

**PLANNING COMMISSION
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2024-0356C **PC COMMISSION DATE:** March 25, 2025

PROJECT NAME: ACCX - Convention Center C1

ADDRESS: 500 E Cesar Chavez

DISTRICT: 9 **NEIGHBORHOOD PLAN:** Downtown

WATERSHED: Waller Creek (Urban Watershed)

AREA: 16.66 acres limits of construction

APPLICANT: Riley Triggs, Project Manager
City of Austin, Capital Delivery Services
6800 Burleson Rd, Bldg 312, Ste 200
Austin, TX 78744

AGENT: Matt Langley, PE
GarzaEMC, LLC
7708 Rialto Blvd, Ste 125
Austin, TX 78735

CASE MANAGER: Meg Greenfield, (512) 978-4663, meg.greenfield@austintexas.gov

EXISTING ZONING: Central Business District (CBD)

PROPOSED USE: For this site plan, the applicant is proposing the demolition, excavation, and shoring of the existing convention center. A second site plan will include the construction of a new convention center and will also require Planning Commission recommendation and City Council approval. Additional notice will be sent at that time. This site plan is for demolition, excavation, shoring work, and diaphragm wall work.

REQUEST: This site is zoned CBD with a Convention Center use. To comply with LDC Section 25-2-581 this site plan must be approved by City Council, and therefore requires a recommendation from Planning Commission.

§ 25-2-581 - CENTRAL BUSINESS DISTRICT (CBD) DISTRICT REGULATIONS.

(A) This section applies in a central business (CBD) district.

(B) Notwithstanding any other provision of this chapter, the requirements of Article 10 (*Compatibility Standards*) do not apply.

(C) This subsection applies to a convention center use.

(1) council approval is required for a site plan for a convention center use. Approval of a site plan:

(a) establishes the site development regulations; and

(b) waives regulations that are inconsistent with the site plan, if any.

(2) A public hearing is required for each site plan considered under this subsection.

(3) The director shall give notice of a public hearing required by this subsection in accordance with [Section 25-1-132\(C\)](#) (*Notice of Public Hearing*).

(D) Commercial off-street parking is a permitted use when it constitutes less than 50 percent of the parking spaces in a parking structure.

Source: Section 13-2-661; Ord. 990225-70; Ord. 031211-11; Ord. 20130411-061.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of this site plan.

PLANNING COMMISSION ACTION: TBD

LEGAL DESCRIPTION: ALL OF BLOCKS 9, 14, 15, 33, 34 AND LOTS 1, 2, 3, 6, 7, AND 8, OF BLOCK 10, INCLUDING THE ALLEYS AND VACATED PORTIONS OF EAST 2ND STREET, EAST 3RD STREET, AND NECHES STREET, ALSO INCLUDING PART OF EAST CESAR CHAVEZ STREET, AND A PORTION OF TRINITY STREET IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

ALLOWED IMPERVIOUS COVER: 100%

EXISTING IMPERVIOUS COVER: 90%

PROPOSED IMPERVIOUS COVER: 0%

SUMMARY COMMENTS ON SITE PLAN:

All reviews are approved except for site plan and fire, which are informal:

Outstanding Review	Outstanding Items
Site Plan	PC & Council approval
Fire	Correcting text/typo

This site plan is still in review. The site development permit will not be issued until all reviews are approved

ZONING OVERLAYS:

ADU Approximate Area Reduced Parking

Convention Center

Downtown Austin Plan Districts: Waller Creek

Downtown Density Bonus: FAR - 25 | No Max Height

Downtown Creeks: WALLER

Downtown Parks: BRUSH SQUARE

ETOD Overlay: Subdistrict 1

Green Building Mandatory: Central Business District/Downtown

Mixed Use

Residential Design Standards: LDC/25-2-Subchapter F

Transit Oriented Development: CONVENTION CENTER

Selected Sign Ordinances

Selected Sound Ordinances

SURROUNDING CONDITIONS:

North: Fire Station & Museum & Hotel (P & CBD)

East: Commercial & Hotel & Park (CBD)

West: Multifamily & Commercial (CBD)

South: Multifamily & Commercial & Waterloo Greenway (CBD)

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

City of Austin Downtown

Commission, Downtown Austin Alliance

Downtown Austin

Neighborhood Assn. (DANA)

Friends of Austin Neighborhoods

Friends of the Emma Barrientos MACC

Greater East Austin

Neighborhood Association

Homeless Neighborhood Association

Lower Waller Creek, Neighborhood Empowerment Foundation

Overton Family Committee

Preservation Austin

Red Line Parkway Initiative

SELTexas

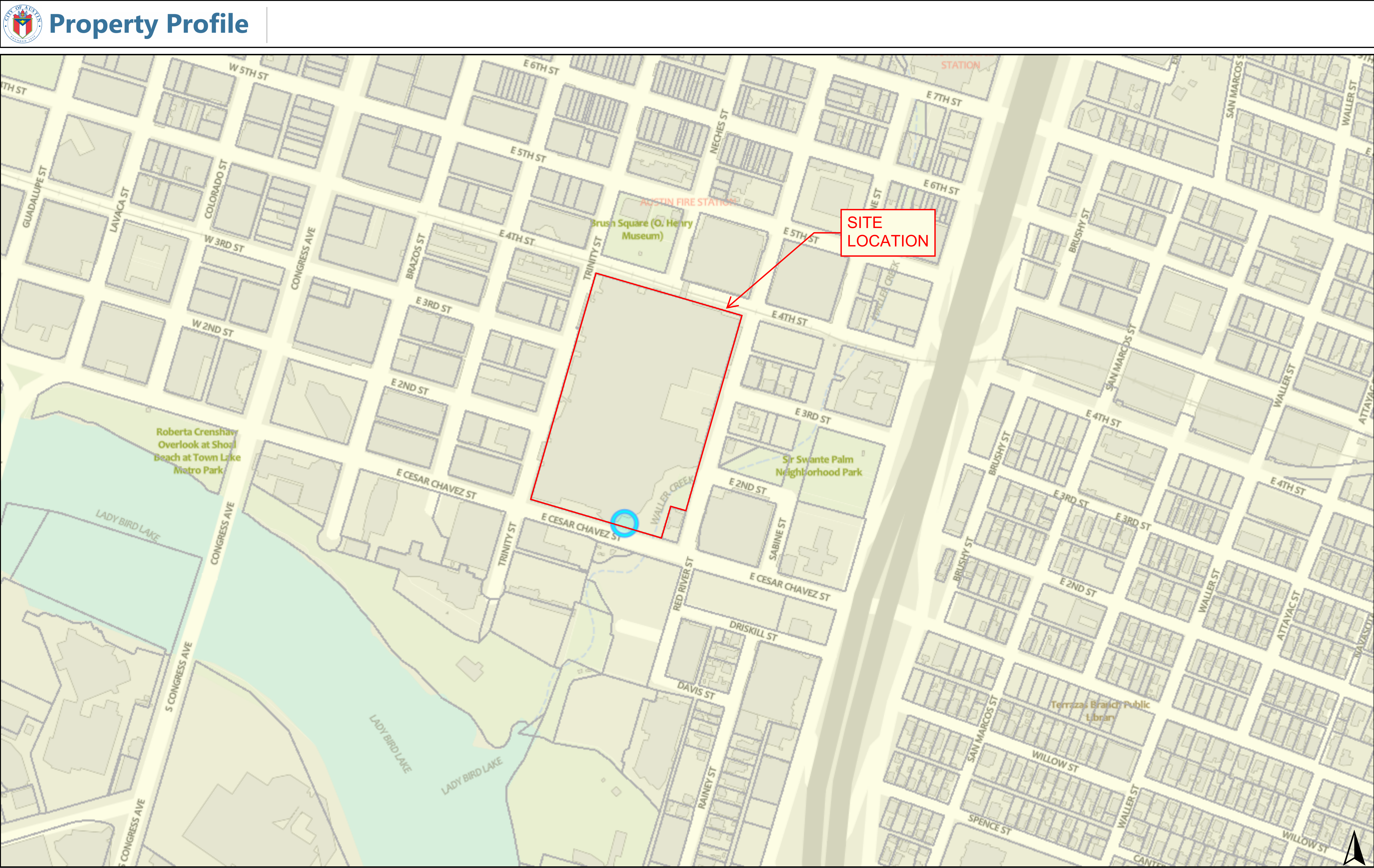
Save Our Springs Alliance

Sierra Club

Austin Regional Group

Waller District Staff Liaison

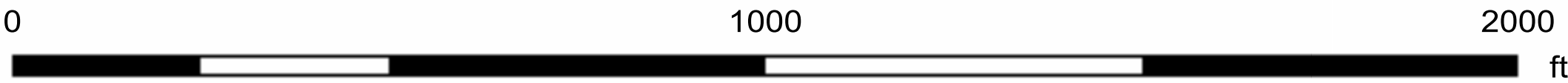
Waterloo Greenway



Legend

- Property
- Jurisdiction
- FULL PURPOSE
- Appraisal Districts
- TCAD Parcels
-
- Jurisdictions Fill
- Jurisdiction
- FULL PURPOSE

Notes



4/1/2024

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.



August 28, 2024
City of Austin Development Services
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: ACCX - Demolition and Excavation -Summary Letter
500 E. 3rd St.
Austin, Travis County, Texas, 78701

Dear Staff,

We are submitting a consolidated site plan application for the ACCX Demolition and Excavation Project. The project site is located on a site bound by Trinity Street to the west, 4th Street to the north, Red River to the east and W. Cesar Chavez to the south (totaling 14.1475 acres of land). The tract is located within the full purpose limits of the City of Austin and is zoned CBD (Central Business District). The site consists of all of Blocks 9, 14, 15, 33, 34 and lots 1,2,3,6,7, and 8, of block 10, including the alleys and vacated portions of East 2nd Street, East 3rd Street, and Neches Street, also including a portion of East Cesar Chavez Street and a portion of Trinity Street into the Original City of Austin, Travis County, Texas. The site is currently developed with a convention center. The site has public sidewalks around the perimeter of the property adjacent to the right-of-way and a CapMetro Rail Station to the north on 4th Street. According to the Federal Insurance Rate Map community panel number 48453C0465K Eff. Date 1/22/2020, the site is currently located within the 100-year FEMA floodplain. Per LOMR 21-06-2164P Eff. Date 9/22/2022, once the Waller Creek Greenway improvements currently under construction have been completed, the site will then lie outside of said 100-year floodplain.

The final site conditions for this project will be an excavated hole with shoring walls in preparation for the construction of the new convention center. A dewatering plan will be implemented. All civil engineering design work performed for this ACCX project, including demolition, will conform to the design criteria specified by the Owner's Project Requirements, as well as City of Austin and state codes, where applicable.

The existing building will be demolished on the property. Additional demolition scope for ACCX includes, but is not limited to, the following: underground building foundations, concrete curb and gutter, concrete driveways, asphalt driveways, concrete sidewalks, light poles, underground/overhead electric infrastructure, underground telecommunications/data infrastructure, underground gas infrastructure, storm drainage infrastructure, water and



wastewater infrastructure, chilled water infrastructure, signage, all existing storm and utility infrastructure onsite is to be demolished.

If you should have any questions or comments regarding this waiver request, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. P. Langley', with a long, sweeping flourish extending to the right.

Matt Langley
Senior Consultant
GarzaEMC, LLC



City of Austin

Site Plan Application – Master Comment Report

This Master Comment Report includes all staff comments received to date about your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

Case Number: SPC-2024-0356C

Revision #: 00

Case Manager: Meg Greenfield

Phone #:

Update: U1

Email: meg.greenfield@austintexas.gov

Project Name: ACCX - Convention Center C1

Location: 500 E CESAR CHAVEZ ST

Submittal Date: March 6, 2025

Report Due Date: March 19, 2025

Final Report Date: March 17, 2025

Update Deadline (Expiration Date): November 26, 2025

Final Update Deadline [LDC § 25-5-113]:

- **Failure to submit a final update by the deadline will result in the automatic denial of the application, unless:**
 - (1) The site plan application has been approved; or
 - (2) A request for an extension has been granted. [LDC § 25-1-82(F)]
- If the deadline falls on a weekend or [City of Austin holiday](#), the next City of Austin workday will be the deadline.
- The applicant or their agent is responsible for updating this site plan application and clearing all comments.

Update Submittals:

- **An informal update submittal is required. PuPr updates are submitted through Bluebeam.** Please upload your documents to the appropriate folder in your Bluebeam project.
 - Site--SP Formal Review--Update 2.
 - Once your upload is complete, email PuPRIntake@austintexas.gov for distribution to reviewers.
- Updates submitted after 3:00 p.m. may be processed on the following business day.
- A written response to every comment is required in addition to the updated plan set.
- More comments may be generated as a result of information or design changes provided in your update.

Site Plan Approval:

- The site plan will be approved when all requirements from each review discipline have been addressed.

REVIEWERS:

Fire For Site Plan : Anne Bourland

Site Plan Review: Meg Greenfield

City Arborist Review – Jim Rooni jim.rooni@austintexas.gov03/07/2025 **Update 1**

Note: Please e-mail me if you have any questions, concerns, or require additional information about these comments: Jim.Rooni@austintexas.gov. You may also e-mail me if you would like to schedule a phone or virtual meeting to clarify the review comments. Updates cannot be reviewed outside of the update review cycle.

CA1 – Current Status: Comment Cleared• **U1: Comment Cleared.**

• U0: Administrative Variance

An administrative variance will be required before the removal of **Tree # 7782 – 24.0” American Elm**. If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. *Reference: LDC Section 25-8-642*

CA2 – Current Status: Comment Cleared• **U1: Comment Cleared.**

• U0: Land Use Commission Variance

A Commission Variance will be required before the removal of **Tree # 7712 – 33.0” American Elm**. Unless dead, diseased, or an imminent hazard, the variance process for a tree 30” dia. and greater requires a public hearing before the Environmental Commission to determine if the trees can be removed. Modify the plans so these trees meet tree preservation criteria per ECM Section 3.5.2.
Reference: LDC 25-8-641

CA3 – Current Status: Comment Cleared• **U1: Comment Cleared**

• U0: Fiscal Surety

Add a note onto sheet 35 stating the total mitigation inches that will be planted under a different plan and reference that site plan permit number (if applicable).

Drainage Engineering Review – Juany Benitez
512-974-4694 - juany.benitez@austintexas.gov**FYI – Current Status: For Information Only**

- 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

Project Name: ACCX - Convention Center C1

Address: 500 E CESAR CHAVEZ ST

File Number: SPC-2024-0356C

completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 0 – Current Status: Cleared

- U1: Description provided indicates that changes have been made to the drainage area maps, dewatering details are included in the plans, and the Engineering and Drainage Report includes a discussion on managing the 2-yr storm.
- U0: Provide a description of any changes made to the drainage design since the last update. If necessary, provide an updated engineering report to reflect those changes.

DE 1 – Current Status: Cleared

- U1: All Drainage Comments have been addressed.
- U0: If a comment does not apply to this application or has already been addressed, please provide a description of why the comment does not apply. Responses should provide a detailed narrative describing how a comment has been addressed and specify on which sheet(s) any changes were made.

DE 2 – Current Status: Cleared

- U1: Reference revised.
- U0: Revise the reference for the site plan regarding the drainage improvements in Waller Creek, which are currently under construction, to state "Waterloo Greenway – Creek Delta." This modification is necessary to ensure consistency with the plans approved under SPC-2019-0400D.

DE 3 – Current Status: Cleared

- U1: Comment addressed.
- U0: Provide a discussion of compliance with 2-year peak flow control in the engineering report, as determined under the Drainage Criteria Manual and the Environmental Criteria Manual.
 - a. Per consultant's response to the Pre-submittal (90%) review comment, this information was added. However, this information was not found in the Engineering and Drainage Report.

DE 4 – Current Status: Cleared

- U1: Inconsistencies were addressed.
- U0: Address the inconsistency in the land areas between the existing and proposed Drainage Area Maps for POI#1

DE 5 – Current Status: Cleared

- U1: Modifications were made to merge the Proposed Drainage Area Map with the Excavation Dewatering Plan, clarifying that only the 2-yr storm will discharge into the designated POIs. Additionally, a table comparing the existing/proposed flow rates has also been added.
- U0: Explain why the Mass Excavation Dewatering Plan sheet must include peak discharge calculations for the 10-, 25-, 100- and 500-yr storm frequency events. According to the Proposed Conditions section in the Engineering and Drainage Report, the dewatering activities will not discharge more than the 2-year storm into the storm drain adjacent to the site.

Project Name: ACCX - Convention Center C1

Address: 500 E CESAR CHAVEZ ST

File Number: SPC-2024-0356C

DE 6 – Current Status: Cleared

- U1: Temporary inlets will be installed on the disconnected storm lines.
 - U0: The location of POI #1 on the Proposed Drainage Area Map is not clear. The existing 27-inch SD will be capped at the property line according to the Utility Demolition Plan E sheet. Please explain how stormwater from the excavated area DW1 will be pumped to discharge at POI #1.
 - a. Please note that pumped stormwater shouldn't discharge water laden with sediment or debris into Waller Creek of the "Waterloo Greenway Creek Delta" pond.
- U1: Before the water flows the temporary inlets, temporary sedimentation control measures will be implemented at the outlets. Cleared.**

DE 7 – Current Status: Cleared

- U1: Comment addressed.
 - U0: The LOC as depicted on the Demolition Plans encroaches on the erosion hazard zone (EHZ). If the proposed demolition or excavation encroaches on the EHZ, a Level 2 analysis along with protective works in accordance with DCM Appendix E will be required.
 - a. Per consultant's response to the Pre-submittal (90%) review comment, an approved EHZ Waiver was provided. The waiver was not received.
 - b. In lieu of the EHZ Analysis, the engineer of record needs to write a memo stating that it is their professional opinion that protective works are adequate and sufficiently stable to provide protection for the activities described in C-1.
- U1: Correspondence from WPD was received clearing the EHZ comment due to the existing protective works and the scope of the work for this site plan.**

DE 8 – Current Status: Cleared

- U1: Information provided.
- U0: Provide Atlas 14 Intensity-Duration-Frequency values used for hydrologic calculations per DCM Table 2-2A or 2-2B.

DE 9 – Current Status: Cleared

- U1: This comment was deferred to Floodplain Review.
- U0: It appears that there are concentrated flows and/or floodplain through the property. A drainage easement is required to the limits of the 100-year fully developed flow elevation. The proposed drainage easement must meet the minimum easement width requirements. The standard drainage easement document may be found through the following link: <https://www.austintexas.gov/departments/forms-applications#easement>. Easements will be submitted to legal for review once design related comments are cleared. LDC 25-7-152; DCM 1.2.4(G)

FYI – Current Status: For Information Only

- FYI. Additional comments may be generated from new material submitted during your next update.

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Address: 500 E CESAR CHAVEZ ST

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03/13/2025:

PR 1 – Current Status: Cleared.

- U1: Comment cleared.
- U0: Please label all sheets involving City parkland as follows: City of Austin (Parkland)

PR 2 - Current Status: Cleared.

- U1: Comment cleared.
- U0: Please confirm that LOC and tie- backs are not on parkland. NOTE IF LOC ENCROACHES ON PARKLAND IT TRIGGERS CH 26 PROCESS

Addressing Review – Brystin Herbeck
(512) 974-7709 - brystin.herbeck@austintexas.gov

AD1 – Current Status: Complete

- R1 Address of project is accurate. Once the Demo permit has been completed we can remove the additional addressing from project that is no longer needed.

Drainage Engineering Review – Juany Benitez
512-974-4694 - juany.benitez@austintexas.gov

FYI – Current Status: For Information Only

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

DE 0 – Current Status: Cleared

- U1: Description provided indicates that changes have been made to the drainage area maps, dewatering details are included in the plans, and the Engineering and Drainage Report includes a discussion on managing the 2-yr storm.
- U0: Provide a description of any changes made to the drainage design since the last update. If necessary, provide an updated engineering report to reflect those changes.

DE 1 – Current Status: Cleared

- U1: All Drainage Comments have been addressed.

Project Name: ACCX - Convention Center C1

Address: 500 E CESAR CHAVEZ ST

File Number: SP-2024-0356C

- U0: If a comment does not apply to this application or has already been addressed, please provide a description of why the comment does not apply. Responses should provide a detailed narrative describing how a comment has been addressed and specify on which sheet(s) any changes were made.

DE 2 – Current Status: Cleared

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- U0: Revise the reference for the site plan regarding the drainage improvements in Waller Creek, which are currently under construction, to state “Waterloo Greenway – Creek Delta.” This modification is necessary to ensure consistency with the plans approved under SPC-2019-0400D.

DE 3 – Current Status: Cleared

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Address: 500 E CESAR CHAVEZ ST

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- b. Please note that pumped stormwater shouldn't discharge water laden with sediment or debris into Waller Creek of the "Waterloo Greenway Creek Delta" pond.

U1: Before the water flows the temporary inlets, temporary sedimentation control measures will be implemented at the outlets. Cleared.

DE 7 – Current Status: Cleared

- U1: Comment addressed.
- U0: The LOC as depicted on the Demolition Plans encroaches on the erosion hazard zone (EHZ). If the proposed demolition or excavation encroaches on the EHZ, a Level 2 analysis along with protective works in accordance with DCM Appendix E will be required.
- c. Per consultant's response to the Pre-submittal (90%) review comment, an approved EHZ Waiver was provided. The waiver was not received.
- d. In lieu of the EHZ Analysis, the engineer of record needs to write a memo stating that it is their professional opinion that protective works are adequate and sufficiently stable to provide protection for the activities described in C-1.

U1: Correspondence from WPD was received clearing the EHZ comment due to the existing protective works and the scope of the work for this site plan.

DE 8 – Current Status: Cleared

- U1: Information provided.
- U0: Provide Atlas 14 Intensity-Duration-Frequency values used for hydrologic calculations per DCM Table 2-2A or 2-2B.

DE 9 – Current Status: Cleared

- U1: This comment was deferred to Floodplain Review.
- U0: It appears that there are concentrated flows and/or floodplain through the property. A drainage easement is required to the limits of the 100-year fully developed flow elevation. The proposed drainage easement must meet the minimum easement width requirements. The standard drainage easement document may be found through the following link: <https://www.austintexas.gov/department/forms-applications#easement>. Easements will be submitted to legal for review once design related comments are cleared. LDC 25-7-152; DCM 1.2.4(G)

FYI – Current Status: For Information Only

- FYI. Additional comments may be generated from new material submitted during your next update.

Fire For Site Plan Review – Anne Bourland
(512) 974-2115 - anne.bourland@austintexas.gov

Project Name: ACCX - Convention Center C1

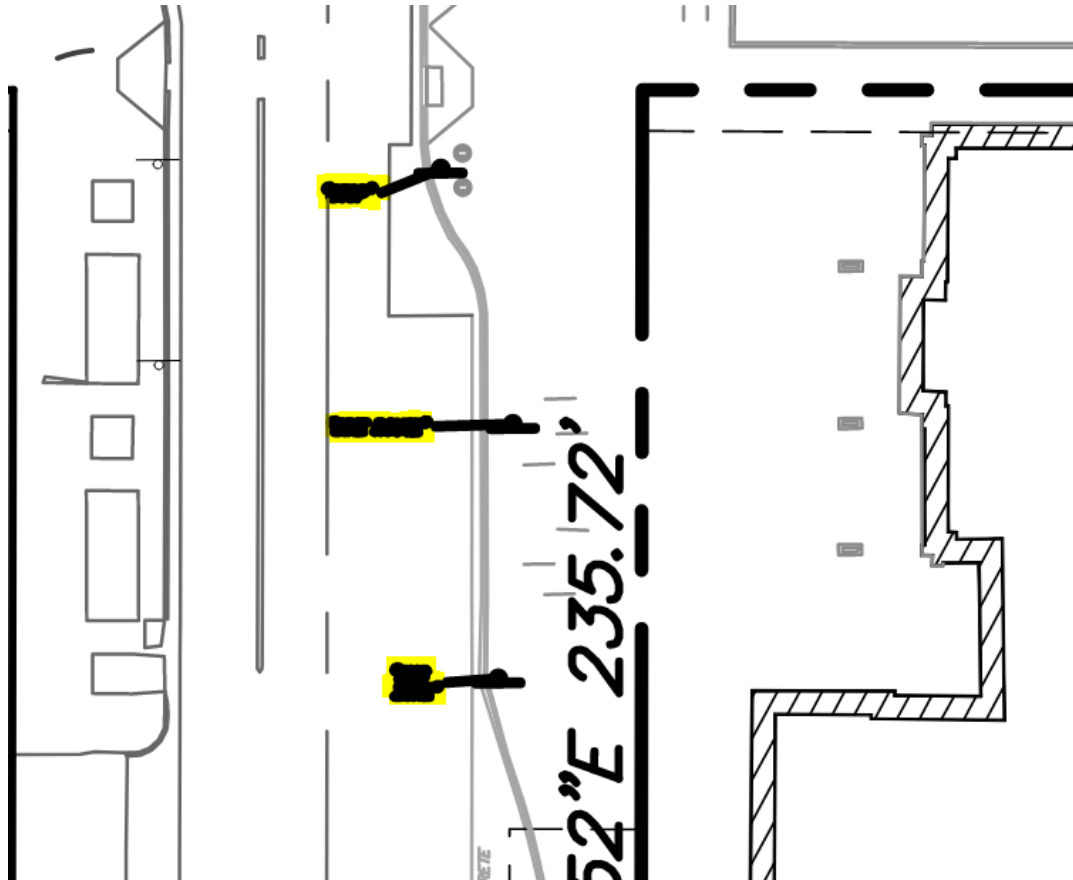
Address: 500 E CESAR CHAVEZ ST

File Number: SPC-2024-0356C

FR 1 – Current Status: Pending

- U1: Illegible Text

The Overall Site Key Map, sheet 12, has added signage along Trinity St since the last update. The text associated with this signage is not legible. Please revise.



FR 2 – Current Status: Information Only

- U1: The status of this project has been changed to “Informal Update” in AMANDA. This change in status does not imply final approval. The design engineer is responsible for submitting any revised plans. Please coordinate with the case manager to receive final approval signatures and stamps.

Site Plan Review – Meg Greenfield
meg.greenfield@austintexas.gov

SP1 When all comments are cleared, collect signatures/authorizations from reviewers external to the City of Austin, if required. Then coordinate with the Case Manager to circulate the final plan set for City of Austin required signatures. Please allow up to 5 business days for signatures to be completed. NOTE:

Project Name: ACCX - Convention Center C1

Address: 500 E CESAR CHAVEZ ST

File Number: SPC-2024-0356C

Any changes to the plan set following the final submittal will require the Case Manager to restart the process of collecting signatures.

U1: pending

SP2 25-2-581 - CENTRAL BUSINESS DISTRICT
(CBD) DISTRICT REGULATIONS.

- (1) council approval is required for a site plan for a convention center use. Approval of a site plan: (a) establishes the site development regulations; and (b) waives regulations that are inconsistent with the site plan, if any.
- (2) A public hearing is required for each site plan considered under this subsection.

Once almost all design-related comments are cleared we will schedule for council.

U1: pending—PC and council are scheduled.

SP3 please update submittal date to 9/12/24

U1: cleared.

SP4 on sheet 12 provide a site data table with the following information: zoning (CBD, use (convention center), existing and proposed IC, LOC or site area.

U1: cleared.

FYI: thank you for the note on easements sheet--The City of Austin will not be requiring License Agreements or Encroachment Agreements for ACCX tie backs in the ROW as long as they do not extend past the centerline of the road. The coordination/review for the tie backs will occur within the AULCC process.

END OF MASTER COMMENT REPORT

Comment Resolution Process:

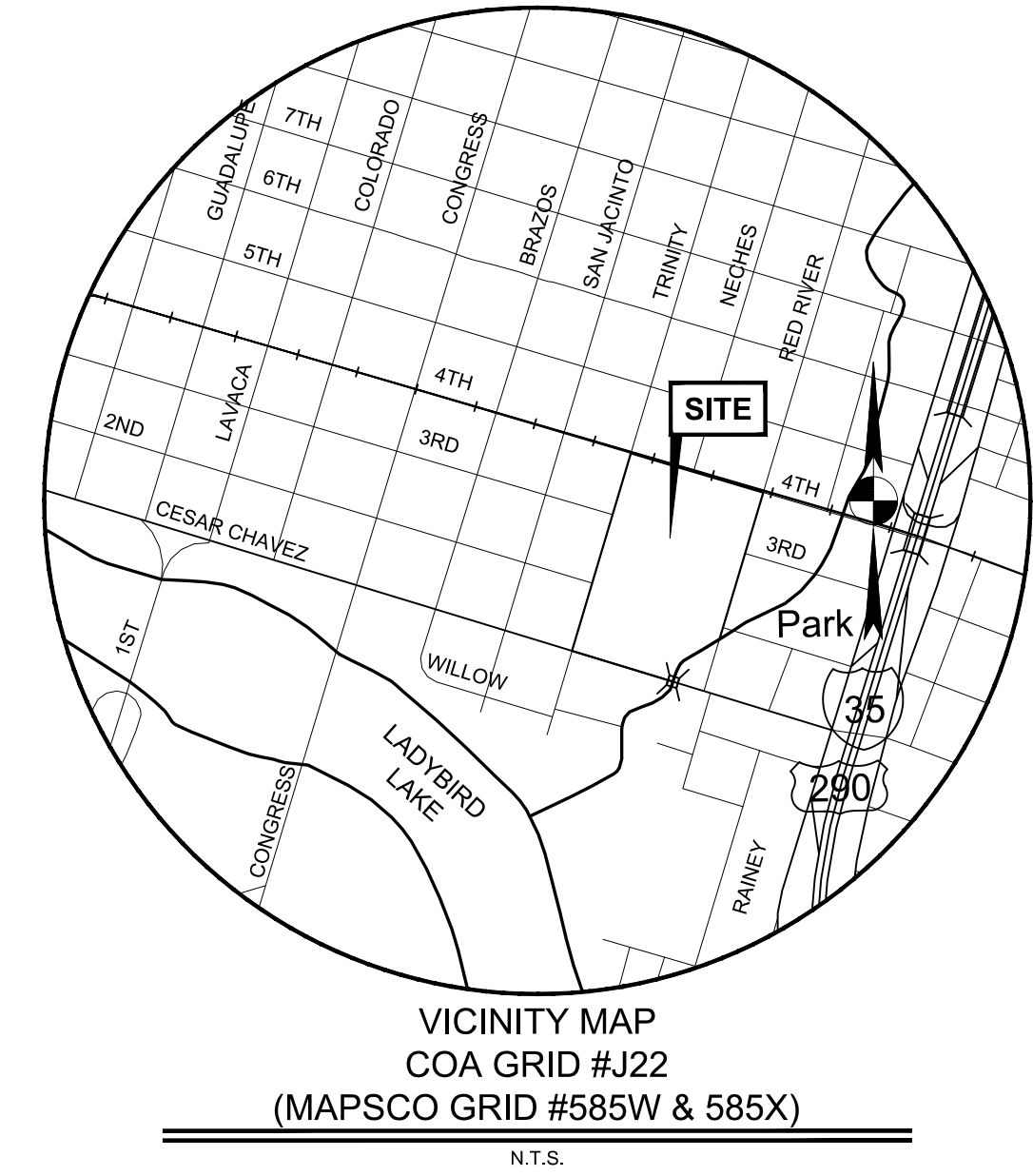
You can submit a Comment Resolution Request if:

1. You have identified two or more comments in your Master Comment Report that conflict with each other; and
2. You do not believe that the comments can be satisfied.

Comment Resolution Requests can only be submitted and resolved between review cycles. They cannot be submitted while the site plan is in review. Use the [Comment Resolution Request Web Form](#) to submit your request.

Questions or Concerns? Contact Us:

If you have any questions or concerns or if you require more information about this report, please do not hesitate to contact your Case Manager at the email address listed at the top of this report or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.



SITE DEVELOPMENT PERMIT PLANS

FOR

ACCX- DEMO AND EXCAVATION

OWNER: CITY OF AUSTIN
PO BOX 1088
AUSTIN, TEXAS 78767-1088
(512) 978-4000

OWNER REPRESENTATIVE: CITY OF AUSTIN CONVENTION CENTER
CONTACT: ROLANDO FERNANDEZ
(512) 404-4047

ARCHITECT: PAGE
400 W CESAR CHAVEZ ST, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-6721

ARCHITECT: LMN ARCHITECTS
801 2ND AVE., SUITE 501
SEATTLE, WA 98104
(206) 682-3460

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

OTHER: CAPITAL DELIVERY SERVICES
6800 BURLESON RD, BLDG 312, SUITE 200
AUSTIN, TEXAS 78744
512-974-7220
CONTACT: RILEY TRIGGS

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATSHED. THIS PROJECT IS LOCATED OUTSIDE OF THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE.

FLOODPLAIN INFORMATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON FIRM MAP NO. 48453C0465K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED 1/22/2020 & LOMR 21-06-2164P EFFECTIVE 9/22/2022.

LEGAL DESCRIPTION:

ALL OF BLOCKS 9, 14, 15, 33, 34 AND LOTS 1, 2, 3, 6, 7, AND 8, OF BLOCK 10, INCLUDING THE ALLEYS AND VACATED PORTIONS OF EAST 2ND STREET, EAST 3RD STREET, AND NECHES STREET, ALSO INCLUDING PART OF EAST CESAR CHAVEZ STREET, AND A PORTION OF TRINITY STREET IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

BENCHMARK #103
ELEVATION: 465.65'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET IN A CONCRETE SIDEWALK LOCATED APPROXIMATELY 57 FEET NORTHEAST FROM THE INTERSECTION OF 4TH STREET AND RED RIVER STREET. [SHOWN HEREON]

BENCHMARK #105
ELEVATION: 474.33'
DESCRIPTION: MAG NAIL ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 30 FEET NORTHWEST FROM THE INTERSECTION OF 4TH STREET AND TRINITY STREET. [NOT SHOWN HEREON]

BENCHMARK #200
ELEVATION: 463.74'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 44 FEET SOUTHWEST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND TRINITY STREET. [NOT SHOWN HEREON]

BENCHMARK #208
ELEVATION: 456.83'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 266 FEET NORTHEAST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND RED RIVER STREET. [SHOWN HEREON]



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
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TBPE # F-14629
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- NOTES:**
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONSTRUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS [COA TITLE 6].
 - THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TDCP SHALL BE SUBMITTED TO THE TCP PORTAL FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE STAR OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.
 - REFER TO THE "MOBILITY GUIDELINES" FOR DEVELOPING TRAFFIC CONTROL STRATEGIES HTTP://AUSTINTEXAS.GOV/PAGE/MOBILITY-GUIDELINES.
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY. OTHER GOVERNMENTAL ENTITIES MAY INCLUDE, BUT NOT LIMITED TO, THE COUNTY, TxDOT, TCEQ, COUNTY FIRE MARSHAL (OR APPLICABLE ESD), MJDS, ETC.
 - 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 APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

FILE NO. : SP-2024-0356C

UCC CASE NO. : UCC-24048-12-02

ADDRESS : 500 E 3RD STREET

SUBMITTAL DATE : SEPTEMBER 12, 2024

SUBMITTED BY : 
JONATHAN E. MCKEE, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

DATE



PLAN SUBMITTALS:

NO.	DATE	COMMENTS

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

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

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 41
FILE NUMBER: SP-2024-0356C APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#070905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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

SHEET

1

OF

41

CONFIDENTIAL

SP-2024-0356C

RIGHT-OF-WAY MANAGEMENT STANDARD NOTES

1. FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF AUSTIN ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE UNTIL THE VIOLATION IS CORRECTED. FOLLOWING IS THE INVESTIGATION FEE SCHEDULE FOR VIOLATIONS OF PUBLIC SAFETY:
 - A. NO OR EXPIRED PERMIT — EQUAL TO THE COST OF THE PERMIT
 - B. VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT — \$250
 - C. IMPROPER ADVANCE WARNING SIGN — \$250
 - D. IMPROPER USE OF DEVICE — \$250
 - E. FAILURE TO CORRECT DEFICIENCY — \$250
 - F. RESTRICTING TRAFFIC DURING HOURS — EQUAL TO THE COST PEAK OF THE PERMIT
 - G. VIOLATION OF PEAK HOUR WORK RESTRICTIONS — UP TO A 4 DAY SUSPENSION OF

- CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE STREETS RIGHT OF WAY.
3. CONTRACTORS SHALL MAINTAIN THE RIGHT OF WAY FREE FROM RIGHT OF WAY MANAGEMENT DISRUPTION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512)974-1150 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
4. FOR WORK THAT IS SCHEDULED IN THE FUTURE, THE CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A STABILIZED CONSTRUCTION PERMIT FOR THE TRAFFIC SIGNALS GROUP TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
5. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES.
6. CONTRACTOR MUST DIAL 311 OR (512)974-2000 TO INITIATE A CLAIMS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK.
7. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT IS RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK.
8. STORAGE OF EQUIPMENT OR MATERIAL IN COA ROW.
 - A. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WHEN THE CURRENT LIMIT OF LONG-TERM STABILIZED CONSTRUCTION CLOSURES SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
 - B. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMIT OF LONG-TERM STABILIZED CONSTRUCTION CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIER.
9. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
10. NO MORE THAN ONE WORKER ZONE LOCATION MAY BE SET AT ONE TIME.
11. PEAK HOURS FOR ARTISTICAL AND COLLECTOR STREETS ARE FROM 6AM TO 9AM AND 4PM TO 6PM, MONDAY THROUGH FRIDAY NO DISRUPTION OR REDUCTION OF ACTIVE TRAFFIC OR PEDESTRIAN ROW CLOSURES SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
12. EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEEDING A TRAVEL WIDTH OF 6 FEET, THE CLOSURE SHALL BE PROVIDED BY THE CITY OF AUSTIN. THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
13. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL PLATWORK AND SIDEWALK REPAIRS. ANY SIDEWALK REPAIRS EXCEEDING 25 FEET OF EXISTING SIDEWALK PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
14. TRAFFIC AHEAD AND "CONSTRAINED TRAFFIC AHEAD" SIGNALS SHALL BE PLACED AT AN APPROACH TO A STABILIZED CONSTRUCTION INTERSECTION. SEE THE CITY OF AUSTIN STANDARD DETAILS FOR SIGN SPACING.
15. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
16. A CLOSURE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
17. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE TRAFFIC SIGNAL READER.
18. FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD 804S-4 SERIES DETAILS.
19. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF AUSTIN STANDARD DETAIL 100S-4.
20. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON WEEKENDS.
21. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD 800 SERIES DETAILS.

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING WORK ON THE SITE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARISE AND SHOWING THE PLANS TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING THAT IS NOT SHOWN ON THE PLANS TO BE REMOVED.
4. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS.
5. CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS FOR ALL PIPE, FITTINGS, FIXTURES, VALVES, BOXES, INLETS, COVERS, RINGS, BEDDING, AND ANY OTHER MATERIAL. MATERIALS NOT LISTED IN THE CONTRACT DOCUMENTS, BUT SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, ALL CONSTRUCTION SHALL COMPLY WITH CITY OF AUSTIN SPECIFICATIONS. IN ADDITION, ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S SPECIFICATIONS. APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PROPERLY INSTALL MATERIALS.
6. ALL DISTURBED AREAS MUST BE REVEGETATED BY CONTRACTOR AS REQUIRED BY CITY OF AUSTIN STANDARDS. (REGARDLESS OF WHO IS RESPONSIBLE FOR SITE LANDSCAPING)
7. UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, ALL SITE CONCRETE, PAVING AND FLOORING SHALL COMPLY WITH CITY OF AUSTIN SPECIFICATIONS.
8. UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, NO WORK SHALL TAKE PLACE OUTSIDE THE BOUNDARIES OF THE OWNER'S PROPERTY. IN THE EVENT THAT WORK NEEDS TO TAKE PLACE OFFSITE, THE OWNER'S REPRESENTATIVE MUST BE NOTIFIED TWO WEEKS PRIOR TO THE WORK, SO THAT THE PROPER COORDINATION MAY TAKE PLACE. ANY WORK OFFSITE MUST BE APPROVED BY THE OWNER. ANY WORK OFFSITE MAY TAKE PLACE OFFSITE WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
9. ADEQUATE TREE PROTECTION MUST BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL TREES SHOWN TO BE PROTECTED IN THE CONTRACT DOCUMENTS ARE TO REMAIN. UNLESS SPECIFIC, WRITTEN PERMISSION IS GRANTED FOR THE REMOVAL OF A TREE BY THE OWNER'S REPRESENTATIVE, CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREE LOST DUE TO CONTRACTOR'S NEGLIGENCE. IN AREAS WHERE A TREE WELL CONDITION EXISTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY COMPACTED SOIL FROM THE TREE'S CRITICAL ROOT ZONE TO ENSURE THE TREE'S INTACT AND PROPERLY.
10. CONTRACTOR SHALL KEEP ALL ADJACENT ROADWAYS CLEAR OF DIRT, MUD AND DUST THROUGH THE DURATION OF CONSTRUCTION. PERIODIC CLEANING OF ROADWAYS WILL BE REQUIRED AS DEEMED NECESSARY BY OWNER'S REPRESENTATIVE.
11. ALL TRENCHES MADE UNDER AREAS TO BE PAVED SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
12. CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND PROVIDING A COPY OF THE SWPPP APPLICATION TO OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
13. CONTRACTOR SHALL FORWARD A COPY OF A "FORM SURVEY" TO OWNER'S REPRESENTATIVE PRIOR TO POURING BUILDING SLABS. CONTRACTOR SHALL ALSO PROVIDE A COPY OF THE "FORM SURVEY" TO OWNER'S REPRESENTATIVE. ALL MATERIALS REQUIRED UNDER THE CITY OF AUSTIN SPECIAL SPECIFICATIONS CHECKLIST.
14. PRIOR TO ACCEPTANCE BY OWNER, ALL STORMWATER DRAINAGE PIPING, BOXES AND STRUCTURES WILL BE CLEAN AND FREE OF SEDIMENT. IN ADDITION, THE FILTER MEDIA ASSOCIATED WITH ANY WATER QUALITY STRUCTURES ON THE PROJECT WILL BE CLEAN AND FREE OF DIRT AND DEBRIS.
15. CONTRACTOR SHALL STOCKPILE TOPSOIL AND MACHINE GRADE WITHIN 2 INCHES OF TOP OF CURB WITH ONSITE MATERIAL, WHICH SHALL BE FREE OF ROCKS AND OTHER DEBRIS. VERIFY GRADE WITH LANDSCAPE SPECIFICATIONS.
16. PRIOR TO PLACEMENT, CONTRACTOR MUST SUBMIT PROPOSED ROAD/PARKING LOT BASE MATERIAL FOR TESTING BY OWNER'S TESTING LABORATORY. ONLY MATERIAL APPROVED BY OWNER'S TESTING LABORATORY MAY BE USED. REFER TO PROJECT GEOTECHNICAL REPORT FOR EXACT SPECIFICATIONS.

1. 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 RESTRICT THE SOIL BUILDUP 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) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL
 - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES OUT 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 FIRE.
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 BEYOND THE AREA DISTURBED;
 - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTERMOST LIMIT OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED 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 BUILDING;
 - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL CIRCUMSTANCES, CONTACT THE CITY ARBORIST AT 737-878-1778 TO DISCUSS ALTERNATIVES.
7. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
8. 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 FT (OR TO THE LIMITS OF BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
10. 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 WEEKS, COVER THE EXPOSED ROOTS WITH MULCH IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
11. ANY TRENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE. IF THERE IS NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PREPARE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
14. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AND THE CITY OF AUSTIN TREE TRIMMING AND MAINTENANCE MANUAL).
15. 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.

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 3.6.2.B.1, PRESERVED TREES WITHIN THE PROJECT AREA SHOULD BE MONITORED FOR DEFICIENCIES IN 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 MEASURED TO DETERMINE THE EFFECT OF SOIL ACIDITY ON THE TREE. 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 MYCORRHIZAL COMPONENTS ARE HIGHLY RECOMMENDED. THESE SOLUTIONS ARE DESIGNED TO INCREASE THE UPTAKE OF 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 BE SELECTION OF THE APPLICATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST.

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

POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION.

RECOMMENDED RATES FOR FERTILIZATION OF MICRO AND/OR MACRO AND/OR 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.

FOLIAR ANALYSIS SHOULD BE PERFORMED PRIOR TO APPLICATION OF ANY FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 912-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. MAXIMUM ALLOWABLE FERTILIZER RATES ARE SET FORTH BELOW.

IF NOT APPROVED BY THE CITY ARBORIST WITHIN 60 DAYS AFTER CERTIFICATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT DEPARTMENT. THIS DOCUMENTATION SHALL BE ATTACHED TO THE NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

International Fire Code (LDC Chapter 25-12, Article 7), Reference Sections 501.3, 503, and 507

Construction documents related to site plan and building permit approvals shall address general emergency access provisions and construction sequencing that affects fire or life safety. One aspect of meeting this requirement is to include in the site plan submittal general construction notes which should include, but need not be limited to the following:

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 approved by the Austin Fire Department. An alternate method of construction in accordance with the applicable rules for temporary roads outlined in the City of Austin Fire Protection Criteria Manual.
2. 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. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions, and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions.
3. 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 construction, the City of Austin permit may be modified as documented in the approval of the alternate method.
4. All emergency access roadways and fire lanes, including previous/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 (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement.
5. Fire lanes designated on site plans shall be agreed between the City of Austin Fire Department and inspected for final approval.
6. The minimum vertical clearance required for emergency vehicle access roads or drives is 14 feet for the full width of the roadway or driveway.

REVISION _____

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JONATHAN E. MCKEE
101180
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

GENERAL NOTES

ACCX- DEMO AND EXCAVATION 500 E 3RD STREET

CITY OF AUSTIN

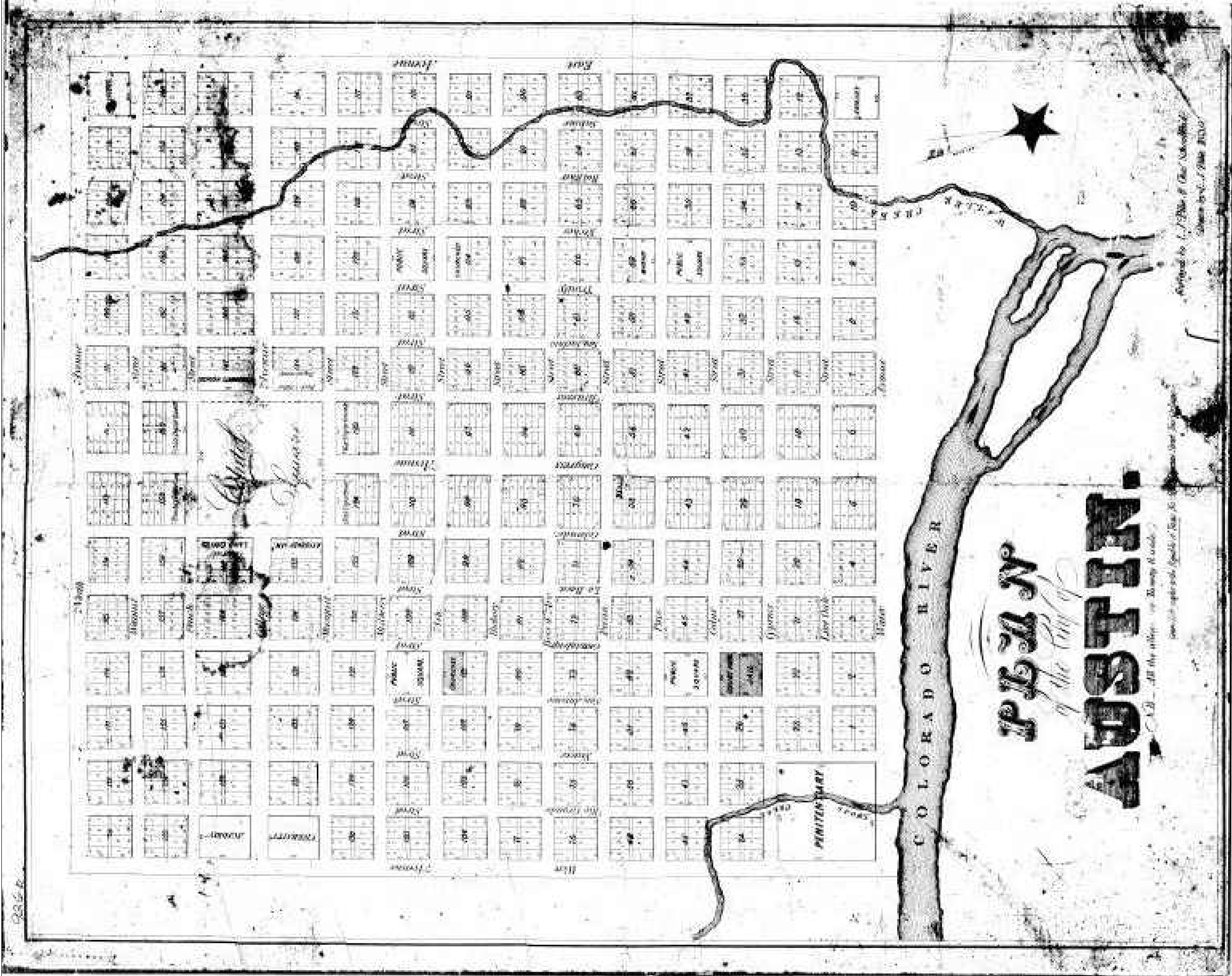
DRAWN BY:	
DESIGNED BY:	
QA / QC:	
PROJECT NO.:	

SHEET

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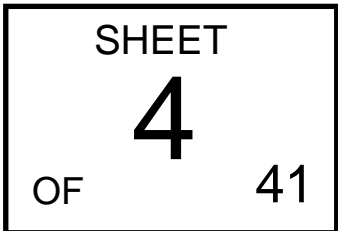
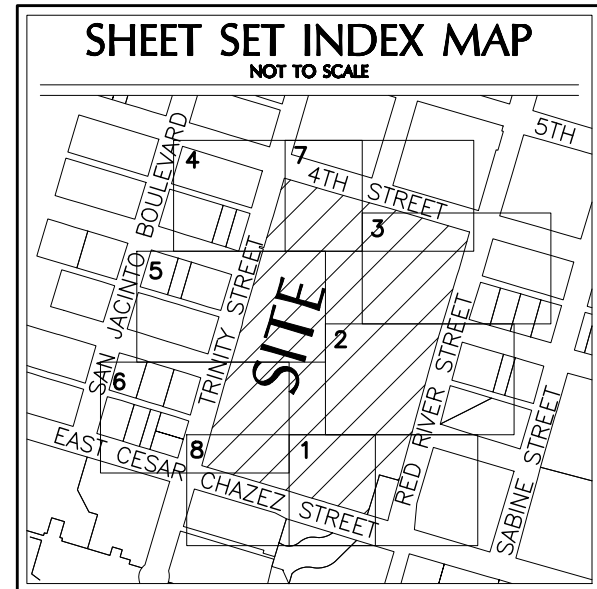
OF

41



DRAWN BY:		ACCX- DEMO AND EXCAVATION		PLAT		REVISION	
DESIGNED BY:		500 E 3RD STREET				NO.	
OA / OC:		CITY OF AUSTIN				DATE	
PROJECT NO.: 102746-0081							
SHEET 3							
OF 41							
						garza	
						7709 Rialto Blvd., Suite 125 Austin, Texas 78755 Tel. (512) 298-3284 Fax (512) 298-2592 TBPE # F-14629 GarzaEMC, LLC © Copyright, 2025	

MATCHLINE SHEET 2

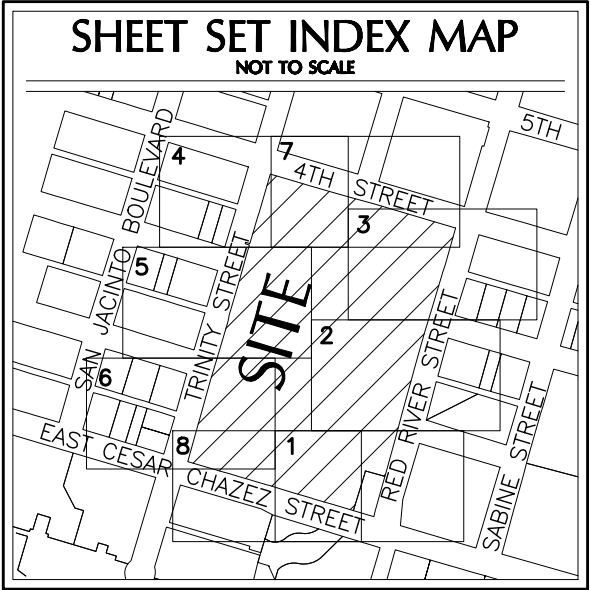
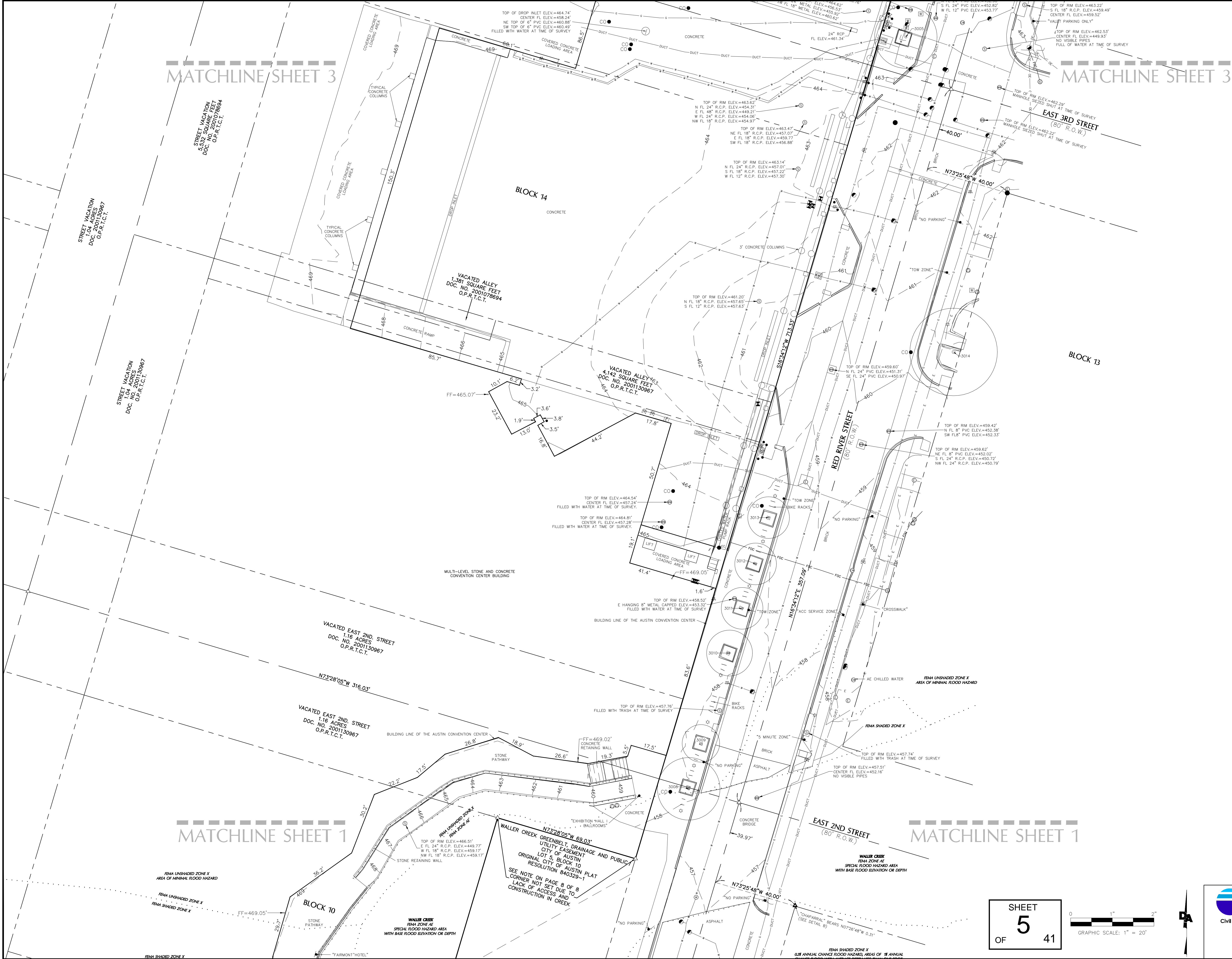


—————	PROPERTY LINE
- - - - -	BOUNDARY TIE
=====	FEMA ZONE LINES
——+——	RIGHT-OF-WAY LINE
——+——	RIGHT-OF-WAY CENTERLINE
——+——	RIGHT-OF-WAY MONUMENT LINE
—————	BUILDING LINE
—————	EDGE OF PAVEMENT
—————	CONCRETE SIDEWALK
—————	EDGE OF CONCRETE
—○—○—	OVERHEAD ELECTRIC
—○—○—	OVERHEAD WIRES
—○—○—	METAL FENCE
—○—○—	CHAIN LINK FENCE
—x—x—	EXISTING WIRE FENCE
—x—x—	HANDRAIL
—FOC—	SUE-LEVEL, B-UNDERGROUND FIBER OPTIC CABLE
—DUC1—	SUE-LEVEL, B-UNDERGROUND FIBER OPTIC DUCT
—S1—	SUE-LEVEL, B-UNDERGROUND TRAFFIC SIGNAL
—S2—	SUE-LEVEL, B-UNDERGROUND TRAFFIC SIGNAL
—DUC2—	SUE-LEVEL, B-UNDERGROUND ELECTRIC DUCT
—G—	SUE-LEVEL, B-UNDERGROUND GAS
—SS—	SUE-LEVEL, B-UNDERGROUND STORM
—SS—	SUE-LEVEL, B-UNDERGROUND WATER
—CTV—	SUE-LEVEL, B-COMMUNICATIONS
—T—	SUE-LEVEL, B-UNDERGROUND TELEPHONE
①	CAPITAL METRO EASEMENT [SEE EASEMENT INDEX]
1/2"	1/2" IRON ROD FOUND [AS NOTED]
○	IRON PIPE FOUND [AS NOTED]
○	"MAG" NAIL WITH "DOUGLET" SHINER SET
△	"MAG" NAIL [AS NOTED]
○	1/2" IRON ROD WITH "DOUGLET" CAP SET
■	MONUMENT
●	CHISELED PLUS
●	CALCULATED POINT
⊗	BENCHMARK
⊗	PULL BOX OR JUNCTION BOX
⊗	BIKE RENTAL RACK
⊗	DOUBLE SUPPORT SIGN
⊗	AIR CONDITIONING UNIT
⊗	ELECTRIC MANHOLE
⊗	FIRE HYDRANT
⊗	GAS METER
⊗	LIGHT POLE
⊗	CONDUIT
○	POST
○	FLAG POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	WATER MANHOLE
⊗	WASTEWATER MANHOLE
⊗	STORM SEWER MANHOLE
⊗	CHILLED WATER MANHOLE/VALVE
⊗	TELEPHONE MANHOLE
⊗	UNDERGROUND SEPTIC TANK LID
⊗	SIGN [AS NOTED]
⊗	POWER POLE
→	DOWN GUY
●	BELLARD
●	CLEAN OUT
⊗	DOWNSPOUT
⊗	ELECTRIC METER
⊗	ELECTRIC TRANSFORMER
⊗	GAS VALVE
⊗	IRRIGATION CONTROL VALVE
⊗	TRAFFIC SIGNAL BOX
⊗	TRAFFIC SIGNAL
⊗	SERVICE POLE
FL	FLOWLINE
FF	FINISHED FLOOR
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
P.C.	PAGE
R.O.W.	RIGHT-OF-WAY
C.M.P.	CORRUGATED METAL PIPE
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION

AS LISTED ON SAID F.H.R.M. NO. 4845550453K.

Party Chief: ADM/JIS

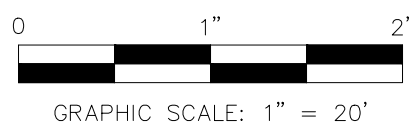




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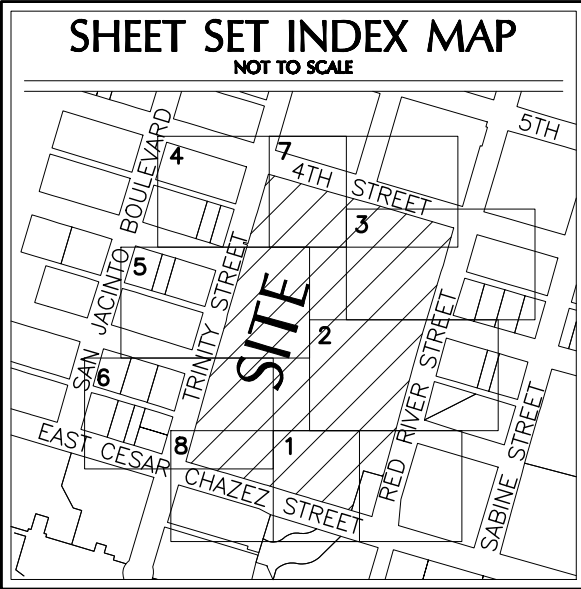
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SHEET
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OF 41



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TBPES Firm Number: 10194551

Date:	05/03/2024
Scale:	1" = 20'
Drawn by:	BSS
Reviewed:	AM/BSS/JA/QW
Project:	1570-038-05
Sheet:	2 OF 8
Field Book:	561
Party Chief:	ADM/JSM/LG
Survey Date:	04/26/2024



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DOWNTOWN STATION EASEMENTS
PROVIDED BY THE CITY OF AUSTIN

- EXHIBIT B-TO CITY OF AUSTIN
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0.0241 ACRES
- EXHIBIT C-TO THE CONVENTION CENTER
ELECTRIC/IT/RAILROAD EQUIPMENT EASEMENT
0.0127 ACRES
- EXHIBIT D-TO CITY OF AUSTIN
IT EASEMENT
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0.0231 ACRES
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TEMPORARY CONSTRUCTION EASEMENT
0.0721 ACRES

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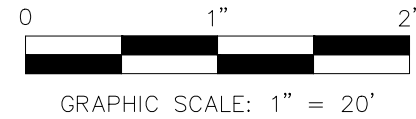
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SHEET

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18PE Firm Number: 3937

18PEL Firm Number: 10194551

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Scale: 1" = 20'

Drawn by: BSS

Reviewed: AM/BSS/JA/QW

Project: 1570-038-05

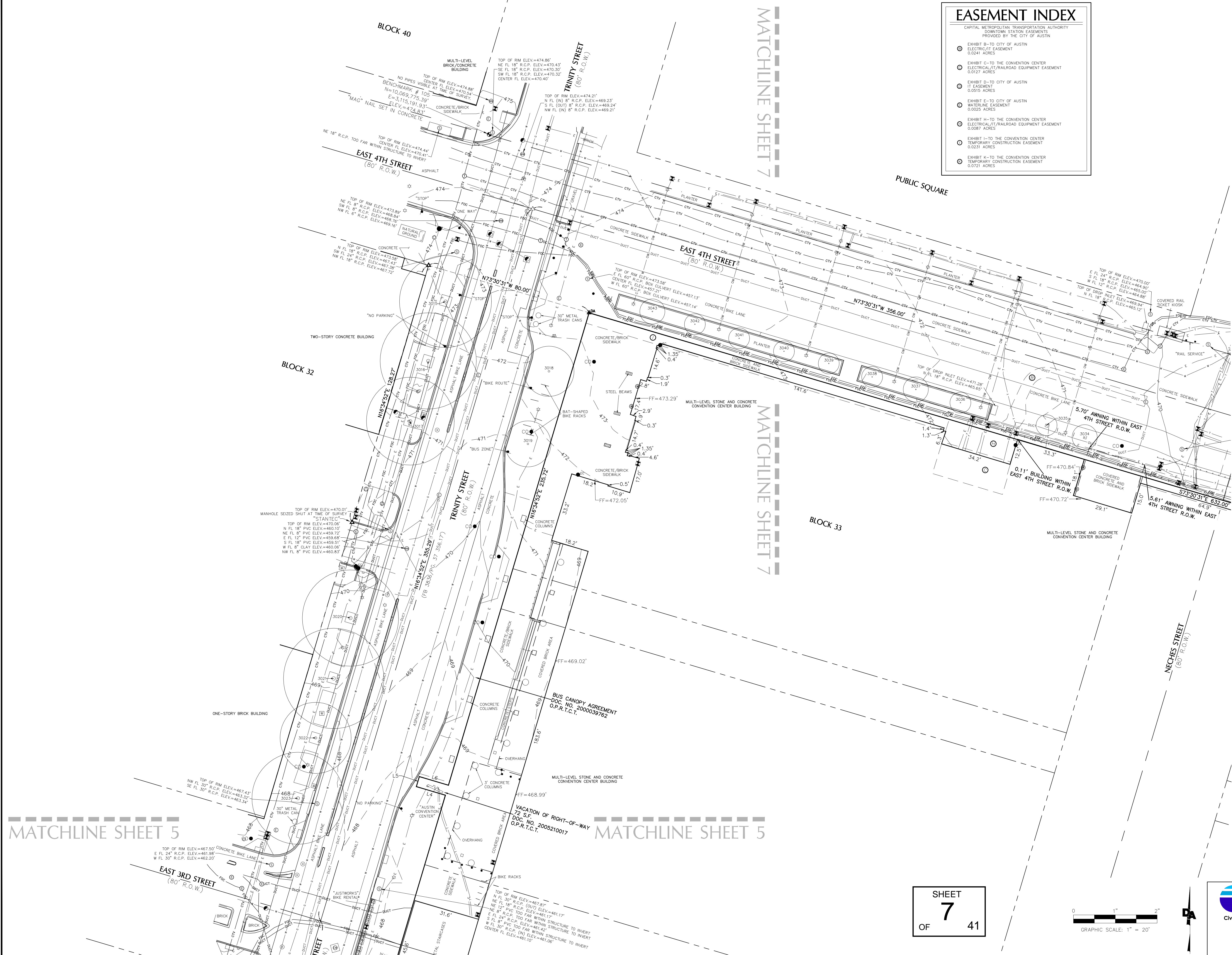
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Field Book: 561

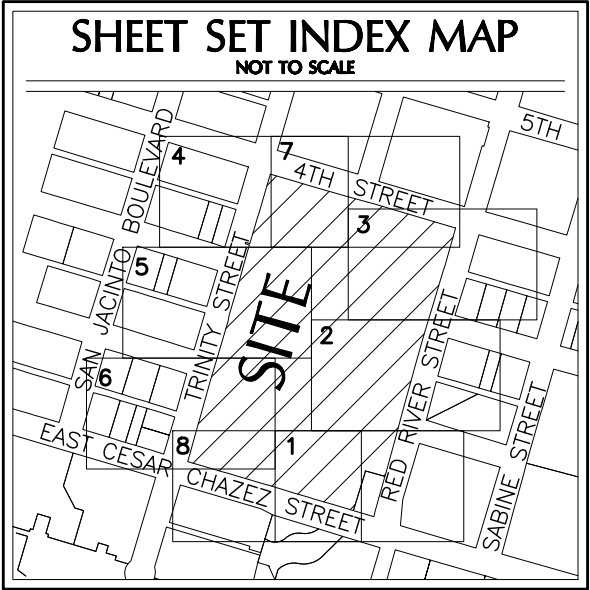
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CONFIDENTIAL SP-2024-XXXXC



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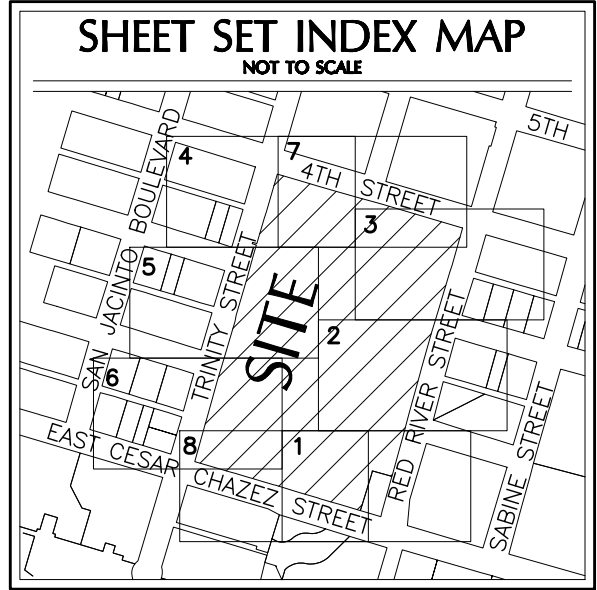
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Sheet:	4 OF 8
Field Book:	561
Party Chief:	ADM/JSM/LG
Survey Date:	04/26/2024



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MATCHLINE SHEET 4

MATCHLINE SHEET 4



LEGEND

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VACATED EAST 2ND STREET
1.16 ACRES
DOC. NO. 2001130967
O.P.R.T.C.T.

VACATED ALLEY
5,522 SQUARE FEET
DOC. NO. 2001130967
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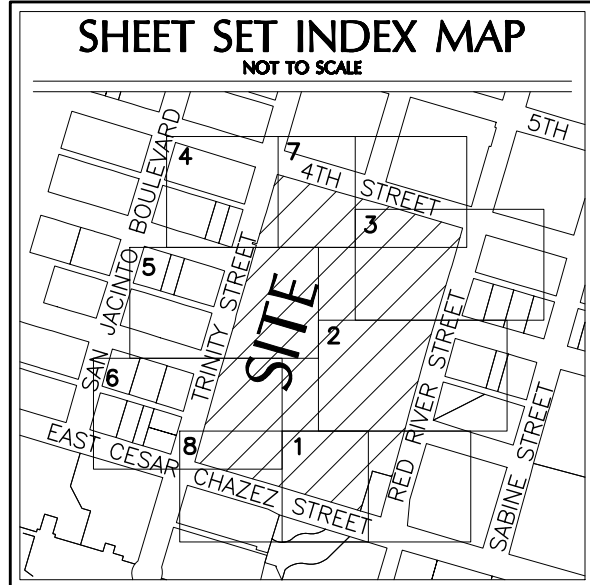
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MATCHLINE SHEET 6

MATCHLINE SHEET 6

MATCHLINE SHEET 5

MATCHLINE SHEET 5



LEGEND

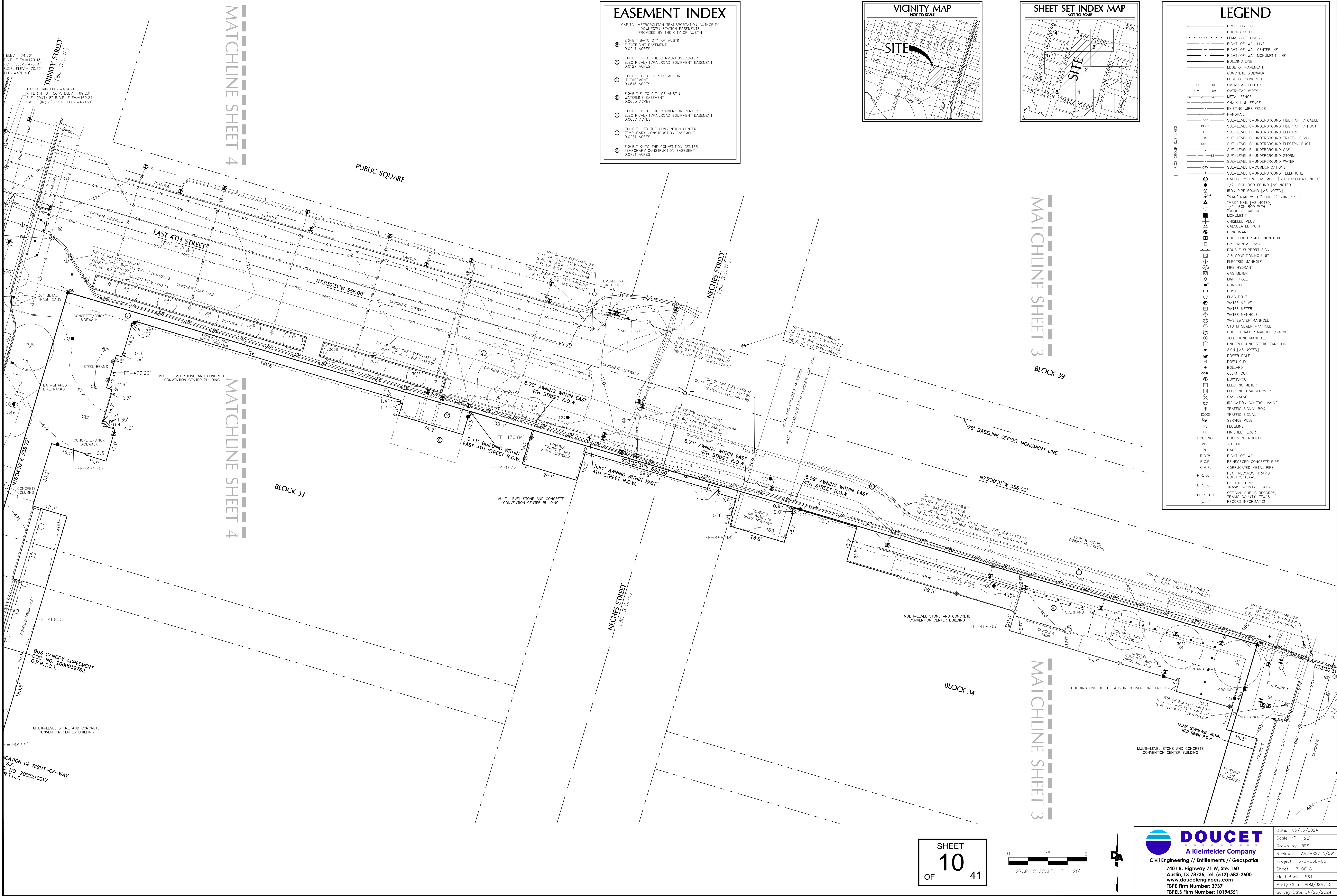
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---	FINISHED FLOOR
---	DOCUMENT NUMBER
---	VOLUME
---	PAGE
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---	RIGHT-OF-WAY
---	R.C.P.
---	REINFORCED CONCRETE PIPE
---	CORRUGATED METAL PIPE
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---	FLAT RECORDS, TRAVIS COUNTY, TEXAS
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---	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
---	O.P.R.T.C.T.
---	RECORD INFORMATION

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Austin, TX 78735. Tel: (512) 583-2600
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TSP Firm Number: 9337
TSP Firm Number: 10194551

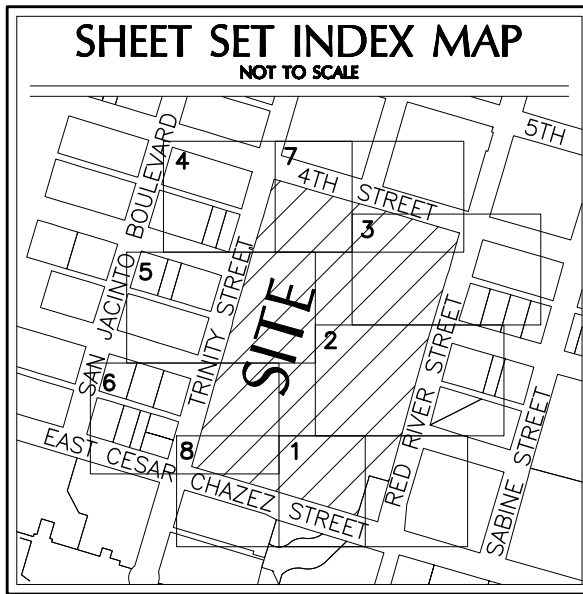
Date: 05/03/2024
Scale: 1" = 20'
Drawn by: BSS
Reviewed: AM/BSS/JA/QW
Project: 1570-038-05
Sheet: 6 OF 8
Field Book: 561
Party Chief: ADM/JSM/LG
Survey Date: 04/26/2024



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CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
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PROVIDED BY THE CITY OF AUSTIN

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0.0241 ACRES
- EXHIBIT C-TO THE CONVENTION CENTER
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TEMPORARY CONSTRUCTION EASEMENT
0.0721 ACRES



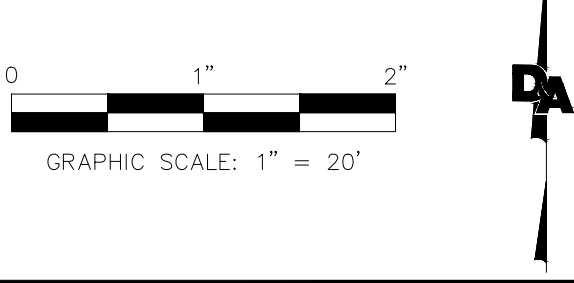
LEGEND

---	PROPERTY LINE
---	BOUNDARY TIE
---	FEMA ZONE LINES
---	RIGHT-OF-WAY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY MONUMENT LINE
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	CONCRETE SIDEWALK
---	EDGE OF CONCRETE
---	OVERHEAD ELECTRIC
---	OVERHEAD WIRES
---	METAL FENCE
---	CHAIN LINK FENCE
---	EXISTING WIRE FENCE
---	MANHOLE
---	FIBER
---	SUE-LEVEL B-UNDERGROUND FIBER OPTIC CABLE
---	DUCT
---	SUE-LEVEL B-UNDERGROUND FIBER OPTIC DUCT
---	E
---	SUE-LEVEL B-UNDERGROUND ELECTRIC
---	TS
---	SUE-LEVEL B-UNDERGROUND TRAFFIC SIGNAL
---	DUCT
---	SUE-LEVEL B-UNDERGROUND ELECTRIC DUCT
---	G
---	SUE-LEVEL B-UNDERGROUND GAS
---	SS
---	SUE-LEVEL B-UNDERGROUND STORM
---	W
---	SUE-LEVEL B-UNDERGROUND WATER
---	CTV
---	SUE-LEVEL B-COMMUNICATIONS
---	SUE-LEVEL B-UNDERGROUND TELEPHONE
---	CAPITAL METRO EASEMENT [SEE EASEMENT INDEX]
---	1/2" IRON ROD FOUND [AS NOTED]
---	IRON PIPE FOUND [AS NOTED]
---	"MAC" NAIL WITH "DOUCET" SHINER SET
---	"MAC" NAIL [AS NOTED]
---	1/2" IRON ROD WITH "DOUCET" CAP SET
---	MONUMENT
---	CHISELED PLUS
---	CALCULATED POINT
---	BENCHMARK
---	PULL BOX OR JUNCTION BOX
---	BIKE RENTAL RACK
---	DOUBLE SUPPORT SIGN
---	AIR CONDITIONING UNIT
---	ELECTRIC MANHOLE
---	FIRE HYDRANT
---	GAS METER
---	LIGHT POLE
---	CONDUIT
---	POST
---	FLAG POLE
---	WATER VALVE
---	WATER METER
---	WATER MANHOLE
---	WASTEWATER MANHOLE
---	STORM SEWER MANHOLE
---	CHILLED WATER MANHOLE/VALVE
---	TELEPHONE MANHOLE
---	UNDERGROUND SEPTIC TANK LID
---	BOX [AS NOTED]
---	POWER POLE
---	DOWN GUY
---	BOLLARD
---	CLEAN OUT
---	DOWNGROUT
---	ELECTRIC METER
---	ELECTRIC TRANSFORMER
---	GAS VALVE
---	IRRIGATION CONTROL VALVE
---	TRAFFIC SIGNAL BOX
---	TRAFFIC SIGNAL
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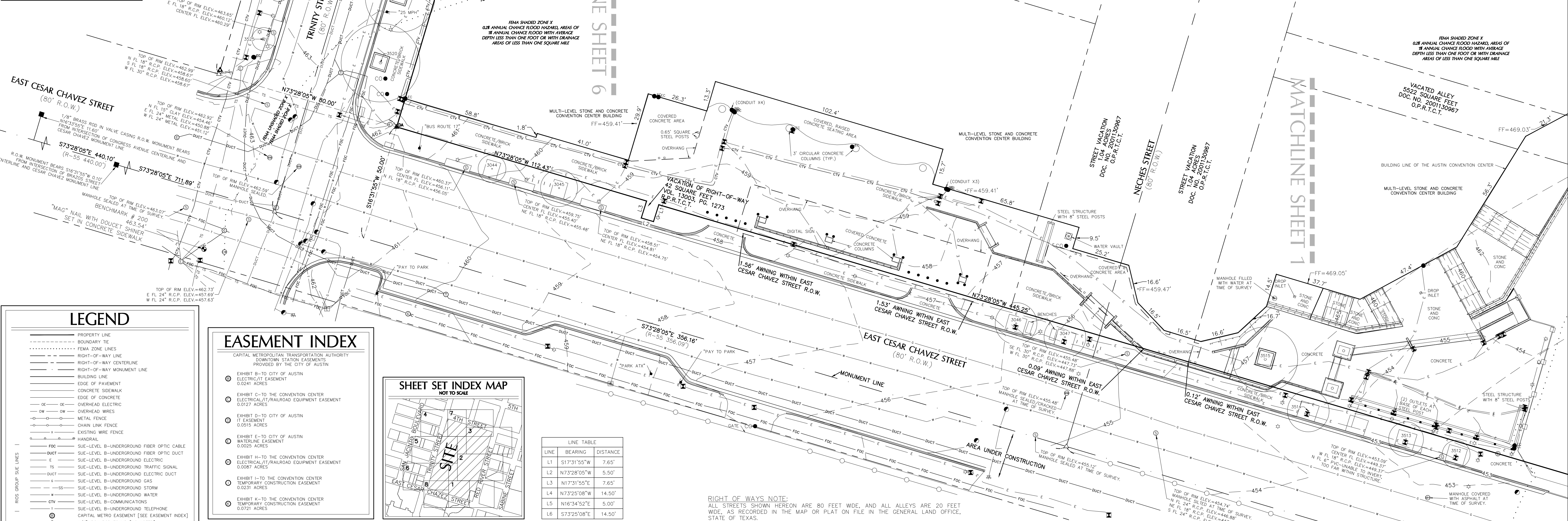
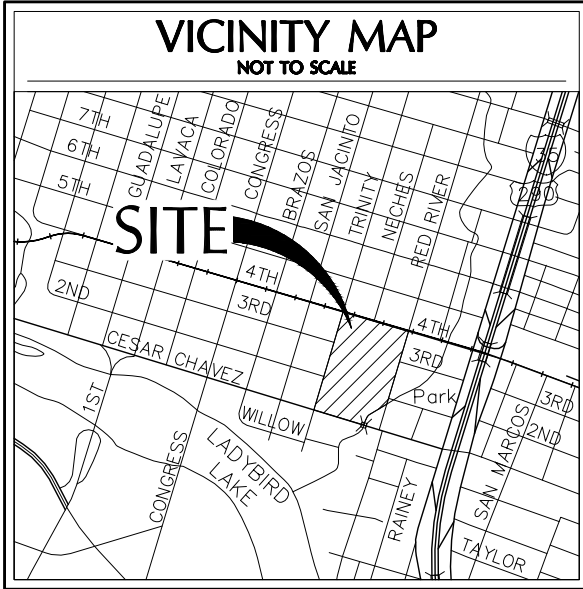
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LEGEND

—

PROPERTY LINE

BOUNDARY TIE

FEMA ZONE LINES

RIGHT-OF-WAY LINE

RIGHT-OF-WAY CENTERLINE

RIGHT-OF-WAY MONUMENT LINE

BUILDING LINE

EDGE OF PAVEMENT

CONCRETE SIDEWALK

EDGE OF CONCRETE

OVERHEAD ELECTRIC

OVERHEAD WIRES

METAL FENCE

CHAIN LINK FENCE

EXISTING WIRE FENCE

HANDRAIL

SUE-LEVEL B-UNDERGROUND FIBER OPTIC CABLE

SUE-LEVEL B-UNDERGROUND FIBER OPTIC DUCT

SUE-LEVEL B-UNDERGROUND ELECTRIC

SUE-LEVEL B-UNDERGROUND TRAFFIC SIGNAL

SUE-LEVEL B-UNDERGROUND ELECTRIC DUCT

SUE-LEVEL B-UNDERGROUND GAS

SUE-LEVEL B-UNDERGROUND STORM

SUE-LEVEL B-UNDERGROUND WATER

SUE-LEVEL B-COMMUNICATIONS

SUE-LEVEL B-UNDERGROUND TELEPHONE

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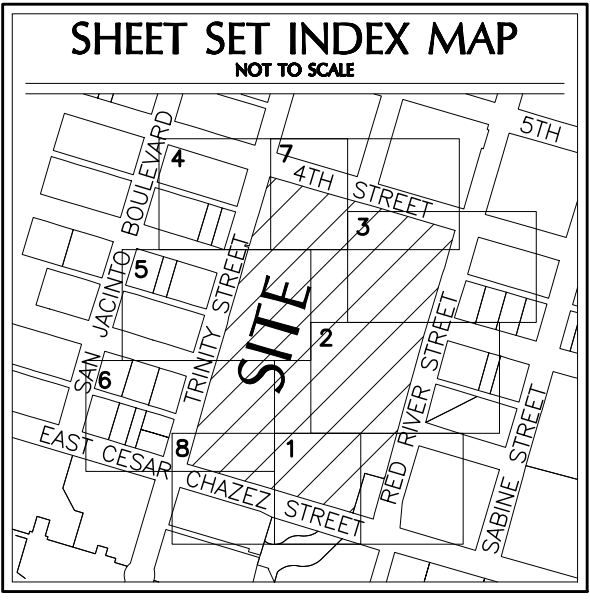
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0.0721 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S17°31'55"W	7.65'
L2	N73°28'05"W	5.50'
L3	N17°31'55"E	7.65'
L4	N73°25'08"W	14.50'
L5	N16°34'52"E	5.00'
L6	S73°25'08"E	14.50'

TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	14"	CHINQUAPIN OAK	28'	
3001	18"	CHINQUAPIN OAK	36'	
3002	13"	CHINQUAPIN OAK	26'	
3003	16"	CHINQUAPIN OAK	32'	
3004	15"	CHINQUAPIN OAK	30'	
3005	15"	LIVE OAK	30'	
3006	15"	CEDAR ELM	30'	
3009	9"	CEDAR ELM	18'	
3010	11"	CEDAR ELM	22'	
3011	10"	CEDAR ELM	20'	
3012	10"	CEDAR ELM	20'	
3013	10"	CEDAR ELM	20'	
3014	21"	LIVE OAK	42'	
3015	22"	LIVE OAK	44'	
3016	23"	LIVE OAK	46'	
3017	21"	LIVE OAK	42'	
3018	12"	LIVE OAK	24'	
3019	11"	LIVE OAK	22'	
3020	23"	LIVE OAK	46'	
3021	24"	LIVE OAK	48'	
3022	17"	LIVE OAK	34'	
3023	22"	LIVE OAK	44'	
3024	24"	LIVE OAK	48'	
3025	20"	LIVE OAK	40'	
3026	17"	LIVE OAK	34'	
3027	18"	LIVE OAK	36'	
3028	15"	LIVE OAK	30'	
3029	12"	LIVE OAK	24'	
3030	15"	LIVE OAK	30'	
3031	12"	LIVE OAK	24'	
3032	11"	LIVE OAK	22'	
3033	10"	LIVE OAK	20'	
3034	6"	LIVE OAK	12'	
3035	5"	CHINQUAPIN OAK	10'	
3036	5"	LIVE OAK	10'	
3037	6"	CHINQUAPIN OAK	12'	
3038	5"	LIVE OAK	10'	
3039	5"	LIVE OAK	10'	
3040	5"	LIVE OAK	10'	
3041	5"	CHINQUAPIN OAK	10'	
3042	5"	LIVE OAK	10'	
3043	6"	LIVE OAK	12'	
3044	6"	LIVE OAK	12'	5 3
3045	8"	LIVE OAK	16'	
3046	9"	LIVE OAK	18'	7 4
3047	9"	LIVE OAK	18'	7 4
3500	21"	CHINABERRY	42'	11 8 7 6
3501	30"	CREPE MYRTLE	60'	10 7 6 6 5 5 5
3502	20"	HACKBERRY	40'	10 9 7 6
3503	6"	CEDAR ELM	12'	
3504	6"	CEDAR ELM	12'	
3505	7"	CEDAR ELM	14'	
3506	5"	CEDAR ELM	10'	
3507	7"	CEDAR ELM	14'	
3508	7"	CEDAR ELM	14'	
3509	7"	CEDAR ELM	14'	
3510	7"	CHINQUAPIN OAK	14'	
3511	7"	CHINQUAPIN OAK	14'	
3512	6"	LIVE OAK	12'	
3513	8"	LIVE OAK	15'	7 4 4
3514	9"	LIVE OAK	18'	
3515	14"	RED OAK	28'	
3516	19"	LIVE OAK	38'	
3517	15"	LIVE OAK	30'	
3518	15"	LIVE OAK	30'	
3519	15"	LIVE OAK	30'	
3520	17"	LIVE OAK	34'	
3521	6"	LIVE OAK	12'	
3522	5"	LIVE OAK	10'	
3523	5"	LIVE OAK	10'	
3524	5"	LIVE OAK	10'	
3525	5"	LIVE OAK	10'	
3526	18"	LIVE OAK	36'	
3527	14"	LIVE OAK	28'	
3528	19"	LIVE OAK	38'	
3529	19"	LIVE OAK	38'	
3530	14"	LIVE OAK	28'	
3531	10"	CEDAR ELM	20'	
3532	10"	CEDAR ELM	20'	
3533	19"	LIVE OAK	38'	
3534	18"	LIVE OAK	36'	
3535	18"	LIVE OAK	36'	
3536	19"	LIVE OAK	38'	
3537	12"	LIVE OAK	24'	
3538	14"	LIVE OAK	28'	
3539	10"	LIVE OAK	20'	
3540	17"	LIVE OAK	34'	
3541	13"	LIVE OAK	26'	10 7
3542	22"	LIVE OAK	44'	
3543	19"	LIVE OAK	38'	

RIGHT OF WAYS NOTE:
ALL STREETS SHOWN HEREON ARE 80 FEET WIDE, AND ALL ALLEYS ARE 20 FEET WIDE, AS RECORDED IN THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE, STATE OF TEXAS.

CONTROL NOTE:
BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00005 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN.
UNITS: US SURVEY FEET.

BASE POINT INFORMATION
CP1 (OPUS)
N=10,068,709.75'
E=3,116,366.23'
ELEVATION=461.92'
DESCRIPTION: 1/2" IRON ROD SET WITH ALUMINUM "DOUCET CONTROL" CAP LOCATED APPROXIMATELY 410 FEET NORTHEAST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND THE I-35 SOUTHBOUND FRONTAGE ROAD

BENCHMARK NOTE:
BENCHMARK #103
ELEVATION: 465.65'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET IN A CONCRETE SIDEWALK LOCATED APPROXIMATELY 57 FEET NORTHEAST FROM THE INTERSECTION OF 4TH STREET AND RED RIVER STREET. [SHOWN HEREON]

BENCHMARK #105
ELEVATION: 474.83'
DESCRIPTION: MAG NAIL ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 30 FEET NORTHWEST FROM THE INTERSECTION OF 4TH STREET AND TRINITY STREET. [SHOWN HEREON]

BENCHMARK #200
ELEVATION: 463.74'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 44 FEET SOUTHWEST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND TRINITY STREET. [SHOWN HEREON]

BENCHMARK #208
ELEVATION: 456.83'
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 266 FEET NORTHEAST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND RED RIVER STREET. [SHOWN HEREON]

FLOODPLAIN NOTE:
A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE "AE" (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48453C0465K, DATED JANUARY 22, 2020, FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD 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 THE PART OF THE SURVEYOR. THIS TRACT IS ALSO SUBJECT TO LOMR 21-06-2164P-480624, DATED EFFECTIVE SEPTEMBER 22, 2022, AS LISTED ON SAID F.I.R.M. NO. 48453C0465K.

SOURCE OF FLOODPLAIN DATA: F.E.M.A. WEBSITE.

TREE SURVEY NOTE:
THE CRITICAL ROOT ZONE (CRZ) SHOWN HEREON WAS DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) X 2 = CRITICAL ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK PER THE TREE SURVEY REQUIREMENTS OUTLINED IN SECTION 3.3.2 GENERAL TREE SURVEY STANDARDS OF THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL. REFER TO SHEET 1 FOR THE FULL TREE TABLE.

SURVEYOR'S NOTES:
EASEMENTS LABELED "EXHIBIT A" THROUGH "EXHIBIT I" HAVE BEEN PROVIDED TO THE SURVEYOR BY THE CITY OF AUSTIN WITHOUT RECORDING INFORMATION. THEY HAVE BEEN DEPICTED HEREON BUT THE SURVEYOR MAKES NO CLAIMS REGARDING THE RECORDING OF SAID EASEMENTS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

NOTED CURB INLET STORM STRUCTURES CONTAIN DRAINAGE INFRASTRUCTURE PIPES OFFSET FROM THE CENTER OF THE BASIN, AFFECTING THE ABILITY TO PROVIDE ACCURATE FLOWLINE INVERT MEASUREMENTS ON SAID PIPES. THE "CENTER FL" ELEVATION WAS TAKEN BELOW THE MANHOLE LID AND RIM, INDICATING THE BOTTOM OF THE BASIN THAT INFLOWING PIPES WILL DRAIN TO.

CERTAIN MANHOLES ARE NOTED "SEALED" AND WERE NOT ABLE TO BE OPENED AT THE TIME OF SURVEY.

LOT CORNERS WITHIN WALLER CREEK ARE CALCULATED POINTS AND ARE NOT SET DUE TO LACK OF ACCESS AND CONSTRUCTION ACTIVITIES WITHIN SAID CREEK.

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: APRIL 26, 2024

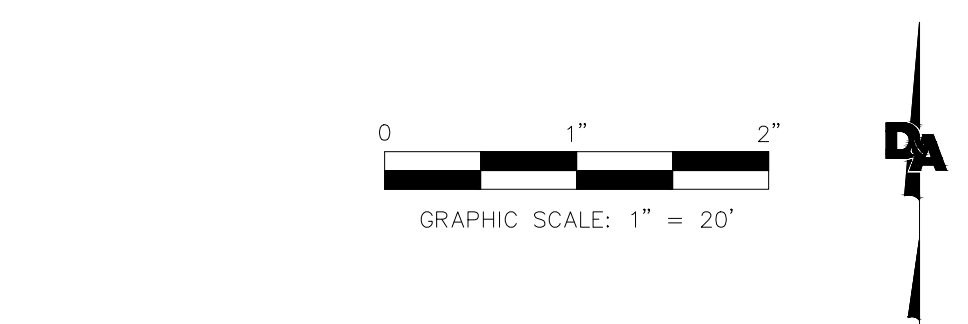
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY 1B CONDITION I STANDARD LAND SURVEY, AND CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY, BASED ON THE 2021 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

Josua P. Armendariz 05/03/2024 DATE
JOSHUA P. ARMENDARIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6822
DOUCET & ASSOCIATES
TBPLS Firm Number: 10194551
JARMENDARIZ@KLEINFELDER.COM



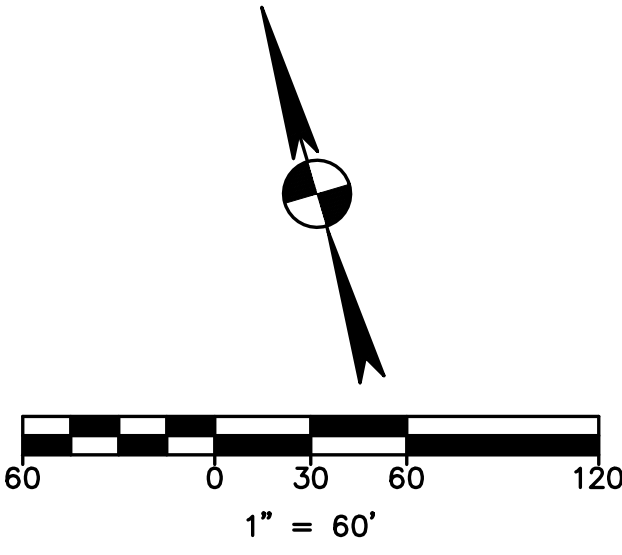
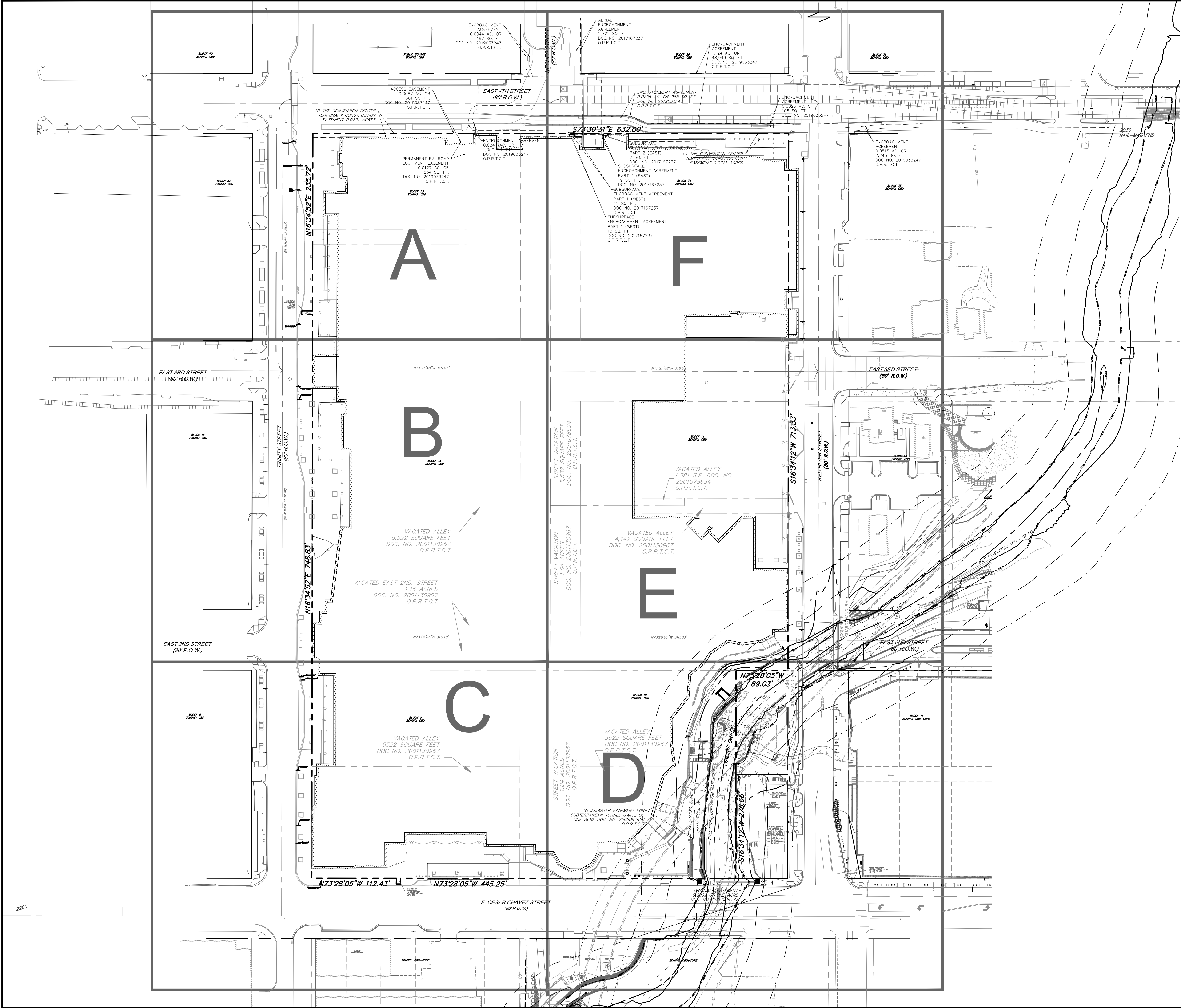
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UTILITY NOTE:
THE PLAN/UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS PROVIDED TO THE SURVEYOR BY THE R.O.S. GROUP AND IS SHOWN HEREON FOR REFERENCE ONLY. THE SURVEYOR DOES NOT WARRANT OR CERTIFY AS TO ITS COMPLETENESS OR ACCURACY. DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. PLAIN UTILITIES SHOULD BE VERIFIED WITH THE SITE ENGINEER OR UTILITY COMPANIES/PROVIDER PRIOR TO USE.



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SITE DATA TABLE	
ITEM	QTY.
EXISTING ZONING	CBD
PROPOSED ZONING	CBD
LAND USE DESIGNATION	CONVENTION CENTER
SITE ACREAGE	14.15 AC
EXISTING IMPERVIOUS COVERAGE:	12.74 SF
	90%
PROPOSED IMPERVIOUS COVERAGE:	0 SF
	0%
LIMITS OF CONSTRUCTION	16.66 AC

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Austin, Texas 78725
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TBPE # F-14629
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OVERALL SITE KEY MAP

ACCX- DEMO AND EXCAVATION
500 E 3RD STREET

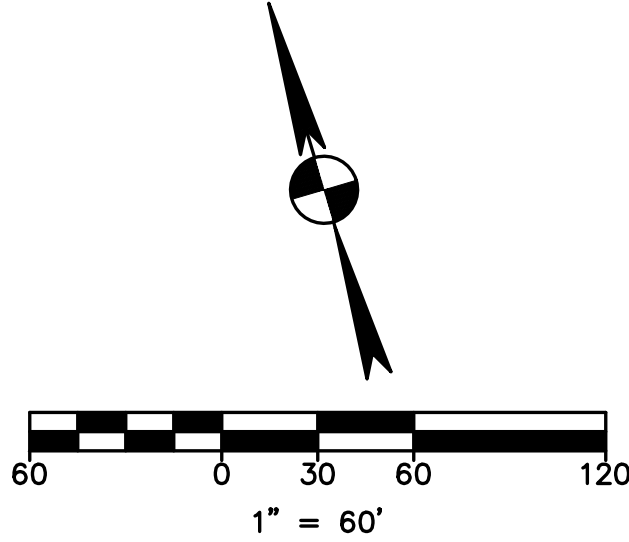
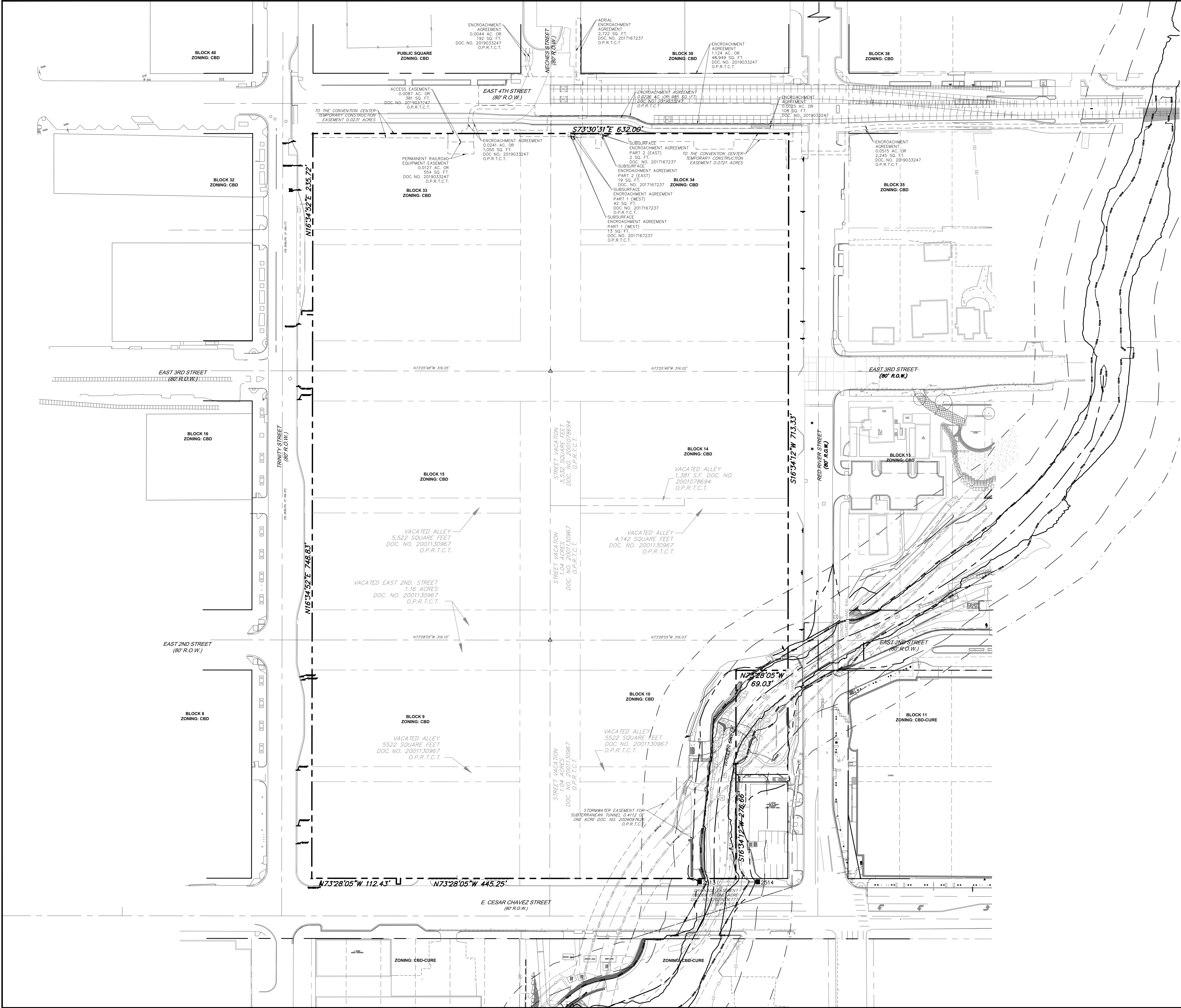
CITY OF AUSTIN

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 102746-0081

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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.



NOTE:
THERE ARE NO EASEMENTS
PROPOSED WITH THIS
PROJECT. ALL EASEMENTS
SHOWN ON THIS PLAN ARE
EXISTING.



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.

DRAWN BY:		DESIGNED BY:		QA / QC:		PROJECT NO.: 102746-00081	
DATE:		NO.:		REVISION:		SHEET 13 OF 41	
ACCX- DEMO AND EXCAVATION 500 E 3RD STREET				CITY OF AUSTIN			
EXISTING EASEMENT PLAN				garza 7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel: (512) 298-3284 Fax: (512) 298-2592 TBPE # F-14629 GarzaEMC, LLC © Copyright 2025			
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