SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0221 **COMMISSION DATE:** September 6, 2022

SUBDIVISION NAME: River Park South Preliminary Plan

ADDRESS: 4799 E Riverside Drive

APPLICANT: Michael Piano (Presidium)

AGENT: Julia Mrnack (Garza EMC)

ZONING: ERC (East Riverside Corridor) with the following subdistricts:

- Corridor Mixed Use
- Neighborhood Mixed Use
- Urban Residential

NEIGHBORHOOD PLAN: Pleasant Valley

AREA: 67.7 acres **LOTS**: 24

COUNTY: Travis **DISTRICT:** 3

WATERSHED: Country Club West **JURISDICTION:** Full Purpose

SIDEWALKS: Sidewalks will be constructed along Wickersham Lane, Crossing Place, S Pleasant Valley Road and Elmont Drive.

VARIANCE: none

DEPARTMENT COMMENTS:

The request is for the approval of the River Park South preliminary plan, comprised of 24 lots on 67.7 acres. The preliminary plan does not comply with the criteria for approval in LDC 25-4-57 and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

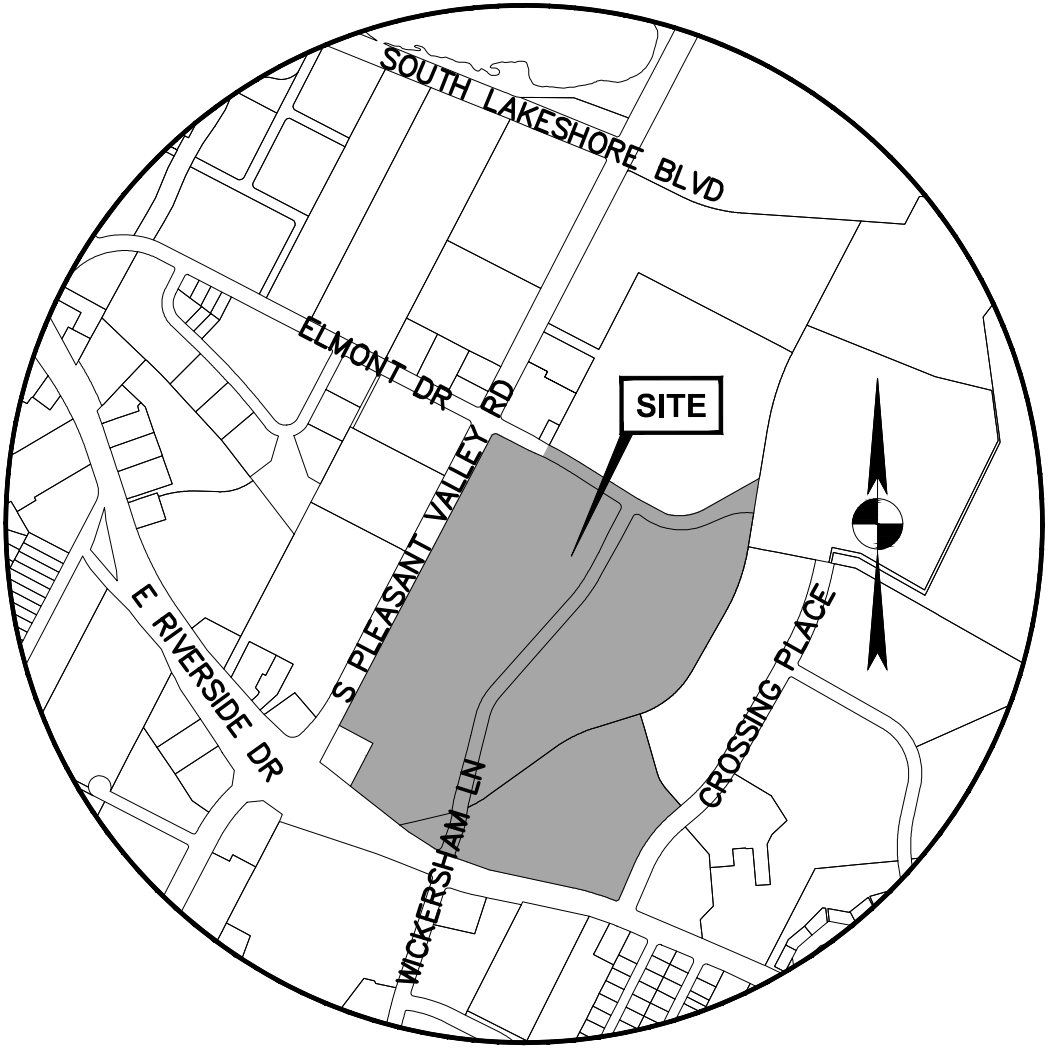
Staff recommends disapproval of the preliminary plan for the reasons listed in the comment report dated September 1, 2022, and attached as Exhibit C.

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

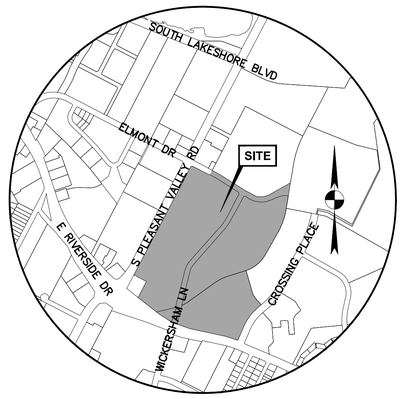
ATTACHMENTS

Exhibit A: Vicinity map
Exhibit B: Proposed preliminary plan
Exhibit C: Comment report dated September 1, 2022



VICINITY MAP
MAPSCO GRID #'S 615U, 615V, 615Y, 615Z
COA GRID : K-19

N.T.S.



VICINITY MAP
MAPSCO GRID #'S 615U, 615V, 615Y, 615Z
COA GRID : K-19
N.T.S.

PRELIMNARY PLAN
FOR
RIVER PARK - SOUTH
PRELIMINARY PLAN

RIVER PARK - SOUTH PRELIMINARY PLAN

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NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

OWNERS: NRE EDGE, LLC
3100 MCKINNON STREET, SUITE 250
DALLAS, TEXAS 75201-1112

EAST RIVERSIDE RETAIL, LLC
3100 MCKINNON STREET, SUITE 250
DALLAS, TEXAS 75201-1112

BP RIVERSIDE WEST, LLC
1601 RIO GRANDE STREET, SUITE 300
AUSTIN, TEXAS 78701

NRE ZONE, LLC
3100 MCKINNON STREET, SUITE 250
DALLAS, TEXAS 75201

ENGINEER: GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

SURVEYOR: CEC SURVEYING
3711 S. MOPAC EXPY BLDG 1, SUITE 550
AUSTIN, TEXAS 78746
CONTACT; SYD XINOS
(512) 298-3284

NOTE:

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CEF NOTE:

THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURES ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

WATERSHED STATUS:

NO PORTIONS OF THE SITE LIE WITHIN EDWARDS AQUIFER RECHARGE ZONE. THIS SITE LIES WITHIN A SUBURBAN WATERSHED KNOWN AS THE COUNTRY CLUB WEST WATERSHED.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE ARE LOCATED IN ZONE AE AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0605J FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016. ZONE AE IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN IN THIS PLAN. DRAINAGE EASEMENTS TO BE DEDICATED DURING FINAL PLATTING.

VARIANCE NOTE:

AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED PER LDC 25-8-42(B)(3) TO ALLOW ELMONT DRIVE TO CROSS THE CRITICAL WATER QUALITY ZONE.

PERMIT NUMBER : C8-2022-0221

ORIGINAL SUBMITTAL DATE : NOVEMBER 4, 2020

SUBMITTED BY :

STATE OF TEXAS
JULIA L. MRNAK
113030
LICENSED
PROFESSIONAL ENGINEER

07/11/2022
DATE

JULIA L. MRNAK, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

RELATED CASES:
C8-2020-0004PA

TOTAL ACREAGE: 67.71 AC
NUMBER OF LOTS: 24

I, JULIA L. MRNAK, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

NOTE: ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 01 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

_____
STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET 01 OF 10

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

V:\113838-00002\Civil\00-CAD\Preliminary Plan - South\113838-00002-CVR.dwg modified by amerryman on Jul 11, 22 5:58 PM

GENERAL NOTES:

1. THE PROJECT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
2. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. BUILDING SETBACK LINES, LAND USES, RESTRICTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE, OR AS AMENDED.
7. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PROPOSED PEAK STORMWATER DISCHARGE RATES SHALL BE MITIGATED TO EXISTING RAINFALL RUN-OFF RATES BY PONDING OR OTHER APPROVED METHODS.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN'S RULES AND REGULATIONS.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WICKERSHAM LANE, EAST RIVERSIDE DRIVE, CROSSING PLACE, SOUTH PLEASANT VALLEY ROAD AND ELMONT DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY (LDC-25-6-351).
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
15. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PRELIMINARY PLAN ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
16. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
17. THE LOCATION OF THE EASEMENTS DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUCH EASEMENTS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH RECORDED INSTRUMENTS.
18. PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS AS SHOWN ON SUCH FINAL PLAT:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: WICKERSHAM LANE, ELMONT DRIVE, E RIVERSIDE DRIVE, AND S PLEASANT VALLEY ROAD, CAFE STREET AND STREETS 1, 2, 3. FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
    B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON THE DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: WICKERSHAM LANE, ELMONT DRIVE, E RIVERSIDE DRIVE, AND S PLEASANT VALLEY ROAD, CAFE STREET, AND STREETS 1,2,3.
19. APPROVAL OF THE PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OR THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
20. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT OR SITE DEVELOPMENT PERMIT IN THIS SUBDIVISION. THE AREAS AVAILABLE FOR PARKLAND DEDICATION AS AN PARK EASEMENT OR DEEDED IN FEE SIMPLE TO THE CITY ARE SHOWN ON THIS PRELIMINARY PLAN AS:

    - BLOCK A – LOT 13, PARTIAL LOT 12
    - BLOCK B – LOT 3, LOT 4, LOT 5, PARTIAL LOT 1, PARTIAL LOT 2
    - BLOCK C – LOT 1
    - BLOCK D – LOT 5, PARTIAL 1, PARTIAL LOT 2

    FINAL LIMITS OF PARKLAND DEDICATION WILL BE DETERMINED AND DEDICATED AT FINAL PLAT OR BY SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT.
21. THE PROJECT IS LOCATED WITHIN THE PARKLAND DEDICATION URBAN CORE AND THEREFORE PURSUANT TO 25-1-602 (J) THE MAXIMUM PARKLAND DEDICATION IS 15% OF THE GROSS SITE AREA. THE PROJECT SHALL HAVE THE RIGHT TO USE THE GROSS SITE AREA OF THE PARKLAND IN ALL CALCULATIONS, INCLUDING BUT NOT LIMITED TO: FLOOR AREA RATIO, IMPERVIOUS COVER, AND BUILDING COVERAGE.
22. THE PROJECT WILL PURSUE THE REDEVELOPMENT EXCEPTION PER LDC SECTION 25-8-25(C) FOR DEVELOPMENT LOCATED WITHIN THE CRITICAL WATER QUALITY ZONE THAT IS NOT IN COMPLIANCE WITH LDC SECTION 25-8-261.
23. EROSION HAZARD ANALYSIS IS REQUIRED AND WILL BE PROVIDED AT THE SITE DEVELOPMENT PERMITTING STAGE.
24. PURSUANT TO LDC SECTION 25-8-364 AND ECM SECTION 1.7.0, A FLOODPLAIN MODIFICATION AND CREEK RESTORATION IS PROPOSED TO ESTABLISH THE DEVELOPMENT CRITERIA OF BLOCK B – LOT 1, LOT 2, LOT 3, & LOT 4. THE RESTORATION PLAN AND FLOOD PLAIN MODIFICATION ARE TO BE APPROVED AND PERMITTED AT TIME OF SUBDIVISION CONSTRUCTION PLAN OR SITE DEVELOPMENT PERMIT.

CITY OF AUSTIN ELECTRIC 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 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.
3. 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.
4. 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.
5. PRELIMINARY SITE DEVELOPMENT PHASING PLAN:

    - PHASE 1 – BLOCK D
    - PHASE 2 – BLOCK A – LOT 13, BLOCK B, BLOCK C
    - PHASE 3 – BLOCK A – LOTS 1, 2, 3, 4
    - PHASE 4 – BLOCK A – LOTS 5, 6, 7, 8
    - PHASE 5 – BLOCK A – LOTS 9, 10, 11, 12

6. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

CITY OF AUSTIN TRANSPORTATION NOTES:

1. ANY PROPOSED PUBLIC RIGHT-OF-WAY STREETS PER THE PRELIMINARY PLAN WILL BE DEDICATED WITH THE FINAL PLAT AND CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

PAVEMENT NOTES:

1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE FOR AT LEAST 7 DAYS AFTER CONCRETE IS POURED.
3. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE GEOTECHNICAL STUDY FOR THIS SITE OR JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE Z AND FIGURE 13. RE: C5\C104
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
5. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE.
6. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.
7. THESE PLANS REPRESENT PAVING AS RECOMMENDED BY RABA KISTNER REPORT DATED 05/28/21.

(THE FOLLOWING NOTES TO BE USED WHEN WORKING WITH AN EXISTING SITE.)

8. AN EXISTING SLAB MAY BE LEFT IN PLACE, WHEN GRADES ALLOW, PROVIDED THE FOLLOWING OCCURS WITH REGARDS TO PAVEMENT PERFORMANCE:
    A. IF FILL THICKNESS BETWEEN THE TOP OF SLAB AND BOTTOM OF PAVEMENT BASE IS AT LEAST 2 FEET, SLAB MAY BE LEFT AS IS WITH NO SPECIAL PREPARATION.
    B. IF FILL THICKNESS BETWEEN TOP OF SLAB AND BOTTOM OF PAVEMENT BASE IS LESS THAN 2 FEET, SLAB MAY BE LEFT IN PLACE PROVIDED A STRIP OF GEOGRID (TENSAR BX 1100) AND 6 INCHES OF GRANULAR BASE ARE PLACED IMMEDIATELY ABOVE THE EDGE OF THE SLAB THAT IS LEFT IN PLACE. CENTER THE GRID OVER THE EDGE OF THE SLAB. ADD WIDTH OF GRID STRIP SHOULD BE SAME AS STANDARD ROLL.
    C. THE SLAB SHALL BE SAW CUT AND REMOVED IN AREAS WHERE THE ABOVE CANNOT BE ACHIEVED.
9. WHEN GRADES PERMIT, NEW BASE CAN BE PLACED DIRECTLY ON TOP OF THE EXISTING ASPHALT PAVEMENT. IN MOST CASES IN AREAS TO BE COVERED WITH FILL, NO NEED TO REMOVE EXISTING ASPHALT PAVEMENT. THE ASPHALT SURFACE SHALL BE "LIGHTLY SCARIFIED" OR "ROUGHENED" TO HELP PROMOTE BOND WITH FILL. THIS SHOULD BE DONE WITH EITHER A SHEEPSFOOT ROLLER OR SCARIFYING TEETH ON A MAINTAINER. DISCUSS THIS ISSUE WITH GEOTECHNICAL ENGINEER PRIOR TO STARTING. IT MAY BE PRUDENT NOT TO DAMAGE THE EXISTING ASPHALT PAVEMENT BY "SCARIFICATION" AND/OR "ROUGHENING".
10. ASPHALT CRACKS EQUAL TO OR LARGER THAN 1/16" SHALL BE REPAIRED BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS PRIOR TO OVERLAY INSTALLATION.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 02 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

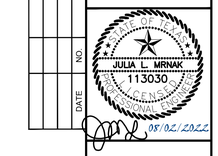
_____

STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NO	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel (512) 298-2284 Fax (512) 298-2592
TBPE #F-1758 TBPLS #10194
GarzaEMC, LLC. © Copyright 2022



GENERAL NOTES

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

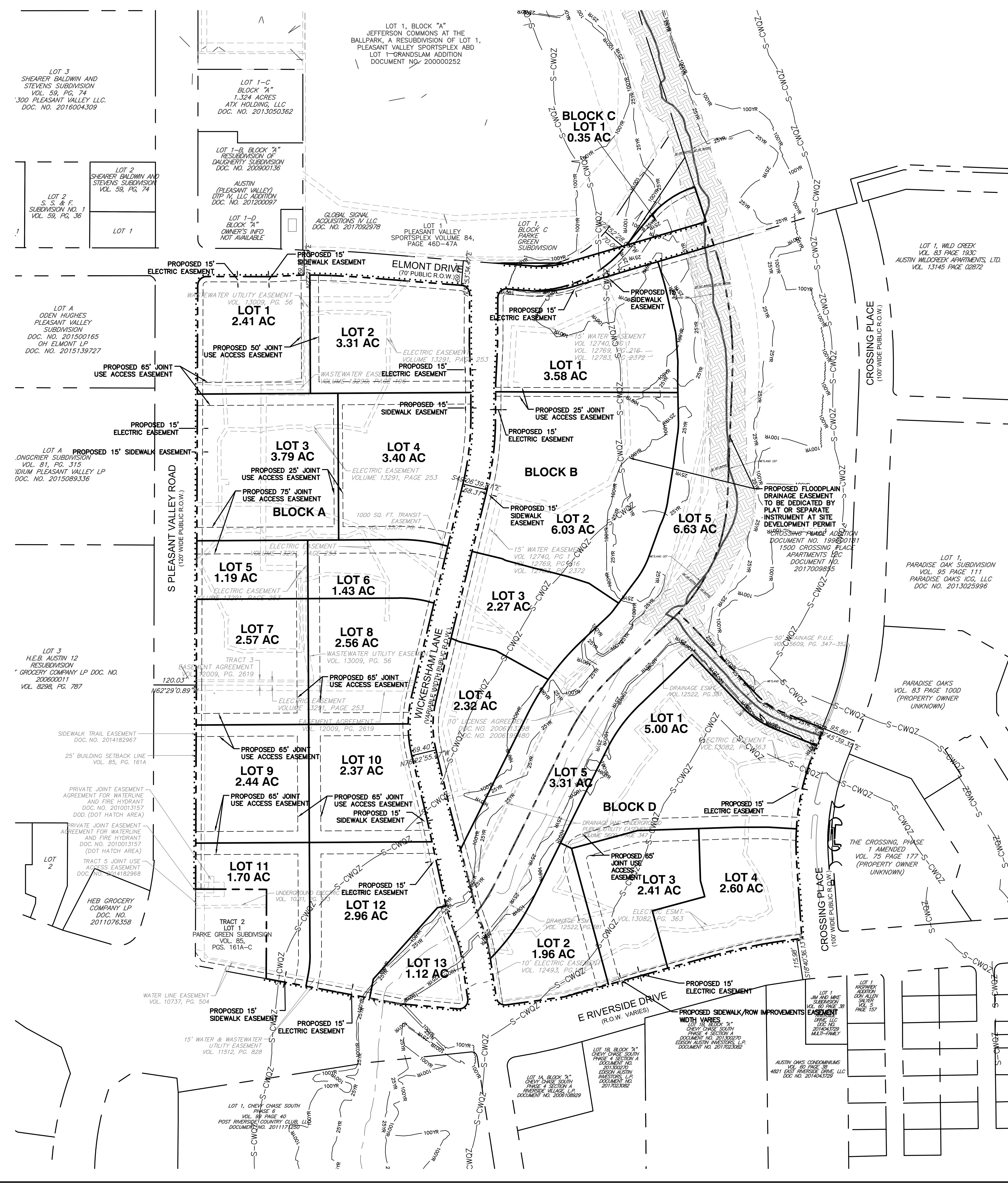
PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET 02 OF 10

V:\113838-00002\Civil\00-CAD\Preliminary Plan - South\113838-00002-NOTES.dwg modified by jvillarreal on Aug 2, 22 11:31 AM

C8-2022-0221



LOT USE TABLE			
LOT	BLOCK	ACREAGE	LANDUSE
1	A	2.41 AC.	MIXED USE
2	A	3.31 AC.	MIXED USE
3	A	3.79 AC.	MIXED USE
4	A	3.40 AC.	MIXED USE
5	A	1.19 AC.	MIXED USE
6	A	1.43 AC.	MIXED USE
7	A	2.57 AC.	MIXED USE
8	A	2.56 AC.	MIXED USE
9	A	2.44 AC.	MIXED USE
10	A	2.37 AC.	MIXED USE
11	A	1.70 AC.	MIXED USE
12	A	2.96 AC.	MIXED USE
13	A	1.12 AC.	PARKLAND
1	B	3.58 AC.	MIXED USE
2	B	6.03 AC.	MIXED USE
3	B	2.27 AC.	PARKLAND
4	B	2.32 AC.	PARKLAND
5	B	6.63 AC.	PARKLAND
1	C	0.35 AC.	PARKLAND
1	D	5.00 AC.	MIXED USE
2	D	1.96 AC.	MIXED USE
3	D	2.41 AC.	MIXED USE
4	D	2.60 AC.	MIXED USE
5	D	3.31 AC.	PARKLAND

CURVE TABLE					
ID	RADIUS	DELTA	ARC	BEARING	CHORD
C7	265.00'	020°43'26"	95.85'	S68°42'48"E	95.33'
C8	25.00'	094°59'17"	41.45'	S73°56'48"W	36.86'
C9	335.00'	021°07'47"	123.54'	S68°30'38"E	122.84'

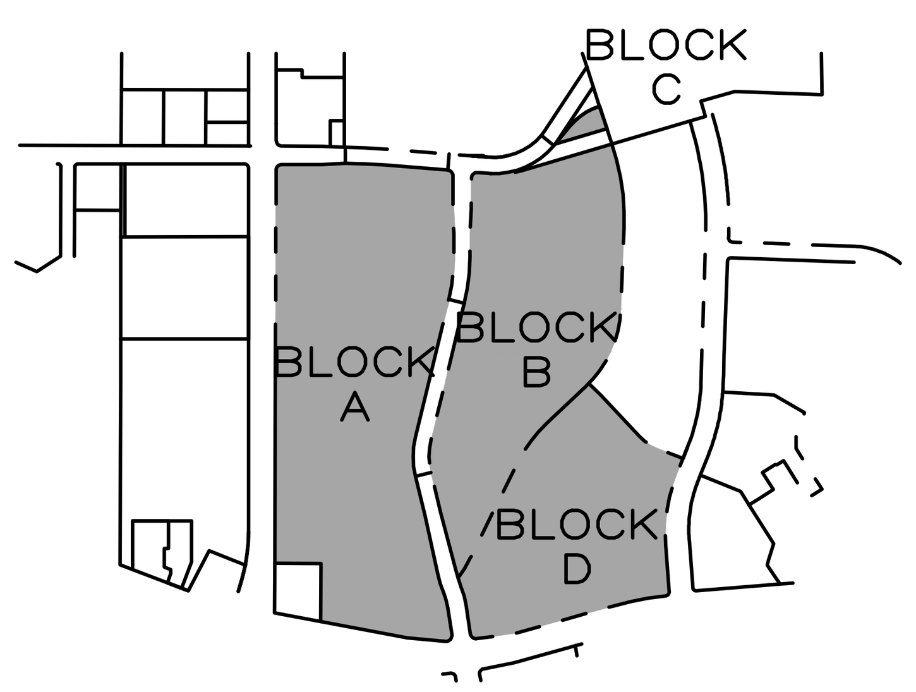
LINE TABLE		
ID	LENGTH	DIRECTION
L5	82.07	N58°21'05.48"W
L6	408.74	N79°04'31.07"W
L7	65.91	N57°56'44.55"W
L8	411.77	N79°04'31.07"W

150 0 75 150 300
1" = 150

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr
- EXISTING FEMA 100-YEAR FLOODPLAIN — FEMA
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- CREEK ℄
- PROPOSED SIDEWALK
- EXISTING EASEMENTS
- PROPOSED EASEMENTS

KEY MAP



NOTES:

1. ONSITE TOPOGRAPHIC INFORMATION IS FROM ON THE GROUND SURVEY CONDUCTED BY CEC IN JUNE 2018. OFFSITE TOPOGRAPHIC INFORMATION IS FROM CURRENT CITY OF AUSTIN GIS INFORMATION.
2. EXISTING EASEMENTS AS SHOWN SERVICE THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
3. PROPOSED DRAINAGE EASEMENT WILL BE ESTABLISHED PER THE 100 YEAR ATLAS 14 FLOODPLAIN AND DEDICATED BY SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT STAGE. THE FULL LIMITS OF THE CURRENT EFFECTIVE FEMA 100 YEAR FLOODPLAIN WILL NOT BE INCLUDED WITHIN THE EASEMENT AND A LETTER OF MAP REVISION WILL BE REQUESTED AT TIME OF EASEMENT DEDICATION(S).
3. PROPOSED PERIMETER ELECTRIC EASEMENT TO BE DEDICATED BY FINAL PLAT. ALL OTHER PROPOSED EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT.
4. PROPOSED ELMONT DRIVE EXTENSION SHOWN ON THIS PLAN WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 03 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON ____________

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

____

STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

REVISION | NO. | DATE

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

STATE OF TEXAS JULIA L. MRNAK 113030 LICENSED PROFESSIONAL ENGINEER
07/11/2022

OVERALL PRELIMINARY PLAN

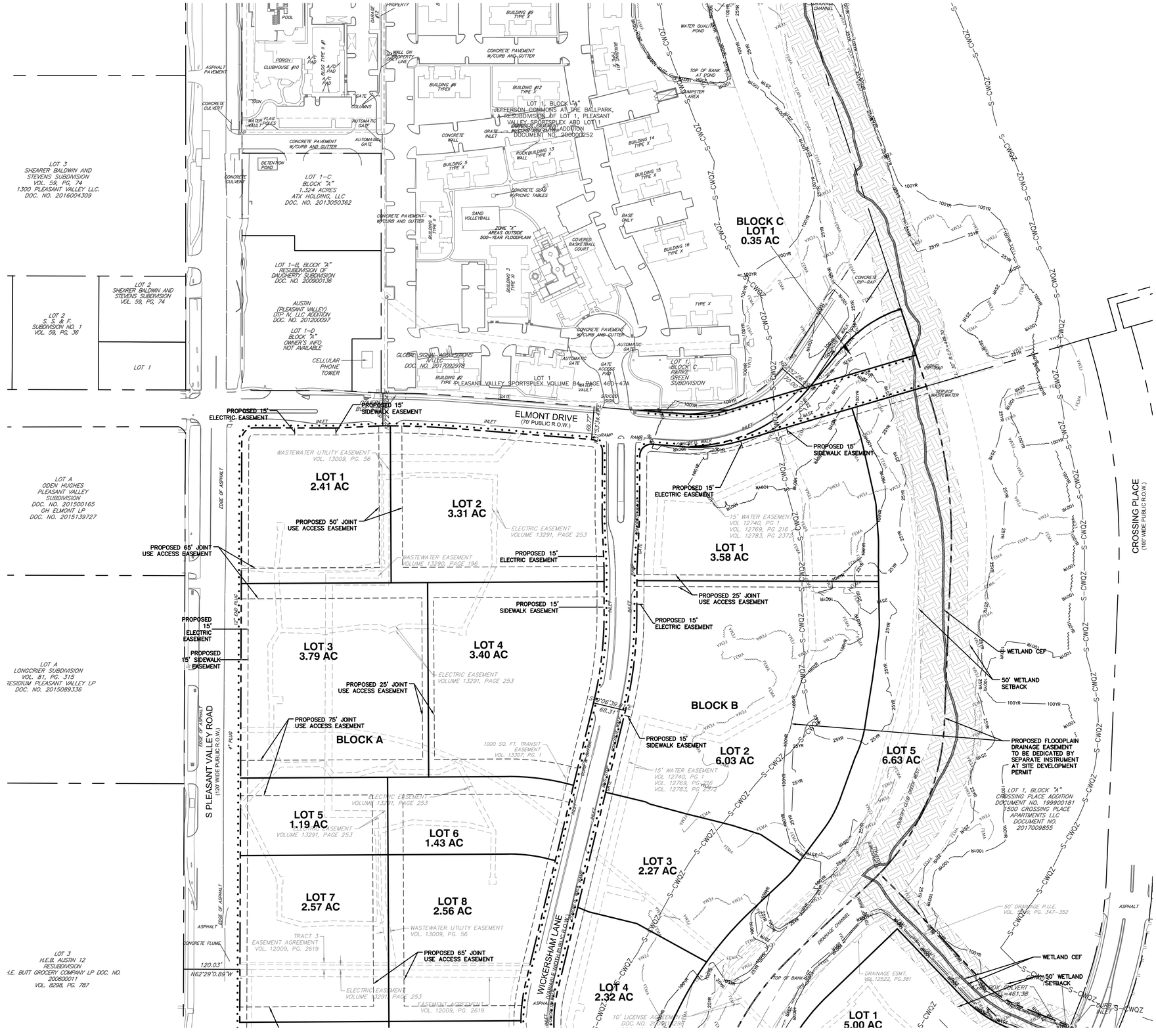
RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET 03 OF 10

V:\113838-00002\Civil\00-CAD\Preliminary Plan - South\113838-00002-SITE.dwg modified by ameryman on Jul 11, 22 6:56 PM



100 0 50 100 200

1" = 100'

LEGEND

BOUNDARY LINE	
PROPOSED LOT LINES	
EXISTING ROW / LOT LINE	
SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK	S-CWQZ S-CWQZ
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr 100yr
PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	25yr 25yr
EXISTING FEMA 100-YEAR FLOODPLAIN	FEMA FEMA
WETLAND CEF	
WETLAND CEF (50' SETBACK)	
CREEK ℄	
PROPOSED SIDEWALK	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	

KEY MAP

NOTES:

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FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 04 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

_____
STEVE HOPKINS, FOR:
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DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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TBPE #F-1386 TBPLS #10124500

REVISION | NO | DATE

STATE OF TEXAS
JULIA L. MRNAK
113030
LICENSED
PROFESSIONAL ENGINEER
07/11/2022

PRELIMINARY PLAN
100 SCALE 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

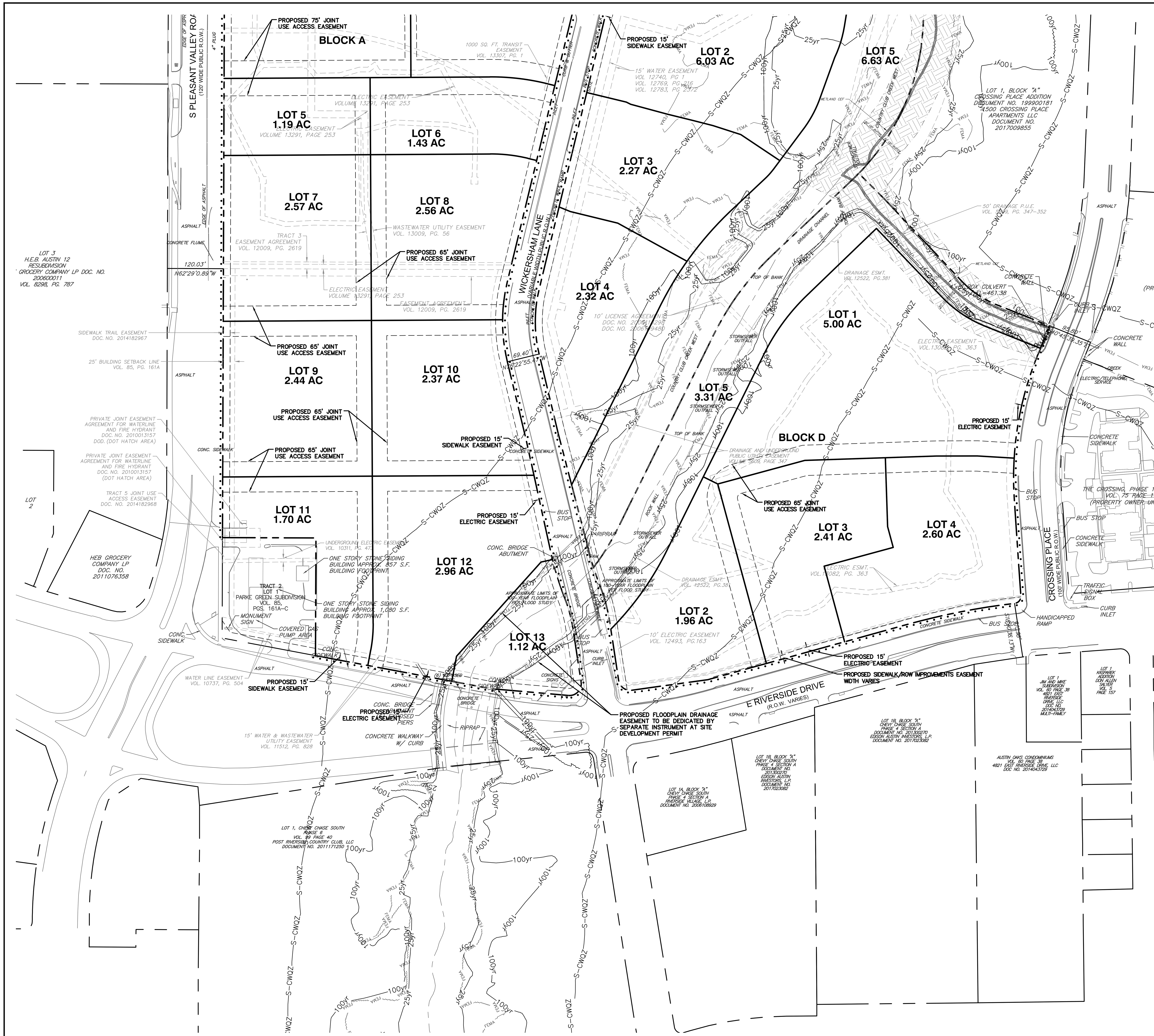
PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113838-00002

SHEET 04 OF 10

C8-2022-0221

V:\113838-00002\Civil\00-CAD\preliminary Plan - South\113838-00002-SITE-1.dwg modified by amerryman on Jul 11, 22 4:52 PM



LEGEND

BOUNDARY LINE	
PROPOSED LOT LINES	
EXISTING ROW / LOT LINE	
SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK	S–CWQZ
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr
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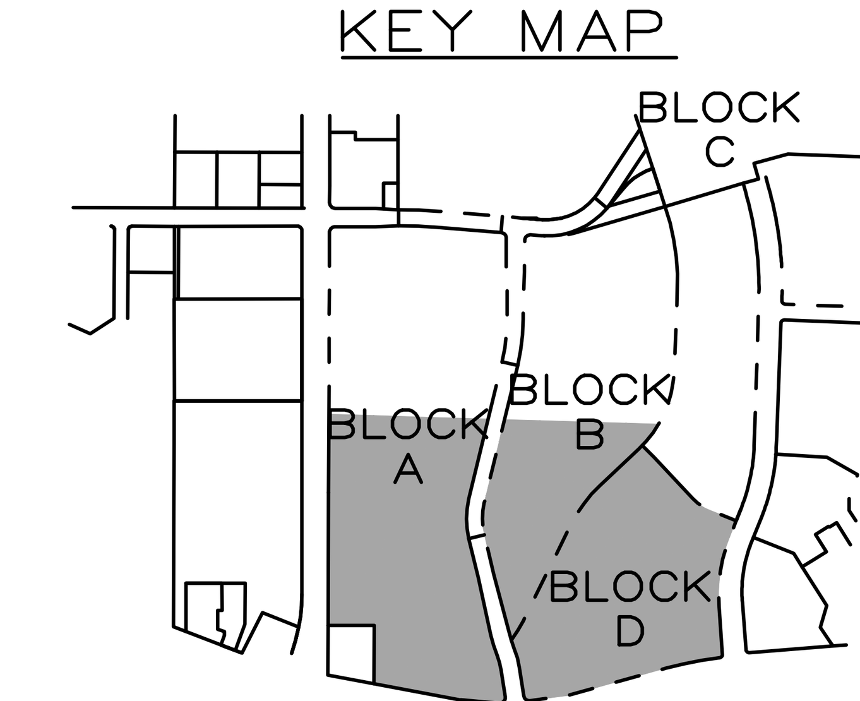
EXISTING FEMA 100–YEAR FLOODPLAIN	FEMA
WETLAND CEF	
WETLAND CEF (50' SETBACK)	
CREEK ℄	
PROPOSED SIDEWALK	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	

KEY MAP



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FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 05 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON ___________

EXPIRATION DATE (LCD 25-4-62):

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NO.	DATE	REVISION

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TBPE # F-14629

STATE OF TEXAS
JULIA L. MRNAK
113030
LICENSED PROFESSIONAL ENGINEER
07/11/2022

PRELIMINARY PLAN 100 SCALE 2 OF 2

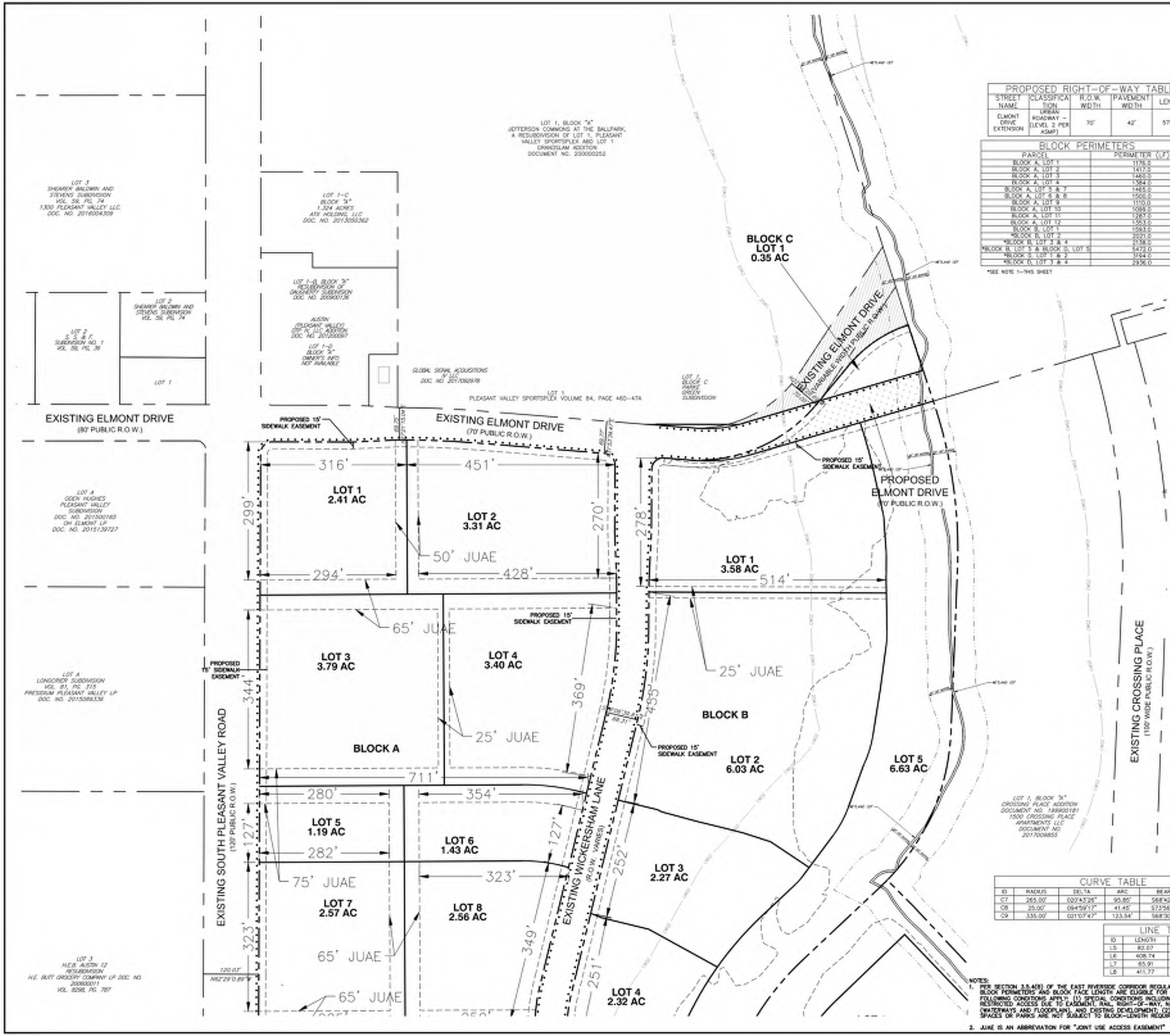
RIVER PARK - SOUTH PRELIMINARY PLAN CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET 05 OF 10

C8-2022-0221



PROPOSED RIGHT-OF-WAY TABLE

STREET NAME	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH
ELMONT DRIVE EXTENSION	URBAN ROADWAY - (LEVEL 2 PER ASMP)	70'	42'	575 LF

BLOCK PERIMETERS

PARCEL	PERIMETER (LF)
BLOCK A, LOT 1	1176.0
BLOCK A, LOT 2	1417.0
BLOCK A, LOT 3	1440.0
BLOCK A, LOT 4	1364.0
BLOCK A, LOT 5 & 6	1442.0
BLOCK A, LOT 8 & 8	1505.0
BLOCK A, LOT 9	1110.0
BLOCK A, LOT 10	1099.0
BLOCK A, LOT 11	1367.0
BLOCK A, LOT 12	1353.0
BLOCK B, LOT 1	1593.0
BLOCK B, LOT 2	2021.0
*BLOCK B, LOT 3 & 4	3178.0
*BLOCK B, LOT 5 & BLOCK D, LOT 5	5472.0
*BLOCK D, LOT 1 & 2	3164.0
*BLOCK D, LOT 3 & 4	2956.0

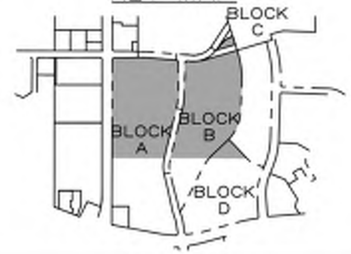
*SEE NOTE 1-THIS SHEET

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- ROW / PROPERTY LINE
- PROPOSED SIDEWALK
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED RIGHT-OF-WAY
- VACATED RIGHT-OF-WAY

KEY MAP



STREET TABLE

EAST RIVERSIDE DRIVE	STREET CLASSIFICATION PER ASMP	LEVEL 3
	ROW WIDTH	VARIES
	EASEMENT WIDTH	15'-0"
	TOTAL ROW + EASEMENT WIDTH	140'-0" MIN
	SECTION WIDTH	129'-0" MIN
	PAVEMENT WIDTH	66'-0"
	SIDEWALK WIDTH	8'-0"
	BIKE FACILITY WIDTH	8'-0"
WICKERSHAM LANE	STREET CLASSIFICATION PER ASMP	LEVEL 2
	ROW WIDTH	VARIES
	EASEMENT WIDTH	30'-0"
	TOTAL ROW + EASEMENT WIDTH	92'-0" MIN
	SECTION WIDTH	78'-6" - 86'-5"
	PAVEMENT WIDTH	33'-6" - 41'-6"
	SIDEWALK WIDTH	8'-0"
	BIKE FACILITY WIDTH	12'-0"
SOUTH PLEASANT VALLEY ROAD	STREET CLASSIFICATION PER ASMP	LEVEL 2
	ROW WIDTH	120'-0"
	EASEMENT WIDTH	15'-0"
	TOTAL ROW + EASEMENT WIDTH	92'-0" MIN
	SECTION WIDTH	101'-0"
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	SIDEWALK WIDTH	8'-0"
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ELMONT DRIVE	STREET CLASSIFICATION PRE ASMP	LEVEL 2
	ROW WIDTH	70'-0"
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	TOTAL ROW + EASEMENT WIDTH	92'-0" MIN
	SECTION WIDTH	66'-0"
	PAVEMENT WIDTH	43'-6"
	SIDEWALK WIDTH	8'-0"
	BIKE FACILITY WIDTH	12'-0"

CURVE TABLE

ID	RADIUS	DELTA	ARC	BEARING	CHORD
C7	265.00'	020°43'26"	95.85'	S68°42'48"E	95.33'
C8	25.00'	094°59'17"	41.45'	S72°56'48"W	36.86'
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LINE TABLE

ID	LENGTH	DIRECTION
L5	82.07	N54°21'05.48"W
L6	408.74	N79°04'50.07"W
L7	65.91	N57°56'44.55"W
L8	411.77	N79°04'50.07"W

NOTES:
1. PER SECTION 3.5.4(B) OF THE EAST RIVERSIDE CORRIDOR REGULATING PLAN, MAXIMUM BLOCK PERIMETERS AND BLOCK FACE LENGTH ARE ELIGIBLE FOR EXEMPTIONS WHEN THE FOLLOWING CONDITIONS APPLY: (1) SPECIAL CONDITIONS INCLUDING BUT NOT LIMITED TO RESTRICTED ACCESS DUE TO EASEMENT, RAIL RIGHT-OF-WAY, NATURAL FEATURES (WATERWAYS AND FLOODPLAIN), AND EXISTING DEVELOPMENT; (2) CONTIGUOUS GREEN SPACES OR PARKS ARE NOT SUBJECT TO BLOCK-LENGTH REQUIREMENTS.
2. JUAE IS AN ABBREVIATION FOR "JOINT USE ACCESS EASEMENT"

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 06 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 280-3284 Fax (512) 280-3882
TBPE # 4 / TBPLS # 10194409
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REVISION | NO | DATE

JULIA L. BRINK
113030
LICENSED PROFESSIONAL ENGINEER
05/11/2022

TRANSPORTATION PLAN
1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

SHEET 06 OF 10

V:\113038-00002\Civil\02-CAD\preliminary Plan - South\113038-00002-TRANSPORTATION-1.dwg modified by amerryman on May 19, 22 5:15 PM

C8-2022-0221

TRANSPORTATION PLAN
2 OF 2

BLOCK A

BLOCK B

BLOCK D

EXISTING SOUTH PLEASANT VALLEY ROAD (120' PUBLIC R.O.W.)

EXISTING WICKERSHAM LANE (R.O.W. VARIES)

EXISTING EAST RIVERSIDE DRIVE (R.O.W. VARIES)

LOT 1 5.00 AC
LOT 2 6.03 AC
LOT 2 1.96 AC
LOT 3 2.27 AC
LOT 3 2.41 AC
LOT 4 2.32 AC
LOT 4 2.60 AC
LOT 5 1.19 AC
LOT 5 6.63 AC
LOT 5 3.31 AC
LOT 6 1.43 AC
LOT 7 2.57 AC
LOT 8 2.56 AC
LOT 9 2.44 AC
LOT 10 2.37 AC
LOT 11 1.70 AC
LOT 12 2.96 AC
LOT 13 1.12 AC

711' 280' 354' 282' 323' 285' 250' 285' 248' 288' 307' 288' 320' 323' 127' 252' 349' 251' 274' 358' 268' 367' 379' 366' 442' 157' 531' 65' JUAE 75' JUAE 25' JUAE 120.01' N62°29'01.89"E 68.43' S27°55'43.47"E 95.85' N43°39'39.57"E

PROPOSED 15' SIDEWALK EASEMENT

PROPOSED 10' SIDEWALK EASEMENT

PROPOSED SIDEWALK/ROW IMPROVEMENTS EASEMENT WIDTH VARIES

FUTURE SIDEWALK EASEMENT TO BE DEDICATED AT SITE PLAN

LOT 3 H.E.B. AUSTIN 12 RESUBDIVISION H.E. BUTT GROCERY COMPANY LP DOC. NO. 2006003011 VOL. 62196, PG. 787

H.E.B. GROCERY COMPANY LP DOC. NO. 2011074158

TRACT 2 LOT 1 PARKE GREEN SUBDIVISION VOL. 83, PGS. 191A-C

LOT 1, CHEVY CHASE SOUTH PHASE 4 VOL. 89 PAGE 40 POST RIVERSIDE COUNTRY CLUB, LLC DOCUMENT NO. 2011171250

THE CROSSING, PHASE 1 AA VOL. 75 PAGE 177 (PROPERTY OWNER OAKIN.

AUSTIN OAKS CONDOMINIUMS VOL. 9000 PAGE 99 DEED RECORDS TRAVIS COUNTY, TEXAS SEE ALSO DOCUMENT

PROPOSED RIGHT-OF-WAY TABLE

STREET NAME	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH
ELMONT DRIVE EXTENSION	URBAN ROADWAY - (LEVEL 2 PER ASMP)	70'	42'	575 LF

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BLOCK A, LOT 4	1384.0
BLOCK A, LOT 5 & 7	1485.0
BLOCK A, LOT 6 & 8	1500.0
BLOCK A, LOT 9	1110.0
BLOCK A, LOT 10	1099.0
BLOCK A, LOT 11	1167.0
BLOCK A, LOT 12	1163.0
BLOCK B, LOT 1	1953.0
*BLOCK B, LOT 2	2210.0
*BLOCK E, LOT 3 & 4	2138.0
*BLOCK B, LOT 5 & BLOCK D, LOT 5	5417.0
*BLOCK D, LOT 1 & 2	3184.0
*BLOCK D, LOT 3 & 4	2956.0

* SEE NOTE 1- THIS SHEET

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
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- PROPOSED SIDEWALK
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
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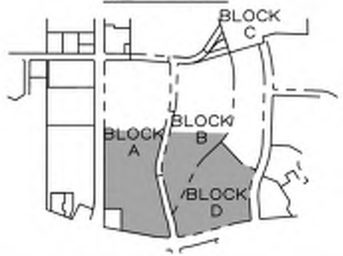
- VACATED RIGHT-OF-WAY

KEY MAP



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	ROW WIDTH	VARIES
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FOR CITY USE ONLY.

PRELIMINARY SUBDIVISION APPROVAL SHEET 07 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

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_____
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TBPE # F-3727 TBPLS # 10194462
GarzaEMC, LLC © Copyright 2022

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER
09/11/2022

REVISION | NO | DATE

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

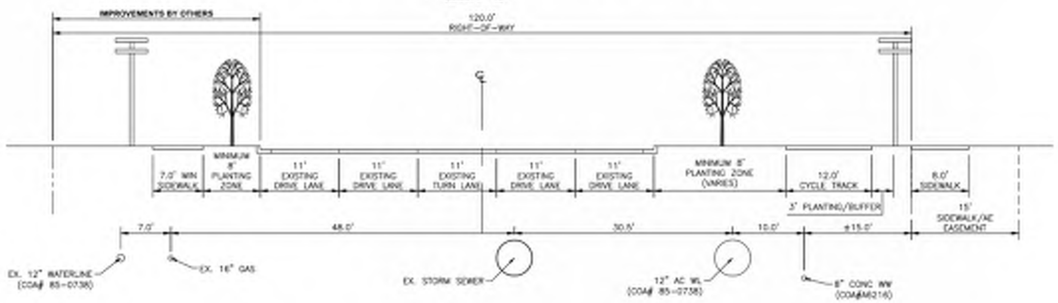
SHEET 07 OF 10

C8-2022-0221

V:\113038-00002\Civil\02-CAD\preliminary Plan - South\113038-00002-TRANSPORTATION2.dwg modified by amerryman on May 19, 22 5:16 PM

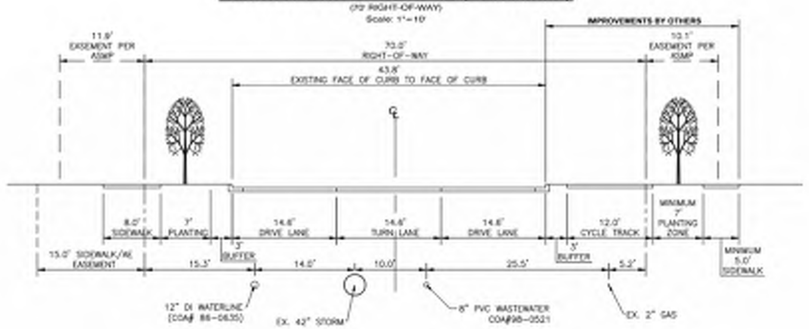
SECTION A
PLEASANT VALLEY ROAD - LEVEL 3 (PER ASMP)

(120' RIGHT-OF-WAY)
Scale: 1"=10'



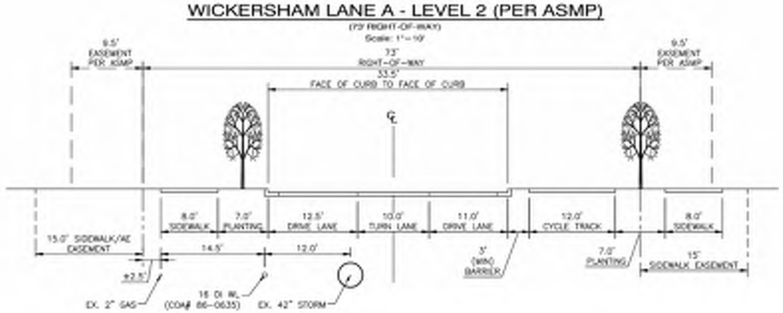
SECTION B
ELMONT DRIVE - LEVEL 2 (PER ASMP)

(72' RIGHT-OF-WAY)
Scale: 1"=10'



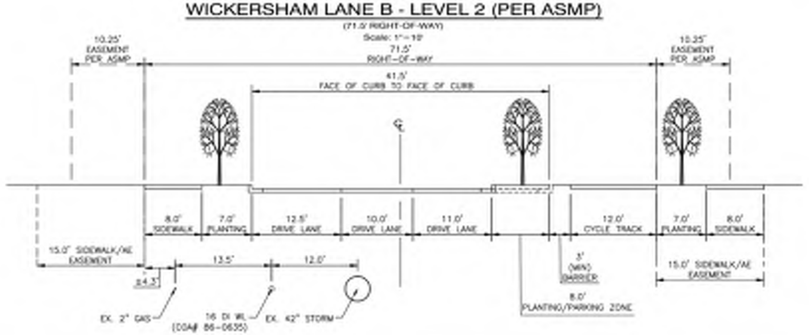
SECTION C
WICKERSHAM LANE A - LEVEL 2 (PER ASMP)

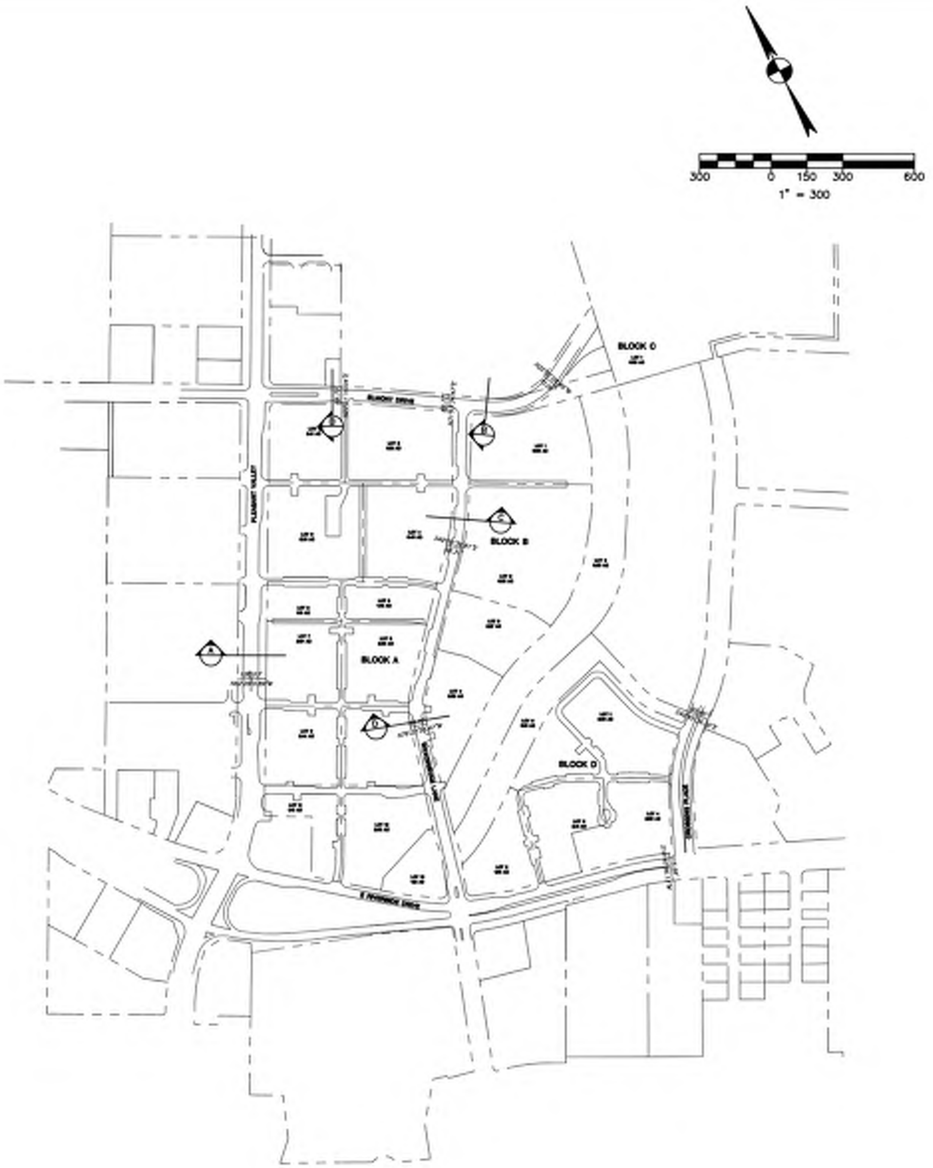
(73' RIGHT-OF-WAY)
Scale: 1"=10'



SECTION D
WICKERSHAM LANE B - LEVEL 2 (PER ASMP)

(71.5' RIGHT-OF-WAY)
Scale: 1"=10'





FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 08 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

_____
STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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TBPE # F-439 TBPLS # 10194447

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER
05/11/2022

NO. REVISION DATE

STREET SECTIONS 1 OF 3

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

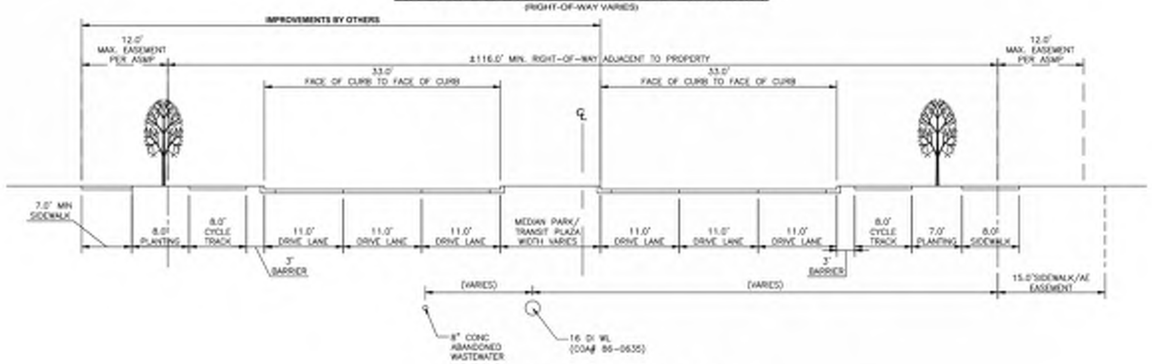
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET 08 OF 10

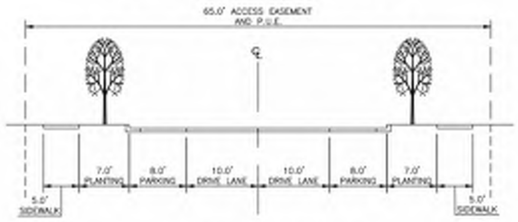
V:\113038-00002\Civil\05-CAD\Preliminary Plan - South\113038-00002-SECTION5.dwg modified by pdonn on May 16, 22 11:51 AM

C8-2022-0221

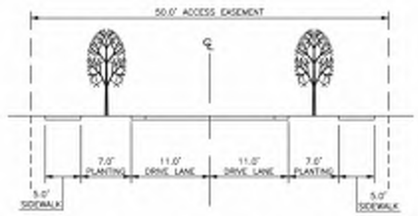
SECTION E
RIVERSIDE DRIVE - LEVEL 3 (PER ASMP)
(RIGHT-OF-WAY VARIES)



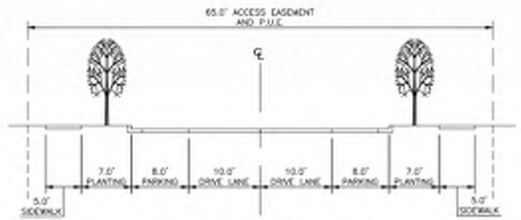
SECTION F 1, 2, 3 (PRIVATE)
STREET ONE, TWO, THREE
Scale: 1"=10'



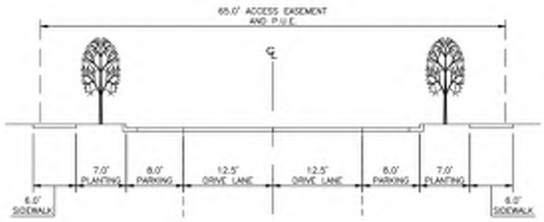
SECTION G (PRIVATE)
PASEO STREET
Scale: 1"=10'

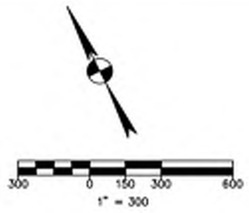


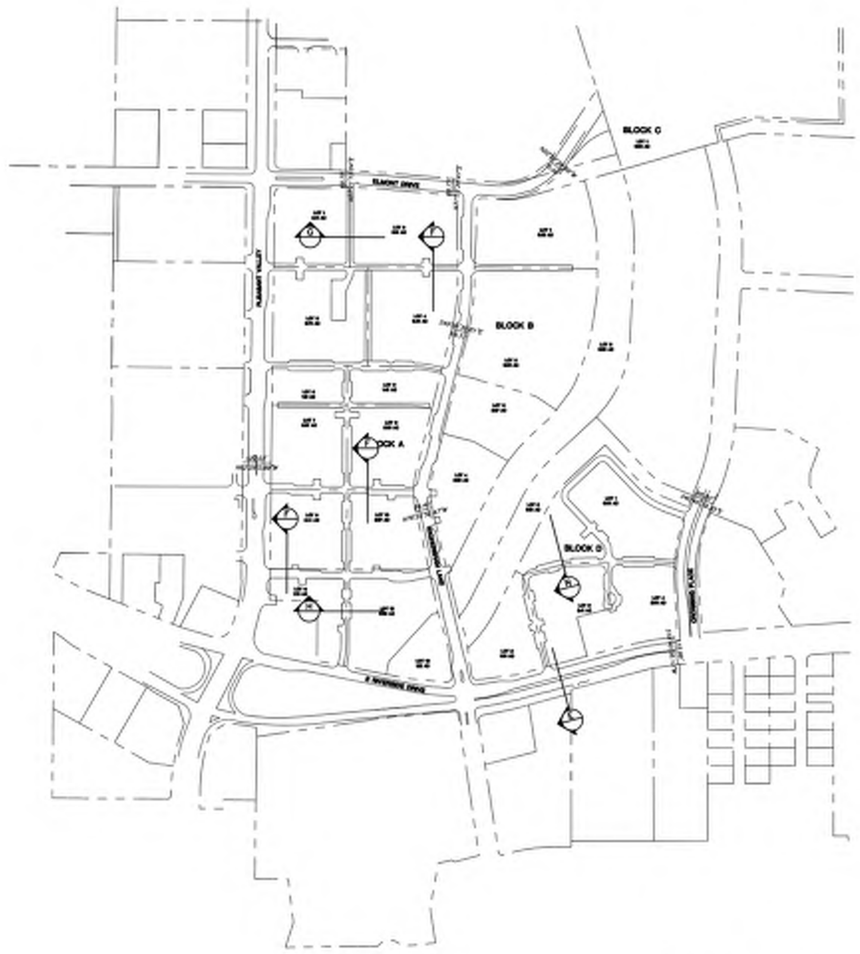
SECTION H (PRIVATE)
LOT 11 AND 12
Scale: 1"=10'



SECTION N (PRIVATE)
BLOCK D ACCESS
Scale: 1"=10'







FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 09 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

_____
STEVE HOPKINS, FOR:
DENISE LUCAS
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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REVISION | NO | DATE

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER
05/11/2022

STREET SECTIONS 2 OF 3

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

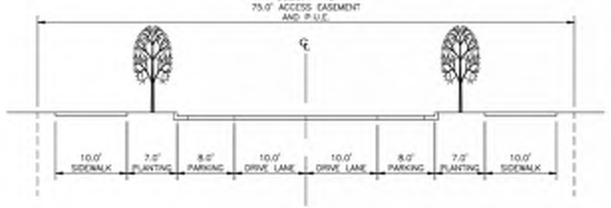
SHEET 09 OF 10

V:\113038-00002\Civil\00-CAD\Preliminary Plan - South\113038-00002-SECTIONS-1.dwg modified by jmerryman on May 19, 22 2:06 PM

C8-2022-0221

SECTION I (PRIVATE)
CAFE TYPICAL

Scale: 1"=10'



SECTION N (PRIVATE)
BLOCK D ACCESS

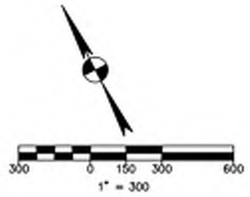
Scale: 1"=10'

SECTION L (PRIVATE)
FIRE LANE

Scale: 1"=10'

SECTION M (PRIVATE)
PEDESTRIAN/FIRE ACCESS

Scale: 1"=10'



FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 10 OF 10.

FILE NUMBER: C8-2020-0004

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON _____

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NO. REVISION DATE

JULIA L. BRINK
113030
LICENSED PROFESSIONAL ENGINEER
07/11/2022

STREET SECTIONS 3 OF 3

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET
10
OF 10

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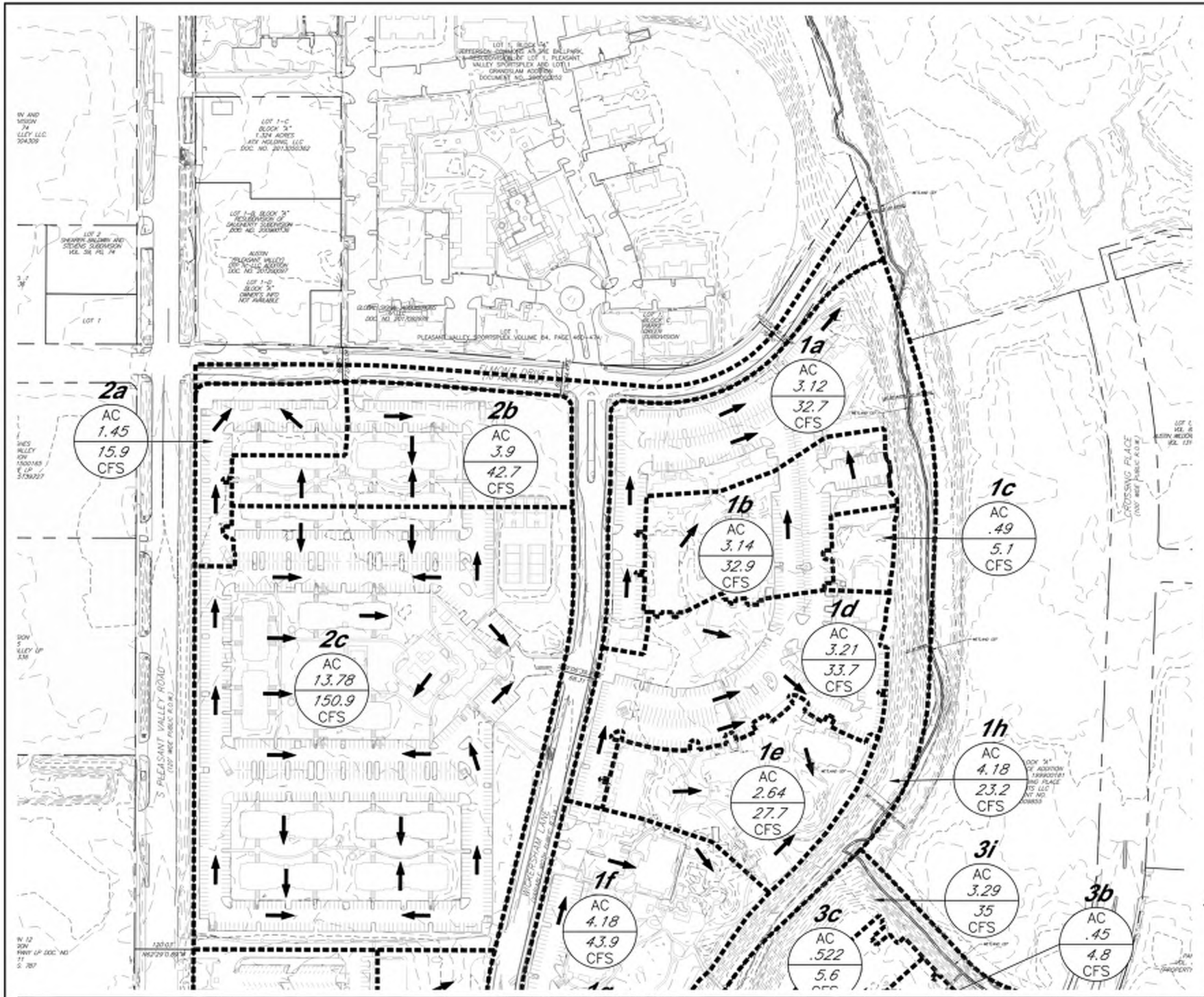
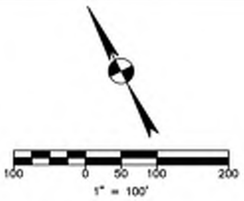
C8-2022-0221





LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
670	CONTOUR
	TIME OF CONCENTRATION
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
XXX	DRAINAGE AREA NAME
AC XX.XX / XX.XX CFS	DRAINAGE AREA SIZE
	CUMULATIVE FLOW

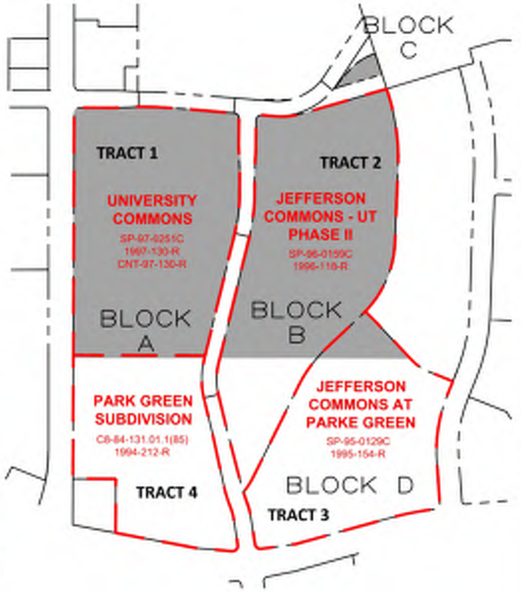
EXISTING DRAINAGE CONDITIONS:

1. ON-SITE RUNOFF DRAINS TOWARDS THE SOUTH-EASTERN PROPERTY LINE AND EVENTUALLY DISCHARGES INTO THE CREEK.
2. THE RATIONAL METHOD WAS USED TO CALCULATE RUNOFF.
3. THE EXISTING DRAINAGE AREA TOTAL IS 73.9 ACRES AND CONTAINS APPROXIMATELY 68% IMPERVIOUS COVER.
4. THE SITE CONSISTS OF TYPE D SOILS AND THE CURVE NUMBER IN THE EXISTING CONDITIONS IS 90 WHICH REPRESENTS A GOOD CONDITION AT GREATER THAN 75% OF GRASS COVERAGE.
5. THE TIME OF CONCENTRATION IS 5 MINUTES AND THE LAG TIME IS 3.6 MINUTES.

REGIONAL STORMWATER MANAGEMENT PROGRAM:

1. ALL EXISTING PROPERTIES INCLUDED IN THIS PRELIMINARY PLAN HAVE BEEN APPROVED BY THE PROGRAM FOR PAST SITE DEVELOPMENT PERMITS. THE FOLLOWING RSMP MAP SHOWS THE EXISTING SITE DEVELOPMENT PERMITS, LIMITS OF CONSTRUCTION AND AS-BUILT IMPERVIOUS COVER. MAP IS INCLUDED IN THE ENGINEERING REPORT FOR CLARITY.
2. IF PROPOSED IMPERVIOUS COVER AT SITE DEVELOPMENT PERMITTING IS INCREASED ON ANY BLOCK AS LABELED IN THE PRELIMINARY PLAN, ADDITIONAL INFORMATION TO THE PROGRAM WILL BE REQUIRED.

KEY MAP



RIVER PARK - RSMP TRACKING TABLE

TRACT	ZONING	COA CASE NUMBER	RSMP CASE NUMBER	CITY OF AUSTIN RSMP APPROVAL LETTER DATE	LAND USE		TRACT AREA Gross		TRACT AREA Net		EXISTING AS-BUILT IMPERVIOUS COVER			RSMP AGREEMENT IMPERVIOUS COVER INCLUDED			ALLOWABLE IMPERVIOUS COVER PER ZONING		
					EXISTING	PROPOSED	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(%)	(AC)	(SF)	(%)	(AC)	(SF)	(%)
1	ERC	SP-97-0251C	1997-130-R; CNT-97-130-R	9/1/1997	MULTI-FAMILY	MIXED USE	19.12	832,998	-	-	10.78	469,577	56.37	12.43	541,449	65.00	15.30	666,398	80.00
2	ERC	SP-96-0159C	1996-118-R	3/8/1996	MULTI-FAMILY	MIXED USE	21.69	944,773	18.083	787,695	9.122	397,354	42.06	9.38	408,709	43.26	17.35	755,818	80.00
3	ERC	SP-95-0129C	1995-154-R	8/17/1995	MULTI-FAMILY	MIXED USE	15.28	665,597	13.355	581,744	8.184	356,495	53.56	12.22	532,477	80.00	12.22	532,477	80.00
4	ERC	C8-84-131.01.1(85)	1994-212-R	1994	SHOPPING CENTER	MIXED USE	12.11	527,686	-	-	10.660	464,364	88.00	9.69	422,149	80.00	9.69	422,149	80.00

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07/11/2022

REVISION | NO | DATE

EXISTING DRAINAGE AREA MAP 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

SHEET A.1 OF

V:\113038-00002\Civil\06 Cad\Preliminary Plan - South\113038-00002-QAM-Ex.dwg modified by emerryman on May 19, 22 3:53 PM

C8-2022-0221

1" = 100'

LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
670	CONTOUR
	TIME OF CONCENTRATION
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
XXX	DRAINAGE AREA NAME
AC XX.XX / XX.XX CFS	DRAINAGE AREA SIZE / CUMULATIVE FLOW

EXISTING DRAINAGE CONDITIONS:

1. ON-SITE RUNOFF DRAINS TOWARDS THE SOUTH-EASTERN PROPERTY LINE AND EVENTUALLY DISCHARGES INTO THE CREEK.
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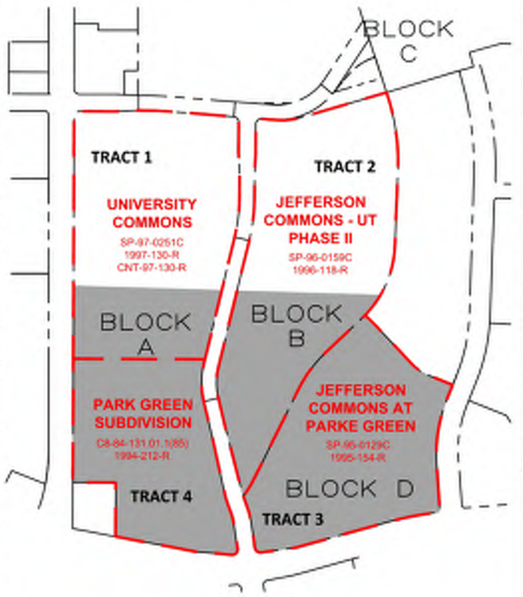
2. IF PROPOSED IMPERVIOUS COVER AT SITE DEVELOPMENT PERMITTING IS INCREASED ON ANY BLOCK AS LABELED IN THE PRELIMINARY PLAN, ADDITIONAL INFORMATION TO THE PROGRAM WILL BE REQUIRED.

KEY MAP



RIVER PARK - RSMP TRACKING TABLE

TRACT	ZONING	COA CASE NUMBER	RSMP CASE NUMBER	CITY OF AUSTIN RSMP APPROVAL LETTER DATE	LAND USE		TRACT AREA Gross		TRACT AREA Net		EXISTING AS-BUILT IMPERVIOUS COVER			RSMP AGREEMENT IMPERVIOUS COVER INCLUDED			ALLOWABLE IMPERVIOUS COVER PER ZONING		
					EXISTING	PROPOSED	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(%)	(AC)	(SF)	(%)	(AC)	(SF)	(%)
1	ERC	SP-97-0251C	1997-130-R; CNT-97-130-R	9/1/1997	MULTI-FAMILY	MIXED USE	19.12	832,998	-	-	10.78	469,577	56.37	12.43	541,449	65.00	15.30	666,398	80.00
2	ERC	SP-96-0159C	1996-118-R	3/8/1996	MULTI-FAMILY	MIXED USE	21.69	944,773	18.083	787,695	9.122	397,354	42.06	9.38	408,709	43.26	17.35	755,818	80.00
3	ERC	SP-95-0129C	1995-154-R	8/17/1995	MULTI-FAMILY	MIXED USE	15.28	665,597	13.355	581,744	8.184	356,495	53.56	12.22	532,477	80.00	12.22	532,477	80.00
4	ERC	C8-84-131.01.1(85)	1994-212-R	1994	SHOPPING CENTER	MIXED USE	12.11	527,686	-	-	10.660	464,364	88.00	9.69	422,149	80.00	9.69	422,149	80.00

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REVISION | NO | DATE

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER
05/11/2022

EXISTING DRAINAGE AREA MAP 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038.00002

SHEET A.2 OF

V:\113038.00002\Civil\00 CAD\Preliminary Plan - South\113038.00002-DAM-EX-2.dwg modified by jmerriman on May 18, 2022 3:50 PM

C8-2022-0221

1a

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	3.12	3.12	3.12	3.12
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	9.6	16.5	22.1	32.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.49	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.63	52%	Concrete	0.75	0.83	0.88	0.97
3.12	100%					

1b

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	3.14	3.14	3.14	3.14
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	9.7	16.6	22.2	32.9

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.50	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.64	52%	Concrete	0.75	0.83	0.88	0.97
3.14	100%					

1c

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.49	0.49	0.49	0.49
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	1.5	2.6	3.5	5.1

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.23	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.26	52%	Concrete	0.75	0.83	0.88	0.97
0.49	100%					

1d

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	3.21	3.21	3.21	3.21
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	9.9	17.0	22.7	33.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.54	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.67	52%	Concrete	0.75	0.83	0.88	0.97
3.21	100%					

1e

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	2.64	2.64	2.64	2.64
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	8.2	14.0	18.7	27.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.26	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.38	52%	Concrete	0.75	0.83	0.88	0.97
2.64	100%					

1f

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.18	4.18	4.18	4.18
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	12.9	22.1	29.6	43.9

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
2.00	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
2.18	52%	Concrete	0.75	0.83	0.88	0.97
4.18	100%					

1g

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.62	0.62	0.62	0.62
C	0.50	0.56	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	2.0	3.3	4.4	6.5

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.29	47%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.33	53%	Concrete	0.75	0.83	0.88	0.97
0.62	100%					

1h

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.18	4.18	4.18	4.18
C	0.21	0.25	0.29	0.36
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	5.5	10.0	14.3	23.2

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
4.18	100%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.00	0%	Concrete	0.75	0.83	0.88	0.97
4.18	100%					

2a

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	1.45	1.45	1.45	1.45
C	0.52	0.58	0.62	0.71
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	4.8	8.1	10.6	15.9

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.63	43%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.82	57%	Concrete	0.75	0.83	0.88	0.97
1.45	100%					

2b

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	3.90	3.90	3.90	3.90
C	0.52	0.58	0.62	0.71
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	12.8	21.7	28.5	42.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.69	43%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
2.21	57%	Concrete	0.75	0.83	0.88	0.97
3.90	100%					

2c

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	13.78	13.78	13.78	13.78
C	0.52	0.58	0.62	0.71
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	45.2	76.8	100.7	150.9

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
5.96	43%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
7.82	57%	Concrete	0.75	0.83	0.88	0.97
13.78	100%					

3a

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.53	4.53	4.53	4.53
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	14.3	24.4	32.6	48.2

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
2.10	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
2.43	54%	Concrete	0.75	0.83	0.88	0.97
4.53	100%					

3b

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.45	0.45	0.45	0.45
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	1.4	2.4	3.2	4.8

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.21	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.24	54%	Concrete	0.75	0.83	0.88	0.97
0.45	100%					

3c

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.52	0.52	0.52	0.52
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	1.6	2.8	3.8	5.6

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.24	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.28	54%	Concrete	0.75	0.83	0.88	0.97
0.52	100%					

3d

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.41	0.41	0.41	0.41
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	1.3	2.2	2.9	4.4

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.19	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.22	54%	Concrete	0.75	0.83	0.88	0.97
0.41	100%					

3e

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.91	0.91	0.91	0.91
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	2.9	4.9	6.5	9.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.42	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.49	54%	Concrete	0.75	0.83	0.88	0.97
0.91	100%					

3f

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	2.92	2.92	2.92	2.92
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	9.2	15.7	21.0	31.1

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.35	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.57	54%	Concrete	0.75	0.83	0.88	0.97
2.92	100%					

3g

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	0.06	0.06	0.06	0.06
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	0.2	0.3	0.4	0.6

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.03	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.03	54%	Concrete	0.75	0.83	0.88	0.97
0.06	100%					

3h

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	2.17	2.17	2.17	2.17
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	6.8	11.7	15.6	23.1

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.01	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.16	54%	Concrete	0.75	0.83	0.88	0.97
2.17	100%					

3i

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	3.29	3.29	3.29	3.29
C	0.50	0.56	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	10.4	17.7	23.7	35.0

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.53	46%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
1.76	54%	Concrete	0.75	0.83	0.88	0.97
3.29	100%					

4a

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	6.14	6.14	6.14	6.14
C	0.67	0.74	0.79	0.88
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	26.0	49.7	57.2	83.8

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.90	15%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
5.24	85%	Concrete	0.75	0.83	0.88	0.97
6.14	100%					

4b

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.76	4.76	4.76	4.76
C	0.68	0.76	0.81	0.89
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	20.4	34.8	45.5	65.3

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.60	13%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
4.16	87%	Concrete	0.75	0.83	0.88	0.97
4.76	100%					

4c

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	1.21	1.21	1.21	1.21
C	0.48	0.54	0.59	0.67
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	3.7	6.3	8.4	12.5

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.60	49%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.61	51%	Concrete	0.75	0.83	0.88	0.97
1.21	100%					

OFF SITE A

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.76	4.76	4.76	4.76
C	0.75	0.83	0.88	0.97
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	22.5	38.0	49.4	71.2

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.00	0%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
4.76	100%	Concrete	0.75	0.83	0.88	0.97
4.76	100%					

OFF SITE B

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	1.07	1.07	1.07	1.07
C	0.70	0.77	0.82	0.91
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	4.7	7.9	10.3	15.0

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.11	10%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.96	90%	Concrete	0.75	0.83	0.88	0.97
1.07	100%					

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JULIA L. BRINK
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LICENSED
PROFESSIONAL
ENGINEER
07/11/2022

NO	DATE	REVISION

EXISTING DRAINAGE AREA CALCULATIONS

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-000002

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1" = 100'

LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
470	CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	TIME OF CONCENTRATION
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
XXX	DRAINAGE AREA NAME
AC XX.XX	DRAINAGE AREA SIZE
XX.XX CFS	CUMULATIVE FLOW

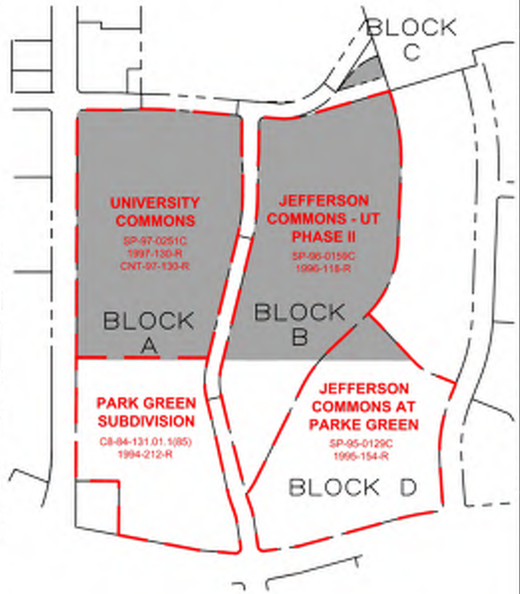
REGIONAL STORMWATER MANAGEMENT PROGRAM:

1. ALL EXISTING PROPERTIES INCLUDED IN THIS PRELIMINARY PLAN HAVE BEEN APPROVED BY THE PROGRAM FOR PAST SITE DEVELOPMENT PERMITS. THE FOLLOWING RSMP MAP SHOWS THE EXISTING SITE DEVELOPMENT PERMITS, LIMITS OF CONSTRUCTION AND AS-BUILT IMPERVIOUS COVER. MAP IS INCLUDED IN THE ENGINEERING REPORT FOR CLARITY.
2. IF PROPOSED IMPERVIOUS COVER AT SITE DEVELOPMENT PERMITTING IS INCREASED PER BLOCK AS LABELED IN THE PRELIMINARY PLAN, ON-SITE DETENTION WILL BE REQUIRED FOR ANY INCREASE IN PEAK DISCHARGE LEAVING THE SITE.

DRAINAGE CONDITIONS:

1. ON-SITE RUNOFF DRAINS TOWARDS THE SOUTH-EASTERN PROPERTY LINE AND EVENTUALLY DISCHARGES INTO THE CREEK.
2. THE RATIONAL METHOD WAS USED TO CALCULATE RUNOFF.
3. THE EXISTING DRAINAGE AREA TOTAL IS 73.9 ACRES AND CONTAINS APPROXIMATELY 66% IMPERVIOUS COVER.
4. THE SITE CONSISTS OF TYPE D SOILS AND THE CURVE NUMBER IN THE EXISTING CONDITIONS IS 90 WHICH REPRESENTS A GOOD CONDITION AT GREATER THAN 75% OF GRASS COVERAGE.
5. THE TIME OF CONCENTRATION IS IS 5 MINUTES AND THE LAG TIME IS 3.6 MINUTES.

KEY MAP



2				
Event	2-yr	10-yr	25-yr	100-yr
A (ac)	19.13	19.13	19.13	19.13
C	0.61	0.68	0.73	0.81
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	73.6	125.0	164.6	238.9

C Calculations			2	10	25	100
Area (ac)	%					
0.00	0%	Pasture	0.33	0.38	0.42	0.49
4.94	26%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
14.19	74%	Concrete	0.75	0.83	0.88	0.97
19.13	100%					

1				
Event	2-yr	10-yr	25-yr	100-yr
A (ac)	21.67	21.67	21.67	21.67
C	0.49	0.55	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	67.0	114.5	153.3	227.2

C Calculations			2	10	25	100
Area (ac)	%					
0.00	0%	Pasture	0.33	0.38	0.42	0.49
10.44	48%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
11.23	52%	Concrete	0.75	0.83	0.88	0.97
21.67	100%					

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REVISION | NO | DATE

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LICENSED PROFESSIONAL ENGINEER
07/11/2022

PROPOSED DRAINAGE AREA MAP 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

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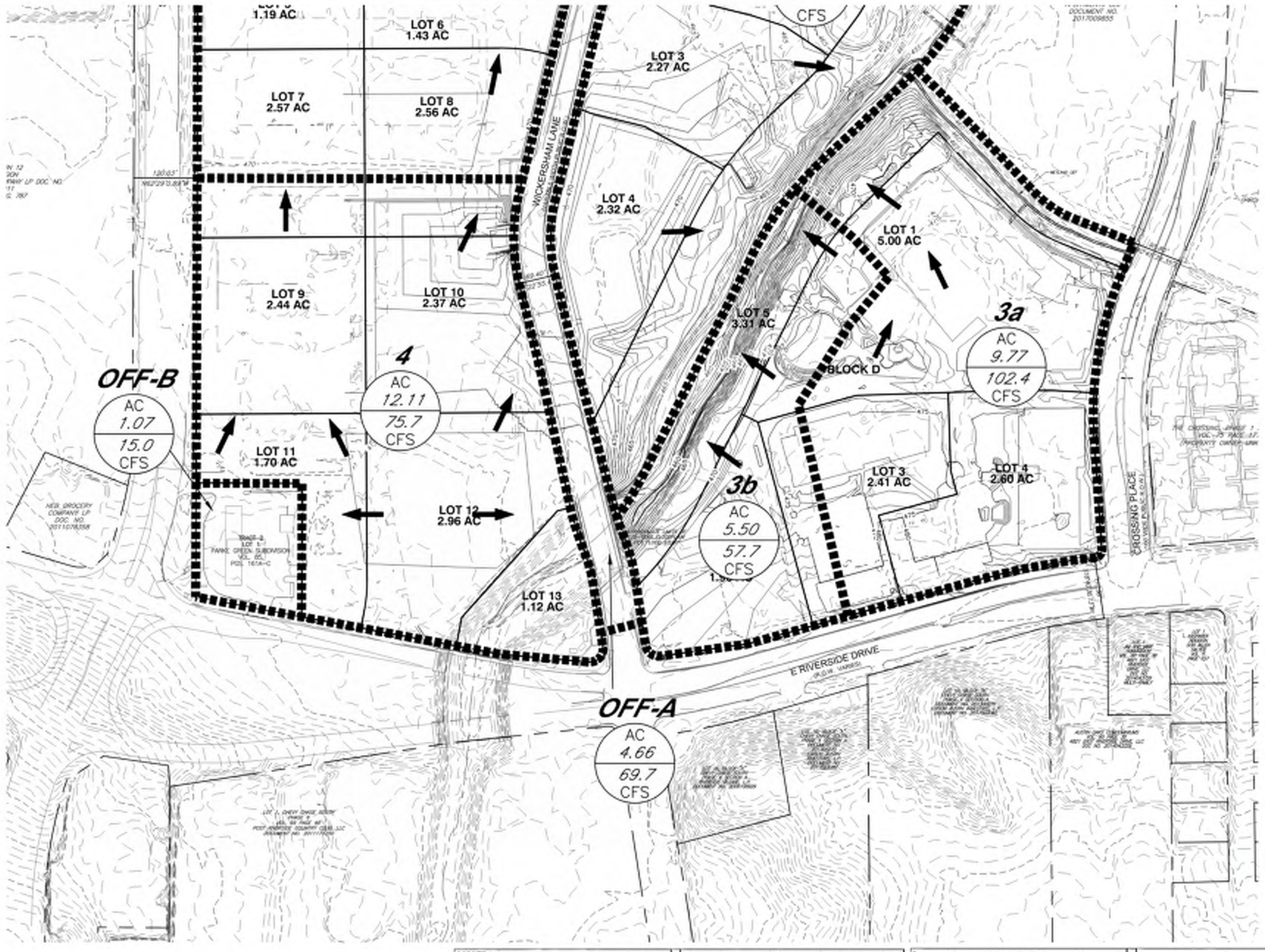

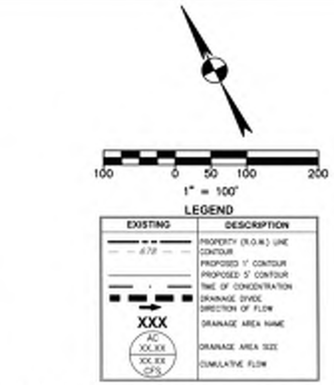

REGIONAL STORMWATER MANAGEMENT PROGRAM:

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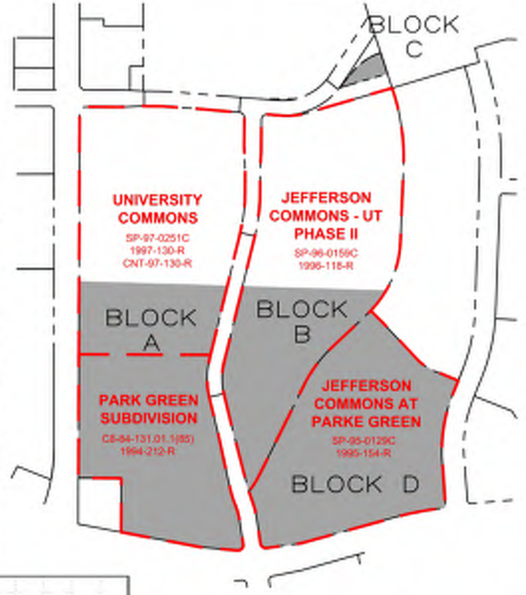
KEY MAP



OFFSITE A

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	4.66	4.66	4.66	4.66
C	0.75	0.83	0.88	0.97
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	22.1	37.2	48.3	69.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.00	0%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
4.66	100%	Concrete	0.75	0.83	0.88	0.97
4.66	100%					

3a

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	9.77	9.77	9.77	9.77
C	0.49	0.56	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	30.2	52.6	69.1	102.4

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
4.62	47%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
5.15	53%	Concrete	0.75	0.83	0.88	0.97
9.77	100%					

4

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	12.11	12.11	12.11	12.11
C	0.60	0.67	0.72	0.80
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	45.8	78.0	102.8	149.4

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
1.34	28%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
8.77	72%	Concrete	0.75	0.83	0.88	0.97
12.11	100%					

OFFSITE B

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	1.07	1.07	1.07	1.07
C	0.70	0.77	0.82	0.91
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	4.7	7.9	10.3	15.0

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
0.11	10%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
0.96	90%	Concrete	0.75	0.83	0.88	0.97
1.07	100%					

3b

Event	2-yr	10-yr	25-yr	100-yr
A (ac)	5.50	5.50	5.50	5.50
C	0.49	0.56	0.60	0.68
Tc (min)	5.0	5.0	5.0	5.0
I (in/hr)	6.31	9.61	11.79	15.42
Q	17.0	29.6	38.9	57.7

C Calculations

Area (ac)	%		2	10	25	100
0.00	0%	Pasture	0.33	0.38	0.42	0.49
2.60	47%	Grass	0.21	0.25	0.29	0.36
0.00	0%	Forest/Wood	0.31	0.36	0.40	0.47
2.90	53%	Concrete	0.75	0.83	0.88	0.97
5.50	100%					

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JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER

REVISION | NO | DATE

07/11/2022

PROPOSED DRAINAGE AREA MAP 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

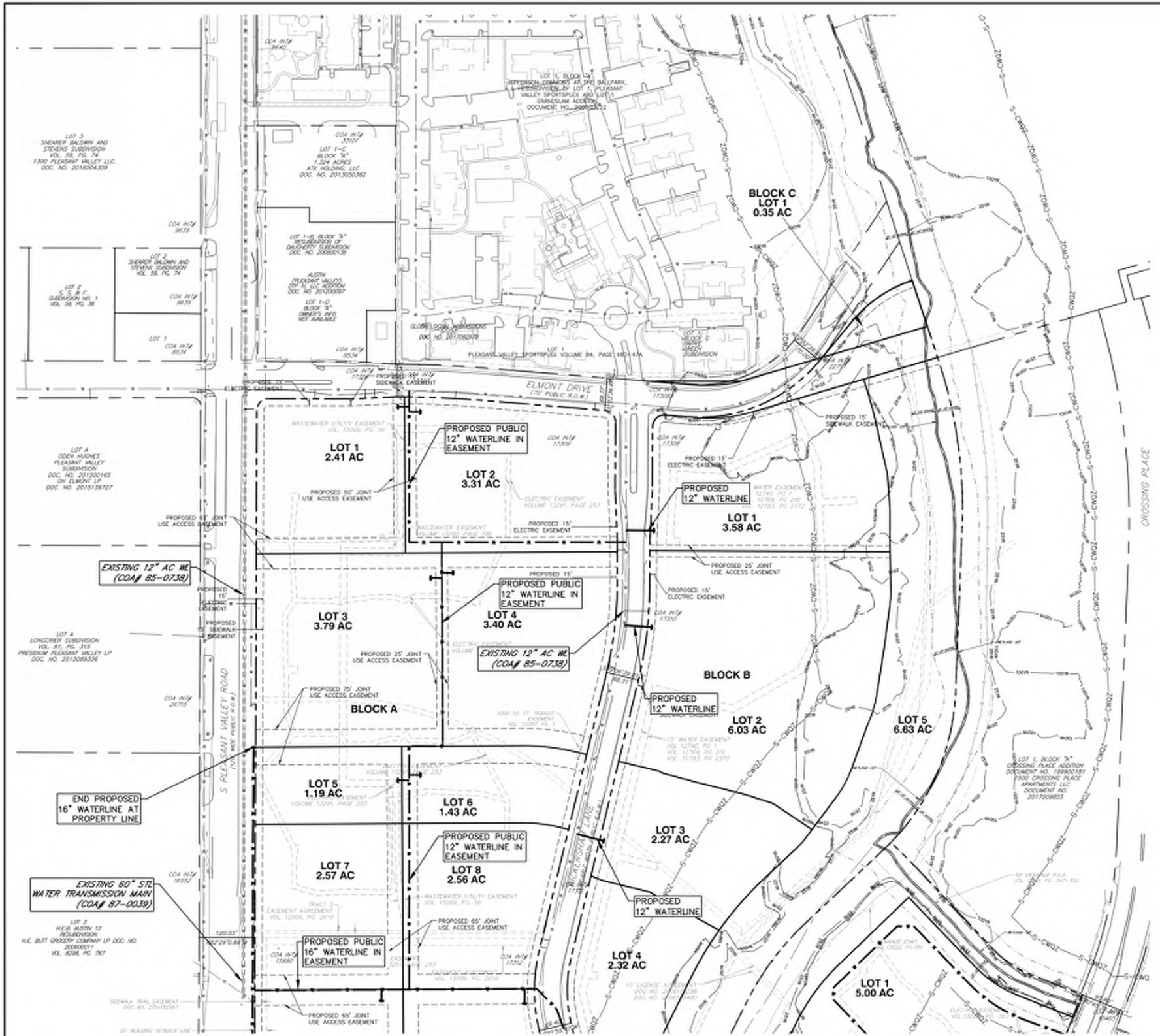
PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038.00002

SHEET B.2 OF

V:\113038.00002\Civil\00 CAD\Preliminary Plan - South\113038.00002-Exhibit 2.dwg modified by amerryman on Jul 11, 2022 4:51 PM

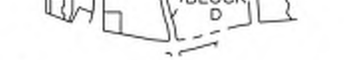
C8-2022-0221



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- PROPOSED WATERLINE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING WATERLINE
- EXISTING LARGE DIAMETER WATERLINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK (S-CWQZ)
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (100yr)
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (25yr)
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

KEY MAP



NOTES:

1. EXISTING EASEMENTS AS SHOWN PROVIDE SERVICE TO THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
2. PROPOSED WATERLINE ALIGNMENTS MAY VARY DURING SITE PLAN PERMITTING.

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REVISION | NO | DATE

JULIA L. BRINK
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LICENSED PROFESSIONAL ENGINEER
09/11/2022

WATER DISTRIBUTION PLAN
1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-000002

SHEET
C.1
OF

V:\113038-000002\Civil\05-CAD\Preliminary Plan - South\113038-000002-WTR.dwg modified by jmorrison on May 18, 22 1:55 AM

C8-2022-0221

END PROPOSED PUBLIC 16" WATERLINE AT PROPERTY LINE

EXISTING 60" S.T.L. WATER TRANSMISSION MAIN (COA# 87-0039)

PROPOSED PUBLIC 16" WATERLINE IN EASEMENT

PROPOSED PUBLIC 12" WATERLINE IN EASEMENT

PROPOSED 12" WATERLINE

PROPOSED PUBLIC 16" WATERLINE

PROPOSED PUBLIC 16" WATERLINE

PROPOSED PUBLIC 12" WATERLINE IN EASEMENT

PROPOSED PUBLIC 12" WATERLINE IN EASEMENT

PROPOSED PUBLIC 16" WATERLINE

EXISTING 12" DI WL (COA# 86-0635)

EXISTING 24" CSC WL (COA# 62-0001)

LOT 1 5.00 AC

LOT 2 1.96 AC

LOT 3 2.27 AC

LOT 4 2.32 AC

LOT 5 3.31 AC

LOT 5 1.19 AC

LOT 6 1.43 AC

LOT 7 2.57 AC

LOT 8 2.56 AC

LOT 9 2.44 AC

LOT 10 2.37 AC

LOT 11 1.70 AC

LOT 12 2.96 AC

LOT 13 1.12 AC

LOT 2 6.03 AC

LOT 6 6.63 AC

LOT 3 2.41 AC

LOT 4 2.60 AC

BLOCK D

E RIVERSIDE DRIVE (R.O.W. VARIES)

S PLEASANT VALLEY (100' WIDE PUBLIC R.O.W.)

PROPOSED 65' JOINT USE ACCESS EASEMENT

PROPOSED 15' SIDEWALK EASEMENT

PROPOSED 15' ELECTRIC EASEMENT

PROPOSED SIDEWALK/UNIMPROVEMENTS EASEMENT WIDTH VARIES

S-CWQZ

100yr

25yr

1" = 100'

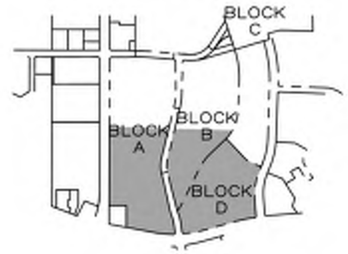
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- PROPOSED WATERLINE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING WATERLINE
- EXISTING LARGE DIAMETER WATERLINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK (S-CWQZ)
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (100yr)
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (25yr)
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

NOTES:

1. EXISTING EASEMENTS AS SHOWN PROVIDE SERVICE TO THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
2. PROPOSED WATERLINE ALIGNMENTS MAY VARY DURING SITE PLAN PERMITTING.

KEY MAP



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05/11/2022

NO	DATE	REVISION

WATER DISTRIBUTION PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET C.2 OF

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C8-2022-0221

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: River Park		Service Requested: **Water**
SER-4348	Banner Service Request Number 363128	Date Received: 09/28/2018
Location: 1225 S PLEASANT VALLEY RD AUSTIN TX 78741		
Acres: 189.97	Land Use: MIXED	LUE: 4,674
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-4349		
Quad(s): K19 K20	Reclaimed Pressure Zone: CENTRAL LOW SERVICE AREA	DDE: YES
Drainage Basin: TOWN LAKE	Pressure Zone: CENTRAL SOUTH	DWPZ: NO
Demand (Estimated Peak Hour): 10,223 GPM		FIRE FLOW: 2,000 GPM
Cost Participation: $0.00	% Within City Limits: 100	% Within Limited Purpose: 0

Description of Improvements:

Tracts 1 and 2
Applicant shall construct approximately 2,550 feet of 12-inch water main from the existing 12-inch water main (Project no. 2001-0525) in Elmont Dr. at Wickersham Ln. and extend northeast along future Wickersham Ln. and west across the subject tract to the existing 12-inch water main (Project no. 82-0362) in S. Pleasant Valley Rd. as approximately shown on the attached map.

Tract 1 (approximately 18 acres, 664 LUEs, and an estimated peak hour flow of 1,453 gpm)
Applicant may make appropriately sized water connection(s) to the existing 12-inch water main (Project no. 2002-0827) in S. Pleasant Valley Rd. and/or the proposed 12-inch water main described above in future Wickersham Ln. as approximately shown on the attached map.

Tract 2 (approximately 23 acres, 1,009 LUEs, and an estimated peak hour flow of 2,208 gpm)
Applicant may make appropriately sized water connection(s) to the existing 12-inch water main (Project no. 86-0635) in Elmont Dr. and/or the proposed 12-inch water main described above in future Wickersham Ln. as approximately shown on the attached map.

Tracts 3 and 6
Applicant shall construct approximately 1,450 feet of 16-inch water main from the existing 36-inch water transmission main (Project No. 87-0039; Intersection No. 69139) located along S. Pleasant Valley Rd. near the intersection with E. Riverside Dr. and extend northeast along S. Pleasant Valley Rd. to the existing 12-inch water main crossing S. Pleasant Valley Rd. as shown on the attached map. The proposed 16-inch water main shall replace the existing 4-inch water main along its path and all existing services shall be reconnected to the proposed 16-inch water main. Applicant shall open the existing 36-inch valve (Valve ID# 172475).

Applicant shall also make an appropriately sized connection from the proposed 16-inch water main to the existing 12-inch water main (Project No. 86-0635) crossing S. Pleasant Valley Rd. as shown on the attached map.

Tracts 3, 4, 5, and 6
Applicant shall construct approximately 1,650 feet of 16-inch water main from the existing 24-inch water transmission main (Project no. 62-0001) in E. Riverside Dr. and extend north-northeast along the east side of Wickersham Ln. and northeast through the subject tract to the proposed 16-inch water main described above along S. Pleasant Valley Rd. as approximately shown on the attached map.

Applicant shall also make an appropriately sized connection from the proposed 16-inch water main to the existing 16-inch water main (Project No. 86-0635) along Wickersham Ln. as shown on the attached map.

Tract 3 (approximately 19 acres, 1,078 LUEs, and an estimated peak hour flow of 2,358 gpm)
Applicant may make appropriately sized water connection(s) to the proposed 16-inch water main along S. Pleasant Valley Dr., the proposed 16-inch water main through the subject tract, the existing 12-inch water main (Project no. 86-0635) in Elmont Dr., and/or the existing 16-inch water main (Project no. 86-0635) in Wickersham Ln. as approximately shown on the attached map.

Tract 4 (approximately 22 acres, 900 LUEs, and an estimated peak hour flow of 1,969 gpm)
Applicant may make appropriately sized connection(s) to the proposed 16-inch water main described above along Wickersham Ln, the existing 16-inch water main in Wickersham Ln., and/or the existing 12-inch water mains (Project no. 86-0635 and Project no. 97-0640) in Elmont Dr. as approximately shown on the attached map.

Tract 5 (approximately 15 acres, 506 LUEs, and an estimated peak hour flow of 1,107 gpm)
Applicant may make appropriately sized connection(s) to the proposed 16-inch water main described above in Wickersham Ln. and the existing 12-inch water main (Project no. 75-0184) in Crossing Pl. as approximately shown on the attached map.

Tract 6 (approximately 12 acres, 515 LUEs, and an estimated peak hour flow of 1,127 gpm)
Applicant may make appropriately sized connection(s) to the proposed 16-inch water main along S. Pleasant Valley Dr., the proposed 16-inch water main through the subject tract, and/or the existing 16-inch water main (Project no. 86-0635) in Wickersham Ln. as approximately shown on the attached map.

NOTES: 1) Water demand and fire flow requirement based on engineering calculations received from Jennifer M. Garcia, P.E. of CEC, Inc. on 10/22/2020. 2) Site plans and construction plans submitted for lots within this SER shall include a development tracking table to confirm compliance with the LUE and flow limits established by this SER. The table shall be located on the AW General Construction Notes sheet and minimally should list project name, City of Austin case number, land use, LUEs, acreage, fire demand, and peak hour flow for approved site and construction plans within the subject tract. 3) Depending on how the subject tract is ultimately subdivided, additional water main extensions may be required. 4) Approval of this SER does not constitute approval of private water service plans within the subject tract. 5) Branched connections to concrete steel cylinder (CSC) pipe require special design considerations that will need to be included within the construction plans. Please reference Austin Water's "CSC Connection Guidelines" for more information. Applicant shall also coordinate the CSC connection with Austin Water Distribution System Engineering.

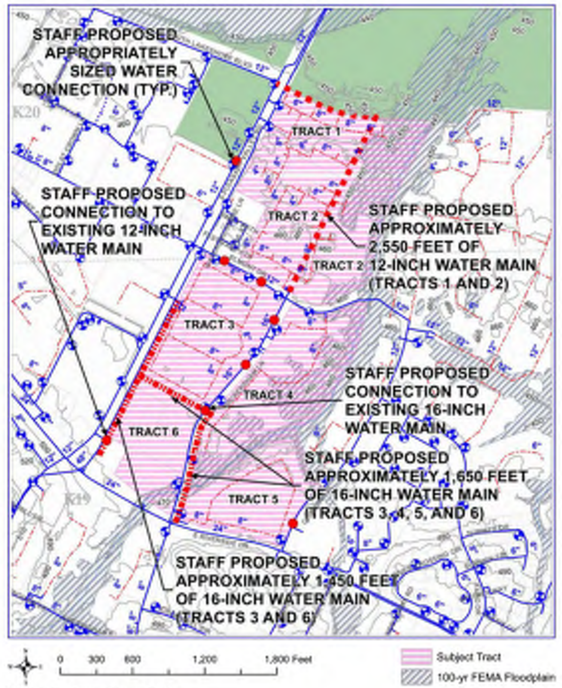
Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review.
6) Approval of a site plan that meets the Fire Department requirements for fire control.
7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

Project Manager, Utility Development Services — Date: 2/10/2021

Asst. Director, Env., Planning, and Development Svcs. — Date: 02/12/2021

Supervisor, Utility Development Services — Date: 02/10/21

Director, Austin Water — Date: 02/22/2021



W. S.E.R. Name: River Park
W. S.E.R. Number: 4348

Utility Development Services Plotted 1/22/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RIVER PARK – SER TRACKING TABLE – WATER

TRACT	COA CASE NUMBER	LUE's		WATER DEMAND/ROUTING					
				PEAK HOUR (GPM)		PEAK DAY (GPM)		ROUTING	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	SP-02-0194C	108	664	236.3	1453.2	139.1	855.8	12" DI ALONG S PLEASANT VALLEY RD	12" DI ALONG S PLEASANT VALLEY RD, 12" ALONG ELMONT DR
2	SP-00-2212C	141	1009	308.4	2207.7	181.6	1300.1	12" DI ALONG ELMONT DR	12" DI ALONG ELMONT DR
3	SP-97-0251C	144	1078	315.0	2358.8	185.5	1389.1	12" AC ALONG S PLEASANT VALLEY RD	16" DI ALONG WICKERSHAM LN, 12" DI ALONG ELMONT DR
4	SP-96-0159C	135	900	295.3	1968.8	173.9	1159.4	12" DI ALONG ELMONT DR	16" ALONG WICKERSHAM LN
5	SP-95-0129C	126	506	275.6	1107.3	162.3	652.1	16" DI ALONG WICKERSHAM LN	12" DI ALONG E RIVERSIDE DR, 12" DI ALONG CROSSING PLACE
6	-	58	515	26.5	1127.4	15.6	663.9	16" DI ALONG WICKERSHAM LN	16" DI ALONG WICKERSHAM LN, 12" DI ALONG ELMONT DR

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TBPE #14307 TBPLS #10194396
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JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER 05/11/2022

NO	DATE	REVISION

WATER SER

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET C.3 OF

C8-2022-0221

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05/11/2022

WASTEWATER COLLECTION PLAN 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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OF

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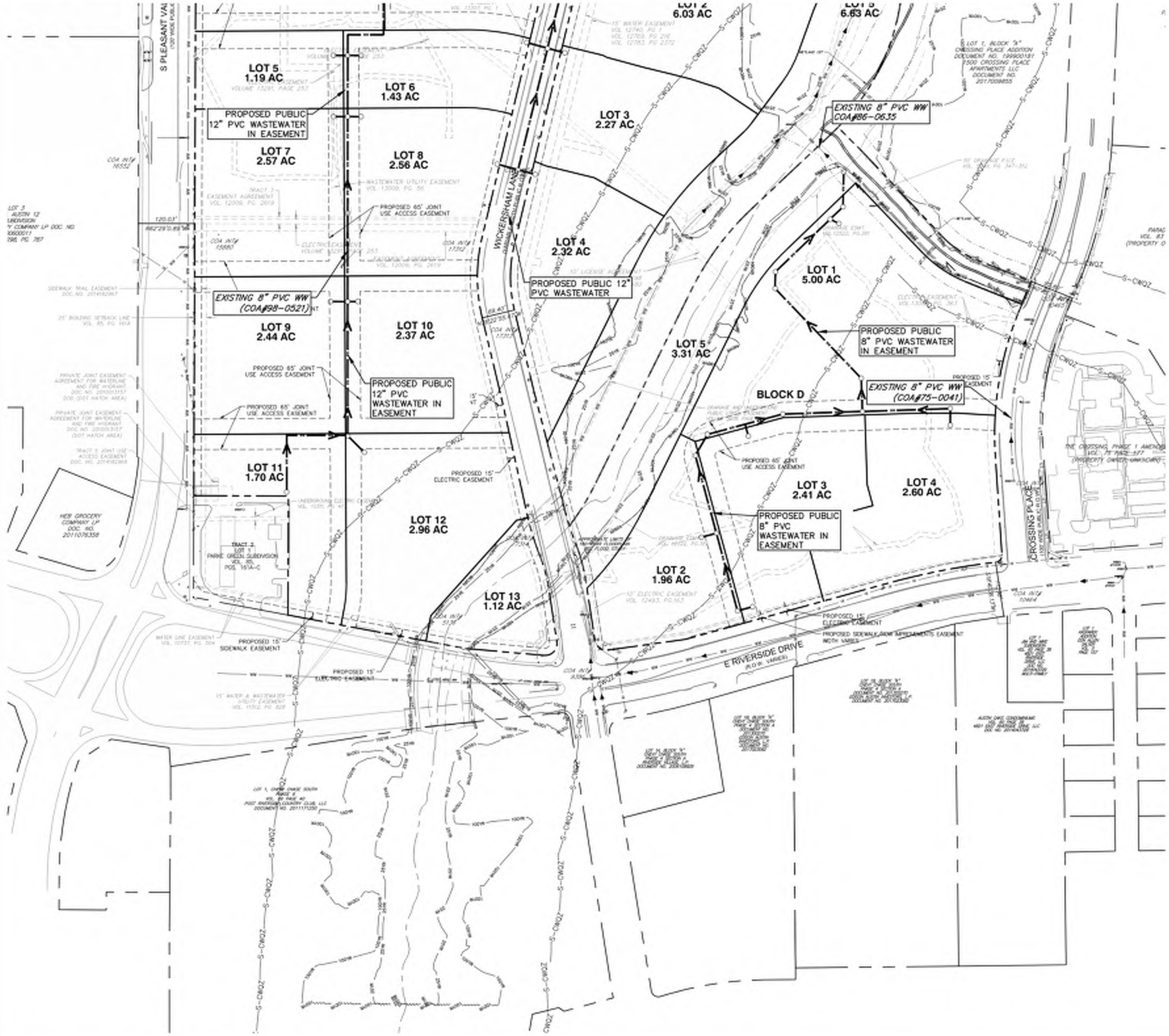

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- PROPOSED WASTEWATER LINE
- EXISTING EASEMENTS
- EXISTING WASTEWATER LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK (S-CWQZ)
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (100yr)
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) (25yr)
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

KEY MAP

NOTES:

1. EXISTING EASEMENTS AS SHOWN PROVIDE SERVICE TO THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
2. PROPOSED WASTEWATER ALIGNMENTS MAY VARY DURING SITE PLAN PERMITTING.

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07/11/2022

REVISION | NO. | DATE

WASTEWATER COLLECTION PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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OF

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C8-2022-0221

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: River Park		Service Requested: **Wastewater**
SER-4349	Hansen Service Request Number 763131	Date Received: 09/28/2018
Location: 1225 S PLEASANT VALLEY RD AUSTIN TX 78741		
Acres: 109.97	Land Use: MIXED	LUE: 4,674
Aff. Utility Service or S.E.R. Number: City of Austin Water SER-4348		
Quad(s): K19 K20	Reclaimed Pressure Zone: CENTRAL LOW SERVICE AREA	DDZ: YES
Drainage Basin: TOWN LAKE	Pressure Zone: CENTRAL SOUTH	DWPZ: NO
Flow (Estimated Peak Wet Weather): 2,806 GPM		
Cost Participation: $0.00	% Within City Limits: 100	% Within Limited Purpose: 0

Description of Improvements:
Tract 1 (approximately 38 acres, 664 LUEs, and an estimated peak wet weather flow of 809 gpm)
Applicant shall construct approximately 825 feet of 8-inch gravity wastewater main (minimum 0.50% slope) from the existing 12-inch gravity wastewater main (Project Nos. 2002-0027) on S. Pleasant Valley Rd. at S Ladashore Blvd. east along the northern boundary of Tract 1 as shown on the attached map. Flow from the subject tract which discharges to the proposed 8-inch gravity wastewater main shall be limited to approximately 475 LUEs.

To serve proposed lots with frontage along S. Pleasant Valley Rd., Applicant may make an appropriately sized wastewater connection to the existing 8-inch gravity wastewater main in S. Pleasant Valley Rd. as approximately shown on the attached map. Flow from the subject tract which discharges to the existing 8-inch gravity wastewater main shall be limited to a maximum of 325 LUEs.

Tract 2, Tract 3, Tract 4, and Tract 6
Applicant shall construct approximately 525 feet of 18-inch wastewater interceptor (minimum 0.30% slope) from the existing 36-inch wastewater interceptor (MH ID# 119446) east of the subject tract and extend west along the future realignment of Elmont Dr. to the intersection at Wickersham Ln. as shown on the attached map. The proposed 18-inch wastewater interceptor shall replace the existing 8-inch gravity wastewater main (Project no. 98-0521) along this path and all existing services shall be reconnected to the proposed 18-inch wastewater interceptor. Applicant shall also abandon approximately 750 feet of existing 8-inch gravity wastewater main (Project No. 98-0521) starting from downstream manhole MH ID# 119447 extending north and west along the existing right-of-way of Elmont Dr., which is proposed for vacation.

Tract 2 (approximately 23 acres, 1,009 LUEs, and an estimated peak wet weather flow of 592 gpm)
Applicant shall construct approximately 625 feet of 12-inch gravity wastewater main from the proposed 18-inch wastewater interceptor described above and extend north along future Wickersham Ln. as shown on the attached map.

Tract 3 (approximately 39 acres, 1,078 LUEs, and an estimated peak wet weather flow of 625 gpm) and Tract 6 (approximately 12 acres, 515 LUEs, and an estimated peak wet weather flow of 324 gpm)
Applicant shall construct approximately 2,200 feet of 12-inch gravity wastewater main (minimum 0.45% slope) from the proposed 18-inch wastewater interceptor described above and extend northwest along Elmont Dr. and southwest through the subject tract, as approximately shown on the attached map. The proposed 12-inch gravity wastewater main shall replace the existing 8-inch gravity wastewater main (Project No. 98-0521) along this path and all existing services shall be reconnected to the proposed 12-inch gravity wastewater main. Applicant shall also abandon approximately 750 feet of existing 8-inch gravity wastewater main through Tract 3 from MH ID# 119400 to MH ID# 119418.

Tract 4 (approximately 22 acres, 900 LUEs, and an estimated peak wet weather flow of 535 gpm)
Applicant shall construct approximately 1,750 feet of 12-inch gravity wastewater main from the proposed 18-inch wastewater interceptor described above and extend south along Wickersham Ln. as approximately shown on the attached map. The alignment of the proposed 12-inch gravity wastewater main may be located internal to the subject tract with the approval of Pipeline Engineering during plan review.

Tract 5 (approximately 15 acres, 506 LUEs, and an estimated peak wet weather flow of 320 gpm)
Applicant shall make an appropriately sized wastewater connection to the existing 8-inch gravity wastewater main (Project no. 86-0635; MH ID# 60616) located near the northern boundary of Tract 5 as shown on the attached map.

NOTES: 1) Wastewater flow based on engineering calculations received from Jennifer M. Garcia, P.E. of KIMLEY-HORN, Inc. on 10/23/2020. 2) Site plans and construction plans submitted for lots within this SER shall include a development tracking table to confirm compliance with the LUE and flow limits established by this SER. The table shall be located on the AW General Construction Notes sheet and minimally should list project name, City of Austin case number, land use, LUEs, acreage, and peak wet weather flow for approved site and construction plans within the subject tract. 3) Depending on how the subject tract is ultimately subdivided, additional wastewater main extensions may be required. 4) Private wastewater service lines shall not cross lot lines unless Utility Development Services determines proper cause for allowing

a private wastewater easement as means of providing wastewater service is proposed lots within the subject tract. Proper cause is not typically provided in a scenario where a proposed subdivision of a property creates a Plumbing Code violation.

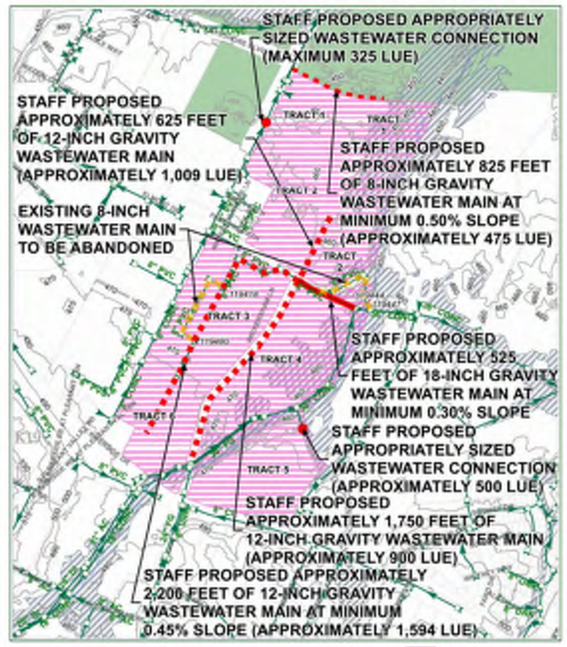
Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

2/10/2021
Project Manager, Utility Development Services — Date

02/12/2021
Asst. Director, Env., Planning, and Development Svcs. — Date

02/10/21
Supervisor, Utility Development Services — Date

02/22/2021
Director, Austin Water — Date



W.W. S.E.R. Name: River Park
W.W. S.E.R. Number: 4349

Utility Development Services Portal: 10/20/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geospatial reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RIVER PARK – SER TRACKING TABLE – WASTEWATER									
TRACT	COA CASE NUMBER	LUE's		WASTEWATER DEMAND/ROUTING					
				PEAK HOUR (GPM)		PEAK DAY (GPM)		ROUTING	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	SP-02-0194C	108	664	83.6	404.9	74.1	399.4	8" CONC ALONG S PLEASANT VALLEY RD	8" CONC ALONG S PLEASANT VALLEY RD
2	SP-00-2212C	141	1009	107.2	592.3	95.4	580.5	8" CONC ALONG S PLEASANT VALLEY RD	8" CONC ALONG S PLEASANT VALLEY RD
3	SP-97-0251C	144	1078	107.3	625.5	97.3	615.6	8" WW ALONG ELMONT DR	8" WW ALONG ELMONT DR
4	SP-96-0159C	135	900	102.9	536.6	91.6	524.3	30" CONC ALONG COUNTRY CLUB CREEK	30" CONC ALONG COUNTRY CLUB CREEK
5	SP-95-0129C	126	506	93.7	320.2	85.8	312.3	15" DI ALONG WICKERSHAM LN	12" DI ALONG E RIVERSIDE DR, 12" DI ALONG CROSSING PLACE
6	–	58	515	47.4	323.7	41.0	317.4	8" WW ALONG ELMONT DR	8" WW ALONG ELMONT DR

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09/11/2022

WASTEWATER SER

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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STORM SEWER PLAN 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

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113030
ENGINEER
07/11/2022

NO	DATE	REVISION

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET
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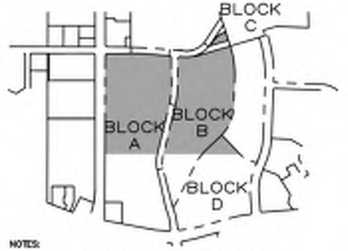
OF

1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr
- WETLAND CE
- WETLAND CE (50' SETBACK)
- CREEK ℄
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING STORM SEWER
- EXISTING LARGE DIAMETER STORM SEWER
- PROPOSED STORM SEWER

KEY MAP



NOTES:
1. UTILIZATION OF EXISTING AND PROPOSED STORM SEWER IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN ACCEPTANCE.

BLOCK C
LOT 1
0.35 AC

EXISTING 5' CONCRETE FLUME
EXISTING 36" STORM DRAIN
EXISTING 48" STORM DRAIN
EXISTING 48" STORM DRAIN
EXISTING 18" STORM DRAIN
EXISTING 18" STORM DRAIN
EXISTING 42" STORM DRAIN
EXISTING 35" STORM DRAIN
EXISTING 24" HEADWALL
EXISTING 30" STORM DRAIN
EXISTING 36" HEADWALL
EXISTING 24" HEADWALL
EXISTING 24" HEADWALL
EXISTING 24" STORM DRAIN
EXISTING 24" HEADWALL
EXISTING 18" HEADWALL
EXISTING 18" HEADWALL

PROPOSED FLOODPLAIN DRAINAGE EASEMENT TO BE DEDICATED BY PLAT OR SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT

PROPOSED PUBLIC STORM LINE IN EASEMENT
PROPOSED PUBLIC STORM LINE IN EASEMENT
PROPOSED PUBLIC STORM LINE
PROPOSED PUBLIC STORM LINE IN EASEMENT

LOT 1 2.41 AC
LOT 2 3.31 AC
LOT 3 3.79 AC
LOT 4 3.40 AC
LOT 5 1.19 AC
LOT 6 1.43 AC
LOT 7 2.57 AC
LOT 8 2.56 AC
LOT 1 3.58 AC
LOT 2 6.03 AC
LOT 3 2.27 AC
LOT 4 2.32 AC
LOT 5 6.63 AC
LOT 1 5.00 AC
BLOCK A
BLOCK B

ELMONT DRIVE
PLEASANT VALLEY ROAD
CROSSING PLACE

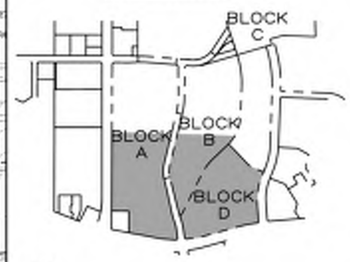
LOT 5
PROPOSED PUBLIC STORM LINE IN EASEMENT
LOT 6
1.43 AC
PROPOSED PUBLIC STORM LINE
LOT 7
2.57 AC
LOT 8
2.56 AC
PROPOSED PUBLIC STORM LINE IN EASEMENT
PROPOSED 65' JOINT USE ACCESS EASEMENT
LOT 9
2.44 AC
LOT 10
2.37 AC
PROPOSED PUBLIC STORM LINE IN EASEMENT
LOT 11
1.70 AC
LOT 12
2.96 AC
LOT 13
1.12 AC
LOT 2
6.03 AC
LOT 3
6.63 AC
LOT 3
2.27 AC
LOT 4
2.32 AC
LOT 1
5.00 AC
LOT 5
3.31 AC
BLOCK D
LOT 3
2.41 AC
LOT 4
2.60 AC
LOT 2
1.96 AC
EXISTING 24" HEADWALL
EXISTING 24" STORM DRAIN
EXISTING 18" HEADWALL
EXISTING 8" HEADWALL
PROPOSED FLOODPLAIN DRAINAGE EASEMENT TO BE DEDICATED BY PLAT OR SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT
PROPOSED 15' ELECTRIC EASEMENT
PROPOSED 15' SIDEWALK EASEMENT
E RIVERSIDE DRIVE
S-CWQZ

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- CREEK ℄
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING STORM SEWER — SS
- PROPOSED STORM SEWER — SD

KEY MAP



NOTES:

1. UTILIZATION OF EXISTING AND PROPOSED STORM SEWER IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN ACCEPTANCE.

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05/11/2022

REVISION | NO | DATE

STORM SEWER PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038.00002

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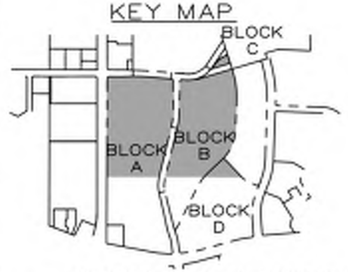
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING RIGHT-OF-WAY
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- SILT FENCING
- MULCH SOCK
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

KEY MAP



APPENDIX P-1 – EROSION CONTROL NOTES

1. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC – IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER – INSPECTOR (CESSWI OR CESSWI – IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC – IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.
2. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
3. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
4. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

4A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL (SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)) DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.
- AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
- SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

5. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
6. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.

6A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.

6B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.

6C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 85% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.

6D. WHEN REQUIRED, INITIAL PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
WOOD OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW MIX OR LESS PAPER OR NATURAL FIBERS	2–3 MONTHS	MODERATE SLOPES FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

CONTINUED ON NEXT SHEET...

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07/11/2022

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EROSION AND SEDIMENTATION CONTROL PLAN 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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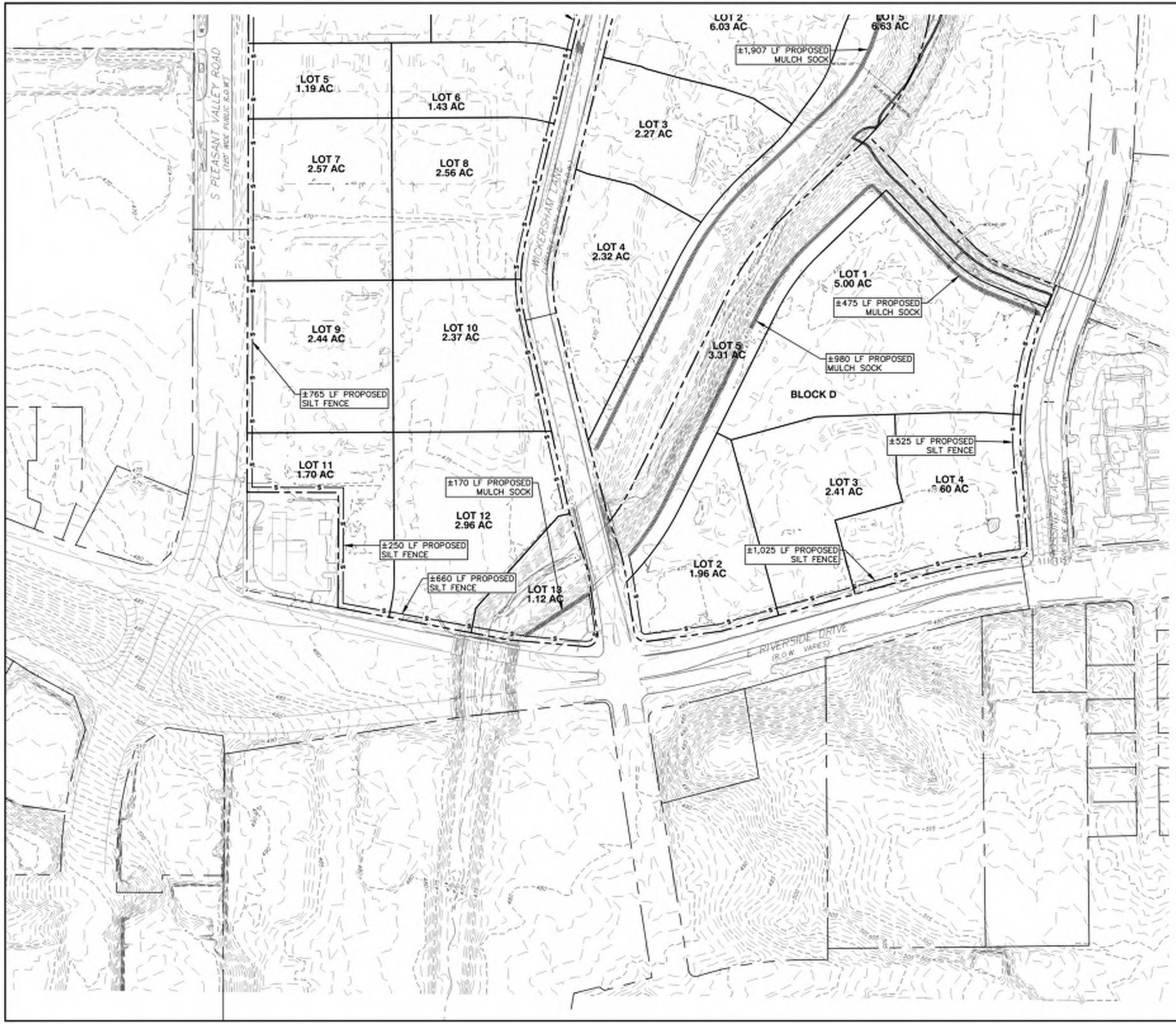
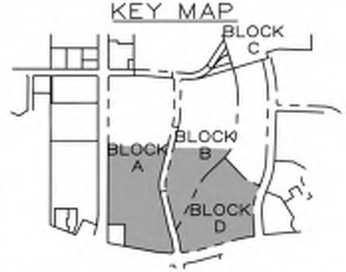


100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING RIGHT-OF-WAY
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- SILT FENCING — S — S —
- MULCH SOCK
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

KEY MAP



(CONTINUED FROM PREVIOUS SHEET)

PERMANENT VEGETATIVE STABILIZATION:
7. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY. STABILIZATION ONLY, IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDA GRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
8. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.
8A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 609S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
8B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
8C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
8D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
8E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS WITH TACKIFIER	6 MONTHS	ON SLOPES UP TO 3:1 AND ERODIBLE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED STRAW (FRM)	80% ORGANIC DEFIBRATED FIBERS WITH REMAINING FIBERS OR LESS WITH TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 3:1 AND ERODIBLE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

9. DEVELOPER INFORMATION:
OWNER # (REFER TO COVER SHEET)
PHONE # (REFER TO COVER SHEET)
ADDRESS (REFER TO COVER SHEET)
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
NONE
PHONE # (512) 439-0400
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION)
PHONE #
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION)
PHONE #
10. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

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07/11/2022

EROSION AND SEDIMENTATION CONTROL PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

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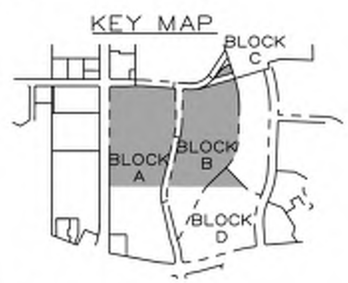
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- TREE PROTECTION
- CREEK ℄
- EXISTING HERITAGE TREE
- TREE TO BE DEMOLISHED
- TREE TO REMAIN

KEY MAP



TREE PROTECTION AND RELOCATION NOTE:

ANY TREE MITIGATION AND REMOVAL WILL BE DETERMINED AT THE TIME OF SITE PLAN.

TREE SURVEY DATE: 05/2018

TREE PRESERVATION NOTES:

1. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
2. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
3. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
4. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
5. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
6. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

APPENDIX P-6:
REMEDIAL TREE CARE NOTES

TREE SURVEY DATE: 05/2018

AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST.

PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING.

POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

garza
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TBPE F-1181 TBPLS 10194462
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JULIA L. BRINK
113030
LICENSED PROFESSIONAL ENGINEER
05/11/2022

REVISION | NO | DATE

TREE PRESERVATION PLAN
1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-00002

SHEET
G.1
OF

V:\113038-00000\CIVIL\EC-CAD\Preliminary Plan - South\113038-00000-TREE.dwg modified by amerryman on May 17, 22 7:51 PM

C8-2022-0221

LOT 5
1.19 AC

LOT 6
1.43 AC

LOT 7
2.57 AC

LOT 8
2.56 AC

LOT 9
2.44 AC

LOT 10
2.37 AC

BLOCK A

LOT 11
1.70 AC

LOT 12
2.96 AC

LOT 13
1.12 AC

LOT 3
2.27 AC

LOT 4
2.32 AC

LOT 5
3.31 AC

LOT 1
5.00 AC

BLOCK D

LOT 4
2.60 AC

LOT 3
2.41 AC

LOT 2
1.96 AC

S PLEASANT VALLEY ROAD
(120' WIDE PUBLIC R.O.W.)

WICKERSHAM LANE

E. RIVERSIDE DRIVE
(R.O.W. VARIES)

LOT 1, BLOCK "A"
CROSSING PLACE ADDITION
DOCUMENT NO. 199900151
1500 CROSSING PLACE
APARTMENTS, LLC
DOCUMENT NO.
2017009855

LOT 3
H.E.B. AUSTIN 12
RESUBDIVISION
H.E. BUTT GROCERY COMPANY LP DOC. NO.
2006000511
VOL. 9298, PG. 787

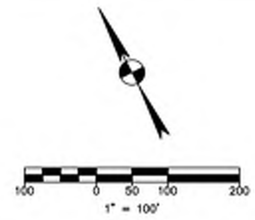
HEB GROCERY
COMPANY LP
DOC. NO.
2011076358

TRACT 2
LOT 1
PARKE GREEN SUBDIVISION
VOL. 80,
PGS. 161A

LOT 1, GREEN CHASE SOUTH
PHASE 1
VOL. 99 PAGE 40
POST ENERGIZE COUNTRY CLUB, LLC
DOCUMENT NO. 2011171250

AUSTIN OAKS CONDOMINIUMS
4001 RIVERSIDE DR
SEE NO. DECLARATION

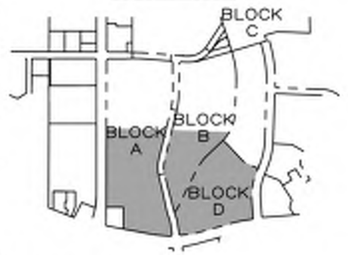
THE CROSSING, PHASE 1 AMD.
VOL. 79 PAGE 177
PROPERTY OWNERS ASSOCIATION



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- TREE PROTECTION
- CREEK ℄
- EXISTING HERITAGE TREE
- TREE TO BE DEMOLISHED
- TREE TO REMAIN

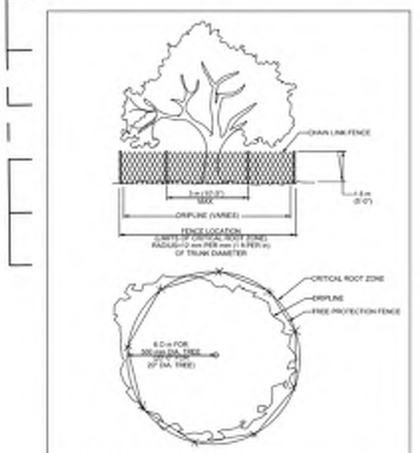
KEY MAP



TREE PROTECTION AND RELOCATION NOTE:

ANY TREE MITIGATION AND REMOVAL WILL BE DETERMINED AT THE TIME OF SITE PLAN.

TREE SURVEY DATE: 05/2018



CITY OF AUSTIN	TREE PROTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY // PATRICK MURPHY 11/15/06 ADOPTED	THE ARCHITECT/OWNER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 280-3284 Fax (512) 280-3882
TBPE Firm # 14478

REVISION

NO. DATE

JULIA L. BRINK
113030
LICENSED PROFESSIONAL ENGINEER
05/11/2022

TREE PRESERVATION PLAN
2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET
G.2
OF

C8-2022-0221

V:\113038-00002\Civil\00 Cad\Preliminary Plan - South\113038-00002-TREE-1.dwg modified by amerryman on May 16, 22 1:45 AM

UPDATED TREE LIST/INVENTORY
(SURVEY DATED MAY 20, 2018)

	NO.	DESCRIPTION	CONDITION*
	400	(H) 27" LIVE OAK	
	401	15.5" LIVE OAK	
	402	17" LIVE OAK	
	403	16.5" LIVE OAK	
	404	18.5" LIVE OAK	
	405	13.5" LIVE OAK	
	406	16.5" LIVE OAK	
	407	13" LIVE OAK	
D	~~408~~	~~10.5" 8.5" LIVE OAK~~	
	409	13.5" LIVE OAK	
	410	16" 10" LIVE OAK	
	411	13.5" LIVE OAK	
	412	13" LIVE OAK	
	413	16.5" LIVE OAK	
	414	22.5" LIVE OAK	
D	~~415~~	~~14.5" 9" LIVE OAK~~	
	416	19.5" LIVE OAK	
D	~~417~~	~~11.5" 9.5" LIVE OAK~~	
	418	14.5" LIVE OAK	
	419	10" CEDAR ELM	
	420	13.5" CEDAR ELM	
	421	10.5" CEDAR ELM	
	422	12.5" CEDAR ELM	
	423	16.5" LIVE OAK	
	424	17" LIVE OAK	
	425	18.5" LIVE OAK	
	426	18.5" LIVE OAK	
	427	(H) 28.5" LIVE OAK	
	428	13.5" LIVE OAK	
	429	22" LIVE OAK	
	430	19" LIVE OAK	
	431	17" LIVE OAK	
	432	(H) 25" LIVE OAK	
	433	20.5" LIVE OAK	
	434	15" LIVE OAK	
	435	23" LIVE OAK	
	436	21" LIVE OAK	
	437	16.5" LIVE OAK	
	438	(H) 24" LIVE OAK	
	439	15" HACKBERRY	
	440	(H) 25" LIVE OAK	
	441	(H) 29" LIVE OAK	
D	~~442~~	~~10" 10" LIVE OAK~~	
	443	12.5" CEDAR ELM	
	444	9.5" CEDAR ELM	
	445	8.5" LIVE OAK	
	446	12" CEDAR ELM	
	447	13" CEDAR ELM	
	448	14" CEDAR ELM	
	449	13" CEDAR ELM	
	450	14" CEDAR ELM	
	451	12.5" CEDAR ELM	
	452	14" CEDAR ELM	
	453	11.5" CEDAR ELM	
	454	17" CEDAR ELM	
	455	12" CEDAR ELM	
	456	8.5" LIVE OAK	
	457	21" LIVE OAK	
	458	16" LIVE OAK	
	459	14" LIVE OAK	
	460	(H) 24" LIVE OAK	
	461	14" CEDAR ELM	
	462	18" LIVE OAK	
	463	19" LIVE OAK	
	464	11.5" LIVE OAK	
	465	20" LIVE OAK	
	466	(H) 26" LIVE OAK	
	467	17.5" LIVE OAK	
	468	16.5" LIVE OAK	
	469	15.5" LIVE OAK	
D	~~470~~	~~11" 10.5" LIVE OAK~~	
	471	16.5" LIVE OAK	
	472	(H) 30" LIVE OAK	
	473	18.5" LIVE OAK	
	474	20.5" LIVE OAK	
	475	16" LIVE OAK	
	476	(H) 24" LIVE OAK	
	477	18" HACKBERRY	
	478	8.5" HACKBERRY	
	479	9" HACKBERRY	
D	~~480~~	~~6.5" 8" HACKBERRY~~	
	481	(H) 27" LIVE OAK	
	482	(H) 29" LIVE OAK	
	483	20.5" LIVE OAK	
D	~~484~~	~~14" 13.5" CEDAR ELM~~	
	1000	(P) 20" LIVE OAK	FAIR
	1001	30" PALM	
	1002	(P) 21" LIVE OAK	FAIR
	1003	(P) 20" LIVE OAK	FAIR
	1004	(P) 22" LIVE OAK	AVERAGE
	1005	(P) 19" LIVE OAK	AVERAGE
	1006	(P) 19" LIVE OAK	AVERAGE
	1007	22" PALM	
	1008	23" PALM	
	1009	20" PALM	
	1010	28" PALM	
	1011	21" PALM	
	1012	(M) 32" PALM (18, 15, 12)	
	1013	23" PALM	
	1014	21" PALM	
	1015	21" PALM	
	1016	19" CHINESE TALLOW	
	1017	(P) 23.5" LIVE OAK	AVERAGE
	1018	26" PALM	
	1019	23" PALM	
	1020	(P) 21.5" LIVE OAK	GOOD
	1021	23" PALM	
	1022	23" PALM	
	1023	20" PALM	
	1024	26" PALM	
	1025	26" PALM	
	1026	(P) 19" LIVE OAK	GOOD
	1027	27" PALM	
	1028	21" PALM	
	1029	32" PALM	
	1030	36" PALM	
	1031	38" PALM	
	1032	22" PALM	
	1033	(P) 20" CEDAR ELM	POOR
	1034	(H) 25" CEDAR ELM	FAIR
	1035	(P) 22" HACKBERRY	POOR
	1036	(P) 20" HACKBERRY	CRITICAL
	1037	(P) 20" HACKBERRY	POOR
	1038	(P) 26" HACKBERRY	AVERAGE
	1039	18.5" CEDAR ELM	POOR
	1040	(P) 20" CEDAR ELM	FAIR
	1041	(H)(M)34" TEXAS ASH (18, 11)	POOR
	1042	(H)(M)34" TEXAS ASH (17, 15)	POOR
	1043	(M)(P)20" CEDAR ELM (15, 14)	FAIR
	1044	(P) 20.5" CEDAR ELM	POOR
	1045	(H) 26" CEDAR ELM	POOR
	1046	(H)(M)27" CEDAR ELM (18, 18)	AVERAGE
	1046.5	20" CEDAR ELM	AVERAGE
	1047	(P) 23" CEDAR ELM	POOR
	1048	(M)(P)23.5" TEXAS ASH (13,12,9)	FAIR
	1049	(M)(P)22.5" HACKBERRY (16, 14)	FAIR
	1050	(H)(M)26" CEDAR ELM (20, 13)	AVERAGE
	1051	19" CHINABERRY	
	1052	21" PALM	
	1053	24" PALM	
	1054	22" PALM	
	1055	22" PALM	
	1056	21" PALM	
	1057	22" PALM	
	1058	21" PALM	
	1059	21" PALM	
	1060	21" PALM	
	1061	20" PALM	
	1062	36" PALM	
	1063	33" PALM	
	1064	(P) 20" CEDAR ELM	FAIR
	1065	(M)(P)23" CEDAR ELM (16, 14)	FAIR
	1066	10" CYPRESS	
	1067	15" CEDAR ELM	
	1068	(P) 18.5" CEDAR ELM	FAIR
	1069	12" CEDAR ELM	
	1070	18" CEDAR ELM	FAIR
	1071	(M) 18" LIVE OAK (10, 9, 7)	
	1072	(M)(P)23.5" CEDAR ELM (19, 9)	FAIR
	1073	(P) 19" CEDAR ELM	POOR
	1074	9" CEDAR ELM	
	1075	14" CEDAR ELM	
	1076	15" CEDAR ELM	
	1077	15" CEDAR ELM	
	1078	10" CEDAR ELM	
	1079	14" CEDAR ELM	
	1080	14" CEDAR ELM	
	1081	11" CEDAR ELM	
	1082	17" CEDAR ELM	
	1083	(M) 19" CEDAR ELM (13, 12)	POOR
	1084	18" CEDAR ELM	
	1085	12" CEDAR ELM	
	1086	8" CEDAR ELM	
	1087	15" CEDAR ELM	
	1088	11" BURR OAK	
	1089	11" BURR OAK	
	1090	12" BURR OAK	
	1091	8" BURR OAK	
	1092	13" LIVE OAK	
	1093	13" LIVE OAK	
	1094	8" CEDAR ELM	
	1095	14" LIVE OAK	
	1096	15" LIVE OAK	
	1097	9" CEDAR ELM	
	1098	15" LIVE OAK	
	1099	10" LIVE OAK	
	1100	13" SPANISH OAK	
	1101	(M) 17" LIVE OAK (12, 10)	
	1102	12" CEDAR ELM	
	1103	14" LIVE OAK	
	1104	17" LIVE OAK	
	1105	16" SPANISH OAK	
R	1106	13" LIVE OAK	
	1107	13" LIVE OAK	
	1108	12" SPANISH OAK	
	1109	10" LIVE OAK	
	1110	15" CEDAR ELM	
	1111	10" CEDAR ELM	
	1112	10" CEDAR ELM	
	1113	10" CEDAR ELM	
	1114	9" CEDAR ELM	
	1115	12" LIVE OAK	
	1116	8" POST OAK	
	1117	10" SPANISH OAK	
	1118	9" CEDAR ELM	
	1119	(M) 11" CEDAR ELM (7, 7)	
	1120	9" CEDAR ELM	
	1121	8" SPANISH OAK	
	1122	(M) 9" CEDAR ELM (7, 4)	
	1123	(M) 9" CEDAR ELM (7, 4)	
	1124	11" CEDAR ELM	
R	1125	(M) 10" CEDAR ELM (7, 5)	
	1126	12" LIVE OAK	
	1127	(P) 20.5" CEDAR ELM	POOR
	1128	10" CEDAR ELM	
	1129	9" SPANISH OAK	
	1130	(P) 19.5" LIVE OAK	FAIR
	1131	8" CHINESE TALLOW	
	1132	13" CHINESE TALLOW	
	1133	10" CEDAR ELM	
	1134	18" LIVE OAK	
	1135	17" LIVE OAK	
	1136	10" LIVE OAK	
	1137	18" LIVE OAK	
	1138	18" LIVE OAK	
	1139	12" LIVE OAK	
	1140	10" LIVE OAK	
R	1141	13" CEDAR ELM	
R	1142	13" CEDAR ELM	
	1143	12" LIVE OAK	
	1144	11" LIVE OAK	
	1145	16" LIVE OAK	
	1146	15" LIVE OAK	
	1147	16" LIVE OAK	
R	1148	17" LIVE OAK	
	1149	10" LIVE OAK	
	1150	10" LIVE OAK	
	1151	8" LIVE OAK	
	1152	16" LIVE OAK	
	1153	16" SPANISH OAK	
	1154	15" PALM	
	1155	10" PALM	
	1156	15" LIVE OAK	
	1157	15" CHINESE TALLOW	
	1158	10" PALM	
	1159	10" PALM	
	1160	14" PALM	
	1161	16" PALM	
	1162	16" PALM	
	1163	18" PALM	
	1164	11" PALM	
	1165	11" PALM	
	1166	18" CHINESE TALLOW	
	1167	17" CHINESE TALLOW	
	1168	16" PALM	
	1169	9" PALM	
	1170	11" LIVE OAK	
	1171	10" PALM	
	1172	12" PALM	
	1173	13" PALM	
	1174	9" PALM	
	1175	13" PALM	
	1176	11" PALM	
	1177	12" PALM	
	1178	14" PALM	
	1179	11" PALM	
	1180	11" PALM	
	1181	13" PALM	
	1182	10" PALM	
	1183	11" PALM	
	1184	9" PALM	
	1185	11" PALM	
	1186	12" PALM	
	1187	12" PALM	
	1188	17" PALM	
	1189	14" PALM	
	1190	12" PALM	
	1191	11" PALM	
	1192	15" PALM	
	1193	14" PALM	
	1194	15" CHINESE TALLOW	
	1195	18" CHINESE TALLOW	
	1196	12" PALM	
	1197	12" PALM	
	1198	12" PALM	
	1199	10" PALM	
	1200	12" PALM	
	1201	12" PALM	
	1202	12" PALM	
	1203	10" PALM	
	1204	10" PALM	
	1205	11" PALM	
	1206	11" PALM	
	1207	10" PALM	
	1208	10" PALM	
	1209	10" PALM	
	1210	12" PALM	
	1211	11" PALM	
	1212	12" CEDAR ELM	
	1213	10" CEDAR ELM	
	1214	12" LIVE OAK	
	1215	12" LIVE OAK	
	1216	9" LIVE OAK	
	1217	13" LIVE OAK	
	1218	13" CEDAR ELM	
	1219	(M)(P)21" WILLOW (10, 10, 6, 6)	POOR
	1220	8" CHINESE TALLOW	
	1221	16" PALM	
	1222	18" PALM	
	1223	15" PALM	
	1224	17" PALM	
	1225	19" PALM	
	1226	16" PALM	
	1227	19" PALM	
	1228	16" PALM	
	1229	13" PALM	
	1230	13" PALM	
	1231	16" PALM	
	1232	14" PALM	
	1233	18" LIVE OAK	
	1234	12" PALM	
	1235	15" PALM	
	1236	17" PALM	
	1237	19" PALM	
	1238	16" PALM	
	1239	19" PALM	
	1240	18" PALM	
	1241	14" PALM	
	1242	14" PALM	
	1243	18" PALM	
	1244	20" PALM	
	1245	16" PALM	
	1246	17" PALM	
	1247	17" PALM	
	1248	17" PALM	
	1249	14" PALM	
	1250	19" PALM	
	1251	17" PALM	
	1252	17" PALM	
	1253	10" CYPRESS	
	1254	8" CYPRESS	
	1255	8" CYPRESS	
	1256	8" CYPRESS	
	1257	(M)(P)13" CEDAR ELM (9, 8)	
	1258	8" CEDAR ELM	
	1259	(M) 10" LIVE OAK (8, 4)	
	1260	(M) 11" LIVE OAK (8, 6)	
	1261	13" CEDAR ELM	
	1262	12" CEDAR ELM	
	1263	8" CEDAR ELM	
	1264	12" CEDAR ELM	
	1265	10" SPANISH OAK	
	1266	15" CEDAR ELM	
	1267	11" SPANISH OAK	
	1268	12" CEDAR ELM	
	1269	(M) 12" POST OAK (8, 8)	
	1270	(M)(P)19" MESQUITE (10, 9, 9)	POOR
	1271	15" CEDAR ELM	
	1272	13" CEDAR ELM	
	1273	10" CEDAR ELM	
	1274	10" CEDAR ELM	
	1275	14" CEDAR ELM	
	1276	(M) 14" CHINABERRY (8, 6, 6)	
	1277	(M) 19" CHINABERRY (10, 9, 8)	
	1278	(M)(P)19" CEDAR ELM (15, 8)	AVERAGE
	1279	11" CEDAR ELM	
	1280	10" LIVE OAK	
	1281	(P) 22" CEDAR ELM	CRITICAL
	1282	15" CEDAR ELM	
	1283	15" HACKBERRY	
	1284	15" HACKBERRY	
	1285	15" CEDAR ELM	
	1286	17" CEDAR ELM	
	1287	(M) 19" CHINABERRY (10, 9, 8)	
	1288	(M) 26" CHINABERRY (11, 9, 8, 7, 5)	
	1289	(M)(P)32" HACKBERRY (22, 20)	FAIR
	1290	15" LIVE OAK	
	1291	14" LIVE OAK	
	1292	14" LIVE OAK	
	1293	13" CEDAR ELM	
	1294	8" CEDAR ELM	
	1295	8" CEDAR ELM	
	1296	8" CHINABERRY	
	1297	18" CEDAR ELM	
	1298	16" CEDAR ELM	
	1299	14" HACKBERRY	
	1300	8" CHINABERRY	
	1301	9" CEDAR ELM	
	1302	17" CEDAR ELM	
	1303	9" CEDAR ELM	
	1304	12" HACKBERRY	
	1305	13" HACKBERRY	
	1306	8" CEDAR ELM	
	1307	15" HACKBERRY	
	1308	9" CEDAR ELM	
	1309	10" CEDAR ELM	
	1310	10" CEDAR ELM	
	1311	15" CEDAR ELM	
	1312	15" CEDAR ELM	
	1313	13" HACKBERRY	
	1314	9" CHINABERRY	
	1315	9" CHINABERRY	
	1316	11" HACKBERRY	
	1317	12" CEDAR ELM	
	1318	14" CEDAR ELM	
	1319	18" HACKBERRY	
	1320	13" CHINABERRY	
	1321	10" CHINABERRY	
	1322	10" CHINABERRY	
	1323	10" CEDAR ELM	
	1324	13" CEDAR ELM	
	1325	9" CEDAR ELM	
	1326	(P) 18" CEDAR ELM	
	1327	14" HACKBERRY	
	1328	20" CEDAR ELM	POOR
	1329	9" CHINABERRY	
	1330	12" CEDAR ELM	
	1331	11" CEDAR ELM	
	1332	(M) 18.5" CEDAR ELM (15, 7)	FAIR
	1333	(M)(P)23.5" CEDAR ELM (15, 16)	FAIR
	1334	18" CEDAR ELM	
	1335	13" TEXAS ASH	
	1336	16" CEDAR ELM	
	1337	10" CHINABERRY	
	1338	12" CHINABERRY	
	1339	(M) 13" SOAP BERRY (10, 10)	
	1340	8" CEDAR ELM	
	1341	14" CEDAR ELM	
	1342	11" CEDAR ELM	
	1343	8" LIVE OAK	
	1344	16" CEDAR ELM	
	1345	(M) 12" CEDAR ELM (8, 7)	
	1346	(M) 12" CEDAR ELM (8, 7)	
	1347	9" HACKBERRY	
	1348	11" CHINABERRY	
	1349	9" HACKBERRY	
	1350	9" HACKBERRY	
	1351	8" CEDAR ELM	
	1352	8" CEDAR ELM	
	1353	8" CEDAR ELM	
	1354	(M) 15" TEXAS ASH (8, 7, 7)	
	1355	9" CEDAR ELM	
	1356	11" HACKBERRY	
	1357	12" HACKBERRY	
	1358	12" HACKBERRY	
	1359	(M) 13" HACKBERRY (9, 8)	
	1360	10" HACKBERRY	
	1361	14" CEDAR ELM	
	1362	8" CEDAR ELM	
	1363	8" CEDAR ELM	
	1364	13" CEDAR ELM	
	1365	8" HACKBERRY	
	1366	9" CEDAR ELM	
	1367	10" CEDAR ELM	
	1368	16" HACKBERRY	
	1369	12" CYPRESS	
	1370	13" CHINABERRY	
	1371	9" HACKBERRY	
	1372	9" HACKBERRY	
	1373	12" HACKBERRY	
	1374	9" HACKBERRY	
	1375	13" HACKBERRY	
	1376	8" CEDAR ELM	
	1377	14" CEDAR ELM	
	1378	(M) 14" GUM BUMELIA (8, 7, 5)	
	1379	15" HACKBERRY	
	1380	14" CEDAR ELM	
	1381	9" CEDAR ELM	
	1382	12" CEDAR ELM	
	1383	9" CEDAR ELM	
	1384	9" CHINABERRY	
	1385	10" CHINABERRY	
	1386	16" CEDAR ELM	
	1387	(M) 21" CEDAR ELM (14, 14)	
	1388	17" CEDAR ELM (11, 11)	
	1389	13" CEDAR ELM	
	1390	13" HACKBERRY	
	1391	8" HACKBERRY	
	1392	11" CEDAR ELM	
	1393	11" CEDAR ELM	
	1394	14" CEDAR ELM	
	1395	13" CEDAR ELM	
	1396	10" CEDAR ELM	
	1397	13" CEDAR ELM	
	1398	14" CEDAR ELM	
	1399	14" CEDAR ELM	
	1400	12" CEDAR ELM	
	1401	18" HACKBERRY	FAIR
	1402	10" CEDAR ELM	
	1403A	15" CEDAR ELM	FAIR
	1403B	11" CEDAR ELM	AVERAGE
	1405	13" SPANISH OAK	
	1406	14" SPANISH OAK	
	1407	(M) 12" CEDAR ELM (8, 7)	
	1408	14" HACKBERRY	
	1409	15" CEDAR ELM	
	1410	15" CEDAR ELM	
	1411	14" CEDAR ELM	
	1412	12" CEDAR ELM	
	1413	20.5" CEDAR ELM	FAIR
	1414	8" CEDAR ELM	
	1415	18" CEDAR ELM	
	1416	8" CEDAR ELM	
	1417	15" CEDAR ELM	
	1418	10" CEDAR ELM	
	1419	17" CEDAR ELM	
	1420	18" SPANISH OAK	
R	1421	15" SPANISH OAK	
R	1422	16" LIVE OAK	
	1423	18" SPANISH OAK	
	1424	18" HACKBERRY	
	1425	17" SPANISH OAK	
	1426	16" SPANISH OAK	
R	1427	15" BURR OAK	
R	1428	12" CYPRESS	
R	1429	9" CYPRESS	
	1430	9" CEDAR ELM	
	1431	8" CEDAR ELM	
	1432	8" SPANISH OAK	
	1433	7" SPANISH OAK	
	1434	8" CEDAR ELM	
R	1435	12" BURR OAK	
R	1436	(M) 10" MULBERRY (7, 5)	
R	1437	14" LIVE OAK	
R	1438	11" BURR OAK	
R	1439	8" SPANISH OAK	
R	1440	9" MULBERRY	
	1441	14" BURR OAK	
	1442	11" BURR OAK	
	1443	8" CEDAR ELM	
	1444	(M) 10" MEXICAN PLUM (5, 5, 4)	
	1445	13" BURR OAK	
	1446	11" CYPRESS	
	1447	(M) 16" BOIS D'ARC (7, 6, 5, 4, 3, 3)	
	1448	13" BURR OAK	
	1449	10" CYPRESS	
	1450	10" CYPRESS	
	1451	15" BURR OAK	
	1452	15" BURR OAK	
	1453	17" LIVE OAK	
	1454	14" LIVE OAK	
	1455	15" LIVE OAK	
	1456	12" SPANISH OAK	
	1457	14" LIVE OAK	
	1458	12" CEDAR ELM	
	1459	(M) 15" CEDAR ELM (9, 7)	
	1460	15" BURR OAK	
	1461	(M) 15" CEDAR ELM (10, 9)	
	1462	11" BURR OAK	
	1463	12" CHINABERRY	
	1464	11" SPANISH OAK	
	1465	13" CHINABERRY	
	1466	9" CEDAR ELM	
	1467	12" SPANISH OAK	
	1468	12" SPANISH OAK	
	1469	(M) 13" CEDAR ELM (9, 8)	
	1470	8" CEDAR ELM	
	1471	10" CEDAR ELM	
	1472	11" CEDAR ELM	
	1473	10" CEDAR ELM	
	1474	8" CEDAR ELM	
	1475	16" BURR OAK	
	1476	10" BURR OAK	
	1477	16" LIVE OAK	
	1478	16" LIVE OAK	
	1479	13" SPANISH OAK	
	1480	14" LIVE OAK	
	1481	12" CEDAR ELM	
	1482	12" BURR OAK	
	1483	16" BURR OAK	
	1484	9" CEDAR ELM	
	1485	(M) 13" CEDAR ELM (8, 7)	
	1486	14" HACKBERRY	
	1487	14" HACKBERRY	
	1488	12" CEDAR ELM	
	1489	12" PALM	
	1490	13" PALM	
	1491	13" PALM	
	1492	17" PALM	
	1493	17" PALM	
	1494	18" PALM	
	1495	13" PALM	
	1496	13" PALM	
	1497	15" PALM	
	1498	13" PALM	
	1499	16" PALM	
	1500	12" PALM	
	1501	12" PALM	
	1502	16" PALM	
	1503	12" PALM	
	1504	14" PALM	
	1505	12" PALM	
	1506	18" PALM	
	1507	17" PALM	
	1508	16" PALM	
	1509	14" PALM	
	1510	14" PALM	
	1511	18" PALM	
	1512	13" PALM	
	1513	17" PALM	
	1514	15" PALM	
	1515	16" PALM	
	1516	15" PALM	
	1517	16" PALM	
	1518	15" PALM	
	1519	17" PALM	
	1520	17" PALM	
	1521	16" PALM	
	1522	17" PALM	
	1523	17" PALM	
	1524	17" PALM	
	1525	17" PALM	
	1526	17" PALM	
	1527	(M) 13" MEXICAN PLUM (7, 6, 4)	
	1528	(M) 11" MEXICAN PLUM (7, 4, 3, 2)	
	1529	(H)(M)24" LIVE OAK (9, 8, 7, 7, 7)	
R	1530	(M) 11" MEXICAN PLUM (6, 6, 4)	
R	1531	13" POST OAK	
R	1532	13" BURR OAK	
R	1533	(M) 11" MEXICAN PLUM (6, 4, 3, 2)	
	1534	18" HACKBERRY	
	1535	13" HACKBERRY	
	1536	(M) 11" MEXICAN PLUM (8, 5)	
	1537	14" CEDAR ELM	
	1538	(M) 9" MEXICAN PLUM (4, 4, 3, 3)	
	1539	17" LIVE OAK	
	1540	(P) 20" LIVE OAK	AVERAGE
	1541	16" LIVE OAK	
	1542	(P) 19" LIVE OAK	AVERAGE
	1543	13" LIVE OAK	
	1544	17" LIVE OAK	
	1545	15" LIVE OAK	
	1546	(P) 19" LIVE OAK	AVERAGE
	1547	10" LIVE OAK	FAIR
	1548	(P) 19" LIVE OAK	FAIR
	1549	(P) 20" LIVE OAK	POOR
	1550	12" LIVE OAK	
	1551	(M)(P)23.5" LIVE OAK (10,9,7,6,5)	FAIR
	1552	16.5" LIVE OAK	AVERAGE
	1553	10" LIVE OAK	
	1554	18" LIVE OAK	
	1555	17" LIVE OAK	
	1556	14" LIVE OAK	AVERAGE
	1557	16" LIVE OAK	
	1558	10" LIVE OAK	
	1559	17" LIVE OAK	
	1560	16" LIVE OAK	
	1561	12" LIVE OAK	
	1562	10" LIVE OAK	
	1563	(P) 21.5" LIVE OAK	FAIR
	1564	8" CYPRESS	
	1565	8" CYPRESS	
	1566	9" CEDAR ELM	
	1567	13" CYPRESS	
	1568	10" CYPRESS	
	1569	18" LIVE OAK	AVERAGE
	1570	(M) 16" LIVE OAK (11, 9)	
	1571	16" LIVE OAK	
	1572	12" LIVE OAK	
	1573	10" LIVE OAK	
	1574	10" LIVE OAK	
	1575	(M) 15" LIVE OAK (6, 5, 5, 5, 3, 3	
	1576	12" LIVE OAK	
	1577	(M)(P)19.5" LIVE OAK (9, 8, 11)	POOR
	1578	(M) 12" CEDAR ELM (5, 4, 3, 3, 3)	
	1579	9" CEDAR ELM	
	1580	14" LIVE OAK	
	1581	(M) 15" LIVE OAK (6, 5, 5, 4, 3)	
	1582	(M) 17" LIVE OAK (7, 7, 6, 3, 3, 2	
	1583	(M) 9" CEDAR ELM (7, 4)	
	1584	14" LIVE OAK	
	1585	12" LIVE OAK	
	1586	11" LIVE OAK	
	1587	16" LIVE OAK	
	1588	12" LIVE OAK	
	1589	17" LIVE OAK	
	1590	14.5" LIVE OAK	FAIR
	1591	17" LIVE OAK	FAIR
	1592	15" LIVE OAK	
	1593	(M) 14" LIVE OAK (10, 8)	
	1594	(M) 9" YAUPON HOLLY (3, 3, 3, 3, 2, 2)	
	1595	12" BURR OAK	
	1596	16" LIVE OAK	
	1597	13" LIVE OAK	
	1598	(P) 19" LIVE OAK	FAIR
	1599	14" LIVE OAK	
	1600	11" LIVE OAK	
	1601	(M) 16" LIVE OAK (11, 10)	
	1602	(M) 9" YAUPON HOLLY (3, 3, 3, 3, 3)	
	1603	(P) 19" LIVE OAK	AVERAGE
	1604	10" CYPRESS	
	1605	10" CYPRESS	
	1606	13" CEDAR ELM	
	1607	(M) 11" CEDAR ELM (8, 6)	
	1608	11" CYPRESS	
	1609	11" CYPRESS	
	1610	(M) 12" CEDAR ELM (8, 7)	
	1611	9" CEDAR ELM	
	1612	10" CEDAR ELM	
	1613	(M) 10" CEDAR ELM (7, 6)	
	1614	13" CEDAR ELM	
	1615	(M) 14" CEDAR ELM (10, 4, 3)	
	1616	15" LIVE OAK	
	1617	10" CYPRESS	
	1618	10" CEDAR ELM	
	1619	(M) 10" CEDAR ELM (8, 8)	
	1620	11" CEDAR ELM	
	1621	12" CEDAR ELM	
	1622	13" CEDAR ELM	
	1623	9" CEDAR ELM	
	1624	16" LIVE OAK	
	1625	18" LIVE OAK	
	1626	10" CYPRESS	
	1627	10" CYPRESS	
	1628	10" CYPRESS	
	1629	10" LIVE OAK	
	1630	10" LIVE OAK	
	1631	12" LIVE OAK	
	1632	8" LIVE OAK	
	1633	9" LIVE OAK	
	1634	15" LIVE OAK	
	1635	16" LIVE OAK	
	1636	17" LIVE OAK	
	1637	20" PALM	
	1638	(M) 9" YAUPON HOLLY (3, 3, 3, 3, 2)	
	1639	(M) 8" YAUPON HOLLY (3, 3, 2, 2, 2,2)	
	1640	(M) 8" YAUPON HOLLY (4, 3, 3, 2)	
	1641	10" BURR OAK	
	1642	(M) 18" LIVE OAK (13, 10)	
	1643	(M) 16" LIVE OAK (14, 4)	
	1644	18" LIVE OAK	
	1645	15" LIVE OAK	
	1646	15" LIVE OAK	
	1647	15" LIVE OAK	
	1648	(M) 14" LIVE OAK (9, 9)	
	1649	(M) 16" LIVE OAK (8, 8, 7)	
	1650	15" LIVE OAK	
	1651	16" LIVE OAK	FAIR
	1652	(P) 20" LIVE OAK	FAIR
	1653	14" LIVE OAK	
	1654	14" LIVE OAK	
	1655	16" LIVE OAK	
	1656	(M) 17" LIVE OAK (12, 9)	
	1657	17" LIVE OAK	
	1658	13" LIVE OAK	
	1659	12" LIVE OAK	
	1660	(M) 18" LIVE OAK (14, 8)	
	1661	14" LIVE OAK	
	1662	16" LIVE OAK	
	1663	(M) 15" LIVE OAK (11, 7)	
	1664	16" LIVE OAK	
	1665	(M) 9" YAUPON HOLLY (4, 3, 3, 2, 2, 2)	
	1666	12" LIVE OAK	
	1667	13" LIVE OAK	
	1668	15" LIVE OAK	
	1669	12" BURR OAK	
	1670	12" CEDAR ELM	
	1671	(M) 14" CEDAR ELM (8, 6, 5)	
	1672	13" CEDAR ELM	
	1673	11" CEDAR ELM	
	1674	11" LIVE OAK	
	1675	16" LIVE OAK	
	1676	(M) 9" LIVE OAK (6, 5)	
	1677	14" LIVE OAK	
	1678	14" LIVE OAK	
	1679	8" LIVE OAK	
	1680	(M) 14" LIVE OAK (10, 8)	
	1681	(P) 21" LIVE OAK	AVERAGE
	1682	16" LIVE OAK	
	1683	11" LIVE OAK	
	1684	11" CEDAR ELM	
	1685	14" LIVE OAK	
	1686	15" LIVE OAK	
	1687	16" LIVE OAK	AVERAGE
	1688	12" LIVE OAK	
	1689	12" LIVE OAK	
	1690	12" LIVE OAK	
	1691	(M) 16" VITEX (6, 6, 5, 5, 4, 4)	
	1692	(M) 15" VITEX (6, 5, 5, 4, 4, 3)	
	1693	(M) 24" VITEX (12, 8, 7, 5, 4, 3)	
	1694	(M)(P)23" LIVE OAK (13, 11, 9)	
	1695	10" CYPRESS	
	1696	10" CYPRESS	
	1697	11" CEDAR ELM	
	1698	11" CEDAR ELM	
	1699	12" CYPRESS	
	1700	13" CYPRESS	
	1701	17" LIVE OAK	
	1702	14" CYPRESS	
	1703	14" CYPRESS	
	1704	11" CEDAR ELM	
	1705	10" CEDAR ELM	
	1706	10" CEDAR ELM	
	1707	9" CEDAR ELM	
	1708	12" CEDAR ELM	
	1709	12" CEDAR ELM	
	1710	9" CEDAR ELM	
	1711	9" CYPRESS	
	1712	11" CYPRESS	
	1713	11" CYPRESS	
	1714	(H) 24" LIVE OAK	AVERAGE
	1715	11" CEDAR ELM	
	1716	11" CEDAR ELM	
	1717	11" CYPRESS	
	1718	10" CYPRESS	
	1719	11" LIVE OAK	
	1720	11" CEDAR ELM	
	1721	11" CYPRESS	
	1722	11" CYPRESS	
	1723	18" LIVE OAK	
	1724	14" LIVE OAK	
	1725	13" LIVE OAK	
	1726	13" LIVE OAK	
	1727	13" LIVE OAK	
	1728	12" LIVE OAK	
	1729	10" LIVE OAK	
	1730	18" LIVE OAK	
	1731	14" LIVE OAK	
	1732	11" SUMAC	
	1733	11" SUMAC	
	1734	12" CHINESE PISTACHE	
	1735	10" CHINESE PISTACHE	
	1736	14" BURR OAK	
	1737	(P) 20" LIVE OAK	
	1738	14" LIVE OAK	
	1739	13" CHINESE PISTACHE	
	1740	13" BURR OAK	
	1741	10" LIVE OAK	
	1742	10" RED BUD	
	1743	25" PALM	
	1744	(M) 14" LIVE OAK (10, 8)	
	1745	12" LIVE OAK	
	1746	14" LIVE OAK	
	1747	18" LIVE OAK	
	1748	9" CHINESE PISTACHE	
	1749	9" LIVE OAK	
	1750	14" PALM	
	1751	17" PALM	
	1752	17" PALM	
	1753	24" PALM	
	1754	16" PALM	
	1755	14" PALM	
	1756	13" PALM	
	1757	14" PALM	
	1758	22" PALM	
	1759	19" LIVE OAK	GOOD
	1760	14" PALM	
	1761	15" PALM	
	1762	15" SPANISH OAK	
	1763	(M) 16" CEDAR ELM (11, 10)	
	1764	15" LIVE OAK	AVERAGE
	1765	(M) 11" VITEX (4, 4, 4, 3, 3, 3)	
	1766	(M) 17" VITEX (8, 6, 5, 4, 3)	
	1767	(M) 17" VITEX (8, 7, 6, 4)	
	1768	13" CEDAR ELM	
	1769	11" CEDAR ELM	
	1770	16" PALM	
	1771	25" PALM	
	1772	20" PALM	
	1773	17" PALM	
	1774	19" PALM	
	1775	11" CEDAR ELM	
	1776	(M) 13" CEDAR ELM (9, 7)	
	1777	21" PALM	
	1778	15" LIVE OAK	
	1779	15.5" LIVE OAK	FAIR
	1780	14" LIVE OAK	
	1781	16" LIVE OAK	
	1782	(P) 20.5" LIVE OAK	FAIR
	1783	(P) 19" LIVE OAK	
	1784	(P) 21" PALM	
	1785	(P) 18" LIVE OAK	FAIR
	1786	14" LIVE OAK	
	1787	18.5" LIVE OAK	POOR
	1788	15" PALM	
	1789	(H) 27" LIVE OAK (18, 18)	AVERAGE
	1790	11" CYPRESS	
	1791	10" MEXICAN PLUM	
	1792	(M) 12" CEDAR ELM (8, 7)	
	1793	(P) 19" HACKBERRY	
	1794	(M) 12" HACKBERRY (6, 5, 4, 2)	
	1795	9" LIVE OAK	
	1796	9" LIVE OAK	
	1797	9" CYPRESS	
	1798	10" HACKBERRY	
	1799	(M) 9" HACKBERRY (6, 5)	
	1800	(M)(P)33" COTTONWOOD (18, 16, 14)	
	1801	8" CHINABERRY	
	1802	9" MESQUITE	
	1803	9" CEDAR ELM	
	1804	8" CEDAR ELM	
	1805	9" CEDAR ELM	
	1806	8" CEDAR ELM	
	1807	11" LIVE OAK	
	1808	9" LIVE OAK	
	1809	9" PIN OAK	
	1810	8" PIN OAK	
	1811	9" CYPRESS	
	1812	10" CYPRESS	
	1813	(P) 34" COTTONWOOD	
	1814	(P) 24" COTTONWOOD	
	1815	11" HACKBERRY	
	1816	(M) 15" HACKBERRY (10, 9)	
	1817	10" HACKBERRY	
	1818	10" HACKBERRY	
	1819	9" HACKBERRY	
	1820	9" HACKBERRY	
	1821	9" HACKBERRY	
	1822	11" HACKBERRY	
	1823	8" HACKBERRY	
	1824	8" HACKBERRY	
	1825	(M) 13" HACKBERRY (9, 8)	
	1826	8" HACKBERRY	
	1827	15" HACKBERRY	
	1828	8" HACKBERRY	
	1829	(M) 10" HACKBERRY (7, 6)	
	1830	(M) 17" HACKBERRY (11, 11)	
	1831	11" HACKBERRY	
	1832	11" HACKBERRY	
	1833	11" HACKBERRY	
	1834	(P) 23" HACKBERRY	
	1835	13" HACKBERRY	
	1836	(P) 22" HACKBERRY	
	1837	14" HACKBERRY	
	1838	14" HACKBERRY	
	1839	14" HACKBERRY	
	1840	14" HACKBERRY	
	1841	14" HACKBERRY	
	1842	(M)(P)20" HACKBERRY (13, 13)	
	1843	(H) 32" PECAN	
	1844	8" HACKBERRY	
	1845	10" HACKBERRY	
	1846	11" HACKBERRY	
	1847	8" CHINABERRY	
	1848	9" CHINABERRY	
	1849	13" CHINABERRY	
	1850	(M) 14" CHINABERRY (10, 8)	
	1851	10" CHINABERRY	
	1852	8" CHINABERRY	
	1853	10" HACKBERRY	
	1854	15" HACKBERRY	
	1855	9" HACKBERRY	
	1856	(M) 17" HACKBERRY (14, 5)	
	1857	10" HACKBERRY	
	1858	15" CEDAR ELM	
	1859	9" HACKBERRY	
	1860	9" HACKBERRY	
	1861	11" HACKBERRY	
	1862	12" HACKBERRY	
	1863	11" HACKBERRY	
	1864	8" CHINABERRY	
	1865	8" HACKBERRY	
	1866	8" LIVE OAK	
	1867	10" LOCUST	
	1868	(M) 28" CHINABERRY (13, 11, 8, 7)	
	1869	17" HACKBERRY	
	1870	18" AMERICAN ELM	
	1871	(M) 12" BOX ELDER (9, 6)	
	1872	18" HACKBERRY	
	1873	12" HACKBERRY	
	1874	9" HACKBERRY	
	1875	8" HACKBERRY	
	1876	9" HACKBERRY	
	1877	(P) 19" HACKBERRY	
	1878	13" HACKBERRY	
	1879	9" HACKBERRY	
	1880	12" HACKBERRY	
	1881	12" HACKBERRY	
	1882	(M) 14" HACKBERRY (11, 5)	
	1883	18" HACKBERRY	
	1884	18" HACKBERRY	
	1885	17" HACKBERRY	
	1886	13" WILLOW	
	1887	13" WILLOW	
	1888	(M)(P)20" WILLOW (15, 9)	
	1889	8" WILLOW	
	1890	8" WILLOW	
	1891	8" WILLOW	
	1892	11" WILLOW	
	1893	9" WILLOW	
	1894	12" PECAN	
	1895	(M) 16" ELM (13, 5)	
	1896	8" CEDAR ELM	
	1897	14" ELM	
	1898	(M)(P)25" WILLOW (17, 16)	
	1899	(M)(P)20" ELM (14, 12)	
	1900	(M) 13" TEXAS ASH (10, 6)	
	1901	16" TEXAS ASH	
	1902	9" TEXAS ASH	
	1903	(H)(M)29" TEXAS ASH (22, 14)	
	1904	10" HACKBERRY	
	1905	(M) 12" HACKBERRY (9, 5)	
	1906	(M) 14" HACKBERRY (11, 6)	
	1907	8" HACKBERRY	
	1908	(M) 14" HACKBERRY (11, 6)	
	1909	(M)(P)20" HACKBERRY (16, 7)	
	1910	11" TEXAS ASH	
	1911	11" TEXAS ASH	
	1912	11" TEXAS ASH	
	1913	10" HACKBERRY	
	1914	10" HACKBERRY	
	1915	16" CEDAR ELM	
	1916	(M) 17" TEXAS ASH (13, 7)	
	1917	8" HACKBERRY	
	1918	(M) 16" TEXAS ASH (12, 7)	
	1919	(H)(M)34" TEXAS ASH	
	1920	(M)(P)19" TEXAS ASH (10, 7, 6, 5)	
	1921	10" HACKBERRY	
	1922	10" HACKBERRY	
	1923	(M) 16" CEDAR (8, 8, 7)	
	1924	(M) 15" HACKBERRY (13, 3)	
	1925	(H)(M)35" TEXAS ASH (18, 13, 10, 10)	
	1926	9" CEDAR ELM	
	1927	9" TEXAS ASH	
	1928	9" TEXAS ASH	
	1929	12" CEDAR ELM	
	1930	12" TEXAS ASH	
	1931	15" TEXAS ASH	
	1932	8" CEDAR ELM	
	1933	11" HACKBERRY	
	1934	17" CEDAR ELM	
	1935	15" TEXAS ASH	
	1936	11" CEDAR ELM	
	1937	9" CEDAR ELM	
	1938	14" HACKBERRY	
	1939	(M) 15" CEDAR ELM (13, 4)	
	1940	13" HACKBERRY	
	1941	12" CEDAR ELM	
	1942	12" CEDAR ELM	
	1943	(M) 16" TEXAS ASH (10, 9, 9)	
	1944	(M)(P)14" CEDAR ELM (10, 7)	
	1945	(M) 23" TEXAS ASH (17, 12)	
	1946	(H)(M)33" PECAN	
	1947	12" CEDAR ELM	
	1948	13" HACKBERRY	
	1949	13" HACKBERRY	
	1950	13" HACKBERRY	
	1951	15" HACKBERRY	
	1952	10" HACKBERRY	
	1953	14" TEXAS ASH	
	1954	12" CEDAR ELM	
	1955	12" CEDAR ELM	
	1956	9" HACKBERRY	
	1957	12" TEXAS ASH	
	1958	12" TEXAS ASH	
	1959	(P) 21" COTTONWOOD	
	1960	(P) 27" COTTONWOOD	
	1961	(M) 18" WILLOW (12, 11)	
	1962	16" TEXAS ASH	
	1963	13" TEXAS ASH	
	1964	15" TEXAS ASH	
	1965	(M) 18" TEXAS ASH (13, 10)	
	1966	15" TEXAS ASH	
	1967	(M)(P)43" COTTONWOOD (22, 21, 21)	
	1968	(M)(P)27" COTTONWOOD (18, 17)	
	1969	(P) 21" COTTONWOOD	
	INTENTIONALLY DELETED		
	3000	10" CYPRESS	
	3001	(M) 10" CEDAR ELM (7, 6)	
	3002	(M) 9" CEDAR ELM (7, 4)	
	3003	(M) 15" CEDAR ELM (8, 7, 5)	
	3004	8" CEDAR ELM	
	3005	10" CEDAR ELM	
	3006	11" CYPRESS	
	3007	(M) 16" CRAPE MYRTLE (8, 6, 5, 4, 4, 3)	
	3008	(M) 14" CRAPE MYRTLE (5, 5, 5, 5, 3, 3)	
	3009	(M) 17" CRAPE MYRTLE (7, 6, 6, 4, 4)	
	3010	8" CYPRESS	
	3011	8" CYPRESS	
	3012	9" CYPRESS	
	3013	9" PALM	
	3014	9" PALM	
	3015	9" PALM	
	3016	(P) 23" AMERICAN ELM	
	3017	12" LIVE OAK	
	3018	(M) 15" LIVE OAK (11, 7)	
	3019	(M) 11" CRAPE MYRTLE (4, 4, 3, 3, 3, 3)	
	3020	(M) 11" CRAPE MYRTLE (4, 4, 3, 3, 3, 3)	
	3021	(M) 12" CRAPE MYRTLE (5, 4, 3, 3, 3)	
	3022	8" CYPRESS	
	3023	8" CYPRESS	
	3024	13" CYPRESS	
	3025	15" CYPRESS	
	3026	(M) 12" PALM (8, 7)	
	3027	17" LIVE OAK	
	3028	(M)(P)19" LIVE OAK (8, 7, 6, 4, 4)	
	3029	(M) 11" CRAPE MYRTLE (4, 4, 4, 3, 3, 3)	
	3030	(M) 12" CRAPE MYRTLE (5, 4, 4, 3, 3)	
	3031	(M) 12" CRAPE MYRTLE (5, 4, 4, 3, 2, 2)	
	3032	10" CYPRESS	
	3033	(P) 22" LIVE OAK	
	3034	14" LIVE OAK	
	3035	(P) 19" LIVE OAK	
	3036	16" LIVE OAK	
	3037	12" TEXAS ASH	
	3038	17" REDBUD	
	3039	17" REDBUD	
	3040	14" REDBUD	
	3041	15" SPANISH OAK	
	3042	9" SPANISH OAK	
	3043	13" TEXAS ASH	
	3044	14" LIVE OAK	
	3045	12" LIVE OAK	
	3046	16" LIVE OAK	
	3047	16" REDBUD (16, ILL)	
	3048	17" CYPRESS	
	3049	(M) 10" LIVE OAK (7, 6)	
	3050	12" CYPRESS	
	3051	9" CEDAR	
	3052	9" SPANISH OAK	
	3053	(M) 10" CRAPE MYRTLE (4, 4, 4, 3)	
	3054	15" CYPRESS	
	3055	(M) 16" LIVE OAK (11, 10)	
	3056	16" SPANISH OAK	
	3057	(M) 10" BURR OAK (7, 6)	
	3058	(M) 16" TEXAS ASH (9, 7, 6)	
	3059	12" CYPRESS	
	3060	15" TEXAS ASH	
	3061	(P) 28" HACKBERRY	
	3062	18" LIVE OAK	
	3063	17" LIVE OAK	
	3064	16" LIVE OAK	
	3065	12" CYPRESS	
	3066	(M) 14" LIVE OAK (10, 7)	
	3067	12" LIVE OAK	
	3068	16" REDBUD	
	3069	(H)(M)30" TEXAS ASH	
	3070	9" CEDAR ELM	
	3071	(P) 19" LIVE OAK	
	3072	11" LIVE OAK	
	3073	14" LIVE OAK	
	3074	10" LIVE OAK	
	3075	12" CYPRESS	
	3076	15" CYPRESS	
	3077	(M)(P)21" LIVE OAK (15, 7, 5)	
	3078	8" LIVE OAK	
	3079	10" CEDAR ELM	
	3080	10" CEDAR ELM	
	3081	11" LIVE OAK	
	3082	(M) 11" SPANISH OAK (7, 7)	
	3083	15" SPANISH OAK	
	3084	(M) 15" SPANISH OAK (10, 10)	
	3085	(M) 11" CRAPE MYRTLE (6, 5, 5)	
	3086	11" CEDAR ELM	
	3087	15" LIVE OAK	
	3088	9" LIVE OAK	
	3089	(M) 11" CRAPE MYRTLE (4, 4, 4, 3, 3, 3)	
	3090	15" SPANISH OAK	
	3091	12" LIVE OAK	
	3092	15" CYPRESS	
	3093	11" LIVE OAK	
	3094	(H) 24" LIVE OAK	
	3095	9" LIVE OAK	
	3096	16" LIVE OAK	
	3097	12" CYPRESS	
	3098	12" CYPRESS	
	3099	15" LIVE OAK	
	3100	16" LIVE OAK	
	3101	(P) 19" LIVE OAK	
	3102	14" LIVE OAK	
	3103	(M) 14" LIVE OAK (9, 9)	
	3104	(M) 17" REDBUD (9, 5, 4, 4, 4)	
	3105	(M) 15" REDBUD (5, 5, 5, 4, 4, 4	
	3106	10" CYPRESS	
	3107	11" CYPRESS	
	3108	11" REDBUD	
	3109	18" LIVE OAK	
	3110	17" TEXAS ASH	
	3111	(P) 23" TEXAS ASH	
	3112	8" CYPRESS	
	3113	12" LIVE OAK	
	3114	10" CYPRESS	
	3115	(H)(M)31" TEXAS ASH (18, 15, 11)	
	3116	16" LIVE OAK	
	3117	14" REDBUD	
	3118	13" REDBUD	
	3119	14" LIVE OAK	
	3120	12" LIVE OAK	
	3121	8" CYPRESS	
	3122	8" LIVE OAK	
	3123	9" LIVE OAK	
	3124	14" BURR OAK	
	3125	18" BURR OAK	
	3126	10" CYPRESS	
	3127	16" REDBUD	
	3128	10" CYPRESS	
	3129	16" LIVE OAK	
	3130	(M) 14" CRAPE MYRTLE (7, 7, 6)	
	3131	(M) 15" CRAPE MYRTLE (7, 6, 5)	
	3132	10" LIVE OAK	
	3133	12" LIVE OAK	
	3134	14" SPANISH OAK	
	3135	10" TEXAS ASH	
	3136	(M) 15" MULBERRY (10, 10)	
	3137	(M) 17" MULBERRY (9, 6, 5, 4)	
	3138	14" WILLOW	
	3139	(M) 14" WILLOW (10, 8)	
	3140	8" SYCAMORE	
	3141	15" MULBERRY	
	3142	14" CYPRESS	
	3143	9" CEDAR ELM	
	3144	(M) 16" CRAPE MYRTLE (6, 6, 5, 5, 4)	
	3145	(M) 18" CRAPE MYRTLE (7, 6, 6, 5, 5)	
	3146	9" CEDAR ELM	
	3147	9" CYPRESS	
	3148	(M) 14" YAUPON HOLLY (6, 6, 4, 3, 3)	
	3149	12" LIVE OAK	
	3150	(H) 26" PECAN	
	3151	(M) 12" CRAPE MYRTLE (7, 5, 4)	
	3152	(M) 9" YAUPON HOLLY (4, 4, 3, 3)	
	3153	(P) 23" SYCAMORE	
	3154	(P) 25" SYCAMORE	
	3155	14" HACKBERRY	
	3156	8" BURR OAK	
	3157	17" HACKBERRY	
	3158	15" CHINABERRY	
	3159	18" HACKBERRY	
	3160	(P) 30" HACKBERRY	
	3161	(M)(P)32" HACKBERRY (23, 20)	
	3162	(M)(P)20" HACKBERRY (14, 12)	
	3163	(M) 17" HACKBERRY (12, 10)	
	3164	(P) 18" PECAN	
	3165	(P) 23" PECAN	
	3166	26" TALLOW	
	3167	(M)(P)22" PECAN (16, 11)	
	3168	15" PECAN	
	3169	14" PECAN	
	3170	(P) 19" HACKBERRY	
	3171	(M) 8" YAUPON HOLLY (4, 4, 3)	
	3172	12" BURR OAK	
	3173	(M) 14" MOUNTAIN LAUREL (3,5,4,4,4,5)	
	3174	(M) 9" MOUNTAIN LAUREL (6, 5)	
	3175	(M) 16" MOUNTAIN LAUREL (8, 8, 7)	
	3176	(M) 12" MOUNTAIN LAUREL (6, 6, 5)	
	3177	13" HACKBERRY	
	3178	(P) 22" MULBERRY	
	3179	(P) 29" WILLOW	
	3180	33" TALLOW	
	3181	8" CYPRESS	
	3182	8" CYPRESS	
	3183	8" CYPRESS	
	3184	11" CYPRESS	
	3185	(H) 36" PECAN	
	3186	11" LIVE OAK	
	3187	13" LIVE OAK	
	3188	11" LIVE OAK	
	3189	12" LIVE OAK	
	3190	(M) 12" CEDAR ELM (8, 7)	
	3191	(M) 10" CEDAR ELM (7, 5)	
	3192	(M) 11" MOUNTAIN LAUREL (4,4,4,3,3,3)	
	3193	13" LIVE OAK	
	3194	13" LIVE OAK	
	3195	10" LIVE OAK	
	3196	11" LIVE OAK	
	3197	15" LIVE OAK	
	3198	12" HACKBERRY	
	3199	(M) 12" CRAPE MYRTLE (4, 4, 4, 4, 3, 3)	
	3200	8" CEDAR ELM	
	3201	8" CEDAR ELM	
	3202	9" CEDAR ELM	
	3203	(H) 39" PECAN	
	3204	(H) 47" PECAN	
	3205	15" PECAN	
	3206	16" HACKBERRY	
	3207	17" HACKBERRY	
	3208	13" HACKBERRY	
	3209	15" HACKBERRY	
	3210	16" HACKBERRY	
	3211	8" HACKBERRY	
	3212	11" HACKBERRY	
	3213	26" CHINA BERRY	
	3214	(P) 21" HACKBERRY	
	3215	(H)(ROW)69" PECAN	
	3216	(P) 22" HACKBERRY	
	3217	(ROW) 16" HACKBERRY	
	3218	8" CYPRESS	
	3219	8" CEDAR ELM	
	3220	8" CEDAR ELM	
	3221	8" CEDAR ELM (8, ILL)	
	3222	10" LIVE OAK	
	3224	9" LIVE OAK	
	3225	8" LIVE OAK	
	3226	9" LIVE OAK	
	3227	(M) 12" BURR OAK (8, 8)	
	3228	(M) 12" BURR OAK (8, 8)	
	3229	(M) 12" BURR OAK (8, 8)	
	3230	(M) 14" BURR OAK (9, 9)	
	3231	8" CEDAR ELM	
	3232	8" CEDAR ELM	
	3233	8" CYPRESS	
	3234	10" CYPRESS	
	3235	36" TALLOW	
	3236	10" LIVE OAK	
	3237	10" CEDAR ELM	
	3238	10" LIVE OAK	
	3239	9" LIVE OAK	
	3240	13" CYPRESS	
	3241	13" CYPRESS	
	3242	12" CYPRESS	
	3243	13" CYPRESS	
	3244	11" CYPRESS	
	3245	(M) 17" MOUNTAIN LAUREL (6,6,6,6,4,4)	
	3246	(M) 10" MOUNTAIN LAUREL (4, 3, 3, 3, 3)	
	3247	(M) 14" MOUNTAIN LAUREL (10, 4, 4)	
	3248	(M) 11" MOUNTAIN LAUREL (8, 5)	
	3249	(H) 46" PECAN	
	3250	(M) 16" PECAN (11, 9)	
	3251	(M) 11" PECAN (8, 5)	
	3252	8" CEDAR ELM	
	3253	14" TALLOW	
	3254	11" TALLOW	
	3255	11" TALLOW	
	3256	16" TALLOW	
	3257	21" TALLOW	
	3258	13" TALLOW	
	3259	25" TALLOW	
	3260	18" TALLOW	
	3261	21" TALLOW	
	3262	33" TALLOW	
	3263	30" TALLOW	
	3264	33" TALLOW	
	3265	16" TALLOW	
	3266	22" TALLOW	
	3267	18" TALLOW	
	3268	13" TALLOW	
	3269	22" TALLOW	
	3270	19" TALLOW	
	3271	19" TALLOW	
	3272	25" TALLOW	
	3273	18" TALLOW	
	3274	21" TALLOW	
	3275	(H) 52" PECAN	
	3276	(M) 13" REDBUD (7, 6, 5)	
	3277	(M) 9" YAUPON HOLLY (4, 3, 3, 2, 2, 2)	
	3278	(M) 14" CRAPE MYRTLE (5, 5, 5, 4, 4, 3)	
	3279	10" TEXAS ASH	
	3280	9" BURR OAK	
	3281	10" CYPRESS	
	3282	(M) 9" REDBUD (4, 4, 3, 3)	
	3283	(M) 9" REDBUD (4, 4, 3, 3)	
	37652	60" PECAN	
	43337	13" LIVE OAK	
	43338	10" RED OAK	
	43339	10" CEDAR ELM	
	43340	15" LIVE OAK	
R	45255(ROW)	17" BALD CYPRESS 1185	
R	45256(ROW)	14" BALD CYPRESS 1186	
R	45257(ROW)	19" BALD CYPRESS	
	45408	14" LIVE OAK	
	45409	20.5" LIVE OAK	
	45410	10.5" LIVE OAK	
	45411	10.5" CEDAR ELM	
	45412	12.5" LIVE OAK	
	45413	8" BRADFORD PEAR	
	45414	12" BRADFORD PEAR	
	45415(ROW)	10.5" BRADFORD PEAR	
	45416	19" BALD CYPRESS	
	48122	14" ELM	
	48123	8" LIVE OAK	
	48124	10" 8" 9" LIVE OAK MT	
	48125	12" ELM	
	48126	20" ELM	

'H' INDICATES HERITAGE TREE
'M' INDICATES MULTIPLE TREES
'P' INDICATES PROTECTED TREE
'R' INDICATES TREES TO BE REMOVED
'ROW' INDICATES RIGHT-OF-WAY TREES
'D' INDICATES DECEASED TREES
(TREE SURVEY DATE: 05/2018)

REVISION | NO. | DATE

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

STATE OF TEXAS
JULIA L. MRNAK
113030
LICENSED PROFESSIONAL ENGINEER
07/11/2022

TREE LIST

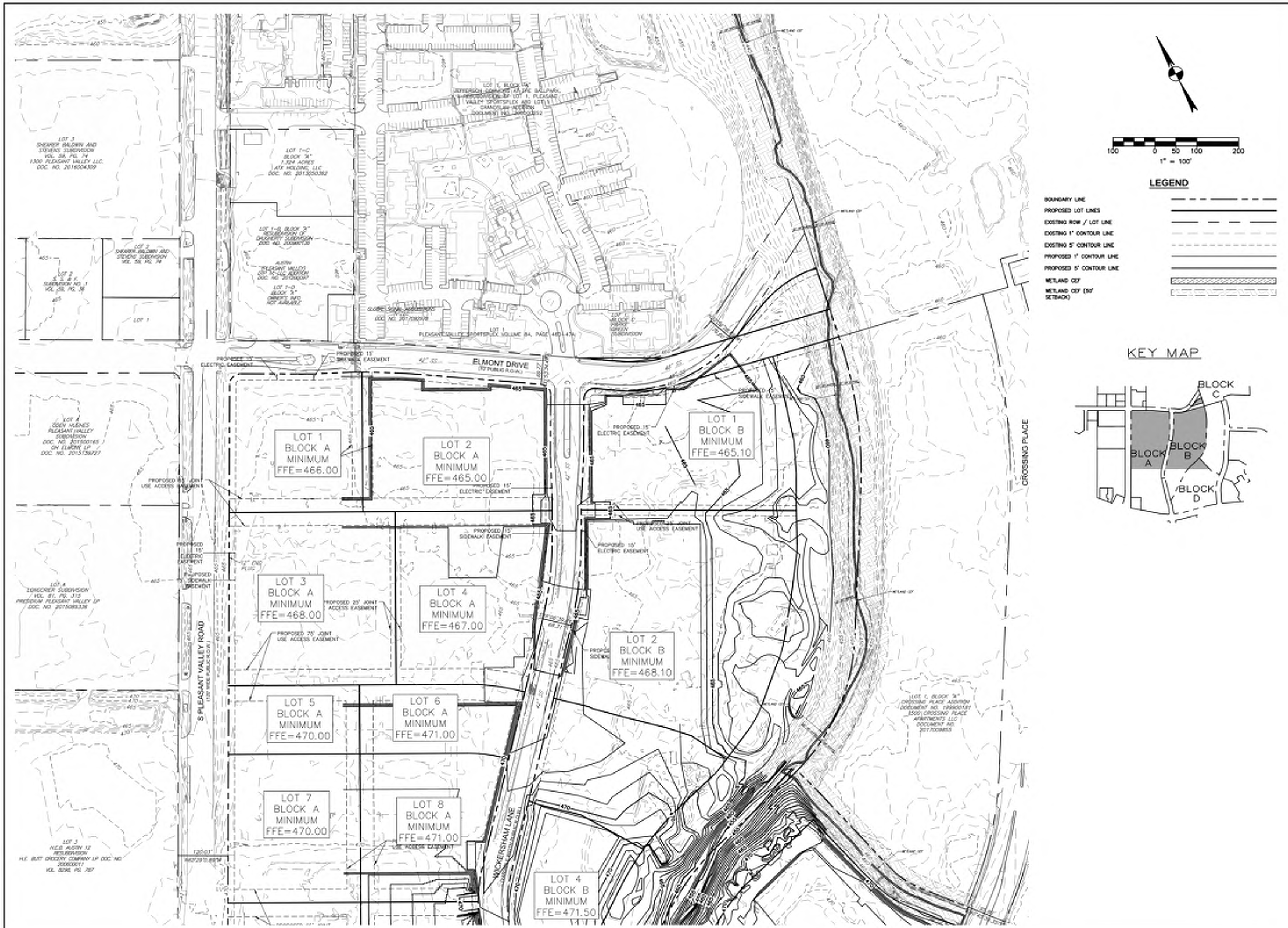
RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET
G.3
OF

C8-2022-0221



GRADING PLAN 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

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TBPE # F-14629
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REVISION | NO. | DATE

JULIA L. MRNAK 113030 LICENSED PROFESSIONAL ENGINEER
07/11/2022

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113838-00002

SHEET
H.1
OF

C8-2022-0221

LOT 5
BLOCK A
MINIMUM
FFE=470.00

LOT 6
BLOCK A
MINIMUM
FFE=471.00

LOT 7
BLOCK A
MINIMUM
FFE=470.00

LOT 8
BLOCK A
MINIMUM
FFE=471.00

LOT 9
BLOCK A
MINIMUM
FFE=473.00

LOT 10
BLOCK A
MINIMUM
FFE=474.00

LOT 11
BLOCK A
MINIMUM
FFE=476.50

LOT 12
BLOCK A
MINIMUM
FFE=476.50

LOT 13
BLOCK A
MINIMUM
FFE=476.50

LOT 2
BLOCK B
MINIMUM
FFE=468.10

LOT 4
BLOCK B
MINIMUM
FFE=471.50

LOT 1
BLOCK D
MINIMUM
FFE=474.20

LOT 2
BLOCK D
MINIMUM
FFE=474.5

LOT 3
BLOCK D
MINIMUM
FFE=474.5

LOT 4
BLOCK D
MINIMUM
FFE=474.5

S PLEASANT VALLEY ROAD
(120' WIDE PUBLIC R.O.W.)

KINGSHAM LANE
(VARIABLE WIDTH)

CROSSING PLACE
(100' WIDE PUBLIC R.O.W.)

E RIVERSIDE DRIVE
(P.U.B.W. VARIES)

PROPOSED 75' JOINT USE ACCESS EASEMENT

PROPOSED 65' JOINT USE ACCESS EASEMENT

PROPOSED 15' SIDEWALK EASEMENT

PROPOSED 15' ELECTRIC EASEMENT

PROPOSED 15' SIDEWALK AND IRRIGATION EASEMENT

PROPOSED 15' ELECTRIC EASEMENT

PROPOSED SIDEWALK AND IRRIGATION EASEMENT

LOT 1, BLOCK "A" CROSSING PLACE ADDITION DOCUMENT NO. 199900151 (5100 CROSSING PLACE APARTMENTS LLC DOCUMENT NO. 2017009855

LOT 3 AUSTIN 12 SUBDIVISION "I" COMPANY LP DOC. NO. 2003001 PG. 787

HEB GROCERY COMPANY LP DOC. NO. 2011078358

TRACT-2 LOT 1 PAINE GREEN SUBDIVISION VOL. 80, PGS. 161A-C

LOT "A" GRAY OAKS ADDN PHASE 2 VOL. 99 PAGE 86 POST RIVERSIDE COUNTY CLUB, LLC DOCUMENT NO. 2011119251

PARAC VOL. 83 PROPERTY O

RR CROSSING MARKER T AMTRAK VOL. 75 PAGE 177 PROPERTY OWNER UNKNOWN

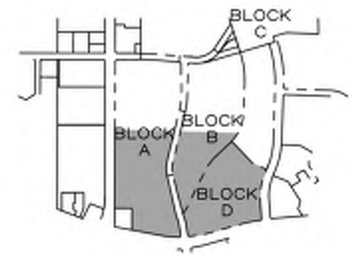
AUSTIN RIVERSIDE DRIVE 401 LLC DOCUMENT NO. 2021

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

KEY MAP



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TBPE F-439 TBPLS 10194447

REVISION | NO | DATE

JULIA L. BRINK
113030
LICENSED PROFESSIONAL ENGINEER
07/11/2022

GRADING PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET
H.2
OF

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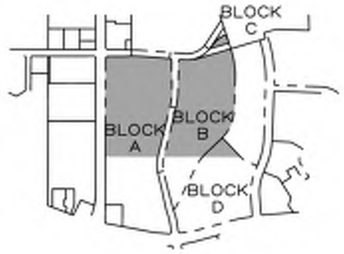
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S—CWQZ—S—CWQZ
- 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr—100yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE

KEY MAP



SLOPE TABLE

ID	MIN.	MAX	COLOR	AREA
1	0.00%	15.00%		62.35 AC
2	15.00%	25.00%		2.59 AC
3	25.00%	35.00%		1.10 AC
4	35.00%	UP		1.33 AC

NOTE:

COUNTRY CLUB CREEK IS A MAN MADE CREEK AND ALL SLOPES 15% AND GREATER FALL WITHIN THE MAN MADE CREEK EMBANKMENT AND BOTTOMS.

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REVISION | NO | DATE

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER
05/11/2022

SLOPE MAP 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038.00002

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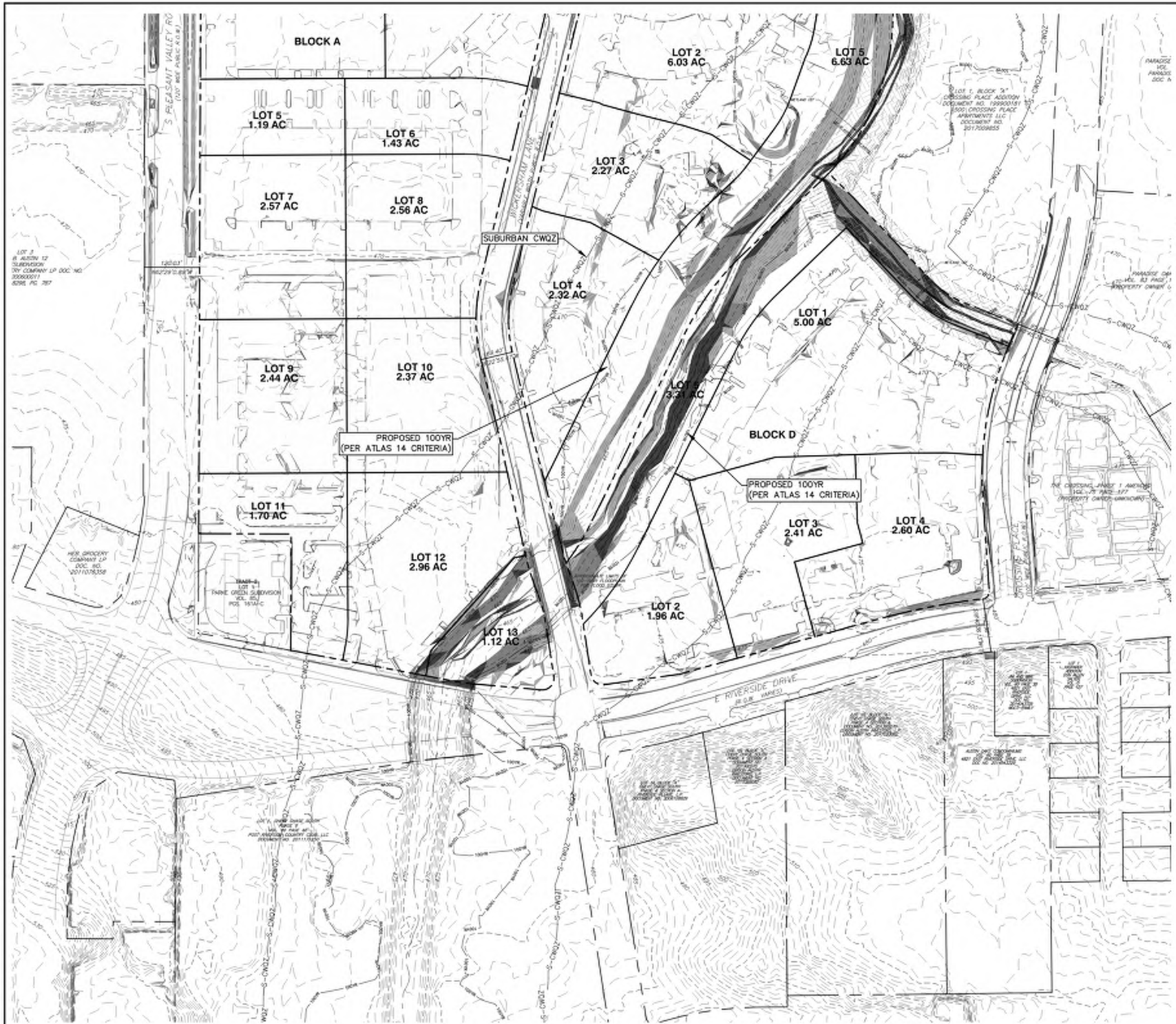


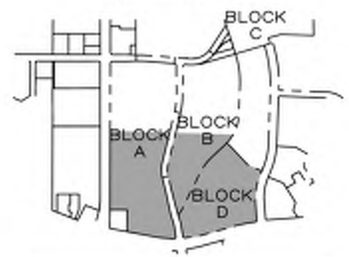
100 0 50 100 200

1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ — S-CWQZ
- 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr — 100yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE

KEY MAP



SLOPE TABLE

ID	MIN.	MAX	COLOR	AREA
1	0.00%	15.00%		62.35 AC
2	15.00%	25.00%		2.59 AC
3	25.00%	35.00%		1.10 AC
4	35.00%	UP		1.33 AC

NOTE:

COUNTRY CLUB CREEK IS A MAN MADE CREEK AND ALL SLOPES 15% AND GREATER FALL WITHIN THE MAN MADE CREEK EMBANKMENT AND BOTTOMS.

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STATE OF TEXAS
09/11/2022

REVISION | NO | DATE

SLOPE MAP 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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1.2
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C8-2022-0221

ELMONT DRIVE
(80' PUBLIC R.O.W.)

ELMONT DRIVE
(80' PUBLIC R.O.W.)

SOUTH PLEASANT VALLEY ROAD
(120' WIDE PUBLIC R.O.W.)

WICKERSHAM LANE
(R.O.W. VARIES)

LOT 1
BLOCK A
MINIMUM
FFE=466.00

LOT 2
BLOCK A
MINIMUM
FFE=465.00

LOT 3
BLOCK A
MINIMUM
FFE=468.00

LOT 4
BLOCK A
MINIMUM
FFE=467.00

LOT 5
BLOCK A
MINIMUM
FFE=470.00

LOT 6
BLOCK A
MINIMUM
FFE=471.00

LOT 7
BLOCK A
MINIMUM
FFE=470.00

LOT 8
BLOCK A
MINIMUM
FFE=471.00

LOT 1
BLOCK B
MINIMUM
FFE=465.10

LOT 2
BLOCK B
MINIMUM
FFE=468.10

LOT 4
BLOCK B
MINIMUM
FFE=471.50

100' CREEK
CENTERLINE BUFFER

LOT 3
SHEARER BALDWIN AND STEVENS SUBDIVISION
VOL. 59, PG. 74
1300 PLEASANT VALLEY LLC.
DOC. NO. 2016004309

LOT 1-C
BLOCK "A"
1.524 ACRES
ATX HOLDING, LLC
DOC. NO. 2013050382

LOT 1-B, BLOCK "A"
RESUBDIVISION OF DAUGHERTY SUBDIVISION
DOC. NO. 2020067135

AUSTIN-PLEASANT VALLEY
OFF PC LLC ADDITION
DOC. NO. 2012060001

LOT 1-D
BLOCK "A"
OWNER'S APD
NOT AVAILABLE

LOT 2
SHEARER BALDWIN AND STEVENS SUBDIVISION
VOL. 59, PG. 74

LOT 2
S. E. & C.
SUBDIVISION NO. 1
VOL. 59, PG. 38

LOT 1

LOT 6
"ODEN HUGHES
PLEASANT VALLEY
SUBDIVISION
DOC. NO. 2015001165
ON ELMONT, LP
DOC. NO. 2015156727

LOT A
LONGCREEK SUBDIVISION
VOL. 81, PG. 315
PRESIDIUM PLEASANT VALLEY LP
DOC. NO. 2015089336

LOT 3
H.E.B. AUSTIN 12
RESUBDIVISION
H.E. BUTT GROCERY COMPANY LP DOC. NO.
2006000011
VOL. 9298, PG. 787

LOT 1, BLOCK "A"
JEFFERSON COMMUNITY AT THE BALLPARK,
A SUBDIVISION OF LOT 1, PLEASANT
VALLEY SPORTSPLEX AND LOT
1, GRANDSLAM ADDITION
DOCUMENT NO. 2019033252

GLOBAL SIGNAL ACQUISITIONS
DOC. NO. 2017092618

LOT 1
PLEASANT VALLEY SPORTSPLEX VOLUME 84, PAGE 440-443

LOT 1
BLOCK C
GREEN
SUBDIVISION

LOT 1, BLOCK "B"
CROSSING PLACE ADDITION
DOCUMENT NO. 199900151
5500 CROSSING PLACE
APARTMENTS LLC
DOCUMENT NO.
2017009855

1" = 100'

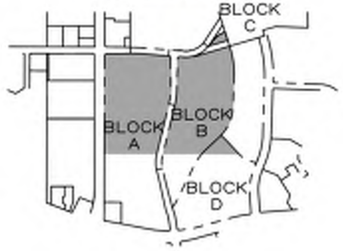
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ — S-CWQZ
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

ELEVATION TABLE

ID	MIN ELEV	MAX ELEV	COLOR	VOLUME
1	-12.000	-8.000		0.00 CU.YD.
2	-8.000	-4.000		47.88 CU.YD.
3	-4.000	0.000		18,314.28 CU.YD.
4	0.000	4.000		131,631.00 CU.YD.
5	4.000	8.000		4,577.25 CU.YD.
6	8.000	12.000		0.00 CU.YD.

KEY MAP



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ENGINEER
05/11/2022

CUT FILL MAP 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038.00002

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SOUTH PLEASANT VALLEY
(120' WIDE PUBLIC R.O.W.)

WICKERSHAM LANE
(R.O.W. VARIES)

GROSSING PLACE
(100' WIDE PUBLIC R.O.W.)

EAST RIVERSIDE DRIVE
(R.O.W. VARIES)

LOT 1 BLOCK A MINIMUM FFE=470.00

LOT 2 BLOCK A MINIMUM FFE=471.00

LOT 3 BLOCK A MINIMUM FFE=470.00

LOT 4 BLOCK A MINIMUM FFE=471.00

LOT 5 BLOCK A MINIMUM FFE=473.00

LOT 6 BLOCK A MINIMUM FFE=474.00

LOT 7 BLOCK A MINIMUM FFE=476.50

LOT 8 BLOCK A MINIMUM FFE=476.50

LOT 9 BLOCK A MINIMUM FFE=476.50

LOT 10 BLOCK A MINIMUM FFE=476.50

LOT 11 BLOCK A MINIMUM FFE=476.50

LOT 12 BLOCK A MINIMUM FFE=476.50

LOT 13 BLOCK A MINIMUM FFE=476.50

LOT 1 BLOCK B MINIMUM FFE=471.50

LOT 2 BLOCK B MINIMUM FFE=468.10

LOT 1 BLOCK D MINIMUM FFE=474.20

LOT 2 BLOCK D MINIMUM FFE=474.5

LOT 3 BLOCK D MINIMUM FFE=474.5

LOT 4 BLOCK D MINIMUM FFE=474.5

100' CREEK CENTERLINE BUFFER

100 0 50 100 200
1" = 100'

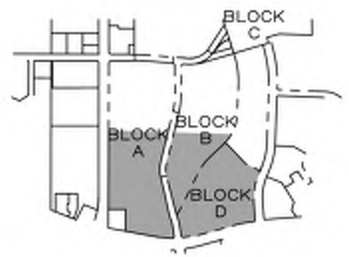
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ — S-CWQZ —
- WETLAND CEF
- WETLAND CEF (50' SETBACK)

ELEVATION TABLE

ID	MIN ELEV	MAX ELEV	COLOR	VOLUME
1	-12.000	-8.000		0.00 CU.YD.
2	-8.000	-4.000		47.88 CU.YD.
3	-4.000	0.000		18,314.28 CU.YD.
4	0.000	4.000		131,631.00 CU.YD.
5	4.000	8.000		4,577.25 CU.YD.
6	8.000	12.000		0.00 CU.YD.

KEY MAP



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REVISION | NO | DATE

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05/11/2022

CUT FILL MAP 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

SHEET
J.2
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V:\113038-00002\Civil\00-CAD\Preliminary Plan - South\113038-00002-CUT FILL-2.dwg modified by smerryman on May 19, 22 1:55 AM

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LOT 3
SHEARER BALDWIN AND STEVENS SUBDIVISION
VOL. 59, PG. 74
1300 PLEASANT VALLEY LLC
DOC. NO. 2016004309

LOT 2
SHEARER BALDWIN AND STEVENS SUBDIVISION
VOL. 59, PG. 74

LOT 2
S. S. & F. SUBDIVISION NO. 1
VOL. 59, PG. 36

LOT 1

LOT 4
DON HUGHES PLEASANT VALLEY SUBDIVISION
DOC. NO. 2015001165
OH ELMORE LP
DOC. NO. 2015139727

LOT A
CONCREW SUBDIVISION
VOL. 81, PG. 315
PRESIDIUM PLEASANT VALLEY LP
DOC. NO. 2015089336

LOT 3
H.E.B. AUSTIN 12
RESUBDIVISION
H.E. BUTT GROCERY COMPANY LP DOC. NO. 2009093511
VOL. 9298, PG. 787

LOT 1-C
BLOCK "A"
1.324 ACRES
ATX HOLDING, LLC
DOC. NO. 2013050362

LOT 1-B, BLOCK "A"
RESUBDIVISION OF
SALDANAITY SUBDIVISION
DOC. NO. 2009087136

AUSTIN
PLEASANT VALLEY
LOT "C"-1-LLC ADDITION
DOC. NO. 2015000001

LOT 1-C
BLOCK "A"
OWNER'S INFO
NOT AVAILABLE

GLOBAL SIGNS ADVERTISING
VILLC
DOC. NO. 2017092616

LOT 1
PLEASANT VALLEY SPORTSPLEX VOLUME 84, PAGE 460-474

LOT 1, BLOCK C
PLEASANT VALLEY
SPORTSPLEX
SUBDIVISION

LOT 1, BLOCK "A"
JEFFERSON CROSSING 4.5 SAC BALLPARK
& RESUBDIVISION OF LOT 1, PLEASANT
VALLEY SPORTSPLEX AND LOT 1
CRANDSLAM ADDITION
DOCUMENT NO. 2017092552

ELMONT DRIVE
(70' PUBLIC R.O.W.)

S PLEASANT VALLEY ROAD
(120' WIDE PUBLIC R.O.W.)

WICKERSHAM LANE
(PUBLIC R.O.W. VARIES)

LOT 1
2.41 AC

LOT 2
3.31 AC

LOT 3
3.79 AC

LOT 4
3.40 AC

LOT 5
1.19 AC

LOT 6
1.43 AC

LOT 7
2.57 AC

LOT 8
2.56 AC

BLOCK A

LOT 1
3.58 AC

BLOCK B
LOT 2
6.03 AC

LOT 3
2.27 AC

LOT 4
2.32 AC

LOT 5
6.63 AC

BLOCK C
LOT 1
0.35 AC

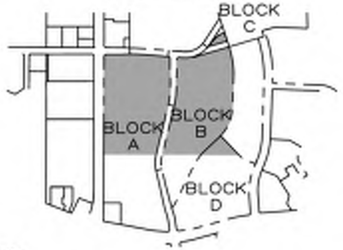
LOT 1, BLOCK "A"
CROSSING PLACE ADDITION
DOCUMENT NO. 199900181
1500 CROSSING PLACE
APARTMENTS LLC
DOCUMENT NO.
2017009855

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ
- EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr
- EXISTING 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- WATER QUALITY BMP

KEY MAP



NOTE:
1. THE STRUCTURES, FEATURES, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED WITHIN THE PROJECT AREA.

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JULIA L. BRINK
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LICENSED PROFESSIONAL ENGINEER
05/11/2022

NO	DATE	REVISION

WATER QUALITY PLAN 1 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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OF

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C8-2022-0221

LOT 5
1.19 AC

LOT 6
1.43 AC

BLOCK A

LOT 7
2.57 AC

LOT 8
2.56 AC

LOT 3
2.27 AC

LOT 4
2.32 AC

LOT 5
6.63 AC

LOT 5
3.31 AC

BLOCK D

LOT 1
5.00 AC

LOT 9
2.44 AC

LOT 10
2.37 AC

LOT 11
1.70 AC

LOT 12
2.96 AC

LOT 13
1.12 AC

LOT 2
1.96 AC

LOT 3
2.41 AC

LOT 4
2.60 AC

LOT 1
H.E.B. AUSTIN 12
RESUBDIVISION
BUTT GROCERY COMPANY LP DOC. NO.
2008093011
VOL. 6298, PG. 787

S PLEASANT VALLEY ROAD
(120' WIDE PUBLIC R.O.W.)

120.03'
N62°29'13.88"W

LOT 1
H.E.B.
DOC. NO.
2011078358

TRACT A
LOT 1
FAIRE GREEN SUBDIVISION
VOL. 80,
PGS. 187A-C

LOT 1, BLOCK "A"
CROSSING PLACE ADDITION
DOCUMENT NO. 199900181
5500 CROSSING PLACE
APARTMENTS LLC
DOCUMENT NO.
2017009855

CROSSING PLACE
(100' WIDE PUBLIC R.O.W.)

E RIVERSIDE DRIVE
(R.O.W. VARIES)

LOT 1, BLOCK "A"
POST RIVERSIDE COUNTRY CLUB, LLC
DOCUMENT NO. 2017176355

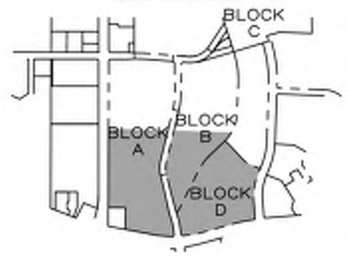
S-CWQZ

100 0 50 100 200
1" = 100'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- WATER QUALITY BMP

KEY MAP



NOTE:

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TBPE F-4418 TBPLS 10194428
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REVISION | NO | DATE

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PROFESSIONAL
ENGINEER
05/11/2022

WATER QUALITY PLAN 2 OF 2

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-000002

SHEET
K.2
OF

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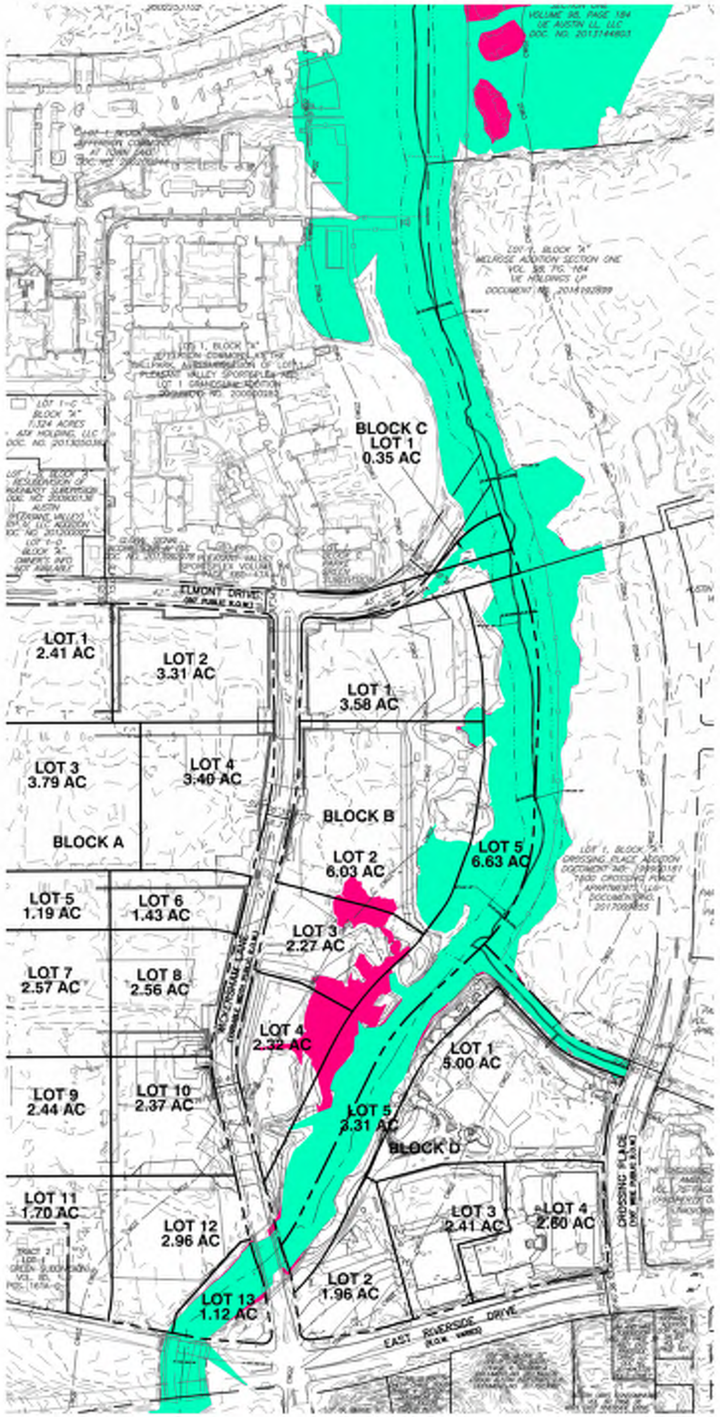
C8-2022-0221

CORRECTED EFFECTIVE VS PROPOSED COA 25-YR FULLY DEVELOPED FLOODPLAIN

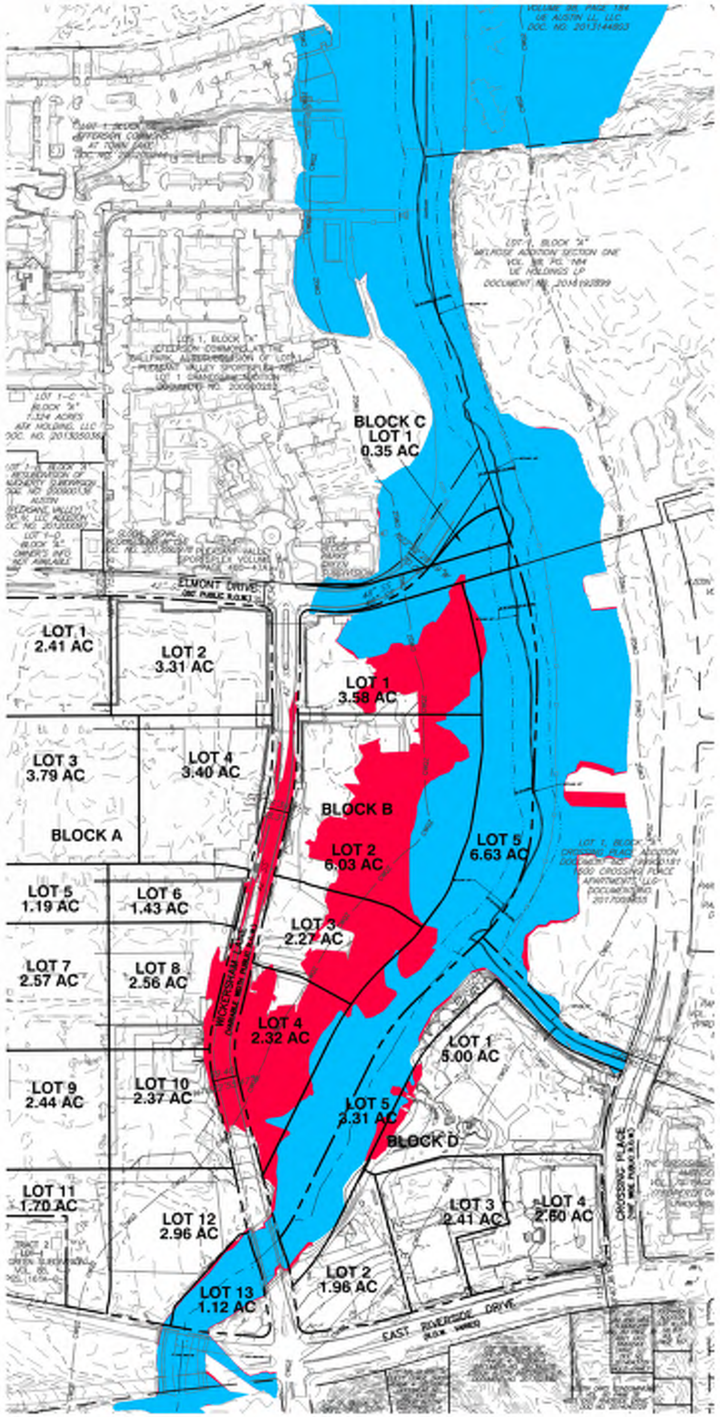


LEGEND

ATLAS 14 EXISTING CONDITIONS 25 YR FLOOD PLAIN

ATLAS 14 PROPOSED CONDITIONS 25 YR FLOODPLAIN

CORRECTED EFFECTIVE VS PROPOSED COA 100-YR FULLY DEVELOPED FLOODPLAIN

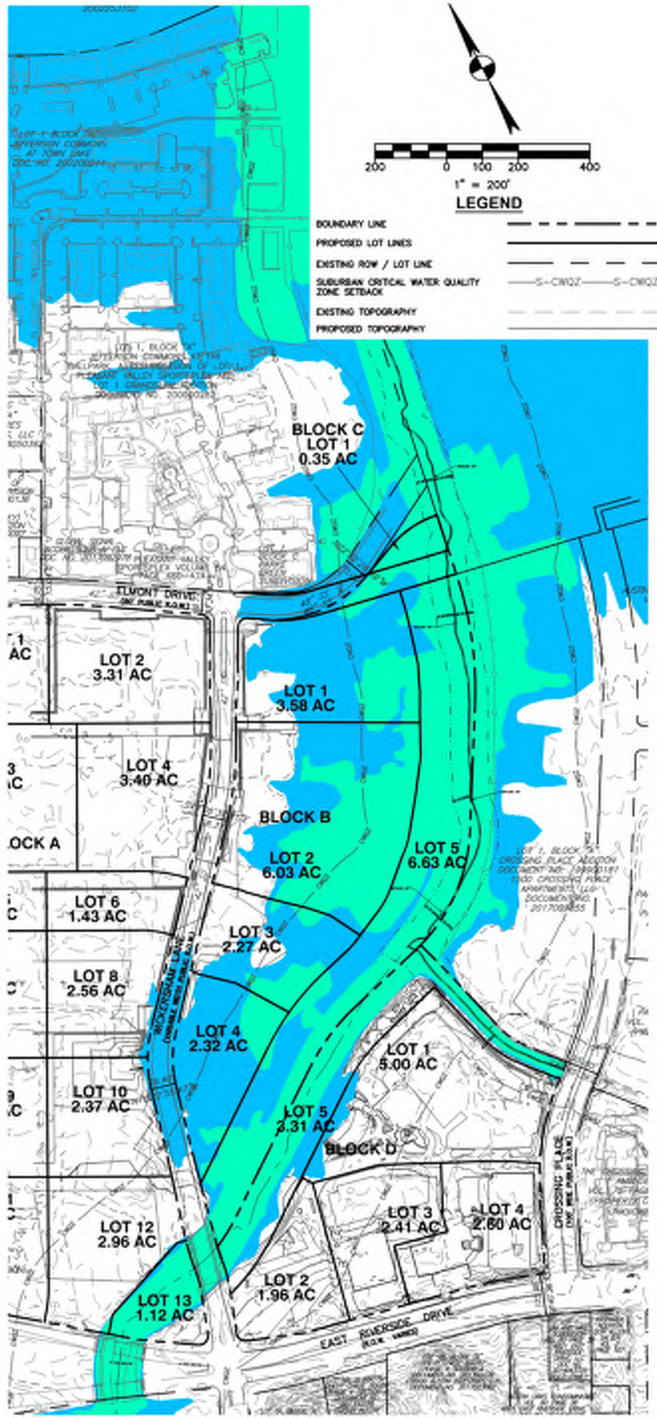


LEGEND

ATLAS 14 EXISTING CONDITIONS 100 YR FLOOD PLAIN

ATLAS 14 PROPOSED CONDITIONS 100 YR FLOODPLAIN

EFFECTIVE FEMA FLOODPLAIN



LEGEND

EFFECTIVE FEMA 500 YR FLOODPLAIN

EFFECTIVE FEMA 100 YR FLOODPLAIN

200 0 100 200 400

1" = 200'

LEGEND

BOUNDARY LINE

PROPOSED LOT LINES

EXISTING ROW / LOT LINE

SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK —S-CWQZ—S-CWQZ—

EXISTING TOPOGRAPHY

PROPOSED TOPOGRAPHY

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Austin, Texas 78735
Tel (512) 280-3284 Fax (512) 280-3882
TBPE # F-439 TBPLS # 10194447

REVISION | NO | DATE

JULIA L. BRINK 113030 LICENSED PROFESSIONAL ENGINEER

05/11/2022

FLOODPLAIN MAP

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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C8-2022-0221

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINES
- EXISTING ROW / LOT LINE
- SUBURBAN CRITICAL WATER QUALITY ZONE SETBACK — S-CWQZ — S-CWQZ
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 100yr — 100yr
- PROPOSED 25 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA) — 25yr — 25yr
- WETLAND CEF
- WETLAND CEF (50' SETBACK)
- CREEK ℄
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- CONCEPTUAL TRAIL ALIGNMENTS

PARKLAND DEDICATION AREAS

- AREAS WITHIN 25-YR FLOODPLAIN
- AREAS WITHIN 100-YR FLOODPLAIN
- ENCUMBERED AREAS WITHIN CWQZ
- UNENCUMBERED AREAS WITHIN BLOCK D SDP PERMIT
- UNENCUMBERED AREAS WITHIN FUTURE SDP PERMIT(S)

NOTES:

1. PER COA LDC §25.1.602(J), PARKLAND REQUIRED TO BE DEDICATED WITHIN THE PARKLAND DEDICATION URBAN CORE MAY NOT EXCEED 15% OF GROSS SITE AREA. THE INTENT OF THIS EXHIBIT IS TO DEMONSTRATE THAT THIS DEVELOPMENT HAS THE LAND AVAILABLE TO MEET THIS REQUIREMENT. FINAL LIMITS OF PARKLAND DEDICATION WILL BE DETERMINED AND DEDICATED AT FINAL PLAT OR BY SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT.
2. EROSION HAZARD ANALYSIS IS REQUIRED AND WILL BE DELINEATED AT SITE DEVELOPMENT PERMIT. TRAILS ALIGNMENTS AS SHOWN ARE CONCEPTUAL AND WILL NOT BE LOCATED WITHIN AN EROSION HAZARD ZONE.

River Park South- Parkland Dedication

Total Site Acreage:	67.7
15% of Gross Site Area per 25-1-602(J):	10.16

Parcel	LAND AVAILABLE FOR DEDICATION: WITHIN COA 25 YEAR FLOODPLAIN	BETWEEN COA 25 AND 100 YEAR FLOODPLAINS	ENCUMBERED AREAS OUTSIDE COA 100 YEAR FLOODPLAIN	UNENCUMBERED AREAS OUTSIDE COA 100 YEAR FLOODPLAIN (BLOCK D SDP)	UNENCUMBERED AREAS OUTSIDE COA 100 YEAR FLOODPLAIN (FUTURE SDP)
Block A, Lot 1	0	0	0	0	0
Block A, Lot 2	0	0	0	0	0
Block A, Lot 3	0	0	0	0	0
Block A, Lot 4	0	0	0	0	0
Block A, Lot 5	0	0	0	0	0
Block A, Lot 6	0	0	0	0	0
Block A, Lot 7	0	0	0	0	0
Block A, Lot 8	0	0	0	0	0
Block A, Lot 9	0	0	0	0	0
Block A, Lot 10	0	0	0	0	0
Block A, Lot 11	0	0	0	0	0
Block A, Lot 12	238	221	0	0	12,232
Block A, Lot 13	29,381	5,627	0	0	25,465
Block B, Lot 1	1,639	19,899	43,880	0	22697
Block B, Lot 2	26,173	38,398	29,518	0	41935
Block B, Lot 3	0	124	43,904	0	51962
Block B, Lot 4	49	6,217	57,741	0	37116
Block B, Lot 5	205,482	57,207	30,233	0	0
Block C, Lot 1	12,637	2,791	0	0	0
Block D, Lot 1	0	1745	0	86,399	0
Block D, Lot 2	0	35	0	12,717	0
Block D, Lot 3	0	0	0	0	0
Block D, Lot 4	0	0	0	0	0
Block D, Lot 5	91,037	19,435	0	32,907	0
Total (SF)	**362,636**	**351,699**	**205,276**	**131,963**	**191,407**
Total (AC)	**8.325**	**3.483**	**4.712**	**3.029**	**4.394**
Total Acreage to be Dedicated (15%)				**10.16**	
Total Available Dedication Acreage				**23.94**	

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Tel: (512) 280-3284 Fax: (512) 280-3992
TBPE #F-439 TBPLS #10194459

JULIA L. MINAK 113030 LICENSED PROFESSIONAL ENGINEER 09/19/2022

REVISION | NO | DATE

PARKLAND DEDICATION

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 113038-000002

SHEET M OF

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C8-2022-0221

PROPOSED IMPROVEMENTS PER TRANSECT

TRANSECT 7:
- GAP FREQUENCY: 20%-40% OF RIPARIAN AREA HAS VISUAL GAPS IN VEGETATION
- SOIL COMPACTION: 126-175 POUNDS PER SQUARE INCH
- STRUCTURAL DIVERSITY: 51-65% CANOPY; OR 0-50% CANOPY AND >40% UNDERSTORY
- WETLAND TREE STATUS: 50-65% OF TREES ARE FAC+ OR GREATER
- IN-STREAM CANOPY COVER: 50-75% CANOPY COVER
- MASS WASTING: INFREQUENT AND/OR VERY SMALL, MOSTLY HEALED OVER. LOW FUTURE POTENTIAL
- VEGETATIVE BANK PROTECTION: 70-90% DENSITY. FEWER PLANT SPECIES OR LOWER VIGOR SUGGESTS A LESS DENSE OR DEEP ROOT MASS.
- SCOURING AND DEPOSITION: 5-30% AFFECTED. SCOUR AT CONSTRICTIONS AND WHERE STEEP. POOL DEPOSITION.
- ENTRENCHMENT RATIO: MINIMAL ENTRENCHMENT. RATIO OF 2.0-2.5
- FLOODPLAIN CONNECTIVITY/BANK HEIGHT RATIO: FLOODPLAIN FUNCTIONING BUT AT RISK. RATIO OF 1.3-1.5.
- EPIFAUNAL SUBSTRATE AND AVAILABLE COVER: 40-70% MIX OF STABLE HABITAT; WELL-SUITED FOR FULL COLONIZATION POTENTIAL; ADEQUATE HABITAT FOR MAINTENANCE OF POPULATIONS; PRESENCE OF ADDITIONAL SUBSTRATE IN THE FORM OF NEW FALL, BUT NOT YET PREPARED FOR FULL COLONIZATION.
- EMBEDDEDNESS: GRAVEL, COBBLE, AND BOULDER PARTICLES ARE 25-50% SURROUNDED BY FINE SEDIMENT.
- VELOCITY/DEPTH REGIMES: ONLY 3 OF THE 4 REGIMES PRESENT (IF FAST-SHALLOW IS MISSING, SCORE LOWER THAN IF MISSING OTHER REGIMES).
- FREQUENCY OF RIFFLES: OCCURRENCE OF RIFFLES INFREQUENT; DISTANCE BETWEEN RIFFLES DIVIDED BY THE WIDTH OF THE STREAM IS BETWEEN 7 TO 15.

TRANSECT 9:
- GAP FREQUENCY: 20%-40% OF RIPARIAN AREA HAS VISUAL GAPS IN VEGETATION
- TREE DEMOGRAPHY: CANOPY TREE SPECIES ARE PRESENT IN 3 OR 4 AGE CLASSES.
- WETLAND TREE STATUS: 50-65% OF TREES ARE FAC+ OR GREATER.
- IN-STREAM CANOPY COVER: 50-75% CANOPY COVER.
- MASS WASTING: INFREQUENT AND/OR VERY SMALL, MOSTLY HEALED OVER. LOW FUTURE POTENTIAL
- VEGETATIVE BANK PROTECTION: 70-90% DENSITY. FEWER PLANT SPECIES OR LOWER VIGOR SUGGESTS A LESS DENSE OR DEEP ROOT MASS.
- UNDERCUTTING: SOME, INTERMITTENTLY AT OUTCURVES AND CONSTRICTIONS. RAW BANKS <30 CM.
- CONSOLIDATION OR PARTICLE PACKING: MODERATELY PACKED WITH SOME OVERLAPPING.
- SCOURING AND DEPOSITION: 5-30% AFFECTED. SCOUR AT CONSTRICTIONS AND WHERE STEEP. POOL DEPOSITION.
- FLOODPLAIN CONNECTIVITY/BANK HEIGHT RATIO: FLOODPLAIN FUNCTIONING BUT AT RISK. RATIO OF 1.3-1.5.
- EPIFAUNAL SUBSTRATE AND AVAILABLE COVER: 40-70% MIX OF STABLE HABITAT; WELL-SUITED FOR FULL COLONIZATION POTENTIAL; ADEQUATE HABITAT FOR MAINTENANCE OF POPULATIONS; PRESENCE OF ADDITIONAL SUBSTRATE IN THE FORM OF NEW FALL, BUT NOT YET PREPARED FOR FULL COLONIZATION.
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- FREQUENCY OF RIFFLES: OCCURRENCE OF RIFFLES INFREQUENT; DISTANCE BETWEEN RIFFLES DIVIDED BY THE WIDTH OF THE STREAM IS BETWEEN 7 TO 15.

TRANSECT 11:
- GAP FREQUENCY: 20-40% OF RIPARIAN AREA HAS VISUAL GAPS IN VEGETATION.
- LARGE WOODY DEBRIS: 5-6 PIECES OF LARGE WOODY DEBRIS.
- STRUCTURAL DIVERSITY: 51-65% CANOPY; OR 0-50% CANOPY AND >40% UNDERSTORY
- TREE DEMOGRAPHY: CANOPY TREE SPECIES ARE PRESENT IN 3 OR 4 AGE CLASSES.
- WETLAND TREE STATUS: 50-65% OF TREES ARE FAC+ OR GREATER.
- RIPARIAN ZONE WIDTH: 12-18 METERS OR 50-75% OF THE CWQZ.
- IN-STREAM CANOPY COVER: 50-75% CANOPY COVER.
- MASS WASTING: INFREQUENT AND/OR VERY SMALL, MOSTLY HEALED OVER. LOW FUTURE POTENTIAL
- VEGETATIVE BANK PROTECTION: 70-90% DENSITY. FEWER PLANT SPECIES OR LOWER VIGOR SUGGESTS A LESS DENSE OR DEEP ROOT MASS.
- UNDERCUTTING: SOME, INTERMITTENTLY AT OUTCURVES AND CONSTRICTIONS. RAW BANKS <30 CM.
- CONSOLIDATION OR PARTICLE PACKING: MODERATELY PACKED WITH SOME OVERLAPPING.
- SCOURING AND DEPOSITION: 5-30% AFFECTED. SCOUR AT CONSTRICTIONS AND WHERE STEEP. POOL DEPOSITION.
- FLOODPLAIN CONNECTIVITY/BANK HEIGHT RATIO: FLOODPLAIN FUNCTIONING BUT AT RISK. RATIO OF 1.3-1.5.
- EPIFAUNAL SUBSTRATE AND AVAILABLE COVER: 40-70% MIX OF STABLE HABITAT; WELL-SUITED FOR FULL COLONIZATION POTENTIAL; ADEQUATE HABITAT FOR MAINTENANCE OF POPULATIONS; PRESENCE OF ADDITIONAL SUBSTRATE IN THE FORM OF NEW FALL, BUT NOT YET PREPARED FOR FULL COLONIZATION.
- EMBEDDEDNESS: GRAVEL, COBBLE, AND BOULDER PARTICLES ARE 25-50% SURROUNDED BY FINE SEDIMENT.
- VELOCITY/DEPTH REGIMES: ONLY 3 OF THE 4 REGIMES PRESENT (IF FAST-SHALLOW IS MISSING, SCORE LOWER THAN IF MISSING OTHER REGIMES).
- FREQUENCY OF RIFFLES: OCCURRENCE OF RIFFLES INFREQUENT; DISTANCE BETWEEN RIFFLES DIVIDED BY THE WIDTH OF THE STREAM IS BETWEEN 7 TO 15.

TRANSECT 14:
- GAP FREQUENCY: 20-40% OF RIPARIAN AREA HAS VISUAL GAPS IN VEGETATION.
- LARGE WOODY DEBRIS: 5-6 PIECES OF LARGE WOODY DEBRIS.
- STRUCTURAL DIVERSITY: 51-65% CANOPY; OR 0-50% CANOPY AND >40% UNDERSTORY
- TREE DEMOGRAPHY: CANOPY TREE SPECIES ARE PRESENT IN 3 OR 4 AGE CLASSES.
- WETLAND TREE STATUS: 50-65% OF TREES ARE FAC+ OR GREATER.
- RIPARIAN ZONE WIDTH: 12-18 METERS OR 50-75% OF THE CWQZ.
- IN-STREAM CANOPY COVER: 50-75% CANOPY COVER.
- MASS WASTING: INFREQUENT AND/OR VERY SMALL, MOSTLY HEALED OVER. LOW FUTURE POTENTIAL
- VEGETATIVE BANK PROTECTION: 70-90% DENSITY. FEWER PLANT SPECIES OR LOWER VIGOR SUGGESTS A LESS DENSE OR DEEP ROOT MASS.
- UNDERCUTTING: SOME, INTERMITTENTLY AT OUTCURVES AND CONSTRICTIONS. RAW BANKS <30 CM.
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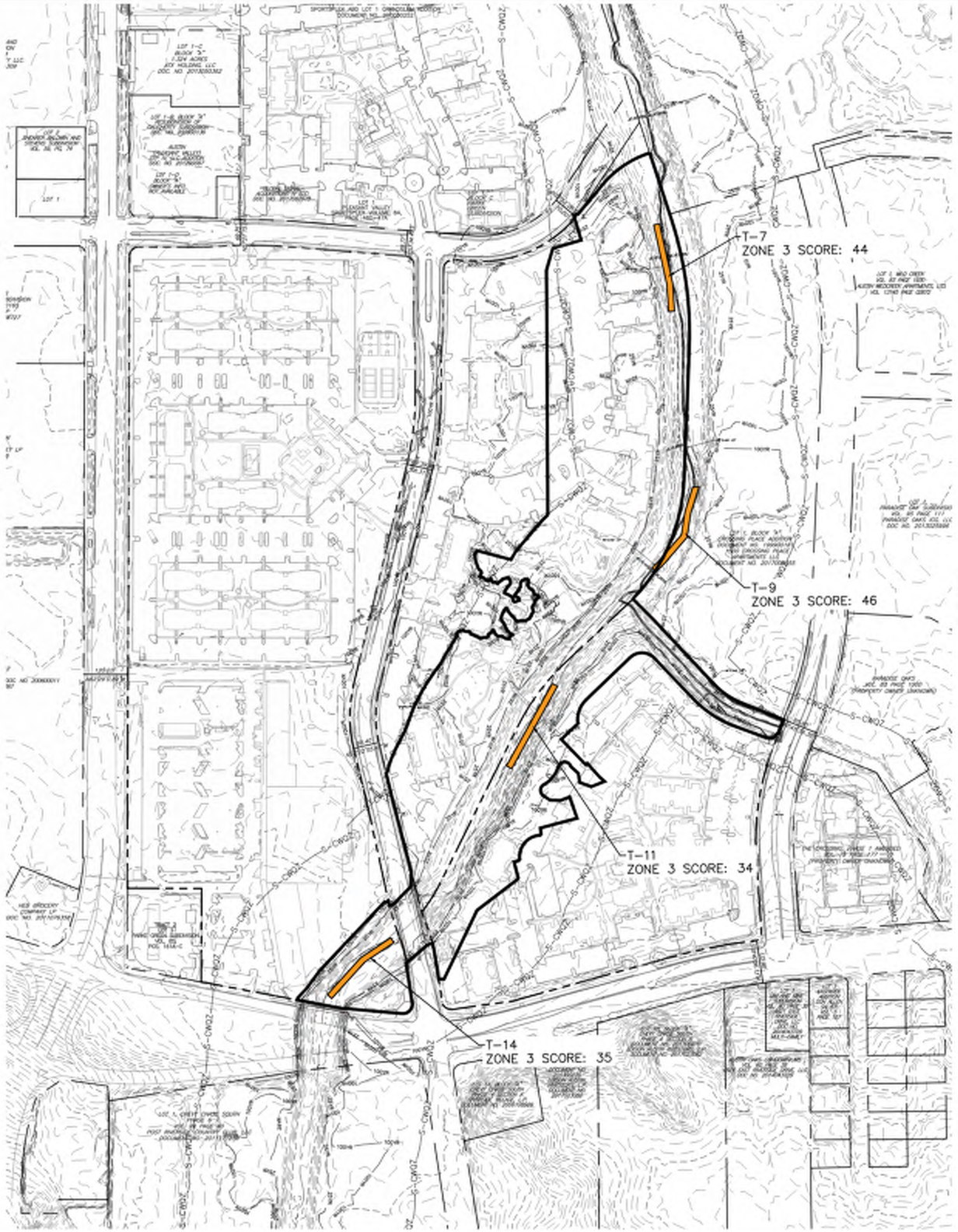
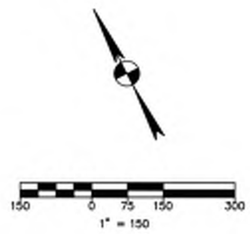
- EMBEDDEDNESS: GRAVEL, COBBLE, AND BOULDER PARTICLES ARE 25-50% SURROUNDED BY FINE SEDIMENT.
- VELOCITY/DEPTH REGIMES: ONLY 3 OF THE 4 REGIMES PRESENT (IF FAST-SHALLOW IS MISSING, SCORE LOWER THAN IF MISSING OTHER REGIMES).
- FREQUENCY OF RIFFLES: OCCURRENCE OF RIFFLES INFREQUENT; DISTANCE BETWEEN RIFFLES DIVIDED BY THE WIDTH OF THE STREAM IS BETWEEN 7 TO 15.

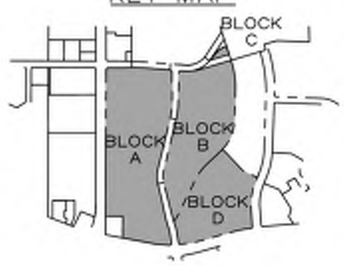
EXISTING	
Transect	Score
Transect 7 (T-7)	44 (Fair)
Transect 9 (T-9)	46 (Fair)
Transect 11 (T-11)	34 (Poor)
Transect 14 (T-14)	35 (Poor)

SCORING BREAKDOWN	
Assessed Condition	Score
Excellent	82-92
Good	59-81
Fair	36-58
Poor	19-35





KEY MAP



NOTES:

1. TRANSECT DATA FROM HORIZON ENVIRONMENTAL SERVICES, INC. COUNTRY CLUB CREEK FUNCTIONAL ASSESSMENT COMPLETED ON SEPTEMBER 24, 2021.

CURVE TABLE					
ID	RADIUS	DELTA	ARC	BEARING	CHORD
C7	265.00'	020°43'26"	95.85'	S68°42'48"E	95.33'
C8	25.00'	094°59'17"	41.45'	S73°56'48"W	36.86'
C9	335.00'	021°07'47"	123.54'	S68°30'38"E	122.84'

LINE TABLE		
ID	LENGTH	DIRECTION
L5	82.07	N58°21'05.48"W
L6	408.74	N79°04'31.07"W
L7	65.91	N57°56'44.55"W
L8	411.77	N79°04'31.07"W

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Tel. (512) 280-5160 Fax (512) 280-2992
TX REG: ENGINEERING FIRM F-2924
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REVISION | NO | DATE

JULIA L. BRINK
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LICENSED PROFESSIONAL ENGINEER
07/11/2022

CREEK EXISTING CONDITIONS PLAN

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038-00002

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C8-2022-0221

LEGEND

WOODLAND MOTTES + MEADOW (1a)
2.23 acres
Canopy Trees: min. 60 trees per acre; min. 10 gallon; at least 5 species
Understory Trees: min. 71 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 400 plants per acre; min 4" container; at least 10 species with at least 20% of plants having a stability rating of 7

WOODLAND MOTTES + MEADOW PARK (1b)
3.24 acres
Canopy Trees: min. 60 trees per acre; min. 10 gallon; at least 5 species
Understory Trees: min. 71 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 400 plants per acre; min 4" container; at least 10 species

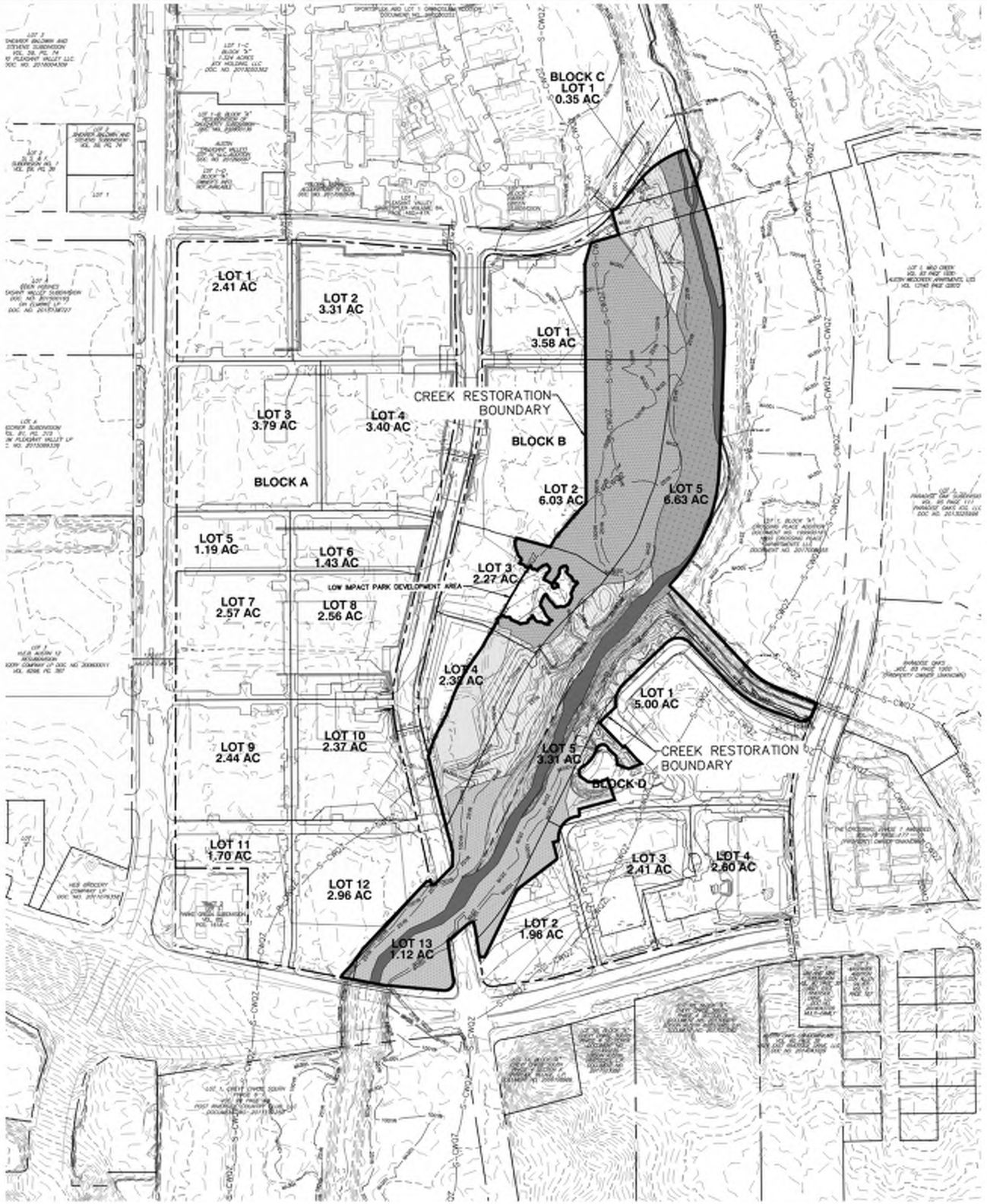
RIPARIAN WOODLAND (2a)
7.37 acres
Canopy Trees: min. 70 trees per acre; min. 10 gallon; at least 5 species
Understory Trees: min. 70 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 400 plants per acre; min 4" container; at least 10 species

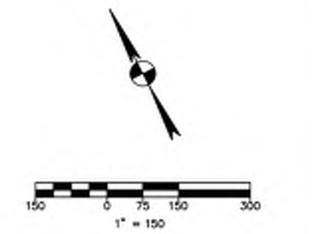
RIPARIAN WOODLAND PARK (2b)
4.89 acres
Canopy Trees: min. 60 trees per acre; min. 10 gallon; at least 5 species
Understory Trees: min. 72 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 400 plants per acre; min 4" container; at least 10 species

RIPARIAN BRAIDED LOWLAND (2c)
4.46 acres
Canopy Trees: min. 70 trees per acre; min. 10 gallon; at least 5 species
Understory Trees: min. 80 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 400 plants per acre; min 4" container; at least 10 species with at least 30% of plants having a stability rating of 7

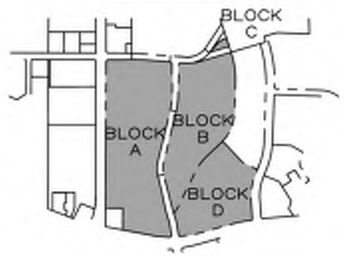
CREEK EDGE (3a)
0.47 acres
Understory Trees: min. 30 trees/shrubs per acre; min 5 gallons; at least 8 species
Herbaceous Plants: min. 450 plants per acre; min 4" container; at least 10 species with at least 30% of plants having a stability rating of 7

AQUATIC (3b)
2.12 acres
Herbaceous Plants (edge only due to creek flows): min. 200 plants total; min 1 gal container; at least 5 species with at least 50% of plants having a stability rating of 7





KEY MAP



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JULIA L. BRINK
113030
LICENSED
PROFESSIONAL
ENGINEER
09/11/2022

REVISION
NO
DATE

CREEK RESTORATION CONCEPT PLAN

RIVER PARK - SOUTH PRELIMINARY PLAN
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113038.00002

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C8-2022-0221

Exhibit C

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2022-0221
UPDATE: U0
CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: River Park South
LOCATION: 4700 E RIVERSIDE DR

SUBMITTAL DATE: August 8, 2022
FINAL REPORT DATE: September 1, 2022

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):
All comments must be addressed by filing an updated submittal prior to the update deadline of **November 7, 2022.** Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
    a. The revised plat/plan in pdf format
    b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:
Planner 1 : Cindy Edmond
ATD Engineering : Amber Hutchens
Environmental : Mike Mcdougal
PARD / Planning & Design : Thomas Rowlinson
Drainage Engineering & WQ Review - Don Heisch
Flood Plain Review - Kena Pierce
Subdivision Review - Steve Hopkins

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR1: To demonstrate compliance with parkland dedication, City Code 25-1-601 and 602, revise note #20: “The areas available for dedication to the City are shown on this preliminary plan as: […]”. Revise last sentence to “Final limits of parkland dedication will be determined at time of dedication”.

PR2: To qualify for the East Riverside Corridor Regulating Plan, Article 6, Section 6.4.2., remove the first sentence of note 21 of the general notes and note 1 on the park exhibit.

PR3: To comply with City Code 25-1-602, note on the preliminary plan sheets the location of the parkland as “"Parkland Dedicated to the City of Austin”. In the call-out on the park exhibit, remove reference to “common area, greenspace, greenway, private open space, and creek restoration”. Note only “"Parkland Dedicated to the City of Austin".

PR4: To comply with City Code 25-1-602, note that the final credit for parkland will be assigned at the time of dedication. Additional fee in-lieu may be required.

Electric Review - Andrea Katz - 512-322-6957

Approved.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD 1. ATD transportation review fees as adopted by City Council will be added to AMANDA. These fees can be paid online on ABC portal. The incorrect fee was added to this application. Please email Zachary.whitaker@austintexas.gov to have the final plat fee refunded and the preliminary plan fee added.

Drainage Engineering Review - Don Heisch – (512) 978-1736 - Don.Heisch@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. Provide drainage easement for the conveyance of off-site flows through the property. The drainage easements shall encompass the limits of the 100 year fully developed flow per LDC 25-7-152 and shall meet the minimum widths specified in DCM 1.2.4.G.

DE 2. Verify the floodplain information shown on the Cover Sheet. The flood map appears to be incorrect.

DE 3. Remove General Note 23. The erosion hazard zone analysis shall be completed with the preliminary plan.

DE 4. Provide an erosion hazard zone (EHZ) analysis per DCM Appendix E.

DE 5. Show the limits of the delineated erosion hazard zone as determined by the EHZ analysis per DCM Appendix E.

DE 6. Verify existing drainage area boundaries. It appears that drainage area 1a and 1h have been merged.

DE 7. Verify Note 4 of the Existing Drainage Conditions notes. A curve number of 90 does not reflect good condition at greater than 75% of grass cover per DCM Table 2-5.

DE 8. Provide documentation showing that the existing development was approved to participate in the Regional Stormwater Management Program. It is not included in the Engineering Report as the plans state.

DE 9. Provide verification that a previous RSMP agreement covers the proposed development per DCM 8.2.2. Visit the City of Austin's RSMP website at https://www.austintexas.gov/department/regional-stormwater-management-program for the Feasibility meeting Request Form and follow the instructions provided to setup a RSMP Feasibility meeting if one has not already been had. Note that detention may be required.

DE 10. Show all proposed drainage easements on preliminary plan. All drainage easements are to be located adjacent to property lines (not centered on property lines). [LDC 25-7-151]

DE 11. Provide additional information and clarification on the proposed storm drain lines. The proposed storm drainage appears incomplete as it just ends without connecting into an outfall. [LDC 25-7-61]

DE 12. Remove the word public from the proposed storm drain labels.

DE 13. Specify the type of easement the proposed storm drain is located within.

DE 14. Show how stormwater control measures will convey flow off-site. [LDC 25-7-61]

DE 15. Ensure all existing storm drain infrastructure is shown on the storm drain plans per the subdivision application instructions. There appear to be pipes and structures missing. Include the size and material of the infrastructure.

DE 16. Verify that the grading plans are complete. The plans show proposed grades that do not tie into existing contours. [LDC 25-7-61]

DE 17. Specify the limits of proposed roadway improvements to existing roadways. The grading plans appear to show new proposed grades for existing roadways. [LDC 25-7-61]

DE 18. Revise engineering report. There is a statement in the Drainage and Stormwater Management section that is inaccurate. The requirement for on-site detention is not based on the amount of impervious cover. See code and criteria sections LDC 25-7-61, DCM 1.2.2.

Environmental Review - Mike McDougal - 512-974-6380

Tuesday, August 30, 2022

EV 01 After additional research, an administrative variance is not required to cross the Critical Water Quality Zone with Elmont Drive per LDC 25-8-262(D). Remove the reference to the variance from the coversheet.

Flood Plain Review - Kena Pierce - 512-978-1832

Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions, kena.pierce@austintexas.gov.

FP 1. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
25-7-8 – Computation of Storm Runoff
a. Please submit the latest approved modeling to intake in order to for the model for this application to be compared to the approved modeling from C8-2020-0004PA.

FP 2. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
25-7-33 – Floodplain Maps, Delineation, and Depiction
a. Please submit the latest approved modeling to intake in order for the delineation to be verified.

Floodplain Review Notes:

General notes: Notes from Katina Bohrer during project assessment C8-2020-0004PA: “Reviewer notes: Riverside at Wickersham. Previously reviewed and approved by Kristi (though several comments indicated that confirmation of compliance would be needed at future stages). Update 4 officially allowed because it’s been a hot minute since the last review (i.e. 1 year) and the engineer has changed and the plan has changed somewhat. Modeling comments below are from a complimentary review of the model completed by Katina on 2/14/2022. Based on a follow-up meeting with the engineer on May 2, 2022, the actual review and approval of any floodplain modifications proposed with this development are actually approved at time of subdivision construction or site plan stage, so at this point we really need to see “proof of concept” since we don’t have things like finalized grading plans. Project Area on main stem: XS 10477 to halfway between 8080/7560; both sides of the creek are the project area between XS10477 and XS9169, left side only for the remaining project area. Project Area on Trib1 is from XS543 to outfall on the left side of the creek. UPDATE 4: Corrected Effective RAS and HMS modeling provided on May 25, 2022 and located on LUR file system, Proposed RAS modeling and updated report provided on June 20, 2022 directly to reviewer and saved on WPD file system. Applicant needs to provide proposed version of the models to DSD Intake at next update. RAS modeling has been accepted as meeting No Adverse Impact requirements. NOTE TO FP REVIEWER: Modeling will need to be confirmed to still match proposed grading, NAI regulations, and that easement contains the post project floodplain on future site development submittals. See other “deferred” comments below which will also need to be addressed at the appropriate site development stage.” During subdivision construction/ site development stage, refer to this PA deferred comments to ensure work is in compliance with code.

Subdivision Review - Steve Hopkins - steve.hopkins@austintexas.gov

SR 1. This application was formally submitted on August 8, 2022. The deadline to clear comments is November 7, 2022. (LDC 25-1-83)

SR 2. On sheet 1, delete the plan submittal table and the revision table. (25-1-83)

SR 3. For clarity, remove the following data from sheet 3 "Overall Preliminary Plan" (25-1-83)

- CWQZ
- Existing floodplain.
- Existing and proposed easements.

SR 4. Delete the following notes: (25-1-83)

- General Note #22 that refers to the CWQZ
- General Note #23 that refers to erosion hazard analysis.
- Pavement Notes #1-10. These notes belong on the construction plans, not this preliminary plan.

SR 5. Revise the City of Austin approval block as follows: 25-1-83

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 5

FILE NUMBER **C8-2022-0221**

APPLICATION DATE: **AUGUST 8, 2022**

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 25-4-62): **AUGUST 8, 2027**

CASE MANAGER:

_____

Steve Hopkins, for:
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SR 6. Under "General Notes" revise note 18 as follows (25-1-83):

- Delete Streets 1, 2, 3 and Café Street
- Only reference South Pleasant Valley Road, Wickersham Lane, Elmont Drive, Crossing Place and East Riverside Drive.

SR 7. The preliminary plan will be comprised of the coversheet and sheets 2-5. The other sheets will be exhibits. (25-1-83)

Water Quality Review - Don Heisch – (512) 978-1736 - Don.Heisch@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Submit a completed landfill certification form. All applications for approval that permit the construction or alteration of a residential, commercial, or public enclosed structure on a site over one acre or a site located within a landfill area shall comply with LDC 25-1-84. The applicant may find the Landfill Certification Form and Landfill Area Overview Map on the City of Austin website using the following link: https://www.austintexas.gov/department/development-over-closed-landfills.

WQ 2. The application must be complete and accurate prior to submittal per the Subdivision Application Instruction. This includes the additional Submittal Requirements listed in the Subdivision Application Instructions. Which are necessary to obtain Preliminary Plan Approval. The regulatory requirements and procedures for approval are defined in the Texas Local Government Code and LDC Title 25.

WQ 3. Add a water quality plat note that reads as follows:
"Water quality controls are required for all development pursuant to the Land Development Code."
Water quality controls are required per LDC 25-8-211.

WQ 4. Ensure all impervious cover is being treated by stormwater control measures. Water quality controls are required per LDC 25-8-211.

WQ 5. Revise the Engineers Report to be more specific about how water quality controls are being provided for this subdivision per LDC 25-8-213. The proposed description in the report does not appear to be congruent with the proposed plans.

WQ 6. Provide a water quality plan with all items specified in the subdivision application packet, page 17. [LDC 25-8-211]

WQ 7. Ensure that the proposed schematic plans identify the splitter locations and how the overflow will be conveyed. [LDC 25-8-211]

WQ 8. Provide impervious cover total and percentage calculations for each contributing drainage area to the ponds. [LDC25-8-211]

WQ 9. Provide associated R table calculations for each of the water quality pond. [LDC 25-8-211]

WQ 10. Specify the types of stormwater control measures being proposed. [ECM 1.6.0]

WQ 11. Show the drainage area that conveys flow to each stormwater control measure (SCM). Note that there is a limit to the amount of contributing area to SCM. For example, rain gardens are restricted to a contributing drainage area not to exceed two acres and a ponding depth not to exceed 12 inches per ECM 1.6.7.H.2.

WQ 12. Show compliance with DCM 1.2.4.E.

WQ 13. Revise location of SCMs. SCMs shall meet the requirements of LDC 25-8-261(H).

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time. Wetland mitigation review will be conducted at time of site plan or subdivision construction plan review.

ERM Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time. All proposed floodplain modifications will be reviewed and assessed at time of subdivision construction plan or site plan submittal.

City Arborist Review - Taylor Horton -taylor.horton@austintexas.gov

CA1 It does not appear a variance is identified to remove Heritage Trees. Tree review will be deferred to site plan submittals.

Site Plan Plumbing - Cory Harmon - 512-974-2882

NO REVIEW REQUIRED

No proposed plumbing work.

End of report