SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY

CASE: SP-2020-0093DS **P.C. COMMISSION DATE:** November 10, 2020

COUNCIL DISTRICT: District #9

PROJECT NAME: 1112 W. Annie Street

APPLICANT: Atwell, LLC **AGENT:** Mark Zupan

ADDRESS OF SITE: 1112 W. Annie Street

COUNTY: Travis **AREA:** 0.1455

WATERSHED: West Bouldin Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT: A residential driveway / bridge to cross over West Bouldin Creek.

DESCRIPTION OF VARIANCE:
The applicant requests the following:

- Request to vary from LDC 25-8-261 – to allow development inside the Critical Water Quality Zone.

STAFF RECOMMENDATION:
Staff recommends this variance, having determined that the required findings of fact have been met. Staff recommends with the following conditions:

- Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project GP-2014-0593.WPD.
- Provide a planting plan requiring City standard specification 609S Native Seeding and Planting within the critical water quality zone.

ENVIRONMENTAL BOARD ACTION:
10/21/2020: The Environmental Board voted in (7) favor for the approval of the requested variance, (0) in denial of the requested variance, (4) absentia.

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Hank Marley **PHONE:** 512-974-2067

CASE MANAGER: Anaiah Johnson **PHONE:** 512-974-2932

ENVIRONMENTAL COMMISSION MOTION 20201021-004a

Date: October 21, 2020

Subject: SP-2020-0093DS at 1112 West Annie St.

Motion by: Kevin Ramberg **Seconded by:** Peggy Maceo

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from LDC 25-8-261 to allow development inside the critical water quality zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance with conditions having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions:

1. Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project GP-2014-0593.WPD.
2. Provide a planting plan requiring City standard specification 609S Native Seeding and Planting within the critical water quality zone.

VOTE 7-0

For: Bedford, Smith, Neely, Coyne, Maceo, Ramberg, and Gordon
Against: None
Abstain: None
Recuse: None
Absent: Creel, Nill, Thompson, and Guerrero

Approved By:

Linda Guerrero, Environmental Commission Chair

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	1112 W. Annie Street; SP-2020-0093DS
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow development inside the Critical Water Quality Zone (LDC 25-8-261).

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes The site is located in the Bouldin Creek Neighborhood Planning Area and has a single family zoning designation similar to the immediate surrounding areas. The proposed bridge crossing is to gain access to a larger lot located on the other side of West Bouldin Creek. This is the lot where the owner intends to build their home. That lot is 0.5290 acres and the majority of it is outside of the 100 year floodplain and critical water quality zone. The proposed bridge crossing is the only access point that the owner has to the City ROW, as the lot is entirely enclosed within West Bouldin Creek, other single family lots and the train track that runs the entire length of the Western perimeter. By not allowing the proposed bridge the requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

2. The variance:
   a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The proposed bridge over West Bouldin Creek is the only access point that the owner has from City ROW to their buildable lot. The proposed bridge has been designed to take the most direct path across the creek while also minimizing, to the maximum extent feasible, disturbance to the critical water quality zone and avoiding disturbance to the critical root zone of tree #002, which is an existing 20" pecan tree that is located on adjacent City property (See Figure 1). Furthermore, the design also avoids the removal of trees #004, 006 and 007, all of which are Pecan species located on the project property (See Figure 1). Moreover, the proposed location of the bridge also adheres to the minimum 5 foot side yard & 25 foot front yard setback requirements in accordance with LDC 25-2-513 & 492 (See Figure 1). Therefore, the variance is not necessitated by the scale, layout, construction method, or other design decision made by the applicant.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The proposed bridge has been designed to span the 100 year floodplain. It has also been designed to remove the least amount of protected sized trees located on site and also avoids disturbance of the critical root zone of the larger 20" pecan tree that is located on adjacent City property. Therefore, staff agrees that the design and location of the proposed bridge is the minimum deviation from code requirement necessary to allow a reasonable use of the property.

c) Does not create a significant probability of harmful environmental consequences.

Yes The proposed bridge has been designed to span the 100 year floodplain. During construction there is some expected disturbance to the creek and the City erosion control within the vicinity of the proposed bridge crossing. The developer is required to clean and remove any construction debris from within the creek. They are also required to make repairs and restore the City erosion control infrastructure that may become destabilized during the construction of the bridge. Furthermore, all areas of the critical water quality zone that are located within the limits of construction will require City standard and specification 609S – Native Seeding and Planting. Therefore, the variance does not create a significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

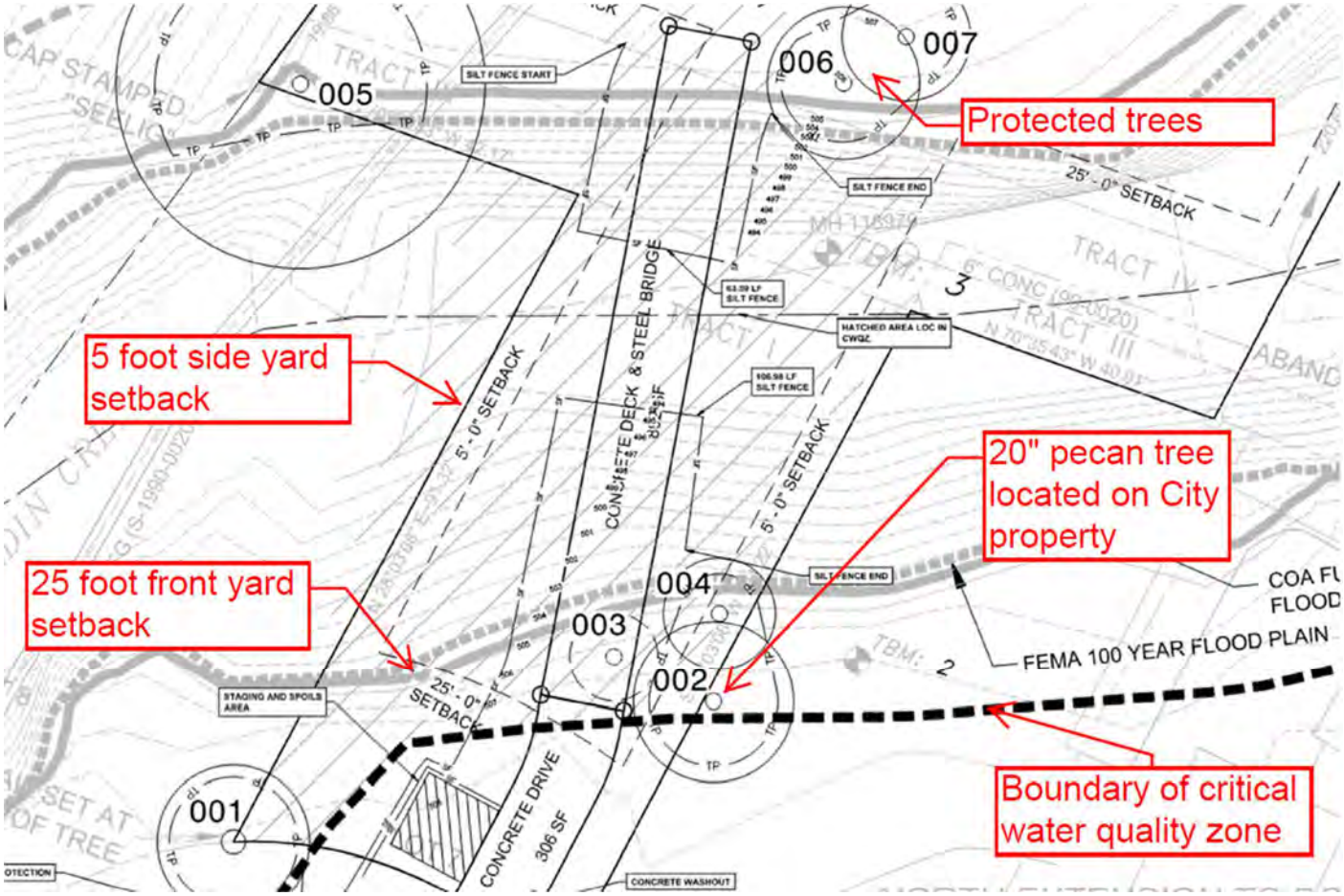
Yes As this proposed bridge has been designed to span the 100 year floodplain there will not be any obstructions within the waterway. Due to the increase in impervious cover being less than 8,000 square feet the project does not require water quality treatment in accordance with City code. However, City standard specification 609S – Native Seeding and Planting is required within the limits of construction. Therefore, development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

- Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project – GP-2014-0593.WPD.
- Provide a planting plan requiring City standard specification 609S – Native Seeding and Planting within the critical water quality zone.

Environmental Reviewer (DSD)	Hank Marley *(Hank Marley)*	9/30/2020
Environmental Review Manager (DSD)	*(Mike McDougal)*	9/30/2020
Environmental Officer (WPD)	*(Chris Herrington)*	10/07/2020

Figure 1


Protected trees
5 foot side yard setback
20" pecan tree located on City property
25 foot front yard setback
Boundary of critical water quality zone
FEMA 100 YEAR FLOOD PLAIN
005
006
007
004
003
002
001
SILT FENCE START
SILT FENCE END
25' - 0" SETBACK
5' - 0" SETBACK
CONCRETE DECK & STEEL BRIDGE
STAGING AND SPOILS AREA
CONCRETE DRIVE
306 SF
CONCRETE WASHOUT
HATCHED AREA LOC IN CWQZ
TRACT III
TBM: 2
TBM: 3

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

February 17, 2020

City of Austin
Planning and Development Review
One Texas Center
505 Barton Springs Road
Austin, TX 78704

RE: Water Quality Transition Zone Variance Request for 1112 W. Annie Street

Dear Director,

The site plan is located at 1112 W. Annie Street and consists of a Type 1 driveway and precast bridge to be built for safe access to the SF-3-NP lot. The residential lot is 0.68 acres and the site plan limits of construction are 0.06 acres. The bridge will be the only access available to the lot over West Boulding Creek within the West Boulding Creek Watershed. This site's access is located over the Water Quality Zone and has been recommended by the Environmental Review to submit a site plan (for bridge access only) for a variance to be processed.

- Per § 25-8-452 and § 25-8-482 Water Quality Transition Zone, development is prohibited in a water quality transition zone that lies outside the Edwards Aquifer recharge zone. Therefore, per § 25-8-41 Land Use Commission Variances, the Land Use Commission may grant a variance from a requirement of said code after determining that:
    - the criteria for granting a variance in Subsection (A) are met;
    - the requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
    - the requirement for which a variance is requested prevents a reasonable, economic use of the entire property

We request that an access driveway and bridge over West Bouldin Creek be permitted within the Water Quality Transition Zone and for this variance to be granted.

If you have any questions or concerns, please feel free to contact us.

Sincerely,

Mark Zupan, PE
Project Manager

STATE OF TEXAS
MARK T. ZUPAN
128994
LICENSED
PROFESSIONAL ENGINEER
02/19/2020

3815 S. Capital of Texas Highway, Ste. 300, Austin, TX 78704 Tel: 512.904.0505 Fax: 512.904.0509
www.atwell-group.com
Firm # 12242

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Mark Zupan, PE, Atwell
Street Address	3815 S Capitol of Texas Hwy, Suite 300,
City State ZIP Code	Austin, TX 78739
Work Phone	512-904-0505
E-Mail Address	mzupan@atwell-group.com
Variance Case Information	
Case Name	1112 W Annie St
Case Number	SP-2020-0093DS
Address or Location	1112 W Annie St
Environmental Reviewer Name	Hank Marley
Environmental Resource Management Reviewer Name	John Clement
Applicable Ordinance	LDC 25-8-261
Watershed Name	West Bouldin Creek
Watershed Classification	X **Urban** ☐ Suburban ☐ Water Supply Suburban ☐ Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X **Not in Edwards Aquifer Zones**
Edwards Aquifer Contributing Zone	☐ Yes X **No**
Distance to Nearest Classified Waterway	On Site
Water and Waste Water service to be provided by	No water or wastewater service as part of this application.
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	____0____	__1198_____
acreage:	____0____	____0.0275_____
percentage:	____0____	____4_____

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	Please see the attached Engineering and Drainage Report.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project doesn't comply with code section 25-8-261, 25-8-262 building in the critical water quality zone. See attached drawings.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes / No If we can't build the driveway/bridge in the CWQZ and over the flood plain, my client cannot access their property.

2. The variance:
   a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

      Yes / No There is no other way to provide access to the site. This is the only access point to gain access to the back half of the lot.

   b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

      Yes / No Providing access is the only way the property can be used

c) Does not create a significant probability of harmful environmental consequences.

Yes / No We are not affecting the floodplain because we are not building in it. We are not altering the channel seeing as we are bridging over it.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No Since the lot is zoned SF-3 and it is less than 8,000 sf of impervious cover so water quality is not required.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No The site qualifies for the variance and we have met all of the items in Subsection A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No We can not access the site without the variance

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

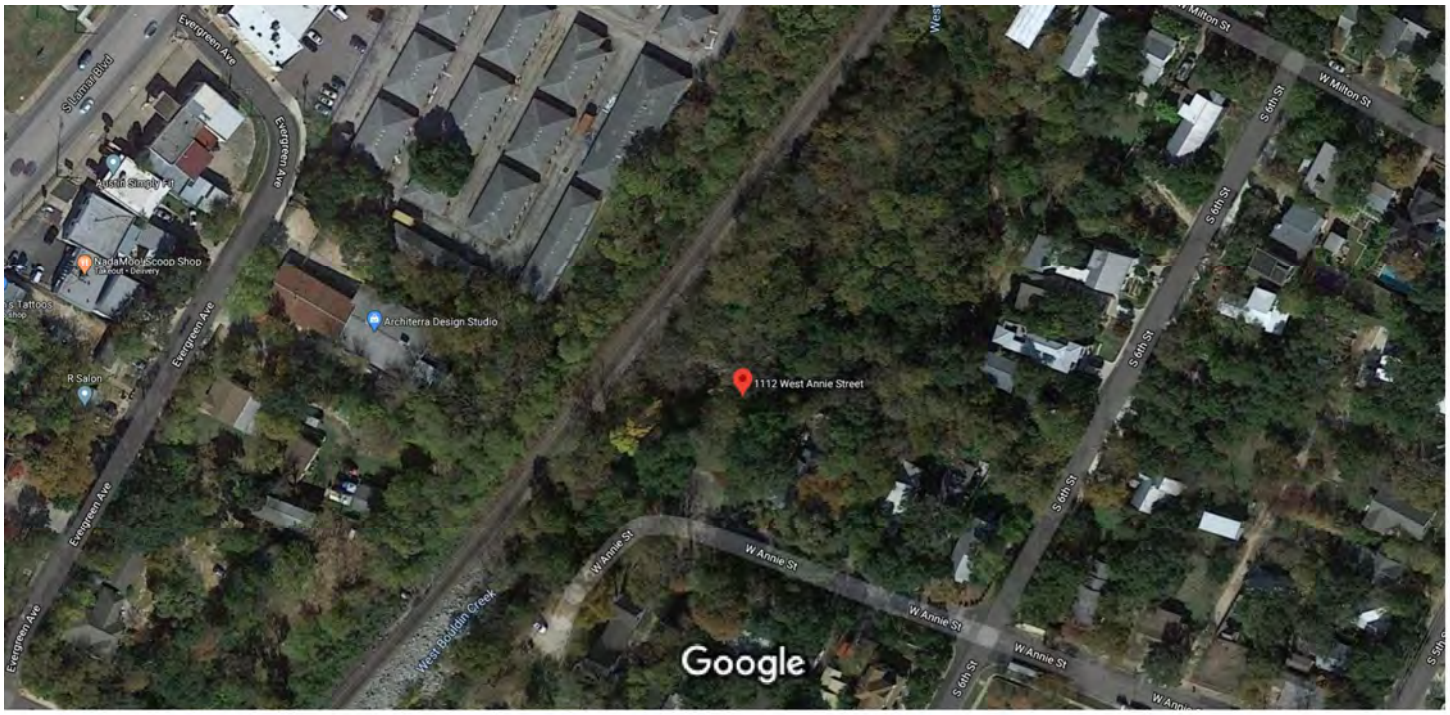
Yes / No Yes it allows us to provide access to the lot.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

Google Maps 1112 W Annie St



Imagery ©2020 CAPCOG, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

1112 W Annie St

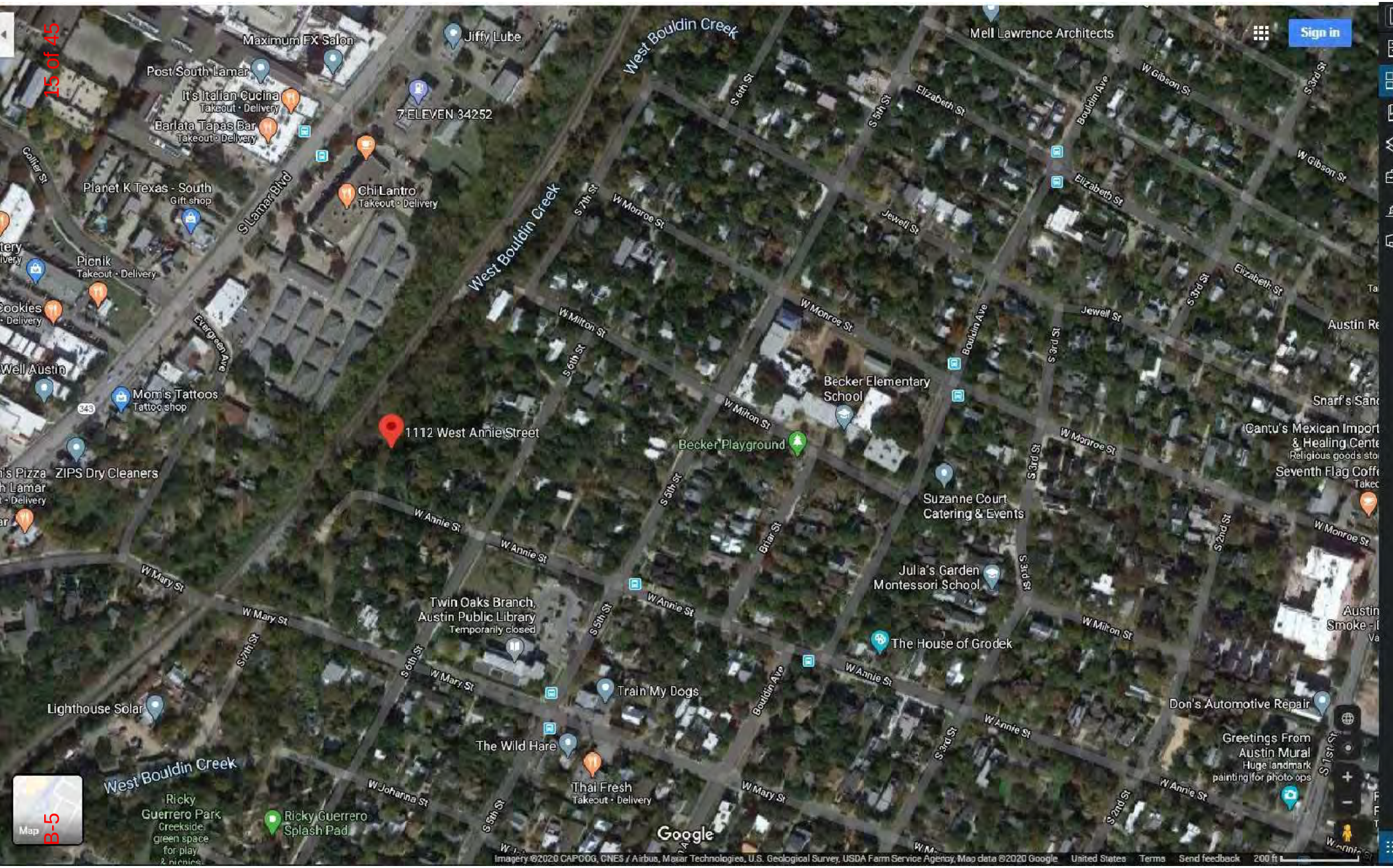
Austin, TX 78704

Directions Save Nearby Send to your phone Share

762P+3J Austin, Texas

Photos


Sign in
W Milton St
W Milton St
S 6th St
S 6th St
S 6th St
S 6th St
Architerra Design Studio
1112 West Annie Street
W Annie St
W Annie St
W Annie St
W Annie St
West Bouldin Creek
Map
Google


Maximum FX Salon
Jiffy Lube
West Bouldin Creek
Mell Lawrence Architects
Sign in
Post South Lamar
It's Italian Cucina
Takeout · Delivery
7-ELEVEN 34252
Barlata Tapas Bar
Takeout · Delivery
Planet K Texas - South
Gift shop
Chi Lantro
Takeout · Delivery
S Lamar Blvd
Pienik
Takeout · Delivery
Evergreen Ave
Moni's Tattoos
Tattoo shop
ZIPS Dry Cleaners
1112 West Annie Street
Becker Elementary School
Becker Playground
Suzanne Court Catering & Events
Julia's Garden Montessori School
Twin Oaks Branch, Austin Public Library
Temporarily closed
The House of Grodek
Train My Dogs
Lighthouse Solar
The Wild Hare
Thai Fresh
Takeout · Delivery
Don's Automotive Repair
Greetings From Austin Mural
Huge landmark painting for photo ops
Ricky Guerrero Park
Creekside green space for play & picnics
Ricky Guerrero Splash Pad
Elizabeth St
Jewell St
W Monroe St
W Milton St
W Annie St
W Mary St
W Johanna St
W Gibson St
Bouldin Ave
Briar St
S 1st St
S 2nd St
S 3rd St
S 5th St
S 6th St
S 7th St
Google
Map
Imagery ©2020 CAPCOG, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 Google
United States
Terms
Send feedback
200 ft

SITE PLAN
1112 W. ANNIE STREET
AUSTIN, TX 78704

SUBMITTAL DATE: FEBRUARY 28, 2020

UTILITIES

WATER & WASTEWATER
AUSTIN WATER UTILITY
AVANTE PLAZA, SUITE 300
625 EAST 10TH STREET
AUSTIN, TEXAS 78734
CONTACT: ALFREDO TORRES
PHONE: 512.972.0238

ONE-CALL
UTILITY LOCATING SERVICE
CONTRACTOR TO CALL BEFORE DIGGING!!!
PHONE: 1.800.245.4545

CONSULTANTS/CONTRACTORS

CIVIL ENGINEER
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
CONTACT: MARK T. DUPAS, P.E
PHONE: 512.264.4595

SURVEYOR
TRI-TECH SURVEYING COMPANY, L.P.
115 HERITAGE DRIVE
SAN MARCOS, TEXAS 78666
CONTACT: ARTHUR VASQUEZ TORRES, RPLS.
PHONE: 512.442.5222

OWNER

CHRIS AND ISABEL AFFINITO
600 Emerald Dr #113
AUSTIN, TEXAS 78702-2721
CONTACT: CHRIS AFFINITO
PHONE: 973-223-3055

DEVELOPER

URBAN ATX DEVELOPMENT, LLC
1705 DEERFIELD DR
AUSTIN, TEXAS 78741
CONTACT: CHRIS AFFINITO
PHONE: 973-223-3055

LEGAL DESCRIPTION

IS A LEGAL TRACT CONSISTING OF TRACT I: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK 3, NORTH EXTENSION TO BOULDIN ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 2, PAGE 135 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. TRACT II: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF CERTAIN UNPLATTED PORTION OF BLOCK 3, NORTH EXTENSION TO BOULDIN ADDITION. TRACT III: BEING TWO (2) TRACTS OF LAND, EACH OF THE SAID TWO (2) TRACTS OF LAND OUT OF AND A PART OF THAT CERTAIN ALLEY THAT TRAVERSES BLOCK 3, NORTH EXTENSION TO BOULDIN ADDITION, THE TRACT OF LAND HEREINAFTER DESCRIBED AS NUMBER ONE CONTAINING 381 SQUARE FEET OF LAND AND THE TRACT OF LAND HEREINAFTER DESCRIBED AS NUMBER TWO CONTAINING 399 SQUARE FEET OF LAND. EACH OF THE SAID TWO (2) TRACTS OF LAND VACATED BEING OUT OF THAT CERTAIN ALLEY THAT TRAVERSES SAID BLOCK 3. TRACT IV: BEING 1,591 SQUARE FEET OF LAND, SAME BEING OUT OF AND PART OF THAT CERTAIN ALLEY THAT TRAVERSES BLOCK 3, NORTH EXTENSION TO BOULDIN ADDITION (VACATED), CREATED PRIOR TO MAR 14, 1946 (GRANDFATHER DATE) AS EVIDENCED BY DEED RECORDED IN VOLUME 2,PAGE 135 OF THE TRAVIS COUNTY DEED RECORDS ON JAN 1909 BEING THE SAME PROPERTY AS CURRENTLY DESCRIBED IN DEED RECORDED IN DOCUMENT #2000024480 OF THE TRAVIS COUNTY DEED RECORDS ON FEB 18, 2000 AND IS ELIGIBLE TO RECEIVE UTILITY SERVICE.

NOTES

1. 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.
2. PORTIONS OF THE PROPERTY ARE LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, No. 48453C0445K, EFFECTIVE DATE JANUARY22, 2020 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED, AND IS CLASSIFIED AS A URBAN WATERSHED BY THE CITY OF AUSTIN AND WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND APPLICABLE RULES.
4. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OR THE CITY OF AUSTIN.
5. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
6. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
7. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
8. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
11. THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

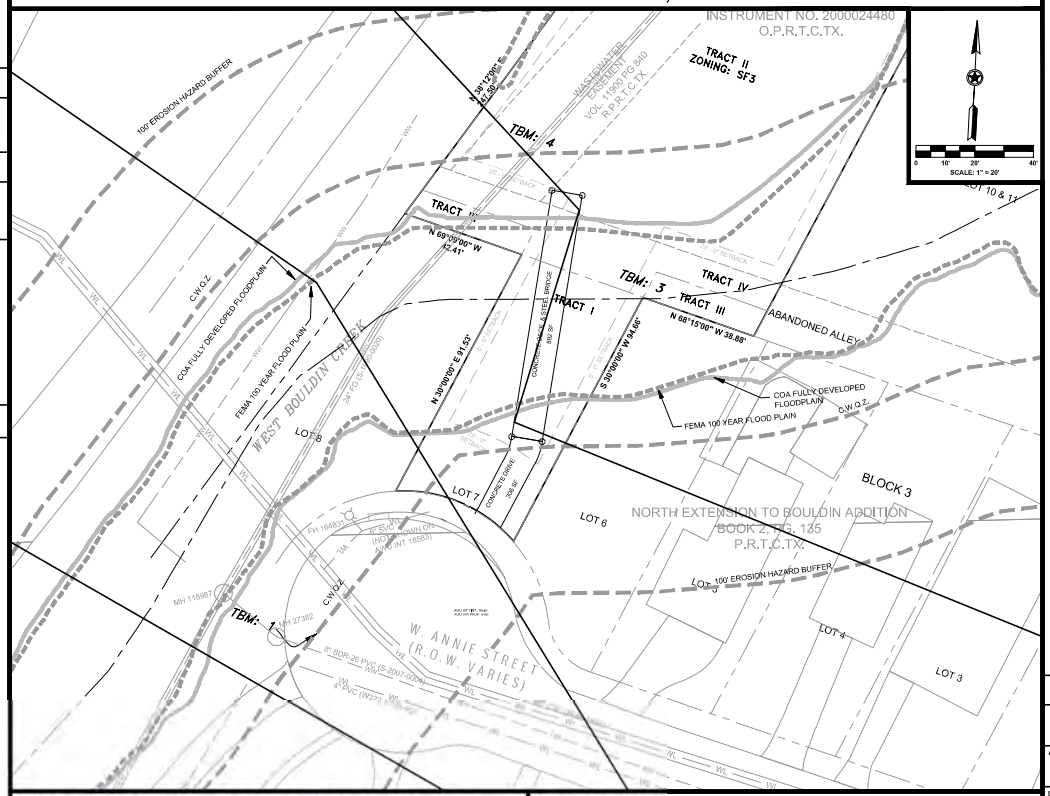
    THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
    - PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
    - NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
    - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
12. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER 25-5 (SITE PLANS) OF THE LAND DEVELOPMENT CODE.

NOTE TO CONTRACTOR

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE, AS PER SECTION 25-8-183 OF THE LAND DEVELOPMENT CODE.



VICINITY MAP - MAPSCO 614G & 614L, MAP GRID MH20 & MH21

REVISION BLOCK

NO.	REVISION DESCRIPTION	REVISE (R), ADD (A), VOID (V), SHEET #	TOTAL # SHEETS	NET CHANGE IMP. COVER SQ. FT.	TOTAL SITE IMP. COVER SQ. FT./ %	APPROVED/ DATE

REVIEWED BY:

AUSTIN WATER UTILITY — DATE

DEVELOPMENT SERVICES DEPARTMENT — DATE

AUSTIN FIRE DEPARTMENT — DATE

"APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MY BE NECESSARY.

CITY APPROVAL

SITE PLAN RELEASE 1 Sheet Of 10

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development
DATE OF RELEASE: _____ Zoning: _____

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

Know what's below. Call before you dig.

THE LOCATING OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR — NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY INJURED STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
800.850.2820 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-9505 F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

COVER SHEET

CLIENT

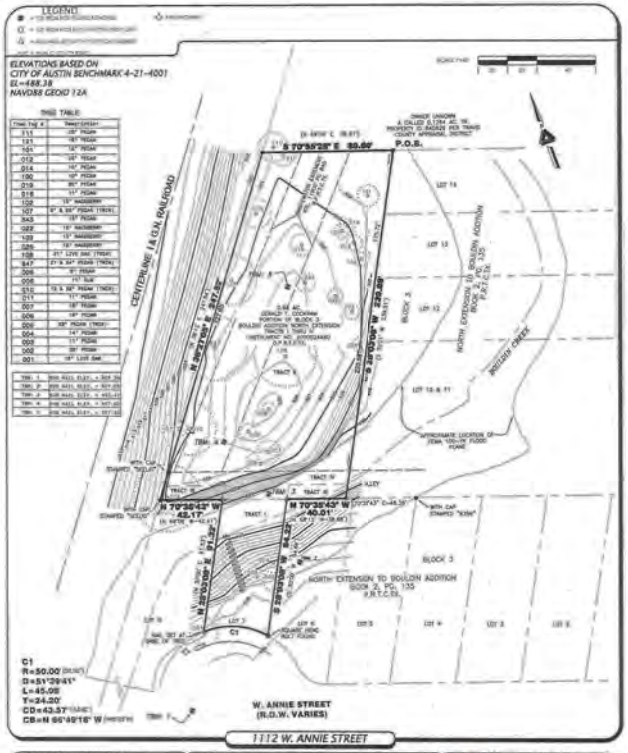
DATE: July 10, 2020

REVISIONS

SCALE: 0

DR. CJM | CK. AA
P.M. MZ
BOOK —
JOB 19002206
SHEET NO. 1 OF 10

COA CASE NO: SP-2020-0093DS



PROPERTY INFORMATION

0.68 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS. THE SAID 0.68 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HEREIN.

NOTES:

TREE & TOPOGRAPHIC SURVEY

TRI-TECH SURVEYING COMPANY, L.P.

CERTIFICATION

STATE OF TEXAS REGISTERED ARTHUR VASQUEZ TORRES 5737 LICENSED LAND SURVEYOR

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-MC185-19
CLIENT JOB NO: N/A
DRAWN BY: DM
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 08/03/19

REVISIONS

TRI-TECH

LEGAL DESCRIPTION
0.68 ACRE OUT OF THE
ISAAC DECKER LEAGUE
TRAVIS COUNTY, TEXAS

A 0.68 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS BEING A PORTION OF BLOCK 3 OF THE NORTH EXTENSION TO BOULDIN ADDITION RECORDED IN BOOK 2, PAGE 135 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO GERALD T. COCKRAM, AN UNMARRIED MAN, RECORDED IN INSTRUMENT NUMBER2006024480, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.68 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found marking the northeast corner of the herein described tract, in the south boundary line of a called 0.1264 acre tract (owner unknown per Travis County Appraisal District Property ID: 565625, Travis County, Texas, said point being the northwest corner of Lot 14 of said Block 3 of the North Extension to Bouldin Addition;

THENCE with the east boundary line of the herein described tract and the west lines of Lots 14, 13, 12, 11 and 10 of said North Extension to Bouldin Addition **S20°03'08"W** passing the calculated southwest corner of said Lot 10 at a distance of 220.68' and continuing for a total distance of **225.89'** to a 1/2" iron rod set with "TRI-TECH" cap for a point in the south boundary line of a variable width alley being in the north boundary line of Lot 6 of said North Extension to Bouldin Addition for the northeast corner of the herein described tract;

THENCE with an interior boundary line of the herein described tract and the north boundary line of said Lot 6 **N70°35'43"W**, a distance of **40.01'** to a MAG Nail set with "TRI-TECH" washer for the northwest corner of said Lot 6, same being the northeast corner of Lot 7 of said North Extension to Bouldin Addition and an interior corner of the herein described tract;

THENCE continuing with the east boundary of the herein described tract, an east boundary of said Lot 7 and the west boundary of said Lot 6, **S20°03'08"W** a distance of **34.22'** to a point in the curving north right of way line of W. Annie Street for the southeast corner of the herein described tract;

THENCE with a curve to the left an arc length of **45.08'**, a radius of **50.00'** and a chord bearing and distance of **N66°49'18"W, 43.57'** to a nail set at the base of a tree for the southwest corner of said Lot 7, same being the southeast corner of Lot 5, of said North Extension to Bouldin Addition for the southwest corner of the herein described tract;

THENCE with the west boundary line of said Lot 7 and the east boundary line of said Lot 5, **N20°03'08"E**, a distance of **61.52'** to a MAG Nail set with "TRI-TECH" washer at the northwest corner of said Lot 7 and the southeast corner of said Lot 6 in the south boundary line of said alley for an interior corner of the herein described tract;

THENCE with the south boundary line of said alley and the north line of said Lot 6, **N70°35'43"W**, a distance of **42.17'** to a 1/2" iron rod found with cap stamped "SELLIO" in the east boundary of I & G.N. Railroad for the southwest corner of the herein described tract;

THENCE along the east boundary line of said I & G.N. Railroad and the west boundary line of the herein described tract, **N36°27'05"E**, passing a 1/2" iron rod found with cap stamped "SELLIO" at a distance of 10.81' and continuing for a total distance of **247.52'** to a 1/2" iron rod found in the east boundary line of said I & G.N. Railroad, in the south boundary line of said called 0.1264 acre tract for the northwest corner of the herein described tract;

THENCE with the south line of said called 0.1264 acre tract and the north line of the herein described tract **S70°55'28"E** a distance of **89.60'** to the **POINT OF BEGINNING** containing 0.68 acre of land more or less.

A.) This field note description is produced in conjunction with an exhibit of same date.
B.) This field note description is valid for this transaction only.
C.) Basis of bearings: Texas State Plane Coordinate System, Texas Central Zone, NAD83

STATE OF TEXAS REGISTERED ARTHUR VASQUEZ TORRES 5737 LICENSED LAND SURVEYOR

Arthur Vasquez Torres, R.P.L.S. No. 5737
Field Date: 08-03-19
Revised 08-27-19
Job No: SMS-MC185-19

STATE OF TEXAS REGISTERED MARK T. DIPAN 128894 PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

NOTES:

ATWELL
866.850.4200 www.atwell-group.com
3812 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512.904.0500 F: 512.904.0501
TBPE No. F-2342

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

SURVEY

DATE: July 10, 2020

REVISIONS

SCALE: N

DR: JJM CK: AA

FB: 167

BOOK: –

JOB: 0020-0

SHEET(s): 2 OF 10

CITY APPROVAL

SITE PLAN RELEASE 2 Sheet: (2 of 10)

FILE NUMBER: _____ EXPIRATION DATE _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

CDA CASE NO: SP-2020-0088S

GENERAL CONSTRUCTION NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR MUST OBTAIN UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATED, FROM THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT - CONSTRUCTION INSPECTION DIVISION (974-7265) PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL PROVIDE A ONE CALL CENTER CONFIRMATION NUMBER.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT (974-7161) PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DRAINAGE EASEMENT OR STREET RIGHT-OF-WAY. THE METHODS OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S RIGHT-OF-WAY MUST BE APPROVED PRIOR TO START OF THE BACKFILL OPERATION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
5. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
6. A MINIMUM OF TWO BENCHMARKS PER SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION, SHALL BE PROVIDED. TIE TO CITY OF AUSTIN STANDARDS WHEN POSSIBLE.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF AUSTIN, CONSULTING ENGINEER, CONTRACTOR, COUNTY ENGINEER (IF APPROPRIATE), AND ANY OTHER AFFECTED PARTIES. NOTIFY TPSD, CONSTRUCTION INSPECTION DIVISION, 974-7265, AND WATER & WASTEWATER UTILITY DEPARTMENT, 972-0108, AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING CONSTRUCTION, CALL CONSTRUCTION INSPECTION DIVISION (974-7265).
9. BARRICADES, BUILT TO CITY OF AUSTIN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SITE PLAN.
12. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-6377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
13. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT. REFERENCE WILL BE PLACED ON THE MARKER BY TPSD AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE.
14. INSIDE THE AUSTIN CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE AUSTIN CITY LIMITS, LETTERS OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO INSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICHNO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SITE PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR RELOCATING ALL EXISTING UTILITIES AS REQUIRED.
16. NO DRIVEWAY OR STREET SHALL BE CLOSED OVERNIGHT.
17. ALL VEGETATION OUTSIDE LIMITS OF CONSTRUCTION TO REMAIN.
18. CONTRACTOR TO OBTAIN BARRICADING PERMIT PRIOR TO BLOCKING ANY PORTION OF ROADWAY.
19. NO MORE THAN 2,000' OF CONSTRUCTION ZONE SHALL BE OPEN AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURRING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORKS PROGRESSES.
20. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
21. PRIOR TO ANY DIRECTIONAL DRILLING OR BORING, CONTRACTOR MUST CONTACT THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT - CONSTRUCTION INSPECTION DIVISION (974-7161) TO SCHEDULE A MANDATORY PRE-BORE INSPECTION.
22. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
23. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAYBE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
24. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
25. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:

■ RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR

☐ INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

DEVELOPER INFORMATION

OWNER _____ PHONE # _____

OWNER ADDRESS _____

OWNER'S REP. RESPONSIBLE FOR PLAN ALTERATIONS _____ PHONE # _____

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE _____ PHONE # _____

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE _____ PHONE # _____

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OR RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN - *OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.*
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

AUSTIN ENERGY STANDARD NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER C OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
12. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY POND(S) OR CONTROLS

AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

FIRE DEPARTMENT:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".
2. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
3. FIRE LANES DESIGNATED ON THE SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHALS OFFICE AND INSPECTED FOR FINAL APPROVAL.
4. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET FOR FULL WIDTH OF ACCESS DRIVE.

RIGHT-OF-WAY MANAGEMENT:

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:
2. CONTRACTORS AND THEIR SUBCONTRACTS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY
   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 PEAK HOURS — EQUAL TO THE COST OF THE PERMIT
   g. MULTIPLE VIOLATIONS — UP TO A 4 DAY SUSPENSION OF WORK
3. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY
4. CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, 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.
5. FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
6. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
7. CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK.
8. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK.
9. STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW:
   a. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
   b. STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM 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.
   c. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
10. NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
11. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY 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 TRANSVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
13. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS NEW COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL PLATFORM AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A SHORT MAXIMUM PERIOD AND SHALL BE COMPLETED WITH HASTE AS TO NOT CURB MORE THAN ONE BLOCK AT A TIME.
14. ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCES, PER THE CITY OF AUSTIN STANDARD DETAILS FOR SWP SIGNING.
15. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 5 CONSECUTIVE CALENDAR DAYS.
16. ADA COMPLIANCE SHALL BE MAINTAINED THROUGH FABRICATED CONSTRUCTION ENTRANCE.
17. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TRAUMA CRASH TESTING REQUIREMENTS (NCHRP REPORT NO. 350) THAT PARTICULAR BARRIER IS USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
18. FOR OVERNIGHT PROTECTION OF WORK ZONE WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD DETAIL 1005-4.
19. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF AUSTIN STANDARD DETAIL 1105-4.
20. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
21. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR MANAGER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SIGNS DETAILS.

Development Services Department
Land Status Determination
Legal Tract Platting Exception
Certification

December 22, 2016

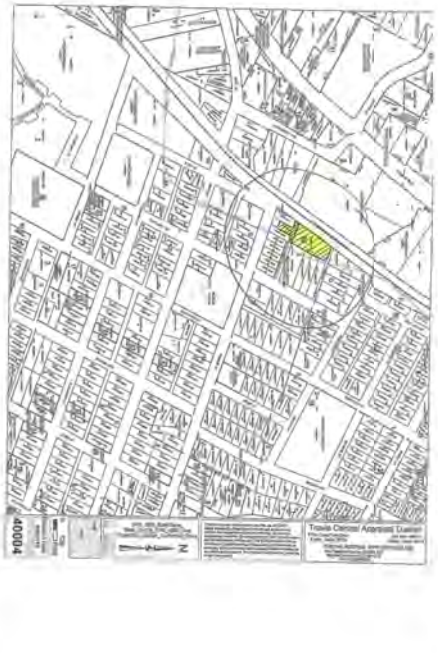
File Number: C8I-2016-0307

Address: 1112 W ANNIE ST

Tax Parcel I.D. #0400041010 & 0400041013
Tax Map Date: 09/08/2016

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

is a **LEGAL TRACT** consisting of **Tract I: all of that certain tract or parcel of land out of the Isaac Decker League in the City of Austin, Travis County, Texas, Being a portion of Lot 7, Block 3, North Extension to Bouldin Addition, a Subdivision in the City of Austin, Travis County, Texas as recorded in Plat Book 2, Page 135 of the Plat records of Travis County, Texas. Tract II: All of that certain tract or parcel of land out of the Isaac Decker league in the City of Austin, Travis County, Texas, being a portion of that certain unplatted portion of Block 3, North Extension to Bouldin Addition. Tract III: Being Two (2) tracts of land, each of the said Two (2) tracts of land being out of and a part of that certain alley that traverses Block 3, North Extension to Bouldin Addition. The tract of land hereinafter described as number One containing 381 square feet of land and the tract of land hereinafter described as number Two containing 399 square feet of land; each of the said Two (2) tracts of land vacated being out of that certain alley that traverses said Block 3. Tract IV: Being 1,591 square feet of land, same being out of and a part of that certain alley that traverses Block 3, North Extension to Bouldin Addition (Vacated),** created prior to Mar 14, 1946 (Grandfather Date) as evidenced by deed recorded in Volume 2, Page 135 of the Travis County Deed Records on **Jan 20, 1900** being the same property as currently described in deed recorded in **Document #2000024480** of the Travis County Deed Records on **Feb 18, 2000** and is eligible to receive utility service.



Additional Notes/Conditions: Tract I: Lot 7, Original Plat Volume 2, Page 135 dated 1/20/1900 – Street Deed (ROW taking) Volume 3720, Page 1179 dated 8/19/1969. Tract II: Volume 407, Page 227 dated 10/03/1927. Tract III & IV: Vacated Alley, Volume 10462, Page 645 dated 10/22/1987 and Volume 10677, Page 345 dated 05/09/1988.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision 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: Michelle Casillas

Michelle Casillas, Representative of the Director
Development Services Department

Map Attachment

CITY APPROVAL

SITE PLAN RELEASE 3 Sheet (2 of 10)

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

_____
Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

Rev 1: _____ Correction 1: _____
Rev 2: _____ Correction 2: _____
Rev 3: _____ Correction 3: _____

STATE OF TEXAS
MARK T. CURAN
128994
Licensed
07/13/2020

811
Know what's below.
Call before you dig

NOTES:

ATWELL
960 BOLD ADDO www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78746
O: 512.904.0500 F: 512.904.0501
TBPE No. F-12042

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

GENERAL NOTES

DATE: July 12, 2020

REVISIONS:

SCALE: N

DR: CM CK: AV
PM: MT
WORK: –
JOB: 20020014
SHEET NO. 3 OF 10

CDA CASE NO: SP-2020-0088DS

T:\PRIVATE\1112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-NTS.DWG 7/10/2020 9:37 AM CONRADO MARTINEZ

SCALE: 1" = 20'

TREE TABLE

Tree Tag #	Description
847	21 & 24" PECAN (TWIN)
843	13" PECAN
121	16" PECAN
111	20" PECAN
108	21" LIVE OAK (TWIN)
107	9 & 26" PECAN (TWIN)
103	10" HACKBERRY
102	10" HACKBERRY
101	15" PECAN
100	10" PECAN
025	10" HACKBERRY
022	10" HACKBERRY
019	20" PECAN
016	11" PECAN
014	10" PECAN
012	20" PECAN
011	12 & 22" PECAN (TWIN)
010	11" PECAN
009	9" PECAN
008	11" ELM
007	16" PECAN
006	19" PECAN
005	29" PECAN (TWIN)
004	14" PECAN
003	11" PECAN
002	20" PECAN
001	19" LIVE OAK

TBM: 1	MAG NAIL ELEV. = 509.36
TBM: 2	60D NAIL ELEV. = 507.05
TBM: 3	60D NAIL ELEV. = 493.42
TBM: 4	60D NAIL ELEV. = 507.02
TBM: 5	60D NAIL ELEV. = 507.33

NOTES

1. ONSITE TOPOGRAPHY IS FROM ALLSTAR SURVEYING DATED 7/12/2018.
2. OFFSITE TOPOGRAPHY IS FROM 2012 COA GIS CONTOURS.

LEGEND

- SURVEY BOUNDARY
- PROPOSED DEMOLITION
- 750 EXISTING CONTOURS
- EXISTING SIDEWALK
- WL EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING SS INLET

CITY APPROVAL

SITE PLAN RELEASE 4 Sheet Of 10

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.2820 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78746
O: 512-904-9505 F: 512-904-0909
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

CLIENT

EXISTING CONDITIONS & DEMOLITION PLAN

DATE: July 10, 2020

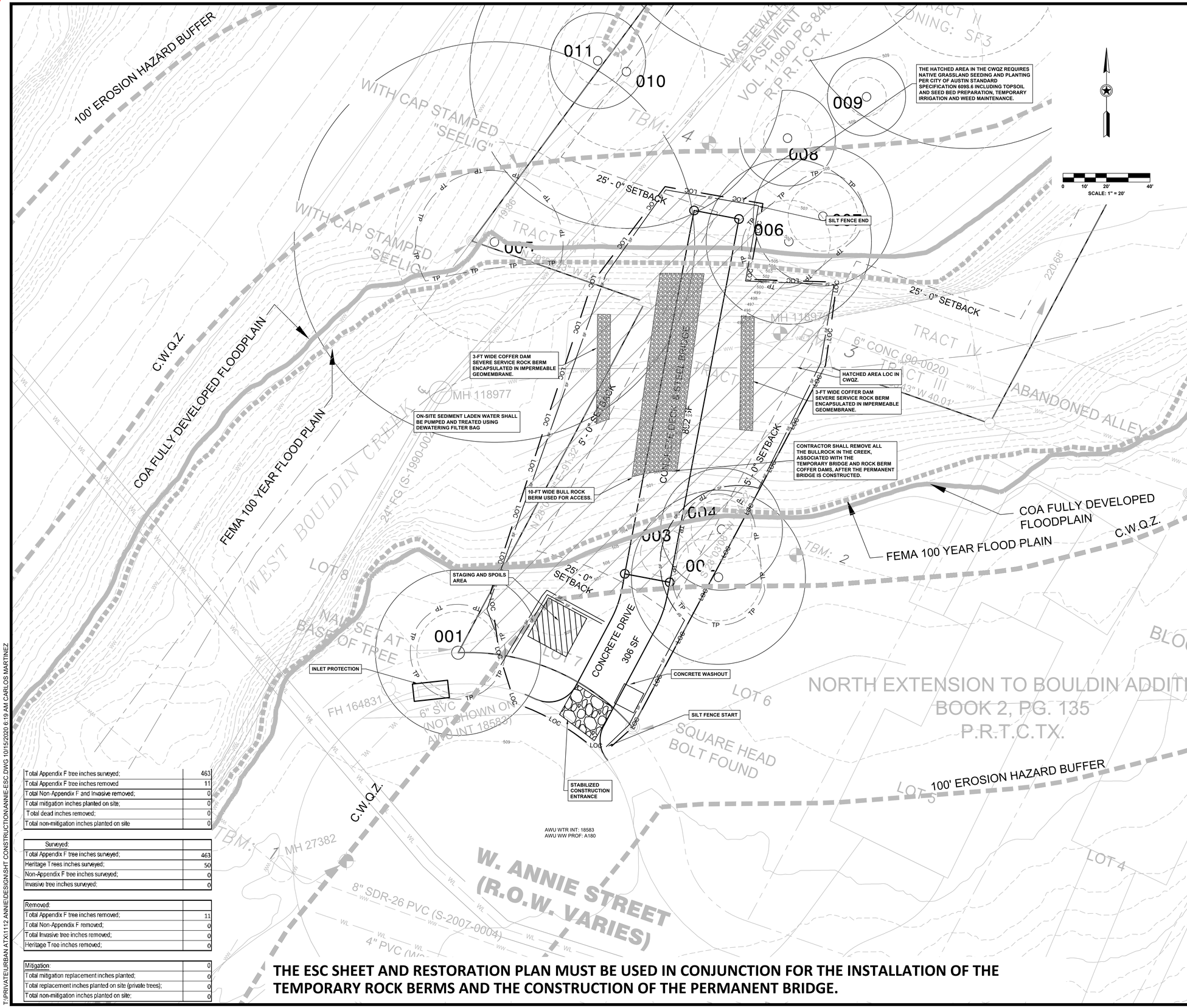
REVISIONS

SCALE: 1"

DR. CJM CK. AA
P.M. MZ
BOOK –
JOB 19002206
SHEET NO. 4 OF 10

CAD FILE: ANNIE-EXT.DWG

COA CASE NO: SP-2020-0093DS



Total Appendix F tree inches surveyed;	463
Total Appendix F tree inches removed	11
Total Non-Appendix F and Invasive removed;	0
Total mitigation inches planted on site;	0
Total dead inches removed;	0
Total non-mitigation inches planted on site	0

Surveyed:	
Total Appendix F tree inches surveyed;	463
Heritage Trees inches surveyed;	50
Non-Appendix F tree inches surveyed;	0
Invasive tree inches surveyed;	0

Removed:	
Total Appendix F tree inches removed;	11
Total Non-Appendix F removed;	0
Total Invasive tree inches removed;	0
Heritage Tree inches removed;	0

Mitigation:	0
Total mitigation replacement inches planted;	0
Total replacement inches planted on site (private trees);	0
Total non-mitigation inches planted on site;	0

THE ESC SHEET AND RESTORATION PLAN MUST BE USED IN CONJUNCTION FOR THE INSTALLATION OF THE TEMPORARY ROCK BERMS AND THE CONSTRUCTION OF THE PERMANENT BRIDGE.

NOTES

1. LIMITS OF CONSTRUCTION: 0.146 AC
2. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
5. THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, EARTHEN DIKES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
6. ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
7. CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
   a. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   b. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
   c. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   d. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
   e. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
8. IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
9. ALL CURB INLETS SHALL HAVE TYPE II INLET PROTECTION WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION AND REVEGETATION ACTIVITIES.
10. A PRECONSTRUCTION MEETING WITH THE ENVIROMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
11. "SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)

    PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

    CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

    PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

    WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

    WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL."
12. REFER TO SHEETS 12-14 FOR RESTORATION PLAN.

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EX PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY ROCK BERM
- MULCH SOCK

TREE LEGEND

- HERITAGE TREE PROTECTED
- TREE REMOVE
- TREE REMAIN
- TREE PROTECTION

CITY APPROVAL

SITE PLAN RELEASE 5 Sheet Of 13

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

_____

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

STATE OF TEXAS
MARK T. ZUPAN
128994
LICENSED
PROFESSIONAL ENGINEER
10/15/2020

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-3500 F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

CLIENT: URBAN ATX

EROSION AND SEDIMENTATION CONTROL

DATE: October 15, 2020

REVISIONS

SCALE 0

DR.	CJM	CH.	AA
P.M.	MZ		
BOOK	--		
JOB	19002268		

SHEET NO. 5 OF 13

T:\PRIVATE\URBAN ATX\1112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-ESC.DWG 10/15/2020 6:19 AM CARLOS MARTINEZ

CAD FILE: ANNIE-ESC.DWG

APPENDEX P-1: EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.

-- PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:

✓ DIRECTION OF FLOW DURING GRADING OPERATIONS.

✓ LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.

✓ AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.

✓ DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).

✓ LOCATION AND TYPE OF E&S BMPS FOR EACH PHASE OF DISTURBANCE.

✓ CALCULATIONS FOR BMPS AS REQUIRED.

✓ LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.

✓ LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.

✓ DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:

1. INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)

2. PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)

3. SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED

4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS

5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS

6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS

-- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:

3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
3.3 STABILIZE SOILS
3.4 PROTECT SLOPES
3.5 PROTECT STORM DRAIN INLETS
3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
3.9 ANY ADDITIONAL BMPS

-- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).

-- FOR ANY STRUCTURAL BMPS, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.

-- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.

3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.

4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.

5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - INSPECTOR (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD (⅓) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.

7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.

2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.

A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.

B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.

C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.

D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTONPLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.

2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.

A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.

B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.

C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.

D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.

E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL DESCRIPTION LONGEVITY TYPICAL APPLICATIONS APPLICATION RATES
BONDED FIBER MATRIX (BFM) 80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER 6 MONTHS ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS 2,500 TO 4,000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS) FIBER REINFORCED MATRIX (FRM)
65% ORGANIC DEFIBRATED FIBERS
25% REINFORCING FIBERS OR LESS
10% TACKIFIER UP TO 12 MONTHS ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS
3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS			
10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)	
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBER OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10. DEVELOPER INFORMATION:

OWNER: URBAN ATX DEVELOPMENT, LLC

CONTACT: CHRIS AFFINTO

PHONE #: (973) 220 3055

ADDRESS: 1705 DEERFIELD DR

AUSTIN, TEXAS 78741

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

ATWELL, LLC

CONTACT: MARK ZUPAN, P.E.

PHONE #: (512) 904 0505

3815 S. CAPITAL OF TEXAS HWY, SUITE 300

AUSTIN, TEXAS 78704

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: TBD AT TIME OF BID

PHONE #: TBD AT TIME OF BID

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: TBD AT TIME OF BID

PHONE #: TBD AT TIME OF BID

THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

APPENDEX P-2: TREE AND NATURAL AREA PROTECTION NOTES:

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 RESULT IN SOIL BUILD-UP 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 MATERIALS;

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST;

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 FIRES.

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 OUTER LIMITS 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 REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. 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 LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

9. 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 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).

13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).

14. 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.

APPENDIX P-6: REMEDIAL TREE CARE NOTES:

1. AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL 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 CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS 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 MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF 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 SELECT A FERTILIZATION CONTRACTOR AND IENSURE COORDINATION WITH THE CITY ARBORIST.

2. 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.

3. POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND 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 ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1088, AUSTIN, TX 78767.

SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D):

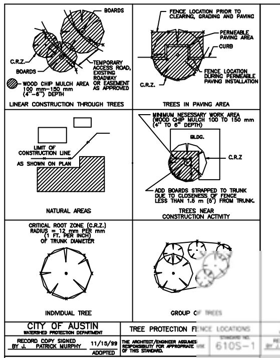
PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

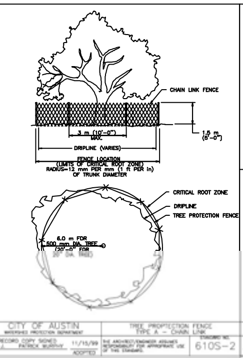
IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

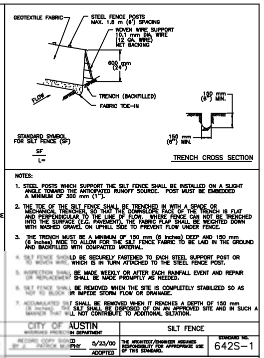
PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

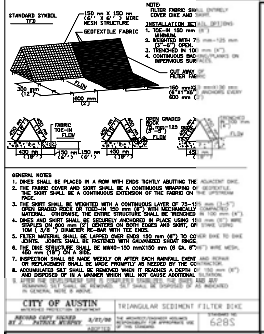
WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

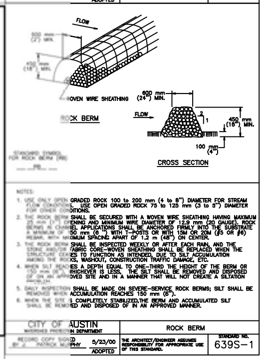
WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL."

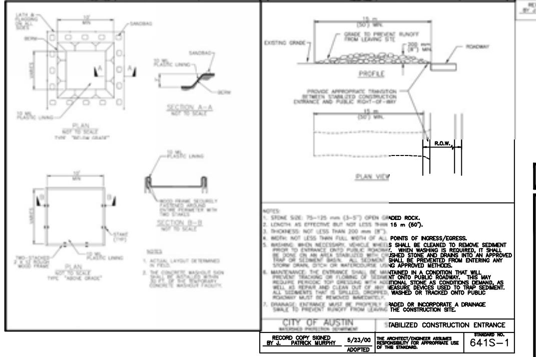












CITY APPROVAL

SITE PLAN RELEASE 6 Sheet Of 10
FILE NUMBER: ________ EXPIRATION DATE: ________
CASE MANAGER: ________ APPLICATION DATE: ________
APPROVED ADMINISTRATIVELY ON: ________
APPROVED BY PLANNING COMMISSION ON: ________
APPROVED BY CITY COUNCIL ON: ________
Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development
DATE OF RELEASE: ________ Zoning: ________

Rev 1 ________ Correction 1 ________
Rev 2 ________ Correction 2 ________
Rev 3 ________ Correction 3 ________

MARK T. ZUPAN
128884

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-0505/ F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

CLIENT
URBAN ATX

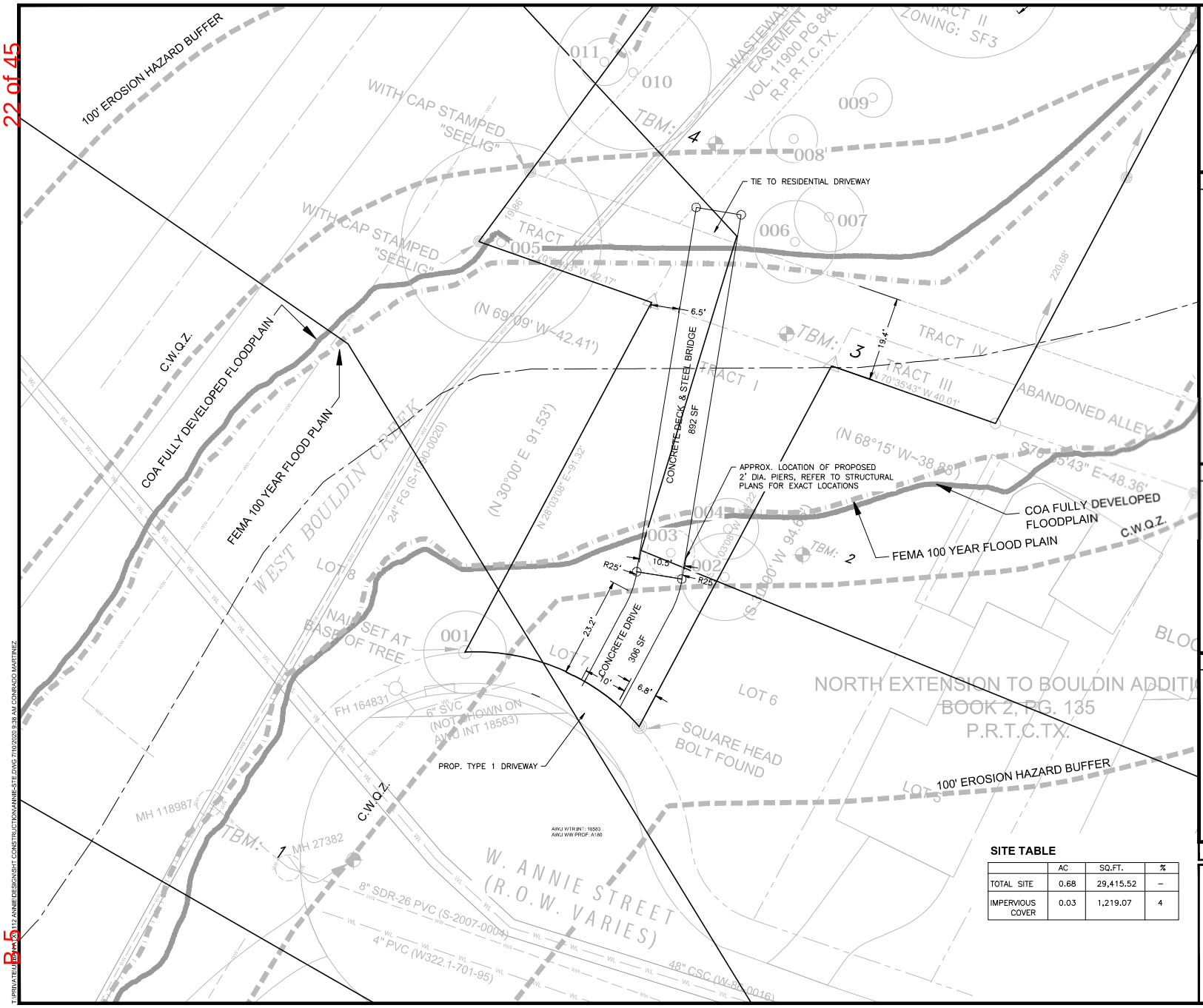
EROSION & TREE PROTECTION DETAILS

DATE
July 10, 2020

REVISIONS

SCALE 0

DR. CJM	CH. AA
P.M. MZ	
BOOK –	
JOB 19002268	
SHEET NO. 6 OF 10	



SCALE: 1" = 10'

NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.

2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

4. NO ACCESSIBLE UNITS, ADAPTABLE UNITS, PUBLIC ACCOMMODATIONS OR AMENITIES ARE PROPOSED ON SITE.

5. COMPATIBILITY STANDARDS:
   A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
   B) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-6 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
   C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCHES MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
   D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

6. 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.

7. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR THE MULTI-FAMILY COMPLEXES AND BUSINESSES AND SITTIDE SUBMITTAL.

8. SITE PLAN RELEASE:
   A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
   B) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

TREE LEGEND

- HERITAGE TREE PROTECTED
- TREE REMAIN
- TREE REMOVE
- TREE PROTECTION

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- SIDEWALK
- CURB AND GUTTER
- SAW CUT CURB AND GUTTER
- RIBBON CURB AND GUTTER
- 765 PROPOSED CONTOURS
- 760 EXISTING CONTOURS
- EXISTING EASEMENT
- FIRE LANE STRIPING
- CAR PARKING SPOT

SITE TABLE

	AC	SQ.FT.	%
TOTAL SITE	0.68	29,415.52	–
IMPERVIOUS COVER	0.03	1,219.07	4

CITY APPROVAL

SITE PLAN RELEASE 7 Sheet Of 10

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

_____

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY INJURED STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78746
O: 512-904-9505 F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

CLIENT: URBAN ATX

SITE PLAN & DIMENSIONAL CONTROL

DATE: July 10, 2020

REVISIONS

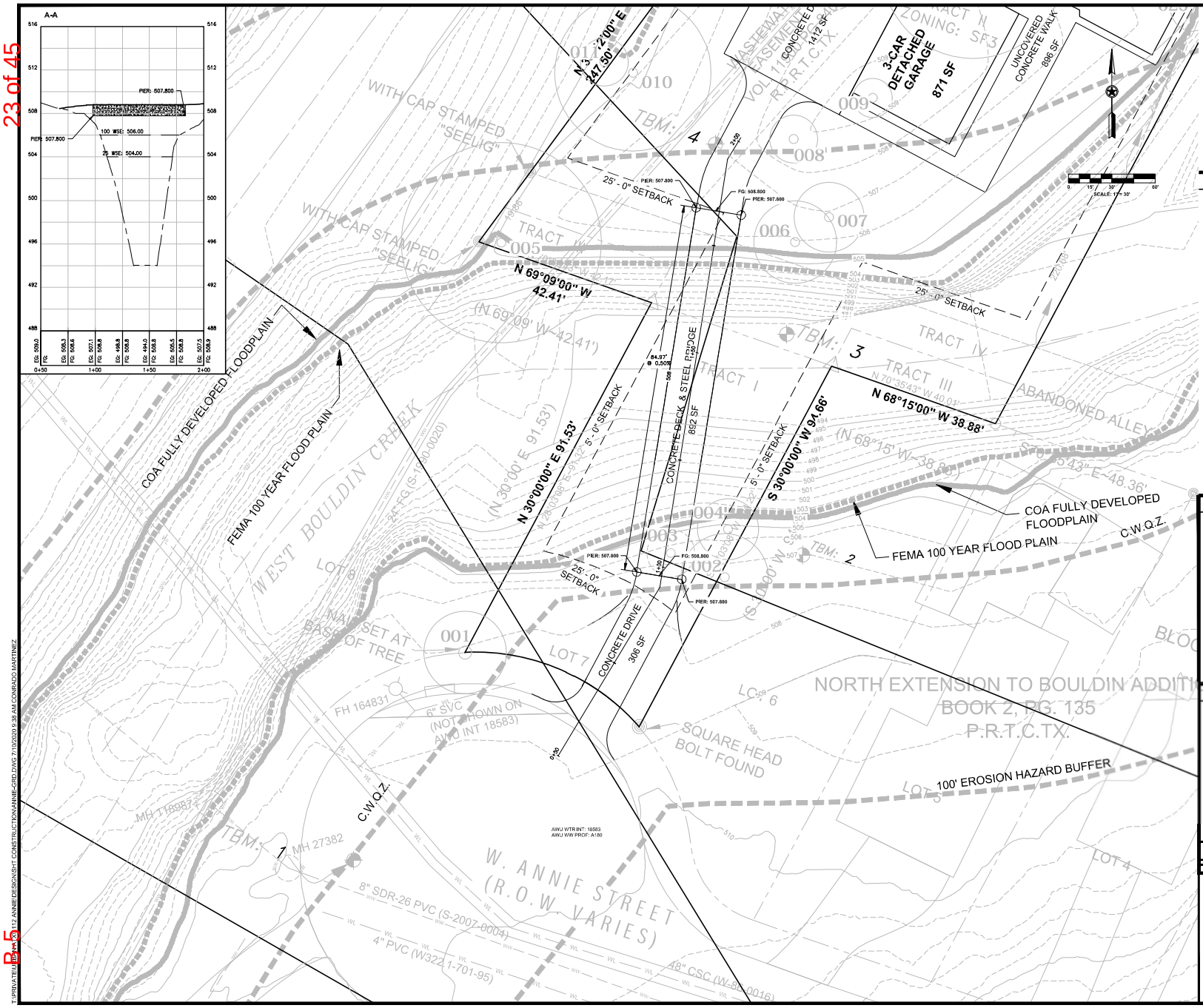
SCALE: 0

DR.	CJM	CK.	AA
P.M.	MZ		

BOOK: –
JOB: 19002266
SHEET NO. 7 OF 10

CAD FILE: ANNIE-SITE.DWG

T:\PRIVATE\BOYDVILLE\112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-SITE.DWG 7/10/2020 9:38 AM CONRADO MARTINEZ



NOTES

LEGEND

PROPOSED CONTOURS

EXISTING CONTOURS

SPOT ELEVATION AT TOP OF CURB

TREE LEGEND

HERITAGE TREE PROTECTED

TREE REMAIN

TREE REMOVE

CITY APPROVAL

SITE PLAN RELEASE

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78746
O: 512-904-8505 F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

CLIENT

GRADING PLAN

DATE: July 10, 2020

REVISIONS

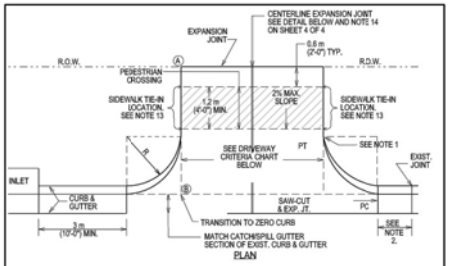
SCALE: 0

DR. CJM | CK. AA
P.M. MZ
BOOK –
JOB 19002206
SHEET NO. 8 OF 10

COA CASE NO: SP-2020-0093DS

T:\PRIVATE\19002206\112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-GRD.DWG 7/10/2020 6:38 AM CONRADO MARTINEZ

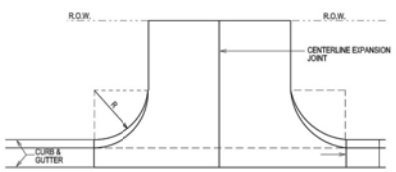
CAD FILE: ANNIE-GRD.DWG



PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS

20 mm/m (1" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI 10/19/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 1 OF 4

125 mm (5") MIN. CLASS A CONCRETE WITH 10M @ 450 mm (#3 @ 18") C.C. OR 150 mm X 150 mm X M/R10 X M/W10 (6" X 6" X W1.5 X W1.5) MINIMUM.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CROSS SECTION

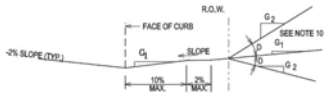
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI 10/19/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 2 OF 4

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

RADIUS DIMENSION METERS (FEET)			
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM



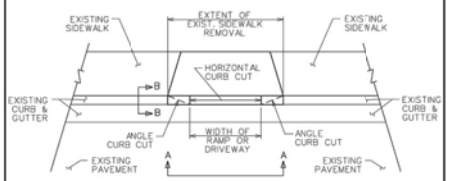
ALLOWABLE GRADES

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI 10/19/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 3 OF 4

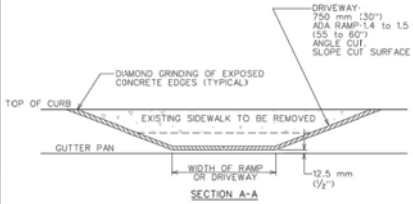
NOTES:

1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
2. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 50% OF PARCEL FRONTAGE OR 15 METERS (50 FEET); WHICHEVER IS LESS.
7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
9. WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT: TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "D2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.
11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
12. USE 12 mm (½") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI 10/19/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 4 OF 4

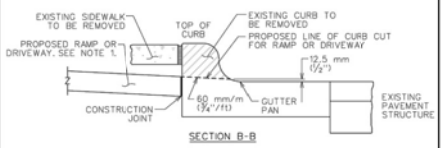


PLAN VIEW



SECTION A-A

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CURB CUT FOR RAMP OR DRIVEWAY (OPTIONAL)	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 470S-1 1 OF 2



SECTION B-B

NOTES:

1. SEE RAMP STANDARDS 432S-5, 432S-5A AND 532S-5B OR DRIVEWAY STANDARDS 433S-1, 433S-1A AND 433S-2.
2. THIS METHOD CANNOT BE USED IF THE EXISTING CURB AND GUTTER ARE CRACKED. REMOVAL OF THE ENTIRE CURB AND GUTTER IS REQUIRED IN THOSE CASES. (SEE STANDARDS 432S AND 433S SERIES.)
3. CURB CUTS SHOULD NOT EXCEED 9 m (30') FROM WING TIPS.
4. CURB CUTS MAY ONLY BE USED WITH TYPE 1, FLARED DRIVEWAYS. SEE STANDARD 433S-1A.
5. IF CURB CUT IS FOUND NOT STANDARD, ENTIRE CURB AND GUTTER MUST BE REMOVED TO THE NEXT NEAREST JOINT.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CURB CUT FOR RAMP OR DRIVEWAY (OPTIONAL)	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 470S-1 2 OF 2

CITY APPROVAL

SITE PLAN RELEASE 9 Sheet: (2 of 10)

FILE NUMBER: _____ EXPIRATION DATE _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

MARK T. CIPAK 128894 LICENSED PROFESSIONAL ENGINEER 07/13/2020

811 Know what's below. Call before you dig.

ATWELL 866.850.4200 www.atwell-group.com 8918 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300 AUSTIN, TEXAS 78759 O: 512.904.0600 F: 512.904.0601 TBPE No. F-2247

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

SITE DETAILS

DATE: July 13, 2020

REVISIONS

SCALE: N

DR: CRM CH: AK

P.M.: WZ

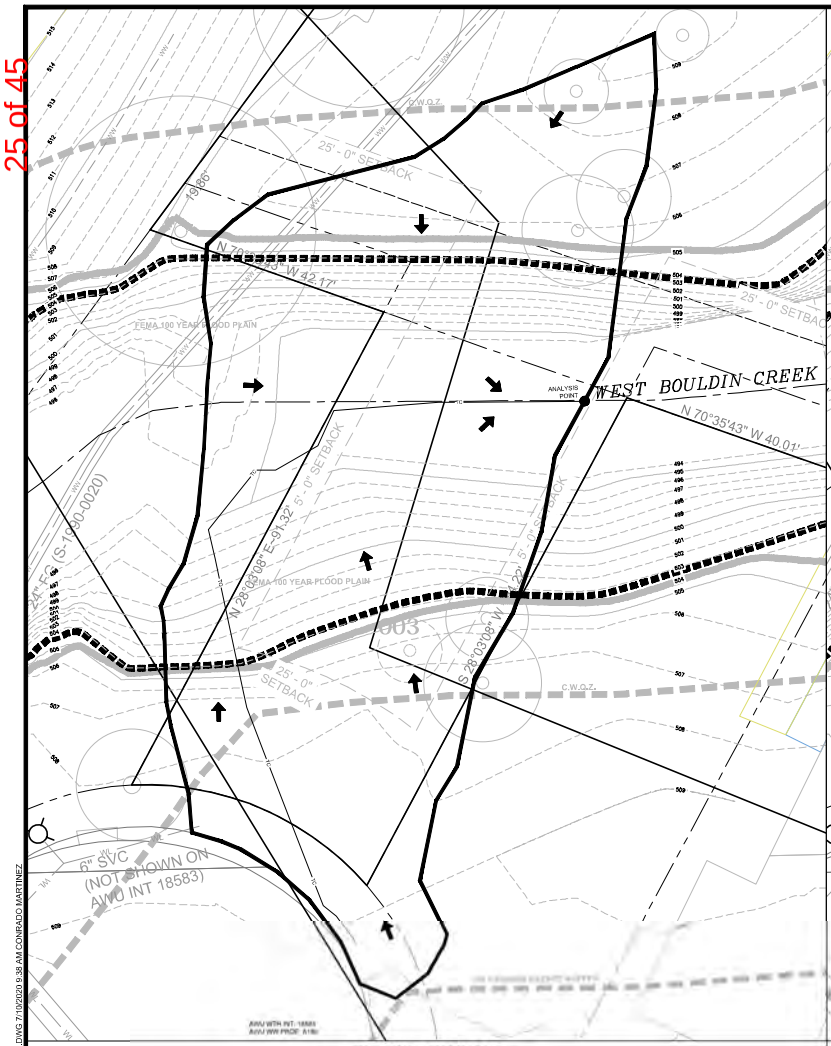
BOOK: -

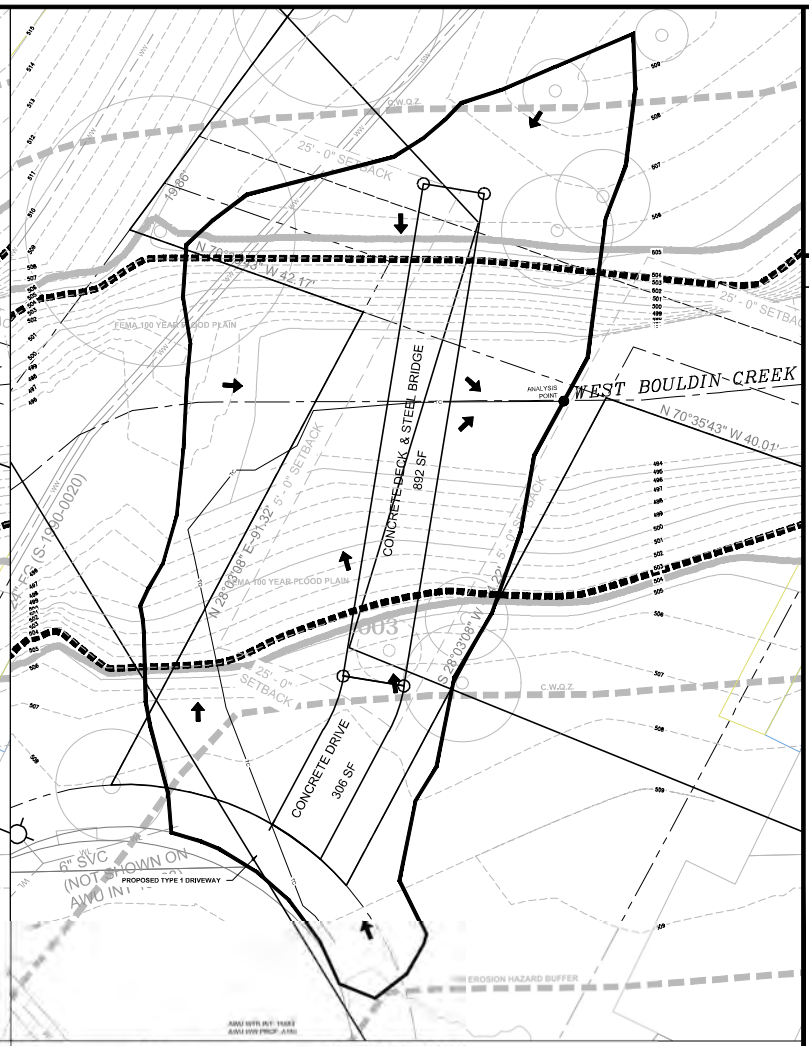
JOB: 1112W

SHEET NO. 9 OF 10

CDA CASE NO: SP-2020-0088DS

T:\PRIVATE\1112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-SITE-DTS.DWG 7/10/2020 9:38 AM CONRADO MARTINEZ





EXISTING DRAINAGE

PROPOSED DRAINAGE

LEGEND AND NOTES

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- STORM SEWER CULVERT
- STORM SEWER LINE
- CURB INLET
- AREA INLET
- STORM SEWER MANHOLE
- SS LEVEL SPREADER
- FLOW ARROW
- 100 YR FLOOD PLAIN
- CREEK CENTER
- DRAINAGE SWALE
- XX.XX / XX.XX AC — DRAINAGE AREA DESIGNATION AND ACREAGE DRAINED

SCALE: 1" = 10'

NOTES

1. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENT OR STREET RIGHT-OF-WAY.
2. THIS PROPERTY IS AFFECTED BY 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, No. 48453C0445J. EFFECTIVE DATE JANUARY 6, 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE TABLE

	AC	SQ.FT.	%
TOTAL SITE	0.68	29,415.52	–
IMPERVIOUS COVER	0.03	1,219.07	4

CITY APPROVAL

SITE PLAN RELEASE 10 Sheet Of 10

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

_____

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY INJURED STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-8505 F: 512-904-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

URBAN ATX

CLIENT

EXISTING & PROPOSED DRAINAGE AREA MAP

DATE: July 10, 2020

REVISIONS

SCALE: 0

DR. CJM CK. AA
P.M. MZ
BOOK –
JOB 19002208
SHEET NO. 10 OF 10

COA CASE NO: SP-2020-0093DS

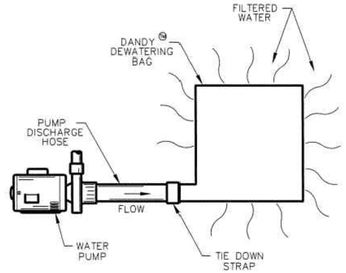
T:\PRIVATE\WEST BOULDIN\112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-DAM.DWG 7/10/2020 9:38 AM CONRADO MARTINEZ

CAD FILE: ANNIE-DAM.DWG

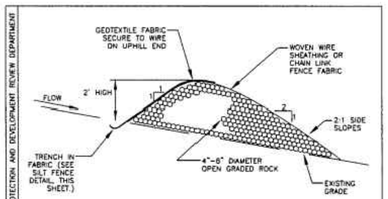
B-5

Installation: Place lifting straps (not included) under the unit to facilitate removal after use. Unfold Dandy Dewatering Bag® on a stabilized area over dense vegetation, straw, or gravel (if an increased drainage surface is needed). Insert discharge hose from pump into Dandy Dewatering Bag® a minimum of six inches (6") and tightly secure with the attached strap to prevent water from flowing out of the unit without being filtered. If using optional absorbents, place absorbent boom into the Dandy Dewatering Bag®. Clip absorbent boom to tether provided inside the unit.

Maintenance: Replace the unit when 1/2 full of sediment or when sediment has reduced the flow rate of the pump discharge to an impractical rate. If using optional oil absorbents; remove and replace absorbent when near saturation.



Installation and Maintenance Guidelines



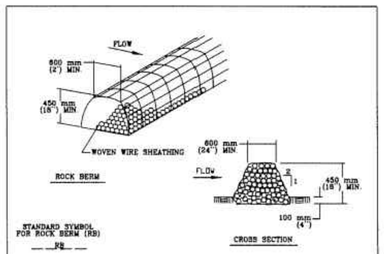
NOTES:

1. USE ONLY OPEN GRADED ROCK, 4-8 INCH DIAMETER, FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK, 3-5 INCH DIAMETER, FOR OTHER CONDITIONS.
2. ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN WIRE SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE AND IN A MANNER AS TO NOT CREATE A SILTATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SEVERE SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 6 INCHES.
6. WHEN SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

REV	DATE	DESCRIPTION	APPROVED BY WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

FABRIC COVERED (SEVERE SERVICE) ROCK BERM

CITY OF AUSTIN		
GENERAL PERMIT PROGRAM	ADOPTED: SCALE: N.T.S.	STANDARD NO. N/A
APPROVED	INITIAL:	

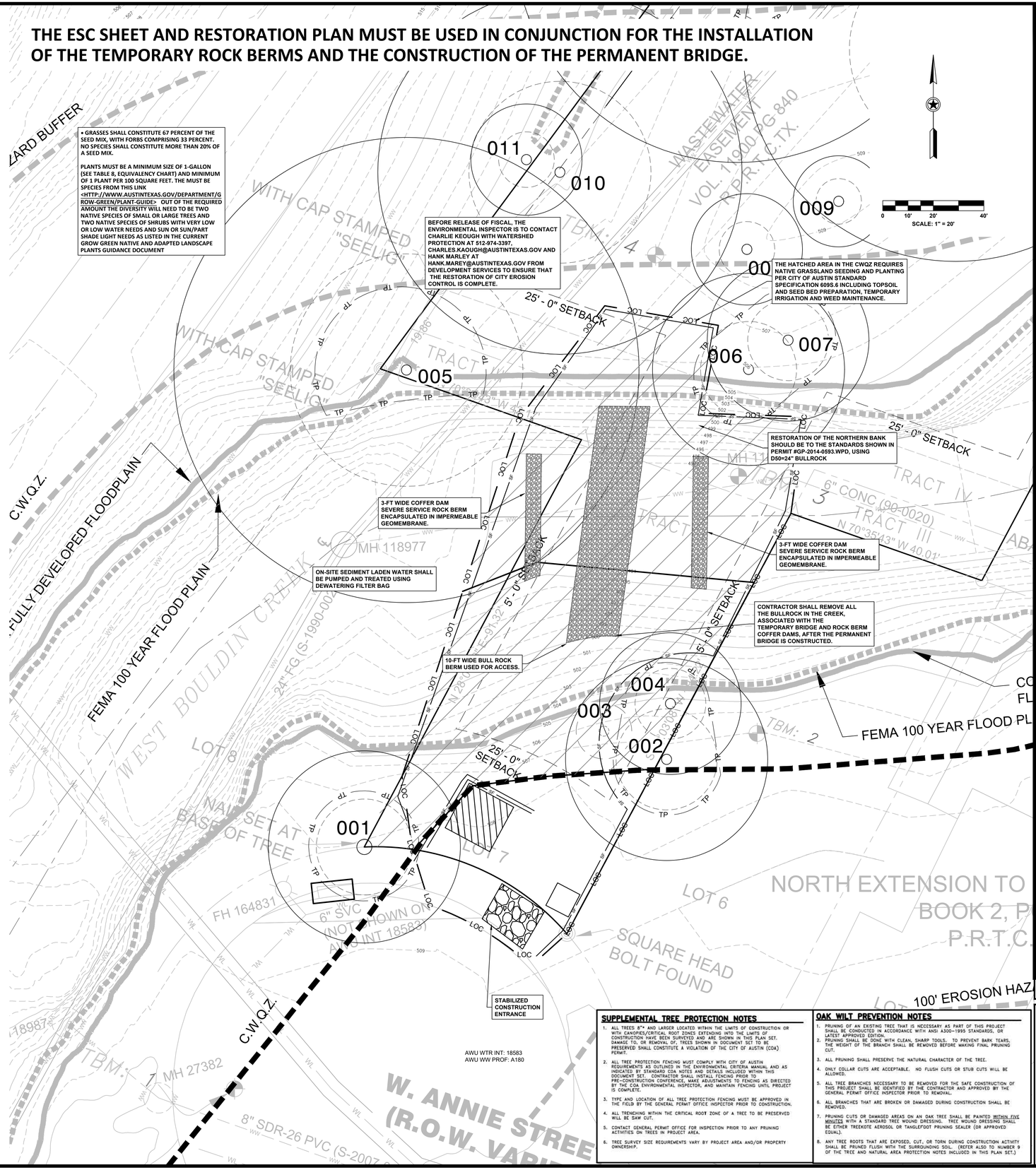


NOTES

1. USE ONLY OPEN GRADED ROCK 100 to 200 mm (4 to 8") DIAMETER FOR STREAM FLOW CONDITIONS. USE OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.5 mm (20 GAUGE). ROCK BERMS IN CHANNEL APPLICATIONS SHALL BE ANCHORED FIRMLY INTO THE SUBSTRATE A MINIMUM OF 150 mm (6") WITH T-POSTS OR WITH 15M OR 20M (#5 OR #6) REBAR, WITH MAXIMUM SPACING APART OF 1.2 m (48") ON CENTER.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SILTATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SEVERE-SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 150 mm (6").
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

THE ESC SHEET AND RESTORATION PLAN MUST BE USED IN CONJUNCTION FOR THE INSTALLATION OF THE TEMPORARY ROCK BERMS AND THE CONSTRUCTION OF THE PERMANENT BRIDGE.



SUPPLEMENTAL TREE PROTECTION NOTES

1. ALL TREES 8"" AND LARGER LOCATED WITHIN THE LIMITS OF CONSTRUCTION OR WITH CANOPIES/CRITICAL ROOT ZONES EXTENDING INTO THE LIMITS OF CONSTRUCTION HAVE BEEN SURVEYED AND ARE SHOWN IN THIS PLAN SET. DAMAGE TO, OR REMOVAL OF, TREES SHOWN IN DOCUMENT SET TO BE PRESERVED SHALL CONSTITUTE A VIOLATION OF THE CITY OF AUSTIN (COA) PERMIT.
2. ALL TREE PROTECTION FENCING MUST COMPLY WITH CITY OF AUSTIN REQUIREMENTS AS OUTLINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND AS INDICATED BY STANDARD COA NOTES AND DETAILS INCLUDED WITHIN THIS DOCUMENT SET. CONTRACTOR SHALL INSTALL FENCING PRIOR TO PRE-CONSTRUCTION CONFERENCE, MAKE ADJUSTMENTS TO FENCING AS DIRECTED BY THE COA ENVIRONMENTAL INSPECTOR, AND MAINTAIN FENCING UNTIL PROJECT IS COMPLETE.
3. TYPE AND LOCATION OF ALL TREE PROTECTION FENCING MUST BE APPROVED IN THE FIELD BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO CONSTRUCTION.
4. ALL TRENCHING WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED WILL BE SAW CUT.
5. CONTACT GENERAL PERMIT OFFICE FOR INSPECTION PRIOR TO ANY PRUNING ACTIVITIES ON TREES IN PROJECT AREA.
6. TREE SURVEY SIZE REQUIREMENTS VARY BY PROJECT AREA AND/OR PROPERTY OWNERSHIP.

OAK WILT PREVENTION NOTES

1. PRUNING OF AN EXISTING TREE THAT IS NECCESSARY AS PART OF THIS PROJECT SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI A300-1995 STANDARDS, OR LATEST APPROVED EDITION.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. TO PREVENT BARK TEARS, THE WEIGHT OF THE BRANCH SHALL BE REMOVED BEFORE MAKING FINAL PRUNING CUT.
3. ALL PRUNING SHALL PRESERVE THE NATURAL CHARACTER OF THE TREE.
4. ONLY COLLAR CUTS ARE ACCEPTABLE. NO FLUSH CUTS OR STUB CUTS WILL BE ALLOWED.
5. ALL TREE BRANCHES NECESSARY TO BE REMOVED FOR THE SAFE CONSTRUCTION OF THIS PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO REMOVAL.
6. ALL BRANCHES THAT ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED.
7. PRUNING CUTS OR DAMAGED AREAS ON AN OAK TREE SHALL BE PAINTED WITHIN FIVE MINUTES WITH A STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TANGLEFOOT PRUNING SEALER (OR APPROVED EQUAL).
8. ANY TREE ROOTS THAT ARE EXPOSED, CUT, OR TORN DURING CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SURROUNDING SOIL. (REFER ALSO TO NUMBER 9 OF THE TREE AND NATURAL AREA PROTECTION NOTES INCLUDED IN THIS PLAN SET.)

NOTES

1. LIMITS OF CONSTRUCTION: 0.146 AC
2. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
5. THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, EARTHEN DIKES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
6. ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
7. CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
   a. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   b. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
   c. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   d. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
   e. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
8. IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
9. ALL CURB INLETS SHALL HAVE TYPE II INLET PROTECTION WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION AND REVEGETATION ACTIVITIES.
10. A PRECONSTRUCTION MEETING WITH THE ENVIROMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
11. "SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)
    PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
    PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
    WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL."

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EX PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY ROCK BERM
- MULCH SOCK

TREE LEGEND

- HERITAGE TREE PROTECTED
- TREE REMOVE
- TREE REMAIN
- TREE PROTECTION

CITY APPROVAL

SITE PLAN RELEASE 12 Sheet Of 13

FILE NUMBER: _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 Of The Austin City Code

_____

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

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

STATE OF TEXAS
MARK T. ZUPAN
128994
LICENSED
PROFESSIONAL ENGINEER
10/15/2020

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-892-5123 F: 512-894-0509
TBPE No. 12242

CLIENT: URBAN ATX
1112 W. ANNIE STREET AUSTIN, TX 78704

ENS & RESTORATION PLAN

DATE: October 15, 2020

REVISIONS

SCALE 0

DR. CJM	CH. AA
P.M. MZ	
BOOK --	
JOB 19002268	

SHEET NO. 12 OF 13

CAD FILE: ANNIE-REST.DWG

T:\PRIVATE\URBAN ATX\1112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-REST.DWG 10/15/2020 8:29 AM CARLOS MARTINEZ

SUPPLEMENTAL TREE PROTECTION NOTES

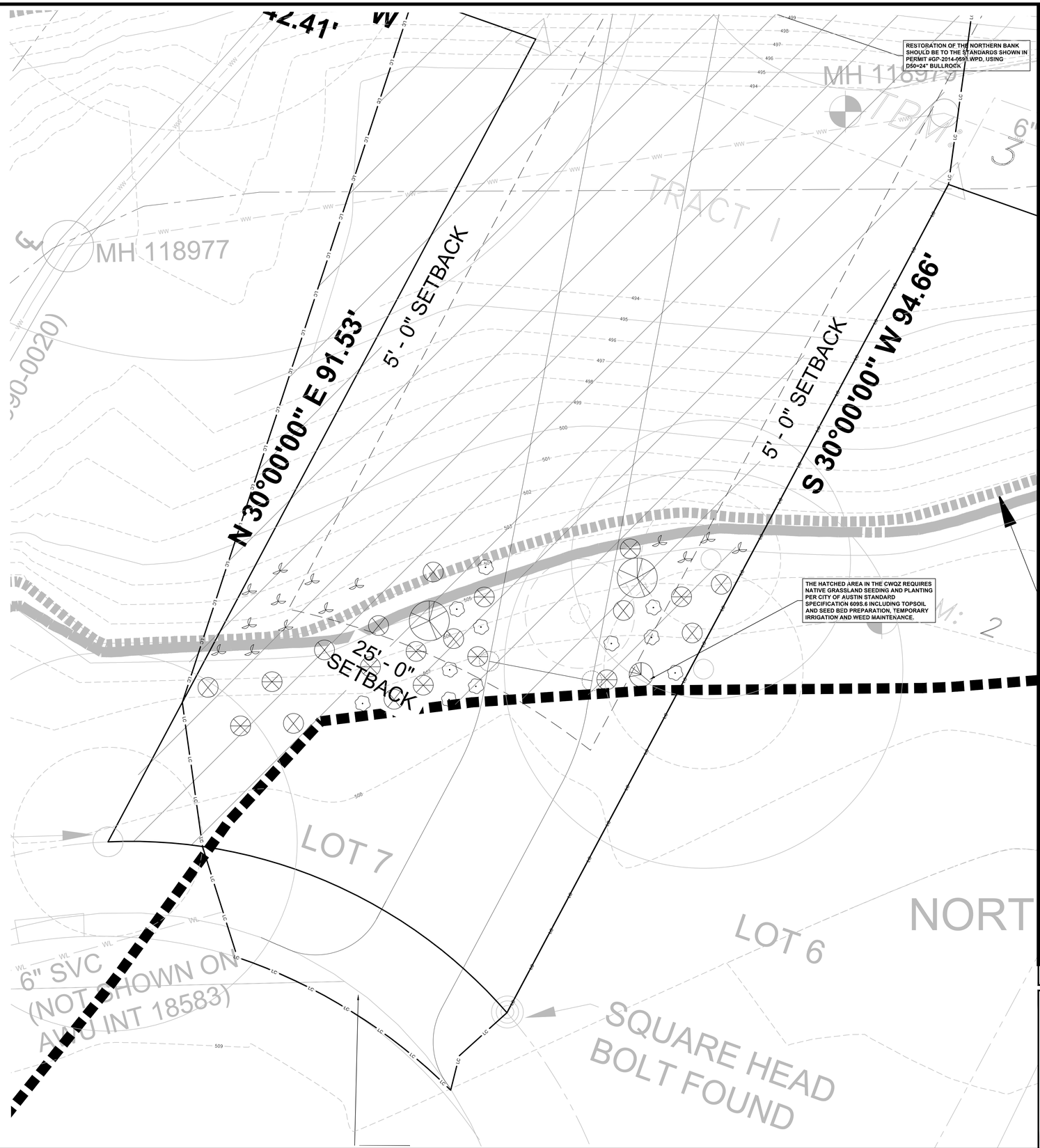
1. ALL TREES 8"+ AND LARGER LOCATED WITHIN THE LIMITS OF CONSTRUCTION OR WITH CANOPIES/CRITICAL ROOT ZONES EXTENDING INTO THE LIMITS OF CONSTRUCTION HAVE BEEN SURVEYED AND ARE SHOWN IN THIS PLAN SET. DAMAGE TO, OR REMOVAL OF, TREES SHOWN IN DOCUMENT SET TO BE PRESERVED SHALL CONSTITUTE A VIOLATION OF THE CITY OF AUSTIN (COA) PERMIT.
2. ALL TREE PROTECTION FENCING MUST COMPLY WITH CITY OF AUSTIN REQUIREMENTS AS OUTLINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND AS INDICATED BY STANDARD COA NOTES AND DETAILS INCLUDED WITHIN THIS DOCUMENT. CONTRACTOR SHALL INSTALL FENCING PRIOR TO PRE-CONSTRUCTION CONFERENCE, MAKE ADJUSTMENTS TO FENCING AS DIRECTED BY THE COA ENVIRONMENTAL INSPECTOR, AND MAINTAIN FENCING UNTIL PROJECT IS COMPLETE.
3. TYPE AND LOCATION OF ALL TREE PROTECTION FENCING MUST BE APPROVED IN THE FIELD BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO CONSTRUCTION.
4. ALL TRENCHING WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED WILL BE SAW CUT.
5. CONTACT GENERAL PERMIT OFFICE FOR INSPECTION PRIOR TO ANY PRUNING ACTIVITIES ON TREES IN PROJECT AREA.
6. TREE SURVEY SIZE REQUIREMENTS VARY BY PROJECT AREA AND/OR PROPERTY OWNERSHIP.

OAK WILT PREVENTION NOTES

1. PRUNING OF AN EXISTING TREE THAT IS NECESSARY AS PART OF THIS PROJECT SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI A300-1995 STANDARDS, OR LATEST APPROVED EDITION.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. TO PREVENT BARK TEARS, THE WEIGHT OF THE BRANCH SHALL BE REMOVED BEFORE MAKING FINAL PRUNING CUT.
3. ALL PRUNING SHALL PRESERVE THE NATURAL CHARACTER OF THE TREE.
4. ONLY COLLAR CUTS ARE ACCEPTABLE. NO FLUSH CUTS OR STUB CUTS WILL BE ALLOWED.
5. ALL TREE BRANCHES NECESSARY TO BE REMOVED FOR THE SAFE CONSTRUCTION OF THIS PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO REMOVAL.
6. ALL BRANCHES THAT ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED.
7. PRUNING CUTS OR DAMAGED AREAS ON AN OAK TREE SHALL BE PAINTED WITHIN FIVE MINUTES WITH A STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TANGLEFOOT PRUNING SEALER (OR APPROVED EQUAL).
8. ANY TREE ROOTS THAT ARE EXPOSED, CUT, OR TORN DURING CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SURROUNDING SOIL. (REFER ALSO TO NUMBER 9 OF THE TREE AND NATURAL AREA PROTECTION NOTES INCLUDED IN THIS PLAN SET.)

• GRASSES SHALL CONSTITUTE 67 PERCENT OF THE SEED MIX, WITH FORBS COMPRISING 33 PERCENT. NO SPECIES SHALL CONSTITUTE MORE THAN 20% OF A SEED MIX.

PLANTS MUST BE A MINIMUM SIZE OF 1-GALLON (SEE TABLE 8, EQUIVALENCY CHART) AND MINIMUM OF 1 PLANT PER 100 SQUARE FEET. THE MUST BE SPECIES FROM THIS LINK <HTTP://WWW.AUSTINTEXAS.GOV/DEPARTMENT/GROW-GREEN/PLANT-GUIDE> OUT OF THE REQUIRED AMOUNT THE DIVERSITY WILL NEED TO BE TWO NATIVE SPECIES OF SMALL OR LARGE TREES AND TWO NATIVE SPECIES OF SHRUBS WITH VERY LOW OR LOW WATER NEEDS AND SUN OR SUN/PART SHADE LIGHT NEEDS AS LISTED IN THE CURRENT GROW GREEN NATIVE AND ADAPTED LANDSCAPE PLANTS GUIDANCE DOCUMENT



SCALE: 1" = 5'

NOTES

GRASS MIX 67%
FROM TABLE 4:
BUFFALO GRASS 20%
FOR SHADE AREA (FROM TABLE 5):
CANADA WILDRYE 20%
SIDEOATS GRAMA 20%
INLAND SEAOATS 7%
WESTERN WHEATGRASS TO REPLACE INLAND SEAOATS IF PLANTED BETWEEN SEPT 15TH AND MARCH 1ST.

FORBS 33%
FROM TABLE 5:
PURPLE CONEFLOWER 6%
MILKWEED 11%
WINECUP FLOWER 11%
BLACK EYED SUSAN 5%

(2) 5 GALLON – LITTLE WALNUT TREE – Juglans microcarpa
(1) 5 GALLON= (4) 1 GALLON PLANT PER TABLE 7

(1) 5 GALLON – BUCKEYE, RED – Aesculus pavia
(1) 5 GALLON= (4) 1 GALLON PLANT PER TABLE 7

(10)1 GALLON – APACHE PLUME

(10)1 GALLON – BUTTERFLY BUSH – Wooly Buddleja marrubilifolia

(12)1 GALLON – BEE BALM

(13)1 GALLON – PINE MUHLY

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EX PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY ROCK BERM
- MULCH SOCK

TREE LEGEND

- HERITAGE TREE PROTECTED
- TREE REMOVE
- TREE REMAIN
- TREE PROTECTION

CITY APPROVAL

SITE PLAN RELEASE 11 Sheet Of 13

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 of Chapter 25-5 Of The Austin City Code

_____
Director, Department of Planning and Development
DATE OF RELEASE: _____ Zoning: _____

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK T. ZUPAN #128994 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-264-1653 F: 512-264-0509
TBPE No. 12242

1112 W. ANNIE STREET
AUSTIN, TX 78704

CLIENT: URBAN ATX

PLANTING PLAN

DATE: October 14, 2020

REVISIONS

SCALE 0

DR.	CJM	CH.	AA
P.M.	MZ		
BOOK	--		
JOB	19002268		

SHEET NO. **11** OF **13**

T:\PRIVATE\URBAN ATX\1112 ANNIE\DESIGN\SHT CONSTRUCTION\ANNIE-PLNT.DWG 10/14/2020 3:31 PM CARLOS MARTINEZ

CAD FILE: ANNIE-PLNT.DWG

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 0.67-acre property
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 302243 and 302246
3. ADDRESS/LOCATION OF PROJECT: 1112 West Annie Residential Driveway
4. WATERSHED: West Bouldin Creek
5. THIS SITE IS WITHIN THE *(Check all that apply)*

   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☑No
   Edwards Aquifer Contributing Zone*..... ☐YES ☑No
   Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☑No
   Barton Spring Zone* ..... ☐YES ☑No
   **(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ☑NO

   If yes, then check all that apply:

   ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*
   ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or*
   ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.***
   ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐YES*** ☑NO

   *****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (*Please provide the number of CEFs*):

0 (#'s) Spring(s)/Seep(s) 0 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)
0 (#'s) Canyon Rimrock(s) 0 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

All ERI reports must include:

- ☑ **Site Specific Geologic Map with 2-ft Topography**
- ☑ **Historic Aerial Photo of the Site**
- ☑ **Site Soil Map**
- ☑ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined):*

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☑ **Water Quality Transition Zone (WQTZ)**
- ☐ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT –** Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Ur - Urban Land	n/a	variable
Utd: Urban land, Austin and Br	n/a	variable

Soil Hydrologic Groups Definitions *(Abbreviated)

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate *infiltration* rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

The subject site is within the Elm Creek Watershed, as classified by the City of Austin (COA, 2009). Topographically, the site ranges from approximately 495- to 510-feet above mean sea level. Drainage occurs primarily by overland sheet that flows into an West Bouldin Creek, which flows from southwest to northeast. Most of the subject property is within the 100-year floodplain (FEMA, 2006).

The natural regions of Texas were delineated largely on the basis of soil type (Godfrey et al. 1973) and major vegetation types (McMahan et al. 1984). The subject site is situated within the Urban vegetation region of Texas (McMahan et al., 1984). The subject site is situated within the Blackland Prairie vegetation region of Texas (Thomas & Gould, 1975).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
	Qtt-Quaternary Tributary Terrace	
	Kbu - Buda Limestone	
Austin Chalk	Kau - Austin Chalk	

Brief description of site geology *(Attach additional sheets if needed)*:

The subject site is under lain by the Ausin Chalk, Buda, and Austin Tributary Terrace Deposit; The Buda Formation consists of a hard, gray to tan, dense, nodular limestone, with abundant fossil mollusks with a lower, marly, nodular, and less resistant limestone (Garner et al, 1976). It is about 40 to 50 feet thick in northeastern Hays and southwestern Travis counties (Small et al., 1996; Hanson and Small, 1995). T

The Austin Chalk Group consists of a ledge-forming, grayish-white to white limestone chalk interbedded with marl (Garner et al, 1976; Small et al., 1996). The chalk is composed of microgranular calcite, with minor foraminifera tests. The Austin Chalk Group is described as 325 to 420 feet thick (thickening westward) by Garner and Young (1976), and from 130 to 150 feet thick by Small et al. (1996). Primary field identification characteristics of the Austin Group include white, chalky limestone with fossilized pelecypods Pycnodonte aucella and Inoceramus subquadratus (Small et al., 1996).

Quaternary high terrace deposits consist of unconsolidated gravel, sand, silt, and clay (Garner et al, 1976).

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#'s) The wells are not in use and have been properly abandoned.

0 (#'s) The wells are not in use and will be properly abandoned.

0 (#'s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

Vegetation is characterized as wooded uban land. Canopy species consist of mainly pecan (*Carya Illinoisensis*) with scattered sugarberry (*Celtis laevigata*) and plateau live oak (Quercus fusiformis). Understory species include poison ivy (*Toxicodendron radicans*) yaupon (*Ilex vomitoria*), and greenbriar (*Smilax* sp.).

There is woodland community on site ..... ☐YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
pecan	*Carya Illinoisensis*
sugarberry	*Celtis laevigata*
plateau live oak	

There is grassland/prairie/savanna on site……..☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ……..☐YES ☒ NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☒YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☒ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☒ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☒ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

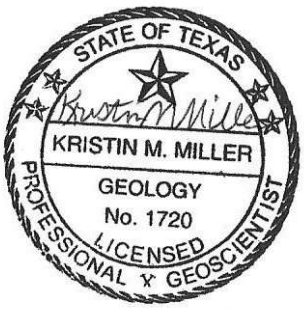
13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 3/22/2020
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Kristin Miller, P.G.	512-415-6986
Print Name	Telephone
Kristin M. Miller	kristin@escarpmentenv.com
Signature	Email Address
Escarpment Environmental	4/13/2020
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



P.G. Seal

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Attachment 1

Critical Environmental Feature (CEF) worksheet

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

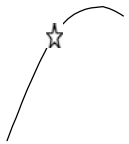
1	Project Name:	0.67-acre property
2	Project Address:	1112 West Annie Residential Driveway
3	Site Visit Date:	3/22/2020
4	Environmental Resource Inventory Date:	4/13/2020

5	Primary Contact Name:	Kristin Miller
6	Phone Number:	512-415=6986
7	Prepared By:	Kristin Miller, Escarpment Environmental
8	Email Address:	kristin@escarpmentenv.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of grc ndwater that feeds a pool or stream.

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☐	sub-meter	☐
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development
13809 RESEARCH BOULEVARD, SUITE 500
AUSTIN, TEXAS 78750
PHONE: 512-415-6986
KRISTIN@ESCARPMENTENV.COM

Environmental Resource Inventory
References

City of Austin, Accessed 2018, Property Profile Map

Federal Emergency Management Agency (FEMA), 2006, Q3 Flood Data, Travis County, Texas.

Garner, L. E., and K. P. Young, 1976, Environmental Geology of the Austin Area: An Aid to Urban Planning, *Report of Investigations* 86, The University of Texas at Austin, Bureau of Economic Geology.

McMahan, C.A., R.G. Frye, and K.L. Brown, 1984, The Vegetation Types of Texas, Including Cropland, Texas Parks and Wildlife Department, 40 p.

NRCS Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.

[

Rose, P.R, 1972, Edwards Group, surface and subsurface, central Texas: Austin, Texas, University of Texas, Bureau of Economic Geology, Report of Investigations 74.

TCEQ, 2005, Edwards Aquifer Recharge Zone Boundary Maps

Texas Water Development Board (TWDB), 2013, Water Well Drillers' Records

US Fish and Wildlife Service (USFWS), 1993, National Wetland Inventory map, Austin East Quad, Texas (scale 1:24,000), U.S. Department of the Interior, Washington, D.C.

US Geological Survey (USGS), 1987, 7.5' Austin East, Texas, Topographic Quadrangle Map.

The University of Texas -Bureau of Economic Geology (UT-BEG), Geologic Atlas of Texas, 15-minute Digital GAT Quad SE, 1981.

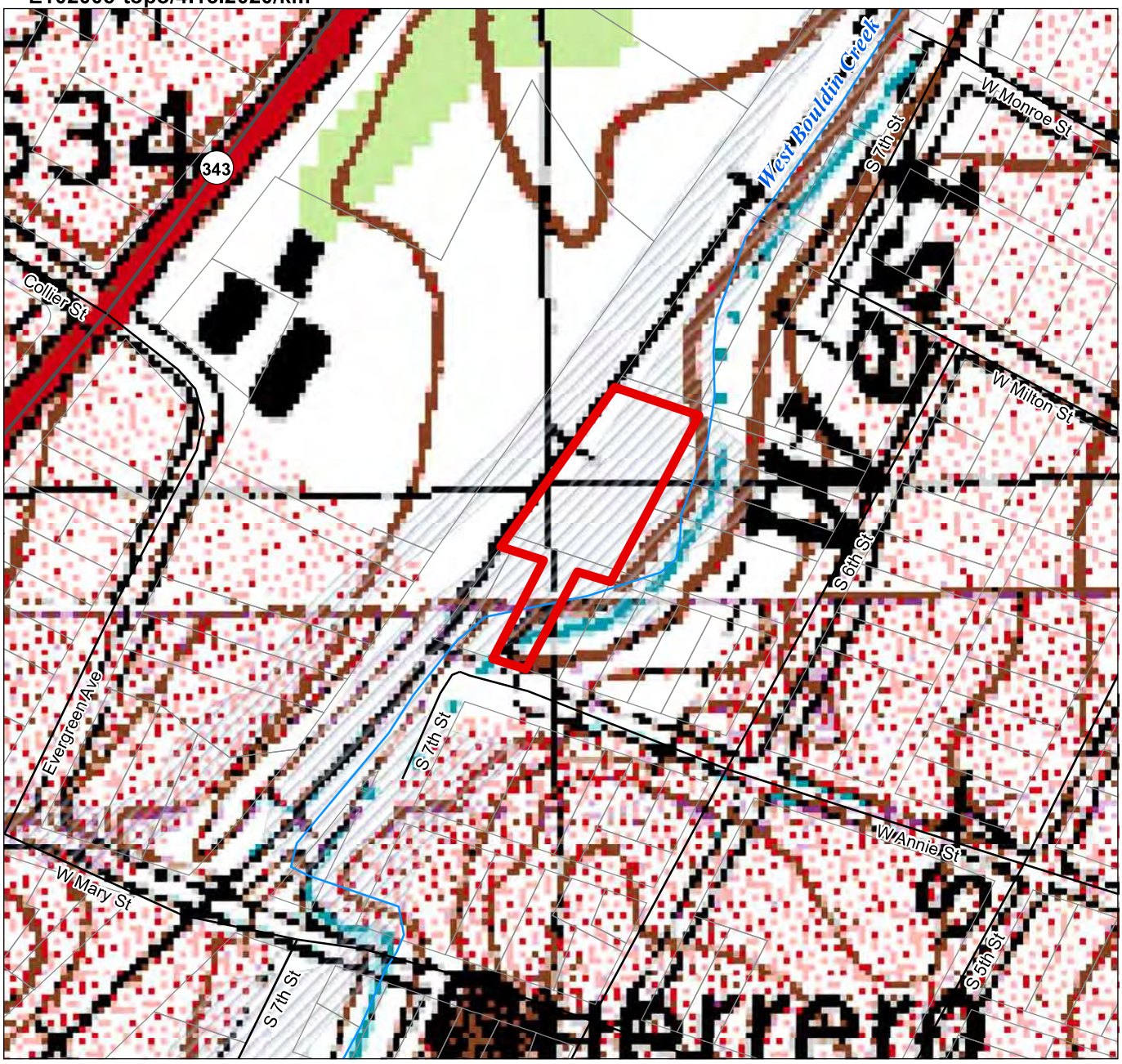
Werchan, Leroy E., A.C. Lowther, and Robert N. Ramsey, 1974, *Soil Survey of Travis County, Texas*, US Department of Agriculture, Soil Conservation Service, in cooperation with the Texas Agricultural Experiment Station.

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Attachment 2

Figures and Maps

E102005-topo/4.13.2020/km



USGS Topographic Map, Austin West, 1987

Legend

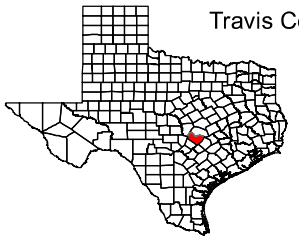
Project Boundary

Floodplain (FEMA, 2006)

1 inch = 200 feet

0 100 200

Feet



N

ESCARPMENT ENVIRONMENTAL

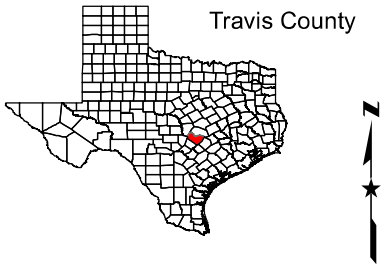
Geologic & Environmental Consulting for Land Development

USGS Topographic Map
0.67-acre property
1112 West Annie Street
Austin, Travis County, Texas

E102005-soils/4.13.2020/km

Aerial Photograph: CAPCOG, 2016
Soil: NRCS Soil Survey Staff, 2006

1 inch = 60 feet
0 30 60
Feet



Legend

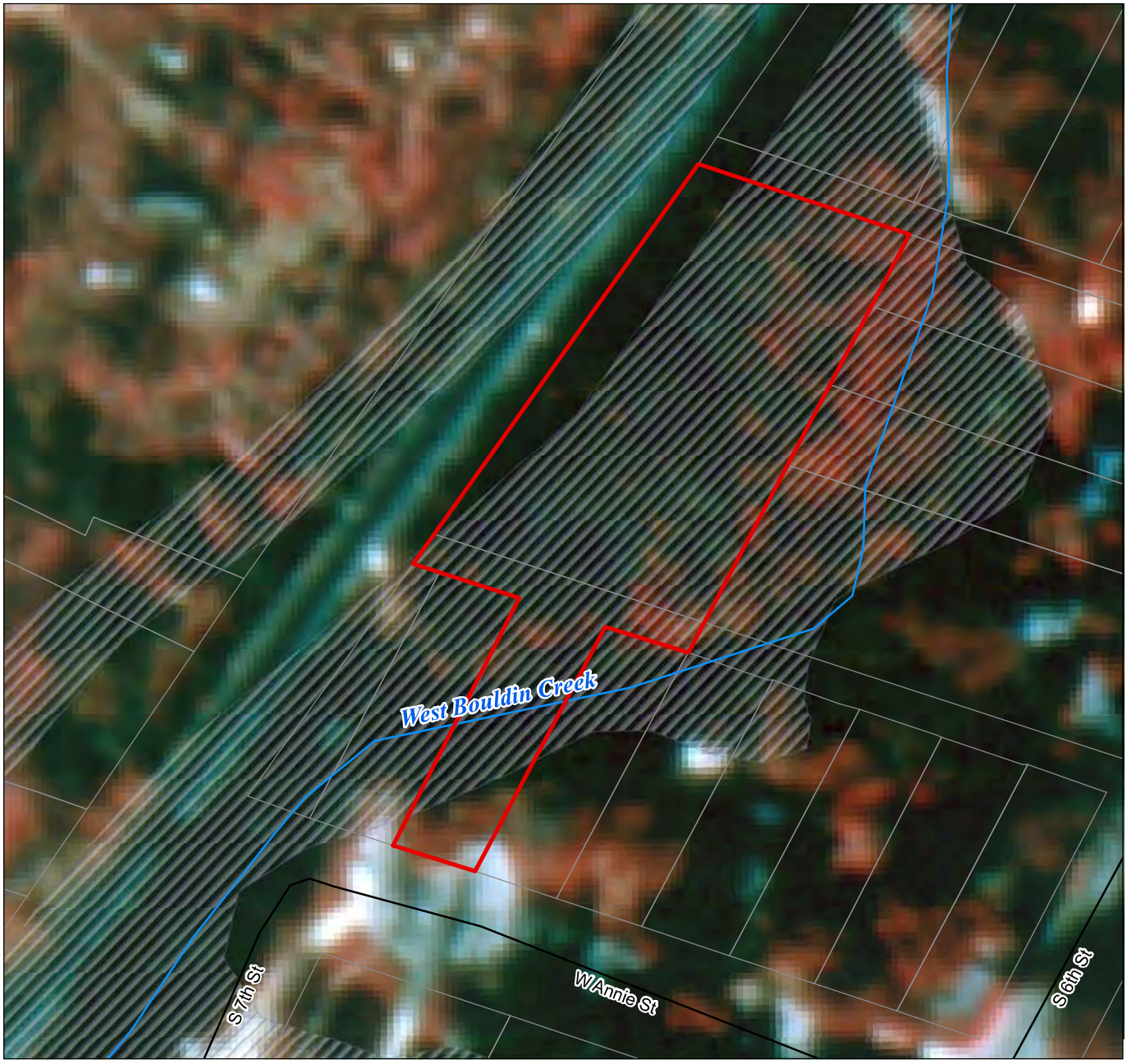
Project Boundary

NRCS Soil Types:
Ur: Irgam Spo;s
Utd: Urban land, Austin and Brackett soils, 1 to 8% slopes

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Soils Map
0.67-acre property
1112 West Annie Street
Austin, Travis County, Texas

E102005-historic/4.13.2020/km



Aerial Photograph: CAPCOG, 1996

Legend

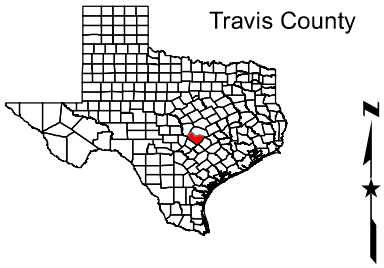
Project Boundary

Floodplain (FEMA, 2006)

1 inch = 80 feet

0 40 80

Feet

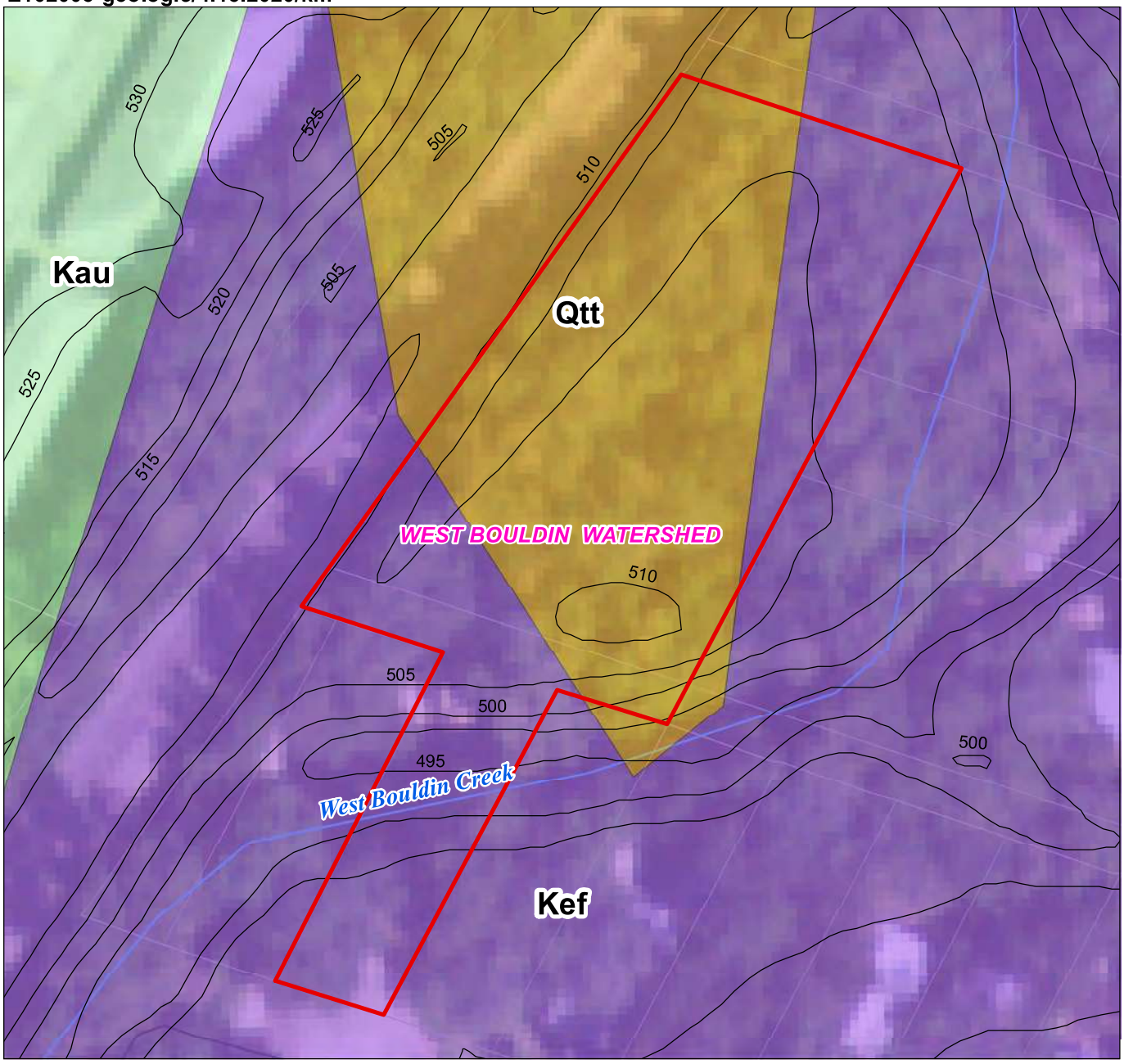


ESCARPMENT ENVIRONMENTAL

Geologic & Environmental Consulting for Land Development

1996 Historic Aerial Photo Map
0.67-acre property
1112 West Annie Street
Austin, Travis County, Texas

E102005-geologic/4.13.2020/km



Aerial Photograph: CAPCOG, 1996

Legend

- Project Boundary
- Qtt; Tributary terrace
- Kau; Austin Chalk
- Kef; Eagle Ford Fm
- Watershed (COA, 2007)

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 13 April 2020.

N

1 inch = 60 feet

0 30 60

Feet

ESCARPMENT ENVIRONMENTAL

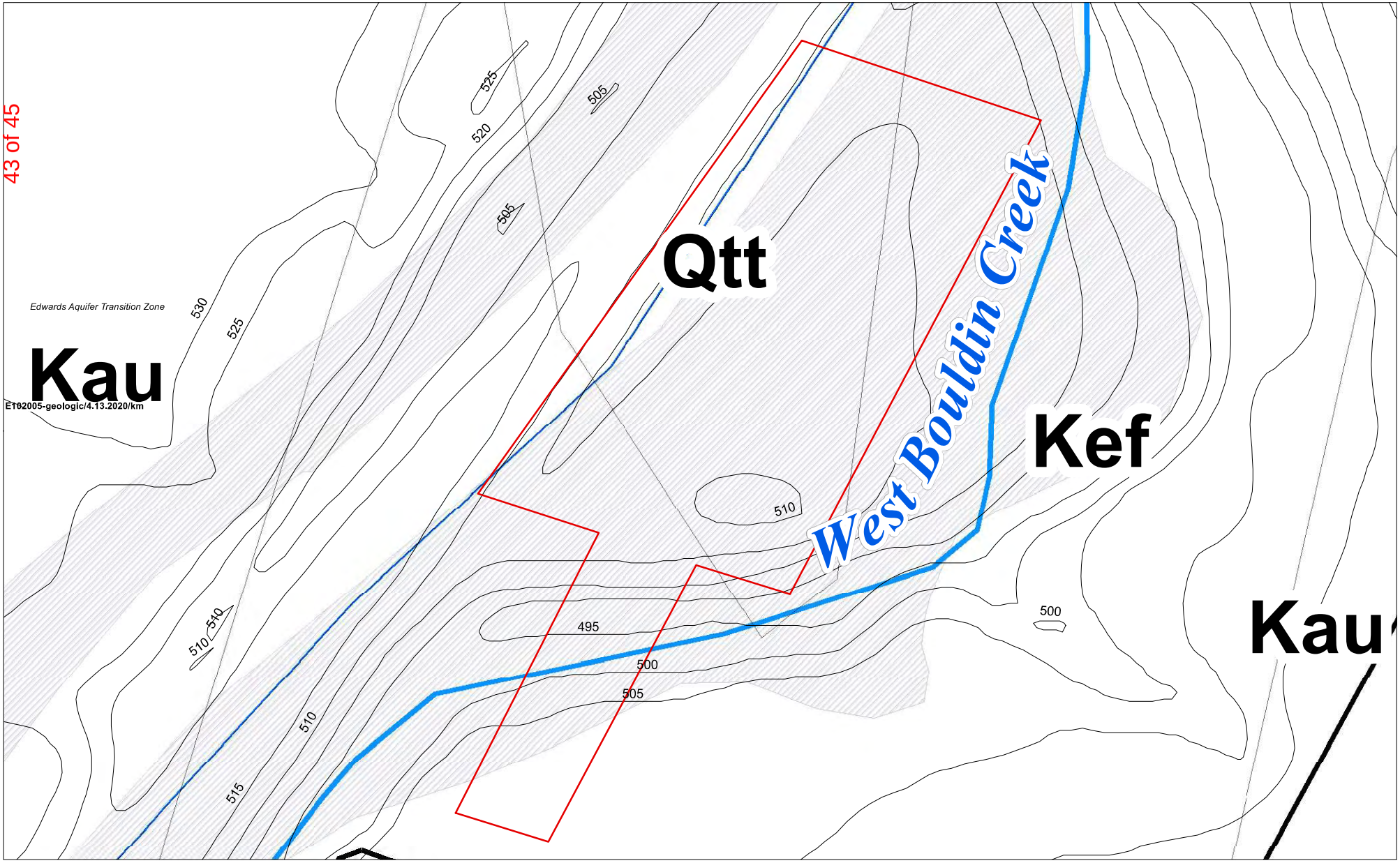
Geologic & Environmental Consulting for Land Development

1996 Historic Aerial Photo Map
0.67-acre property
1112 West Annie Street
Austin, Travis County, Texas

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Attachment 3

Site Geologic Map



Aerial Photograph: CAPCOG, 1996

Legend

- Project Boundary
- Qtt; Tributary terrace
- Kau; Austin Chalk
- Kef; Eagle Ford Fm
- Edwards Aquifer Recharge Zone
- Floodplain (FEMA, 2006)

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

STATE OF TEXAS
KRISTIN M. MILLER
GEOLOGY
No. 1720
LICENSED
PROFESSIONAL GEOSCIENTIST

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 13 April 2020.

1 inch = 30 feet
0 15 30
Feet

Site Geologic Map
0.67-acre property
1112 West Annie Street
Austin, Travis County, Texas

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Attachment 3

Photographs

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Photo 1 – West Bouldin Creek

Photo – Typical view of the project area