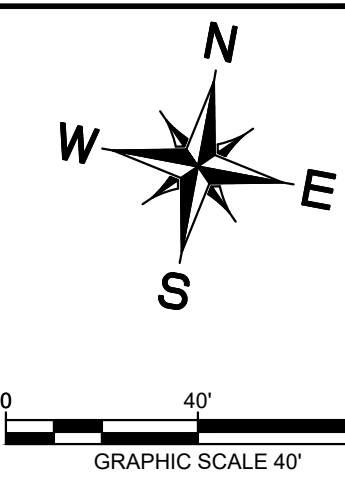


Plotted By: Perez, Paulina; Date: August 14, 2025; 02:14:42pm; File Path: \\EAU-Civil\069408701 - Heartwood - 12th & Springdale\CAD\PlanSheets\C - Existing Conditions and Demo Plan.dwg; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

Legend table listing symbols for PROPERTY LINE, ADJACENT PROPERTY LINE, EASEMENT LINE, WATER LINE, WASTEWATER LINE, STORM SEWER LINE, GAS, GUARD RAIL, OVERHEAD ELECTRIC, BENCHMARK, FIRE HYDRANT, WATER METER, WATER MANHOLE, WATER VAULT, WATER VALVE, IRRIGATION VALVE, WASTEWATER CLEANOUT, STORM SEWER GRATE INLET, STORM SEWER MANHOLE, GAS METER, GAS SIGN, GAS VALVE, TELEPHONE BOX, TELEPHONE MANHOLE, ELECTRIC BOX, ELECTRIC METER, ELECTRIC MANHOLE, UTILITY POLE, GUY ANCHOR, TRAFFIC SIGNAL, SIGN, LIMITS OF CONSTRUCTION AREA, EXISTING TREES TO REMAIN, EXISTING TREES TO BE REMOVED.

NOTES:

- 1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY 4WARD LAND SURVEYING ON NOVEMBER 29, 2022. TPBELS #10174300. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
3. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. REFERENCE THE EROSION CONTROL PLAN SHEET FOR EROSION CONTROLS TO BE PLACED PRIOR TO THE PRECONSTRUCTION MEETING.
5. EROSION CONTROLS MUST BE MAINTAINED DURING ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES.
6. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
7. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES.
8. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT THEIR OWN EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
13. CONTRACTOR TO RESTORE ANY CONCRETE CURB & GUTTER AND FIRE LANE STRIPING PROPOSED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
14. REFERENCE TREE LIST ON SHEET 13 - TREE LIST.
15. REFERENCE LANDSCAPE SHEETS FOR TREE REMOVAL AND MITIGATION CALCULATIONS.
16. REFERENCE ARBORIST REPORT COMPLETED BY BARTLETT TREE EXPERTS, DATED OCTOBER 2, 2023.
17. REFERENCE ENVIRONMENTAL RESOURCE INVENTORY (ERI) COMPLETED BY ECS SOUTHWEST, DATED SEPTEMBER 20, 2023.
18. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DEMOLITION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE. IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
19. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
20. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEFS) AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED EXCEPT AS DEFINED IN THIS SITE PLAN, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
21. CONTRACTOR TO INSURE THAT AN ARCHEOLOGIST WILL BE ON PROPERTY TO OBSERVE AND MONITOR ANY EXCAVATION WITHIN 25' OF CEMETERY TRACT PER RESTRICTIVE COVENANT #2023153581.

Kimley Horn logo and contact information: 6800 BURLESON ROAD, BUILDING 312, SUITE 150, AUSTIN, TX 78744. PHONE: 512-616-9942. FAX: 512-418-1791. © 2025 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928



Revision table with columns: No., Date, Revisions. Includes entries for KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY.

OVERALL EXISTING CONDITIONS

12TH AND SPRINGDALE 4120 & 4130 E 12 STREET CITY OF AUSTIN TRAVIS COUNTY, TEXAS