

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”

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
<i>North</i>	SF-6-NP	Multifamily
<i>South</i>	SF-2-NP, GR-NP, CS-CO-NP	Residential, Commercial
<i>East</i>	MF-2 -NP	Multifamily
<i>West</i>	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.



1: 4800

Lot Lines

Lot Line

**SP-2017-0484C(XT2)**

2701 SUNRIDGE DRIVE



12/2/2022

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. 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.

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

Meter Notice:

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(s) Requirement for Project:

Address: 2701 Sunridge Drive

Proposed Use: Positive Displacement

Type: Irrigation

Size: 1 1/2"

GPM: 5-100

Service Units: 5

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size: GPM:

FIRE DEPARTMENT DATA

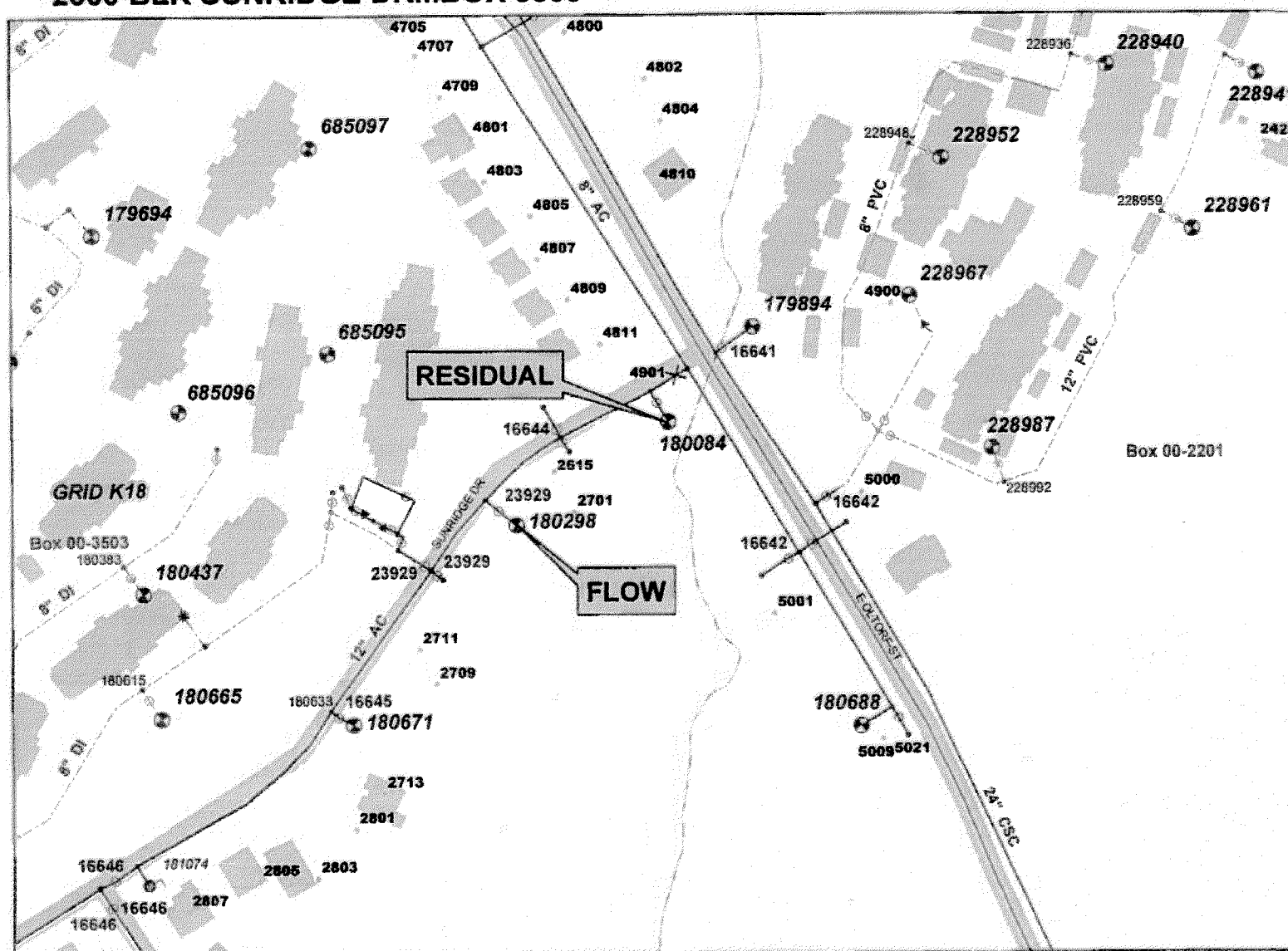


AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 505 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report				
TEST DATE: 7/22/17	TIME: 830 HRS	SHIFT:	COMPANY: PREV	OFFICER: S/M
RESIDUAL HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
K18	180084	16641	12	3503
BLK #	DIRECTION	STREET NAME	TYPE	
2600		SUNRIDGE	DR	
STATIC PRESSURE (PSI): 110		RESIDUAL PRESSURE (PSI): 68		
COMMENTS:				
FLOW HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
K18	180298	23929	12	3503
BLK #	DIRECTION	STREET NAME	TYPE	
2700		SUNRIDGE	DR	
STATIC PRESSURE (PSI): 106		VELOCITY PRESSURE (PSI): 58		
		dc = discharge coefficient straight 2 1/2" butt = .9 w/45° elbow = .75		
		diffuser = N/A		
		FLOW RATE (GPM) = 1,929		
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 ADEQUACY 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 JURISDICTION OF BUILDING INSPECTIONS.

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 pipeline 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.

FIRE DEPARTMENT DATA

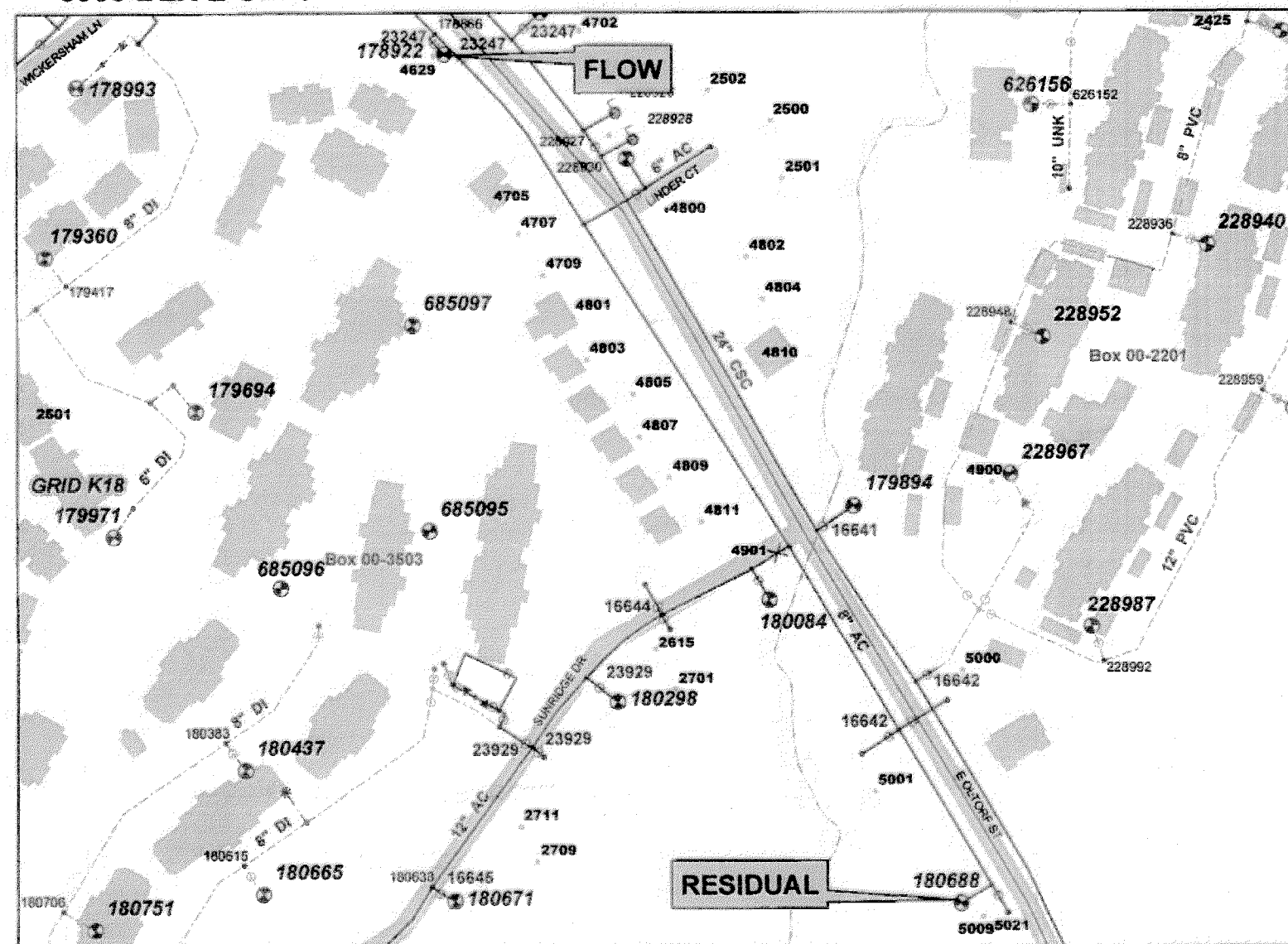


AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 505 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report				
TEST DATE: 7/22/17	TIME: 840 HRS	SHIFT:	COMPANY: PREV	OFFICER: S/M
RESIDUAL HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
K18	180688	16642	8	3503
BLK #	DIRECTION	STREET NAME	TYPE	
5000	E	OLTORF	ST	
STATIC PRESSURE (PSI): 44		RESIDUAL PRESSURE (PSI): 34		
COMMENTS:				
FLOW HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
K18	178922	23247	8	3503
BLK #	DIRECTION	STREET NAME	TYPE	
4600	E	OLTORF	ST	
STATIC PRESSURE (PSI): 54		VELOCITY PRESSURE (PSI): 44		
		dc = discharge coefficient straight 2 1/2" butt = .9 w/45° elbow = .75		
		diffuser = N/A		
		FLOW RATE (GPM) = 1,786		
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.				

5000 BLK E OLTORF ST...BOX 3503



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.

CITY OF AUSTIN
AUSTIN WATER

VERSION 1.0

STANDARD NO.

1 OF 1

AUSTIN WATER GENERAL INFORMATION
AND CONSTRUCTION NOTES
NOVEMBER 23, 2017

STANDARD CONSTRUCTION NOTES
NOVEMBER 23, 2017

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- 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.
- 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.
- 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 CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APURTENANCES 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.
- THE CITY SPECIFICATION ITEM 5095 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- 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.
- 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.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22) AND SPL WW 27-A and WW 27-F.
- 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 APPURTENANCES.
- 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.
- 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 ANY CONSIDERATION.
- 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 TAMPED 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.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- 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.
- WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLTIONS.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
- 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 AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- 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.

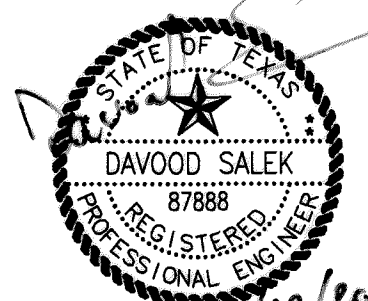
SITE PLAN APPROVAL SHEET		FILE NUMBER	SP-2017-0484C	APPLICATION DATE	NOV. 27, 2017
APPROVED BY COMMISSION ON		UNDER SECTION	112	OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.		CLARISSA	CASE MANAGER		
EXPIRATION DATE (25-5-8, LDC)		11/13/14	DATE		
PROJECT EXPIRATION DATE (ORD.#970905-A)		DWP2	DD2		
Director, Development Services Department RELEASED FOR GENERAL COMPLIANCE: 11/13/15 ZONING MF-2-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 building permit is not required), must also be approved prior to the Project Expiration Date.					

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735 Phone: (512)-583-2400
www.doucetandassociates.com
Firm Registration Number: 3937

**AUSTIN WATER
UTILITY SHEET**

SUNRIDGE CONDOMINIUMS
2701 SUNRIDGE DRIVE
AUSTIN, TEXAS 78741



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

SHEET

2
OF 77

Project No.: 1027-011

SP-2017-0484C(XT)

Drawing: P:\1027-01\Long\working_drawings\submitted_files\1027011_CVR-NTS.dwg
User: jmc
Modified: Aug 22, 18 - 10:01
Plot Date/Time: Aug 23, 18 - 17:30:54

GENERAL CONSTRUCTION NOTES:

- 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 City engineers review the application for Code compliance.
- Contractor shall call One Call Center at 811 for utility locations prior to any work in City Easements or street R.O.W.
- 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.
- 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.)
- All site work must also comply with Environmental requirements.
- 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.
- Contractor shall contact Texas Gas Service 3 WEEKS PRIOR to construction for gas installation and coordination.
- 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.
- All on-site construction shall be in accordance with the project specifications.
- All construction in city right-of-ways and/or Easements shall be in accordance with the City of Austin standard specifications.
- 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.
- When required, the contractor shall remove pavement in accordance with Texas Department of Transportation Standard Specifications, latest edition.
- 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 stripping by sand blasting from existing pavement in accordance with item 678 of the Texas Department of Transportation latest edition.
- All work in state right-of-way and easements shall be in accordance with the Texas Department of Transportation Standard Specifications, latest edition.
- Earthwork for all building foundations and slabs shall be in accordance with Architectural building plans and specifications.
- Contractor shall refer to Architectural plans for actual building dimensions, porch, downspouts and ramp locations.
- 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 prior to construction, adjustment, or relocation of existing utilities.
- 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.
- Topographic information is taken from a topographic survey by Bury + Partners.
- If contractor finds a discrepancy with the topographic information on these plans, he/she should contact the Engineer and Owner immediately.
- Contractor shall protect all benchmarks and property monumentation and shall replace or repair, at his/her own expense, benchmarks and monumentation disturbed during construction.
- If contractor relocates or sets new benchmarks, the vertical elevations of the benchmarks shall be set within a tolerance of 0.010 ft.
- Dimensions are to face-of-curb unless otherwise noted.
- Contractor shall match existing pavement in grade type and alignment.
- Contractor shall match existing curb & gutter in grade, size, type, and alignment.
- 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.

- 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.
- 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.
- 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 plan.
- 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).
- 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.
- 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.
- Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
- Complete construction and start revegetation of the site and installation of landscaping.
- 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.
- 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.
- 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

- 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 Manual.
- 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.
- 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.
- The minimum vertical clearance required for emergency vehicles access roads or drives is 14 feet for the full width of the roadway or driveway.
- 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 obstructions.
- 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:

- THIS SITE IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SPECIAL CONSTRUCTION TECHNIQUES EGM 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.
 - 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, MATERIALS 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 OF 3 INCHES.
 - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - 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 LEAVES.
 - 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.
- MISCELLANEOUS NOTES:
- THIS SITE PLAN MUST COMPLY WITH THE CITY OF AUSTIN COMMERCIAL DESIGN STANDARDS.
 - 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 DISTURBED AREAS ARE ADEQUATELY 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.
 - 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.
 - 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).
 - I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.
 - 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.
 - THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY THE CITY AND/OR COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
 - 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 AUTHORIZED BY THE ACT.
 - 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.
 - ALL SIGN LIGHTING, BUILDING LIGHTING, AND PARKING LOT LIGHTING WILL BE IN ACCORDANCE WITH SECTION 2.5 OF SUBCHAPTER E, DESIGN STANDARDS AND MIXED USE.

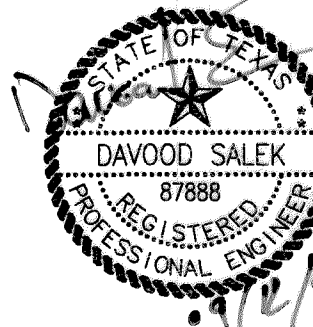
SPECIAL CONSTRUCTION TECHNIQUES:

- 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.
- 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 of 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.
- Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.
- 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 leaves.
- 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.

SITE PLAN AND TRANSPORTATION NOTES:

- 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.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 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 B1 AND B2 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- TANDEM PARKING SPACES MUST BE RESERVED AND ASSIGNED TO DWELING 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 WITHIN 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 SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.
- 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 NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
- A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
- 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.
- 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.

SUNRIDGE CONDOMINIUMS
2701 SUNRIDGE DRIVE
AUSTIN, TEXAS 78741



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


SHEET

4

OF 77

Project No.:

1027-011

SITE PLAN APPROVAL SHEET 4 OF 77	
FILE NUMBER	SP-2017-0484C APPLICATION DATE NOV. 27, 2017
APPROVED BY COMMISSION ON	UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.	CLARISSA
EXPIRATION DATE (25-5-8), LDC 19/05/21	CASE MANAGER E. DAVIS
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWPZ DIZ
	
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE 10/10/18 ZONING MF-2-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 building permit is not required), must also be approved prior to the Project Expiration Date.	

SP-2017-0484C(XT)

REPORT NO. 6676	FILE NO. 10124500	01 OF 01
-----------------	-------------------	----------

**SUBDIVISION
PLAT**

**SUNRIDGE CONDOMINIUMS
2701 SUNRIDGE DRIVE
AUSTIN, TEXAS 78741**

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

SHEET
6
OF 77

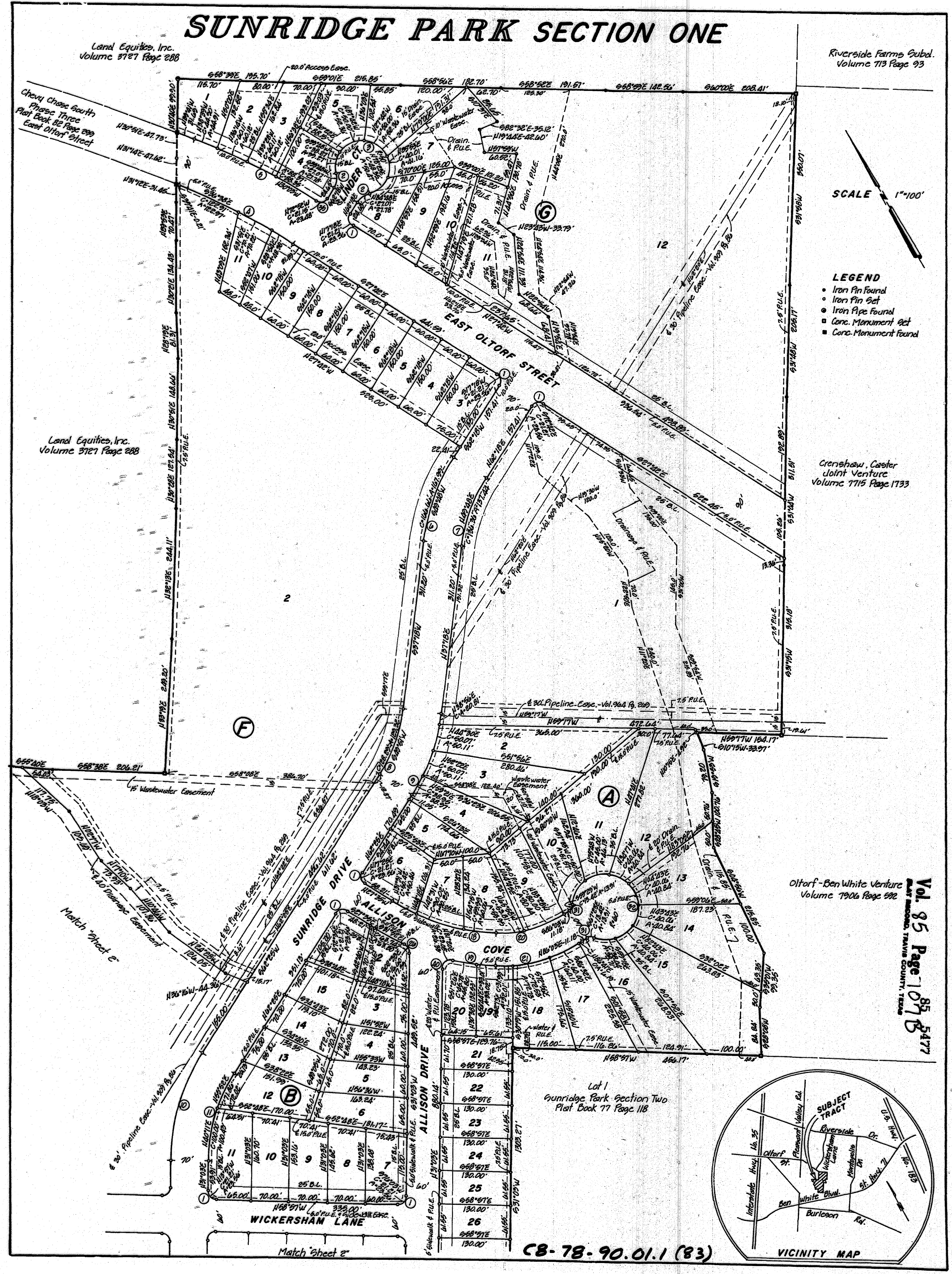
Project No.: 1027-011

SITE PLAN APPROVAL SHEET 6 OF 77
FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 255 OF THE CITY OF AUSTIN CODE. CLARISSA
EXPIRATION DATE (25-5-SI, LDC) 11/21/21 CASE MANAGER E. DAVIS
PROJECT EXPIRATION DATE (ORD. 5970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: 11/21/18 ZONING MF-2-NP

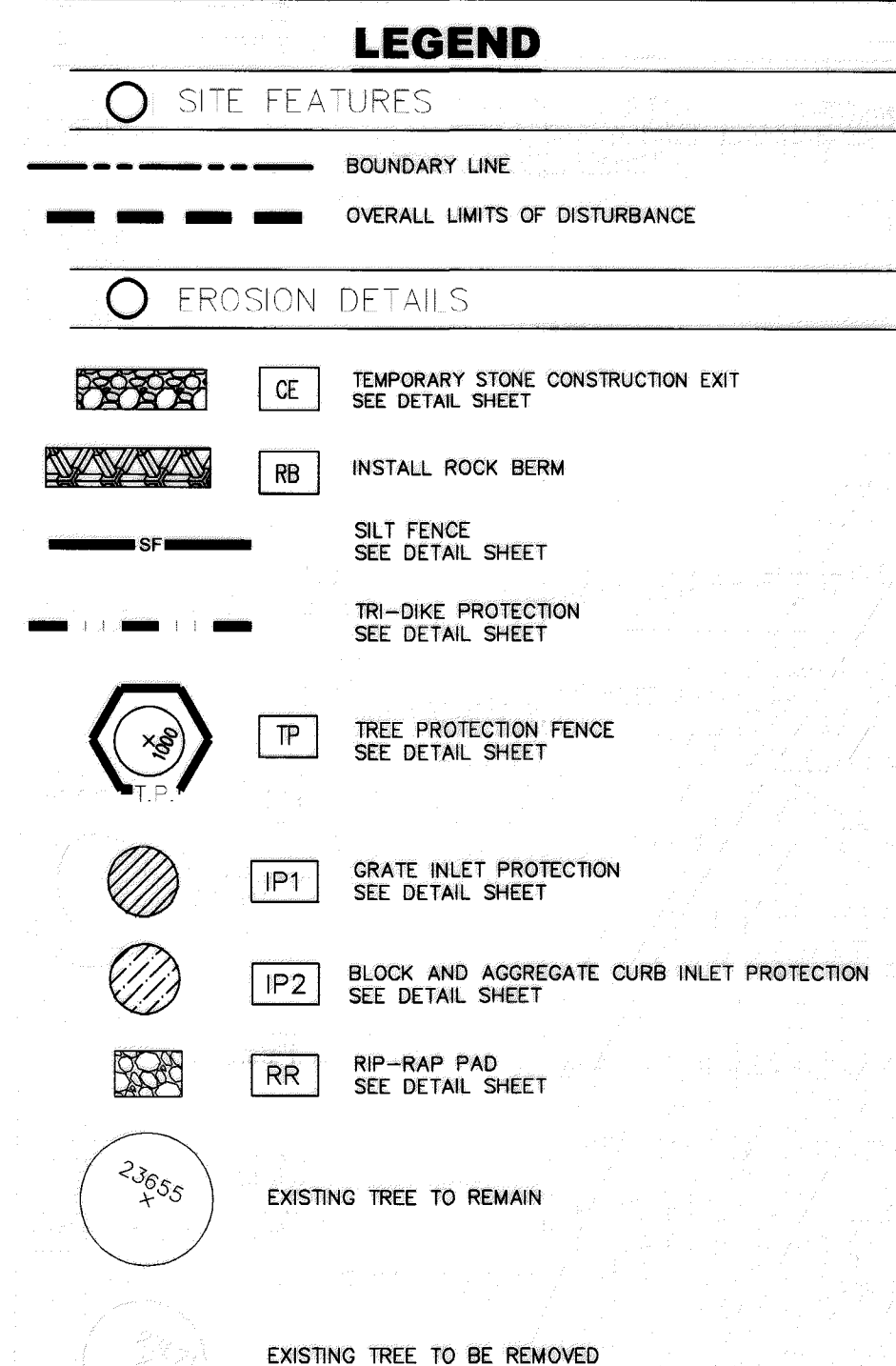
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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 building permit is not required), must also be approved prior to the Project Expiration Date.



FOR RECORD INFO ONLY
RECEIVED
SP-17-20
Austin Water Utility
7-27

Drawings: P:\1027-011\dwg\working_drawings\submitted_files\1027011 PLAT.dwg
User: BPERKINS
Last Modified: Mar. 23, 18 - 10:23
Plot Date/Time: Aug. 29, 18 - 17:34:33



NOTES:

1. REFER TO SHEET 2 FOR P-1 - EROSION/SEDIMENTATION CONTROL NOTES.
2. REFER TO SHEET 2 FOR P-2 - TREE AND NATURAL AREA PROTECTION NOTES.
3. REFER TO SHEET 3 FOR P-4 - STANDARD SEQUENCE OF CONSTRUCTION.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
6. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
7. THE CONTRACTOR WILL CLEAN UP SPOTS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.

Limits of Construction Areas

302,268 Sq. ft.
6.939118 Acres

ENVIRONMENTAL NOTE:

- A PRE-CONSTRUCTION MEETING WITH THE CITY ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

NOTE TO GENERAL CONTRACTOR:

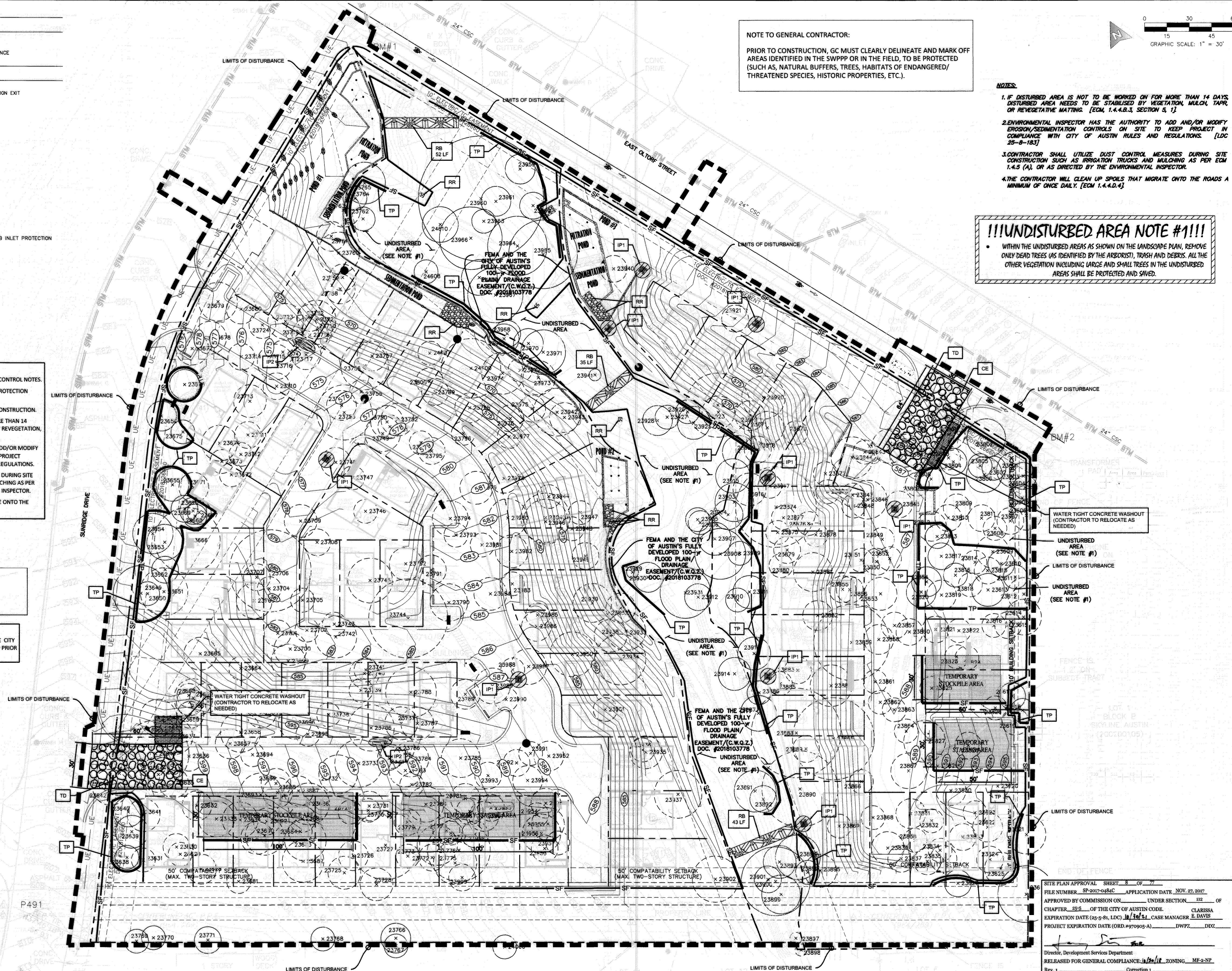
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

NOTES:

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS DISTURBED AREA NEEDS TO BE STABILIZED BY VEGETATION, MULCH, TAPPS OR REVEGETATIVE MATTING. [ECM, 1.4.A.4.3, SECTION 5, 1]
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS. [LDC 29-8-613]
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5 (A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE onto the ROADS AND DRIVEWAYS DAILY. [ECM 1.4.A.4]

!!!UNDISTURBED AREA NOTE #1!!!

- WITHIN THE UNDISTURBED AREAS AS SHOWN ON THE LANDSCAPE PLAN, REMOVE ONLY DEAD TREES (AS IDENTIFIED BY THE ARBORIST), TRASH AND DEBRIS. ALL THE OTHER VEGETATION INCLUDING LARGE AND SMALL TREES IN THE UNDISTURBED AREAS SHALL BE PROTECTED AND SAVED.



SITE PLAN APPROVAL SHEET 8 OF 77
FILE NUMBER SP-2017-0484C APPLICATION DATE NOV. 27, 2017
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF _____
CHAPTER 253 OF THE CITY OF AUSTIN CODE. CLARISSA _____
EXPIRATION DATE (24-9-8): LOCAL 11/30/18 CASE MANAGER E. DAVIS
PROJECT EXPIRATION DATE (ORD #079095-A) _____ DFW27 D107

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE 11/30/18 ZONING MF-2-NP
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

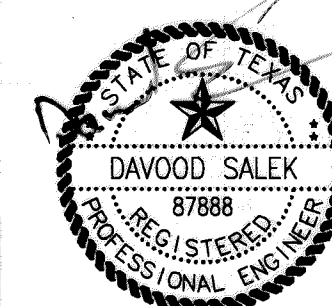
Final plan must be recorded by the project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be approved prior to the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

**DA & DOUCET
& ASSOCIATES**

Civil Engineering • Planning • Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2
www.doucetandassociates.com
Firm Registration Number: 3937

EROSION/ SEDIMENTATION CONTROL PLAN

SUNRIDGE CONDOMINIUMS
2701 SUNRIDGE DRIVE
AUSTIN, TEXAS 78741



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

SHEET
 8
 OF 77

Project No.: 1027-011

SP-2017-0484C(XT)

Drawing: P:\1027-011\dwg\working_drawings\submitted_files\1027011_ESC.dwg
User: BPERKINS
Last Modified: Sep. 11, 18 - 11:01
Plot Date/Time: Sep. 11, 18 - 14:10:09

Additional backup may be found at the following link:

[Meetings of the Planning Commission - Page 1 | AustinTexas.gov](#)