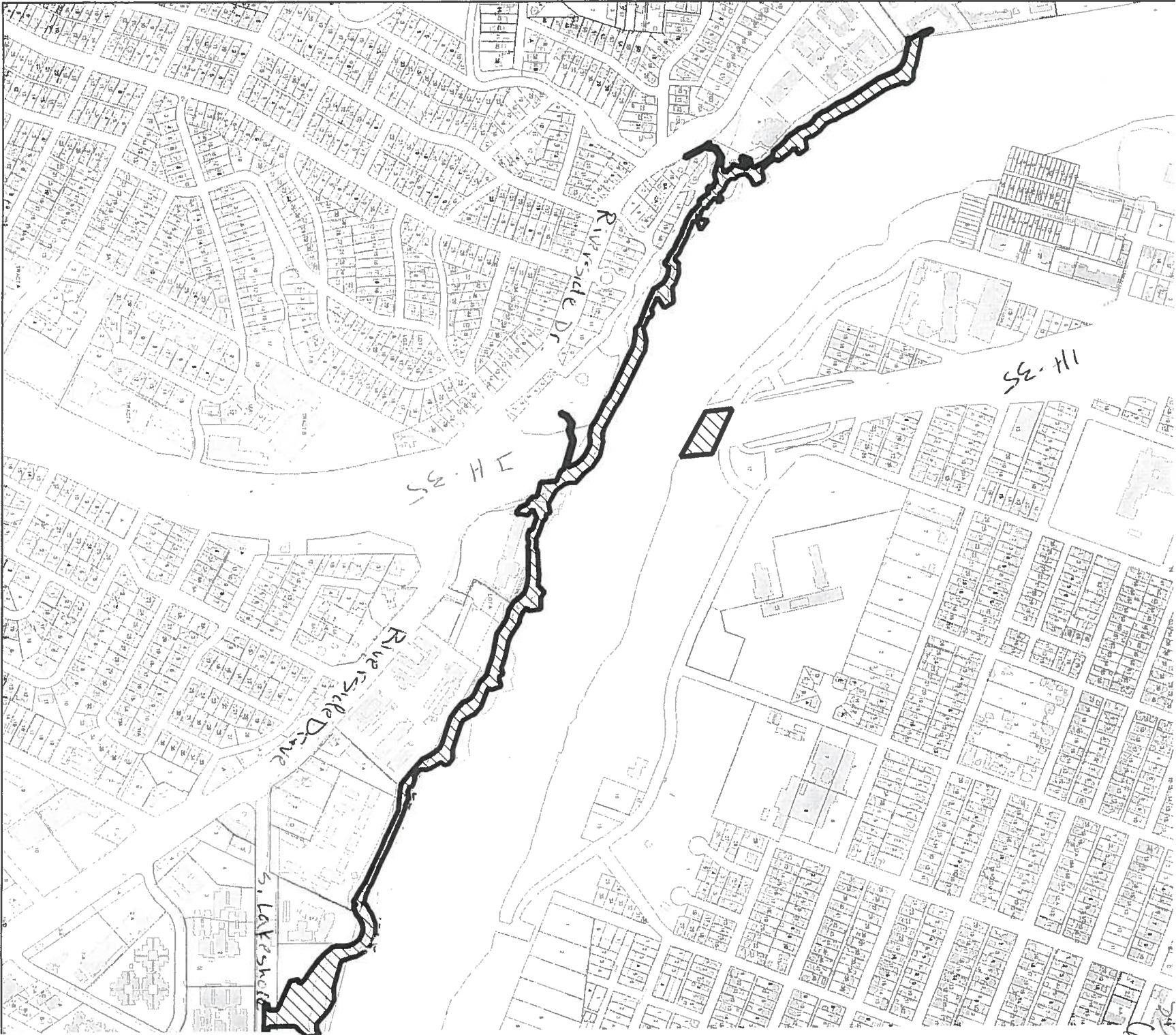
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Approximately 200+ parking spaces will be available along S. Lakeshore Boulevard. Two new handicap spaces will be constructed.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects. There is minimal adverse flooding on other properties.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: Not in the East Austin Overlay district.

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience. The site plan does not adversely affect the safety and convenience or vehicular and pedestrian circulation.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.
- D. **A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

Section 25-5-146 (Conditions of Approval) states:

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



SITE PLAN

 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: SPC-2011-0327C

ADDRESS: 1820 S. Lakeshore

GRID:

MANAGER: Sue Welch

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Boardwalk Trail at Lady Bird Lake
Frequently Asked Questions - Environmental

1. Isn't this project in the floodplain? Are you allowed to build in the floodplain?

Yes, this project is located in the 100-year floodplain. While most development is prohibited and/or restricted in these areas, City of Austin regulations allow for Parkland improvements (such as hike and bike trails) within floodplains of the Lady Bird Lake watershed.

2. Will the Boardwalk bridges cause more flooding at the creek outlets (East Bouldin, Blunn, Harper's and the unnamed drainage west of 1818 Lakeshore)?

No, the Boardwalk Trail is being designed so that there will be minimal impact to the floodplain footprint and elevations. The elevation of the boardwalk over these tributaries may be slightly higher to ensure that storm water flow will not be restricted from entering Lady Bird Lake.

3. Won't the Boardwalk piers and handrail catch debris and impact flooding?

The Boardwalk Trail, including the piers and railing, is being designed to withstand significant flood events. The piers for the elevated portions of the trail have been designed to deflect flood debris and are typically spaced 20' apart to minimize the opportunity for flood debris to become trapped. The handrails will be made of galvanized steel arranged horizontally and designed to survive water forces from the larger flood events required to reach this elevation. Handrail sections are designed to be easily replaced if damaged.

4. Is an Environmental study required for this project?

Yes, multiple environmental studies have been completed for the Boardwalk Trail project. These include a hydrogeologic setting review, a threatened and endangered species and general wildlife habitat survey, cultural and historical reviews, vegetation assessments, various tree surveys, a Critical Environmental Features survey, an Ordinary High Water Mark survey and wetlands delineations. These studies are required as part of the various permitting processes.

5. Numerous fish and wildlife live along the edge of the lake; won't the Boardwalk Trail affect this sensitive river bank environment?

The preliminary alignment of the Boardwalk Trail has been adjusted to minimize the impacts along the river bank (riparian) zone. The shoreline that will be impacted is limited to the land-to-water transition points. An environmental protection and restoration plan is part of the permit.

6. Will this project disturb the waterfowl in the lake?

Disturbance to waterfowl should be temporary and limited to the construction phase of the Boardwalk Trail. Surveys for nests will be conducted prior to construction to avoid interference with waterfowl nesting cycles. In the open water, boardwalk construction will be moderately paced and birds will have ample opportunity to seek refuge or alternative feeding locations.

7. Will you be removing trees or plants that migrating birds use for nesting?

We don't think so, but surveys for nests will be conducted prior to construction to avoid interference with waterfowl (and other birds) reproductive cycles. If nesting sites must be removed or disturbed, construction schedules will be restricted accordingly. The project will include a tree and ground vegetation restoration plan generated as a collaborative effort among the various review agencies.

8. Are there any threatened or endangered species affected by the proposed trail?

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No; extensive field surveys have been conducted as a part of the design effort. To our knowledge there are no threatened or endangered species nor their suitable preferred habitat, within the project limits.

9. The Blunn Creek outlet includes wetlands; are these areas protected?

Yes, wetlands adjacent to water bodies are Waters of the United States (WOTUS) and protected by Section 404 of the Clean Water Act through the jurisdictional authority of the United States Army Corps of Engineers (USACE). Outside of the Central Business District (CBD) the City of Austin considers wetlands to be Critical Environmental Features (CEF) and has additional municipal regulation in place to protect these features from development.

10. How can you build in wetlands without causing permanent damage?

Generally, construction activities that change the function of a wetland or alter water flow regimes within and around wetlands are prohibited. The Boardwalk Trail will be elevated well above the water and the wetland areas with handrails to discourage foot traffic in these sensitive areas. Extensive protection and special construction efforts will be made so that the general functions of the wetland areas near the Boardwalk Trail will be retained and enhanced. Restorative efforts for wetlands will commence immediately following the boardwalk construction in these areas.

11. Are you cutting down any trees?

Yes, however, the trail is being designed to avoid tree removal as much as practicable in coordination with City Arborist and Urban Forestry staff; no Heritage trees are being removed. Size, species, condition and other criteria were evaluated in the alignment selection process giving preference to those larger, older and more valuable trees. Trees will be replaced according to specifications set by the City's Tree Ordinance, the Parks Department's Urban Forestry Program Manager and the USACE vegetation restoration plan comments.

12. How are the trees in the Woodland Trail segment (below Edgecliff Terrace) going to be protected?

The City of Austin has standard tree-protection procedures and specifications to guard trees and their root systems during construction. In addition, the design and construction specifications have been enhanced for construction in this sensitive area. The trail may change from decomposed granite (DG) surface to an elevated surface at key tree locations to further protect these root zone areas. During construction large wooden mats will be placed as a temporary road surface to distribute the vehicle loads and minimize compaction of the root zone areas.

13. Will there be any landscaping improvements?

Yes, modest planting is planned at bridgeheads and in the Lakeshore Park entry area. Restorative planting are a required part of the Boardwalk Trail plans. Riparian rehabilitation will include vegetative replacement and enhancement to repair and improve the habitat in and along the shoreline of Lady Bird Lake within the project limits. In all cases native or adapted plants, mostly from Austin's Grow Green Plant Guide, will be used.

14. Won't dredging and construction pollute Lady Bird Lake?

No, the current boardwalk design does not call for dredging of Lady Bird Lake. Boardwalk construction over the water will take place from a barge and will be limited to the drilling of shafts and filling forms with concrete to create support piers. Spoils from shaft drilling will be captured and properly disposed or reused in accordance with existing State regulations which also call for

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strict pollution control methods such as silt curtains. The remainder of construction activities over the water will be constructed upon the support piers.

15. What permits are required for this project?

The project will be coordinated with the United States Army Corps of Engineers who is the key permitting authority. Additional coordination efforts include the United States Fish and Wildlife Service, Texas Parks and Wildlife Department, Texas Historical Commission, Texas Department of Transportation, Texas Commission on Environmental Quality, State of Texas General Land Office, and the City of Austin Watershed Protection and Development Review Departments for permits and related clearances.

16. Are there public hearings for the Federal permits?

In all cases the project will require a review (permit) from the United States Army Corps of Engineers. The construction funding is not federally sponsored and a Nationwide Permit will be used that does not require public hearings.

17. Will you need to build water quality and stormwater management facilities?

No, typically these regulated stormwater requirements are triggered by a change in impervious cover that increases run-off within a watershed. Park trails are not considered impervious cover so no significant water quality or detention facilities are required.

18. Are sustainable materials planned for the Boardwalk?

Yes, the recommended materials were chosen based upon their sustainability, construction cost and long term maintainability. Materials that are locally sourced (concrete, local limestone, DG) or have a recycled content (steel, possibly fly ash) make up the bulk of the design. The final selections will reflect considerations of aesthetics, environment and safety.

19. Will there be lights on the Trail? Will they be energy efficient?

Yes, but trail lighting will be limited to areas where it is needed for safety and/or security. Typically the elevated portions of the trail will have low levels of illumination on the trail surface; there will not be "street" lights on poles. Energy efficient LED lights will be used instead incandescent bulbs.

20. What is being done to help with water conservation?

The vegetation used on the project will be native species which have minimal watering requirements. The first two years after project completion will require temporary irrigation along the trail. We are planning on use of temporary water from Lady Bird Lake in lieu of potable water for these efforts.



BOARDWALK TRAIL AT LADY BIRD LAKE

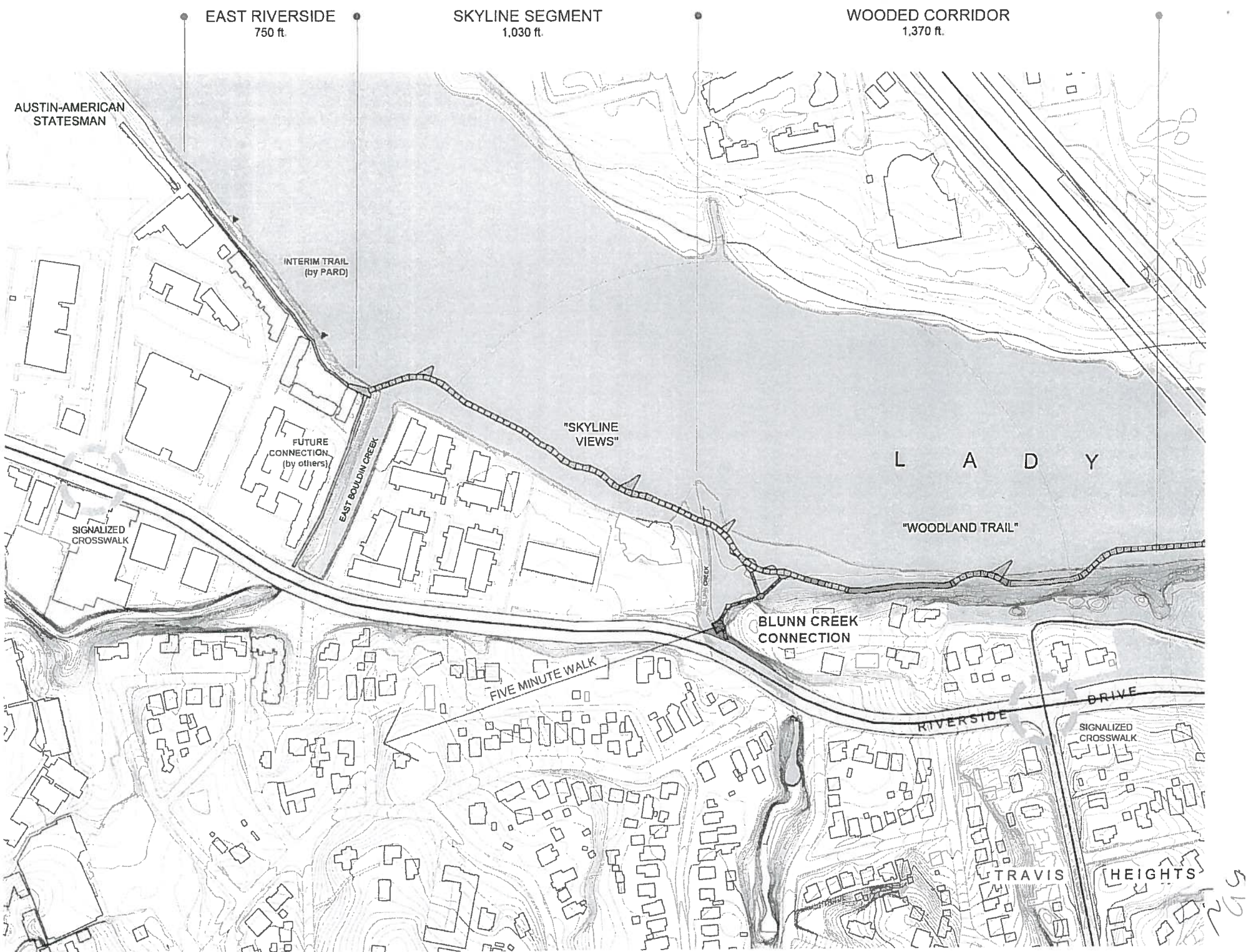
**ENVIRONMENTAL BOARD
6/6/2012**

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PROJECT SUMMARY

- Objective – Safe, attractive, multi-use trail link
- Timeline
 - City design began 8/08 w/public input
 - Preliminary alignment approved by Council 3/09
 - Construction funding from 2010 Mobility Bond and The Trail Foundation
 - Final permitting currently underway
 - Bid approval expected 6/28/12
 - Construction to begin in 2012; completed 1/2014
- Seeking Recommendation to Land Use Commission for Approval of Site Plan

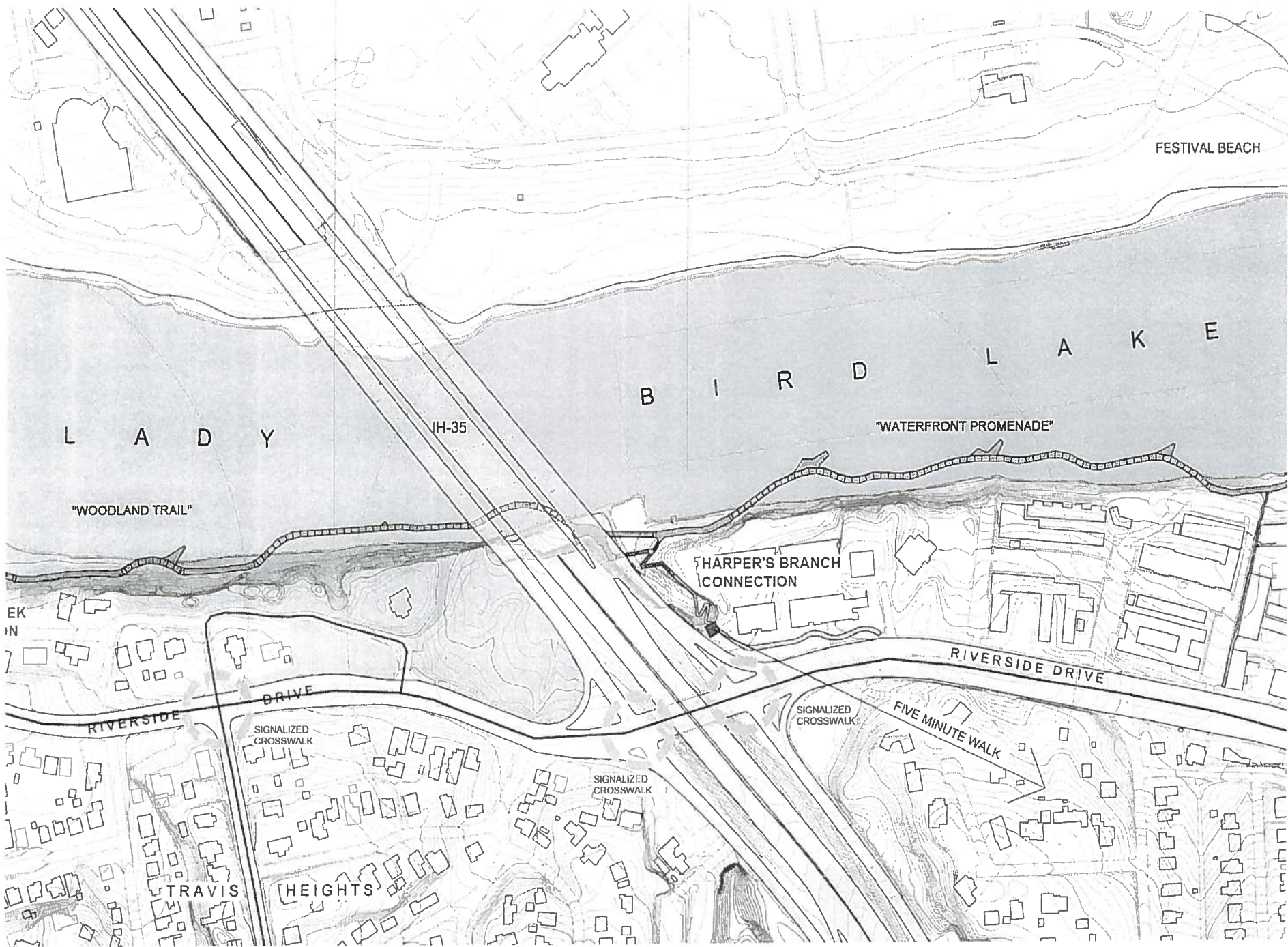
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WOODED CORRIDOR
1,370 ft.

IH-35 SEGMENT
980 ft.

WATERFRONT PROMENADE
1,650 ft.

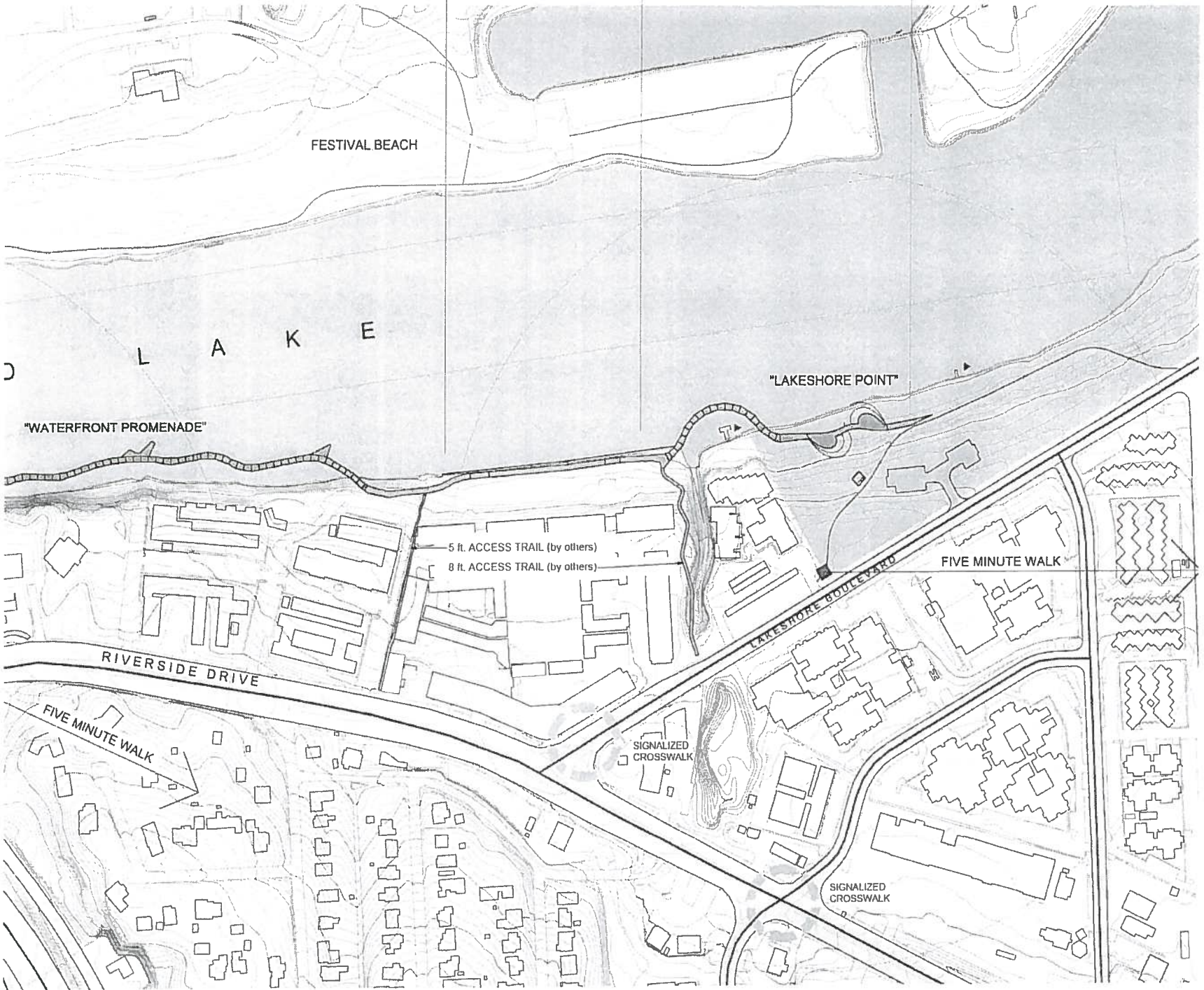


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WATERFRONT PROMENADE
1,650 ft.

AMLI SEGMENT
530 ft.

LAKESHORE POINT
710 ft.



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g

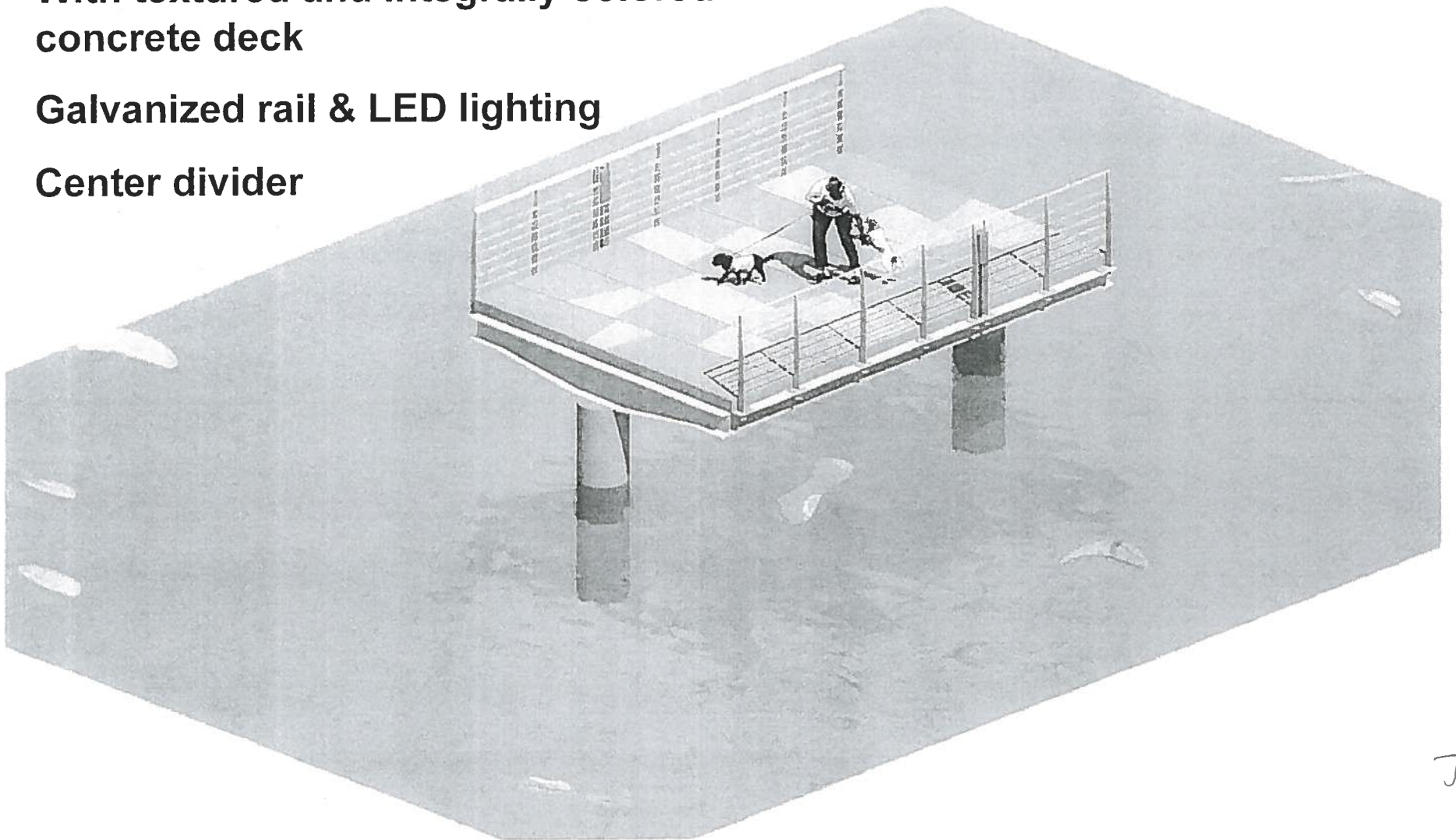
KIT OF PARTS

Typically 20' long x 14' wide deck section
on 24" dia. concrete piers & steel structure

With textured and integrally colored
concrete deck

Galvanized rail & LED lighting

Center divider



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ENVIRONMENTAL

- **Fill in the Floodplain and Wetlands**
 - Seeking floodplain variance
 - Designed for minimal impact
- **Multiple Environmental Studies**
 - Hydrogeological setting review
 - Habitat surveys
 - Rare species protection
- **Collaborative Forestry Planning**
 - Extensive surveys and field route review
 - No Heritage Tree removal
 - Special construction procedures
- **Other Permitting entities**
 - USACE – Nationwide Permits
 - State and Local Agencies

SUSTAINABLE DESIGN

- **Boardwalk Structure (~65%)**
 - Mostly manufactured off-site
 - Durable, low maintenance design
 - LED lighting in handrail
- **Land Segments**
 - Decomposed granite with pervious base
 - Stone block retaining walls with cross drainage
- **Landscaping**
 - Terraced Trailhead at Lakeshore Blvd.
 - Restorative efforts in wetlands
 - Extended native planting list

SUSTAINABLE CONSTRUCTION

- **In the Water**
 - Silt fences for drilling and concrete placement
 - Removal and restoration of docking areas
- **Wetland Precautions**
 - Limited footprint with Protective Mats
 - Restoration planting
 - Rare plant protection
- **Floodway Precautions**
- **COA Construction Waste Management**

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SHORELINE MODIFICATION



NOTICE

ENVIRONMENTALLY SENSITIVE AREA. CONTRACTOR MUST REMAIN WITHIN THE LOC AT THIS LOCATION TO ENSURE PROTECTION OF THIS AREA. IF THE LOC MUST BE MODIFIED WITHIN THE ENVIRONMENTALLY SENSITIVE AREA, THE ENGINEER WILL BE NOTIFIED IMMEDIATELY. THE ENGINEER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND PROTECT THE ENVIRONMENTALLY SENSITIVE AREA AND ESTABLISH A NEW ACCEPTABLE LOC TO BOTH THE ENGINEER AND CITY OF AUSTIN ENVIRONMENTAL INSPECTOR.

PROPOSED BOARDWALK ROUTE

BLINN CREEK TRAILHEAD
SEE SHEET C-042

REST AREA 1
STA 0+50 - 1+00
SEE SHEET C-025

REST AREA 2
STA 4+00 - 8+00
SEE SHEET C-028

REST AREA 3
STA 12+00 - 18+00
SEE SHEET C-027

REST AREA 4A
STA 16+00 - 20+00
SEE SHEET C-028

REST AREA 5
STA 20+00 - 24+00
SEE SHEET C-030

REST AREA 6
STA 28+00 - 32+00
SEE SHEET C-032

REST AREA 7
STA 36+00 - 40+00
SEE SHEET C-034

REST AREA 8
STA 40+00 - 44+00
SEE SHEET C-035

REST AREA 9
STA 48+00 - 52+00
SEE SHEET C-037

REST AREA 10
STA 56+00 - 60+00
SEE SHEET C-039

REST AREA 11
STA 64+00 - 68+00
SEE SHEET C-040

REST AREA 12
STA 72+00 - 76+00
SEE SHEET C-041

REST AREA 13
STA 80+00 - 84+00
SEE SHEET C-042

REST AREA 14
STA 88+00 - 92+00
SEE SHEET C-043

REST AREA 15
STA 96+00 - 100+00
SEE SHEET C-044

REST AREA 16
STA 104+00 - 108+00
SEE SHEET C-045

REST AREA 17
STA 112+00 - 116+00
SEE SHEET C-046

REST AREA 18
STA 120+00 - 124+00
SEE SHEET C-047

REST AREA 19
STA 128+00 - 132+00
SEE SHEET C-048

REST AREA 20
STA 136+00 - 140+00
SEE SHEET C-049

REST AREA 21
STA 144+00 - 148+00
SEE SHEET C-050

REST AREA 22
STA 152+00 - 156+00
SEE SHEET C-051

REST AREA 23
STA 160+00 - 164+00
SEE SHEET C-052

REST AREA 24
STA 168+00 - 172+00
SEE SHEET C-053

REST AREA 25
STA 176+00 - 180+00
SEE SHEET C-054

REST AREA 26
STA 184+00 - 188+00
SEE SHEET C-055

REST AREA 27
STA 192+00 - 196+00
SEE SHEET C-056

REST AREA 28
STA 200+00 - 204+00
SEE SHEET C-057

REST AREA 29
STA 208+00 - 212+00
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REST AREA 30
STA 216+00 - 220+00
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STA 224+00 - 228+00
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STA 280+00 - 284+00
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REST AREA 39
STA 288+00 - 292+00
SEE SHEET C-068

REST AREA 40
STA 296+00 - 300+00
SEE SHEET C-069

REST AREA 41
STA 304+00 - 308+00
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REST AREA 49
STA 368+00 - 372+00
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REST AREA 50
STA 376+00 - 380+00
SEE SHEET C-079

REST AREA 51
STA 384+00 - 388+00
SEE SHEET C-080

REST AREA 52
STA 392+00 - 396+00
SEE SHEET C-081

REST AREA 53
STA 400+00 - 404+00
SEE SHEET C-082

REST AREA 54
STA 408+00 - 412+00
SEE SHEET C-083

REST AREA 55
STA 416+00 - 420+00
SEE SHEET C-084

REST AREA 56
STA 424+00 - 428+00
SEE SHEET C-085

REST AREA 57
STA 432+00 - 436+00
SEE SHEET C-086

REST AREA 58
STA 440+00 - 444+00
SEE SHEET C-087

REST AREA 59
STA 448+00 - 452+00
SEE SHEET C-088

REST AREA 60
STA 456+00 - 460+00
SEE SHEET C-089

REST AREA 61
STA 464+00 - 468+00
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REST AREA 62
STA 472+00 - 476+00
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REST AREA 63
STA 480+00 - 484+00
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REST AREA 64
STA 488+00 - 492+00
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REST AREA 65
STA 496+00 - 500+00
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REST AREA 66
STA 504+00 - 508+00
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REST AREA 67
STA 512+00 - 516+00
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STA 520+00 - 524+00
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REST AREA 70
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REST AREA 71
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REST AREA 72
STA 552+00 - 556+00
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REST AREA 73
STA 560+00 - 564+00
SEE SHEET C-102

REST AREA 74
STA 568+00 - 572+00
SEE SHEET C-103

REST AREA 75
STA 576+00 - 580+00
SEE SHEET C-104

REST AREA 76
STA 584+00 - 588+00
SEE SHEET C-105

REST AREA 77
STA 592+00 - 596+00
SEE SHEET C-106

REST AREA 78
STA 600+00 - 604+00
SEE SHEET C-107

REST AREA 79
STA 608+00 - 612+00
SEE SHEET C-108

REST AREA 80
STA 616+00 - 620+00
SEE SHEET C-109

REST AREA 81
STA 624+00 - 628+00
SEE SHEET C-110

REST AREA 82
STA 632+00 - 636+00
SEE SHEET C-111

REST AREA 83
STA 640+00 - 644+00
SEE SHEET C-112

REST AREA 84
STA 648+00 - 652+00
SEE SHEET C-113

REST AREA 85
STA 656+00 - 660+00
SEE SHEET C-114

REST AREA 86
STA 664+00 - 668+00
SEE SHEET C-115

REST AREA 87
STA 672+00 - 676+00
SEE SHEET C-116

REST AREA 88
STA 680+00 - 684+00
SEE SHEET C-117

REST AREA 89
STA 688+00 - 692+00
SEE SHEET C-118

REST AREA 90
STA 696+00 - 700+00
SEE SHEET C-119

REST AREA 91
STA 704+00 - 708+00
SEE SHEET C-120

REST AREA 92
STA 712+00 - 716+00
SEE SHEET C-121

REST AREA 93
STA 720+00 - 724+00
SEE SHEET C-122

REST AREA 94
STA 728+00 - 732+00
SEE SHEET C-123

REST AREA 95
STA 736+00 - 740+00
SEE SHEET C-124

REST AREA 96
STA 744+00 - 748+00
SEE SHEET C-125

REST AREA 97
STA 752+00 - 756+00
SEE SHEET C-126

REST AREA 98
STA 760+00 - 764+00
SEE SHEET C-127

REST AREA 99
STA 768+00 - 772+00
SEE SHEET C-128

REST AREA 100
STA 776+00 - 780+00
SEE SHEET C-129

REST AREA 101
STA 784+00 - 788+00
SEE SHEET C-130

REST AREA 102
STA 792+00 - 796+00
SEE SHEET C-131

REST AREA 103
STA 800+00 - 804+00
SEE SHEET C-132

REST AREA 104
STA 808+00 - 812+00
SEE SHEET C-133

REST AREA 105
STA 816+00 - 820+00
SEE SHEET C-134

REST AREA 106
STA 824+00 - 828+00
SEE SHEET C-135

REST AREA 107
STA 832+00 - 836+00
SEE SHEET C-136

REST AREA 108
STA 840+00 - 844+00
SEE SHEET C-137

REST AREA 109
STA 848+00 - 852+00
SEE SHEET C-138

REST AREA 110
STA 856+00 - 860+00
SEE SHEET C-139

REST AREA 111
STA 864+00 - 868+00
SEE SHEET C-140

REST AREA 112
STA 872+00 - 876+00
SEE SHEET C-141

REST AREA 113
STA 880+00 - 884+00
SEE SHEET C-142

REST AREA 114
STA 888+00 - 892+00
SEE SHEET C-143

REST AREA 115
STA 896+00 - 900+00
SEE SHEET C-144

REST AREA 116
STA 904+00 - 908+00
SEE SHEET C-145

REST AREA 117
STA 912+00 - 916+00
SEE SHEET C-146

REST AREA 118
STA 920+00 - 924+00
SEE SHEET C-147

REST AREA 119
STA 928+00 - 932+00
SEE SHEET C-148

REST AREA 120
STA 936+00 - 940+00
SEE SHEET C-149

REST AREA 121
STA 944+00 - 948+00
SEE SHEET C-150

REST AREA 122
STA 952+00 - 956+00
SEE SHEET C-151

REST AREA 123
STA 960+00 - 964+00
SEE SHEET C-152

REST AREA 124
STA 968+00 - 972+00
SEE SHEET C-153

REST AREA 125
STA 976+00 - 980+00
SEE SHEET C-154

REST AREA 126
STA 984+00 - 988+00
SEE SHEET C-155

REST AREA 127
STA 992+00 - 996+00
SEE SHEET C-156

REST AREA 128
STA 1000+00 - 1004+00
SEE SHEET C-157

REST AREA 129
STA 1008+00 - 1012+00
SEE SHEET C-158

REST AREA 130
STA 1016+00 - 1020+00
SEE SHEET C-159

REST AREA 131
STA 1024+00 - 1028+00
SEE SHEET C-160

REST AREA 132
STA 1032+00 - 1036+00
SEE SHEET C-161

REST AREA 133
STA 1040+00 - 1044+00
SEE SHEET C-162

REST AREA 134
STA 1048+00 - 1052+00
SEE SHEET C-163

REST AREA 135
STA 1056+00 - 1060+00
SEE SHEET C-164

REST AREA 136
STA 1064+00 - 1068+00
SEE SHEET C-165

REST AREA 137
STA 1072+00 - 1076+00
SEE SHEET C-166

REST AREA 138
STA 1080+00 - 1084+00
SEE SHEET C-167

REST AREA 139
STA 1088+00 - 1092+00
SEE SHEET C-168

REST AREA 140
STA 1096+00 - 1100+00
SEE SHEET C-169

REST AREA 141
STA 1104+00 - 1108+00
SEE SHEET C-170

REST AREA 142
STA 1112+00 - 1116+00
SEE SHEET C-171

REST AREA 143
STA 1120+00 - 1124+00
SEE SHEET C-172

REST AREA 144
STA 1128+00 - 1132+00
SEE SHEET C-173

REST AREA 145
STA 1136+00 - 1140+00
SEE SHEET C-174

REST AREA 146
STA 1144+00 - 1148+00
SEE SHEET C-175

REST AREA 147
STA 1152+00 - 1156+00
SEE SHEET C-176

REST AREA 148
STA 1160+00 - 1164+00
SEE SHEET C-177

REST AREA 149
STA 1168+00 - 1172+00
SEE SHEET C-178

REST AREA 150
STA 1176+00 - 1180+00
SEE SHEET C-179

REST AREA 151
STA 1184+00 - 1188+00
SEE SHEET C-180

REST AREA 152
STA 1192+00 - 1196+00
SEE SHEET C-181

REST AREA 153
STA 1200+00 - 1204+00
SEE SHEET C-182

REST AREA 154
STA 1208+00 - 1212+00
SEE SHEET C-183

REST AREA 155
STA 1216+00 - 1220+00
SEE SHEET C-184

REST AREA 156
STA 1224+00 - 1228+00
SEE SHEET C-185

REST AREA 157
STA 1232+00 - 1236+00
SEE SHEET C-186

REST AREA 158
STA 1240+00 - 1244+00
SEE SHEET C-187

REST AREA 159
STA 1248+00 - 1252+00
SEE SHEET C-188

REST AREA 160
STA 1256+00 - 1260+00
SEE SHEET C-189

REST AREA 161
STA 1264+00 - 1268+00
SEE SHEET C-190

REST AREA 162
STA 1272+00 - 1276+00
SEE SHEET C-191

REST AREA 163
STA 1280+00 - 1284+00
SEE SHEET C-192

REST AREA 164
STA 1288+00 - 1292+00
SEE SHEET C-193

REST AREA 165
STA 1296+00 - 1300+00
SEE SHEET C-194

REST AREA 166
STA 1304+00 - 1308+00
SEE SHEET C-195

REST AREA 167
STA 1312+00 - 1316+00
SEE SHEET C-196

REST AREA 168
STA 1320+00 - 1324+00
SEE SHEET C-197

REST AREA 169
STA 1328+00 - 1332+00
SEE SHEET C-198

REST AREA 170
STA 1336+00 - 1340+00
SEE SHEET C-199

REST AREA 171
STA 1344+00 - 1348+00
SEE SHEET C-200

REST AREA 172
STA 1352+00 - 1356+00
SEE SHEET C-201

REST AREA 173
STA 1360+00 - 1364+00
SEE SHEET C-202

REST AREA 174
STA 1368+00 - 1372+00
SEE SHEET C-203

REST AREA 175
STA 1376+00 - 1380+00
SEE SHEET C-204

REST AREA 176
STA 1384+00 - 1388+00
SEE SHEET C-205

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STA 1392+00 - 1396+00
SEE SHEET C-206

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STA 1400+00 - 1404+00
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STA 1408+00 - 1412+00
SEE SHEET C-208

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STA 1416+00 - 1420+00
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STA 1432+00 - 1436+00
SEE SHEET C-211

REST AREA 183
STA 1440+00 - 1444+00
SEE SHEET C-212

REST AREA 184
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SEE SHEET C-213

REST AREA 185
STA 1456+00 - 1460+00
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REST AREA 186
STA 1464+00 - 1468+00
SEE SHEET C-215

REST AREA 187
STA 1472+00 - 1476+00
SEE SHEET C-216

REST AREA 188
STA 1480+00 - 1484+00
SEE SHEET C-217

REST AREA 189
STA 1488+00 - 1492+00
SEE SHEET C-218

REST AREA 190
STA 1496+00 - 1500+00
SEE SHEET C-219

REST AREA 191
STA 1504+00 - 1508+00
SEE SHEET C-220

REST AREA 192
STA 1512+00 - 1516+00
SEE SHEET C-221

REST AREA 193
STA 1520+00 - 1524+00
SEE SHEET C-222

REST AREA 194
STA 1528+00 - 1532+00
SEE SHEET C-223

REST AREA 195
STA 1536+00 - 1540+00
SEE SHEET C-224

REST AREA 196
STA 1544+00 - 1548+00
SEE SHEET C-225

REST AREA 197
STA 1552+00 - 1556+00
SEE SHEET C-226

REST AREA 198
STA 1560+00 - 1564+00
SEE SHEET C-227

REST AREA 199
STA 1568+00 - 1572+00
SEE SHEET C-228

REST AREA 200
STA 1576+00 - 1580+00
SEE SHEET C-229

REST AREA 201
STA 1584+00 - 1588+00
SEE SHEET C-230

REST AREA 202
STA 1592+00 - 1596+00
SEE SHEET C-231

REST AREA 203
STA 1600+00 - 1604+00
SEE SHEET C-232

REST AREA 204
STA 1608+00 - 1612+00
SEE SHEET C-233

REST AREA 205
STA 1616+00 - 1620+00
SEE SHEET C-234

REST AREA 206
STA 1624+00 - 1628+00
SEE SHEET C-235

REST AREA 207
STA 1632+00 - 1636+00
SEE SHEET C-236

REST AREA 208
STA 1640+00 - 1644+00
SEE SHEET C-237

REST AREA 209
STA 1648+00 - 1652+00
SEE SHEET C-238

REST AREA 210
STA 1656+00 - 1660+00
SEE SHEET C-239

REST AREA 211
STA 1664+00 - 1668+00
SEE SHEET C-240

REST AREA 212
STA 1672+00 - 1676+00
SEE SHEET C-241

REST AREA 213
STA 1680+00 - 1684+00
SEE SHEET C-242

REST AREA 214
STA 1688+00 - 1692+00
SEE SHEET C-243

REST AREA 215
STA 1696+00 - 1700+00
SEE SHEET C-244

REST AREA 216
STA 1704+00 - 1708+00
SEE SHEET C-245

REST AREA 217
STA 1712+00 - 1716+00
SEE SHEET C-246

REST AREA 218
STA 1720+00 - 1724+00
SEE SHEET C-247

REST AREA 219
STA 1728+00 - 1732+00
SEE SHEET C-248

REST AREA 220
STA 1736+00 - 1740+00
SEE SHEET C-249

REST AREA 221
STA 1744+00 - 1748+00
SEE SHEET C-250

REST AREA 222
STA 1752+00 - 1756+00
SEE SHEET C-251

REST AREA 223
STA 1760+00 - 1764+00
SEE SHEET C-252

REST AREA 224
STA 1768+00 - 1772+00
SEE SHEET C-253

REST AREA 225
STA 1776+00 - 1780+00
SEE SHEET C-254

REST AREA 226
STA 1784+00 - 1788+00
SEE SHEET C-255

REST AREA 227
STA 1792+00 - 1796+00
SEE SHEET C-256

REST AREA 228
STA 1800+00 - 1804+00
SEE SHEET C-257

REST AREA 229
STA 1808+00 - 1812+00
SEE SHEET C-258

REST AREA 230
STA 1816+00 - 1820+00
SEE SHEET C-259

REST AREA 231
STA 1824+00 - 1828+00
SEE SHEET C-260

REST AREA 232
STA 1832+00 - 1836+00
SEE SHEET C-261

REST AREA 233
STA 1840+00 - 1844+00
SEE SHEET C-262

REST AREA 234
STA 1848+00 - 1852+00
SEE SHEET C-263

REST AREA 235
STA 1856+00 - 1860+00
SEE SHEET C-264

REST AREA 236
STA 1864+00 - 1868+00
SEE SHEET C-265

REST AREA 237
STA 1872+00 - 1876+00
SEE SHEET C-266

REST AREA 238
STA 1880+00 - 1884+00
SEE SHEET C-267

REST AREA 239
STA 1888+00 - 1892+00
SEE SHEET C-268

REST AREA 240
STA 1896+00 - 1900+00
SEE SHEET C-269

REST AREA 241
STA 1904+00 - 1908+00
SEE SHEET C-270

REST AREA 242
STA 1912+00 - 1916+00
SEE SHEET C-271

REST AREA 243
STA 1920+00 - 1924+00
SEE SHEET C-272

REST AREA 244
STA 1928+00 - 1932+00
SEE SHEET C-273

REST AREA 245
STA 1936+00 - 1940+00
SEE SHEET C-274

REST AREA 246
STA 1944+00 - 1948+00
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REST AREA 247
STA 1952+00 - 1956+00
SEE SHEET C-276

REST AREA 248
STA 1960+00 - 1964+00
SEE SHEET C-277

REST AREA 249
STA 1968+00 - 1972+00
SEE SHEET C-278

REST AREA 250
STA 1976+00 - 1980+00
SEE SHEET C-279

REST AREA 251
STA 1984+00 - 1988+00
SEE SHEET C-280

REST AREA 252
STA 1992+00 - 1996+00
SEE SHEET C-281

REST AREA 253
STA 2000+00 - 2004+00
SEE SHEET C-282

REST AREA 254
STA 2008+00 - 2012+00
SEE SHEET C-283

REST AREA 255
STA 2016+00 - 2020+00
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REST AREA 256
STA 2024+00 - 2028+00
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STA 2032+00 - 2036+00
SEE SHEET C-286

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STA 2040+00 - 2044+00
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STA 2056+00 - 2060+00
SEE SHEET C-289

REST AREA 261
STA 2064+00 - 2068+00
SEE SHEET C-290

REST AREA 262
STA 2072+00 - 2076+00
SEE SHEET C-291

REST AREA 263
STA 2080+00 - 2084+00
SEE SHEET C-292

REST AREA 264
STA 2088+00 - 2092+00
SEE SHEET C-293

REST AREA 265
STA 2096+00 - 2100+00
SEE SHEET C-294

REST AREA 266
STA 2104+00 - 2108+00
SEE SHEET C-295

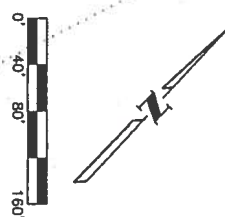
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STA 2112+00 - 2116+00
SEE SHEET C-296

REST AREA 268
STA 2120+00 - 2124+00
SEE SHEET C-297

REST AREA 269
STA 2128+00 - 2132+00
SEE SHEET C-298

REST AREA 270
STA 2136+00 - 2140+00
SEE SHEET C-299

REST AREA 271
STA 214

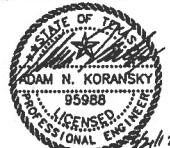


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**SHEET
NUMBER:
C-005
005 OF 252**

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1820 S. LAKESHORE BLVD
AUSTIN, TRAVIS COUNTY, TEXAS

BOARDWALK TRAIL AT LADY BIRD LAKE