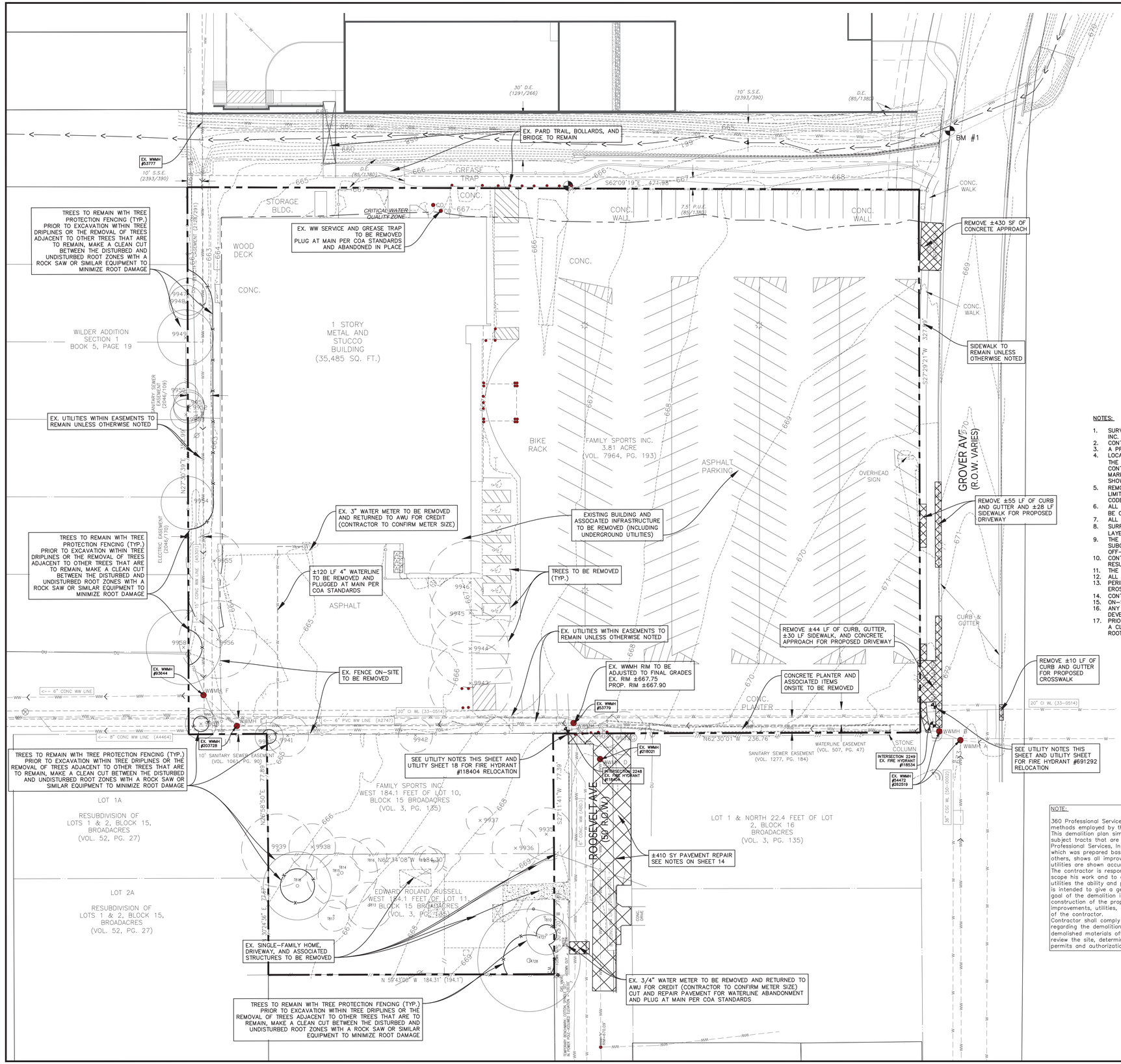

LEGEND

SUBJECT PROPERTY

PROP. DEMOLITION

SLOPE INFORMATION:
THERE ARE NO NATURAL SLOPES GREATER THAN 15%

SEE SHEET 06 FOR TREE INDEX

SCALE IN FEET
30 15 0 30

SURVEY LEGEND

● 1/2" REBAR FOUND (OR AS NOTED)	G GAS UTILITY
●CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND	AC AC PAD
● 1/2" REBAR WITH "CHAPARRAL" CAP SET	●CO CLEANOUT
● 1/2" IRON PIPE FOUND	●WWMH WASTEWATER MANHOLE
■ BOLT FOUND	W WATER METER
CONTROL POINT/BENCHMARK LOCATION	HANDICAP PARKING SPACE
W WATER METER	SIGN
WATER VALVE	D ROOF DRAIN
FIRE HYDRANT	• BOLLARD
UTILITY POLE	EDGE OF ASPHALT PAVEMENT
GUY WIRE	—o— CHAIN LINK FENCE
—OU— OVERHEAD UTILITIES	—///— WROUGHT IRON FENCE
E ELECTRIC UTILITY	—//— WOOD FENCE
LIGHT POLE	( ) RECORD INFORMATION

UTILITY NOTES:
1. CONTRACTOR TO COORDINATE WITH CITY OF AUSTIN INSPECTOR FOR METER RETURN(S) TO AUSTIN WATER.
2. PUBLIC WATER LINES BE SHALL CUT AND PLUGGED AT THE MAIN AND WASTEWATER LINES MUST BE CUT AND PLUGGED PER CITY OF AUSTIN REQUIREMENTS. ALL PUBLIC WATER AND WASTEWATER INFRASTRUCTURE SHALL BE ABANDONED PER UCM SECTION 2.8.
3. EXISTING UTILITY INFRASTRUCTURE TO BE ABANDONED/REMOVED PRIOR TO CONSTRUCTION OF PROPOSED UTILITY IMPROVEMENTS.
4. ALL PUBLIC VALVES AND/OR FH THAT ARE REMOVED/ABANDONED MUST BE SALVAGED AND RETURNED TO AW.

NOTES:
1. SURVEY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION PROVIDED BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. DATED FEBRUARY 2021. NO WARRANTY IS EXPRESSED OR IMPLIED TO ITS ACCURACY.
2. CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
3. A PRE CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
5. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES AND IN ACCORDANCE WITH LOCAL CODES
6. ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/PLUGGED AT MAIN PER UCM SECTION 2.8.
7. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
8. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
13. PERIMETER EROSION CONTROL DEVICES AND TREE PROTECTION FOR TREES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.
14. CONTRACTOR TO ADJUST RIMS OF ALL EXISTING VALVES, SPRINKLER HEADS, MANHOLES, ETC. TO MATCH PROPOSED/FINAL GRADES.
15. ON-SITE OVERHEAD UTILITY AND POLES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
16. ANY EXISTING WATER METERS AND VAULTS FOR THE SITE TO THE REMOVED AND TURNED INTO AWU FOR CREDIT TO THE DEVELOPER.
17. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

BENCHMARK INFORMATION:

TBM #1: SQUARE IN INLET IN THE WEST CURBLINE OF GROVER AVENUE, +/- 426' SOUTH OF THE CENTERLINE OF THE INTERSECTION OF GROVER AVENUE AND KOENIG LANE, CENTER OF INLET AT CULVERT CROSSING GROVER AVENUE.

ELEVATION = 668.26'
VERTICAL DATUM: NAVD 88 (GEOID 09)

CONTROL/BEARING BASIS INFORMATION

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R290".

1/2" REBAR WITH "RANDOM" CAP SET

TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10,093,259.71
E 3,118,016.68

NOTE:

360 Professional Services, Inc. is not responsible for the means and methods employed by the contractor to implement this demolition plan. This demolition plan simply indicates the known objects on the subject tracts that are to be demolished and removed from the site. 360 Professional Services, Inc. does not warrant or represent that the plan, which was prepared based on survey and utility information provided by others, shows all improvements and utilities, that the improvements and utilities are shown accurately, or that the utilities shown can be removed. The contractor is responsible for performing his own site reconnaissance to scope his work and to confirm with the owners of improvements and utilities the ability and process for the removal of their facilities. This plan is intended to give a general guide to the contractor, nothing more. The goal of the demolition is to leave the site in a state suitable for the construction of the proposed development. Removal or preservation of improvements, utilities, etc. to accomplish this goal are the responsibility of the contractor.
Contractor shall comply with all local, state, and federal regulations regarding the demolition of objects on the site and the disposal of the demolished materials off-site. It is the contractor's sole responsibility to review the site, determine the applicable regulations, receive the required permits and authorizations, and comply.

I 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:

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

SITE PLAN APPROVAL SHEET 05 OF 43
FILE NUMBER SP-2021-0336C APPLICATION DATE 09/16/2021
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER C. DAVIS
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING MF-3-CO-NP MF-6-CO-NP
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 1088
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7982

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/2/2022

GROVER MULTIFAMILY
5700 GROVER AVENUE
AUSTIN, TEXAS

EXISTING CONDITIONS AND DEMOLITION PLAN

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JUNE 2022
Project No.

SHEET 05 OF 43

SP-2021-0336C

PLOTTED BY: mreed
PLOT DATE: 9/2/2022 2:55pm
PLOT SCALE: 1" = 30.0'
PLOT STYLE TABLE: Full Size.ctb
LAYOUT: 01
XREFS: S:\360\Projects\Grover Multifamily\5700 Grover Court\Sheets\01 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg