

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SP-2020-0265C      **PLANNING COMMISSION DATE:** 03/29/2022

**PROJECT NAME:** South Austin Regional WWTP Train Improvements

**PROPOSED USE:** Wastewater Facility (existing)

**ADDRESS OF APPLICATION:** 1017 Fallwell Lane

**AREA:** 44.1 acres, limits of construction

**COUNCIL DISTRICT:** 2

**APPLICANT:** John Wepryk  
City of Austin Public Works  
505 Barton Springs Rd  
Austin, TX 70704  
(512) 974-7060

**AGENT:** Michael Meriwether  
CAS Consulting & Services  
7908 Cameron Rd, Ste. D202  
Austin, TX 78754

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP      Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** P

**PROPOSED DEVELOPMENT:** The City of Austin proposes to construct new electric control buildings at an existing wastewater treatment plant (WWTP), with all associated improvements. The site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**PREVIOUS ZONING AND PLATTING COMMISSION ACTION:** NA

**WATERSHED:** Onion Creek – Suburban watershed

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**T.I.A.:** Not Required

**PROJECT INFORMATION:****ZONING:** P**MAX. BLDG. COVERAGE:** \***MAX. IMPERV. CVRG.:** \***MAX HEIGHT:** \***REQUIRED PARKING:** NA**EXIST. USE:** Water Utility**LIMITS OF CONSTRUCTION:** 44.1 acres**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG:** 16.76%**PROPOSED HEIGHT:** NA**PROVIDED PARKING:** NA**PROPOSED USE:** Wastewater Treatment

*\*P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant proposes to replace and rehabilitate equipment in Trains A and B, as well as construct new electrical equipment buildings. Trains are the sequential structures through which wastewater flows as it is treated. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

**Environmental:** The site is in the Onion Creek watershed, which is a Suburban Watershed Zone. There are no known Critical Environmental Features are located within the limits of construction.

**Transportation:** Access is available from Fallwell Lane.

**SURROUNDING CONDITIONS: Zoning/ Land use****North:** ETJ (Undeveloped)**East:** PUD (Undeveloped)**South:** P (Public utilities, undeveloped)**West:** P (Public utilities, undeveloped)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Fallwell Lane	60'	20'	Local street

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Del Valle Independent School District

Sierra Club, Austin Regional Group

Friends of Austin Neighborhoods

Del Valle Community Coalition

Neighborhood Empowerment Foundation

SEL Texas

Bike Austin

### **CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

#### **A conditional use site plan must:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

#### **A Conditional Use Site Plan May Not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

**1017 FALLWELL LANE AUSTIN, TEXAS 78617**

ENGINEER:  
CP&Y, INC.  
13809 RESEARCH BOULEVARD, SUITE 300  
AUSTIN, TX 78750  
(512) 349-0700

OWNER:  
CITY OF AUSTIN  
JOHN WEPRYK, P.E.  
PROJECT MANAGER  
6800 BURLESON ROAD, BUILDING 312, SUITE 200  
AUSTIN, TX 78744  
(512) 775-1364

SUBMITTAL PREPARED BY:



**CAS CONSULTING & SERVICES, INC.**  
CIVIL ENGINEERING | PROGRAM MANAGEMENT | CONSTRUCTION MANAGEMENT  
7908 Cameron Road | Austin, TX 78754 | REG. NO. F-003572  
Main: 512.836.2388 | Fax: 512.836.4515

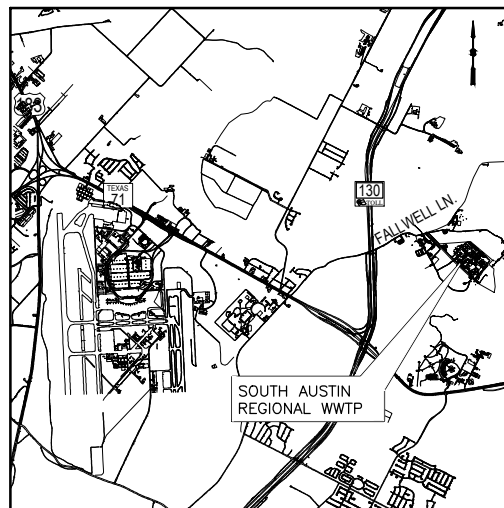
MAYOR  
STEVE ADLER

CITY COUNCIL

NATASHA HARPER-MADISON, DISTRICT 1	MACKENZIE KELLY, DISTRICT 6
VANESSA FUENTES, DISTRICT 2	LESLIE POOL, DISTRICT 7
SABINO RENTERIA, DISTRICT 3	PAIGE ELLIS, DISTRICT 8
GREGORIO CASAR, DISTRICT 4	KATHIE TOVO, DISTRICT 9
ANN KITCHEN, DISTRICT 5	ALISON ALTER, DISTRICT 10

**CITY MANAGER**  
**SPENCER CRONK**

**DIRECTOR,**  
**AUSTIN WATER**  
**GREG MESZAROS**



VICINITY MAP  
COA GRID #R-17  
SCALE: NTS



TBPE REGISTRATION #F-1741  
 www.cpyi.com  
 13809 RESEARCH BLVD., #300  
 AUSTIN, TX 78750  
 TEL: (512) 349-0700  
 FAX: (512) 349-0727

TRAFFIC CONTROL PLAN NOTE:  
THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION.

FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. FOR CITY OF AUSTIN DEPARTMENTS SUBMITTALS, THE EMAIL SUBJECT LINE MUST STATE "PUBLIC PROJECT -TCP REVIEW" FOLLOWED BY THE CITY DEPARTMENT NAME.

THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

SITE PLAN APPROVAL SHEET  
FILE NUMBER: SP-2020-0265C APPLICATION DATE: 06/10/2020  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 112  
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE(25-5-81, LDC) \_\_\_\_\_  
CASE MANAGER Christine Barton-Holmes  
PROJECT EXPIRATION DATE (ORD. #97906-A) \_\_\_\_\_  
DMP# DIZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING P

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final Plat must be recorded by the Project Expiration Date, if applicable.  
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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## NOTES TO BUILDING OFFICIAL:

- a) AN ADMINISTRATIVE VARIANCE TO LDC 25-7-92 SECTIONS 1 & B WAS GRANTED BY THE DIRECTOR OF THE WATERSHED PROTECTION DEPARTMENT ON [DATE, 2021]. THIS VARIANCE EXPIRES IF THE PROJECT FOR WHICH THIS VARIANCE IS GRANTED DOES NOT RECEIVE A BUILDING PERMIT PRIOR TO [DATE, 2022]. CONTACT FLOODPLAIN OFFICE AT 512-974-2843.
- b) BEFORE THE CITY MAY ISSUE A CERTIFICATE OF COMPLIANCE FOR ANY OF THE PROPOSED BUILDINGS, A COMPLETED ELEVATION CERTIFICATE FOR EACH BUILDING IS REQUIRED CERTIFYING THE FINISHED FLOOR IS AS PROPOSED BY THIS APPROVED SITE PLAN APPLICATION, SIGNED AND SEALED AS NECESSARY BY A PROFESSIONAL LAND SURVEYOR, ENGINEER, OR ARCHITECT AUTHORIZED BY LAW TO CERTIFY ELEVATIONS. CONTACT THE FLOODPLAIN OFFICE AT 512-974-2843.
- c) BEFORE THE CITY MAY ISSUE A CERTIFICATE OF COMPLIANCE FOR ANY OF THE PROPOSED BUILDINGS, A DECLARATION OF USES FOR DRAINAGE SHALL BE EXECUTED. CONTACT THE FLOODPLAIN OFFICE AT 512-974-2843

SITE PLAN RELEASE NOTES:

- A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- C) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- D) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- E) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- F) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- G) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- H) DETENTION POND AND WATER QUALITY PONDS WERE PERMITTED UNDER SITE PLAN SP-00-2173D.
- I) FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- J) FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

NOTES:

1. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION OR CLEARING OPERATIONS.
2. 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.
3. THIS PROJECT IS LOCATED WITHIN THE COLORADO RIVER & UNION CREEK WATERSHED CLASSIFIED AS SUBURBAN WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
4. NO PORTION OF THIS SITE IS LOCATED WITHIN PARKLAND OR LAND USED FOR PARK PURPOSES.
5. THE PROPOSED FACILITIES ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA MAP NO. 484853C0630 EFFECTIVE JANUARY 22, 2020. IT IS IN THE COA 100-YEAR FLOODPLAIN.
6. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
7. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150-FEET OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS NOT BEEN PERFORMED AS A PART OF THIS PROJECT AND IS NOT REQUIRED.
8. LEGAL DESCRIPTION: ABS 24 DEL VALLE S ACR 109.20 & ABS 24 DEL VALLE S ACR 201.61
9. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. 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.
10. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 OR BRUCE.CALDER@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
11. TO MEET INTERNATIONAL BUILDING CODE, AN ELEVATION CERTIFICATE IS REQUIRED AT FORM SURVEY. CONTACT THE FLOODPLAIN OFFICE AT 512-974-2843.

## REVISIONS / CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT.)	TOTAL SITE IMP. COVER (SQ.FT.)/%	CITY OF AUSTIN APPROVAL- DATE	DATE IMAGED



## GENERAL NOTES (CONTINUED).

24. ALL SITE WORK MUST COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
25. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALK DAMAGED OR REMOVED BY THE CONTRACTOR ARE TO BE REPAIRED BY THE CONTRACTOR OR AT LEAST THE PRE-EXISTING CONDITION AT HIS EXPENSE BEFORE ACCEPTANCE OF THE WORK.
26. UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS AND PRIOR TO THE INSTALLATION OF AN ELECTRIC OR WATER METER, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
27. CONTRACTOR IS ADVISED THAT THE EXISTING PAINT AND PIPE JOINTS CONTAIN LEAD. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE OSHA SAFETY REQUIREMENTS TO PROTECT ITS WORKERS AND PLANT PERSONNEL AND MUST EXERCISE APPROPRIATE REGULATORY SAFETY PRECAUTIONS THROUGHOUT THE PERFORMANCE OF THIS WORK, TO INCLUDE SAFETY PRECAUTIONS TO AVOID EXHAUSTING HAZARDOUS MATERIALS, PERSONNEL SAFETY, AND PROPERLY DISPOSING OF WASTE MATERIALS.
28. IN ADDITION TO THE PRE-CONSTRUCTION PHOTOGRAPHS SPECIFIED BY "SECTION 01380 – CONSTRUCTION PHOTOGRAPHS," CONTRACTOR SHALL WALK THE WORK AREAS WITH OWNER AND SHALL VIDEO RECORD THE WORKING AREAS BEFORE STARTING ANY WORK. A COPY OF THE VIDEO RECORD SHALL BE MADE AVAILABLE TO THE OWNER AFTER THE SITE WALK AND BEFORE STARTING CONSTRUCTION WORK.
29. CONTRACTOR SHALL KEEP ALL STORAGE AREAS WEED FREE AND MOWED. ALL TRASH AND DEBRIS SHALL BE REMOVED EVERY FRIDAY.
30. REPLACE EXISTING ROADWAY THAT IS CUT BY PIPE TRENCHES WITH SIMILAR ROADWAY.
31. ADJUST MANHOLE COVERS, VALVE BOXES, ELECTRICAL MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADE.
32. CONTRACTOR TO NOT OBSTRUCT DELIVERIES ON THE PLANT ACCESS ROAD. WORK WITHIN THAT ACCESS ROAD MUST BE DONE IN A WAY THAT PROVIDES DELIVERY ACCESS. ACCESS ROAD CLOSURES MUST BE AGREED UPON WITH THE CITY OF AUSTIN IN ADVANCE.
33. TRAFFIC CONTROLS DURING CONSTRUCTION TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
34. DURING CONSTRUCTION, THE STORM WATER RUNOFF FROM ALL DISTURBED AREAS TO BE FILTERED BY SILT FENCES AND/OR ROCK BERMS AND SHOWN ON THE PLANS. THESE TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BECOME PERMANENTLY STABILIZED. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED PERIODICALLY FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES AND FOLLOWING EVERY RAINFALL. DAMAGED OR OBSTRUCTED CONTROLS TO BE REPAIRED/REPLACED AS NECESSARY TO MAINTAIN THEIR PROPER OPERATION.

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.

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE"
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SET BACKS FROM THE CURBLINE(S). NO CONSTRUCTION IS ALLOWED WITHIN THREE-FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PREVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL
7. VERTICAL CLEARANCE FOR FIRE APPARATUS IS 14 FOR FULL WIDTH OF ACCESS DRIVE.

1. SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.3(D): PRIOR TO EXCAVATION WITHIN TREE DRILINES 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.
2. 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 ORGANIZE MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER 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.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TRESS MOST HEAVILY IMPACTED 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.
5. 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.

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 B 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, VEGETATION 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.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

[illegible]

Charles A. King. 6/28/2021

CITY OF AUSTIN – AUSTIN WATER  
SOUTH AUSTIN REGIONAL WWTP TRAIN A & B IMPROVEMENTS

## GENERAL NOTES

Date: JUNE 2021
Designed: K.KNIPPA
Drawn: S.MEDINA
Reviewed: C.MINEY
Proc: No

SHEET

AG-8

SHEET 3 OF 41

SITE PLAN APPROVAL SHEET  
 FILE NUMBER: SP-2020-0266 APPLICATION DATE: 06/10/2020  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 112  
 OF CHAPTER 25A OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_  
 CASE MANAGER Christina Bartolome  
 PROJECT NUMBER (Ord. #970905-A) \_\_\_\_\_  
 DWP2 \_\_\_\_\_ DOZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE:

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

Final Plot must be recorded by the Project Expiration Date, if a  
 Subsequent Site Plans which do not comply with the Code current  
 time of filing, and all required Building Permits and/or a notice  
 of construction (if a building permit is not required), must also be  
 prior to the Project Expiration Date.



## STANDARD SEQUENCE OF CONSTRUCTION NOTES:

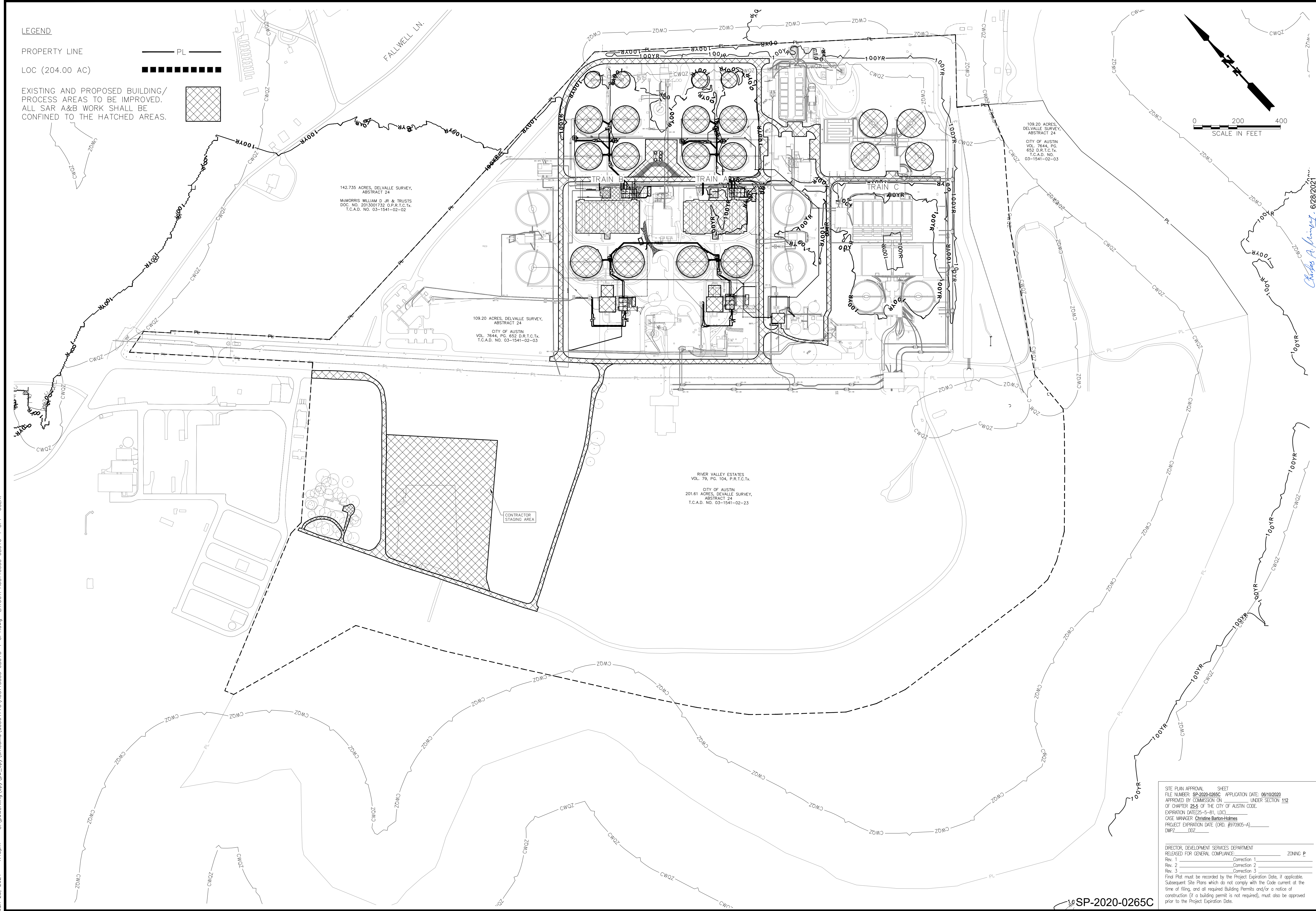
1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL 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 PONDS OR CONTROLS.

SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D) NOTES:

1. PRIOR TO EXCAVATION WITHIN TREE DRILINES 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.
2. 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.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. 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.
5. 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.

Date: JUNE 2021
Designed: K.KNIPPA
Drawn: S.MEDINA
Reviewed: C.MINEY
Proj. No. AUST13353-SP



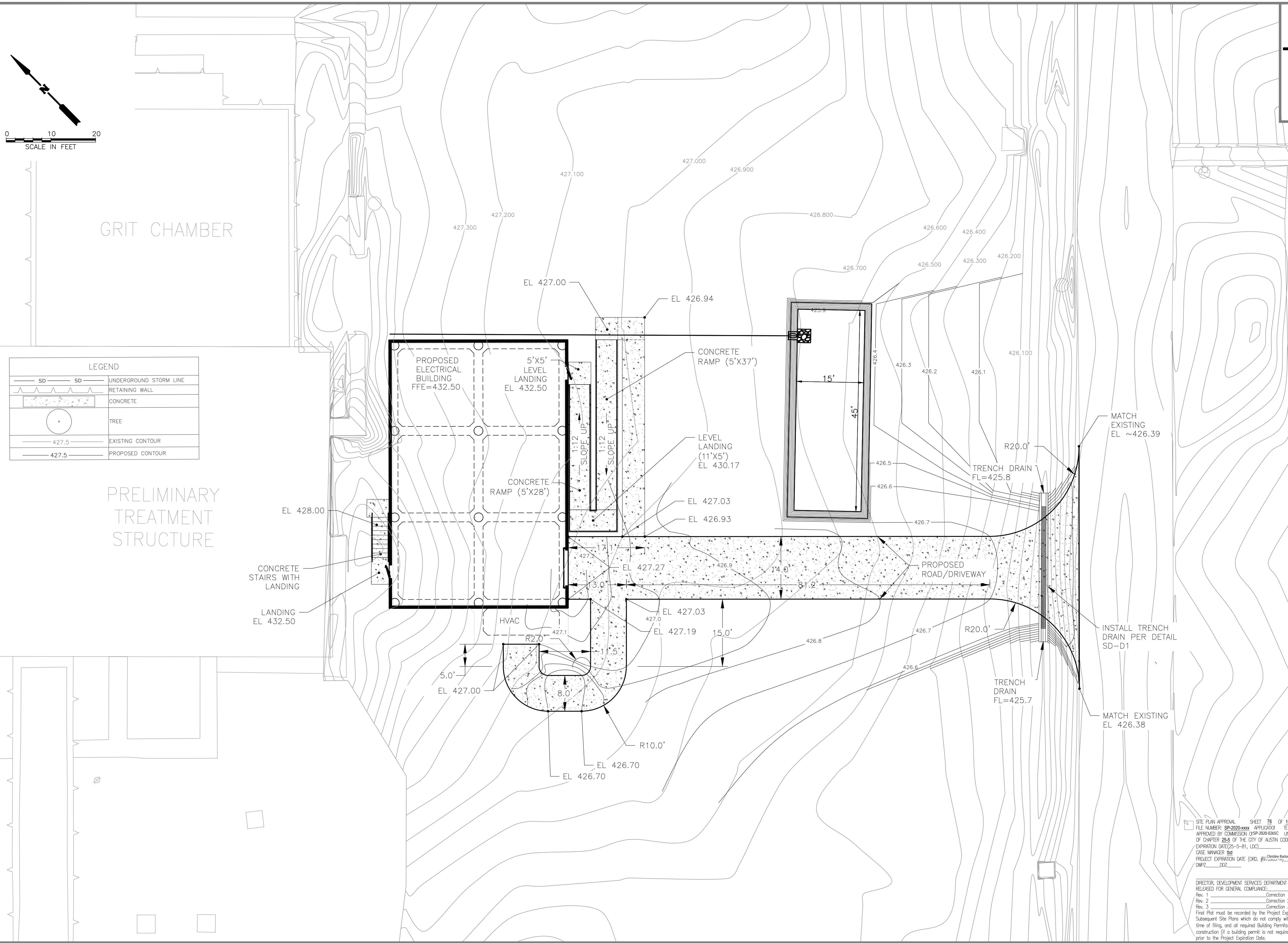





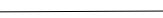


CITY OF AUSTIN – AUSTIN WATER SOUTH AUSTIN REGIONAL WWTP TRAIN A & B IMPROVEMENTS		LIMITS OF CONSTRUCTION (LOC) AND TEMPORARY FACILITIES LOCATIONS	
Date: JUNE 2021	Designed: C.MINEY		
Drawn: S.MEDINA	Reviewed: L.WEBB		
Proj. No. AUST13353-SP			
SHEET BC-1		SHEET 5 OF 41	









LEGEND	
	UNDERGROUND STORM LINE
	RETAINING WALL
	CONCRETE
	TREE
	EXISTING CONTOUR
	PROPOSED CONTOUR

The Proposed Grading for the Rain Garden was design by CAS

NO.	REVISION	BY	DATE

CITY OF AUSTIN – AUSTIN WATER  
SOUTH AUSTIN REGIONAL WWTP TRAIN A & B IMPROVEMENTS  
TRAIN A  
PT ELECTRICAL BUILDING  
SITE GRADING PLAN

3

Note:  
There is no Cut or Fill over 4 feet proposed

SITE PLAN APPROVAL SHEET 76 OF 1037  
 FILE NUMBER: SP-2020-xxxx APPLICATION ID: \_\_\_\_\_  
 APPROVED BY: COMMISSIONER OF SP-2020-0265C UIN: \_\_\_\_\_  
 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC)  
 CASE MANAGER td  
 PROJECT EXPIRATION DATE (ORD. # 91020074)  
 DWPZ DOZ

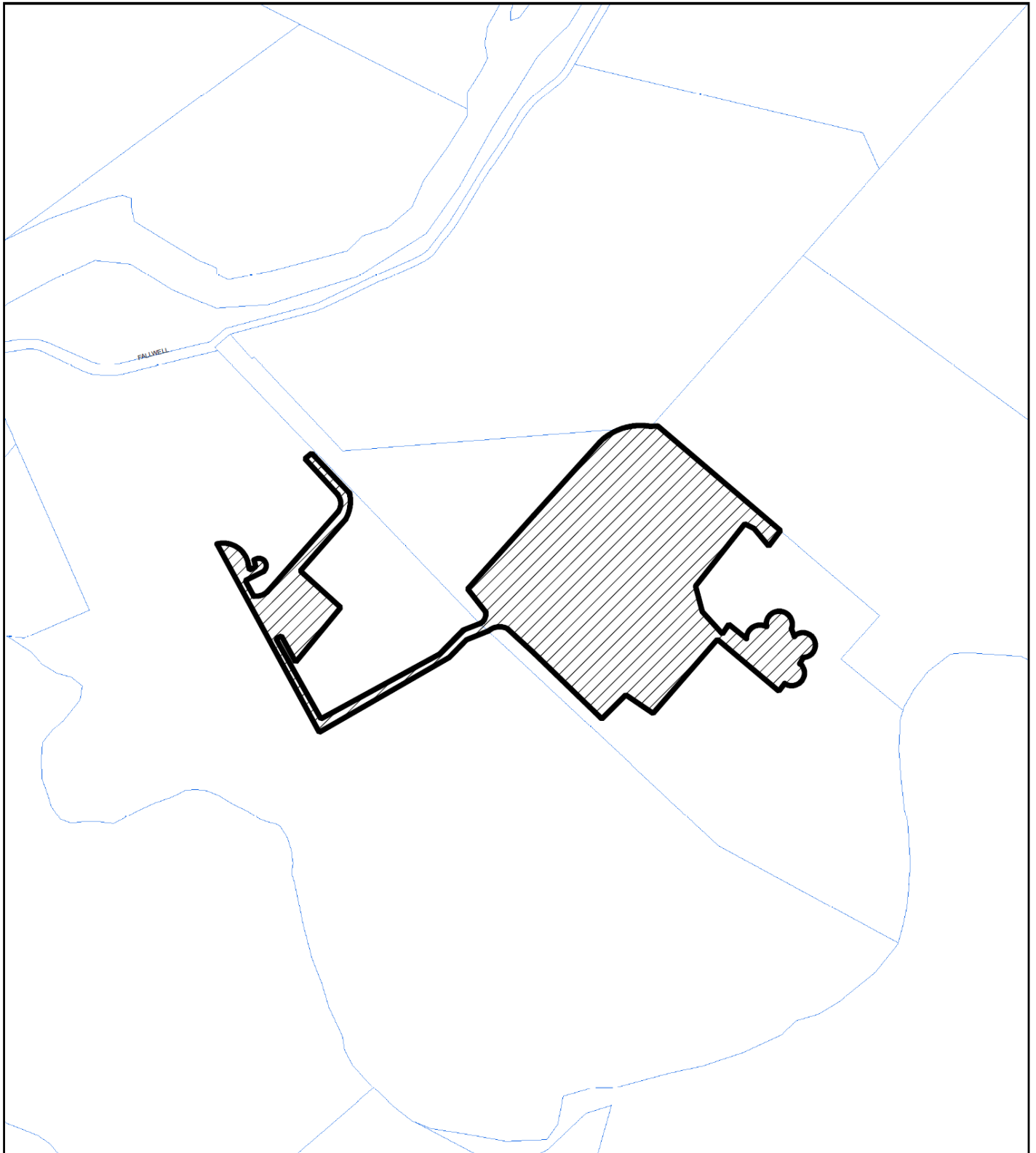
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING P  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final Plot must be recorded by the Project Expiration Date, if applicable.  
Subsequent Site Plans which do not comply with the Code current at the  
time of filing, and all required Building Permits and/or a notice of  
construction (if a building permit is not required), must also be approved  
prior to the Project Expiration Date.

Date: <b>OCTOBER 2019</b>	
Designed: <b>L.BARLO</b>	
Drawn: <b>C.NYBEF</b>	
Reviewed: <b>L.BARLO</b>	

SHEET  
BC-3  
SHEET 7 OF 103





Subject Tract



Base Map

CASE#: SP-2020-0265C  
LOCATION: 1017 FALLWALL LN W/BLDGS

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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

