

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
bo4	Burr Oak	Quercus macrocarpa	-	4"Cal	6' H min	3
lo3	Live Oak	Quercus virginiana	-	3"Cal	6' H min	3
sr3	Shumard Red Oak	Quercus shumardii	-	3"Cal	6' H min	5
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
trb1.5	Texas Redbud	Cercis canadensis texensis	-	1.5"Cal	6' H min	1
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
gs	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud' TM	5 gal			18
m	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal			10

TREE SUMMARY

Surveyed:
Total Appendix F tree inches surveyed; **1,044.25**
Heritage tree inches surveyed; **432.25**
Non-Appendix F tree inches surveyed; **0**
Invasive tree inches surveyed; **25**

Removed:
Total Appendix F inches removed; **82.5**
Heritage Tree inches removed; **0**
Total Non-Appendix F inches removed; **0**
Invasive inches removed; **10**
Total Dead, Diseased, or Imminent Hazard (DDI) inches removed; **0**
DDI Appendix F inches removed; **0**
DDI Heritage tree inches removed; **0**
DDI Non-Appendix F inches removed; **0**
DDI Invasive inches removed; **0**

Mitigation:
Total mitigation replacement inches planted; **24**
Total replacement inches planted on site (private trees); **24**
Total replacement ROW inches planted; **0**
Private inches owed to Urban Forest Replenishment Fund (UFRF); **39.25**
Public inches owed to UFRF; **0**
Total non-mitigation inches planted on site; **13.5**

NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompar@austintexas.gov or call (512) 974-2199.
- All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]
- The Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- The irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- This project meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.
- Sprinklers are prohibited within 15 feet of transmission poles.
- Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited.
- Compost and mulch are prohibited above the concrete foundation of the transmission poles.
- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.
- No post or footing installation is allowed in the Quarter CRZ.
- For any installation in the Half CRZ
- Post holes to be dug by hand or air excavated
- Post holes shifted to avoid 1.5" diameter or greater roots
- A vapor barrier installed between any poured concrete and the soil.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA (LOC)		91,029sf
STREET YARD		
Total Area	N/A	--sf (--)
Landscaped Area	--sf (20%)	--sf (--)
Trees	--	--

EXISTING TREES	TOTAL	KEPT	REMOVED	REQ. MITIGATION
Appendix F Trees				
• Heritage	432.25"	432.25"	--"	--" (300%)
• 19"-Under 24"	131"	108"	23"	23" (100%)
• 8" to 18.9"	481"	400.5"	80.5"	40.25" (50%)
All Other Trees	--"	--"	--"	--" (50%)
• 19" & greater	--"	--"	--"	--" (25%)
• 8" to 18.9"	--"	--"	--"	--" (25%)
TOTAL:	63.25" of Mitigation			

REPLACEMENT TREES	REQUIRED	PROVIDED
Required caliper inches replaced =	63.25"	
Number & Size of replacement tree total:		
• 36" by proposed trees		
• 8 trees @ 3" caliper =	24	
• 3 trees @ 4" caliper =	12	
• Less Parking Trees Inches		
• 8 trees @ 1.5" caliper =	-12	
Total Provided =	24"	
• 39.25 caliper inches of trees removed from this site are to be mitigated by a payment of (\$7,850.00) to the Urban Forest Replenishment Fund (i.e., private trees).		

ISLANDS, MEDIANS, OR PENINSULAS	REQUIRED	PROVIDED
• Street Yard (90sf per 12 stalls, -- stalls)	--sf	--sf
• Non Street Yard (60sf per 12 stalls, 50 stalls)	250sf	2,262sf
BUFFERING POINTS	REQUIRED: N/A	PROVIDED: --

INNOVATIVE WATER MANAGEMENT	REQUIRED	PROVIDED
Required Landscape Area = 0sf + 250sf = 250sf		
50 Percent of Required Landscape Area = 125sf		
• Landscaping Receiving Stormwater Runoff	125sf	397sf
Total	125sf	397sf

INNOVATIVE WATER MANAGEMENT KEY

- A1 = Contributing Area: A1 Innovative Water Management Calculation
- A1 = Landscape Area: A1 Innovative Water Management Calculation

INNOVATIVE WATER MANAGEMENT TABLE

DRAINAGE AREA DESIGNATION	DRAINAGE AREA (square feet)	LAND USE(S)	LANDSCAPE AREA (square feet)	DRAINAGE AREA TO LANDSCAPING RATIO
A	604	Sidewalk	250	1.5:1

TREE LIST

DATE OF SURVEY: DECEMBER 3, 2021			TREE LIST CONTINUATION:		
TREE ID#	SIZE	SPECIES	TREE ID#	SIZE	SPECIES
2430	25.5"	LIVE OAK (H)	2431	17"	LIVE OAK
2431	17"	LIVE OAK	2432	14.5"	LIVE OAK
2432	14.5"	LIVE OAK	2433	19.5", 43" total	52.75" LIVE OAK (H)(M)
2433	19.5", 43" total	52.75" LIVE OAK (H)(M)	2434	11.5"	CEDAR ELM
2434	11.5"	CEDAR ELM	2435	12.5"	CEDAR ELM
2435	12.5"	CEDAR ELM	2436	8"	CEDAR ELM
2436	8"	CEDAR ELM	2437	8.5"	CEDAR ELM
2437	8.5"	CEDAR ELM	2438	10"	CEDAR ELM
2438	10"	CEDAR ELM	2439	9.5"	CEDAR ELM
2439	9.5"	CEDAR ELM	2440	44.5"	LIVE OAK (H)
2440	44.5"	LIVE OAK (H)	2441	3.5", 9" total	10.75" HACKBERRY (M)
2441	3.5", 9" total	10.75" HACKBERRY (M)	2442	11.5"	HACKBERRY
2442	11.5"	HACKBERRY	2443	11.5"	HACKBERRY
2443	11.5"	HACKBERRY	2444	5", 2-10.5" total	18.25" HACKBERRY (M)
2444	5", 2-10.5" total	18.25" HACKBERRY (M)	2445	38"	LIVE OAK (H)
2445	38"	LIVE OAK (H)	2446	39"	LIVE OAK (H)
2446	39"	LIVE OAK (H)	2447	25"	LIVE OAK (H)
2447	25"	LIVE OAK (H)	2448	23"	LIVE OAK (removed)
2448	23"	LIVE OAK (removed)	2449	22.5", 27" total	38.25" LIVE OAK (H)(M)
2449	22.5", 27" total	38.25" LIVE OAK (H)(M)	2450	18.5"	LIVE OAK (removed)
2450	18.5"	LIVE OAK (removed)	2451	32", 34" total	50" LIVE OAK (H)(M)
2451	32", 34" total	50" LIVE OAK (H)(M)	2452	19.5"	LIVE OAK
2452	19.5"	LIVE OAK	2453	9"	HACKBERRY (removed)
2453	9"	HACKBERRY (removed)	2454	25.5"	LIVE OAK (H)
2454	25.5"	LIVE OAK (H)	2455	18"	LIVE OAK
2455	18"	LIVE OAK	2456	11"	LIVE OAK
2456	11"	LIVE OAK	2457	31"	LIVE OAK (H)
2457	31"	LIVE OAK (H)	2458	22.5"	LIVE OAK
2458	22.5"	LIVE OAK	2459	22"	LIVE OAK
2459	22"	LIVE OAK	2460		

DATE OF SURVEY: FEBRUARY 23, 2021

Legend:		
M	=	Multi-trunk trees
H	=	Heritage trees
removed	=	Removed trees
TREE ID#	SIZE	SPECIES
A	36"	LIVE OAK (H)
C	22"	CEDAR ELM
383	15"	CHINABERRY
384	13"	HACKBERRY
385	15"	HACKBERRY
386	15"	HACKBERRY
387	16"	HACKBERRY
388	10"	CHINABERRY (removed)
389	9"	HACKBERRY
390	11"	HACKBERRY
391	12"	HACKBERRY
392	10"	HACKBERRY (removed)
393	11"	HACKBERRY (removed)
394	8"	HACKBERRY (removed)
395	8"	HACKBERRY (removed)
396	16"	HACKBERRY (removed)

Date

Description

Rev

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
info@blairLA.com
www.blairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

William S. Blair
October 28, 2023

Project Name and Address

Rich Industrial Park
130 Ralph Ablanedo Drive
Austin, Texas

Sheet Title

Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 04/08/2022
Project Number: Z2036-LP

CASE #: SP-2022-0364C

25

- will

10/28/2023 2:46 PM c:\lba dropbox\projects\rich industrial park_austin_austin civil eng. brian odgers\rich industrial park_austin\rich industrial park_austin.dwg

will blair
- LANDSCAPE PLANTING SPECIFICATIONS

A. Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.

B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.

C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.

D. Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.

E. Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.

F. Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.

G. All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as sit stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.

H. It is the landscape contractor's responsibility to provide plants free of disease or pests.

I. Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.

J. Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.

K. All planting beds shall have six (6) inches of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. A three (3) inch layer of shredded organic hardwood bark mulch shall be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch. Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.

L. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.

M. Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

N. To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Soil depth to be 6" for all turf areas. Rake area to a finish grade (1" below walks and curbs). Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.

O. If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.

P. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.

Q. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

R. Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.

S. Remove all tags, ribbons and wires from all newly installed plant material.

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:

A. Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.

B. The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.

C. The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.

D. All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.
- IRRIGATION SPECIFICATIONS

A. An area equal to at least 50% of the total required landscaped area on a project must:

A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation;or

A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by storm water runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).

B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:

B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.

B.2. Permanently for all newly planted trees in a required landscape area.

B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.

C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:

C.1. Receiving stormwater runoff in accordance with Section 2.4.9;

C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations);

C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil; and

C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.

D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:

D.1. undisturbed natural area; or

D.2. undisturbed existing trees.

E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:

E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved;

E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant; or

E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required.

F. The irrigation methods used shall:

F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent basis;

F.2. Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and

F.3. Be maintained and kept operational at all times to provide for efficient water distribution.

F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.

G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix O) and shall be implemented as part of the landscape inspection.
- TREE PROTECTION FENCE LOCATIONS

NO SCALE

LINEAR CONSTRUCTION THROUGH TREES

NATURAL AREAS

INDIVIDUAL TREE

TREES NEAR CONSTRUCTION ACTIVITY

TREES IN PAVING AREA
- IRRIGATION NOTES (EMC APPENDIX O)

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

A. the system must provide a moisture level adequate to sustain growth of the plant materials;

B. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);

C. circuit remote control valves have adjustable flow controls;

D. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;

E. a master valve installed on the discharge side of the backflow preventer;

F. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;

G. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and

H. newly planted trees shall have permanent irrigation consisting of drip or bubblers.

2. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;

A. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.

3. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:

A. a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.

4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.
- TREE PROTECTION FENCE - CHAIN LINK

NO SCALE

NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

TREE PLANTING DETAIL (Figure 3-14) City of Austin

SHRUB PLANTING

1" = 1'-0"

Date	
Description	
Rev	
Consultant Seal	
Company Name and Address	William S. Blair (512) 522-8979 info@blairla.com www.BlairLA.com 100 Congress Ave. Ste 2000 Austin, TX 78701
Project Name and Address	Rich Industrial Park 130 Ralph Ablandado Drive Austin, Texas
Sheet Title	Landscape & Irrigation Specifications
Design By: Will Blair	
Checked By: xxxx	
Issue Date: 04/08/2022	
Project Number: 22036-LP	
26	

CASE #: SP-2022-0364C



April 18, 2008

File Number: C81-2008-0130

Address: 130 RALPH ABLANEDO DR

Tax Parcel I.D. # 0428090106/0428090110 Tax Map Date: 01/27/2004

The Watershed Protection and Development Review Department has determined that the property described below and as shown on the attached tax map:

is over five acres consisting of **7.816 acres out of the William Cannon League Survey No. 19 in Travis County, Texas, according to the deed recorded in Volume 8855, Page 975, of the Travis County Deed Records on Oct 17, 1984, and is eligible to receive utility service.** The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

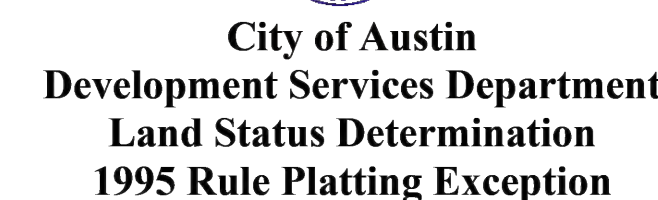
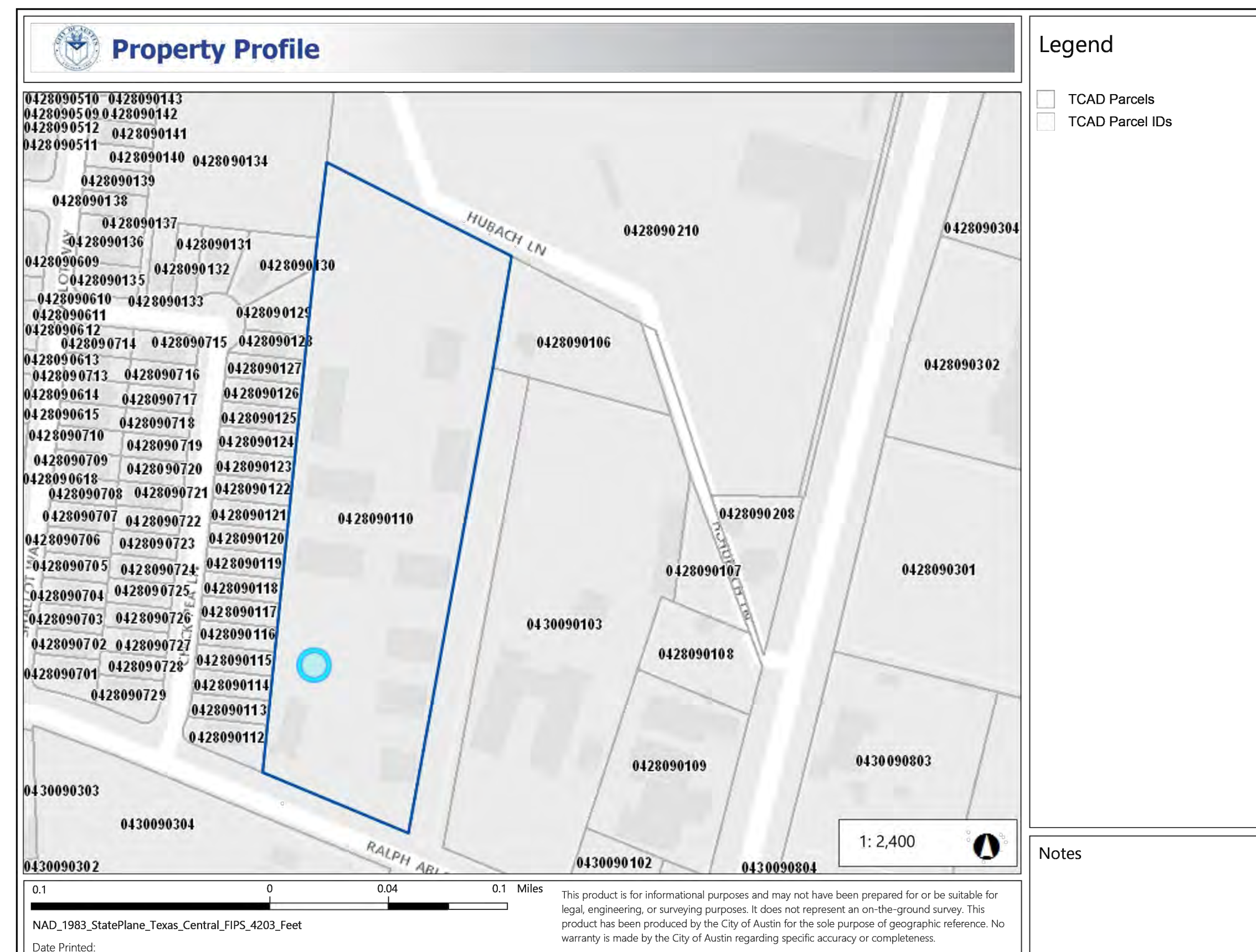
This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By:

Mike Marshall, Representative of the Director

Watershed Protection and Development Review Department

Map Attachment



July 28, 2020

File Number: **C8I-2020-0145**

Address: **201 HUBACH LN**

Tax Parcel I.D.# **0428090106** Tax Map Date: **July 28, 2020**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **ABS 6 SUR 19 CANNON W ACR .976** in the current deed, recorded on **Sep 05, 2007**, in **Document #2007166606, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Apr 05, 1984**, in **Volume 8530, Page 630, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on Jan 01, 1960**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

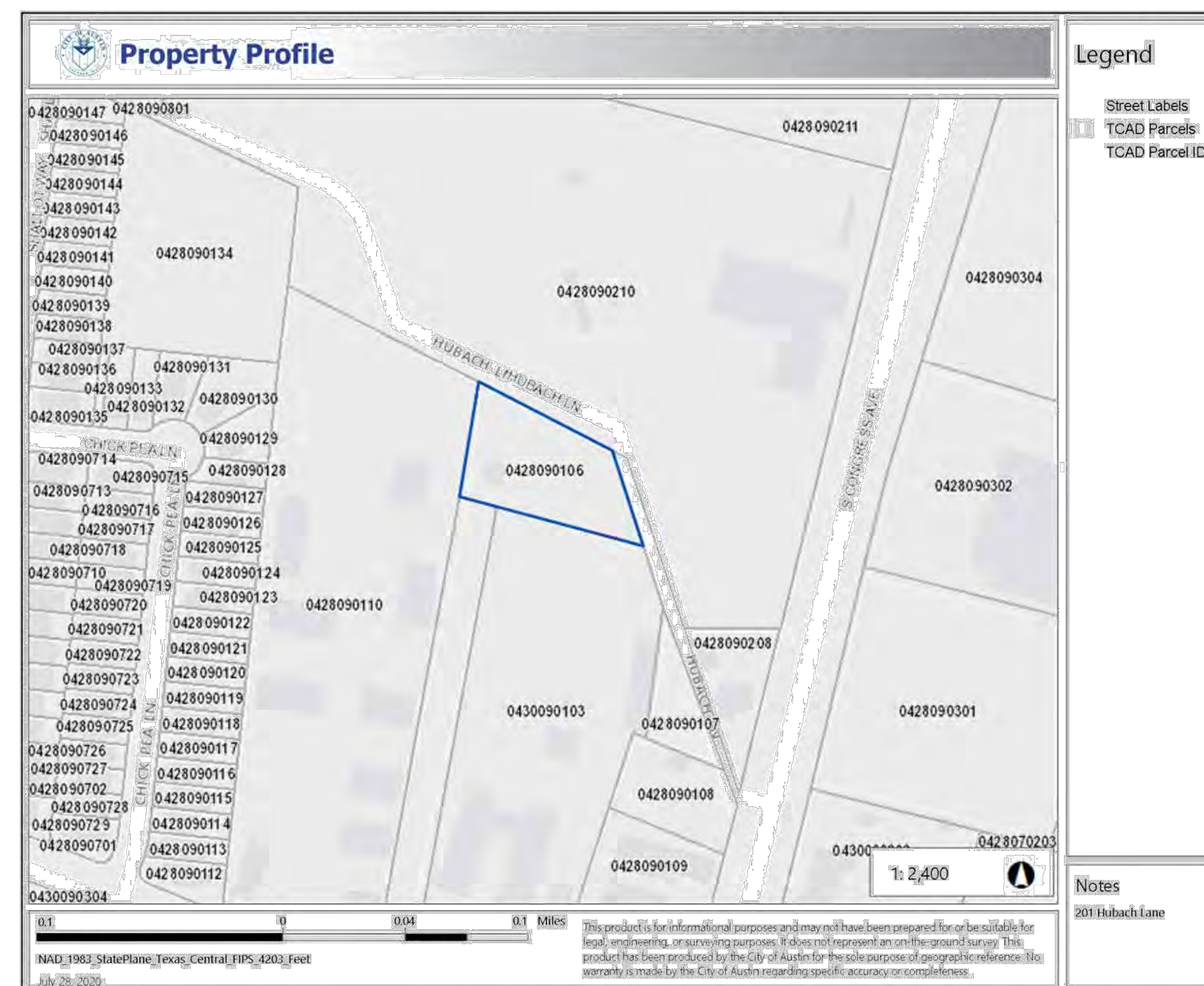
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

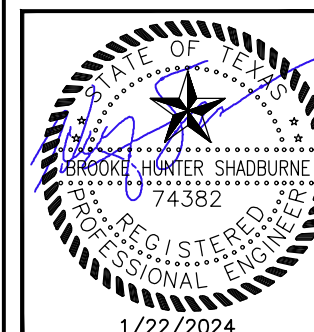
J. L. Bennett-Reumuth

Jennifer Bennett-Reumuth, Representative of the Director
Development Services Department



CITY APPROVAL STAMP

**AUSTIN CIVIL
ENGINEERING, INC.**



RICH INDUSTRIAL PARK

130 RALPH ABLANEDO DR
AUSTIN, TEXAS 78748

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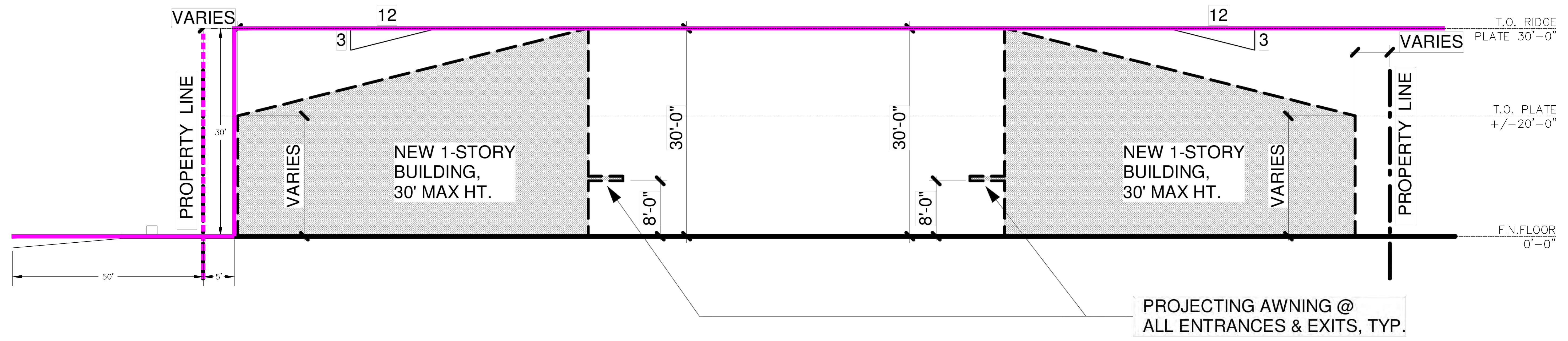
JOB: 21-036	DATE: 1/22/20
CAD: DA/MM	CHK'D BY: CW
ENGINEER: HS	CHK'D BY:
SCALE:	

LAND
STATUS
DETERMINATION
LETTERS

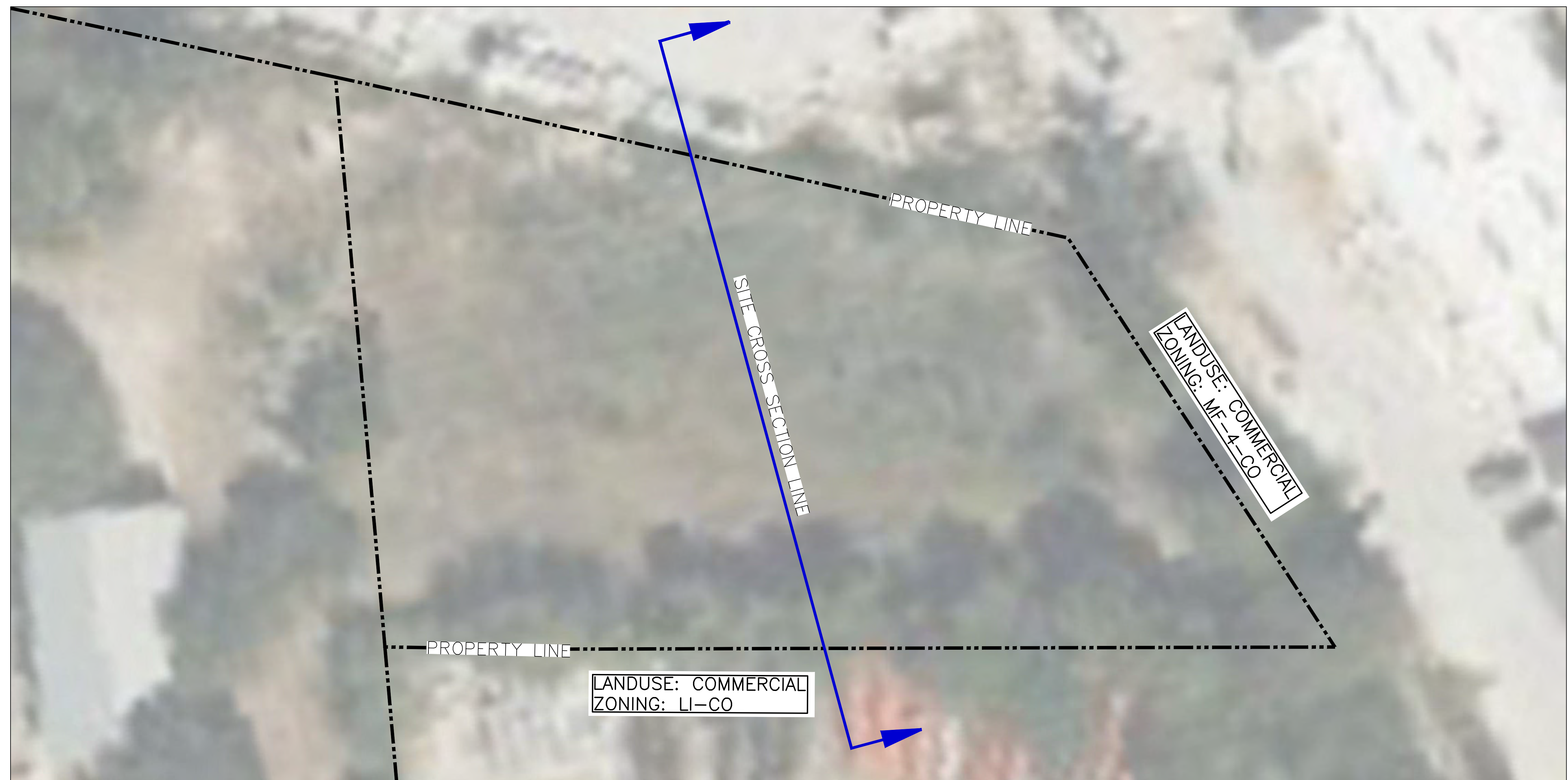
SITE CIVIL PLAN

27
of 31

SP-2022-0364C



TYPICAL SITE CROSS SECTION



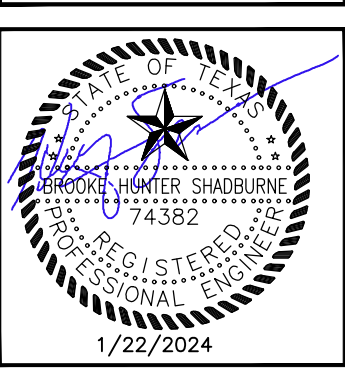
AUSTIN CIVIL
ENGINEERING, INC.

TEPE FIRM # F-001018

9501 B MENCHACA RD, SUITE 220

AUSTIN, TX 78748

PH: (512) 306-0018



RICH INDUSTRIAL PARK

130 RALPH ABLANEDO DR
AUSTIN, TEXAS 78748

REVISIONS		APPROVED BY	
REV.	DATE	DESCRIPTION	

JOB: 21-036 DATE: 1/22/24

CAD: DA/MM CHK'D BY: CW

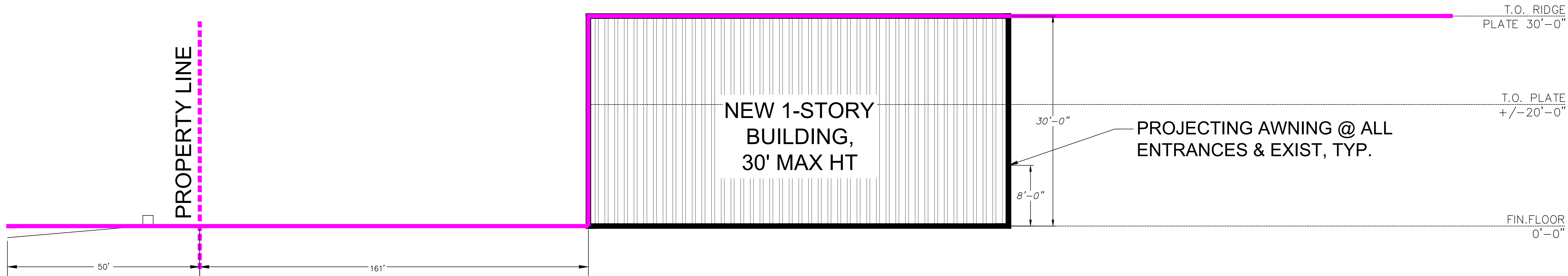
ENGINEER: HS CHK'D BY:

SCALE:

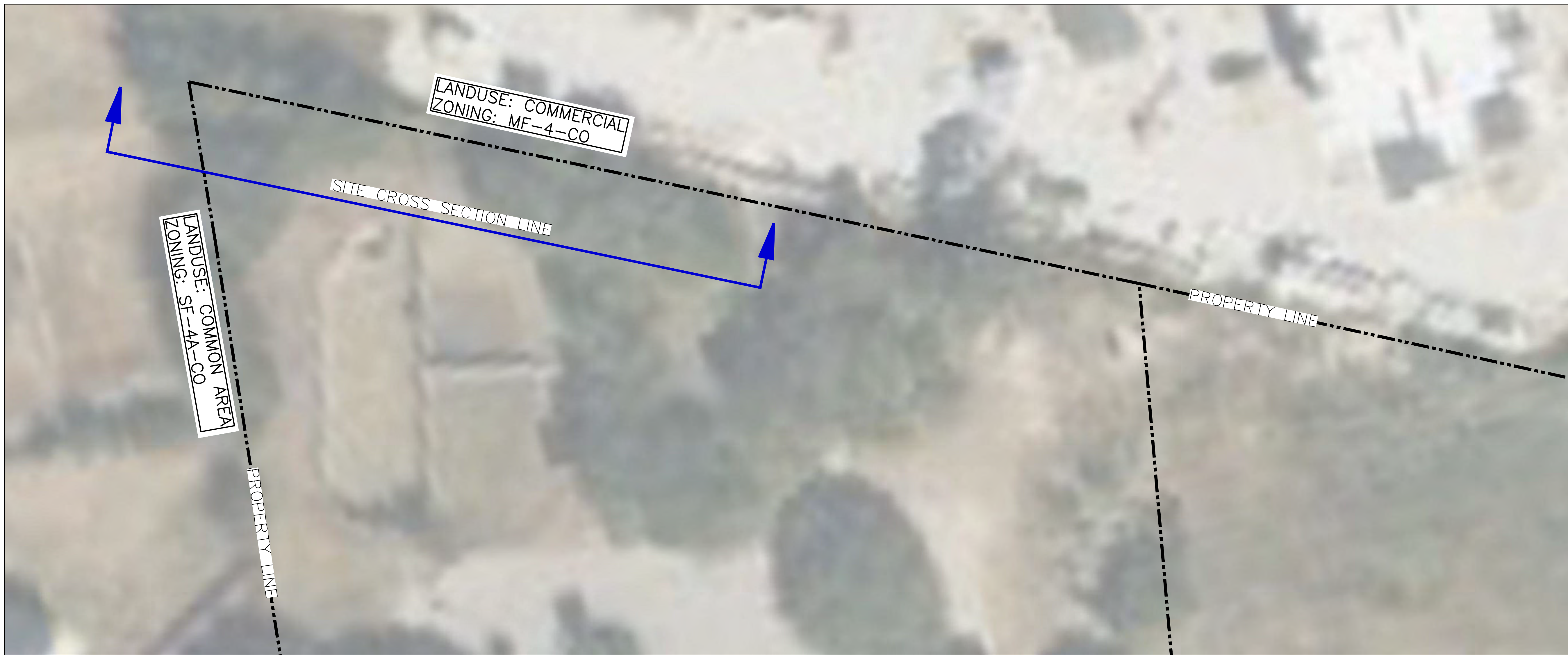
ELEVATION AND
SITE CROSS
SECTION EXHIBIT

CITY APPROVAL STAMP

SP-2022-0364C



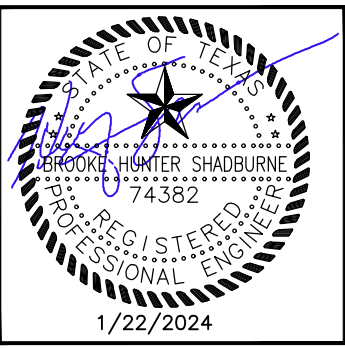
TYPICAL CROSS SECTION



CITY APPROVAL STAMP

SP-2022-0364C

AUSTIN CIVIL ENGINEERING, INC.
TEPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

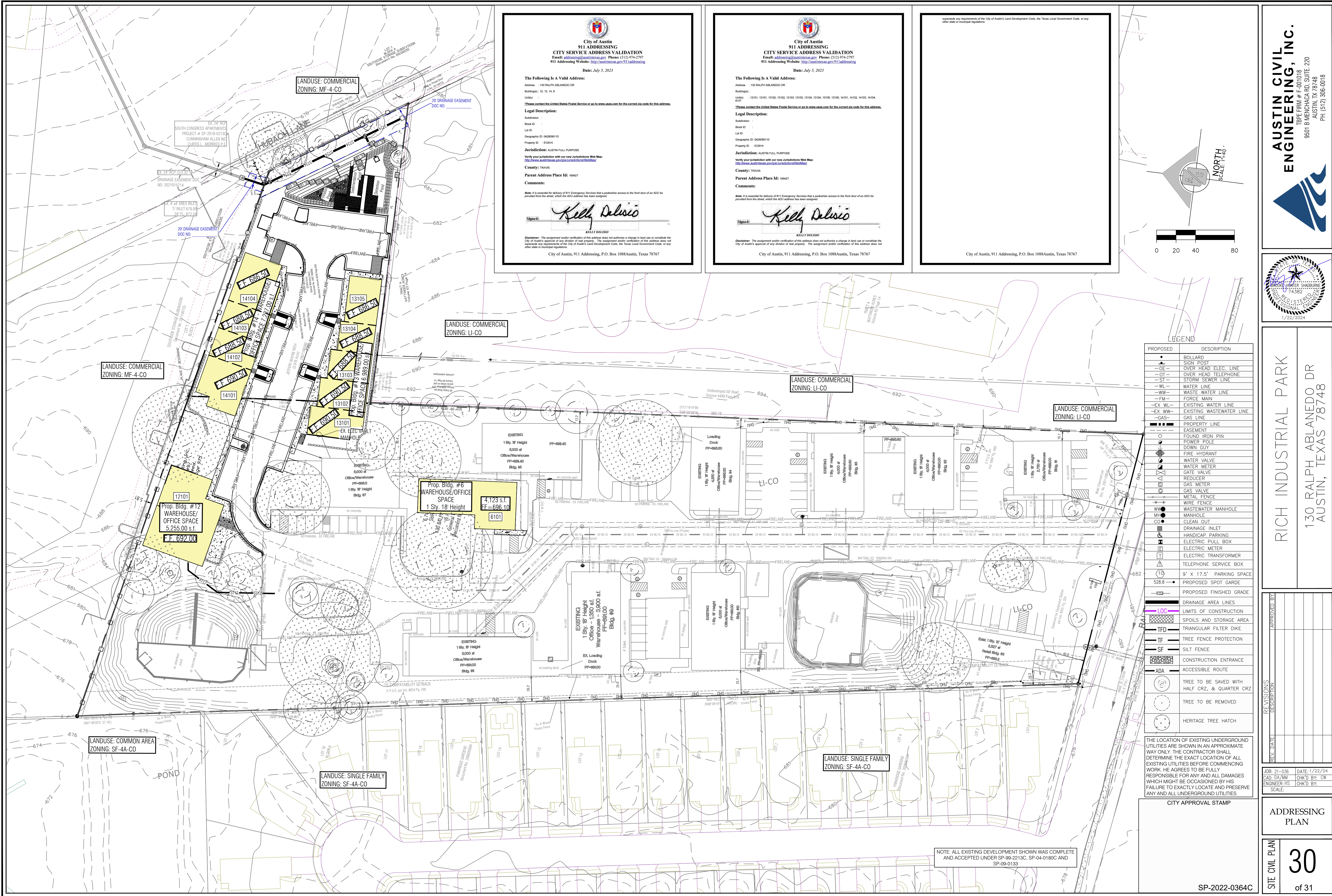


RICH INDUSTRIAL PARK
130 RALPH ABLANEDO DR
AUSTIN, TEXAS 78748

REVISIONS		APPROVED BY	
REV.	DATE	DESCRIPTION	

JOB: 21-036 DATE: 1/22/24
CAD: DA/MM CHK'D BY: CW
ENGINEER: HS CHK'D BY:
SCALE:

ELEVATION AND
SITE CROSS
SECTION EXHIBIT 2



**City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION**
Email: addressing@cityofaustin.gov Phone: (512) 974-2797
911 Addressing Website: <http://cityofaustin.gov/911addressing>

Date: July 5, 2023

The Following Is A Valid Address:
Address : 130 RALPH ABLANEDO DR
Building: 12, 13, 14, 8
Units:
*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:
Subdivision :
Block ID :
Lot ID :
Geographic ID : 042000110
Property ID : 812614

Jurisdiction: AUSTIN FULL PURPOSE
Verify your jurisdiction with our new Jurisdiction Web Map:
<http://www.austintexas.gov/arc/jurisdictionWebMap>
County: TRAVIS
Parent Address Place ID: 10847
Comments:

Note: It is essential for delivery of 911 Emergency Services that a pedestrian access to the front door of an ADU be provided from the street, which the ADU address has been assigned.

Kelly Delisio
KELLY DELISIO
City of Austin, 911 Addressing, P.O. Box 1088 Austin, Texas 78767

**City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION**
Email: addressing@cityofaustin.gov Phone: (512) 974-2797
911 Addressing Website: <http://cityofaustin.gov/911addressing>

Date: July 5, 2023

The Following Is A Valid Address:
Address : 130 RALPH ABLANEDO DR
Building: 12101, 12101, 13102, 13103, 13104, 13105, 13106, 14101, 14102, 14103, 14104, 8101
Units:
*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:
Subdivision :
Block ID :
Lot ID :
Geographic ID : 042000110
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Kelly Delisio
KELLY DELISIO
City of Austin, 911 Addressing, P.O. Box 1088 Austin, Texas 78767

Intersect any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.

City of Austin, 911 Addressing, P.O. Box 1088 Austin, Texas 78767

PROPOSED	DESCRIPTION
•	BOLLARD
—	OVER HEAD ELEC. LINE
—	OVER HEAD TELEPHONE
—	STORM SEWER LINE
—	WATER LINE
—	WASTE WATER LINE
—	FORCE MAIN
—	EXISTING WATER LINE
—	EXISTING WASTEWATER LINE
—	GAS LINE
---	PROPERTY LINE
---	EASEMENT
○	FOUND IRON PIN
—	POWER POLE
—	DOWN GUY
—	FIRE HYDRANT
—	WATER VALVE
—	GATE VALVE
—	REDUCER
—	GAS METER
—	GAS VALVE
—	METAL FENCE
—	WIRE FENCE
—	WASTEWATER MANHOLE
—	MANHOLE
—	CLEAN OUT
—	DRAINAGE INLET
—	HANDICAP PARKING
—	ELECTRIC PULL BOX
—	ELECTRIC METER
—	ELECTRIC TRANSFORMER
—	TELEPHONE SERVICE BOX
—	9' X 17.5' PARKING SPACE
—	PROPOSED SPOT GARDE
—	PROPOSED FINISHED GRADE
---	DRAINAGE AREA LINES
---	LIMITS OF CONSTRUCTION
---	SPOILS AND STORAGE AREA
---	TRIANGULAR FILTER DIKE
---	TREE FENCE PROTECTION
---	SILT FENCE
---	CONSTRUCTION ENTRANCE
---	ACCESSIBLE ROUTE
---	TREE TO BE SAVED WITH HALF CRZ, & QUARTER CRZ
---	TREE TO BE REMOVED
---	HERITAGE TREE HATCH

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CITY APPROVAL STAMP

AUSTIN CIVIL ENGINEERING, INC.
TEPE FIRM # F-101018
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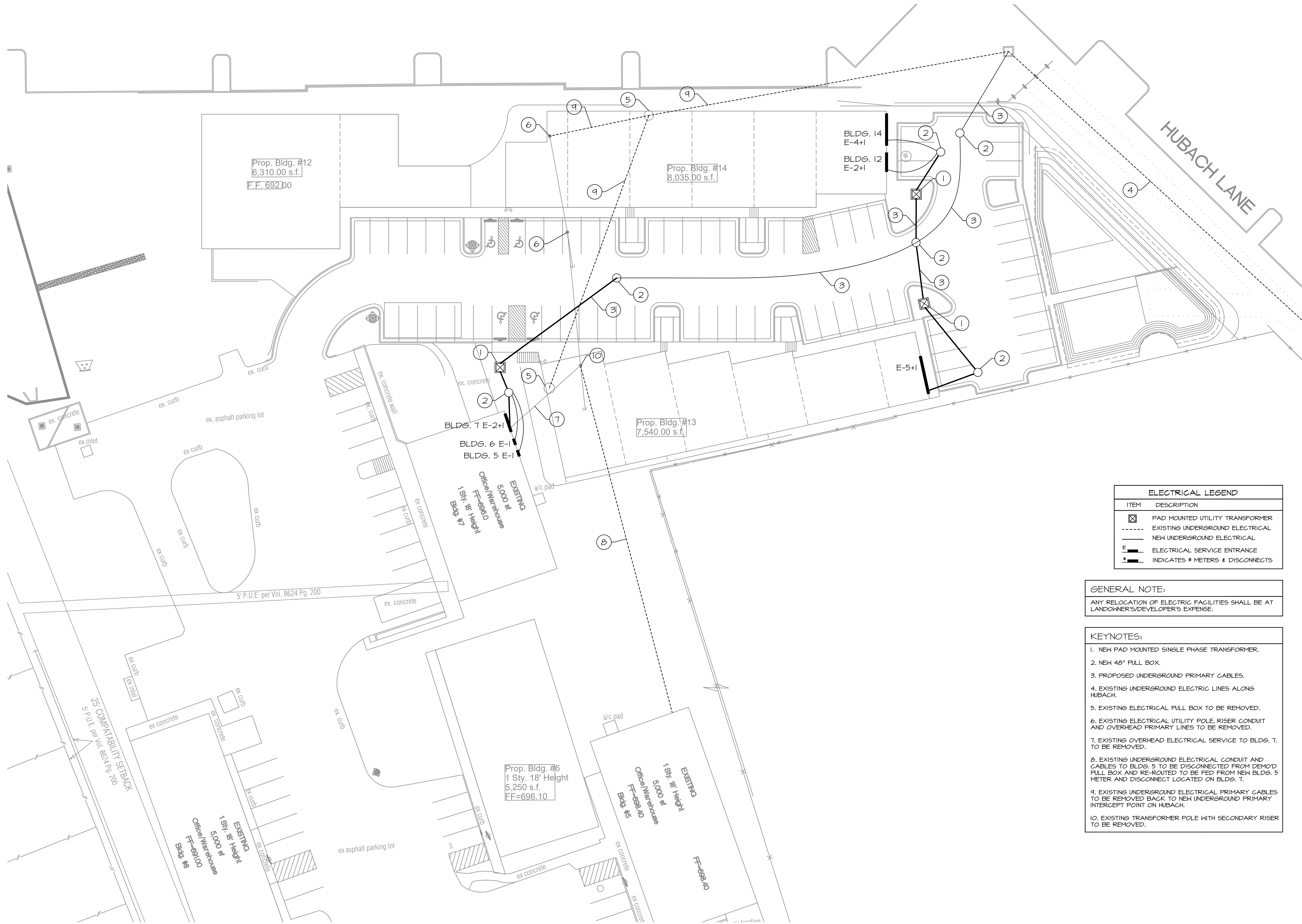
RICH INDUSTRIAL PARK
130 RALPH ABLANEDO DR
AUSTIN, TEXAS 78748

REVISIONS
REV. DATE DESCRIPTION
1 1/22/24

ADDRESSING PLAN

SITE CIVIL PLAN

30 of 31



SITE - ELECTRICAL

1:30

ELECTRICAL LEGEND	
ITEM	DESCRIPTION
	PAD MOUNTED UTILITY TRANSFORMER
	EXISTING UNDERGROUND ELECTRICAL
	NEW UNDERGROUND ELECTRICAL
	ELECTRICAL SERVICE ENTRANCE
	INDICATES # METERS & DISCONNECTS

GENERAL NOTE:

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

KEYNOTES:

1. NEW PAD MOUNTED SINGLE PHASE TRANSFORMER.
2. NEW 48" PULL BOX.
3. PROPOSED UNDERGROUND PRIMARY CABLES.
4. EXISTING UNDERGROUND ELECTRIC LINES ALONG HUBACH.
5. EXISTING ELECTRICAL PULL BOX TO BE REMOVED.
6. EXISTING ELECTRICAL UTILITY POLE, RISER CONDUIT AND OVERHEAD PRIMARY LINES TO BE REMOVED.
7. EXISTING OVERHEAD ELECTRICAL SERVICE TO BLDG. 7, TO BE REMOVED.
8. EXISTING UNDERGROUND ELECTRICAL CONDUIT AND CABLES TO BLDG. 5 TO BE DISCONNECTED FROM DEMO'D PULL BOX AND RE-ROUTED TO BE FED FROM NEW BLDG. 5 METER AND DISCONNECT LOCATED ON BLDG. 7.
9. EXISTING UNDERGROUND ELECTRICAL PRIMARY CABLES TO BE REMOVED BACK TO NEW UNDERGROUND PRIMARY INTERCEPT POINT ON HUBACH.
10. EXISTING TRANSFORMER POLE WITH SECONDARY RISER TO BE REMOVED.

REVISIONS

EMPOWERED
ENGINEERING, LLC

MEP ENGINEERS
support@empoweredengineering.com | Phone: 512-387-6837
5009 Annalise Drive | Austin, Texas 78744-5441

RICH INDUSTRIAL PARK

130 RALPH ABLANEDO DR.
AUSTIN, TEXAS 78748

Empowered Engineering, LLC
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EMPOWERED ENGINEERING, LLC
TEXAS FIRM REGISTRATION 1655

PROJECT NO.:
221133
ISSUED FOR PERMIT
12/19/22

DRAWN / REVIEWED:
CML / DMS

■ PERMIT SET
☐ REVIEW SET
☐ CONSTRUCTION SET
☐ NON-CONSTRUCTION SET

SHEET TITLE
SITE - ELECTRICAL

SHEET NO.

31