#### SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2017-0484C(XT2) PC HEARING DATE: October 24th, 2023

**PROJECT NAME:** Sunridge Condominiums Site Plan Extension

ADDRESS OF SITE: 2701 Sundridge Drive COUNCIL DISTRICT: 3

**NEIGHBORHOOD PLANNING AREA:** Parker Lane

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

**APPLICANT**/ Texas In-Town Homes, Ltd. (Dawn Bayarena)

**OWNER:** 1520 Oliver Street

Houston, Texas, 77007

AGENT: Drenner Group, PC (Leah Bojo) (512) 807-2918

2705 Bee Caves Road, Suite 100

Austin, TX

CASE MANAGER: Clarissa Davis (512) 974-1423

clarissa.davis@austintexas.gov

#### PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The proposed development is for condominium units with associated improvements.

#### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from 3/1/23 to 3/1/26 based on the case meeting criteria from LDC Section 25-5-62(C).

- 25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (Extension of Released Site Plan by Director)."
- 25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and
  - " (1) the director determines that:
    - (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
    - (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
    - (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
    - (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and"

#### Sunridge Condominiums Site Plan Extension

#### **SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned MF-2-NP, all site calculations are within the allowed amount.

**ENVIRONMENTAL:** All environmental comments have been cleared. **TRANSPORTATION:** All transportation comments have been cleared.

#### PREVIOUS APPROVALS

10/30/2018 Site Plan administrative approval.

5/8/2023 One year administrative extension approved.

#### PROJECT INFORMATION

SITE AREA	6.5 acres	
EXISTING ZONING	MF-2-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	-	1:1.87
BUILDING COVERAGE	50%	24%
IMPERVIOUS COVERAGE	60%	47%
PARKING	128	145

#### **EXISTING ZONING AND LAND USES**

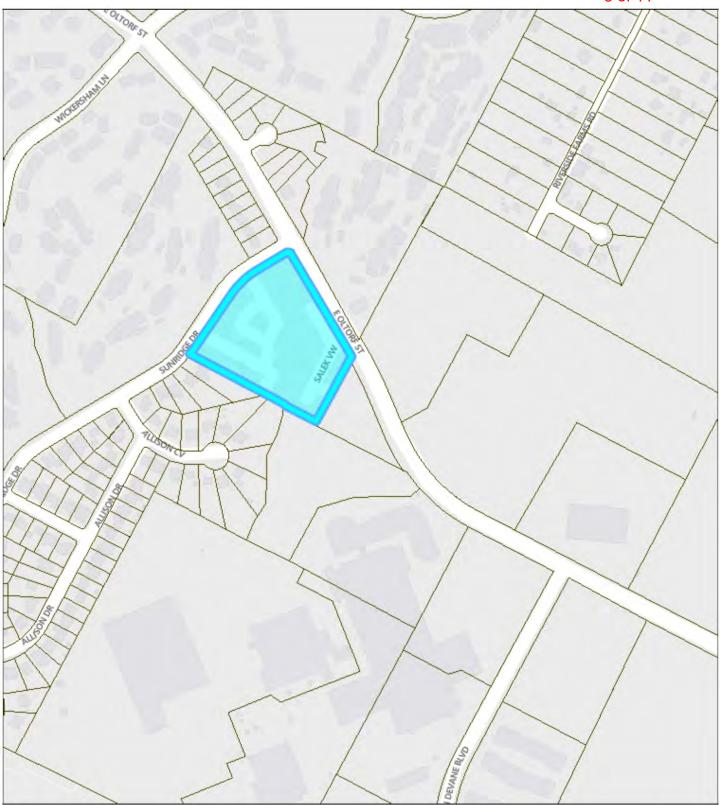
	ZONING	LAND USES
North	SF-6-NP	Multifamily
South	SF-2-NP, GR-NP, CS-CO-NP	Residential, Commercial
East	MF-2 -NP	Multifamily
West	MF-2 -NP	Multifamily

#### ABUTTING STREETS

Street	Pavement Width	Classification
Sundridge Drive	44'	Level 1
Oltorf Street	56'	Level 3

#### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets, Austin Neighborhoods Council, Crossing Gardenhome Owners Assn. (The), Del Valle Community Coalition, Del Valle Independent School District, East Riverside/Oltorf Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Pleasant Valley, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Southeast Austin Neighborhood Alliance, Sunridge Homeowners Assn.





Lot Lines Lot Line

2701 SUNRIDGE DRIVE

SP-2017-0484C(XT2)



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12/2/2022

OWNER/DEVELOPER -FENWAY DEVELOPMENT, INC. 1520 OLIVER STREET HOUSTON, TEXAS 77007 (832) 553-5950 TELEPHONE CONTACT: BELINDA MELLER (713) 865-3353 MOBILE

ARCHITECT -INTOWN HOMES 1520 OLIVER STREET HOUSTON, TEXAS 77007 (7)3) 961-3877 TELEPHONE (713) 961-4270 FAX CONTACT: PAUL SITARSKI

LANDSCAPE ARCHITECT -COLEMAN AND ASSOCIATES 9890 SILVER MOUNTAIN DRIVE AUSTIN, TEXAS 78737 (512) 476-2090 TELEPHONE CONTACT: JAN GILES

SURVEYOR -CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. FIRM No. 10124500 3500 McCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724 TELEPHONE

# SITE DEVELOPMENT PLANS FOR SUNRIDGE CONDOMINIUMS 2701 SUNRIDGE DRIVE

SUBMITTED NOVEMBER 27, 2017

AUSTIN, TRAVIS COUNTY, TEXAS

#### STING GAS PIPELINE NOTE:

REQUIRED BY THE CITY OF AUSTIN FOR

ADDITIONAL APPROVALS MAY BE NECESSAR

# SENCHMARK INFORMATION:

# SITE INFORMATION

LEGAL DESCRIPTION: TRACT 1:

6.559 ACRES (APPROXIMATELY 285.684 SQ: FT.), BEING ALL OF LOT 1, BLOCK A. OF SUPRIDGE PARK SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 85, PAGES 1078-1070, OF THE PLAT

PROJECT AUDRESS: 2701 SUNRIDGE DRIVE, MUSTIN, TE 78741

RECORDS OF TRAVES CREATY, TEXAS.

COUNTRY CLUB WAST

ZONING:

-SITE PLAS - SP-01-0199C

SUMDIVISION - CS-78-090.01.1 (83) PRESSURE 2016: CRATINAL SOUTH

CITY GUD:

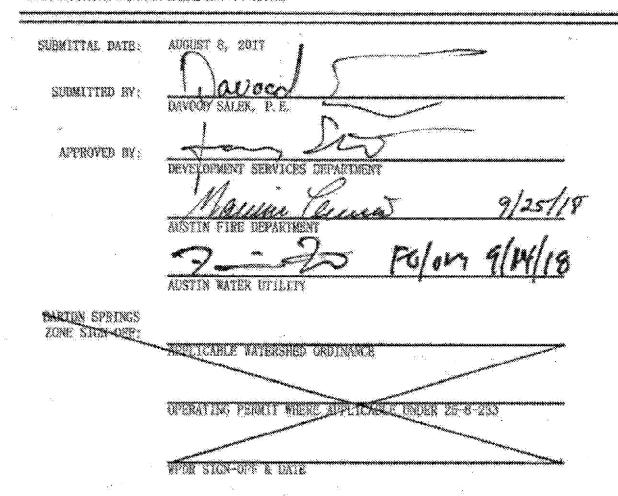
MAPSOO PAGE/GRID: 6450/XII

PASKER LANE NEIGYDONIOOD PLANTNE AREA

SCENIC ROADWAYS: N/A

PRINCIPLE ROLLINGY: EAST OF YORF STREET - TYPE IS URBAN

I CERTIFY TO THE DEST OF MY WOWLEDGE THAT THESE ENCINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADECLATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL ONLY APPROVAL.



THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE

THIS SITE IS NOT LOCATED WITHIN THE BARTON SPRINGS ZONE

SUNRINGE CONDOMINIUMS WATER CALCULATIONS 349 (1254 Domestic Domest 112 9.5% Static Preside Z016 TOTAL Water Plature Coits LATOT TOTAL Westernatur Findinge Confin Drigation Homens 24-030/4

#### 3,680 Sq. Pt. Redbling Type A-B MOOD Regulard Fire Flow 3,600 0394 Available Flow Flow £929 DPM

I. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PRIPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATE, 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.

3. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42 TO ALLOW:

Existing mankale work plan sequence and relocated incomplian line menor

CUT FROM 4'-8' IN THE DOZ (LDC 25-8-341)

 FILL FROM 4"-5" IN THE DOZ (LDC 25-8-342) 4. ALL ON-SITE PONOS ARE PRIVATE.

5. THE PROPOSED DEVELOPMENT INCLUDES ONLY RESIDENTIAL CONDO UNITS AND NO NON-RESIDENTIAL WASTEWATER WILL BE CONNECTED. TO THE SEWER SYSTEM.

# FLOOD-PLAIN NOTE:

1,1244 3

**RIGHT-OF-WAY NOTES:** 

opproved. Please deliver to:

smich Lewellen

3701 Loxe Austin Blvd.

Ausin, Jesos 78703

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE C.2% AVAILAL CHANCE PLOCOPLAIN), A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS OF 0.2X ANNUAL CHANCE FLOOD: AREAS OF TH ANNUAL CHANCE FLOOD WITH AVEHAGE DEPTING OF LESS THAN I FOOT OR WITH DRAWAGE AREAS LESS THAN I SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM IX ANNUAL CHANCE... FLOOD) AND A PORTION LIES WITHIN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), AS BENTIFIED BY THE FEDERAL EMERGENCY WANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845-XXX86054, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. THIS PLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON

(Bolon Levello (Bourlinhairs, gov) 512-974-1479

VICINITY MAP

SCALE: 1"=1,500

b. Drowways and Concrete was require a Drownay/Sidewalk Pennil (DS)

o. Excavations for utilities require and Excavation Permit (EX)

Approval of \$10 Pion does not permit any work in the Right-of-Way to be conducted without approved.

c: Inoffic Control and Federition protection require a temporary the of Signt-of-Way Permit (1989)

Approved set of plant must be submitted to KCM Management before Excovation permits will be

d. All other permits such as Building Fermit (RF) must be approved before use of the ROW will be approved

#### GOVERNMENT/UTILITY CONTACTS Utility/AHJ\* Dig Tese/One Call City of Austin Public Works Department 512.974,7065 TXDOT 512.832,7000 · ATST 512,870,2736 Texas Gas Service 512,465,1134 Time Warner Cable 830.646.6936 Austin Energy 612,694,4000 Austin Water 512,972,0000

- add Cheet 76 for phaenig 0 3.134 47.7 3/54/2/2 REVISCO BULLONG DATA TABLE FOR SOME UNITS (\$0,9,39,(A)76 78 UPDATED FLOOD PLAIN BOUNDARY FOR ATLAS 14. MODIFIED "UNDISTURBED AREA" NOTE TO PARK AREA" 0 3.13 AC 47.7 % | × 340000 #

# SHEET INDEX

# **CIVIL PLANS**

SEP 14 2021

FIRE FLOW INFORMATION

FLOW DUPATION: 2 HOURS

FIRE DEMAND:

DESIGN PRESSURE = 51.4 PSI (LOW)

CONTRACTOR SHALL CONTACT

BILFOR LOCATION OF ALL

UTILITIES, AT LEAST 72 HOURS

PRIOR TO BEGINNING

CONSTRUCTION

AND POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER

THE US SAFE DRIVING WATER ACT, EXAMPLES ARE VALVES.

(CORPORATION STOP, CURE STOP, AND PARSS, AS ASSUMING).

JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDANG TO

mpples, bushpas, pipe, fittings and backflow preventors. Fire

HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES

MANUFACTURES AS MEETING THIS REQUIREMENT EITHER BY MARKING

Replacement Sheet

No changes to AW assets

ON THE COMPONENT OF THE PACKAGING SHALL NOT BE INSTALLED.

ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT.

COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE

1,000 GPM

COVER SHEET GENERAL NOTES BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

UTILITY DETAILS AND PROFILES

UTILITY DETAILS UTILITY DETAILS

> UTILITY DETAILS UTILITY DETAILS ~!JTH.JFTY~JET#JE\$~;~\~\

LIOO LANDSCAPE PLAN) <sup>-31</sup>--%6-->6901-154NO9CAPEOEYAILS & PLANT SCHEDULE

LIO2 LANDSCAPE NOTES & CALCS 42. LIO3 ARBORIST ASSESSMENT

43. LI04 ARBORIST ASSESSMENT 44. LIOS AROBORIST ASSESSMENT

# **BUILDING PLANS**

48.47X BONDONINON PLANS AND ELEVATIONS PHASING SITE PLAN NOTE: "X FEEDING HELD OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 64 DWELLING UNITS.

# THAFFIC CONTINUES

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIX. CONTROL STRATEGY WITH THE PULL UNDERSTANDING THAT, AT A MINMINI OF 8 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLANMLET BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT (EVISION. THE OWNER) REPRESENTATIVE FURTHER RECOXONIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT YERSON OF THE CITY'S FEE OPPINANCE SHALL BE PAID EACH THIS A PLAN OF PLAN REVISION IS SUBMITTED TO POINT OF WAY MANAGEMENT DIVISION FOR REVIEW

THE FOLLOWING MUST BE TAXEN INTO CONSIDERATION WHEN DEVELOPING FUTURE PAPER CONTROL STRATEGIES:

approved prior to the Project Equivation Date.

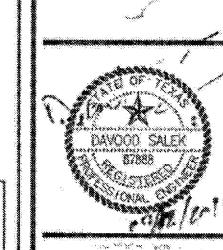
PECESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MADITAINED AT ALL TIMES. UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

NO LONG-TERM (ANE OLOSURES WILL BE AUTHORIZED, UNLESS FRONT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE

PPROJECT SHOULD BE PHASED SO THAT UTBUTY PISTALLATION MINIMALLY IMPACTS EXISTRIC OF TEMPORARY PEDESTRIAN FACILITIES.

> FILE NUMBER W-2017-MAG APPLICATION DATE NOV. 21, 2017 APPROVED BY COMMISSION ON <u>MA</u> CROSS SECTION <u>122</u> of CHAPTER 75.5 OF THE CITY OF AUSTIN CODE. experation date (4-5-b), like) <u>15/35/21</u> case manager <u>s. Davib</u> ROJECT EXPERATION DATE (OR) #97/905-A)\_ Directific Development Services Reportment Prost plot must be recented by the project Englishing Date. If application Achieva our Site Place which do not comply with the Orde correct at the time of Sting, and all required Bullding

lesigned: DS/BP Drawn: BP Reviewed: DS 09/30/2018 SHEET Accords and in a native of construction (if to Using permit is not required), must also be Project No.: 1027-011



# PROJECT INFORMATION

PROJECT INFORMATION		
GRID NUMBER:	K18	
MAPSCO NUMBER:	466A / 466CE	
AW INTERSECTION NUMBER:	23929	
BUILDING SIZE IN SQUARE FEET:	152,624 S.F.	
BUILDING TYPE PER IFC:	VB-WOOD	
BUILDING HEIGHT:	40'-0"	
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	1,929 GPM	
REQUIRED BUILDING FIRE FLOW PER IFC:	1,000 GPM	
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	50%	
*MINIMUM FIRE FLOW:	1,000 GPM @ 60.8 PSIQ	
DOMESTIC WATER DEMAND:	340 GPM @ 60.8 PSIQ	
WATER SUPPLY FIXTURE UNITS (WSFU):	2,016	
AUSTIN WATER PRESSURE ZONE:	CENTRAL SOUTH	
STATIC WATER PRESSURE:	110 PSIQ	
HIGHEST LOT SERVED:	54.8 PSI	
LOWEST LOT SERVED:	51.4 PSI	
IRRIGATION DEMAND:	74 GPM	
8" FIRE LINE VELOCITY:	11.75 FT/SEC	
8" DOMESTIC LINE VELOCITY:	2.17 FT/SEC	

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC

ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER)

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

**Meter(s) Requirement for Project: Address: 2701 Sunridge Drive** 

**Proposed Use: Domestic** 

Type: Fire Demand Size: 8"X2" GPM: 35-2800

Service Units: 30

**Meter Notice:** 

**Meter(s) Requirement for Project:** 

**Address: 2701 Sunridge Drive** 

**Proposed Use: Positive Displacement** 

Type: Irrigation

Size: 1 3"

Service Units: 5

Reclaimed Meter(s) Requirement for Project:

GPM: 5-100

Address:

**Proposed Use:** 

Type:

# STANDARD CONSTRUCTION NOTES **NOVEMBER 23, 2017**

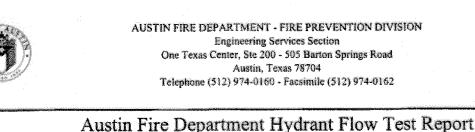
- 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- 2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- 3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
- 4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE
- 5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- 6. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- 7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
- 8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS WILL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
- 9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22) AND SPL WW 27-A and WW 27-F.

CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.

- 10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 AND SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPERTENUMANCES.
- 11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE
- TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS. 12. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN
- 13. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
- 14. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THÊN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- 15. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- 16. WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLTIONS.
- 17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- 18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
- 19. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 DRINKING WATER
- STANDARDS, CHAPTER 217 DESIGN CRITERIA FOR SEWERAGE SYSTEMS AMD CHAPTER 210 DESIGN CRIERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES. 20. CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING
- CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM. 21. SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER
- APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- 22. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- 23. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- 24. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO: PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133
- 25. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
- 26. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
- 27. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- 28. ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- 29. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

30. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

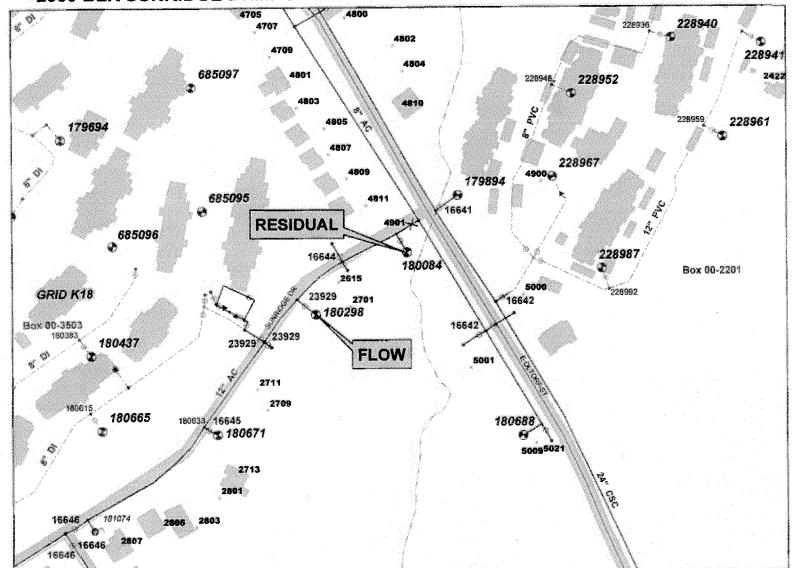
# FIRE DEPARTMENT DATA

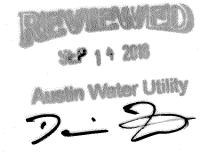


COMPANY: TEST DATE: 7/22/17 PREV OFFICER: S/M TIME: 830 HRS RESIDUAL HYDRANT HYDRANT# PIPE INTERSECTION # MAIN SIZE AFD BOX # MAP GRID# 3503 12 K18 BLK# TYPE SUNRIDGE STATIC PRESSURE (PSI): RESIDUAL PRESSURE (PSI): OMMENTS: FLOW HYDRANT PIPE INTERSECTION 8 MAIN SIZE AFD BOX# K18 180298 TYPE BLK# SUNRIDGE 2700 STATIC PRESSURE (PSI): **VELOCITY PRESSURE (PSI):** dc = discharge coefficient straight 2%" butt = .9 w/45° elbow = .75 diffuser = N/A FLOW RATE (GPM) =

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations

# 2600 BLK SUNRIDGE DR...BOX 3503





# **GENERAL NOTES**

ALL RESPONSIBILITY FOR THE ADEQUECY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICATION OF BUILDING

Use of Electronic Files General Disclaimer: Use of the attached files in any manner indicates your acceptance of terms and conditions as set forth below. If you do not agree to all of the terms and conditions, please contact Austin Water pipeling engineering, project coordinator prior to use of the referenced information. Please be advised that the attached files are in a format that can be altered by the user. Due to this fact, any reuse of the data will be at the user's sole risk without liability or legal exposure to The City of Austin and user shall indemnify and hold harmless The City of Austin from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using the digital file. In addition, it is the responsibility of the user to compare all data with the PDF version of this drawing. In the event there is a conflict between the PDF version drawing and the electronic file, the PDF version drawing shall prevail.

# **INSPECTION NOTES**

Please call Development Services Department, Site and Subdivision Inspection at 512.974.6360

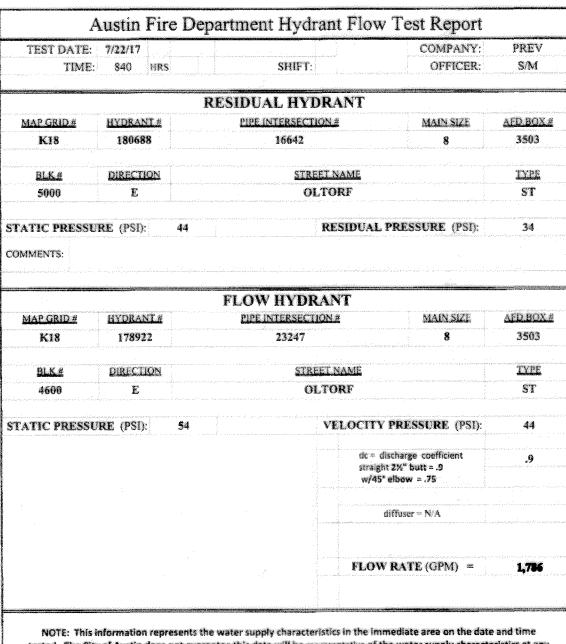
#### for arrangements for payment of Inspection fees and job assignment for Inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

# FIRE DEPARTMENT DATA



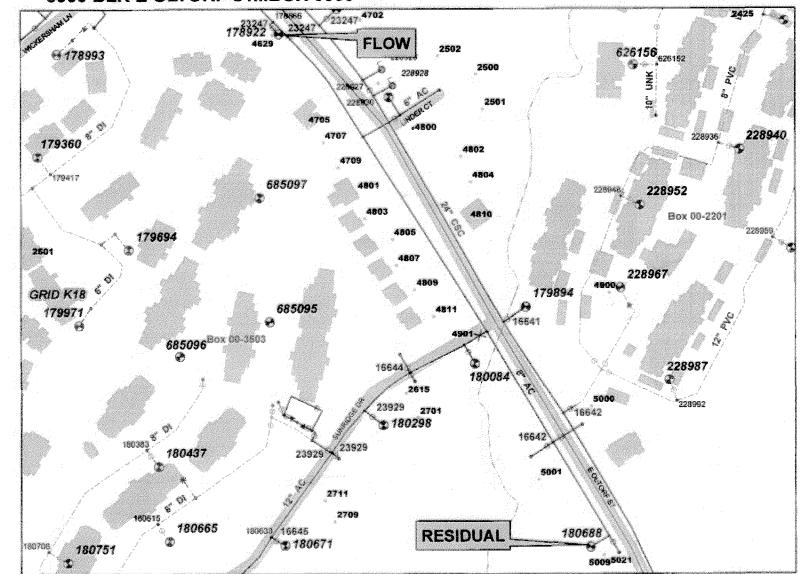
AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION Engineering Services Section One Texas Center, Ste 200 - 505 Barton Springs Road Austin, Texas 78704 Telephone (512) 974-0160 - Facsimile (512) 974-0162





tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

# 5000 BLK E OLTORF ST...BOX 3503



SITE PLAN APPROVAL SHEET 2 OF 77 FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017 APPROVED BY COMMISSION ON\_\_\_\_\_ UNDER SECTION\_\_\_\_\_\_OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81, LDC) 1 CASE MANAGER E. DAVIS PROJECT EXPIRATION DATE (ORD.#970905-A)\_\_\_\_ RELEASED FOR GENERAL COMPLIANCE: 10/30/13 ZONING MF-2-NP 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 building permit is not required), must also be pproved prior to the Project Expiration Date.

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DAVOOD SALER

Designed: DS/BP Drawn: BP Reviewed: DS 08/30/2018 SHEET OF Project No.:

#### 1. Developer Information:

Owner: Lovett Commercia Address: 1520 Oliver Street Houston, TX 7700 (832) 553-5950

Owner's representative responsible for plan alterations:

Doucet & Associates, Inc. Address: 7401 B Highway 71 West, Suite 160

(512) 583-2600

Person or firm responsible for erosion/sedimentation control maintenance:

Name: (Contractor to be Determined)

Person for firm responsible for tree/natural area protection maintenance

Name: (Contractor to be Determined)

- 2. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 974-2797 at least 48 hours prior with the location and a copy of the permit issued to receive the material.
- 3. The contractor shall give 48 hour notice to Engineer prior
- 4. No permenant spoils allowed on this site.
- 5. All disturbed areas within this project shall be revegetated and all permenant erosion/sedimentation controls completed prior to the issuance of occupancy permits.
- 6. Additionally, any area within the limit of construction of the project which is not adequately revegetated shall be brought into compliance prior to release.

# ORDINANCE REQUIREMENTS:

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Development Services Department.
- Approval of this site plan does not include Building Code and Fire Code approval for the building nor building
- All signs must comply with the requirements of the Land Development Code.
- The owner is responsible for all cost of relocation, or damage to, utilities. (This note is for the benefit of the City of Austin and does not relieve the contractor of his responsibility to protect utility lines or to relocate lines as necessary.

DISTRIBUTION NOTE: CAUTION!
THE OWNER OF THIS 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

#### UTILITY CONSTRUCTION NOTES:

- Contractor shall coordinate inspection of utility lines with appropriate authorities prior to backfilling trenches.
- On-site sanitary sewer pipe shall be PVC, ASTM D-2241 SDR26 with integral bell, bell & spigot type joints (with rubber) or ductile iron (D.I.) pipe (class 350) with push-on or mechanical joints unless otherwise noted.
- Water line shall be D.I. pipe (class 350) or PVC AWWA C900 unless otherwise noted.
- Contractor shall comply with the latest OSHA standards or directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall be responsible for the design and maintenance of all support systems, sloping, benching, and other means of protection.
- 5. The top elevation of manholes in paved areas shall match finish grade.
- 6. All storm sewer pipes to be class III RCP unless noted otherwise.
- Contractor shall notify City inspectors at least 48 hours prior to commencing utility construction in Public R.O.W. or easement.
- 8. Thrust blocking shall be used at all water line tees, bends, dead ends, etc. in accordance with City requirements.
- 9. Contractor shall contact City of Austin for specifications and make of valves, valve boxes, fire hydrants, and all other water line appurtenances.

#### **AUSTIN ENERGY NOTES:**

- 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.
- 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.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet of the center line of the 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.
- 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. The electric transmission line structures anchor bolts shall remain free, clear, and accessible at all times.
- Warning signs are required to be placed under the overhead lines to make ALL personnel aware of the electric hazard.

- Site lighting: no site lighting shall be located within 10 feet
- of any overhead electric line. All species of Oaks and Cedar Elms to be introduced into the new landscape shall not be planted within twenty (20) feet of overhead electrical facilities and must be set back or substituted with smaller growing trees/shrubs or as specified in the City of

# **EROSION/SEDIMENTATION CONTROL NOTES - P-1:**

# APPENDIX P-1 - EROSION CONTROL NOTES

- 1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- 2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
- Plan sheets submitted to the City of Austin MUST show the following:

# ✓ Direction of flow during grading operations.

- ✓ Location, description, and calculations for off-site flow diversion structures.
- ✓ Areas that will not be disturbed; natural features to be preserved.
- ✓ Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment
- ✓ Location and type of E&S BMPs for each phase of disturbance.

# ✓ Calculations for BMPs as required.

✓ Location and description of temporary stabilization measures.

✓ Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

✓ Describe sequence of construction as it pertains to ESC including the following elements:

- 1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then
- temporary stabilization, then permanent, etc.)
- 2. Project phasing if required (LOC greater than 25 acres) 3. Sequence of grading operations and notation of temporary stabilization measures to
- 4. Schedule for converting temporary basins to permanent WQ controls
- 5. Schedule for removal of temporary controls 6. Anticipated maintenance schedule for temporary controls
- Categorize each BMP under one of the following areas of BMP activity as described below:
- 3.1 Minimize disturbed area and protect natural features and sol

3.2 Control Stormwater flowing onto and through the project

# 3.3 Stabilize Soils

3.4 Protect Slopes

3.5 Protect Storm Drain Inlets

3.6 Establish Perimeter Controls and Sediment Barriers

3.7 Retain Sediment On-Site and Control Dewatering Practices

3.8 Establish Stabilized Construction Exits

3.9 Any Additional BMPs

- Note the location of each BMP on your site map(s).

- For any structural BMPs, you should provide design specifications and details and refer to

— For more information, see City of Austin Environmental Criteria Manual 1.4.

- 3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan
- 4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
- Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies
- 6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant 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.
- 7. 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
- 8. 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.
- 9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted
- A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 6015.3(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:

- 1. 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 (Loljum multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover
- crops are not permanent erosion control. 2. 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 Items 604S or 609S. A. 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.
- B. Hydromulch shall comply with Table 1, below.

Table 1: Hydromulching for Temporary Vegetative Stabilization

TEMPORARY VEGETATIVE STABILIZATION:

- C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% 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. D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specifications 6045 or 609S.

#### Application Description Applications 1.500 to 2,000 100% or any 70% or greater 0-3 months Moderate blend of wood, Wood/Stray slopes; from bs per acre cellulose 30% or less flat to 3:1 straw, and/or Paper or Natural Fibers cotton plant material (except no

# PERMANENT VEGETATIVE STABILIZATION

mulch shall

exceed 30%

- 1. 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 (%) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
- 2. 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 Items 604S
- A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, 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.
- B. Hydromulch shall comply with Table 2, below.

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. D. 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 16 square
- E. 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	Application Rates
				Applications	• •
	Bonded	80%			
	Fiber Matrix	Organic			
	(BFM)	defibrated			
		fibers			
					: .
	10%	6 months	On slopes	2,500 to 4,000 lbs	
	Tackifier		up to 2:1	per acre (see	
			and erosive	manufacturers	
			soil	recommendations)	
			conditions		
	Fiber	65%	Up to 12	On slopes up to	3,000 to 4,500 lbs
!	Reinforced	Organic	months	1:1 and erosive	per acre (see
	Matrix	defibrated		soil conditions	manufacturers
	(FRM)	fibers			recommendations)
		25%			,
		Reinforcing			<del>.</del>
		Fibers or			
		less			

10. Developer Information:

Owner FENWAY DEVELOPMENT, INC.

10%

Tackifier

Phone # (832) 553-5950

Address 1520 OLIVER STREET, HOUSTON, TX 77007

Owner's representative responsible for plan alterations: **Doucet & Associates, Inc.** Phone # (512) 583-2600

Person or firm responsible for erosion/sedimentation control maintenance: Phone # \_\_\_\_\_

Person or firm responsible for tree/natural area protection Maintenance:

Phone # \_\_\_\_\_ 11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the materia

# Source: Rule No. R161-15.13. 1-4-2016.

# TREE AND NATURAL AREA PROTECTION - P-2:

- All trees and natural areas shown on plan to be preserved
- shall be protected during construction with temporary fencing.
- 2. Protective fences shall be erected according to City of Austin Standards for Tree Protection. 3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be
- maintained throughout all phases of the construction project. 4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up
- within tree drip lines. 5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), or, for natural areas, protective fences shall follow the Limit of Construction lines, in order to prevent the
- A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials; B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
- C. Wounds to exposed roots, trunk or limbs by mechanical equipment:
- D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires. 6. Exceptions to installing fences at tree drip lines may be

permitted in the following cases

- A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet behind the area disturbed; B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded
- separately prior to paving installation to minimize root damage); C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the
- D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.

Special Note: For the protection of natural areas, no exception

to installing fences at the Limit of Construction line will be

lower branching) in addition to the reduced fencing provided.

7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped—on planking to a height of 8 feet (or to the limits of

8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

- 9. 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.
- 10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- 11. 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.
- 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- 13. 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).
- 14. 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.
- 15. 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
- 16. In critical root zone areas that cannot be protected during construction with fencing, and where vehicular traffic is anticipated, cover those areas with four (4) inches of organic mulch to be produced on site, to minimize soil compaction
- 17. Perform all grading within critical root zone areas with small equipment to minimize root damage.
- 18. Water all trees most heavily impacted by construction activities deeply as necessary during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation
- 19. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

#### SPECIAL NOTES:

[TAS 4.3.7]

- 1. City of Austin Standards and Specifications shall take precedence over other specifications where conflicts exist.
- 2. All trenching shall conform to TCEQ & ASTM standards. 3. Contractor to repair and replace any sidewalk frontage improvements installed by the City of Austin.
- 4. By the act of submitting a Bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers he intends to use have carefully and thoroughly reviewed the drawings and any contract documents and found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their knowledge and his/her subcontractors and material suppliers knowledge that all materials and products specified or indicated herein are acceptable for all applicable codes and
- 5. All sidewalks and ramps to meet ADA standards and requirements. Contractor to install handrails at all locations where pedestrian access for a vertical elevation differential of 30" is encountered or at sidewalks exceeding 5%. If a conflict in handrail or grade requirements exist, the contractor shall use the most stringent requirement.
- 6. Contractor to obtain and understand all conditions and requirements of all permits and approvals by City, State, and Federal Government.
- The contractor shall obtain all necessary permits that are required to comply with sections 15-12-161 through 15-12-181 of the City Code regarding excavation in public right-of-way.
- 8. Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [TAS 4.3.7]
- 9. The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30". [TAS 4.8.2] 10. Accessible routes must have a cross-slope no greater than 1:50

#### APPENDIX P-6 - REMEDIAL TREE CARE NOTES 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 lensure coordination with the City Arborist.

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

Pre-construction treatment should be applied in the appropriate season, ideally the season

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.

SITE PLAN APPROVAL SHEET 3 OF 77 FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017 APPROVED BY COMMISSION ON UNDER SECTION 112 0 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81, LDC) 10/3-/2 CASE MANAGER E. DAVIS PROJECT EXPIRATION DATE (ORD.#970905-A)\_\_\_\_\_DWPZ\_\_\_\_DDZ\_ 12 irector, Development Services Department RELEASED FOR GENERAL COMPLIANCE: 10 20 16 ZONING MF-2-NP ev. 2\_\_\_\_\_Correction 2\_\_\_\_ \_ 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 building permit is not required), must also be approved prior to the Project Expiration Date.

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DAVOOD SALEK 87888

Designed: DS/BP Drawn: BP Reviewed: DS 08/30/2018 SHEE

Project No.:

- 2. Contractor shall call One Call Center at 811 for utility locations
- prior to any work in City Easements or street R.O.W. 3. Contractor shall notify the Development Services Department at least 24 hours prior to the installation of any drainage facility within a drainage easement or street R.O.W. The method of placement and compaction of backfill in the City's R.O.W. must be approved prior to the start of backfill operations.
- 4. For slopes or trenches greater than five feet in depth, a note must be added stating: "All construction operations must be accomplished in accordance with the applicable regulations for the U.S. Occupational Safety and Health Administration." (OSHA standards may be purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA, 1033 La Posada Drive, Suite 375, Austin, Texas.)
- 5. All site work must also comply with Environmental requirements.
- 6. Upon completion of the proposed site improvements and prior to the release of the certificate of occupancy or final inspection release by the city, the design engineer shall certify in writing that the proposed drainage and detention facilities were constructed in conformance with the approved plans.
- 7. Contractor shall contact Texas Gas Service 3 WEEKS PRIOR to construction for gas installation and coordination.
- 8. The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.
- 9. All on-site construction shall be in accordance with the project specifications.
- 10 All construction in city right-of-ways and/or Easements shall be in accordance with the City of Austin standard specifications.
- 11. All on-site construction shall also be in accordance with local codes and specifications. In the event of discrepancies between local specifications and project specifications, the more stringent requirement shall govern.
- 12. When required, the contractor shall remove pavement in accordance with Texas Department of Transportation Standard Specifications, latest edition.
- 13. All pavement removed shall be done such that the remaining pavement is left with a clean straight edge.
- When required the contractor shall remove existing pavement striping by sand blasting from existing pavement in accordance with item 678 of the Texas Department of Transportation
- 15. All work in state right-of-way and easements shall be in accordance with the Texas Department of Transportation Standard Specifications, latest edition.
- 16. Earthwork for all building foundations and slabs shall be in accordance with Architectural building plans and specifications.
- 17. Contractor shall refer to Architectural plans for actual building dimensions, porch, downspouts and ramp locations.
- 18. Contractor shall refer to Architectural plans and specifications for actual location of all utility services to building including sanitary sewer laterals, domestic and fire protection, water, electrical, telephone and gas services. Contractor shall coordinate installation of utilities with local companies to avoid conflicts and to assure that proper depths are achieved. Contractor shall coordinate with local utility companies for exact location and scheduling of connections to their facilities.
- Contractor to coordinate with appropriate utility companies pri to construction, adjustment, or relocation of existing utilities.
- 20. Contractor is responsible for repairs if there is damage to any existing improvements during construction, such as, but not limited to, drainage, utilities, pavement, striping, curb, etc. Repairs shall be equal to or better than existing conditions.
- 21. Topographic information is taken from a topographic survey by Bury + Partners.
- 22. If contractor finds a discrepancy with the topographic information on these plans, he/she should contact the Engineer and Owner immediately.
- 23. Contractor shall protect all benchmarks and property monumentation and shall replace or repair, at his/her own expense, benchmarks and monumentation disturbed during construction.
- vertical elevations of the benchmarks shall be set within a tolerance of 0.010 ft.

24. If contractor relocates or sets new benchmarks, the

- 25. Dimensions are to face-of-curb unless otherwise noted. Contractor shall match existing pavement in grade type
- 27. Contractor shall match existing curb & gutter in grade,
- size, type, and alignment. 28. Water and wastewater service will be provided by the City of Austin.

#### APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

- 1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
- 2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
- 3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion
- 4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
- 5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
- Begin site clearing/construction (or demolition) activities.
- 7. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
- 8. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
- 9. Complete construction and start revegetation of the site and installation of landscaping.
- 10. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Watershed Protection and Development Review Department indicating that construction, including
- revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector. 11. Upon completion of landscape installation of a project site, the Landscape Architect shall
- submit a letter of concurrence to the Watershed Protection and Development Review Department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
- 12. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

# FIRE DEPARTMENT

- 1. The Austin Fire Department requires final asphalt or concrete pavement on required access roads prior to the start of combustible construction. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternative method of construction in accordance with applicable rules for temporary roads outlined in the City of Austin Fire Protection Criteria
- 2. Timing of installations: When fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the Fire Department approves an alternate method of protection, this requirement may be modified as documented in the approval of the alternate method.
- 3. All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for HS-20 loading (16kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement.
- 4. The minimum vertical clearance required for emergency vehicles access roads or drives is 14 feet for the full width of the roadway or driveway.
- 5. Fire hydrants shall be installed with the center of the four (4) inch opening (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or public street and set back from the curb line(s) an approved distance, typically three (3) to six (6) feet in all directions from any obstructions. Also, the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of
- 6. Fire lanes designated on site plans shall be registered with the City of Austin

Fire Department and inspected for final approval.

#### **ENVIRONMENTAL NOTES**

#### MISCELLANEOUS NOTES:

1. THIS SITE IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

2. SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D) PRIOR TO EXCAVATION WITHIN TREE DRIP LINES 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.

3. IN CRITICAL ROOT ZONES AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC. PER STANDARD SPECIFICATION 620S. SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIA SUCH AS PLYWOOD AND METAL SHEETS. COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED ALL MATERIALS SHOULD BE REMOVED, AND MULCH SHOULD BE REDUCED TO A DEPTH

4. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

5. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE

6. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INITO THE SOIL.

#### MISCELLANEOUS NOTES:

1. THIS SITE PLAN MUST COMPLY WITH THE CITY OF AUSTIN COMMERICAL DESIGN

2. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTRURBED AREAS ARE ADEQUATEDLY COVERED. ANY AREA WITHIN THE LIMITS OF DISTURBANCE FOR THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

3. TRAFFIC CONTROL IS NOT APPROVED AS PART OF THIS PERMIT. NO CONSTRUCTION SHALL COMMENCE WITHOUT A TRAFFIC CONTROL PLAN APPROVED BY THE RIGHT-OF-WAY MANAGEMENT DIVISION.

4. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

5. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE AND ADQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

6. 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

7. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY THE CITY AND/OR COUNTY. CHANGES MAY BE REQUIRED PRIOR TO

8. I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS [TEXAS] ENGINEERING PRACTICE ACT, INCLUDING SECTION [131.152(e)]. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS

9. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR TO EQUAL OR BETTER CONDITION, AT HIS/HER EXPENSE.

10. ALL SIGN LIGHTING, BUILDING LIGHTING, AND PARKING LOT LIGHTING WILL BE IN ACCORDANCE WITH SECTION 2.5 OF SUBCHAPTER E, DESIGN STANDARDS AND MIXED

# SPECIAL CONSTRUCTION TECHNIQUES:

FOR CODE COMPLIANCE BY CITY ENGINEERS.

- 1. 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.
- 2. In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12" or organic mulch to minimize soil compaction. In areas with high soil plasticity Geotextile fabric, per standard specification item 620S, should be placed under the mulch to prevent excessive mixing o the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced
- to a depth of 3 inches. 3. Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.
- 4. Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with wter periodically to reduce dust accumulation on the
- 5. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of

#### SITE PLAN AND TRANSPORTATION NOTES:

- 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE
- DEVELOPMENT SERVICES DEPARTMENT APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND
- FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL
- 3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- 4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER
- 5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT
- 7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING
- CONDOMINIUMS 9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES. 10. FOR CONSTRUCTION WITHIN THE RIGH-OF-WAY, A ROW EXCAVATION
- PERMIT S REQUIRED. 11. TANDEM PARKING SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (i.e., UNITS WITH TWO OR MORE BEDROOMS). AT LEAST ONE OF THE SPACES MUST BE LOCATED MITHIN AND ENCLOSED GARAGE, IN ORDER TO AVOID VISUAL CLUTTER. BOTH OF THE SPACES MUST BE STANDARD SIZE: NO COMPACT OR HANDICAPPED ACCESSIBLE TANDEM SPACES ARE PERMITTED. AT LEAST TEN PERCENT OF THE TOTAL PARKING
- AVAILABLE FOR THE USE OF VISITORS. 12. TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURB SIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE

SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE

- NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS. 13. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT
- 14. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
- 15. PUBLIC WORKS WILL RECOMMEND THE APPROPRIATE SIGNAGE FOR THE LOADING SPACE. A FEE MAY BE REQUIRED BY PUBLIC WORKS TO PAY FOR THE REQUIRED SIGNAGE.

SITE PLAN APPROVAL SHEET 4 OF 77

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

PROJECT EXPIRATION DATE (ORD.#970905-A)\_\_\_\_\_

Director, Development Services Department

approved prior to the Project Expiration Date.

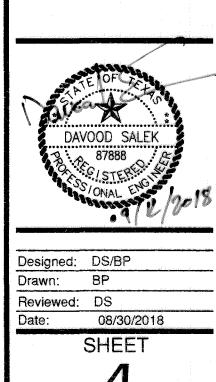
FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017 APPROVED BY COMMISSION ON UNDER SECTION 112 OF

EXPIRATION DATE (25-5-81, LDC) 10/30/21 CASE MANAGER E. DAVIS

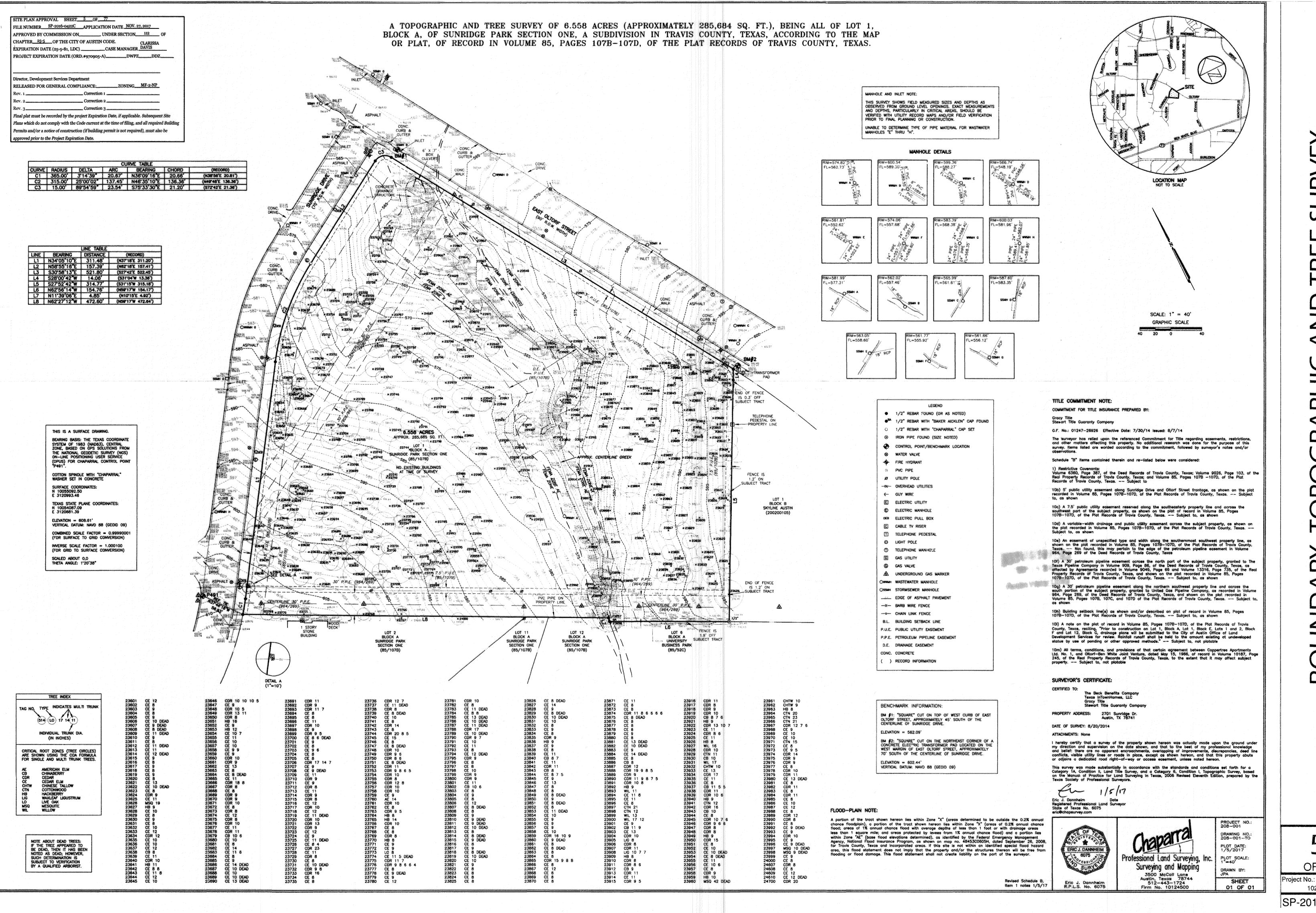
RELEASED FOR GENERAL COMPLIANCE: JOING MF-2-NP

Final plat must be recorded by the project Expiration Date, if applicable. Subsequent Site

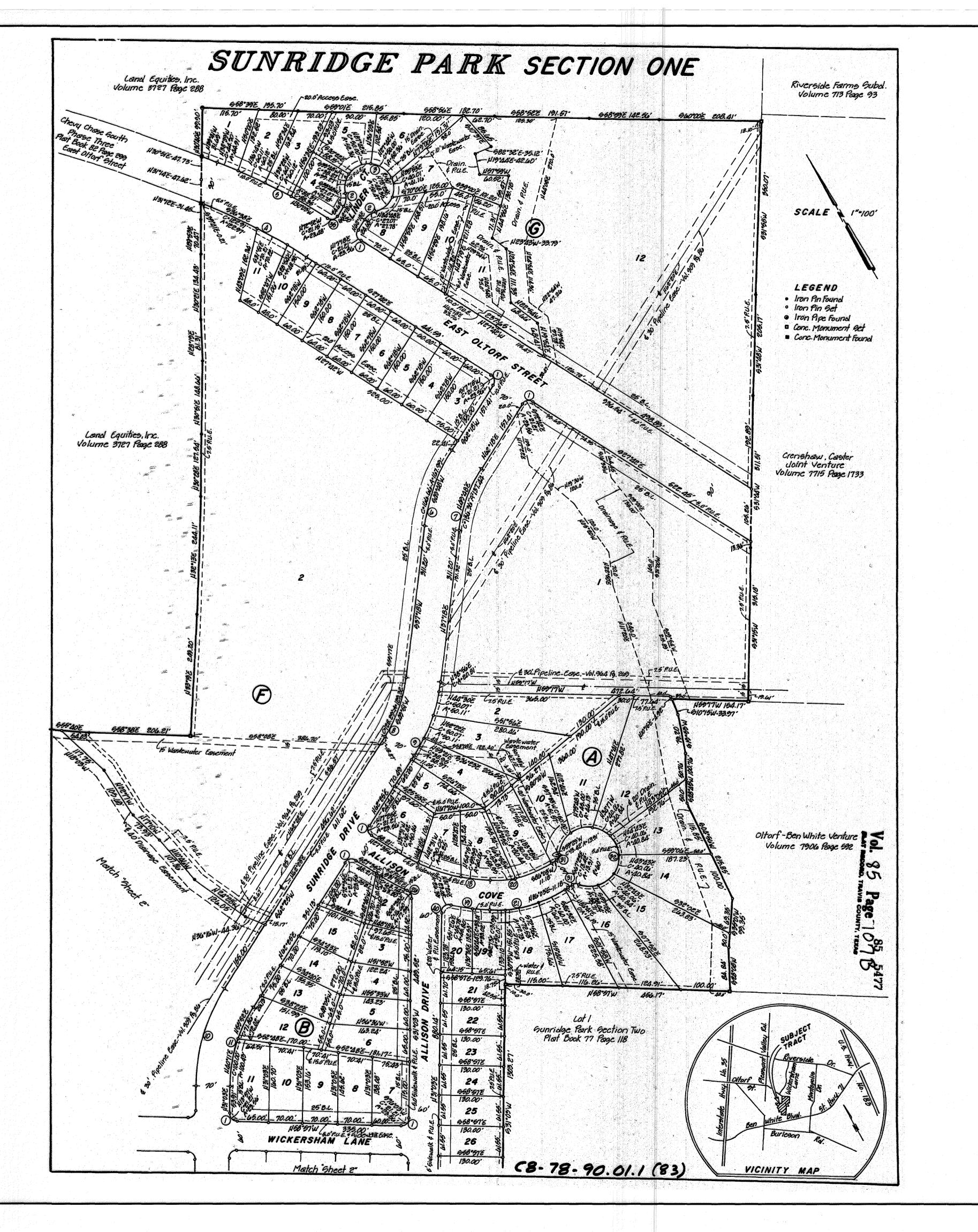
Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be



Project No.:



1027-011 2017-0484C(XT



FOR RECORD IMPO ONLY

SITE PLAN APPROVAL SHEET 6 OF 77

FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017 ROJECT EXPIRATION DATE (ORD.#970905-A)\_ RELEASED FOR GENERAL COMPLIANCE: 10 20 ZONING MF-2-NP

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 building permit is not required), must also be

approved prior to the Project Expiration Date.

Reviewed: DS 08/30/2018 SHEET OF 77

> Project No.: 1027-011

# SUNRIDGE PARK SECTION ONE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THI

CHAIRMAN Billion Marking

STATE OF TEXAS

Y

COUNTY OF TRAVES

Y

ATE OF TEXAS X GILBERT M. MARTINEZ
UNTY OF TRAVIS X GILBERT M. MARTINEZ

DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13° DAY OF 70 ALE., 1985, A.D. AT 2:50 O'CLOCK O.M. AND DULY RECORDED ON THE 13° DAY OF 70 ALE., 1985, A.D. AT 2:55 O'CLOCK O.M. IN THE PLAT

ITNESS MY HAND AND SEAL OF THE COUNTY COURT THE DATE LAST WRITTEN ABOVE.

FLOOD PLAIN NOTE:

WATERSHED RESOURCES ASSOCIATES INC

I, Lony A. Turner, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE: IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. HARVEY SMITH SURVEYOR, INC.
1214 West 5th Street - Austin, Texas 78703

ARRY TURNER
REGISTERED PUBLIC SURVEYOR NO. 3908

LARRY A TURNER
3308
3308

NOTE:

Aidewalks will be installed on both sides of all afreets within this aubdivision. Guch aidewalks shall be installed prior to the acceptance of any Type I or Type II driveway approach and for certificate of occupancy.

Prior to construction on Lot 1, Block A, Lot 1, Block E, Lota 1 and 2, Block F and Lot 12 Block G, draining plans will be automitted to the City of Austin office of Land Development Gervices for review. Rain fall runo ff about be held to the amount existing at undeveloped atotus by use of ponding or other approved methods.

FOR DECORD THEO ONCY

The 100 Year Flood Plain is contained within the Drainage Easements as shown hereon.

Page 107)

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	SHEETOF// 0484C APPLICATION DATE_NOV	27, 2017
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Pirector, Development Servi	ces Department	
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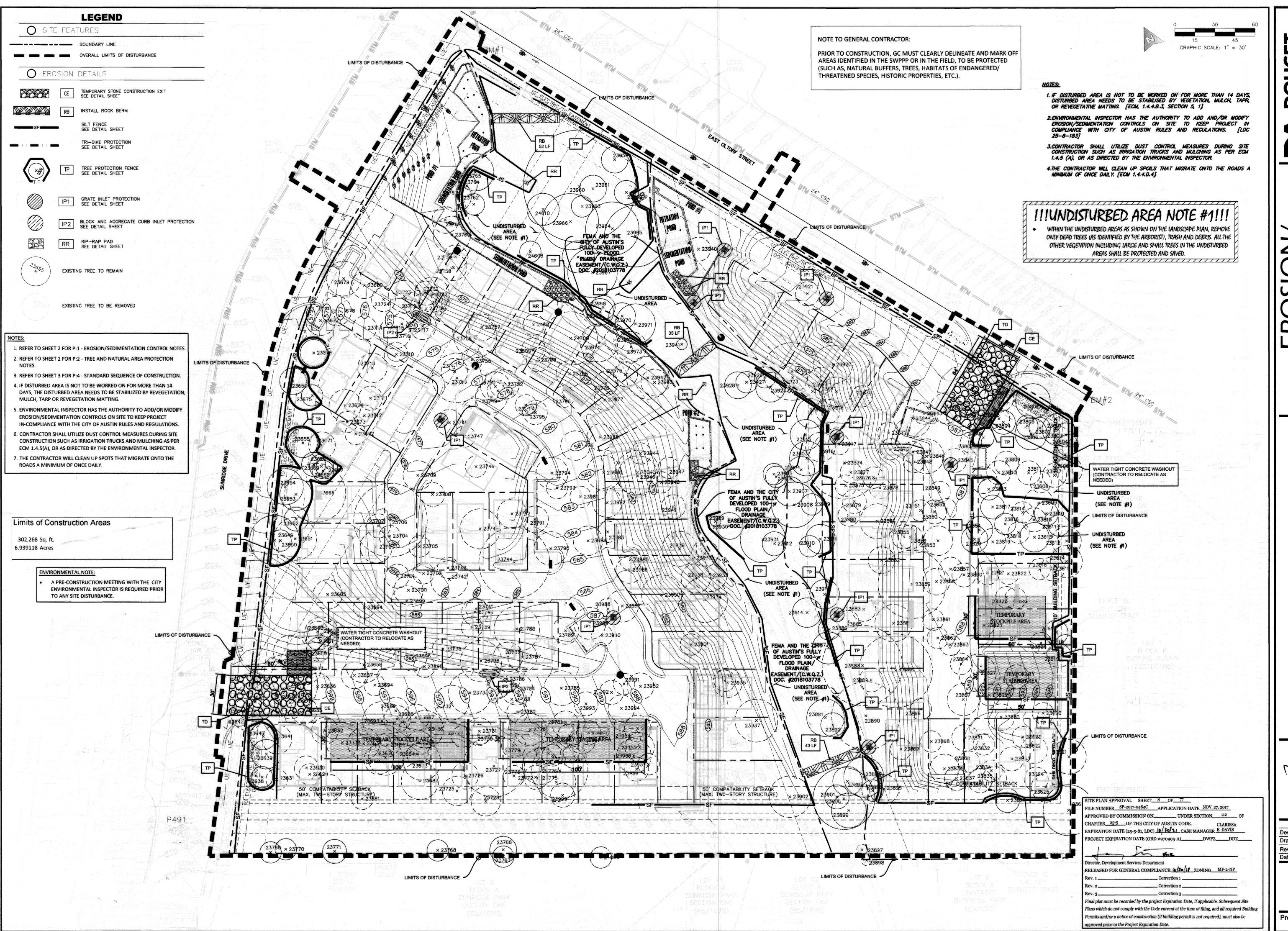
DOUCET & ASSOCIATES

Civil Engineering 7401 B. Highv Austin, Texas

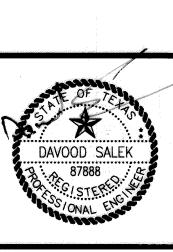
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UNRIDGE CONDOMINIUI 2701 SUNRIDGE DRIVE AUSTIN, TEXAS 78741

Designed: DS/BP
Drawn: BP
Reviewed: DS
Date: 08/30/2018
SHEET
OF 77
Project No.:
1027-011



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Designed: DS/BP Drawn: BP Reviewed: DS 08/30/2018 SHEET of 77 Project No.: 1027-011

Additional backup may be found at the following link:

Meetings of the Planning Commission - Page 1 | AustinTexas.gov