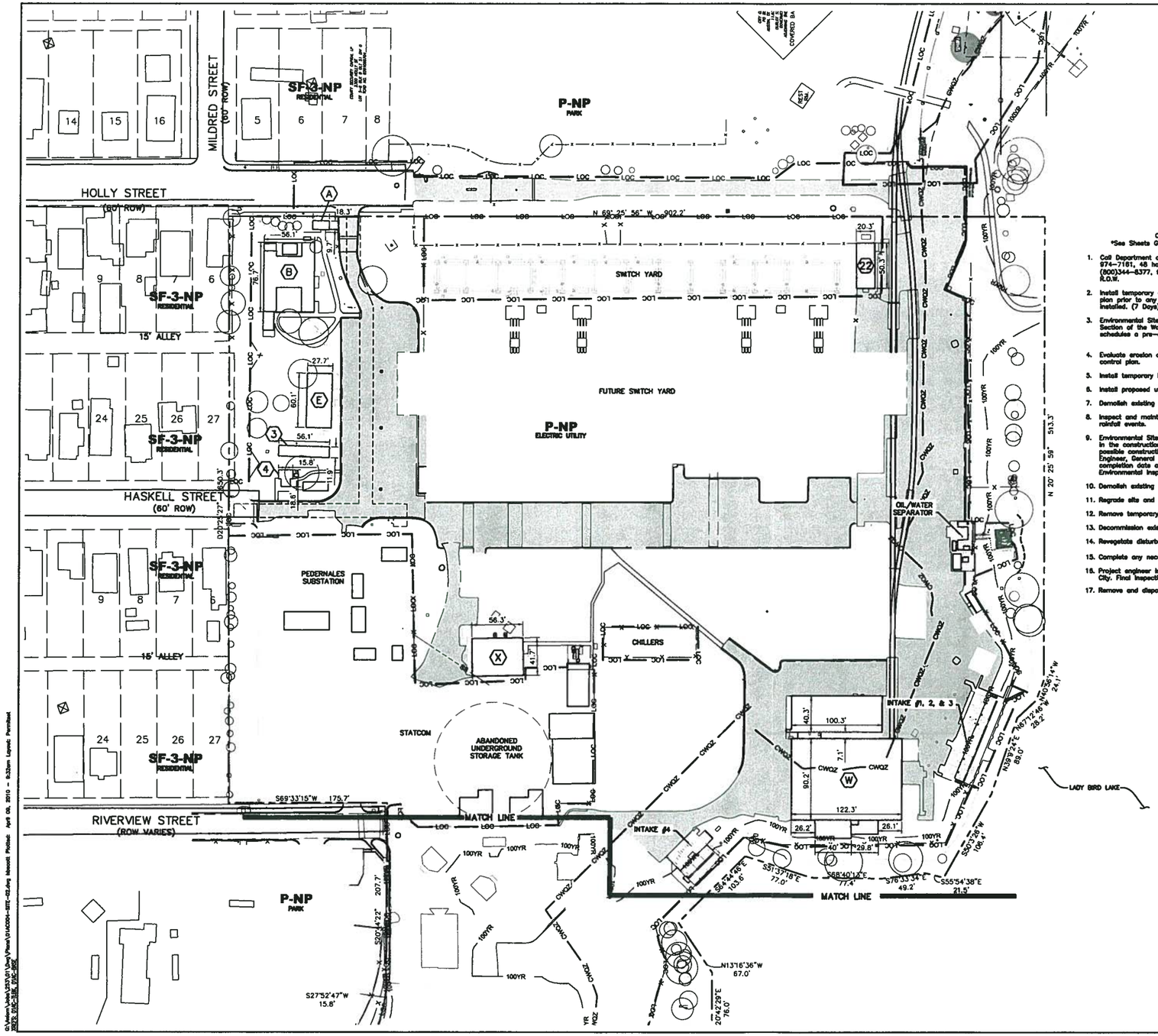
C11



GRAPHIC SCALE
50 0 25 50 100
(SCALE IN FEET)
1 inch = 50'

CITY OF AUSTIN CONSTRUCTION SEQUENCING (GENERALIZED)*
*See Sheets G009 and G010 and Specifications for Detailed Sequence of Construction

1. Call Department of Public Works and Transportation (DPWT), Construction Inspection, 974-7181, 48 hours prior to beginning any work. Call the One Call Center at (800)344-8377, for utility locations and obtain permit for any work within City of Austin R.O.W.
2. Install temporary erosion controls and tree protection as indicated on the approved site plan prior to any clearing and grubbing. Notify DPWT, Construction Inspection Division, when installed. (7 Days)
3. Environmental Site Manager provides 72 hour notification of the Environmental Inspection Section of the Watershed Protection and Development Review Dept. at 974-2278 and schedules a pre-construction coordination meeting to be held on the site.
4. Evaluate erosion control installation and review construction schedule with the erosion control plan.
5. Install temporary haul roads and temporary drainage infrastructure. (10 Days)
6. Install proposed utilities. (14 Days)
7. Demolish existing above grade structures and other improvements per Demolition Plan. (24 Months)
8. Inspect and maintain controls weekly and prior to anticipated rainfall events, and after rainfall events.
9. Environmental Site manager schedules a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall be the City Inspector, Project Engineer, General Contractor and the Environmental Site Manager. Identify anticipated completion date and coordinate final construction sequence and inspection schedule with Environmental Inspector.
10. Demolish existing below grade improvements per Demolition Plan. (12 Months)
11. Regrade site and install interim drainage structures. (30 Days)
12. Remove temporary haul roads and temporary drainage infrastructure. (10 Days)
13. Decommission existing Oil-Water Separator and associated improvements. (30 Days)
14. Revegetate disturbed areas. (10 Days)
15. Complete any necessary final dress.
16. Project engineer inspects job and writes concurrence letter and submits the letter to the City. Final inspection is scheduled upon the receipt of the concurrence letter.
17. Remove and dispose of temporary erosion controls.

NOTES

1. SEE SITE PLAN (SHEET 2) FOR NOTES AND CALCULATIONS.
2. THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

LEGEND

LOC	LIMITS OF CONSTRUCTION
	SITE LIMITS
CWQZ	CRITICAL WATER QUALITY ZONE
100YR	100-YR FLOOD PLAIN

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

REV NO.	BY	DATE	REVISION DESCRIPTION

03/24/10

AXIOM Engineers, Inc.
13215 Bee Cave Pkwy, Bldg. B
Austin, Texas 78738
Phone: (512) 263-2101
Fax: (512) 263-2077
Texas Reg. Firm No. F-8168

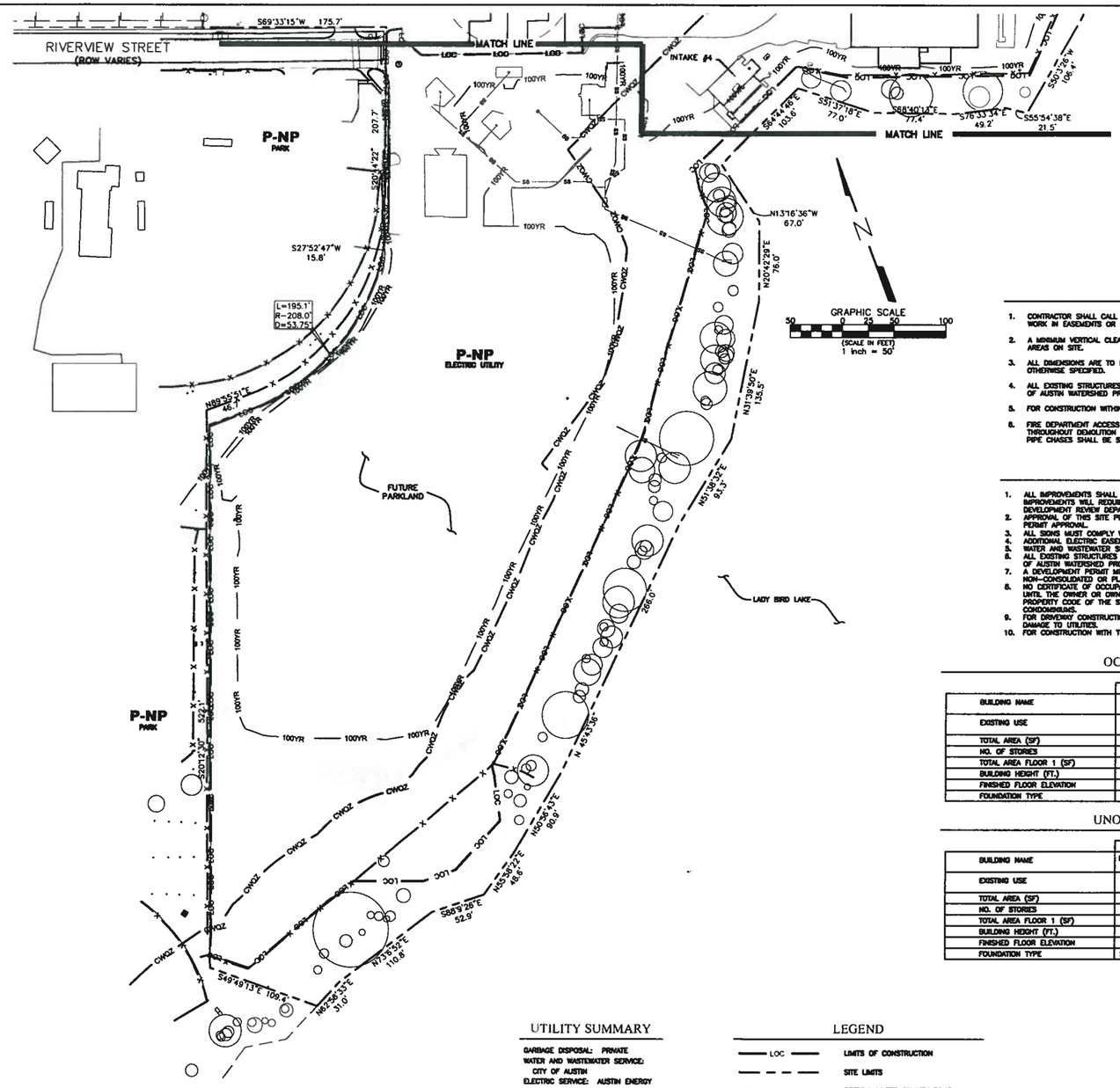
HOLLY STREET POWER PLANT
DECOMMISSIONING and DEMOLITION PROJECT
2401 HOLLY ST.
AUSTIN, TEXAS 78702
SITE PLAN (SHEET 1)

AUSTIN ENERGY

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY	MCF	03/24/10
REVIEWED BY	ADR	03/24/10
SCALE:	AS SHOWN	
SHEET NUMBER	9 OF 26	

C.O.A. CASE NO. SPC-2009-0199D

C11



TOTAL AREA (S.F.)	938,358
TOTAL AREA (AC.)	21.54
ZONING	P-NP
EXISTING CONDITIONS:	TOTAL
TOTAL FLOOR AREA (SF)	122,381
FLOOR AREA RATIO	0.13:1.00
TOTAL IMPERVIOUS COVER (SF)	582,013
TOTAL IMPERVIOUS COVER (AC)	13.36
TOTAL IMPERVIOUS COVER (%)	62.02
BUILDING COVERAGE (SF)	122,381
BUILDING COVERAGE (%)	13.04
PROPOSED CONDITIONS:	
TOTAL FLOOR AREA (SF)	20,818
FLOOR AREA RATIO	0.02:1.00
TOTAL IMPERVIOUS COVER (SF)	405,953
TOTAL IMPERVIOUS COVER (AC)	9.32
TOTAL IMPERVIOUS COVER (%)	27
BUILDING COVERAGE (SF)	20,818
BUILDING COVERAGE (%)	2.20

NOTES

1. CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-545-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
2. A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND BACK OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
6. FIRE DEPARTMENT ACCESS AROUND SITE SHALL BE ESTABLISHED BY PAVMENT MARKERS/SIGNAGE THROUGHOUT DEMOLITION PHASE. FIRE ACCESS LANES MUST REMAIN CLEAR AT ALL TIMES. REMOVAL OF PIPE CHASES SHALL BE STAGED AND PAVEMENT REPAIRED TO ALLOW ACCESS OF EMERGENCY VEHICLES.

SITE PLAN RELEASE NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITH THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

OCCUPIED BUILDING SUMMARY

BUILDING NAME	BUILDING A	BUILDING B	BUILDING E	BUILDING X	BUILDING J
	GUARD HOUSE	LABORATORY	LABORATORY ANNEX	ADMINISTRATION BUILDING	WESTON FIELD OFFICE
EXISTING USE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
TOTAL AREA (SF)	178	3,419	1,669	2,348	864
NO. OF STORIES	1	1	1	1	1
TOTAL AREA FLOOR 1 (SF)	178	3,419	1,669	2,348	864
BUILDING HEIGHT (FT.)	13	20	13	15	12
FINISHED FLOOR ELEVATION	448.82	448.59	448.28	447.07	446.00
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE	PORTABLE BLDG	PORTABLE BLDG

UNOCCUPIED BUILDING SUMMARY

BUILDING NAME	BUILDING 4	BUILDING 22	BUILDING W		
	HAZMAT STORAGE	RELAY HOUSE	WAREHOUSE		
EXISTING USE	-	-	WAREHOUSE/ SHIPPING		
TOTAL AREA (SF)	224	1,020	16,546		
NO. OF STORIES	1	1	1		
TOTAL AREA FLOOR 1 (SF)	224	1,020	16,546		
BUILDING HEIGHT (FT.)	16	16	35		
FINISHED FLOOR ELEVATION	448.32	445.27	444.93		
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE		

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UTILITY SUMMARY

GARBAGE DISPOSAL: PRIVATE
WATER AND WASTEWATER SERVICE: CITY OF AUSTIN
ELECTRIC SERVICE: AUSTIN ENERGY
GAS SERVICE: TEXAS GAS SERVICE

LEGEND

LOC	LIMITS OF CONSTRUCTION
	SITE LIMITS
CWQZ	CRITICAL WATER QUALITY ZONE
100YR	100-YR FLOOD PLAIN

REV. NO.	BY	DATE	REVISION DESCRIPTION

03/24/10

AXIOM Engineers, Inc.
16275 Park Row, Suite 200
Houston, Texas 77084
Ph: (713) 526-5223
Fax: (713) 526-5227
www.axiomeng.com
Texas P.E. Firm No. F-43

HOLLY STREET POWER PLANT
DECOMMISSIONING and DEMOLITION PROJECT
2401 HOLLY ST
AUSTIN, TEXAS 78702
SITE PLAN (SHEET 2)

AUSTIN ENERGY

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY	NCF	03/24/10
REVIEWED BY	ADR	03/24/10
SCALE:	AS SHOWN	
SHEET NUMBER	10 OF 26	

C.O.A. CASE NO. SPC-2009-0199D

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