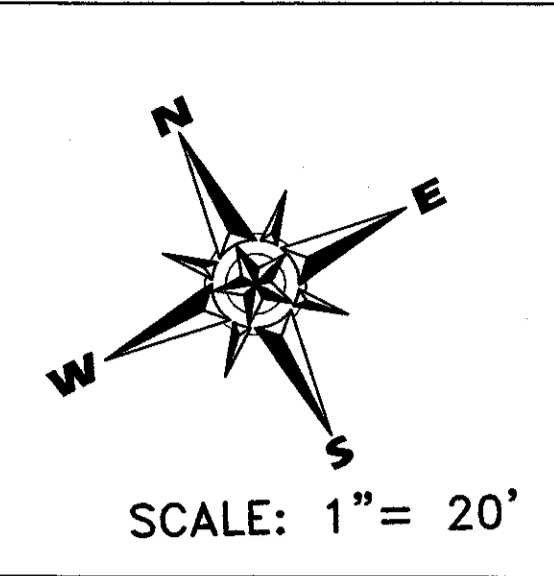


BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTRODUCES TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND HAVE FOUND THEM TO BE COMPLETE AND ACCURATE AND HAVE FOUND THEM TO BE COMPLETE AND ACCURATE AND HAVE FOUND THEM TO BE COMPLETE AND ACCURATE AND HAVE FOUND THEM TO BE COMPLETE AND ACCURATE...



PROPOSED LAND USE/PARKING TABLE

Table with columns: PROPOSED LAND USES, FLOOR AREA (SF), PARKING RATIO, PARKING PROVIDED (REGULAR, HANDICAPPED, VAN ACCESSIBLE), TOTAL PARKING, REQUIRED BICYCLE PARKING SPACES, PROVIDED BICYCLE PARKING SPACES. Rows include DAYCARE, DAYCARE STORAGE ACCESSORY USE, and TOTAL PARKING.

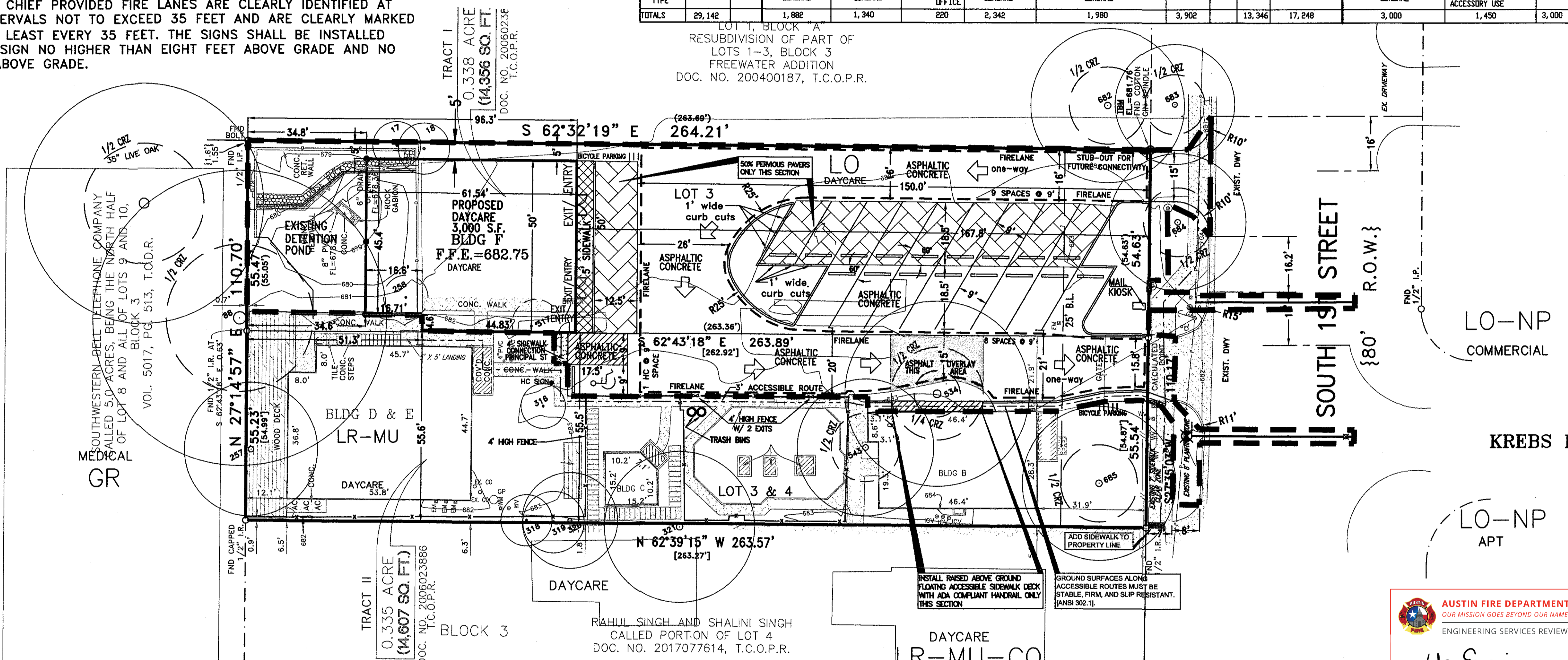
IFC 503.2.2 FIRE LANE LANGUAGE:

503.2.2 SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES. AFTER DESIGNATION OF A FIRE ZONE UNDER THIS ARTICLE, THE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE...

SETON HEALTH CENTER
LO-V-CO

SITE DATA TABLE

Table with columns: LOT NO., LOT AREA (SF), ZONING, DEMOLITION, BUILDING COVERAGE, BUILDING AREA, TOTAL IMPERVIOUS COVER, PROPOSED IMPERVIOUS COVER, TOTAL EXISTING & PROPOSED. Rows include details for lots 3, 3 & 4, and totals.



NEGATIVE NUMBER SHOWS IMPERVIOUS COVER REMOVAL.

LEGEND table listing symbols and their corresponding items: Cable lid, Bollard, Cleanout, Grinder pump, Electric meter, Gas meter, Guy anchor, Power pole, Overhead power line, Grease trap manhole, Electric transformer, Telephone pedestal, Cable TV pedestal, Water meter, Water valve, Irrigation control valve, Wire fence, Wood fence, Chainlink fence, Record information, Control monument, Found cotton gin spindle used as temporary benchmark.

COMMERCIAL DESIGN STANDARD NOTE: THREE MEASURE OF IMPROVEMENT 2:3:1 TABLE (B) 1. INTERNAL UTILITY LINES LOCATED IN DRIVEWAY ASIDE INSTEAD OF PARKING AREAS. 2. SECURE BICYCLE STORAGE. 3. SHADED SIDEWALK ALONG 100% OF BUILDING FACING THE PRINCIPAL STREET.

LEGEND table listing symbols for Accessible route, Firelane, Limits of construction (LOC), Bicycle parking, and Shaded sidewalk.

AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW
Y. Espinoza
REVIEWER: Y. Espinoza DATE: 05/21/2021

DAYCARE INFORMATION
NUMBER OF CHILDREN: 122
NUMBER OF TEACHER: 10

COMPATIBILITY STANDARDS NOTES:
i. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
ii. 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-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
iii. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
iv. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

REVIEWED
May 17, 2021
Kelli Bruce
Industrial Waste
REVIEWED
May 19, 2021
Jason Inge
Austin Water

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: APPLICATION DATE:
APPROVED BY COMMISSION ON UNDER SECTION OF
CHAPTER OF AUSTIN CITY CODE
EXPIRATION DATE (25-4-81, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD #970905-A) DWFP2 DDZ

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

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

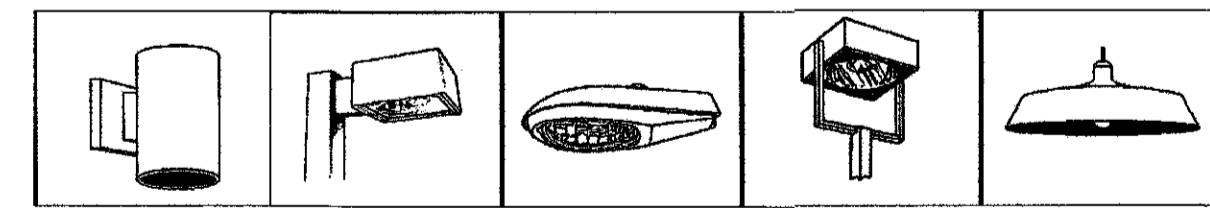


Figure 34: Examples of fully-shielded light fixtures.

AUSTIN ENERGY STANDARD NOTES
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.

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.

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.

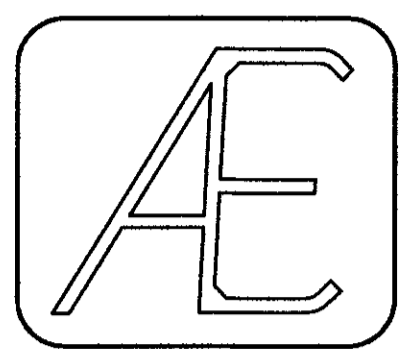
THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD 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.

ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

SITE PLAN RELEASE NOTES

- 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER & WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING & DEVELOPMENT REVIEW DEPARTMENT.
7. FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
9. A PRECONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
10. THIS SITE IS COMPOSED OF 2 LOTS/TRACTS IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. RECORDED IN DOC. # 201305744.
11. CUT WILL NOT EXCEED 4' FOR THE SIDEWALK NEXT TO THE BUILDINGS.
12. a) SCREENING FROM VIEW OF PERSON STANDING ON PROPERTY LINE ON FAR SIDE OF ADJACENT PUBLIC STREET- SOLID WASTE COLLECTION AREAS AND MECHANICAL EQUIPMENT AND ROOFTOP EQUIPMENT, NOT INCLUDING SOLAR PANELS (2.6.2.A ; P. 52); b) INCORPORATE LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH COLLECTION/COMPACTION, ETC., INTO BUILDING/LANDSCAPE DESIGN. AND c) SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
13. 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.
14. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]
15. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7].
16. - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
17. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
18. REMOVE THE EXISTING GREEN FENCE ALONG THE FRONT OF THE LOTS, REFER TO LANDSCAPE PLAN FOR SCREENING REQUIREMENT.

DRAWN BY: CD
CHECKED BY: A.T.
DATE: 11/21/19
JOB NO. 2000602386

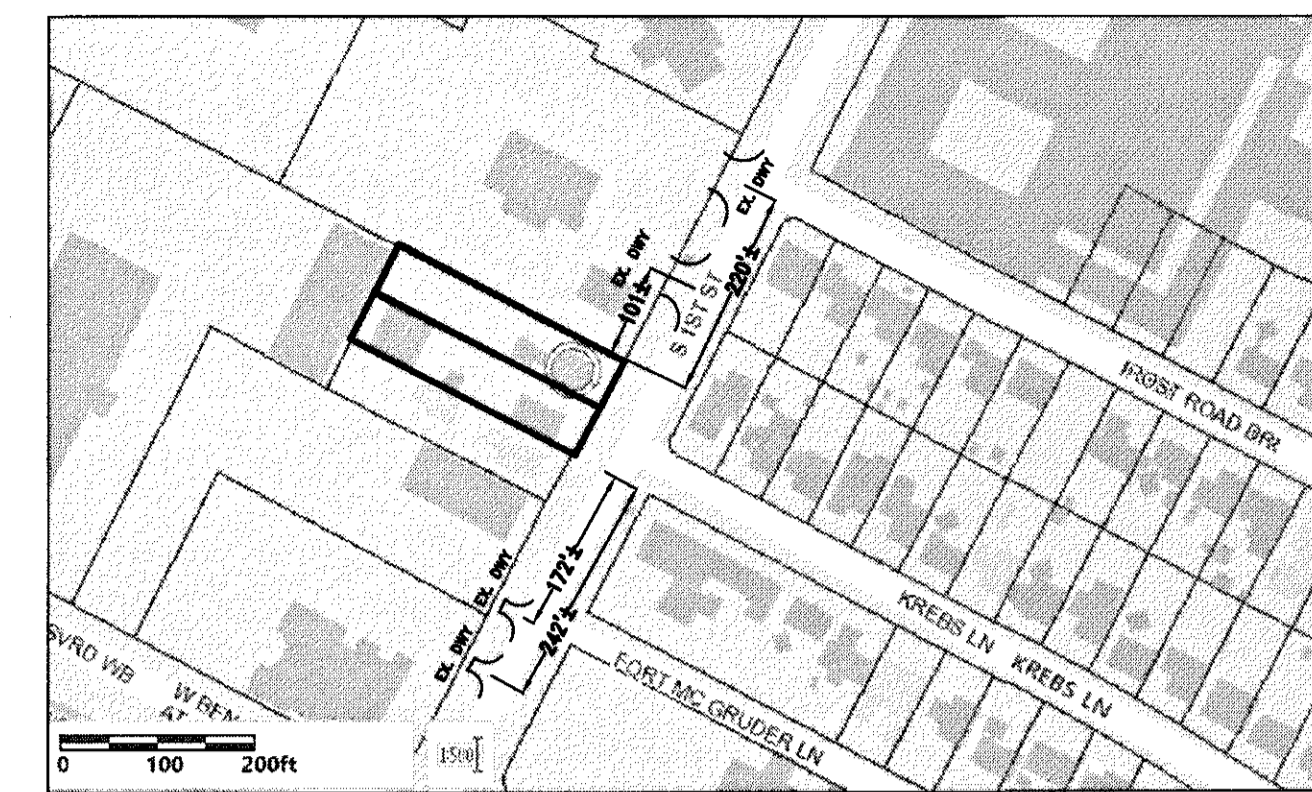
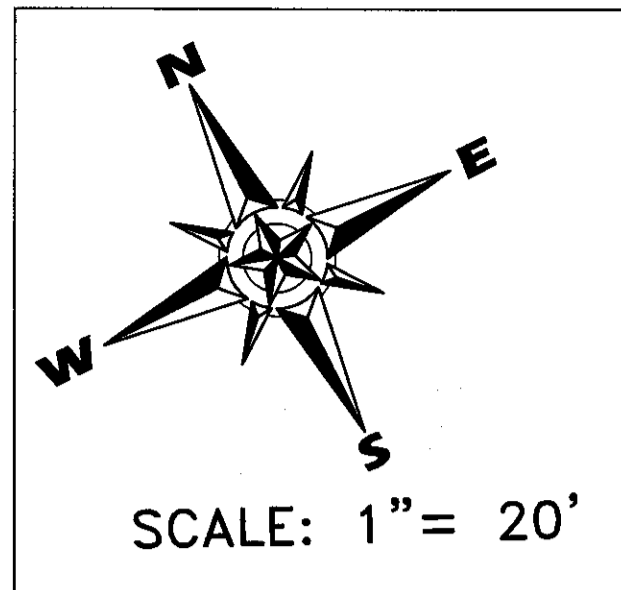


ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5624 BEB CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
TYPE Firm No.: F-10
(512) 444-1739

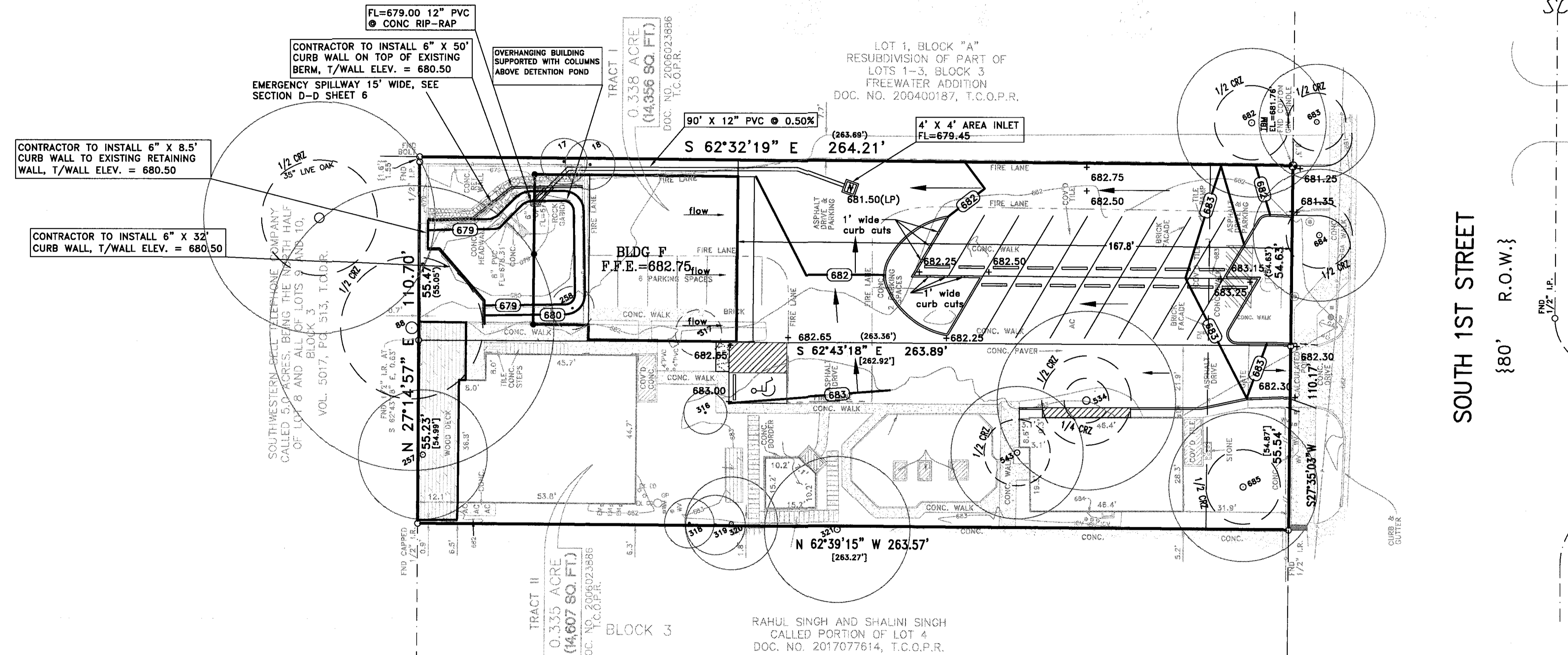


SUN MOON & STARS MODIFICATIONS
3808 S. 1ST STREET, AUSTIN
SITE PLAN

SHEET NO.
3 OF 29



ADJACENT DRIVEWAYS WITHIN 200'
SCALE 1"=200'

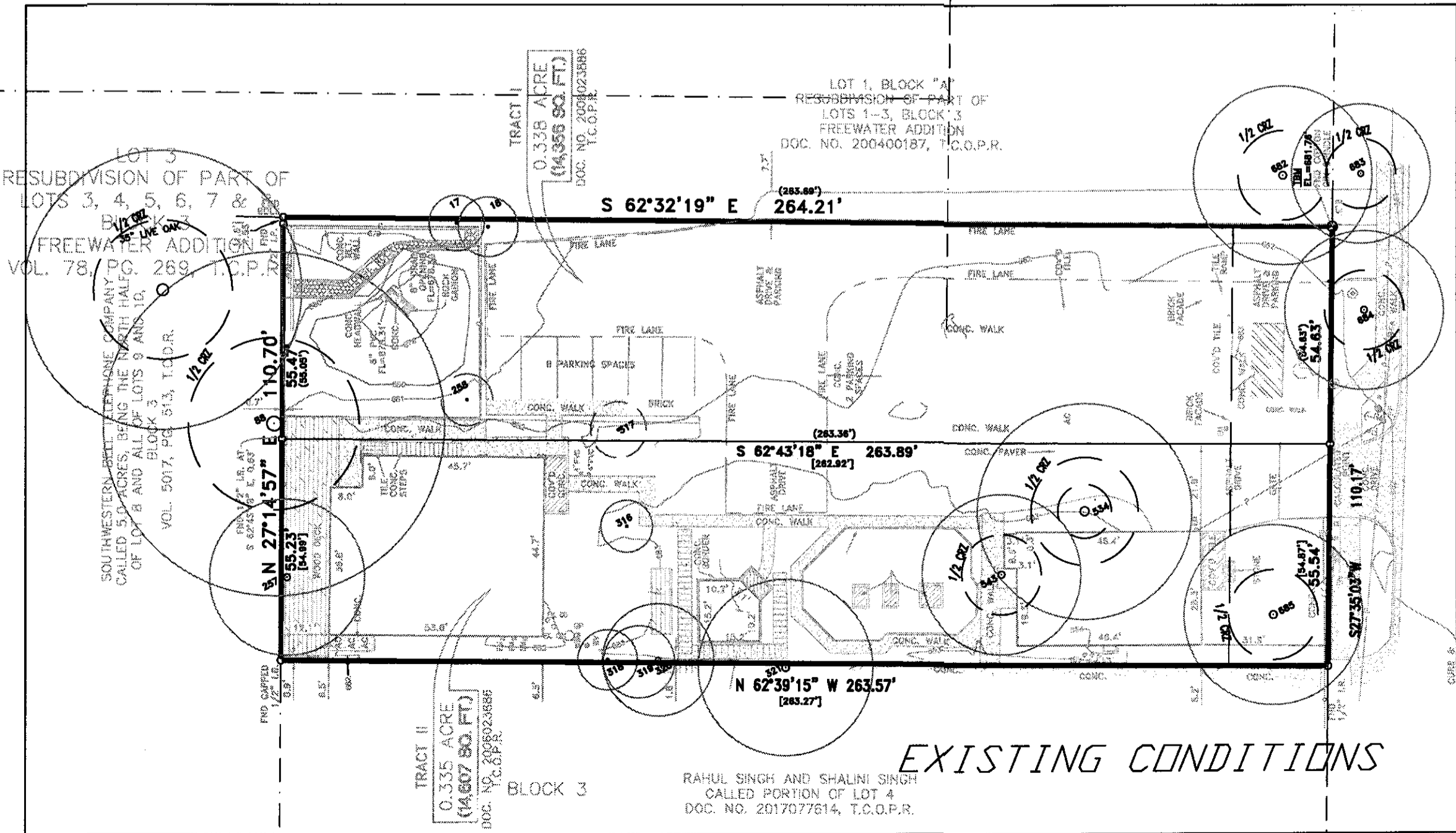
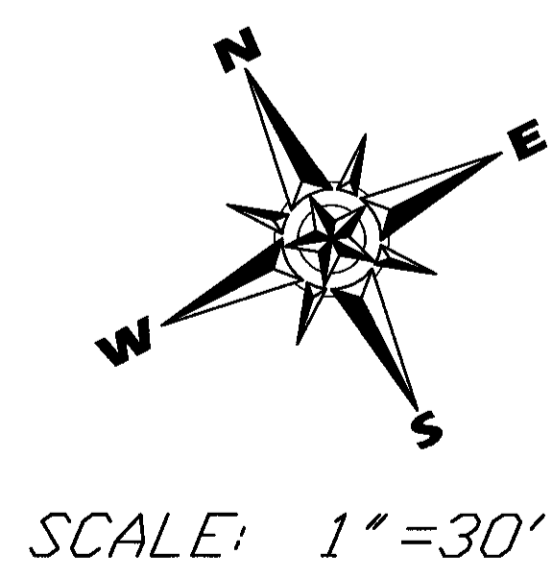


SOUTH 1ST STREET
{ 80' R.O.W. }

KREBS LN.

TREE TABLE

TAG NO.	DESCRIPTION
17	7" HACKBERRY
18	7.5" CEDAR ELM
88	43" LIVE OAK
257	19.5" HACKBERRY
258	6.5" MEXICAN WHITE OAK
316	6.5" MEXICAN WHITE OAK
317	7" MEXICAN WHITE OAK (RATED)
318	6.3" HACKBERRY (RATED)
319	9" HACKBERRY
320	7.5", 7.6" HACKBERRY (RATED)
321	22" AMERICAN ELM
534	27" POST OAK
543	20" POST OAK
682	22.5" POST OAK
683	17.5" POST OAK
684	20" POST OAK
685	22.5" POST OAK



EXISTING CONDITIONS

PROVIDE GENTLE SWALE IN MIDDLE OF ENTRY DRIVEWAY AISLE.

BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDERS WARRANT THAT THE BIDDERS AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS INTEND TO USE THE INFORMATION AND SPECIFICATIONS SHOWN ON THESE GRADING AND SITE PLANS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND HAVE FOUND THEM TO BE COMPLETE, ACCURATE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDERS FURTHER WARRANT THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREON ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AGENCIES.

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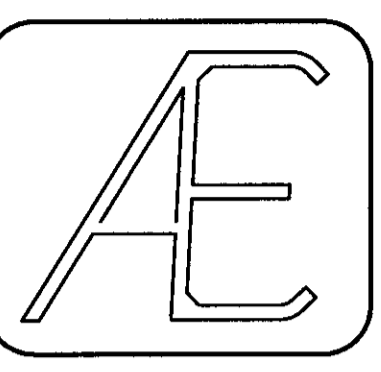
CONTRACTOR NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED ON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA ONE CALL SYSTEM @ 424-2525, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF AUSTIN CITY CODE
EXPIRATION DATE (25-5-8), LDC: _____ CASE MANAGER
PROJECT EXPIRATION DATE (ORD#970905-A) _____ DWPZ _____ DDZ _____

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

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DRAWN BY: GP
CHECKED BY: A.T.
DATE: 11/11/19
JOB NO. 20190517C



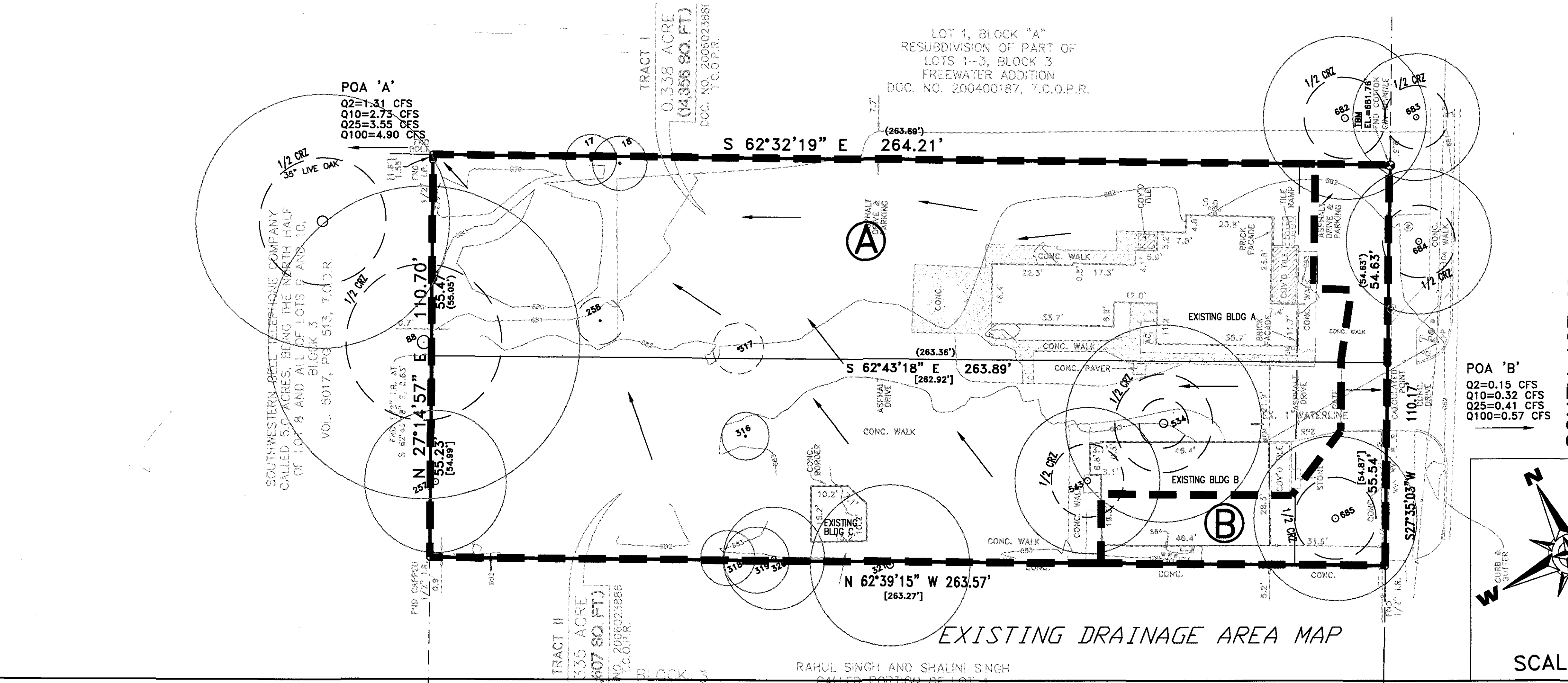
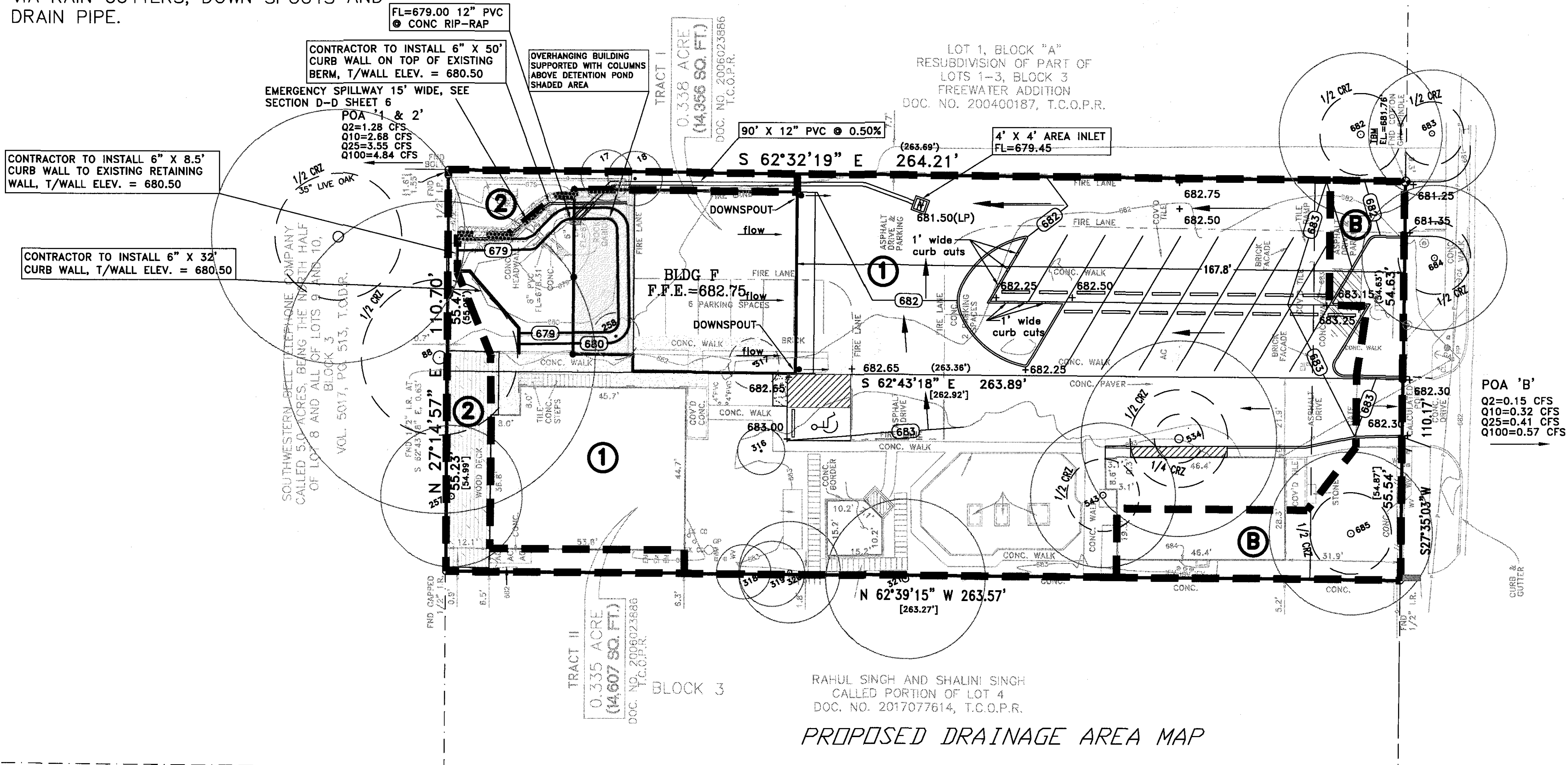
ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5624 BEE CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
(512) 444-1739
TBE Firm No.: F-10



SUN MOON & STARS MODIFICATIONS
3808 S. 1ST STREET, AUSTIN
GRADING PLAN

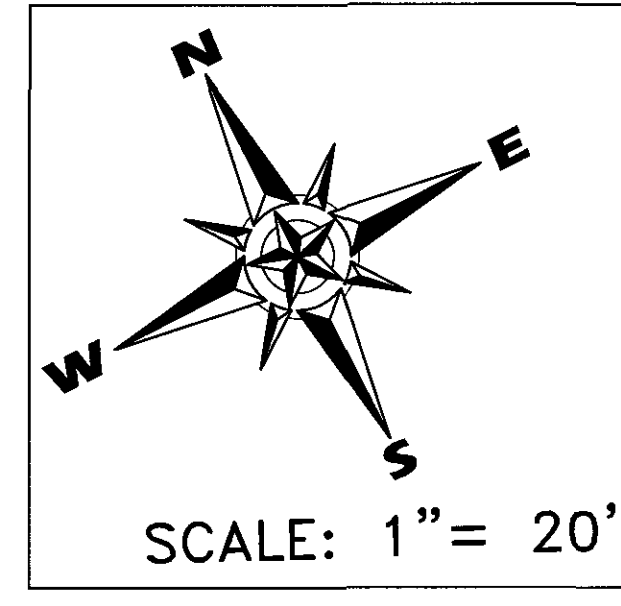
SHEET NO.
4 OF 29

ROOF RUNOFF NOTE:
 ROOF RUNOFF FROM EXISTING AND
 PROPOSED BUILDINGS TO BE ROUTED TO
 THE EXISTING MODIFIED DETENTION POND
 VIA RAIN GUTTERS, DOWN SPOUTS AND
 DRAIN PIPE.



LEGEND

- 680 — EXISTING GRADE
- 678 — PROPOSED GRADE
- — — DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW ARROW



SOUTH 1ST STREET
 {80' R.O.W.}

KREBS LN.

TREE TABLE

TAG NO.	DESCRIPTION
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18	7.5" CEDAR ELM
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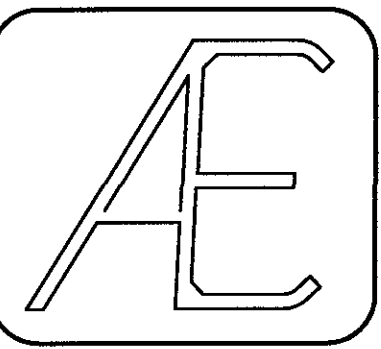
SITE PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF _____
 CHAPTER _____ OF AUSTIN CITY CODE
 EXPIRATION DATE (25.5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#70905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

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DRAWN BY: _____
 CHECKED BY: _____
 DATE: 11/11/19
 JOB NO. _____



ADVANCED CONSULTING ENGINEERS
 Civil Engineering Consultants, Planners
 5524 BEE CAVE ROAD, SUITE 1-4
 AUSTIN, TEXAS 78746
 (512) 444-1739



SUN MOON & STARS MODIFICATIONS
 3908 S. 1ST STREET, AUSTIN
 DRAINAGE AREA AND
 DETENTION POND PLAN

SHEET NO.
 5 OF 29

HYDROLOGIC SUMMARY

Area Name	EXISTING		*PROPOSED				UNCONTROLLED AREA B EXISTING = PROPOSED
	Areas A Combined	Area 1 To Pond	Pond Outfall	W.S.E.	Area 2 Bypass	Pond Outfall & Bypass Area 2 Combined	
Drainage Area (ac)	0.60	0.55			0.05		0.07
CN #	87	96			88		87
% Imperv.	38.7	86.7			14.3		41.3
Tc (hrs)	.0833	0.0833			0.0833		0.0833
Lag Time (hrs)	0.050	0.0500			0.0500		0.0500
2 year Discharge (cfs)	1.31	1.54	1.21	679.45	0.09	1.28	0.15
10 year Discharge (cfs)	2.73	2.79	2.51	679.78	0.21	2.68	0.32
25 year Discharge (cfs)	3.55	3.51	3.27	679.89	0.28	3.55	0.41
100 year Discharge (cfs)	4.90	4.71	4.45	680.06	0.39	4.84	0.57

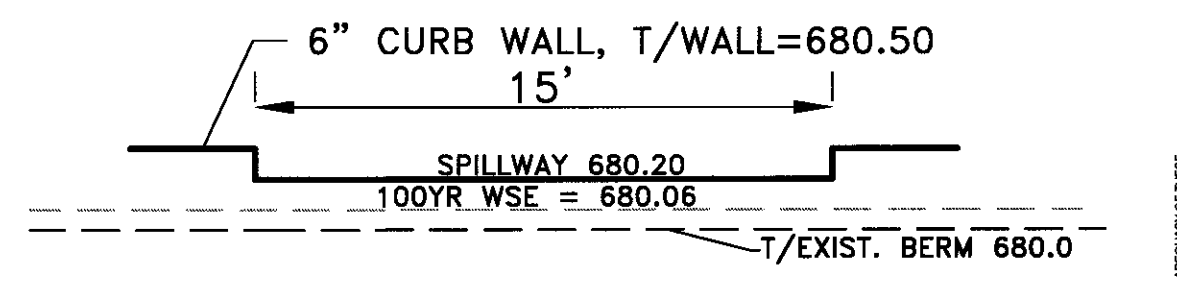
DETENTION POND OUTLET STRUCTURES
 LOW FLOW: 1 - 6" DIAMETER OPENINGS @ 678.36
 OVERFLOW: 1.75' WIDE SPILLWAY @ 679.35
 TOP OF WALL @ 680.50

EMERGENCY WEIR
 $3.0(L)H^{1.5}=Q$
 $3.0(14)0.4^{1.5}=10.63 > 4.71$

*includes repave over existing parking lot.

DETENTION POND STORAGE vs. ELEVATION

Elevation	Surface Area (sf)	Cumulative Storage (cf)
678.25	0	0
679.0	921	345
680.0	1317	1464



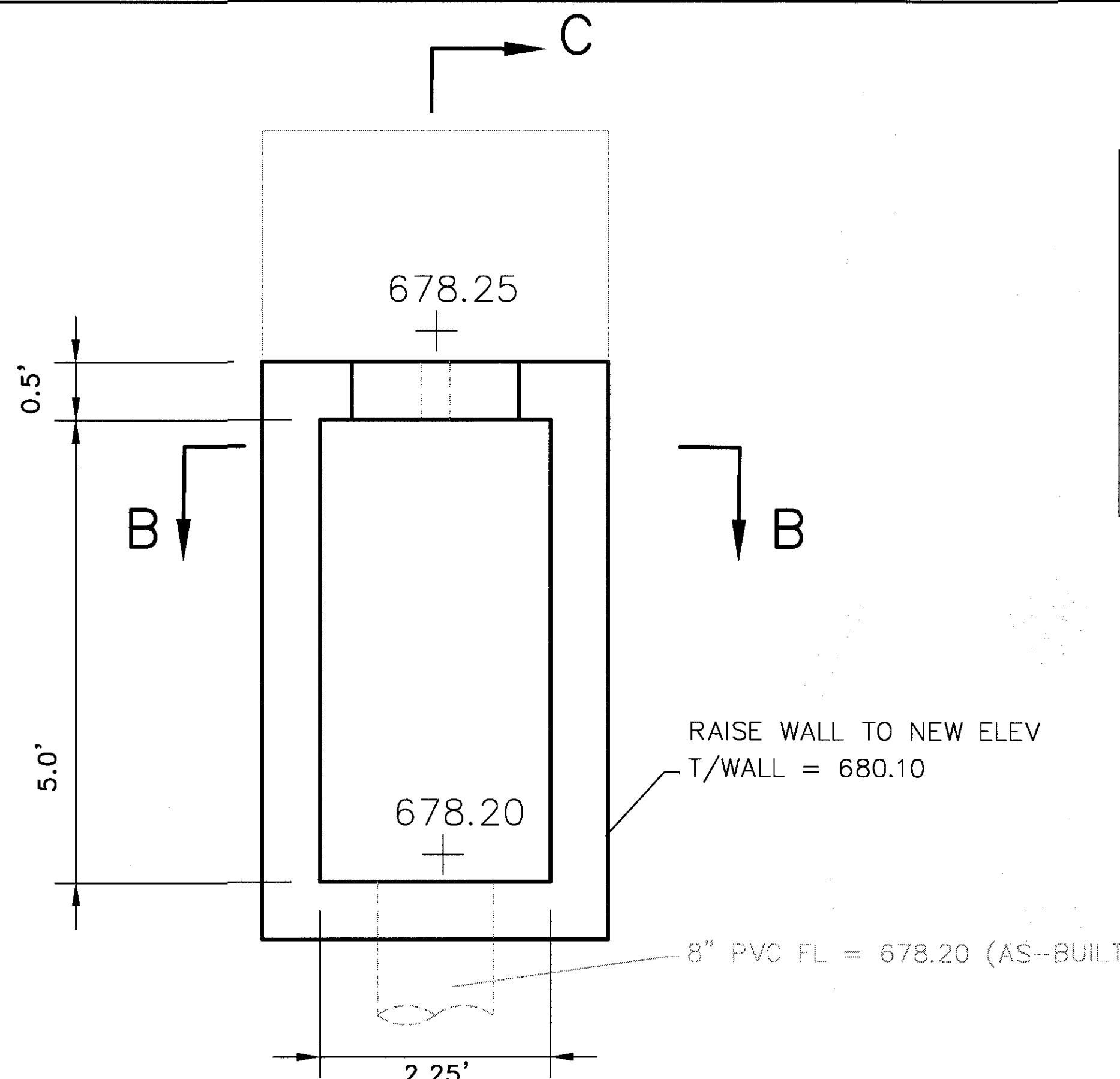
ORIFICE BLOCKED EMERGENCY SPILLWAY SECTION "D-D" NTS

$3.0(L)H^{1.5}=Q$
 $3.0(15)0.3^{1.5}=7.40\text{CFS} > 4.71\text{CFS}$

LEVEL SPREADER CALCULATIONS:*

$L = 5 * Q_{1\text{YR-DEV}}$
 $L = \text{MINIMUM LENGTH REQUIRED FOR LEVEL SPREADER}$
 $Q_{1\text{YR-DEV}} = \text{FULLY DEVELOPED PEAK FLOW RATE FOR 1 YEAR, 3 HR STORM (CFS)}$
 $L_{\text{REQUIRED}} = 5 * 1.78 = 8.9 \text{ FT.}$
 $L_{\text{PROVIDED}} = 51 \text{ FT (PER PLAN)}$

* PER LCRA TECHNICAL MANUAL

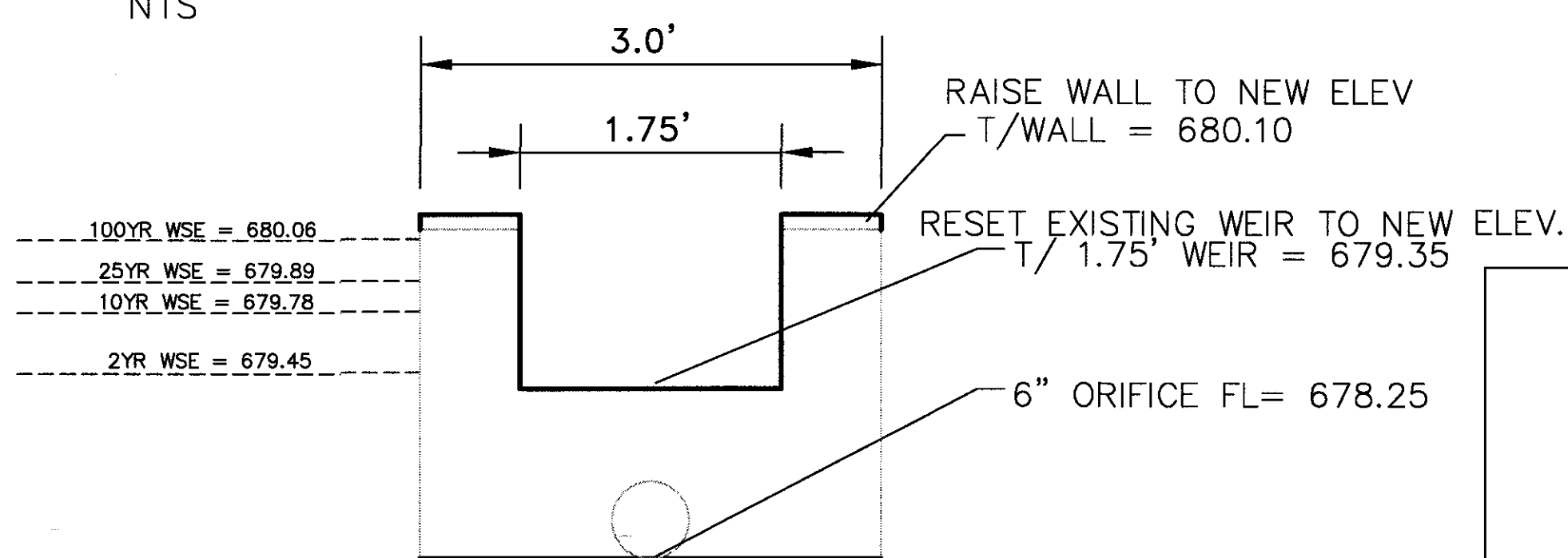


RAISE WALL TO NEW ELEV
 T/WALL = 680.10

8" PVC FL = 678.20 (AS-BUILT)

EXISTING OUTFALL CONTROL WITH MINOR MODIFICATIONS

NTS



SECTION "B-B" NTS

RESET EXISTING WEIR TO NEW ELEV.
 T/ 0.75' WEIR = 679.35

6" ORIFICE FL=678.25

CONC. PAD

18" TOEWALL

SECTION "C-C" NTS

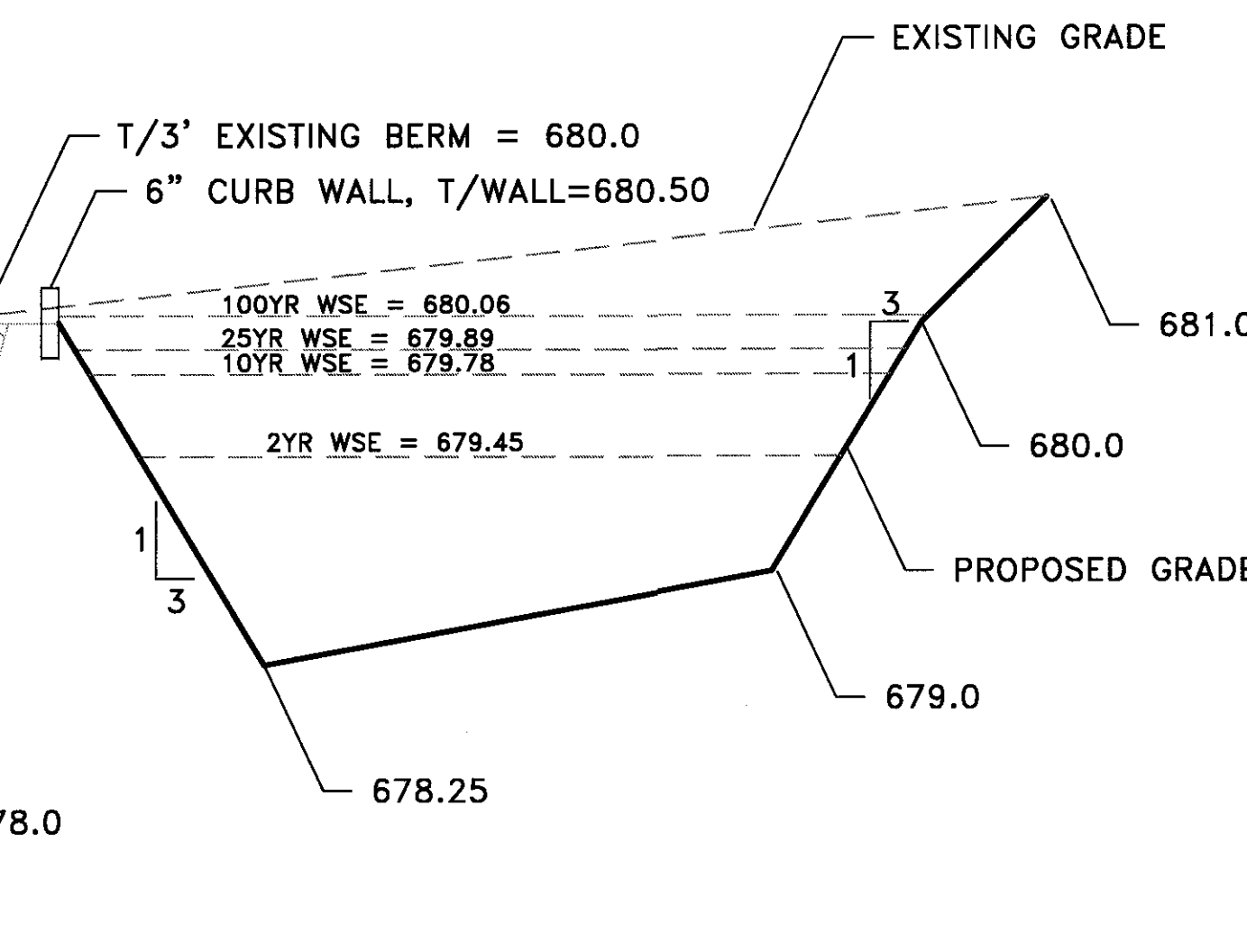
NOTE:
 - CONTRACTOR TO MODIFY EXISTING OUTFALL CONTROL THAT WAS BUILT UNDER THE PREVIOUS SITE PLAN CASE # SP-2012-0102C TO MEET PROPOSED OUTFALL CONTROL DESIGN.

*EXISTING 6" LEVEL SPREADER WITH RIVER WASH GRAVEL WITH EXISTING GRAVEL 6" UNDERNEATH WALL FOOTING T/ GRAVEL= 677.5

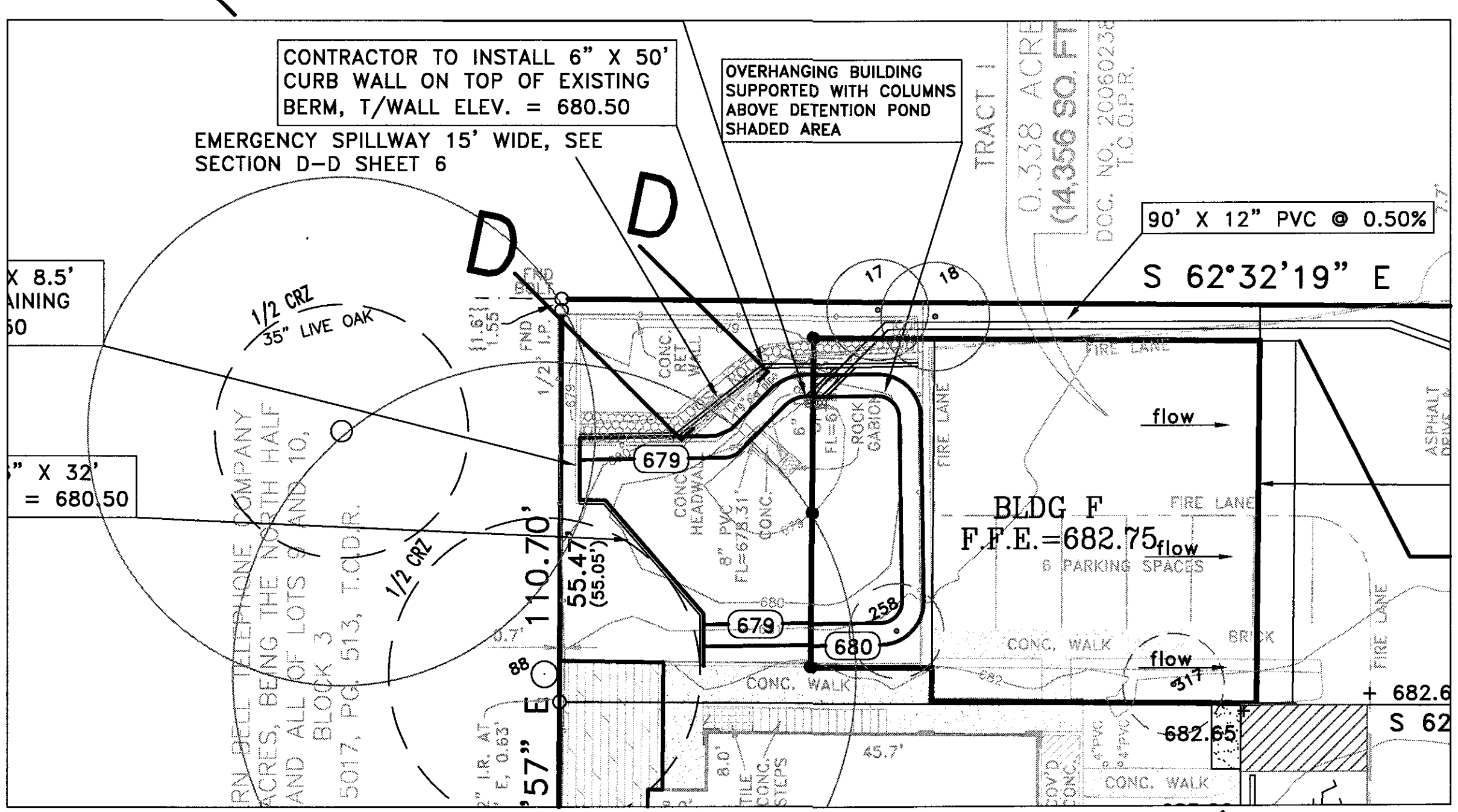
*T/WALL(EXIST.) = 678.5± EXISTING CONCRETE WALL

*EXISTING CONCRETE GROUT 50% POROUS THIS SECTION

*BUILT UNDER PREVIOUS SITE PLAN CASE # SP-2012-0102C

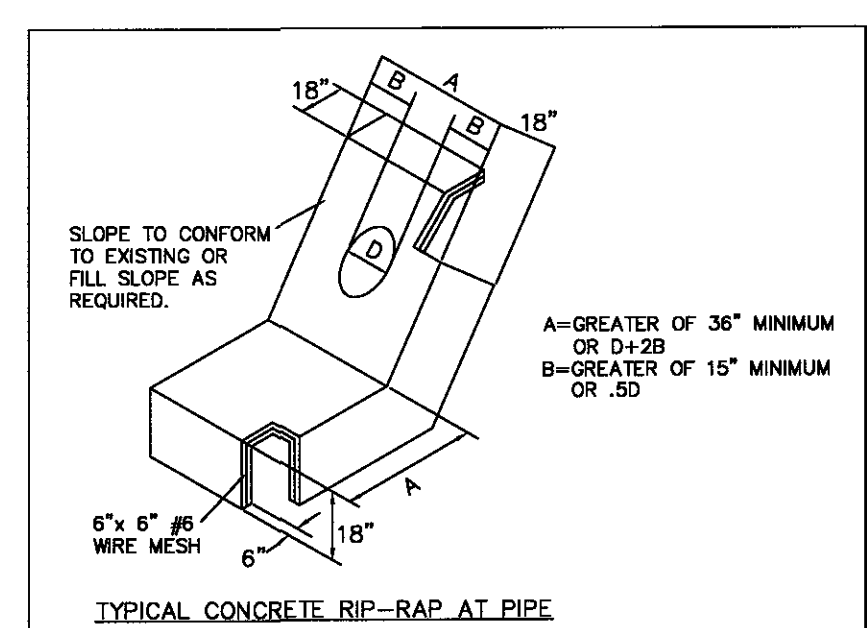


SECTION "A-A" NTS



DETENTION POND

SCALE: N.T.S.

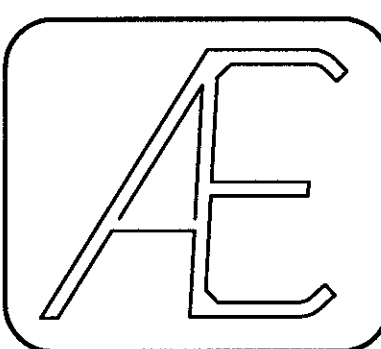


SITE PLAN APPROVAL SHEET OF
 FILE NUMBER: APPLICATION DATE:
 APPROVED BY COMMISSION ON UNDER SECTION OF
 CHARTER OF AUSTIN CITY CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

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

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 CHECKED BY: A.T.
 DATE: 11/11/19
 JOB NO. 2019-0517C



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 Civil Engineering Consultants, Planners
 5624 BEE CAVE ROAD, SUITE 1-4
 AUSTIN, TEXAS 78746
 (512) 444-1739
 TBP Firm No.: F-10

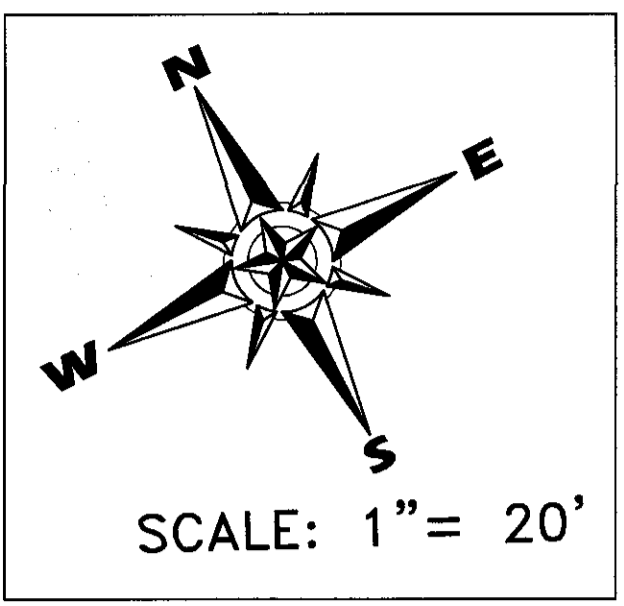


SUN MOON & STARS MODIFICATIONS
 3808 S. 1ST STREET, AUSTIN
 DRAINAGE DETAILS

SHEET NO.
 6 OF 29

LEGEND

- TREE PROTECTION FENCE
- SILT FENCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- CONCRETE WASHOUT AREA
- TREES TO BE REMOVED
- LIMITS OF CONSTRUCTION (LOC)
- 12" MULCH SOCK



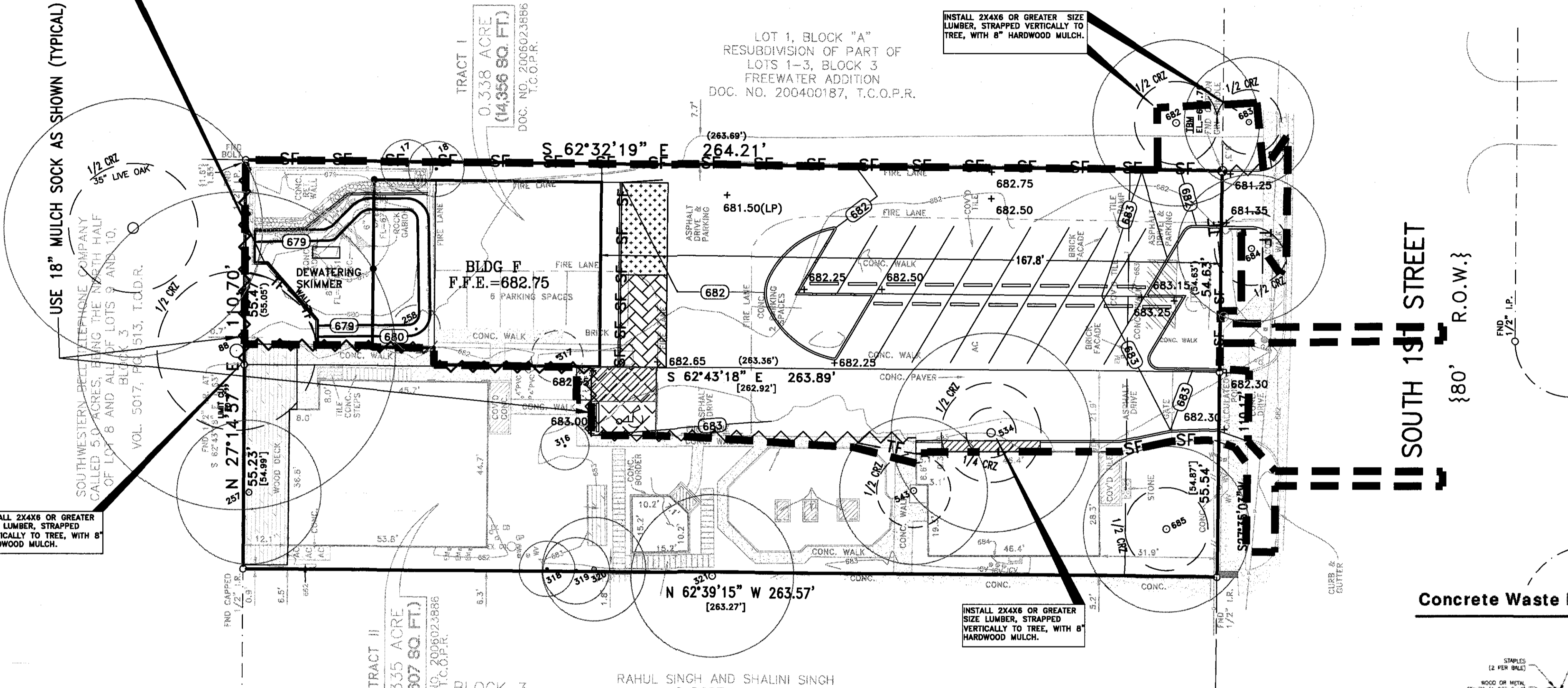
KEEP WALL FOOTING (IF ANY) OUTSIDE THE 1/2 CRZ OF TREE # 88 WITH 8" HARDWOOD MULCH ADDITION

USE 18" MULCH SOCK AS SHOWN (TYPICAL)

INSTALL 2X4X6 OR GREATER SIZE LUMBER, STRAPPED VERTICALLY TO TREE, WITH 8" HARDWOOD MULCH.

INSTALL 2X4X6 OR GREATER SIZE LUMBER, STRAPPED VERTICALLY TO TREE, WITH 8" HARDWOOD MULCH.

INSTALL 2X4X6 OR GREATER SIZE LUMBER, STRAPPED VERTICALLY TO TREE, WITH 8" HARDWOOD MULCH.



BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE ENGINEERING DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM TO BE COMPLETE, ACCURATE, AND FREE FROM ANY ERRORS AND OMISSIONS FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE AVAILABLE FOR ALL APPLICABLE CODES AND AGENCIES.

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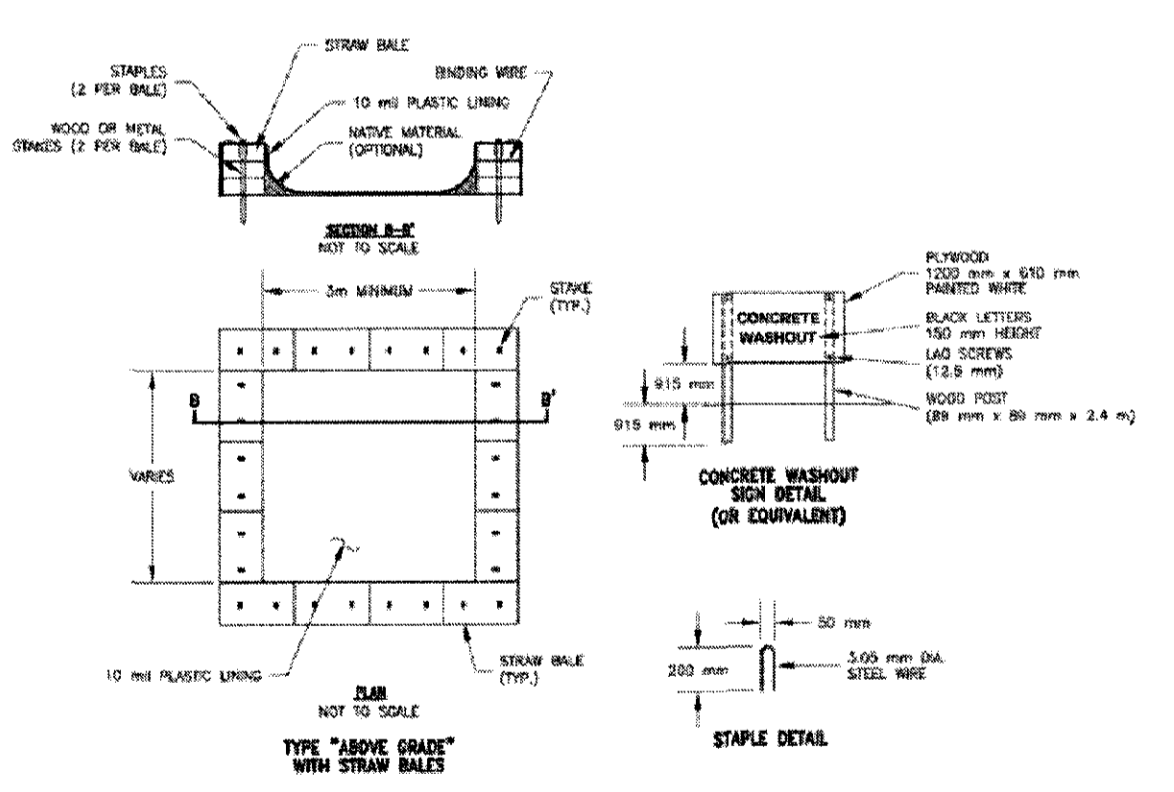
CONTRACTOR NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED ON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 474-2822, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

TREE TABLE

TAG NO.	DESCRIPTION
17	7" HACKBERRY
18	7.5" CEDAR ELM
88	43" LIVE OAK
257	19.5" HACKBERRY
258	6.5" MEXICAN WHITE OAK
316	6.5" MEXICAN WHITE OAK
317	7" MEXICAN WHITE OAK (RATED)
318	6", 3" HACKBERRY (RATED)
319	9" HACKBERRY
320	7.5", 7.5" HACKBERRY (RATED)
321	22" AMERICAN ELM
534	27" POST OAK
543	20" POST OAK
682	22.5" POST OAK
683	17.5" POST OAK
684	20" POST OAK
685	22.5" POST OAK

Concrete Waste Management

WM-8



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SHEET (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10' OF THE SURFACING CONCRETE WASHOUT FACILITY.
DISTRIBUTION: 14-000, DATE: 8-14-02

Caltrans Storm Water Quality Handbook
Construction Site Best Management Practices Manual
September 1, 2004

Section 8
Concrete Waste Management WM-8
7 of 7

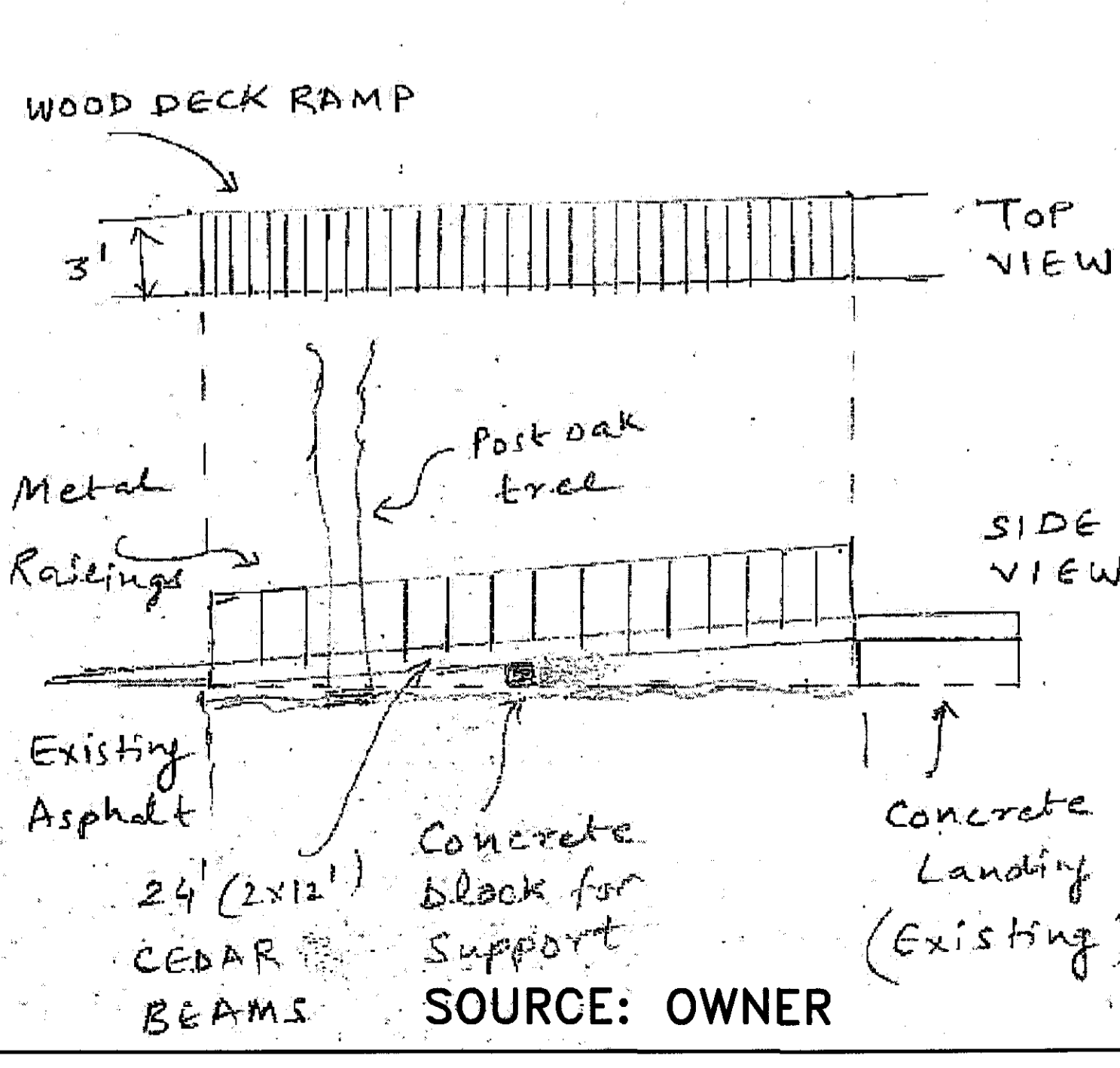
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**SIDE HANDICAP ACCESS DETAILS
3810 S 1st STREET**



RAMP NOTE:
PROVIDE ADA COMPLIANT HANDRAIL AND RAMP AS PER AB.

DUST CONTROL MEASURES

TEMPORARY METHODS

- Mulches - Chemical mulch binders may be used instead of asphalt to bind mulch material. Binders such as Curasol or Terra Tack should be used according to manufacturer's recommendations. See Section 1.4.4.
- Vegetative Cover - See Section 1.4.4.
- Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring toothed harrows and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.
- Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar materials can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling soil blowing.

PERMANENT METHODS

- Permanent Vegetation - See Section 1.4.3 and Section 1.4.4 E. Existing trees or large shrubs may afford valuable protection if left in place.
- Top soiling - Covering with less erosive soil material. See Section 1.4.5 B.
- Stone - Cover surface with crushed stone or coarse gravel.

NOTES:

A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUB-CHAPTER A OF THE LAND DEVELOPMENT CODE, [LDC 25-8-152]

IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3 SECTION 5.1.]

CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.

THE CONTRACTOR WILL CLEAN UP THE SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]

SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.5.(G)

INSTALL SAFETY BOLLARD MINIMUM 42" HIGH, DIAMETER 6" MADE OF METAL AT PROPERTY LINE AS SHOWN ABOVE.

EXISTING PAVING IN THE FULL CRZ OF TREE # 534 TO REMAIN AS-IS ONLY TO BE BLACKTOPPED.

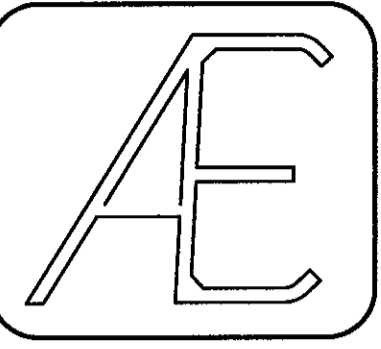
REFER TO STRUCTURAL DETAIL THIS SHEET OF THE WOODEN DECK FOR TREE #534 PREPARED BY OTHER NON LICENSED STRUCTURAL ENGINEER.

LOT 3
RESUBDIVISION OF PART OF
LOTS 3, 4, 5, 6, 7 & 8
BLOCK 3
FREEWATER ADDITION
VOL. 78, PG. 269, T.C.O.P.R.

TRACT II
0.335 ACRE
(14,607 SQ. FT.)
DOC. NO. 2008023886
T.C.O.P.R.

TRACT I
0.338 ACRE
(14,856 SQ. FT.)
DOC. NO. 2006023886
T.C.O.P.R.

DRAWN BY: CP
CHECKED BY: A.T.
DATE: 11/11/19
JOB NO. 20190517C



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Civil Engineering Consultants, Planners
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TEPE Firm No. F-10



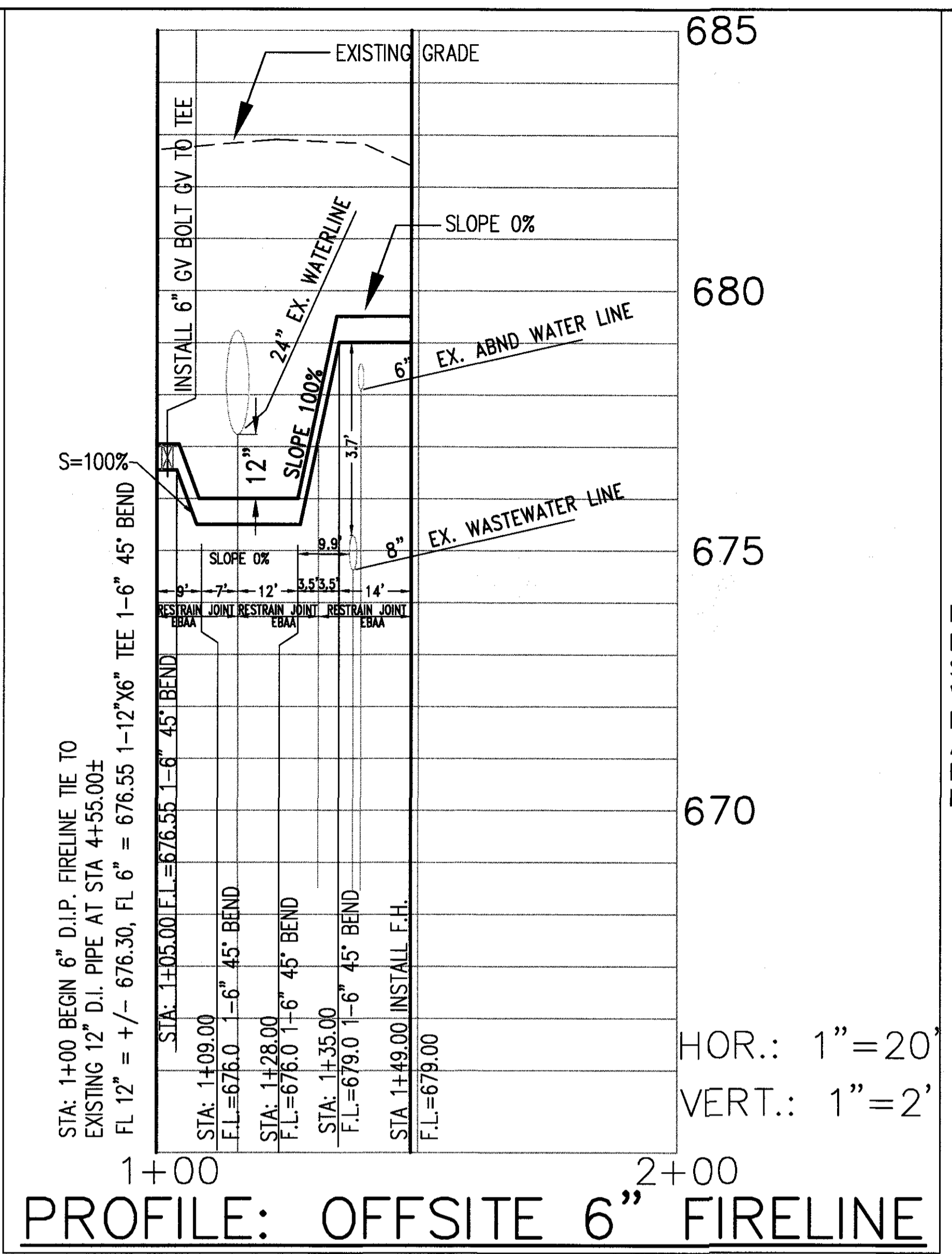
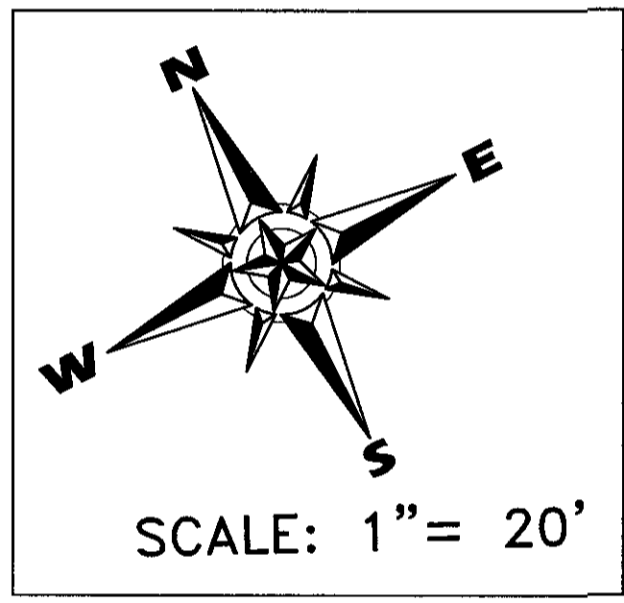
SUN MOON & STARS MODIFICATIONS
3808 S. 1ST STREET, AUSTIN
EROSION/SEDIMENTATION CONTROL AND
TREE PROTECTION AND PLAN

SHEET NO.
7 OF 29

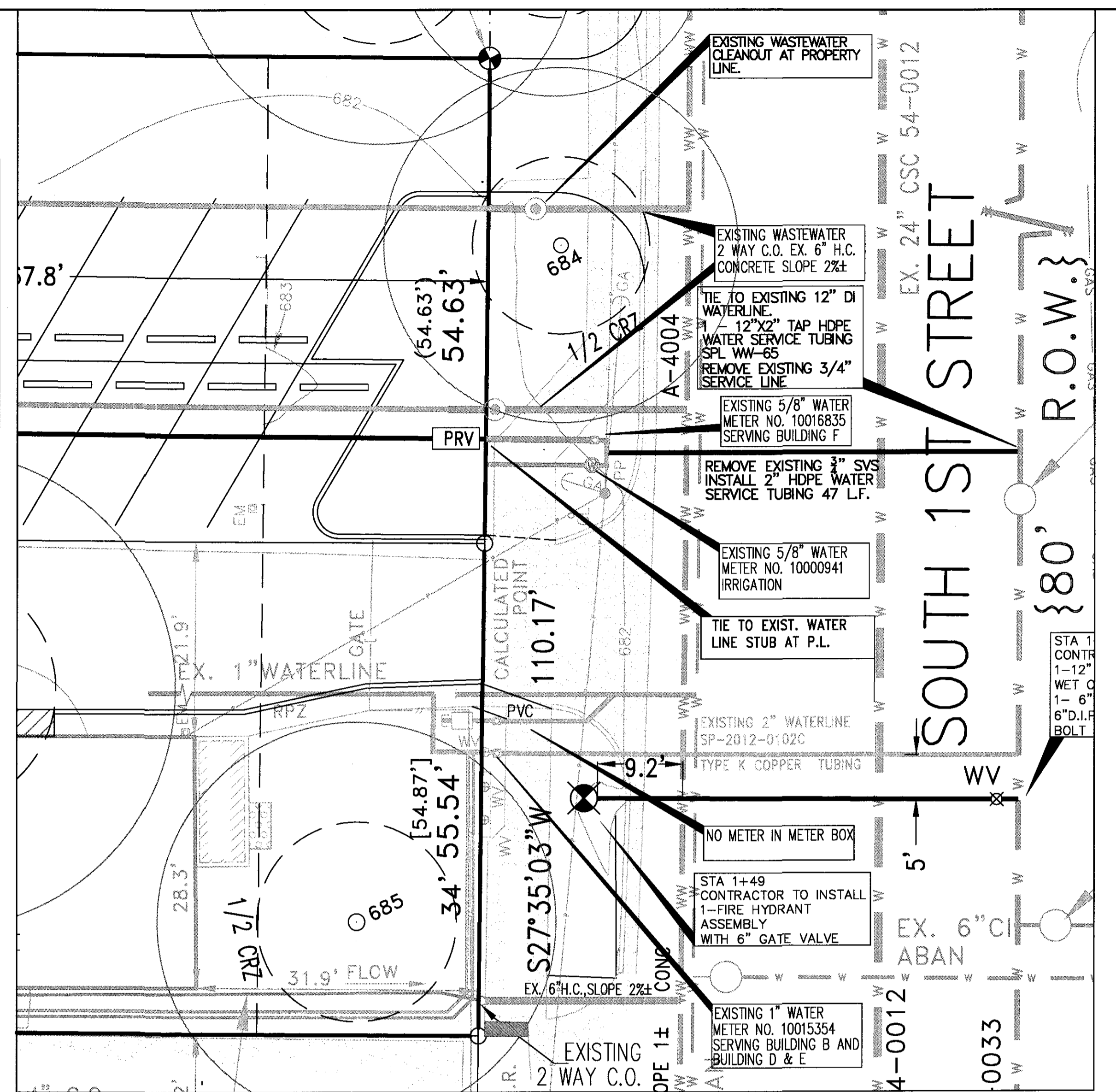
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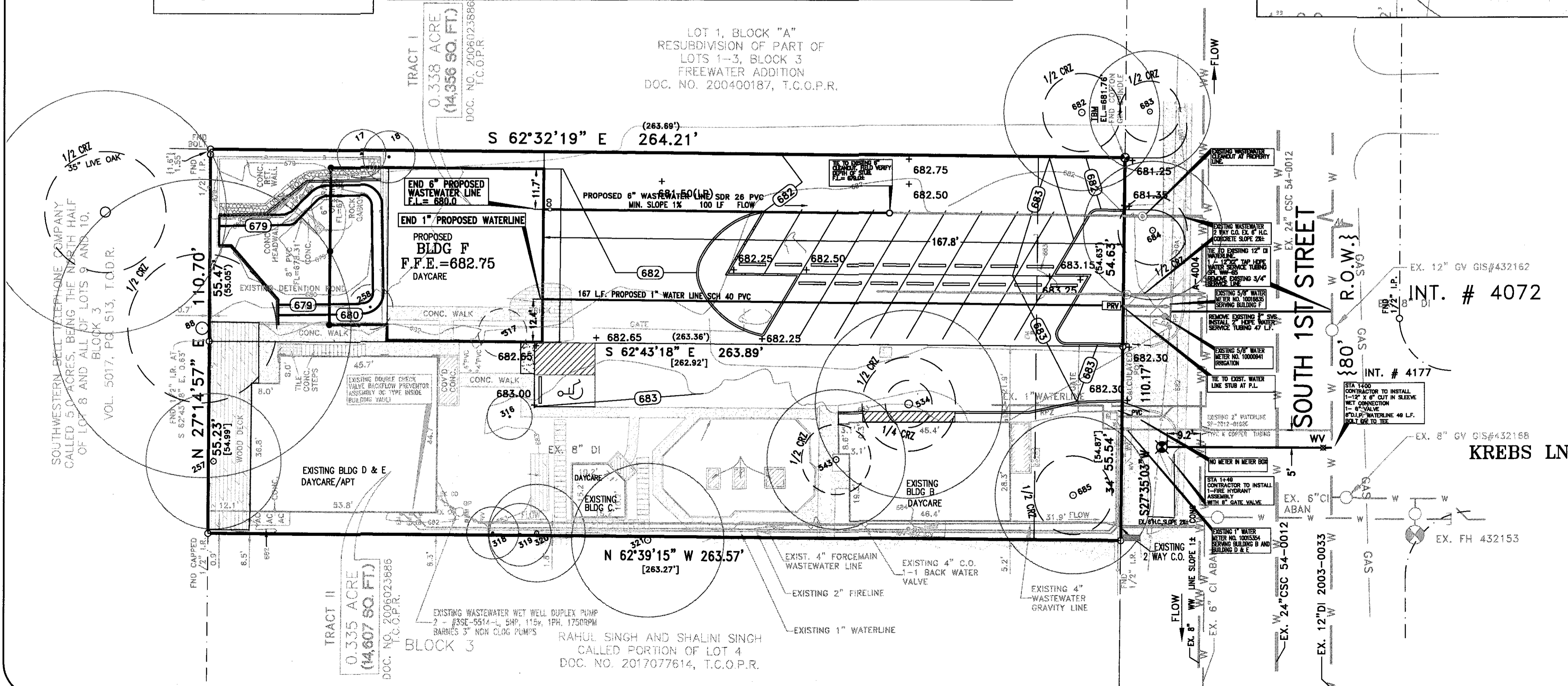
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NOTE:
FOR W/W CROSSING: IF ANY SIGN OF LEAKAGE AT EXISTING WW IS EXPECTED, CONTACT ENGINEER OF RECORD AND AUSTIN WATER PIPELINE ENGINEERING FOR ADDITIONAL MITIGATION.



INSET MAP SCALE: 1"=10'



TREE PROTECTION FENCING NOTE:
TREE PROTECTIVE FENCING MUST COMPLY WITH ECM 3.5.2 AND APPENDIX

REVIEWED
May 19, 2021
Austin Water
Jason Inge

REVIEWED
May 17, 2021
Kelli Bruce
Industrial Waste
Kelli Bruce

AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW
Y. Espinoza
REVIEWER: Y. Espinoza DATE: 05/21/2021

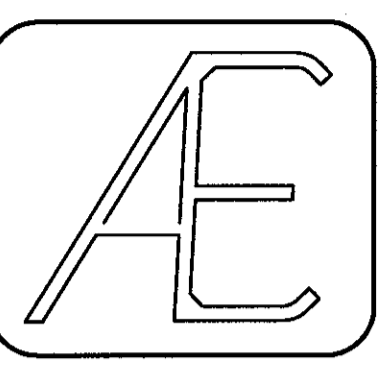
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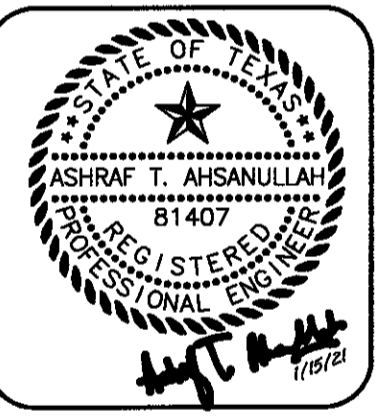
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 Civil Engineering Consultants, Planners
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 AUSTIN, TEXAS 78746
 (512) 444-1739
 TPEE Firm No.: F-10



SUN MOON & STARS MODIFICATIONS
 3808 S. 1ST STREET, AUSTIN
 WATER & WASTEWATER PLAN

SHEET NO.
 8 OF 29

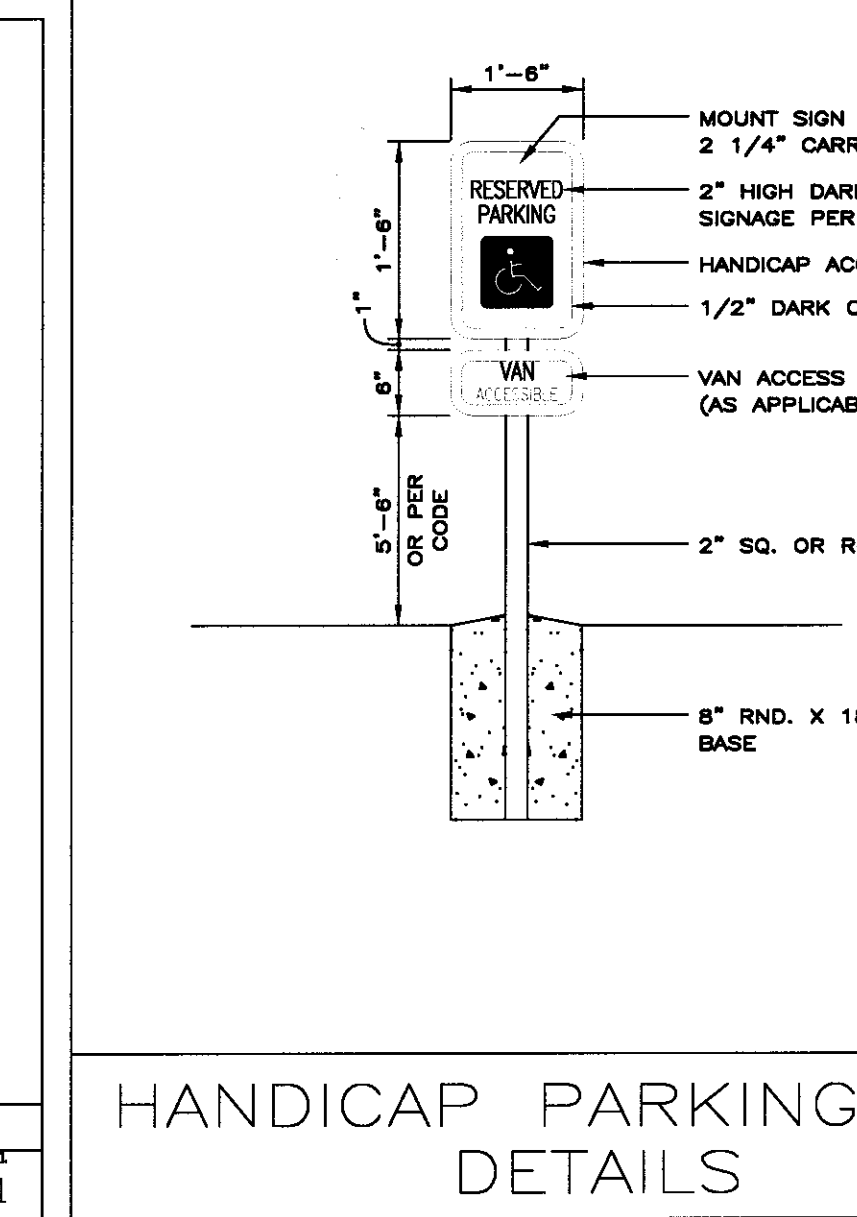
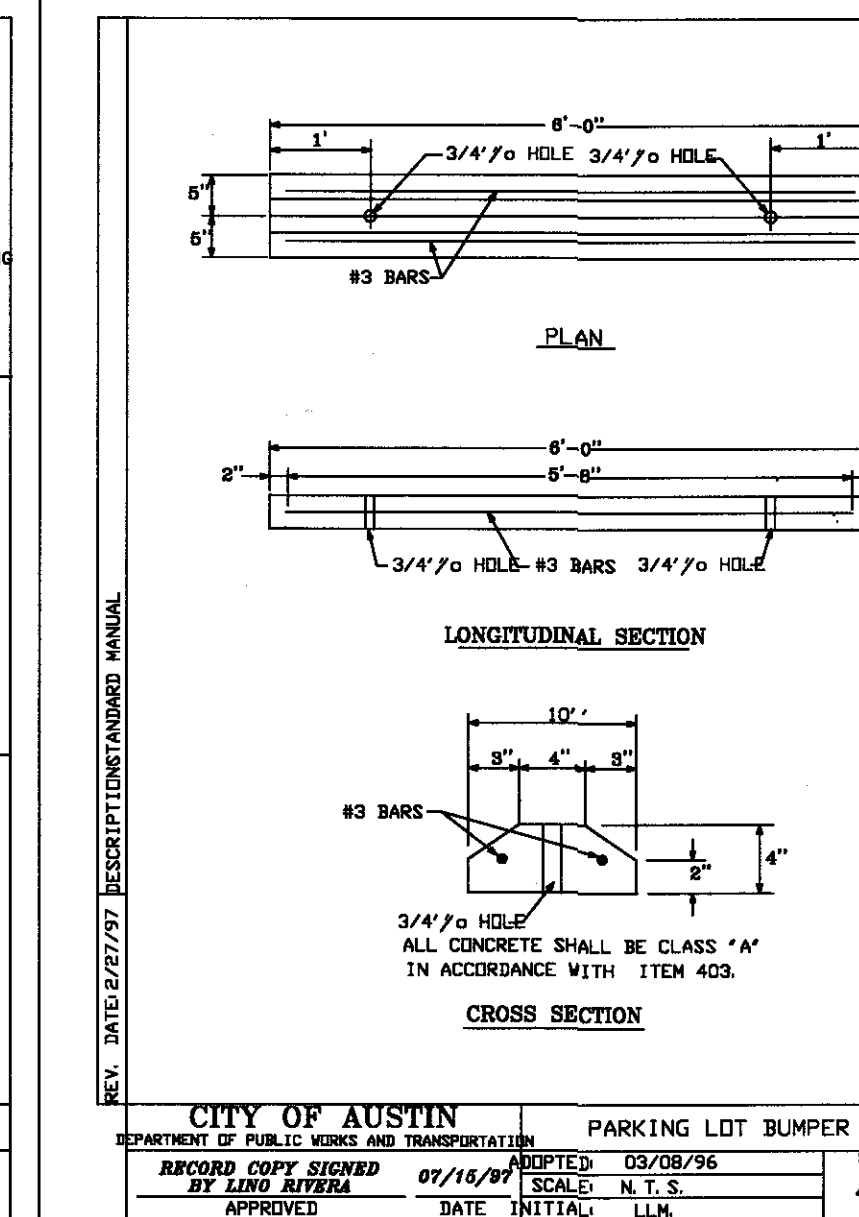
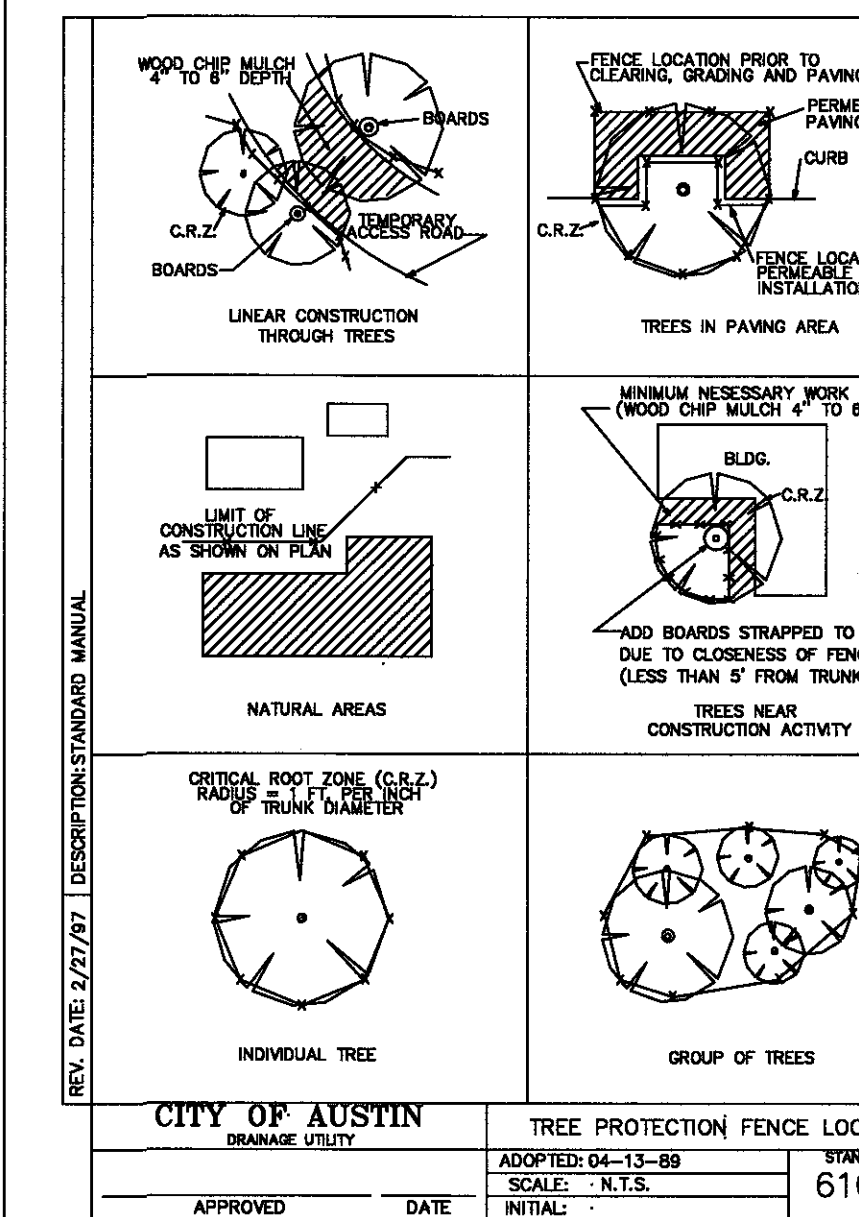
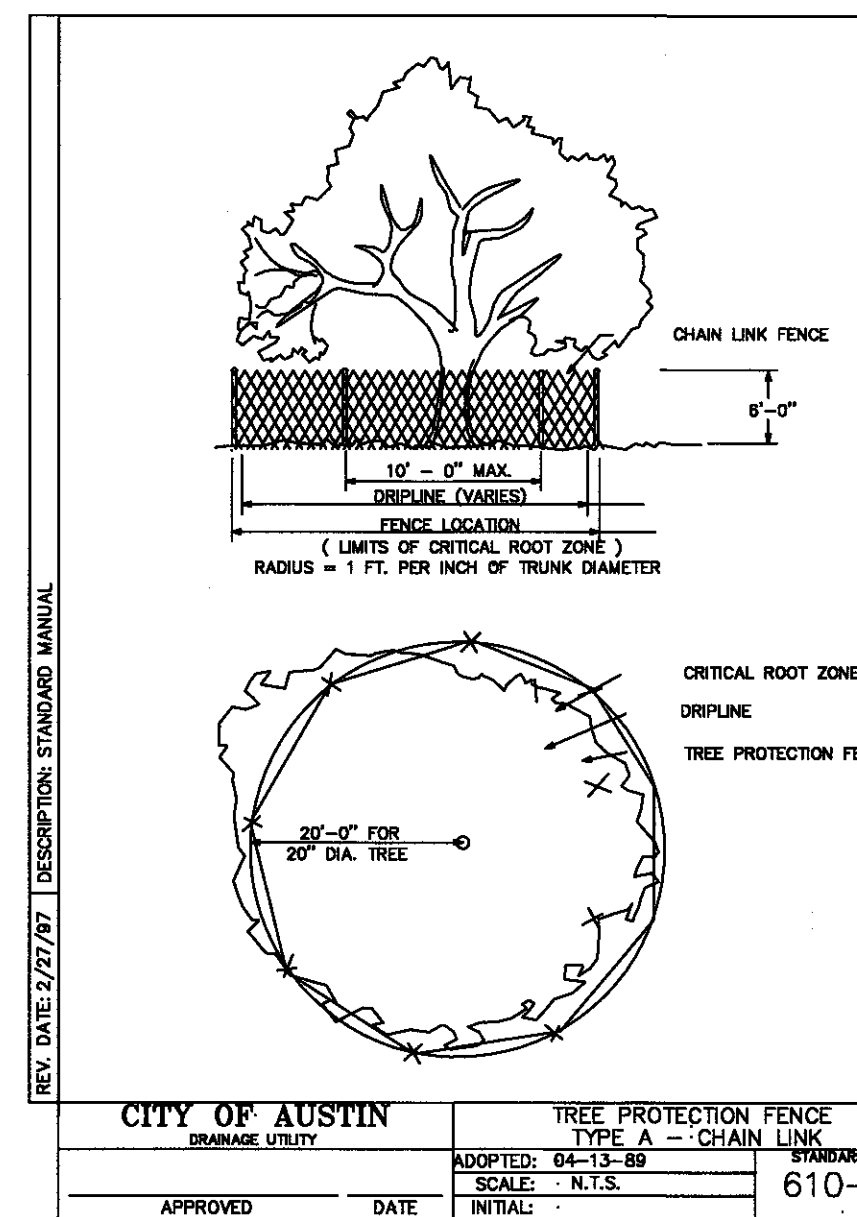
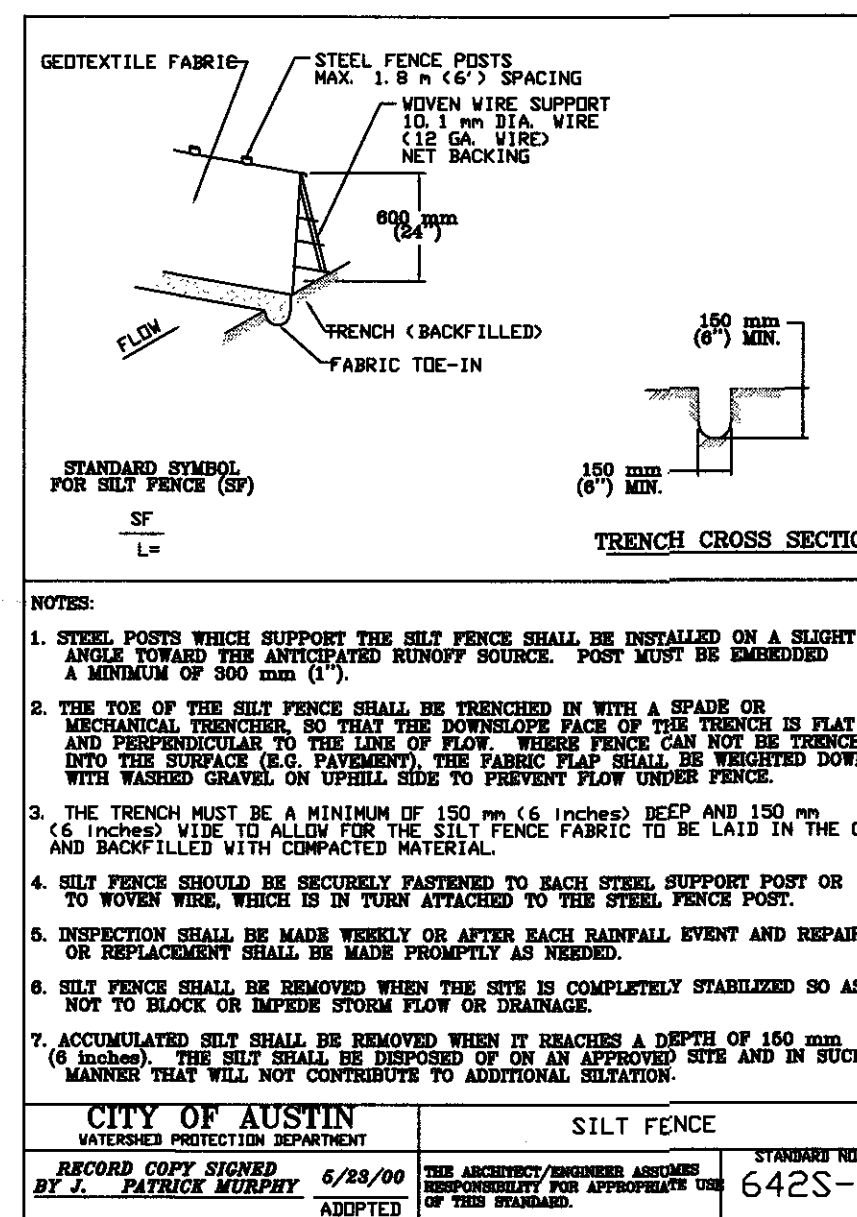
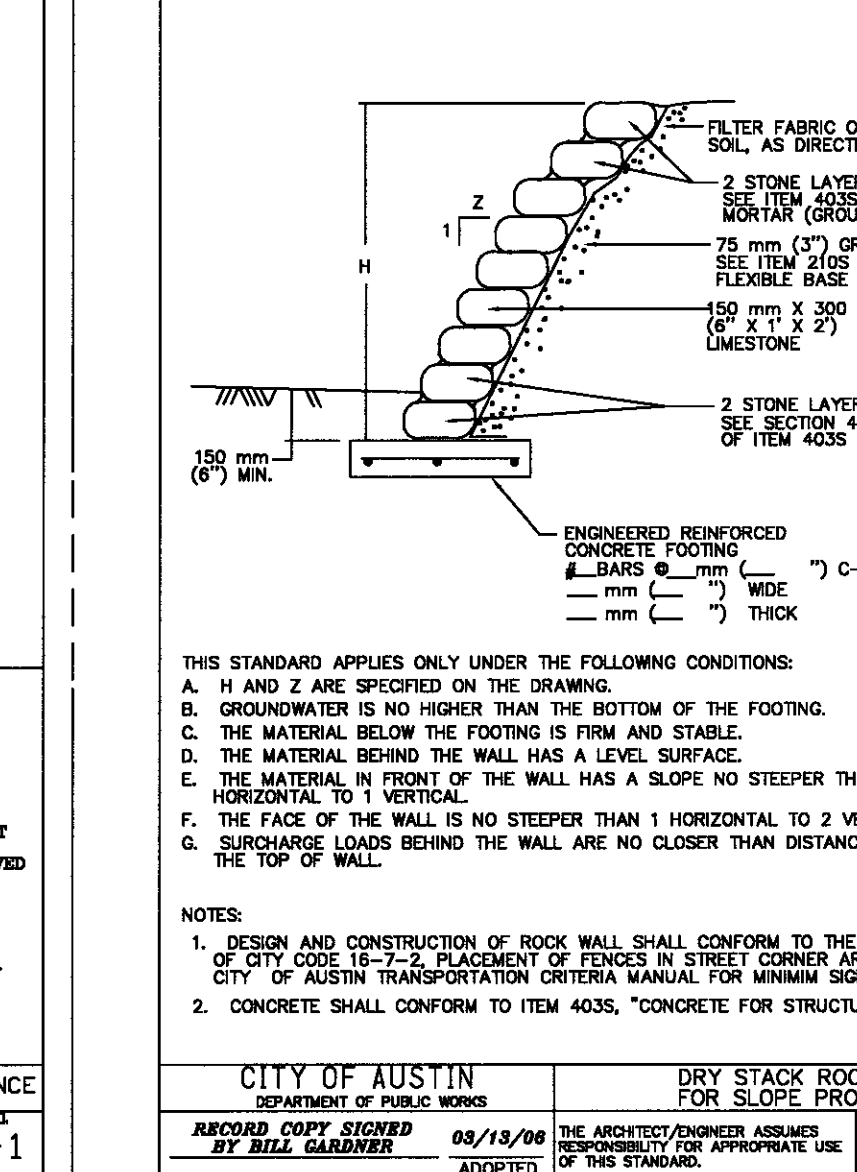
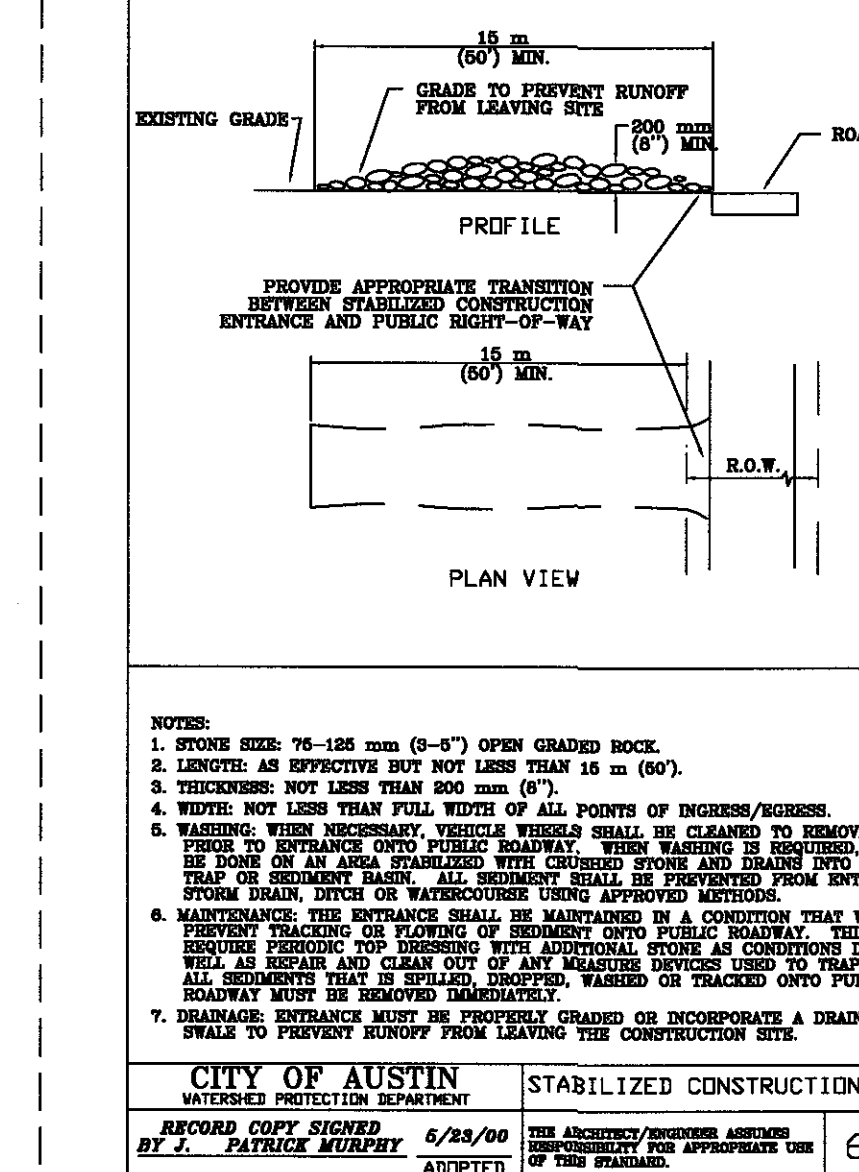
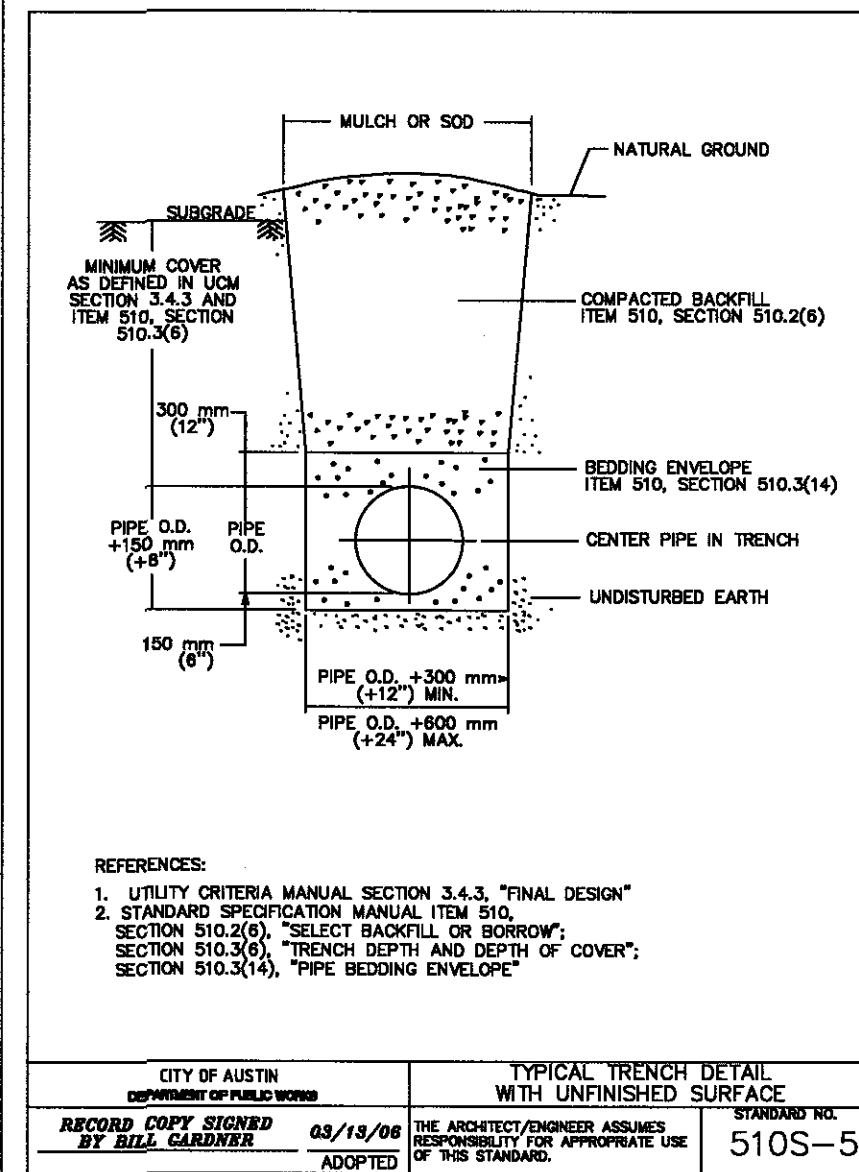
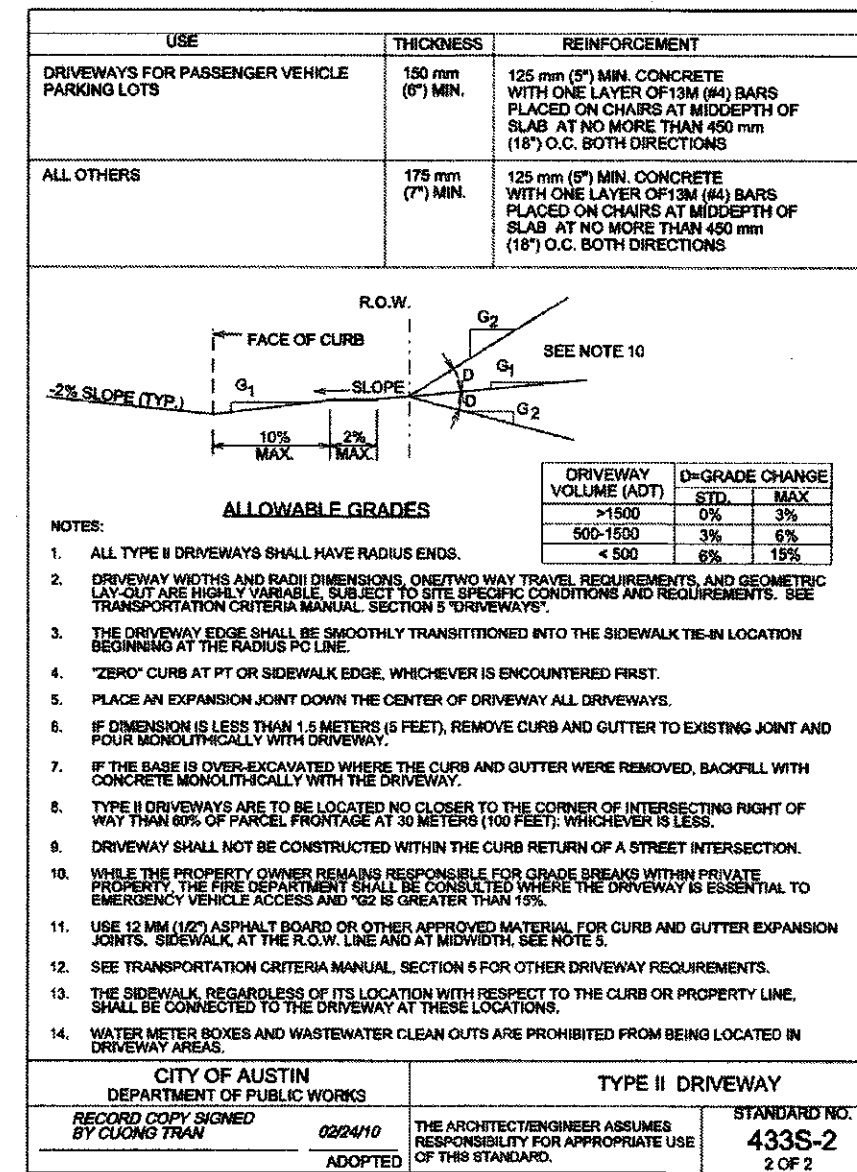
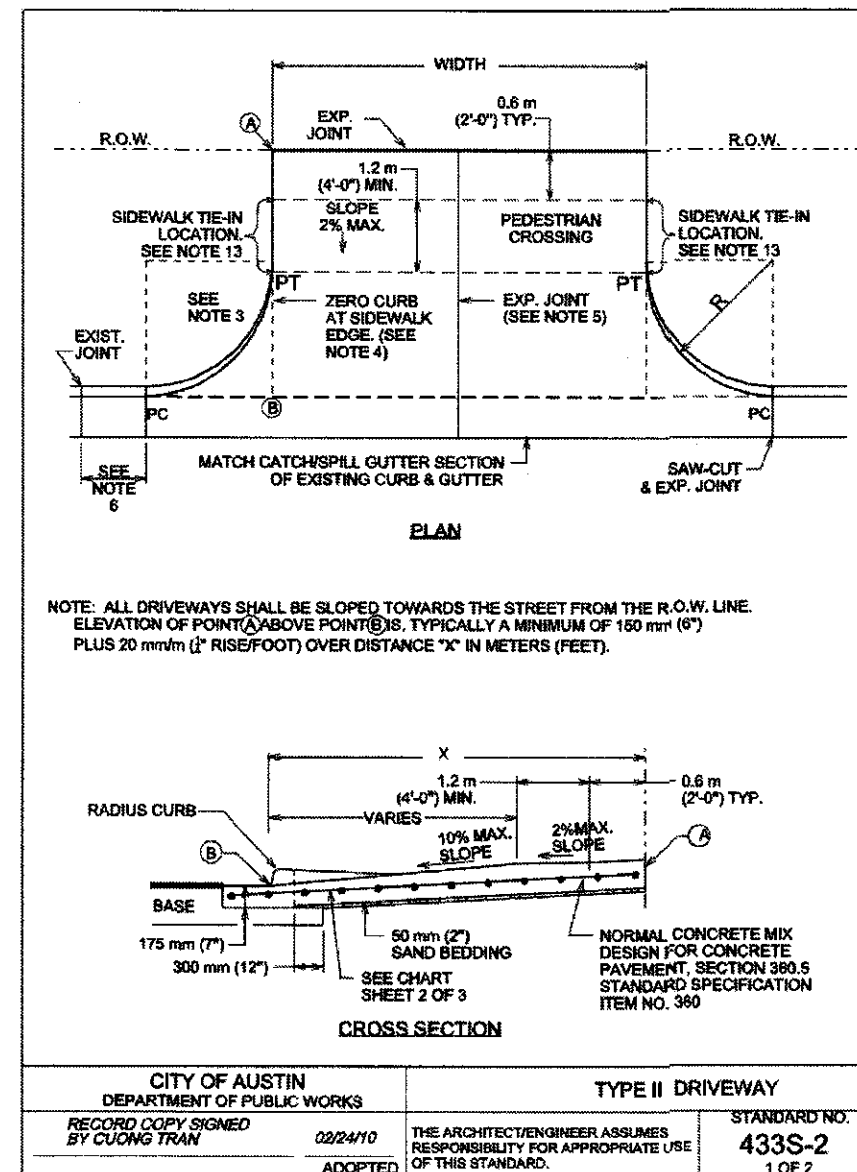
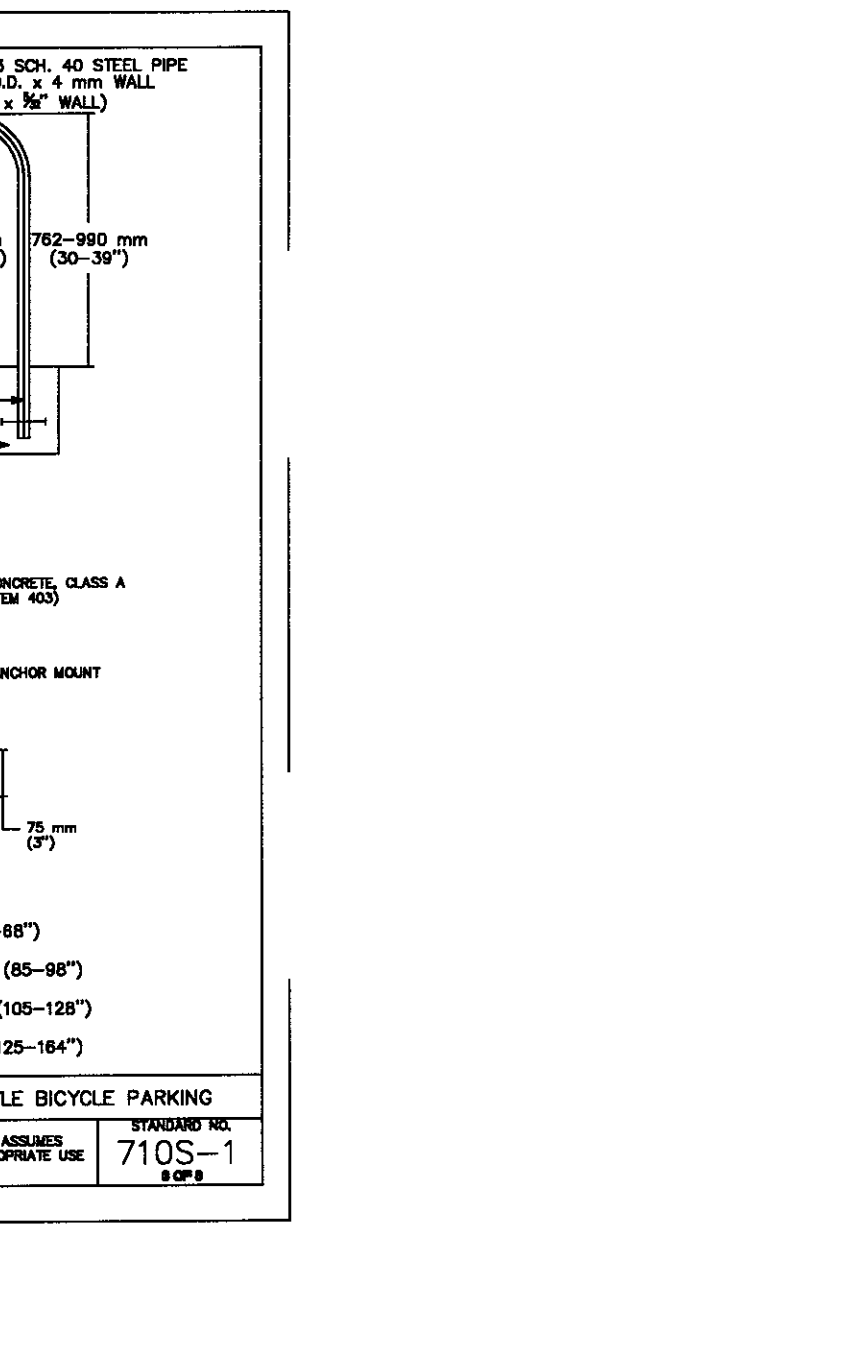
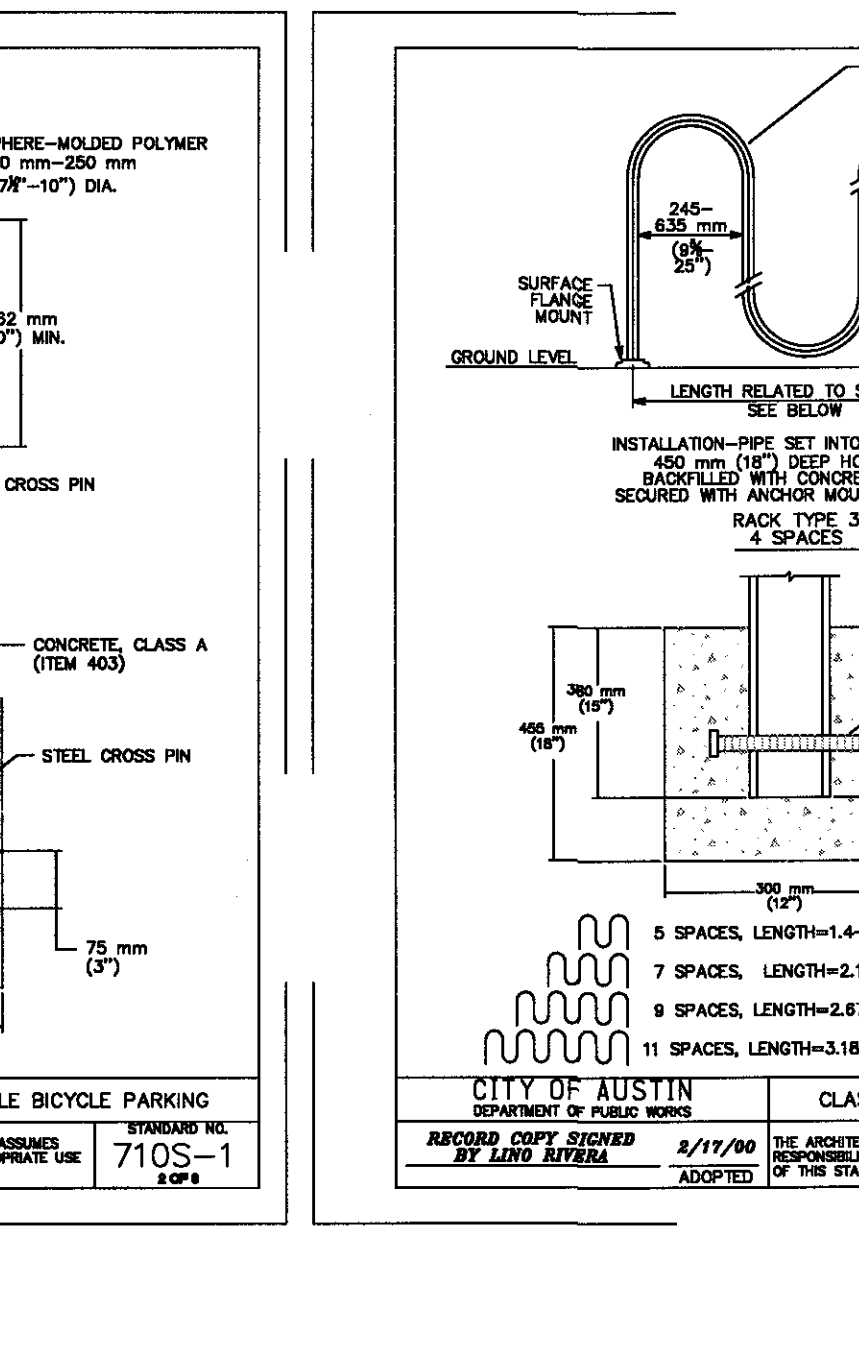
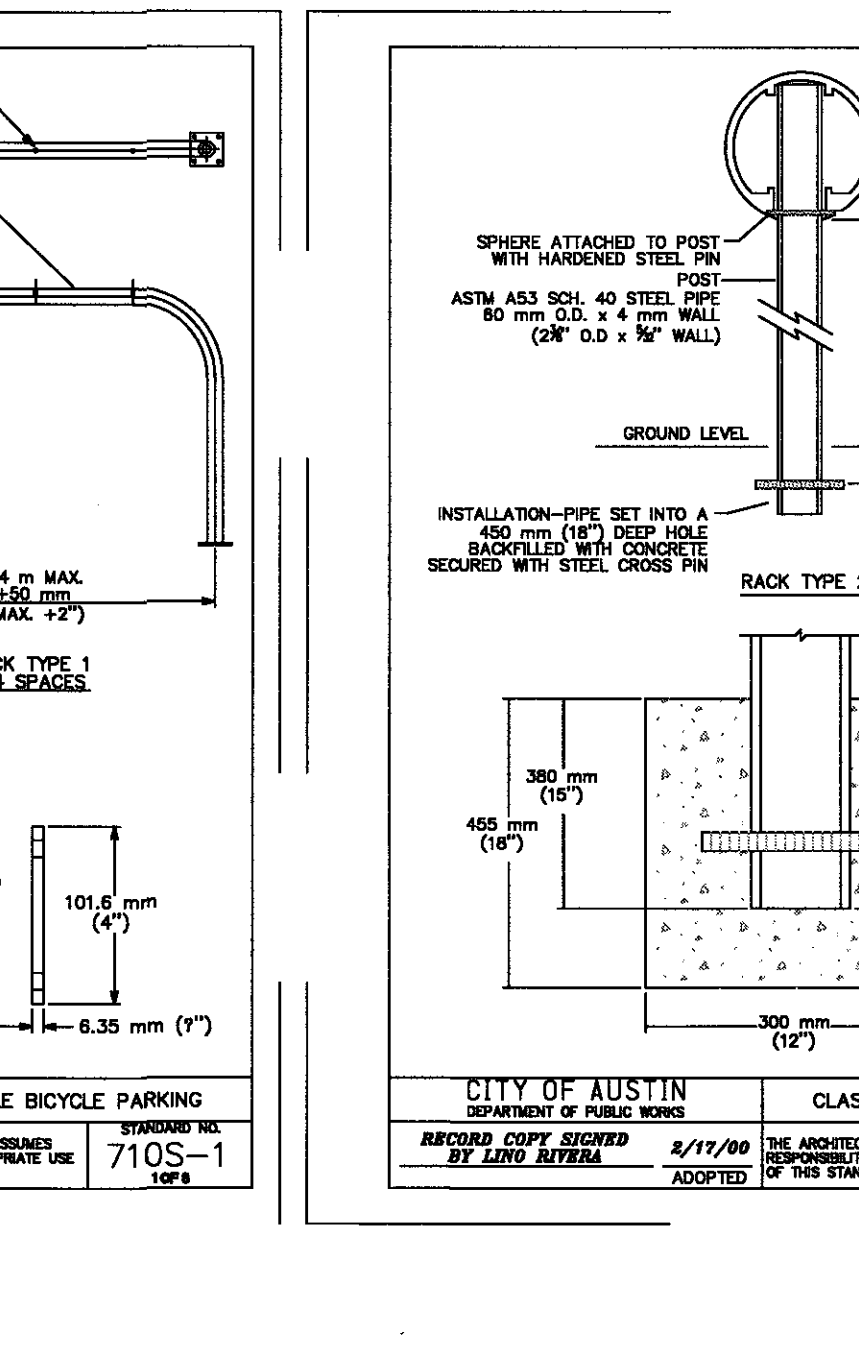
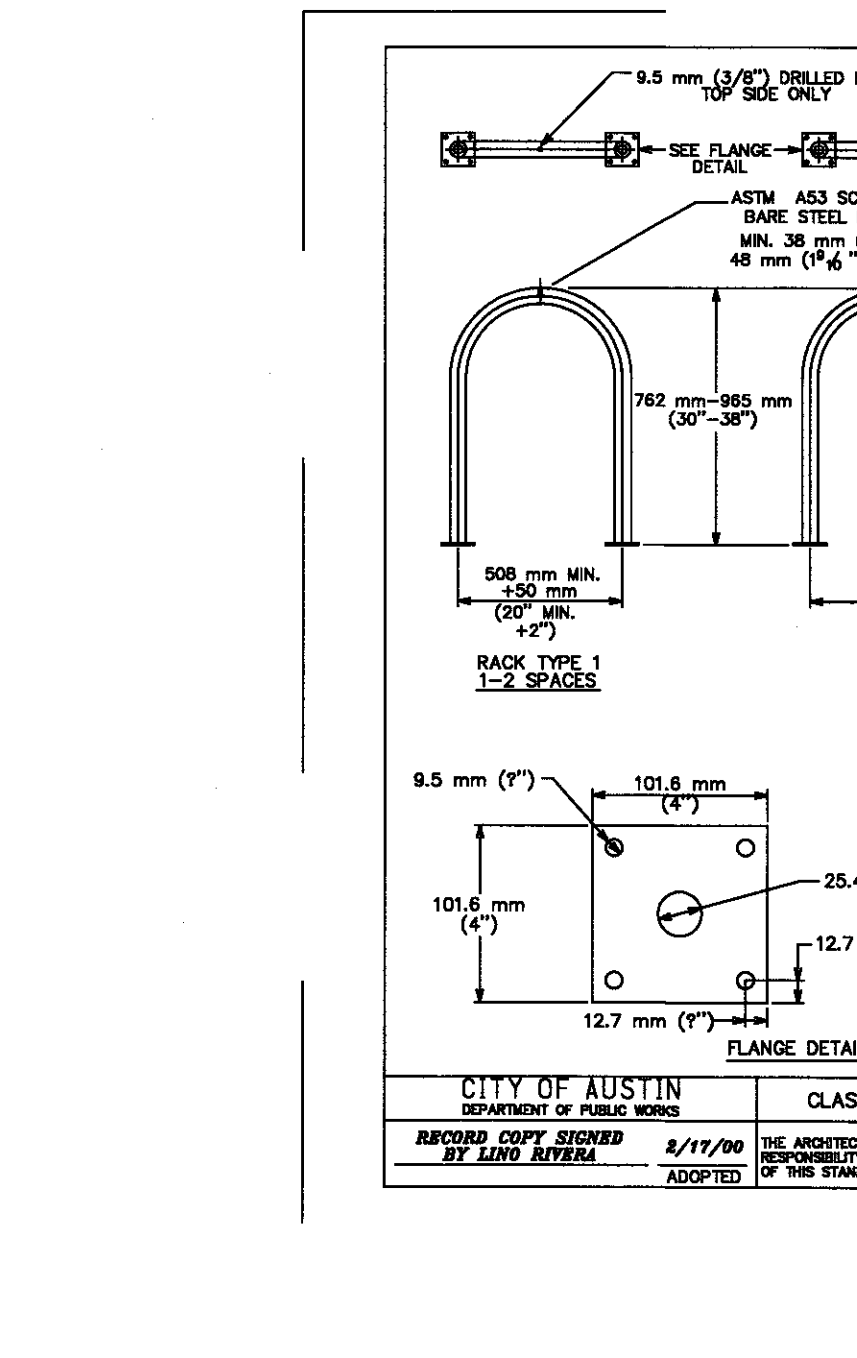
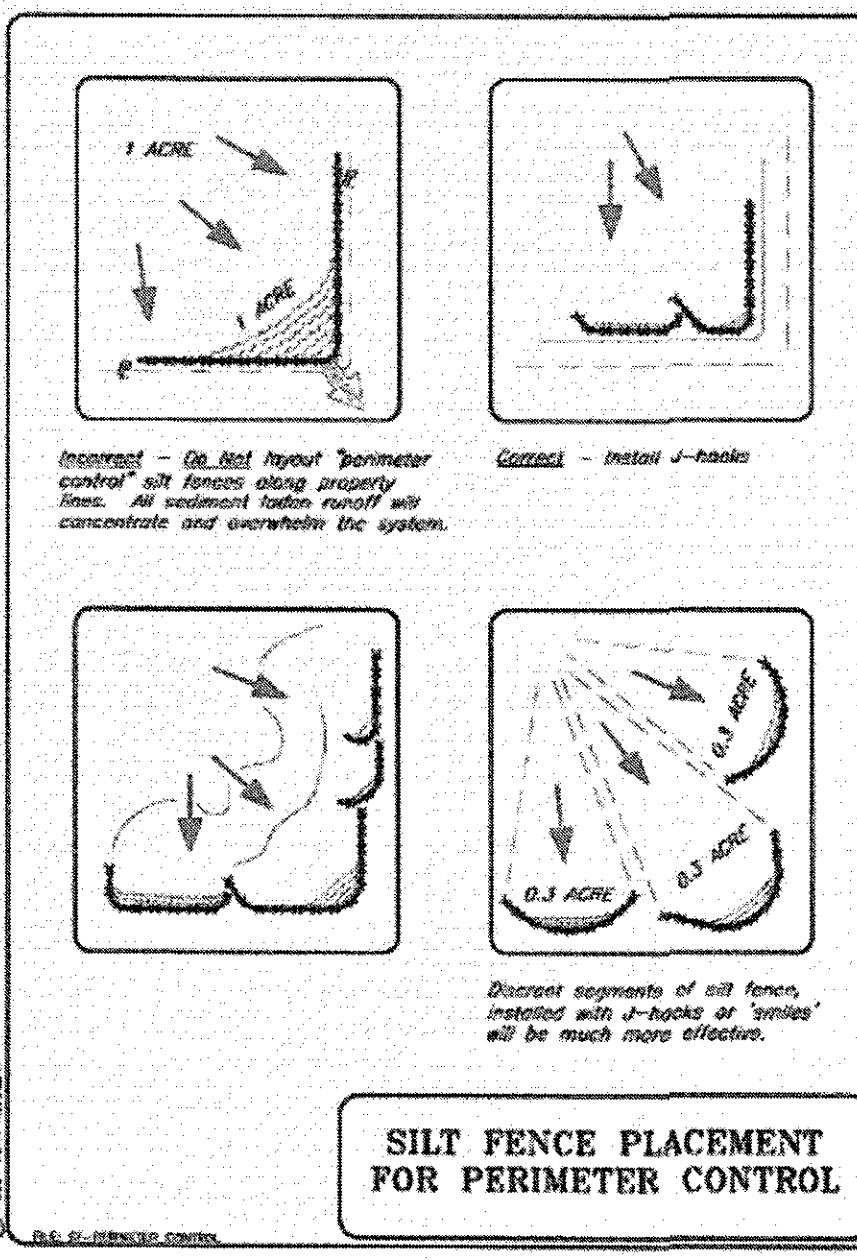


Figure 1.4.5.G.3 Silt Fence Placement for Perimeter Control



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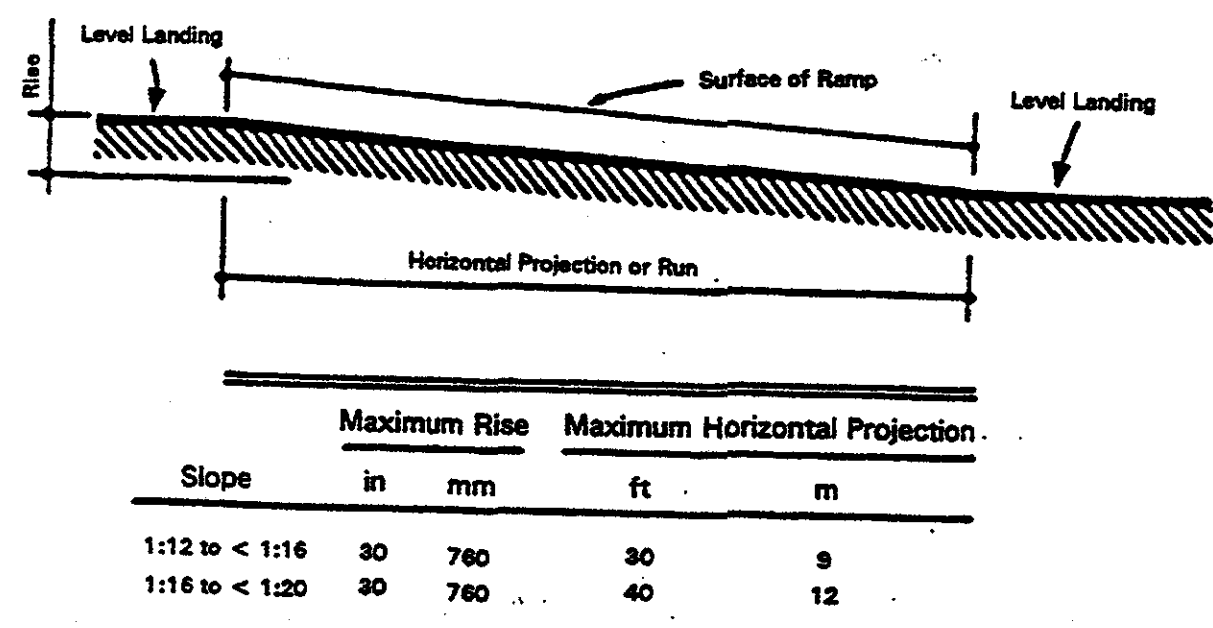


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 TBE Firm No. F-10



SUN MOON & STARS MODIFICATIONS
 5810 S. 1ST STREET, AUSTIN
 CONSTRUCTION DETAILS

SHEET NO.
 9 OF 29



Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

Fig. 16 Components of a Single Ramp Run and Sample Ramp Dimensions

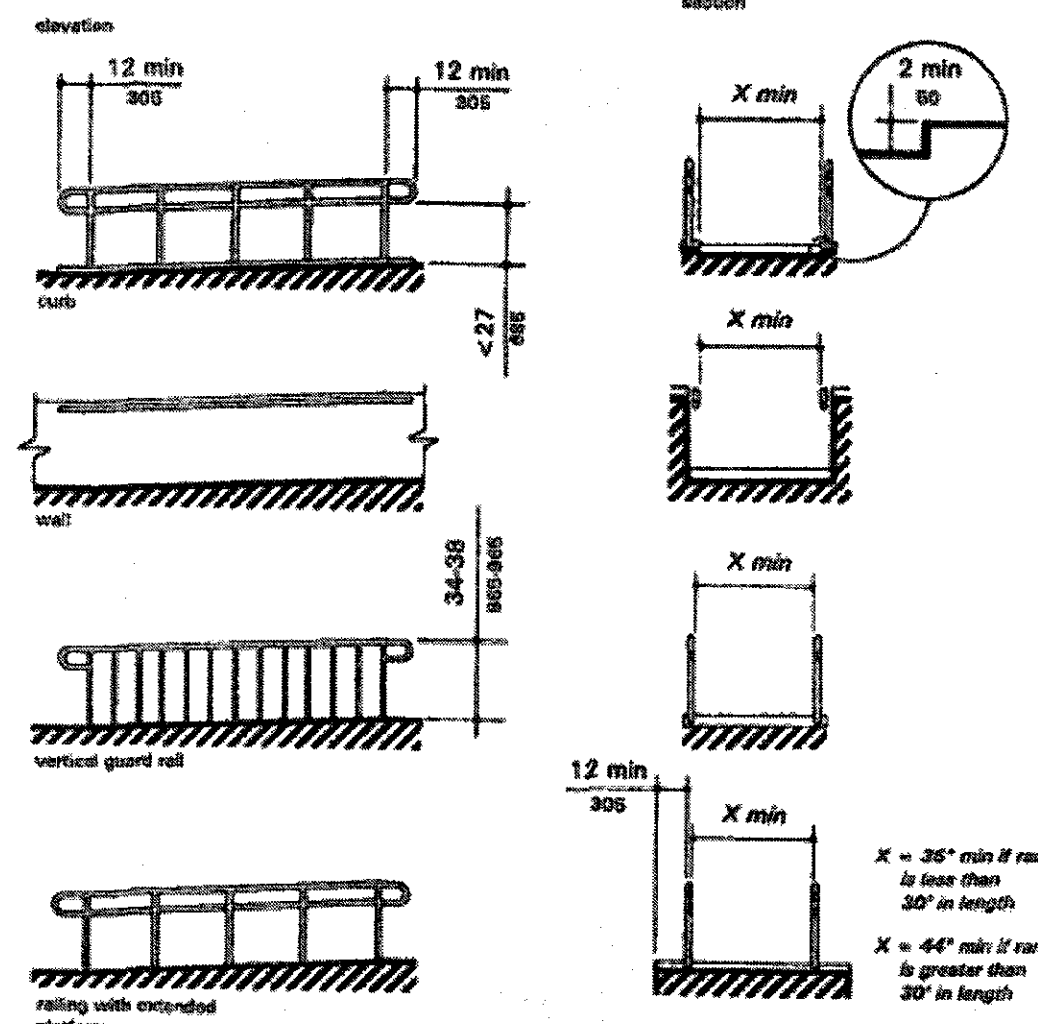
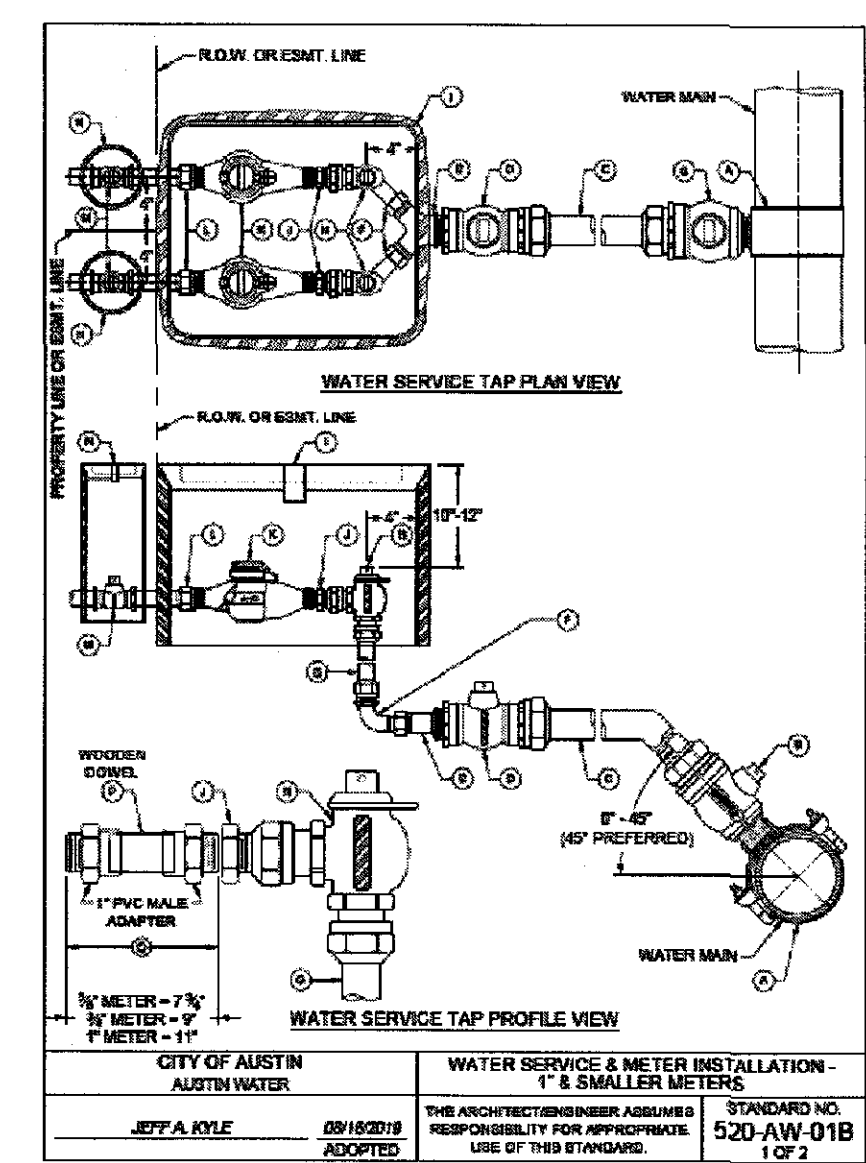


Fig. 17 Examples of Edge Protection and Handrail Extensions



MATERIALS LIST:

- SERVICE CLAMP, SPL WW-204
- COMPRESSION STOP, SPL WW-205
- WATER SERVICE TAPPING, SPL WW-206
- BALL VALVE, SPL WW-207
- SINGLE SERVICE, 2" x 1" COPPER FLANGE FITTING, SPL WW-208 OR DOUBLE SERVICE, 2" x 1" COPPER FLANGE FITTING, SPL WW-209
- DOUBLE SERVICE, 2" x 1" COPPER FLANGE FITTING, SPL WW-210
- 1" HOSE WATER SERVICE TAPPING, SPL WW-211
- 1" HOSE WATER SERVICE TAPPING, SPL WW-212
- METER BOX SHALL BE SPL WW-213 FOR 1" METERS AND SPL WW-214 FOR 3/4" METERS. LIST TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:

- BRASS METERS (SEE AS NECESSARY TO CORRECT ANGLE WATER STOP TO METER)
- WATER METER (PROVIDED FROM AUSTIN WATER)
- BRASS WATER METER COUPLING (1/2" x 3/4" COUPLING NUT)
- 1/2" AND 3/4" METERS (2" x 1" COPPER FLANGE FITTING)
- 1" METERS (2" x 1" COPPER FLANGE FITTING)
- PROPERTY OWNER CUT OFF VALVE, SPL WW-215
- PROPERTY OWNER CUT OFF VALVE BOX AND LID
- TEMPORARY METER (REQUIRED TO ADJUST METER BALL, IF APPROPRIATE)
- WOODEN DOBBS (SHOW ADDRESS ON DOBBS USING WATERPAC NUMBER)

NOTES:

- SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH A 1/2" POLYETHYLENE FILM, SPL WW-220
- BRASS CONNECTIONS AND ALL METERS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION
- TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND
- PIPING AND TUBING IN STREET PERFORMANCE SHALL BE IN GRAMMALL MATERIALS AS REQUIRED BY SECTION 5.1.1.1 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS, BACKFILL SHALL BE AS REQUIRED BY SECTION 5.1.1.1
- METER BOX MUST BE SIGNED GARD NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK
- BALL VALVE "O" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT AND NOT BE LOCATED DEEPER THAN 3" BELOW FINISH GRADE
- METER DEBS TO BE SHOWN ON PLANS
- METER BOX CUT OFF SHALL NOT BE DEEPER THAN THREE TIMES PIPE DIAMETER
- METAL METRIC TRACER TAP, SPL WW-221, ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "O"
- TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "BUMP" TO BALL VALVE "O" IN THE TRENCH. TUBING BEING CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 4" DEPTH OF COVER
- 1" PROPERTY OWNER SHALL HAVE A RADIUS NO SMALLER THAN 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 1" BRASS FITTING SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING
- SOLID TUBULAR STAINLESS STEEL STREET STOPPERS FOR HOSE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. STREET STOPPERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED
- FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PULP, SPL WW-222. ALL APPURTENANCES SHALL BE MANUFACTURED PULP, IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PULP SHALL BE PAINTED PURPLE PER SPL WW-223. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE "RECLAIMED WATER" CAST INTO THEM, SPL WW-224.

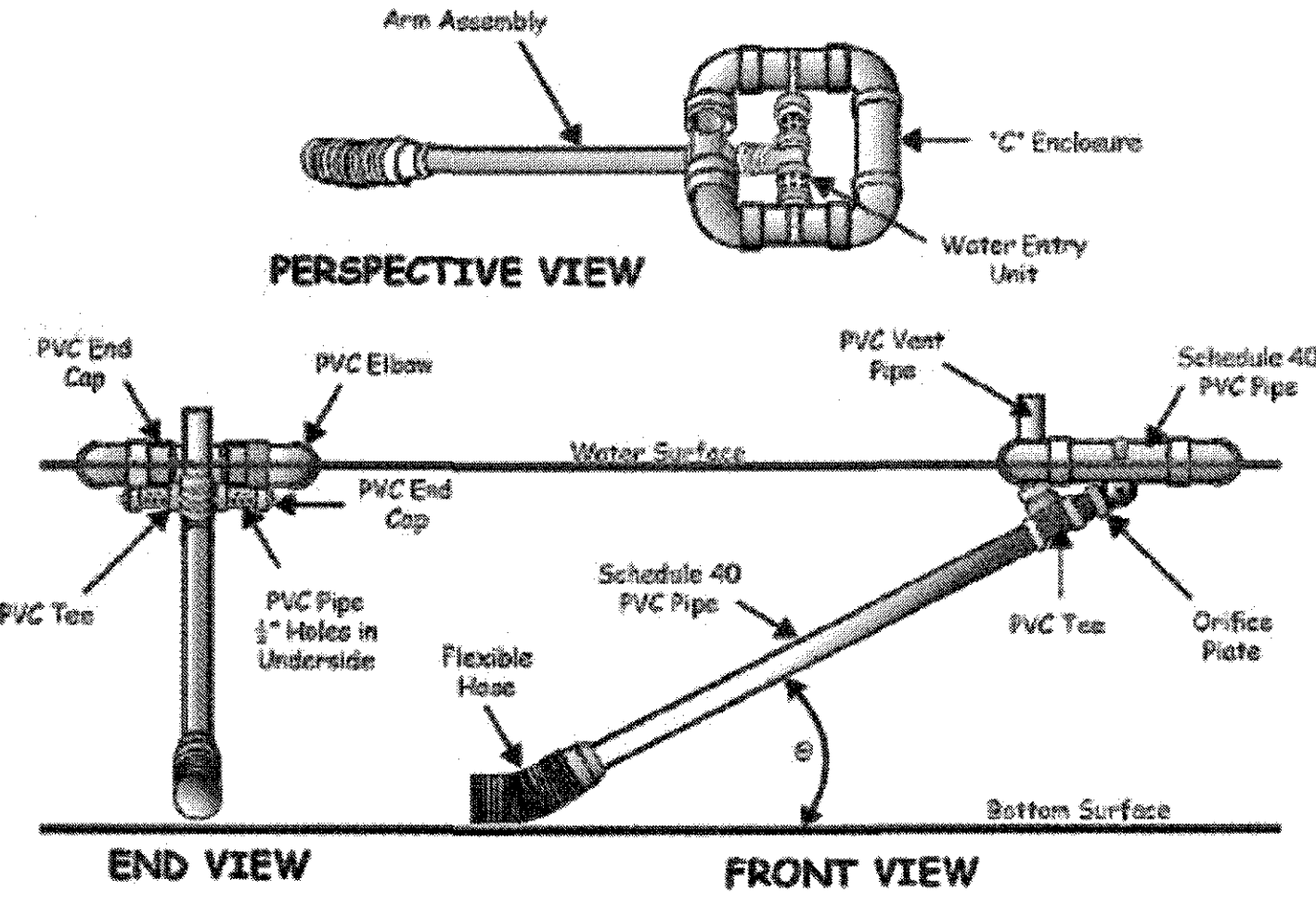
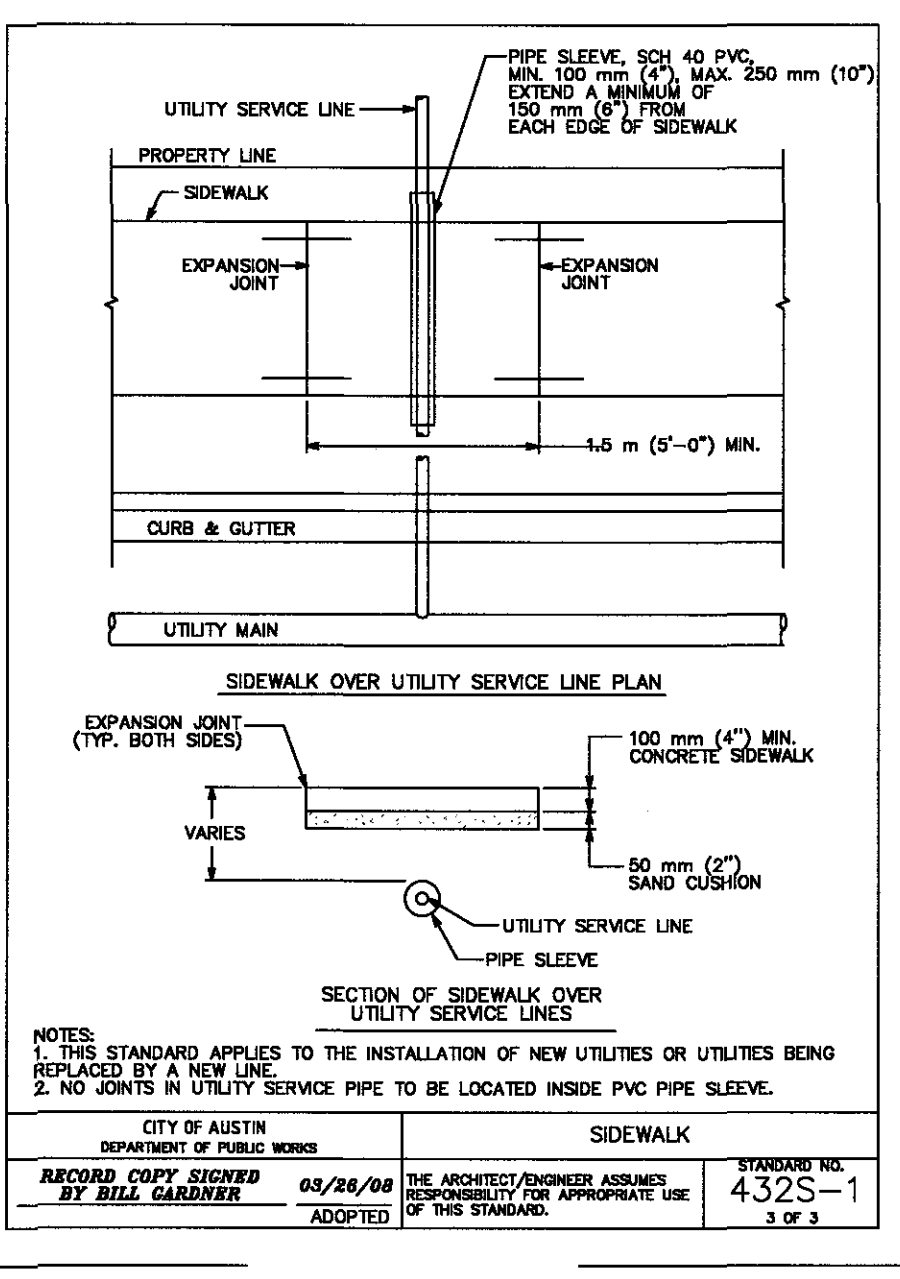
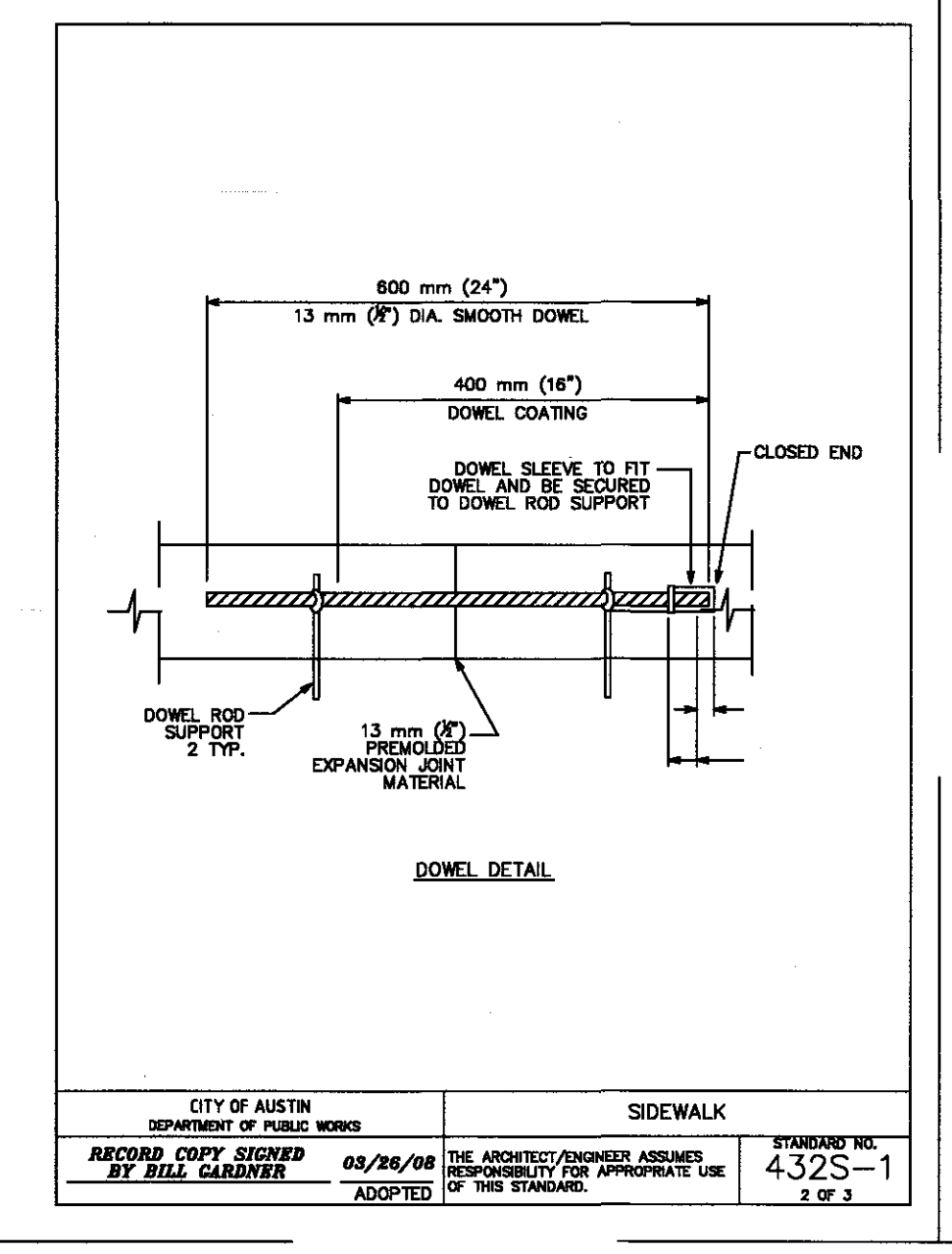
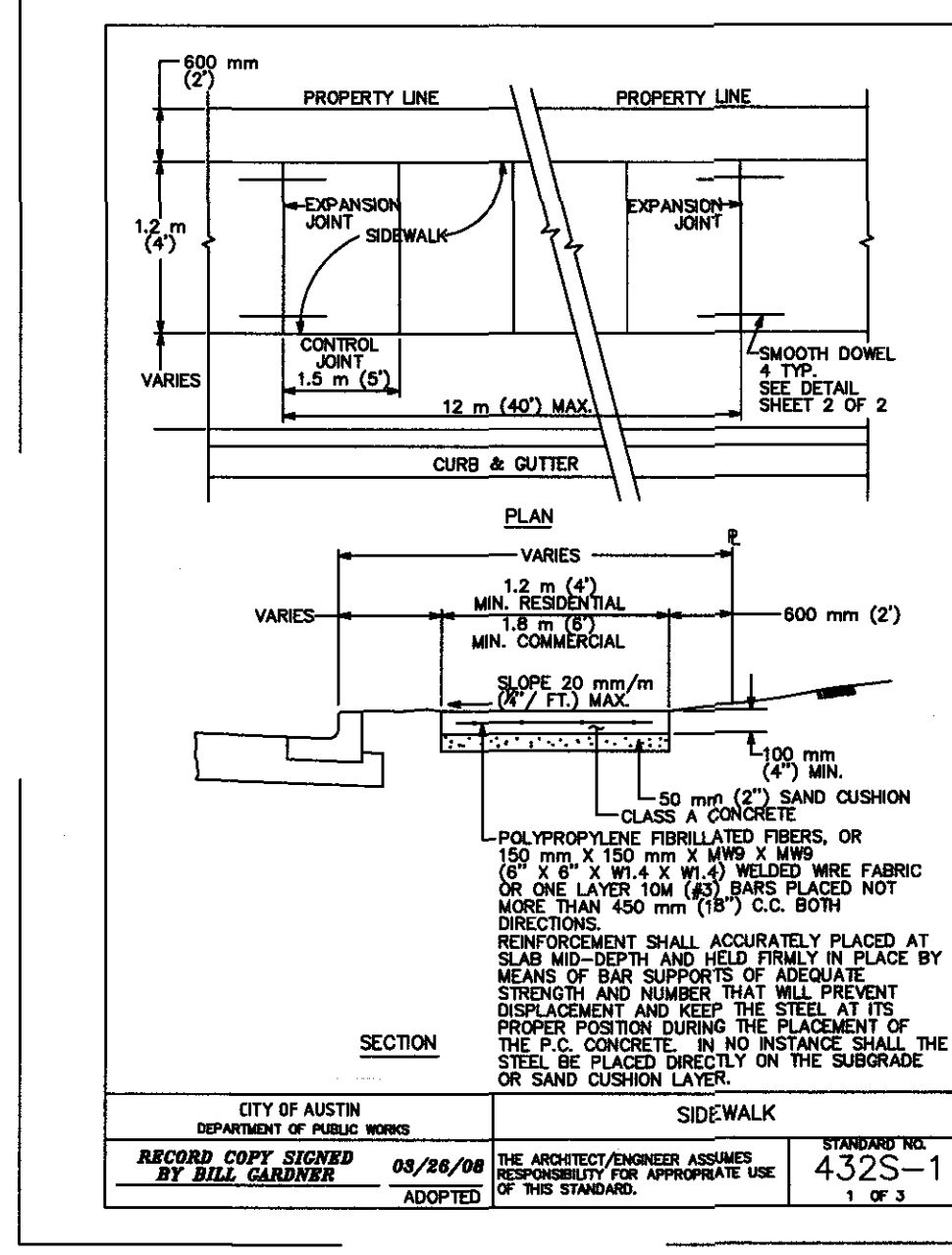
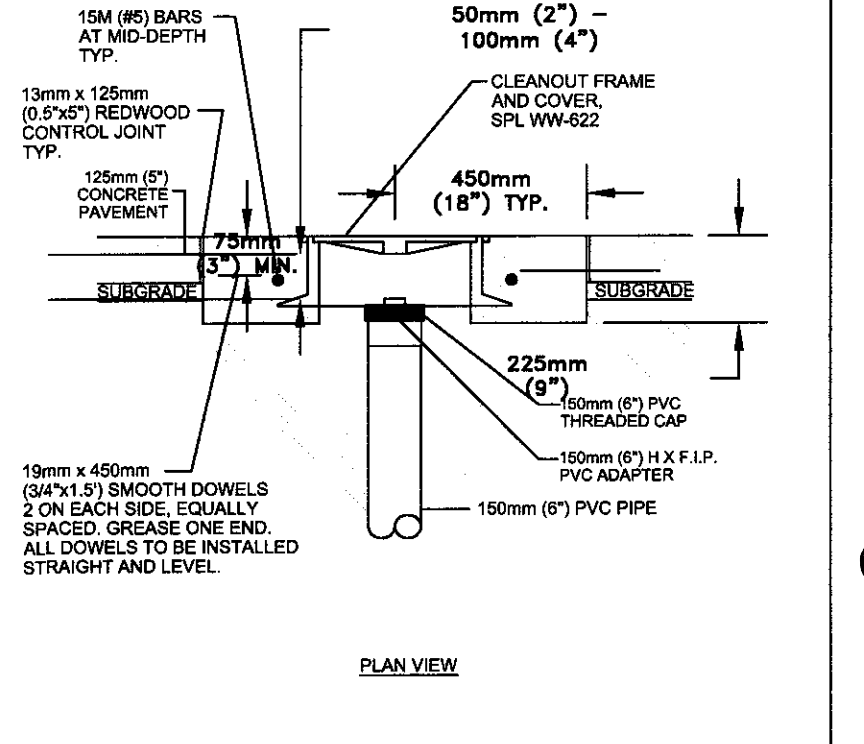
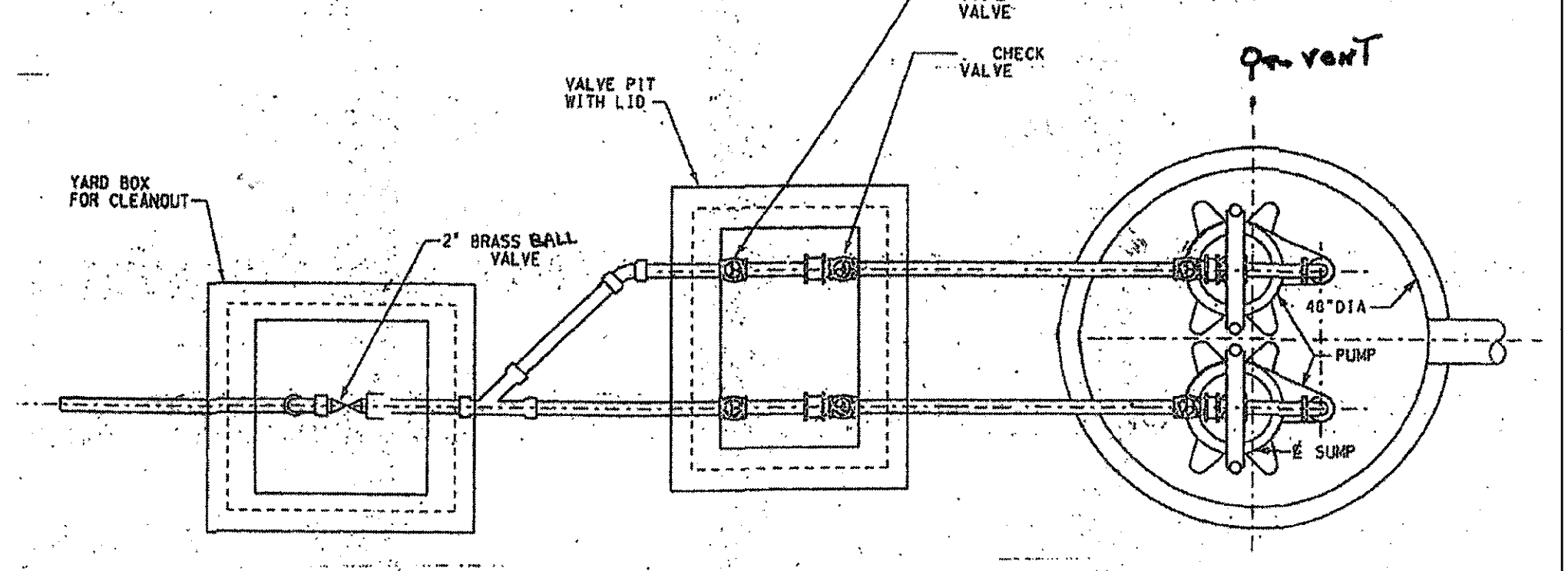
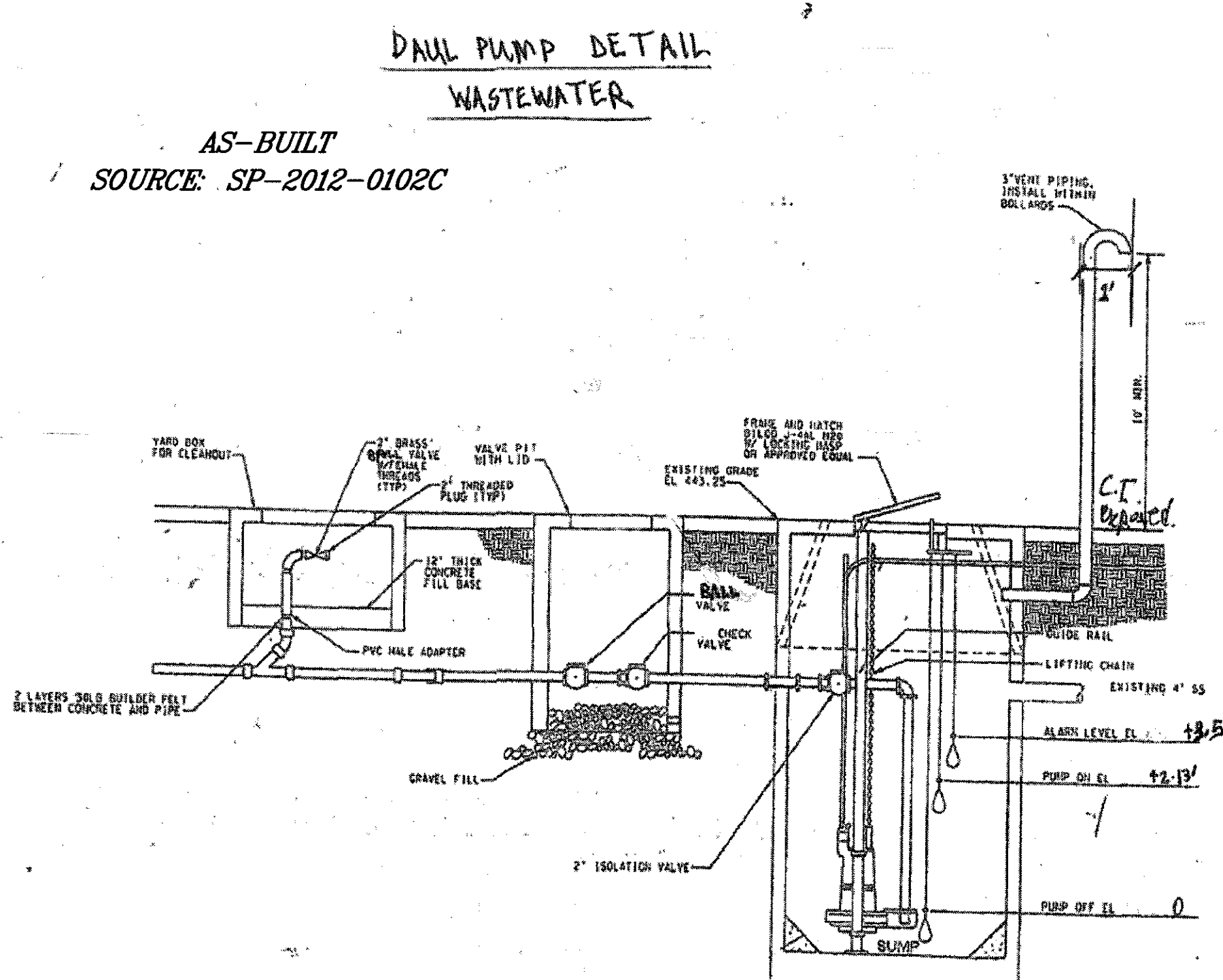
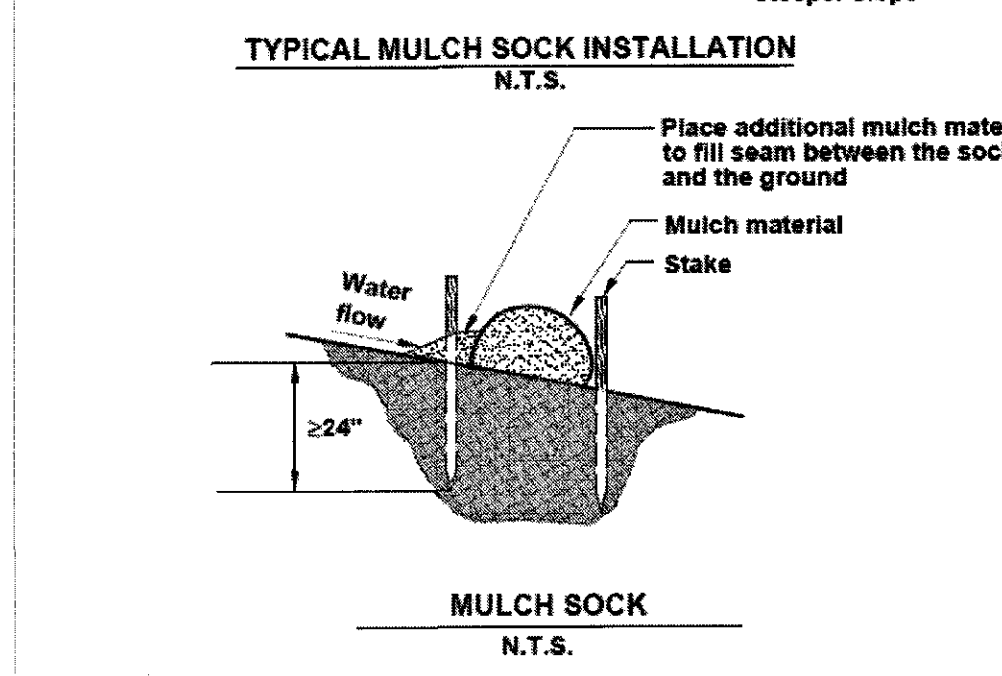
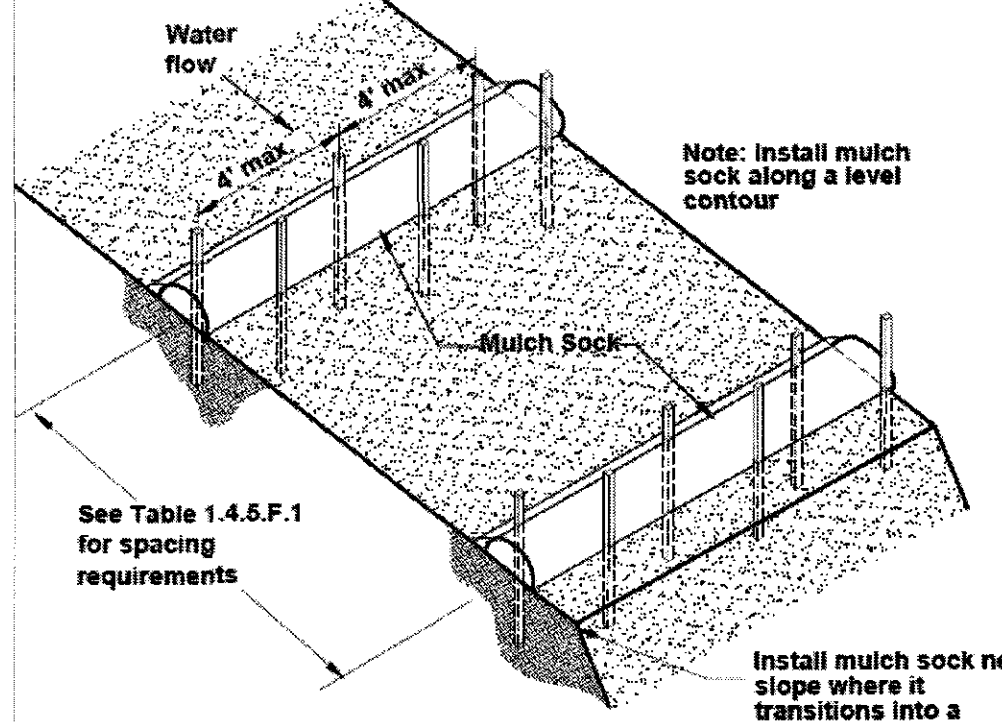


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.
DEWATERING SKIMMER Figure 1.4.5.K.1
SOURCE: CITY OF AUSTIN



NOTES:

- SERVICES SHALL BE DESIGNED TO AVOID CLEAN-OUT LOCATION WITHIN DRIVEWAYS.
- THIS STANDARD DETAIL IS ONLY FOR EXISTING CLEANOUTS THAT ARE LOCATED WITHIN EXISTING DRIVEWAYS.
- SUB-GRADE SHALL BE COMPACTED AS PER STD. SPEC. 2018, SUB-GRADE PREPARATION.
- REINFORCING STEEL SHALL MEET ITEM 400S, REINFORCING STEEL.
- PC CONCRETE SHALL MEET ITEM 400S CLASS "A".
- TRAFFIC BEARING FRAME AND COVER ONLY, HEAVY DUTY.
- PLACE CASTING IN CONCRETE, FINISH CONCRETE SMOOTH.
- LOCATE CASTING SO WATER WILL NOT ACCUMULATE AT CASTING.
- PVC PIPE SHALL BE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-35. CLEANOUTS INSTALLED ON SDR-26 SERVICES SHALL BE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26.

CITY OF AUSTIN	WASTEWATER CLEAN-OUT ADJUSTMENT TO GRADE IN DRIVEWAYS	STANDARD NO.
RECORDED COPY SIGNED BY BILL GARDNER	APPROVED BY ARCHITECT/ENGINEER ASSUMING RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	520S-4

REVIEWED
May 19, 2021
Jason Inge
Austín Water

REVIEWED
May 17, 2021
Kelli Bruce
Industrial Waste
Kelli Bruce

SITE PLAN APPROVAL SHEET OF _____ OF _____

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF AUSTIN CITY CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

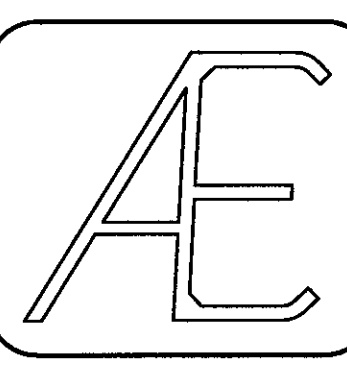
Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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

DRAWN BY: CD
CHECKED BY: A.T.
DATE: 11/11/19
JOB NO. 20190517C



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5624 BBE CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
(512) 444-1739
TYPE Form No. F-10



SUN MOON & STARS MODIFICATIONS
3810 S. 1ST STREET, AUSTIN
CONSTRUCTION DETAILS

SHEET NO.
10 OF 29

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	REQUIRED	PROVIDED
29,143sf		29,143sf
STREET YARD		
TOTAL AREA	REQUIRED	PROVIDED
13,063sf		13,063sf
Landscape Area	2,812sf (20%)	2,539sf (19.4%)
Trees	11	8
• Ex. 2" to 6" 0 X 1ea. = - tree • Ex. 8" or greater 2 X 2ea. = 4 trees • 4 Proposed SY Trees + 4 Ex. = 8 Trees Provided •• (1 tree for every 1,000sf) •• (10 trees + 1 tree for every 2,500sf over 10,000sf) •• (50 trees + 1 tree for every 5,000sf over 110,000sf)		
EXISTING TREES		
Appendix F Trees	TOTAL	KEPT
Heritage	70"	-
19" Under 24"	126.5"	-
8" to 18.9"	82.5"	-
All Other Trees	-	-
19" & greater	-	-
8" to 18.9"	-	-
TOTAL	0" of Mitigation	
REPLACEMENT TREES		
Required caliper inches replaced	= 0"	
ISLANDS, MEDIANS, OR PENINSULAS		
Street Yard (90sf per 12 stalls, 19 stalls)	REQUIRED 180sf	PROVIDED 1,013sf
Non Street Yard (60sf per 12 stalls, - stalls)	n/a	n/a
BUFFERING POINTS		
REQUIRED 38	PROVIDED 63	
Larger Trees	1-1.5' cal 3 ea.	1 ea. - pts
2-2.5' cal 6 ea.	2 ea. - pts	
3-3.5' cal 9 ea.	3 ea. - pts	
Small Trees	1-1.5' cal 3 ea.	1 ea. - pts
2-2.5' cal 6 ea.	2 ea. - pts	
3-3.5' cal 9 ea.	3 ea. - pts	
Large Shrubs	1gal 1 ea.	1/3 ea. - pts
5gal 3 ea.	1 ea. - pts	
Medium Shrubs	1gal 1 ea.	1/3 ea. - pts
5gal 3 ea.	1 ea. - pts	
Small Shrubs	1gal 1 ea.	1/3 ea. - pts
5gal 3 ea.	1 ea. - pts	
Decorative Wall (3' min height)	- If X 3=	- pts
Berm (3' min. @ no greater than 4:1 slope)	- If X 1=	- pts
INNOVATIVE WATER MANAGEMENT		
Required Landscape Area = 2,812sf + 180sf = 2,992sf		
50 Percent of Required Landscape Area = 1,396sf		
Landscape Receiving Stormwater Runoff	REQUIRED 1,396sf	PROVIDED 1,430sf
Undisturbed Natural Areas	-sf	-sf
Undisturbed Existing Trees	-sf	-sf
Total	1,396sf	1,430sf
ALTERNATIVE COMPLIANCE - DEFICIENCIES		
Landscape area / Street-yard	- pts.	
Islands, medians & peninsula	- pts.	
Trees / Street-yard	- pts.	
Trees/ parking areas	- pts.	
Islands, medians, peninsulas within 50' of parking	- pts.	
Trees within 75' of parking	- pts.	
Other - <30% of total SY trees not planted	-5 pts.	
Total Negative	-5 pts.	
ALTERNATIVE COMPLIANCE - COMPENSATION		
40% Buffer increased above minimum	+5 pts.	
50% installed Street Yard Trees above minimum size	+5 pts.	
Additional 3" caliper trees within median	+ pts.	
Special Landscape Feature, Seating	+ pts.	
All native plant materials	+ pts.	
Other	+ pts.	
Total Compensation	+5 pts.	

TREE SUMMARY

1. Total Appendix F tree inches surveyed	= 279"
2. Total Appendix F tree inches removed	= 0"
3. Total Non-Appendix F and Invasive removed	= 0"
4. Total Mitigation inches planted on site	= 0"
5. Total Dead inches removed	= 0"
6. Total Non-Mitigation inches planted on site	= 0"

TREE LIST

TAG CALIPER	SPECIES	STATUS
#17 7"	Hackberry	(Kept)
#18 7.5"	Cedar Elm	(Kept)
#88 43" H	Live Oak	(Kept)
#257 19.5"	Hackberry	(Kept)
#258 6.5"	Mexican Oak	(Removed)
#316 6.5"	Mexican Oak	(Kept)
#317 7"	Mexican Oak	(Removed)
#318 7.5"	Hackberry(M 6,3)	(Kept)
#319 9"	Hackberry	(Kept)
#320 14"	Hackberry(M 7.5,7.6)	(Kept)
#321 22"	American Elm	(Kept)
#634 27" H	Post Oak	(Kept)
#643 20"	Post Oak	(Kept)
#682 22.5"	Post Oak	(Kept)
#683 17.5" ROW	Post Oak	(Kept)
#684 20" ROW	Post Oak	(Kept)
#685 22.5"	Post Oak	(Kept)

NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecomp@austintexas.gov or call (512) 974-2199.
- All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7, (LDC 25-2-1004(A), ECM 2.4.7(A)).
- The Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- The irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- This project meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.
- Sprinklers are prohibited within 15 feet of transmission poles.
- Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited.
- Compost and mulch are prohibited above the concrete foundation of the transmission poles.
- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- A faucet located on the side of the buildings will be used with a water hose to irrigate the plants and trees.

INNOVATIVE WATER MANAGEMENT KEY

- = Contributing Area: A1 Innovative Water Management Calculation
- = Landscape Area: A1 Innovative Water Management Calculation
- = Contributing Area: B1 Innovative Water Management Calculation
- = Landscape Area: B1 Innovative Water Management Calculation

INNOVATIVE WATER MANAGEMENT TABLE

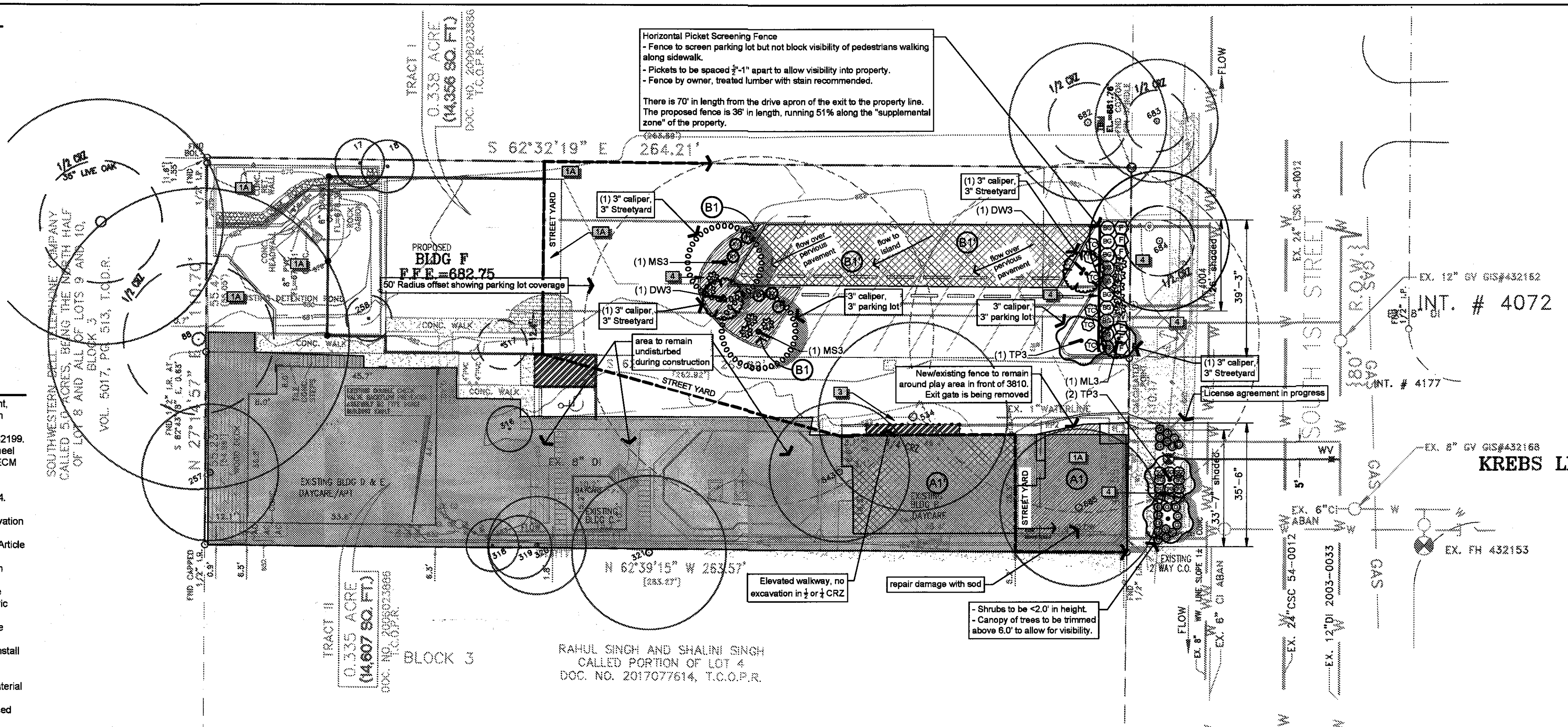
DESIGNATION	DRAINAGE AREA (Square Feet)	PERMANENT AREA (Square Feet)	LAND USE(S)	LANDSCAPE AREA (Square Feet)	DRAINAGE AREA TO LANDSCAPING RATIO
A	360	1,054	Roof Parking	275	1.31
B	360	1,054	Roof Parking	285	1.26

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
MS3	Mexican Sycamore	Platanus mexicana	-	3" Cal	6' H min	2
TP3	Texas Pistache	Pistacia texana	-	3" Cal	6' H min	3
ORNAMENTAL TREES						
DW3	Desert Willow	Chilopsis linearis	-	3" Cal	6' H min	2
ML3	Texas Mountain Laurel	Sophora secundiflora	-	3" Cal	6' H min	1
SHRUBS						
BC	Bush Germander	Teucrium fruticans 'Compacta'	CONT	SIZE	QTY	
G	Firecracker Plant	Russelia equisetiformis	1 gal		6	
F	Gulf Muhly Grass	Muhlenbergia capillaris 'Autumn Blush'	5 gal		18	
RY	Red Yucca	Hesperaloe parviflora	5 gal		6	
SG	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal		11	
SY	Soft Leaf Yucca	Yucca pendula	5 gal		10	
TC	Turk's Cap	Malvastrum drummondii	3 gal		6	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	Lawn
	Steel Edge
	Mulch
	River Cobble



ESTIMATE

Name: **Rahul Singh**
 Address: 3810 S 1st Street
 City / State / Zip: Austin Texas 78704
 Tel: 512 438-9389
 E-Mail: rahul_singh_tomar@yahoo.com
 Date: 11-3-20

SVAN PETER
 (512) 212-0010
svan@happytreearborists.com
happytreearborists.com
 1108 Lavaca St. - Suite 110-445
 Austin, TX 78701

After reviewing the development plans and discussing scope of work with the Rahul Singh, it is my opinion that this project will have minimal impact on trees 88, 534, and 684.

Tree 88 is a healthy. The canopy is full, leaf color is good, and the tree has vigorous new growth. It may require a minor pruning on the canopy over the retention pond for building clearance, but the roof will slope downward in the back, so there should be little need for pruning. Certainly nothing approaching 25%. The development plan shows the new building will slightly encroach on the CRZ, but will be well outside the 1/2 CRZ. If there will be construction equipment or construction activity in the retention pond, then soil amendment and aeration with an airspade should be performed.

Tree 534 is a post oak in good to fair health. A significant area of its CRZ is covered by non-permeable barrier, either asphalt or a building. The addition of a walkway between the tree and the building is not recommended, and if code will allow, I would advise against it, even if it is elevated and on resting and concrete pads. Post oaks have sensitive root systems and I would also be hesitant to use an airspade around this tree. I would highly recommend applying a 6-8in layer of mulch to mitigate soil compaction that might be caused by foot traffic, machinery and vehicles.

Tree 684 will be impacted by planting several shrubs and plants outside the 1/2 CRZ. I recommend against planting anything inside the CRZ of a post oak, or any tree for that matter. Again, these trees have sensitive root systems, and are better left undisturbed. If planting is done inside the CRZ, I would deep root feed prior to planting.

Pruning of tree 88 \$600 p/tax
 Air spade service for tree 88 \$350 p/tax and \$125 p/hour for air spade labor
 Deep root fertilization of tree 534 and 684 \$800 p/tax
 Customer Signature: *Rahul Singh*
 ISA certified arborist hourly rate \$100 p/tax
 Sub Total: \$ _____
 Tax: \$ _____
 Total Estimate: \$ _____

TO: Will Blair, RLA, LEED AP
 FROM: Ann DeSanctis, Planner III - City of Austin, DSD-Land Use Review
 DATE: July 31, 2020
 SUBJECT: Alternative Equivalent Compliance for Sun Moon Stars Modification, Case # SP-2019-0517C

The Development Services Department has reviewed your request for alternative equivalent compliance pursuant to LDC 25-2 Subchapter E, dated July 31, 2020 for the subject property. The City of Austin's findings for the requested alternative equivalence compliance (AEC) are as follows:

Land Development Code § 25-2, Subchapter E § Section 2.2 - Relationship of Buildings to Streets and Walkways - 2.2.D.1 Core Transit Corridors: Building Placement

AEC is requested for the following section of code: "At least 75 percent of the net frontage length of the property along the Core Transit Corridor must consist of continuous building facade built up to the clear zone, or the supplemental zone if one is provided."

AEC Request: To allow the project to provide only 51% of the net frontage to be continuous to supplemental zone, due to constraints created by existing trees along with the function and use of the modified daycare site. In an attempt to preserve these large protected trees while also prioritizing the safety and wellbeing of the kids and families frequenting the site, AEC is requested.

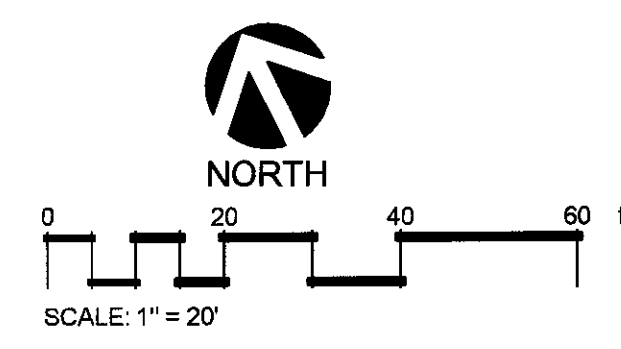
The proposed development provides the following as alternatives:

- A horizontal picket fence provided for parking screening and to improve aesthetics along the street corridor. There is 70' in length from the drive apron of the exit to the northern property line. The proposed fence is 36" in length, running 51% along the "supplemental zone" of the property.
- Plantings enhanced beyond code minimum along all planting areas adjacent to roadway.
- Limiting of curb cuts - only the existing drive apron cut remains in place.

The AEC request falls within the criteria per LDC §1.5.4 B and has been approved to allow a reduced percentage of net frontage. The proposed alternatives achieve the intent of the subject Article of this Subchapter from which the alternative is sought.

If you have any questions about this determination, please contact Ann DeSanctis at Ann.DeSanctis@austintexas.gov, or 512-974-3102.

Thank you,
 Ann DeSanctis
 Ann DeSanctis
 Planner III, CNU-A, AICP Candidate
 City of Austin - Development Services Department
 Land Use Review - Site Plan



SITE PLAN APPROVAL SHEET 12 OF 13
 FILE NUMBER SP-2019-0517C APPLICATION DATE Nov. 13, 2019
 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 A. DeSanctis
 PROJECT EXPIRATION DATE (090#070905-A) DWPZ DDZ _____

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
 REV. 1 _____ CORRECTION 1 _____
 REV. 2 _____ CORRECTION 2 _____
 REV. 3 _____ CORRECTION 3 _____
 Issue Date: 11/05/2019
 Project Number: 19056-ALP
 Design By: DB
 Checked By: Will Blair
 Project Number: 19056-ALP

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: _____
 Description: _____
 Rev: _____
 Constant Fee: _____
 Company Name and Address:
 William S. Blair
 (512) 522-9979
 W@BlairLA.com
 www.BlairLA.com
 308 W Main St, Ste 12
 Round Rock, TX 78664
BLAIR LANDSCAPE ARCHITECTURE, LLC
 QUALITY. INTEGRITY. RELIABILITY.

 William S. Blair
 December 15, 2020
 Project Name and Address:
Sun Moon & Stars Modifications
 3810 S 1st St, Austin TX 78704
 Design Title:
Landscape Plan
 Design By: DB
 Checked By: Will Blair
 Issue Date: 11/05/2019
 Project Number: 19056-ALP
12
 OF 29
 SP-2019-0517C



LANDSCAPE PLANTING SPECIFICATIONS

- A. Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- D. Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- E. Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- F. Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- G. All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- H. It is the landscape contractor's responsibility to provide plants free of disease or pests.
- I. Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- J. Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- K. All planting beds shall have six (6) inches of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. A three (3) inch layer of shredded organic hardwood bark mulch shall be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- L. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- M. Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
- N. To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Soil depth to be 6" for all turf areas. Rake area to a finish grade (1" below walks and curbs).
- O. If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- P. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- Q. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
- R. Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- S. Remove all tags, ribbons and wires from all newly installed plant material.

REFERENCE NOTE SPECIFICATIONS

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
- 1A. Lawn, Bermuda "Latitude 36" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
 - STEEL EDGE
 - 2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
 - MULCHES / GRAVELS / RIVER ROCK / BOULDERS
 - 3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.
 - 4. River Cobble, Arizona. 70% 1-3" size mixed with 30% 3-8" size. 3" deep, weed barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the following bed prep: 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed or limestone is present.

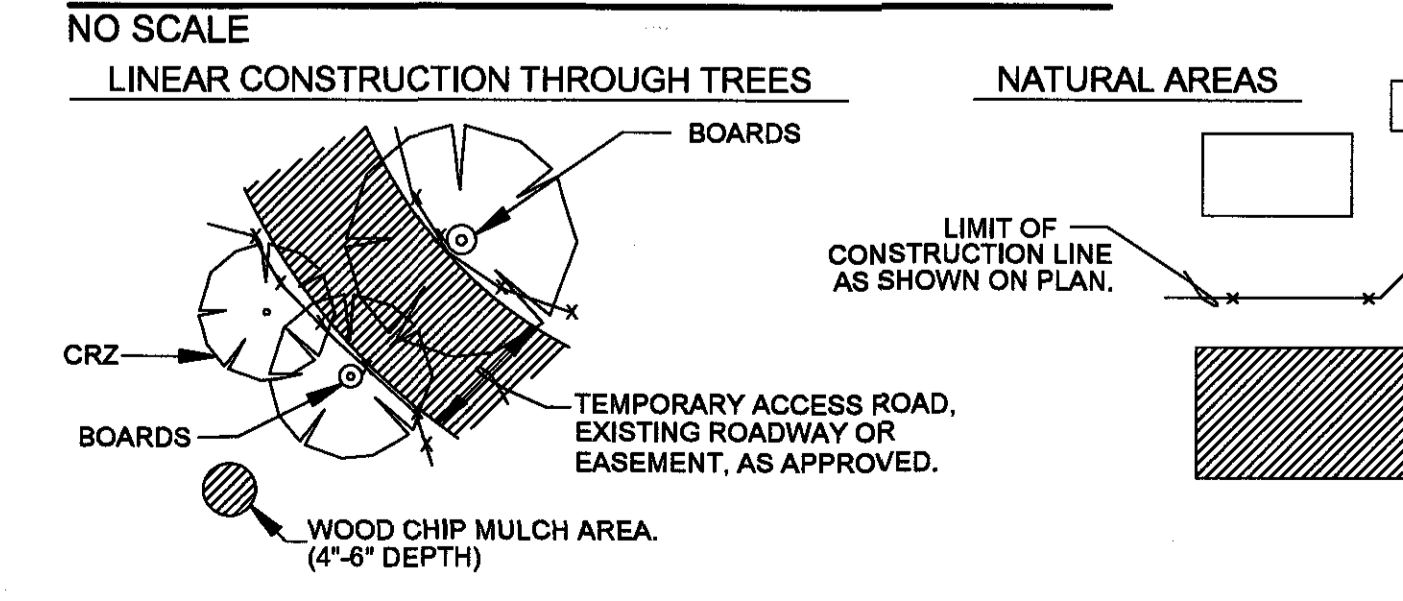
LANDSCAPE MAINTENANCE REQUIREMENTS

- The owner shall be responsible for:
- A. Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
 - B. The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
 - C. The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
 - D. All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

IRRIGATION SPECIFICATIONS

- A. An area equal to at least 50% of the total required landscaped area on a project must:
 - A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation; or
 - A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by stormwater runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).
- B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:
 - B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
 - B.2. Permanently for all newly planted trees in a required landscape area.
 - B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.
- C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:
 - C.1. Receiving stormwater runoff in accordance with Section 2.4.9;
 - C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations);
 - C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil; and
 - C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.
- D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:
 - D.1. undisturbed natural area; or
 - D.2. undisturbed existing trees.
- E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:
 - E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved);
 - E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant; or
 - E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required.
- F. The irrigation methods used shall:
 - F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent basis;
 - F.2. Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and
 - F.3. Be maintained and kept operational at all times to provide for efficient water distribution.
- F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
- G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix O) and shall be implemented as part of the landscape inspection.

TREE PROTECTION FENCE LOCATIONS

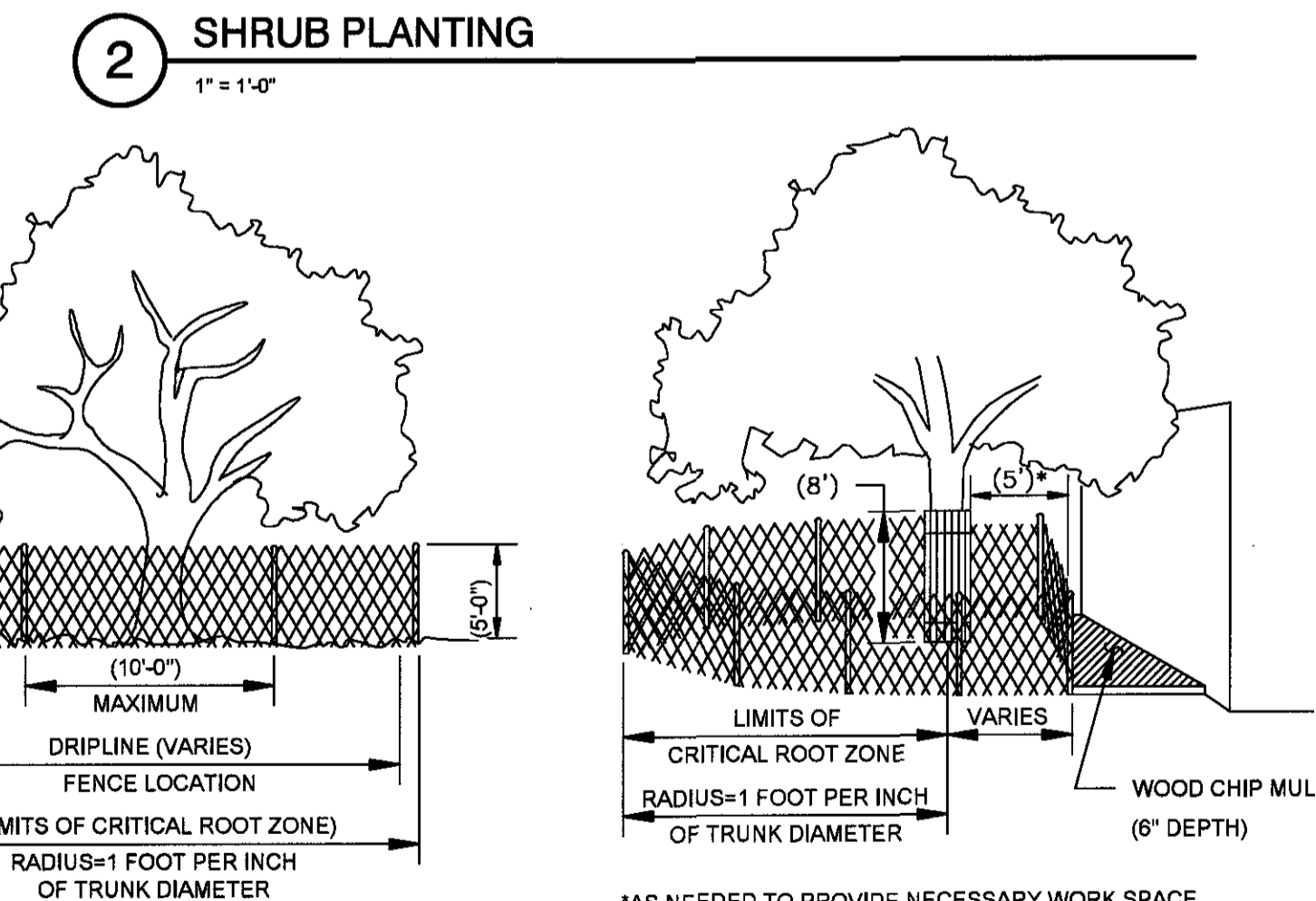
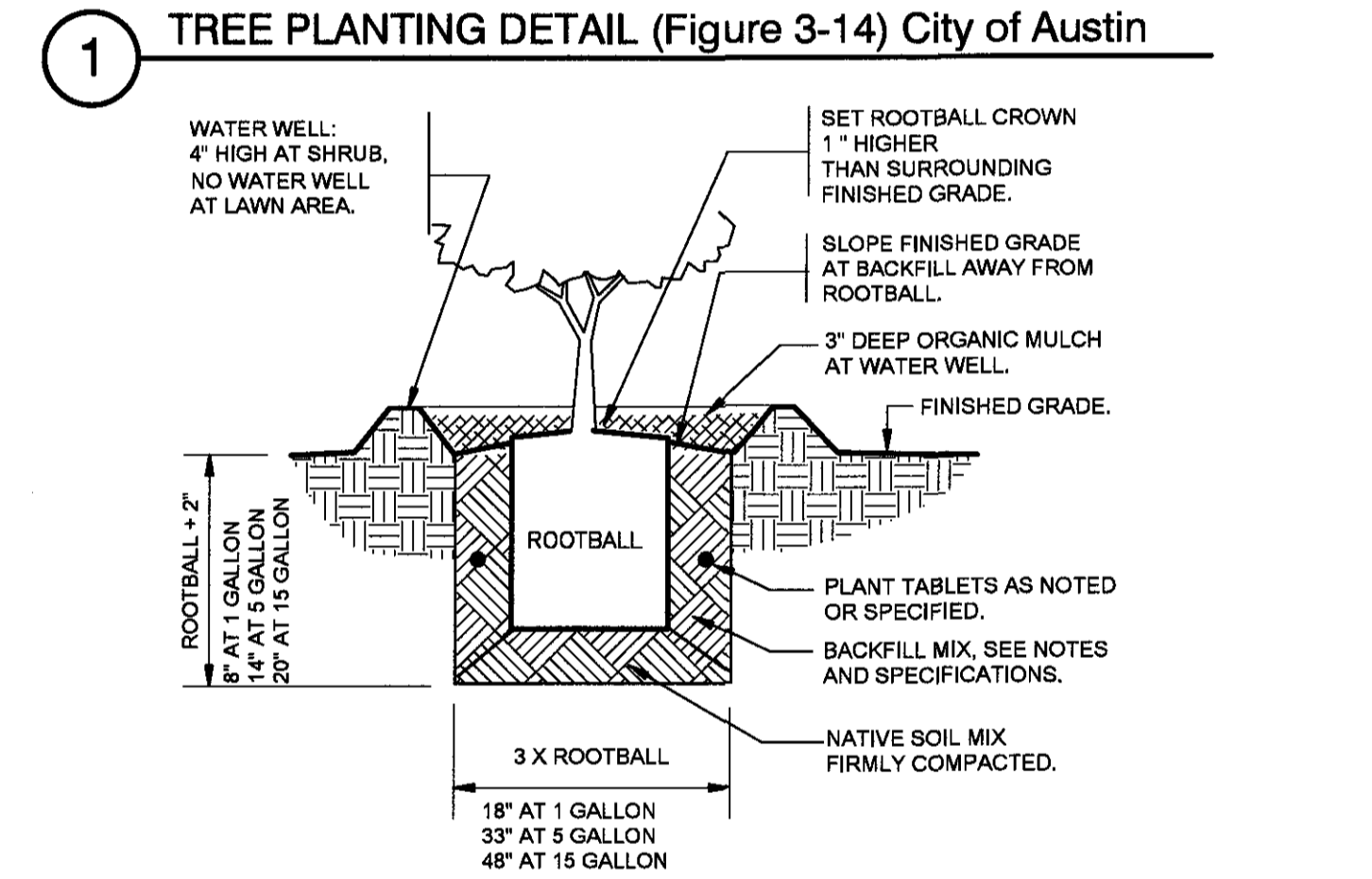
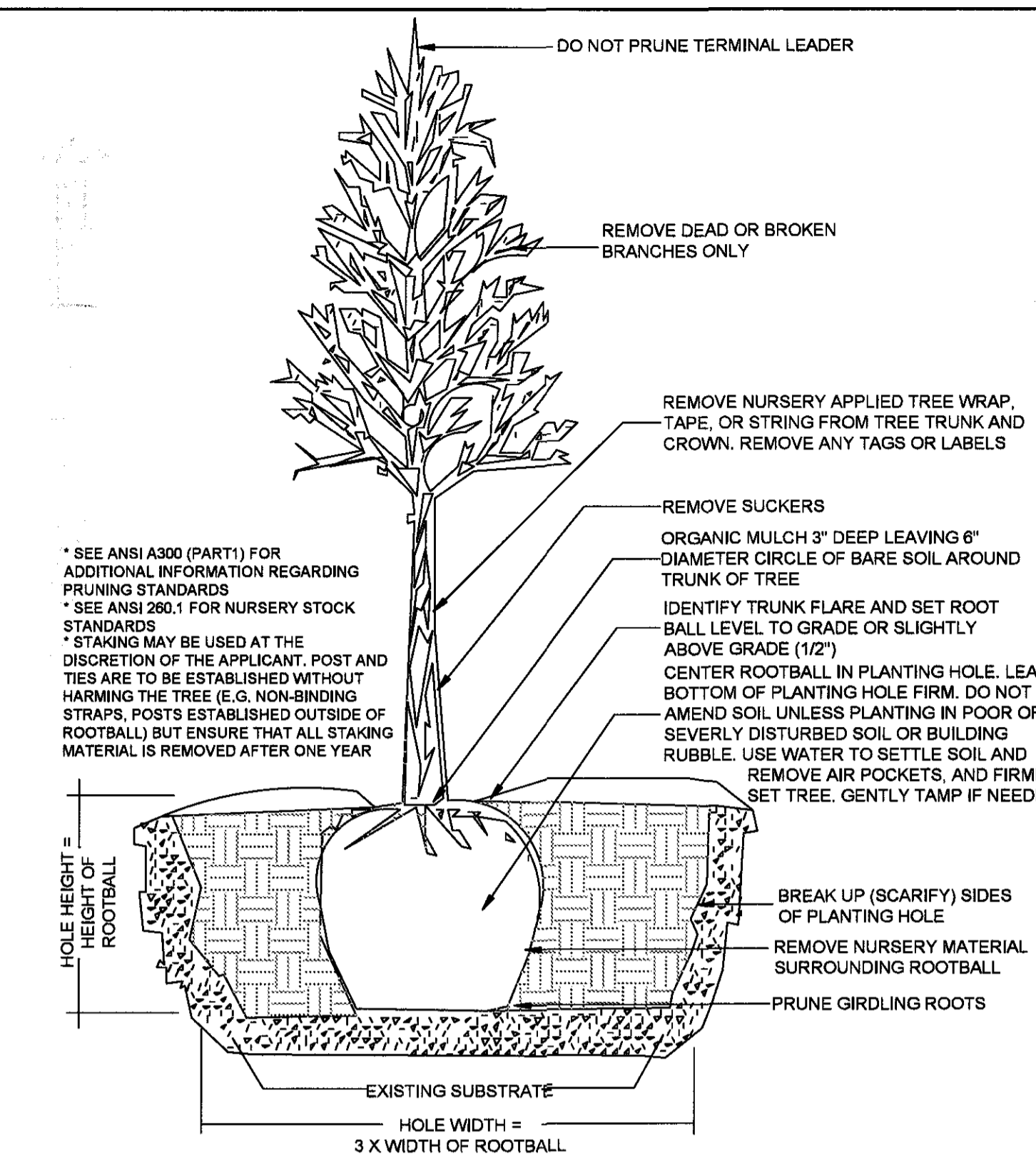
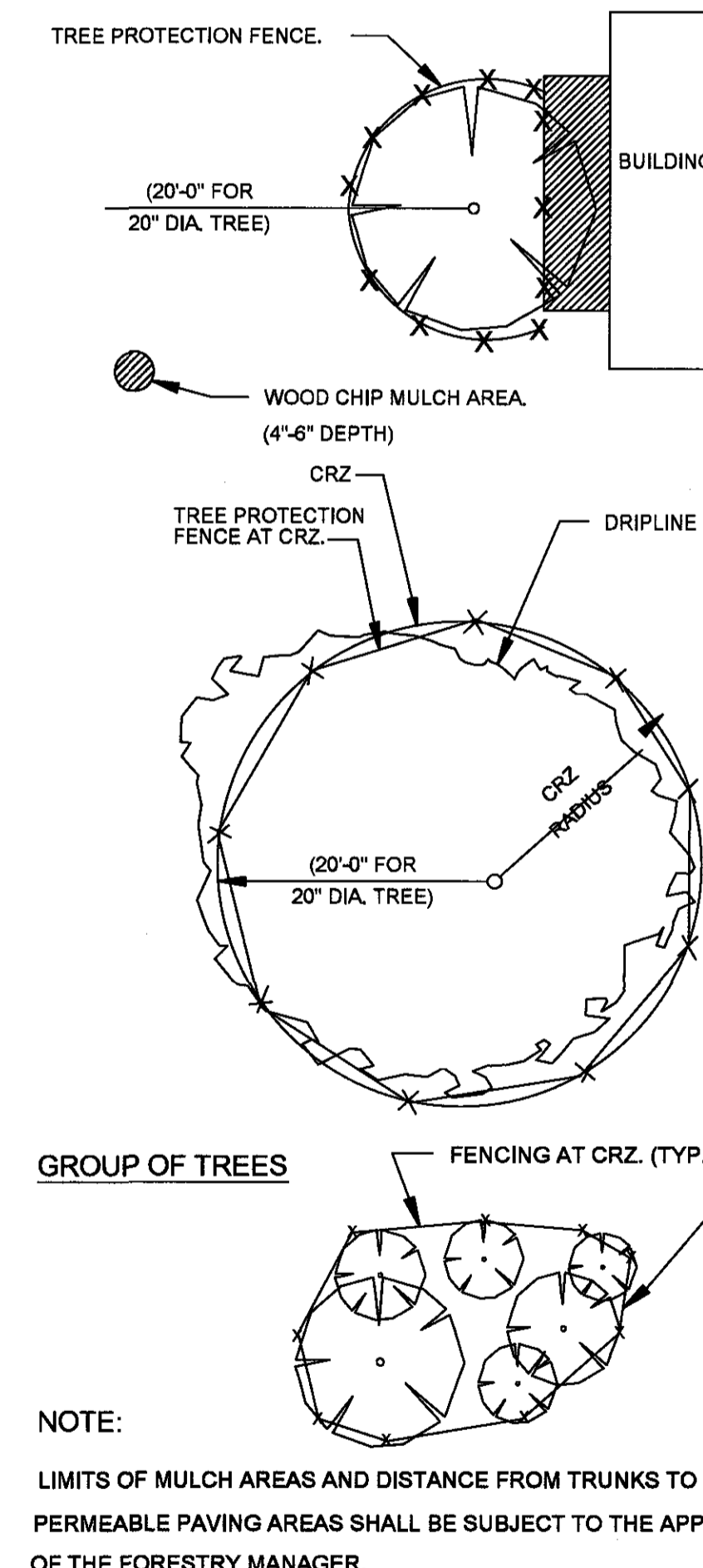


IRRIGATION NOTES (EMC APPENDIX O)

- Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:
1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - A. the system must provide a moisture level adequate to sustain growth of the plant materials;
 - B. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - C. circuit remote control valves have adjustable flow controls;
 - D. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - E. a master valve installed on the discharge side of the backflow preventer; Fabove-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - G. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and
 - H. newly planted trees shall have permanent irrigation consisting of drip or bubblers.
 2. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - A. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
 3. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - A. a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.
 4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

TREE PROTECTION FENCE - CHAIN LINK

NO SCALE
NOTE:
 LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



SITE PLAN APPROVAL SHEET 13 OF 29
 FILE NUMBER SP-2019-0517C APPLICATION DATE Nov. 13, 2019
 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 A. DeSantis
 PROJECT EXPIRATION DATE (ORD#70905-A) DWPZ DOZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING:
 REV. 1 CORRECTION 1
 REV. 2 CORRECTION 2
 REV. 3 CORRECTION 3

Design By: DG
 Checked By: YMB Blair
 Issue Date: 11/05/2019
 Project Number: 19096-LP

13 OF 29
 SP-2019-0517C

Date
 Description
 Rev
 Consultant Seal
 Company Name and Address
 William S. Blair
 (512) 522-9879
 WBlair@BlairLA.com
 www.BlairLA.com
 306 W Main St, Ste 12
 Round Rock, TX 78664

BLAIR LANDSCAPE ARCHITECTURE, LLC
 QUALITY. INTEGRITY. RELIABILITY.

BLA

Professional Seal
 William S. Blair
 December 15, 2020
 Project Name and Address

Sun Moon & Stars Modifications
 3810 S 1st St, Austin TX 78704

Sheet Title
Landscape & Irrigation Specifications

Design By: DG
 Checked By: YMB Blair
 Issue Date: 11/05/2019
 Project Number: 19096-LP

13 OF 29
 SP-2019-0517C

GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.
 REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

Use of Electronic Files General Disclaimer: Use of the attached files in any manner indicates your acceptance of terms and conditions as set forth below. If you do not agree to all of the terms and conditions, please contact Austin Water pipeline engineering, project coordinator prior to use of the referenced information. Please be advised that the attached files are in a format that can be altered by the user. Due to this fact, any reuse of the data will be at the user's sole risk without liability or legal exposure to The City of Austin and user shall indemnify and hold harmless The City of Austin from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using the digital file. In addition, it is the responsibility of the user to compare all data with the PDF version of this drawing. In the event there is a conflict between the PDF version drawing and the electronic file, the PDF version drawing shall prevail.

INSPECTION NOTES

Please contact Development Services Department, Site and Subdivision Inspection at sitesuntake@austintexas.gov for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

Meter Notice:

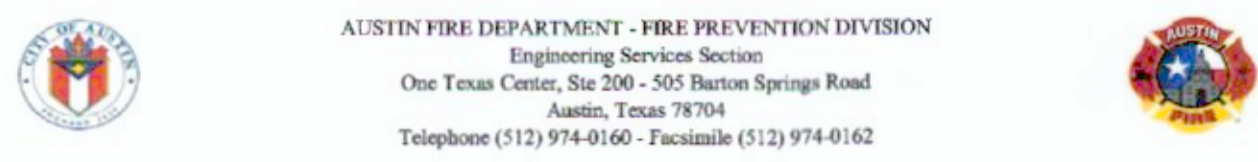
All meters are existing- no new meters to be released.
 Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.
 Meter(s) Requirement for Project: None
 Address: 3808 S. 1st. Street (Building F)
 Existing Use: Commercial (all meters)
 Type: Positive Displacement (all meters)
 Existing Meter Number: 10016835
 Existing Size: 5/8" GPM: 20 GPM
 Service Units: 1 for 5/8"

PROPOSED BLDG F INFORMATION

GRID NUMBER:	MH19
MAPSCO NUMBER:	614Y
AW INTERSECTION NUMBER:	4177
BUILDING SIZE IN SQUARE FEET: (USE:DAYCARE, APT), WORST CASE SCENARIO	3,000
BUILDING TYPE PER IFC:	II-B
BUILDING HEIGHT:	25
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	4,631
REQUIRED BUILDING FIRE FLOW PER IFC:	1,500
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	
*MINIMUM FIRE FLOW:	1,500
DOMESTIC WATER DEMAND:	20
WATER SUPPLY FIXTURE UNITS (WSFU):	30
DOMESTIC DEMAND CALCULATED PER THE WSFU:	20
AUSTIN WATER PRESSURE ZONE:	SOUTH
STATIC WATER PRESSURE:	68
HIGHEST LOT SERVED:	682.75
LOWEST LOT SERVED:	682.00
IRRIGATION DEMAND:	N/A
8" FIRE LINE VELOCITY	N/A
6" DOMESTIC LINE VELOCITY	N/A

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.
 ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER.
 PROPOSED BUILDING 3,000 S.F.

THIS DRAWING IS THE PROPERTY OF ADVANCED CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADVANCED CONSULTING ENGINEERS.



Austin Fire Department Hydrant Flow Test Report

TEST DATE: 10/10/19	COMPANY: PREV
TIME: 1730 HRS	OFFICER: MILL/CHAP
RESIDUAL HYDRANT	
MAP GRID # H19	HYDRANT # 177915
PIPE INTERSECTION #	MAIN SIZE 6
APT. BOX #	1786
BLK # 3800	DIRECTION S
STREET NAME 1ST	TYPE ST
STATIC PRESSURE (PSI): 68	RESIDUAL PRESSURE (PSI): 64
COMMENTS:	

FLOW HYDRANT											
MAP GRID # H19	HYDRANT # 177690										
PIPE INTERSECTION #	MAIN SIZE 6										
APT. BOX #	1786										
BLK # 3800	DIRECTION S										
STREET NAME 1ST	TYPE ST										
STATIC PRESSURE (PSI): 74	VELOCITY PRESSURE (PSI): 66										
<table border="1"> <tr><td>cc = discharge coefficient</td><td>.75</td></tr> <tr><td>straight 20" butt = 0</td><td></td></tr> <tr><td>w/45° elbow = .75</td><td></td></tr> <tr><td>diffuser = N/A</td><td></td></tr> <tr><td>FLOW RATE (GPM) =</td><td>1136</td></tr> </table>		cc = discharge coefficient	.75	straight 20" butt = 0		w/45° elbow = .75		diffuser = N/A		FLOW RATE (GPM) =	1136
cc = discharge coefficient	.75										
straight 20" butt = 0											
w/45° elbow = .75											
diffuser = N/A											
FLOW RATE (GPM) =	1136										

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.



AW INFRASTRUCTURE INFORMATION			
PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L-F)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	47	2"	1
WASTEWATER MAIN			
RECLAIMED WATER MAIN			
WATER SERVICE			
WASTEWATER SERVICE			
RECLAIMED WATER SERVICE			

DOES THIS PROJECT NEED AULCC REVIEW ? YES NO
 IF YES, PLEASE PROVIDE UCC# _____

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-OF-WAY REVIEW, THROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

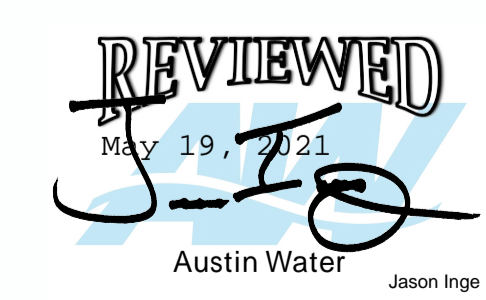
DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE? YES NO

STANDARD CONSTRUCTION NOTES

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
- THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS WILL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22) AND SPL WW 27-A and WW 27-F.
- FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 AND SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPURTENANCES.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
- ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON-SITE UTILITY WORK.
- ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEO RULES.
- CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO: PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
- THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

NOVEMBER 23, 2017

AW EXPIRATION STAMP



AUSTIN WATER
 EXPIRATION DATE
 May 19, 2024

SITE PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF _____
 CHAPTER _____ OF AUSTIN CITY CODE
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

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

DRAWN BY: _____
 CHECKED BY: A.T.
 DATE: 11/11/19
 JOB NO. _____



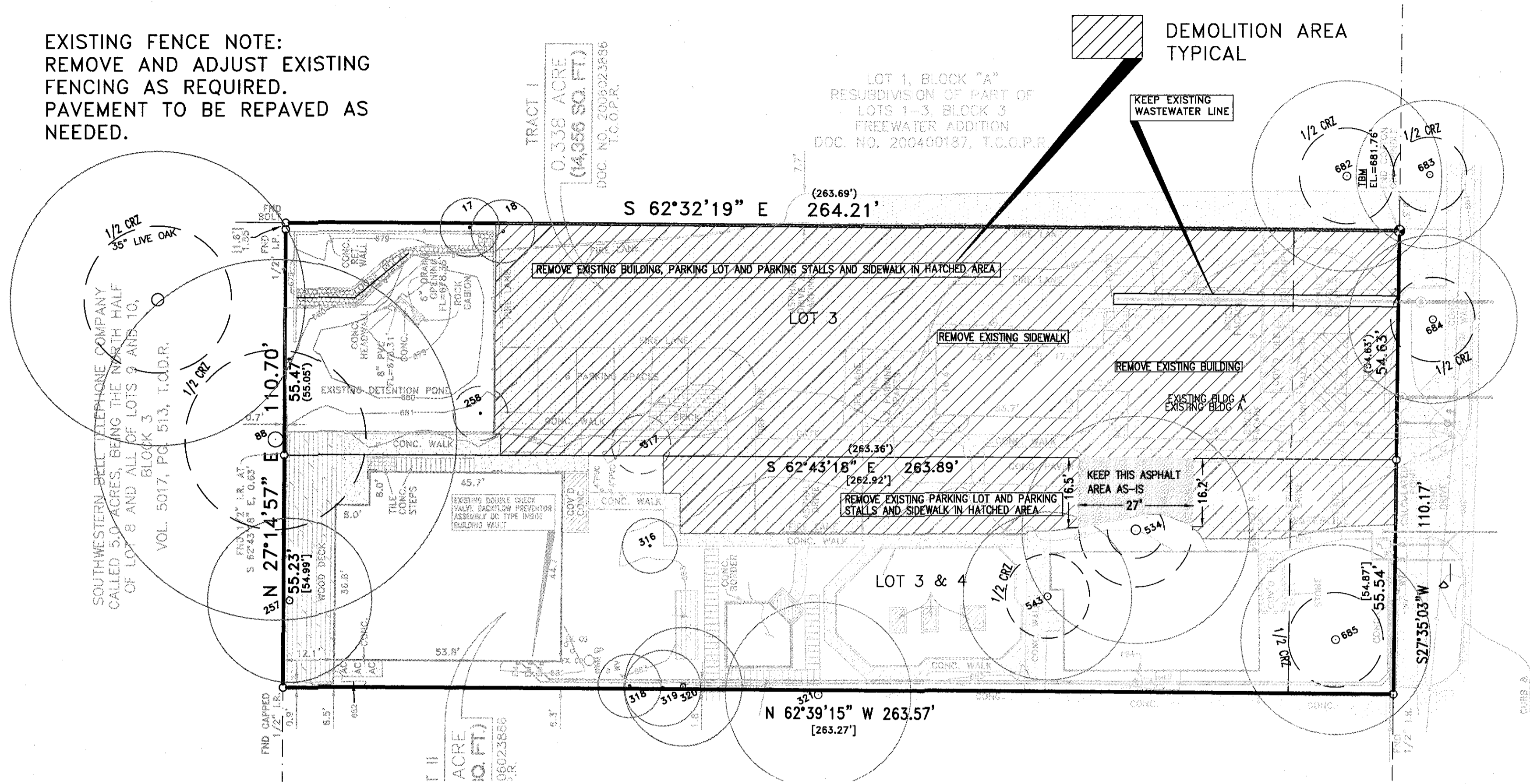
ADVANCED CONSULTING ENGINEERS
 Civil Engineering Consultants, Planners
 5694 BEE CREEK ROAD, SUITE F-4
 AUSTIN, TEXAS 78746
 (512) 444-1799
 TBE Firm No.: F-10



SUN MOON & STARS MODIFICATIONS
 3808 S. 1ST STREET, AUSTIN
 AUSTIN WATER GENERAL INFORMATION &
 CONSTRUCTION NOTES SHEET

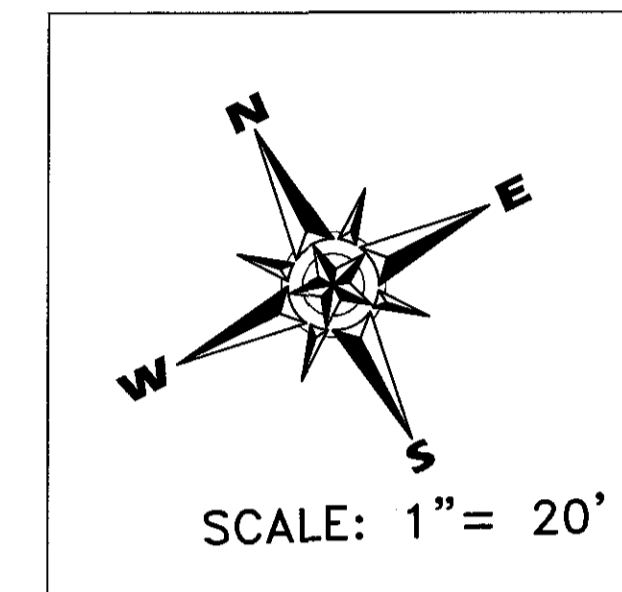
SHEET NO.
 14 OF 29

EXISTING FENCE NOTE:
REMOVE AND ADJUST EXISTING FENCING AS REQUIRED. PAVEMENT TO BE REPAVED AS NEEDED.



SOUTH 1ST STREET
{80' R.O.W.}

KREBS LN.



BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTRODUCES, WISHES TO USE CAREFULLY AND THOROUGHLY REVIEWED THE ENGINEERING DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM TO BE COMPLETE, ACCURATE AND FREE FROM ANY AMBIGUITIES AND DEFICIENCIES 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 HEREON ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AGENCIES.

RECORD DRAWING NOTE:
THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER CANNOT ASSURE ITS ACCURACY, AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THEM AS A RESULT.

CONTRACTOR NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED ON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 474-3822, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

REVIEWED
May 19, 2021
Austin Water

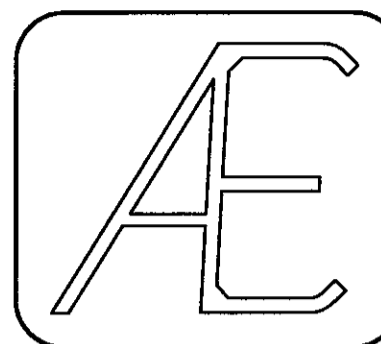
REVIEWED
May 17, 2021
Kelli Bruce
Industrial Waste

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF AUSTIN CITY CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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

DRAWN BY: CB
CHECKED BY: A.T.
DATE: 11/11/19
JOB NO. 20190517C



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5624 BEE CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
TBE Firm No.: F-10
(512) 444-1739



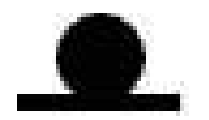




SUN MOON & STARS MODIFICATIONS
3808 S. 1ST STREET, AUSTIN
DEMOLITION PLAN

SHEET NO.
15 OF 29

GENERAL NOTES

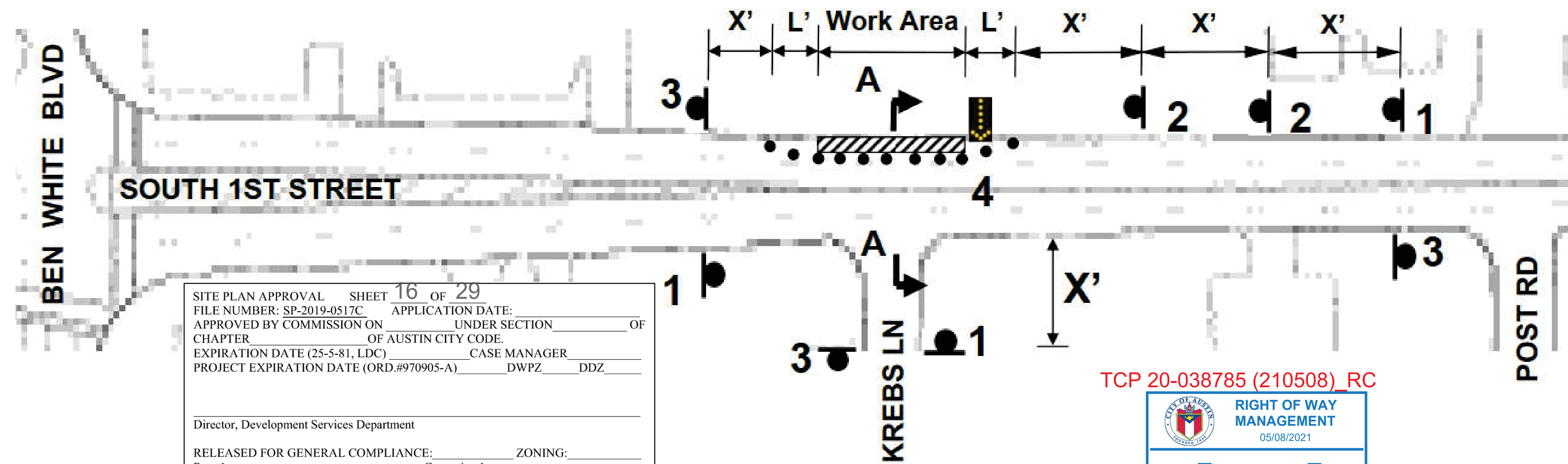
1. SPEED LIMIT ON S. 1ST ST WAS 35 MPH AND ON KREBS LANE WAS 25 MPH.
2. FOLLOW MANUAL ON UNIFORM CONTROL DEVICES OR CITY STANDARDS FOR CONSTRUCTION SIGN SPACINGS.
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5. SIGNS WILL BE PLACED AT LEAST 2 FEET AWAY FROM THE EDGE OF PAVEMENT.
6. ACCESS TO ALL DRIVEWAYS, SIDEWALKS & CROSS STREETS WILL BE MAINTAINED DURING CONSTRUCTION.
7. CONTRACTOR SHALL COVER THE EXCAVATED AREAS WITH METAL PLATES WHEN CONSTRUCTION WORKERS ARE NOT PRESENT OR BEFORE OPENING THE LANES FOR VEHICULAR TRAFFIC.
8. ON-STREET PARKING WILL NOT BE ALLOWED WITHIN THE LIMITS OF CONSTRUCTION AREA.
9. NO PARKING SIGNS BE PLACED 48 HRS IN ADVANCE 50'-100' APART @ 45 ANGLE.

LEGEND

-  SIGN
-  WORK ZONE/AREA
-  TRAFFIC DIRECTION
-  TYPE III BARRICADE
-  TRAFFIC CONES



NTS



SITE PLAN APPROVAL SHEET 16 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

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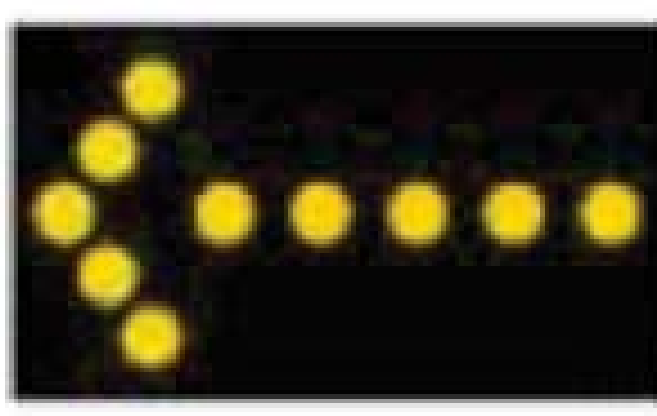
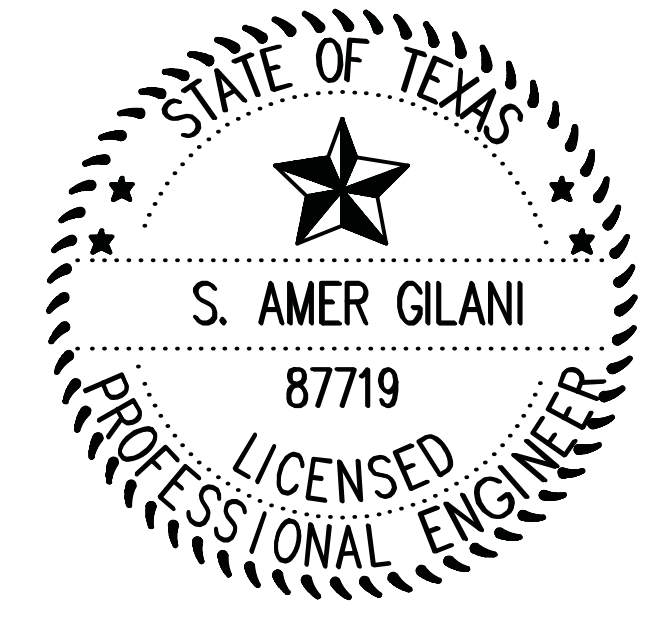
TCP 20-038785 (210508)_RC

CITY OF AUSTIN
 RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

S. Gilani
 4/29/2021



1

2

3

4

SECTION A - A

Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - REG. IN TX
 650 W. W. White Rd.
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SUN MOON AND STARS MODIFICATIONS
 DATE 2/3/2021
 DESIGNED BY: AG
 PREPARED BY: RS

CASE # SP - 2019 - 0517C
 PROJECT: TRAFFIC CONTROL PLANS

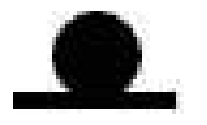
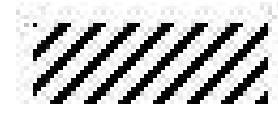



CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

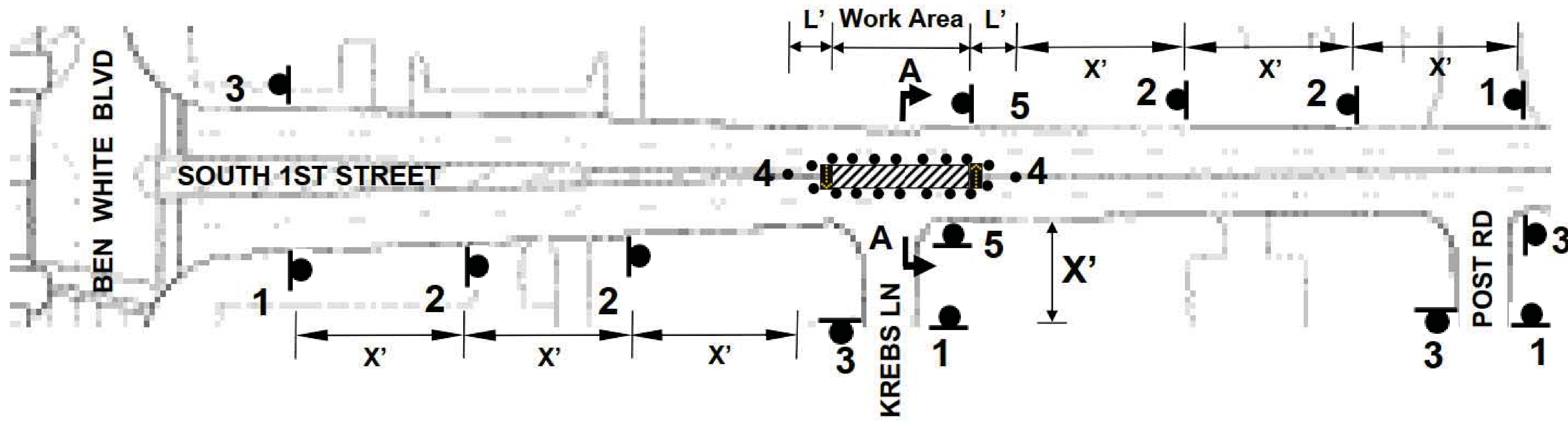
16

GENERAL NOTES

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9. NO PARKING SIGNS BE PLACED 48 HRS IN ADVANCE 50'-100' APART @ 45 ANGLE.
10. SEE DETOUR PLAN ON SHEET 19.

LEGEND

-  SIGN
-  WORK ZONE/AREA
-  TRAFFIC DIRECTION
-  TYPE III BARRICADE
-  TRAFFIC CONES



CITY OF AUSTIN
RIGHT OF WAY MANAGEMENT
05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

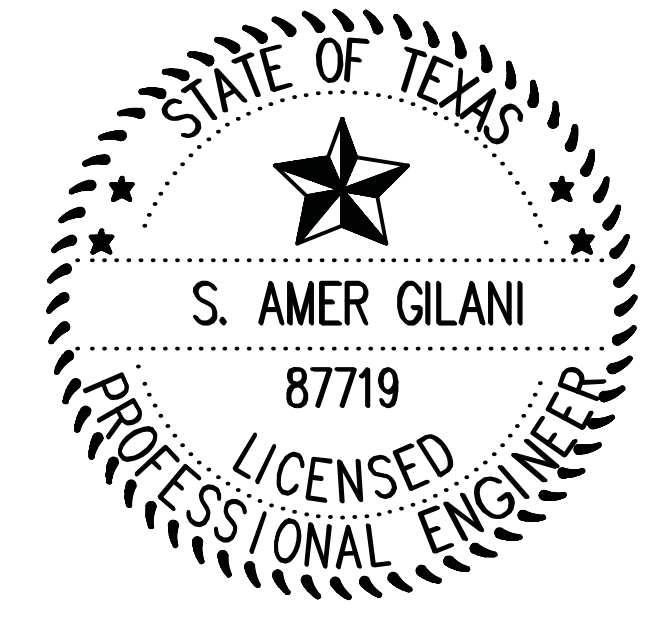
SITE PLAN APPROVAL SHEET 17 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____


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S. Amer Gilani
4/29/2021




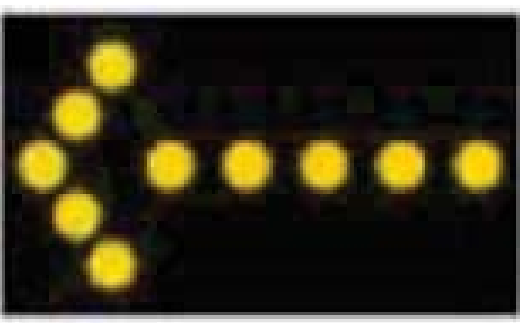
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791


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1

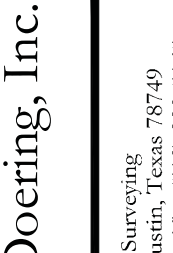

2


3


4


5

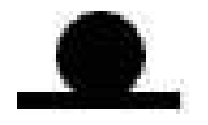





SECTION A-A

 Carlson, Brigance & Doering, Inc. FIRM ID #F3791 Civil Engineering - REG. IN TX 650 W. W. White Rd. Phone No. (512) 280-5160 Fax No. (512) 280-5165	SUN MOON AND STARS MODIFICATIONS DATE: 2/3/2021	DESIGNED BY: AG PREPARED BY: RS	SHEET CASE # SP - 2019 - 0517C PROJECT TRAFFIC CONTROL PLANS SHEET 17
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GENERAL NOTES

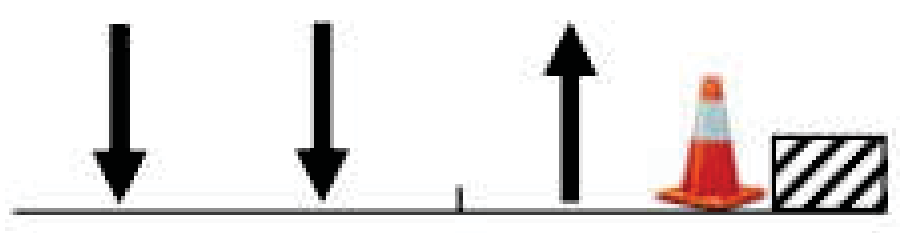
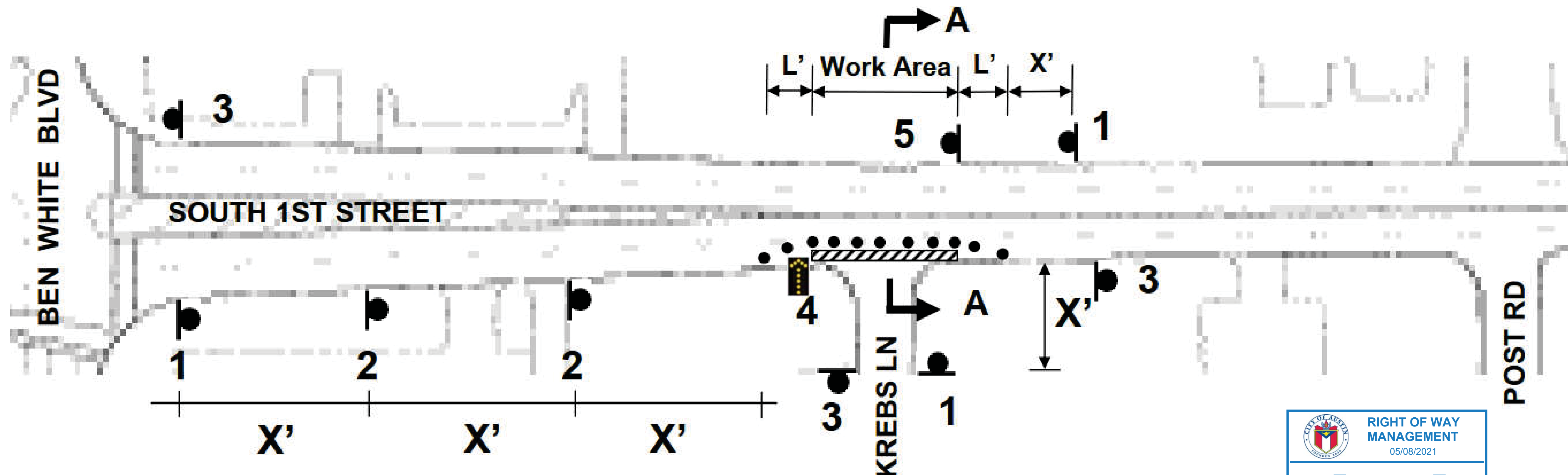
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9. NO PARKING SIGNS BE PLACED 48 HRS IN ADVANCE 50'-100' APART @ 45 ANGLE.
10. SEE DETOUR PLAN ON SHEET 20.

LEGEND

-  SIGN
-  WORK ZONE/AREA
-  TRAFFIC DIRECTION
-  TYPE III BARRICADE
-  TRAFFIC CONES



NTS



SECTION A - A

-  1
-  2
-  3
-  4
-  5

SITE PLAN APPROVAL SHEET 18 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

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

RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

S. Amer Gilani
 4/29/2021

STATE OF TEXAS
 S. AMER GILANI
 87719
 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

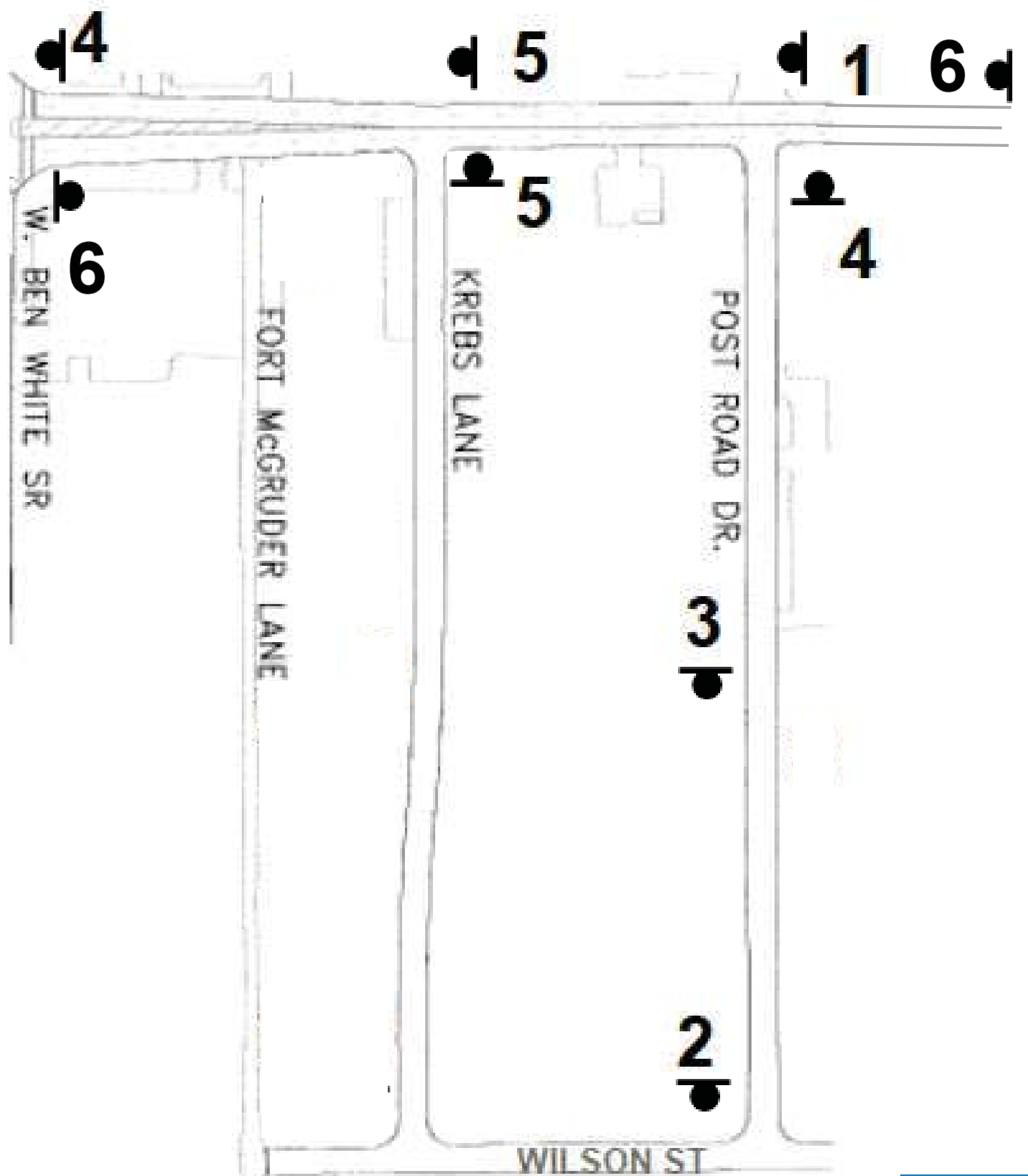
SHEET SUN MOON AND STARS MODIFICATIONS DESIGNED BY: AG PREPARED BY: RS DATE: 2/3/2021	
CASE # SP - 2019 - 0517C TRAFFIC CONTROL PLANS	JOB NAME PROJECT SHEET
	18

FILE PATH: \\VCS01\5014\Eng\Draw\TOP\5014_TCP.dwg - Oct 29, 2019 - 4:27pm

GENERAL NOTES

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9. NO PARKING SIGNS BE PLACED 48 HRS IN ADVANCE 50'-100' APART @ 45 ANGLE.
10. THIS DETOUR PLAN IS APPLICABLE TO SHEET 17 OF CONSTRUCTION ACTIVITIES.

LEGEND



SITE PLAN APPROVAL SHEET 19 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

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 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
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CITY OF AUSTIN
 RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

S. Gilani
 4/29/2021

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - REG. IN TX
 650 W. WILSON ST., SUITE 200
 AUSTIN, TX 78703
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CB&D

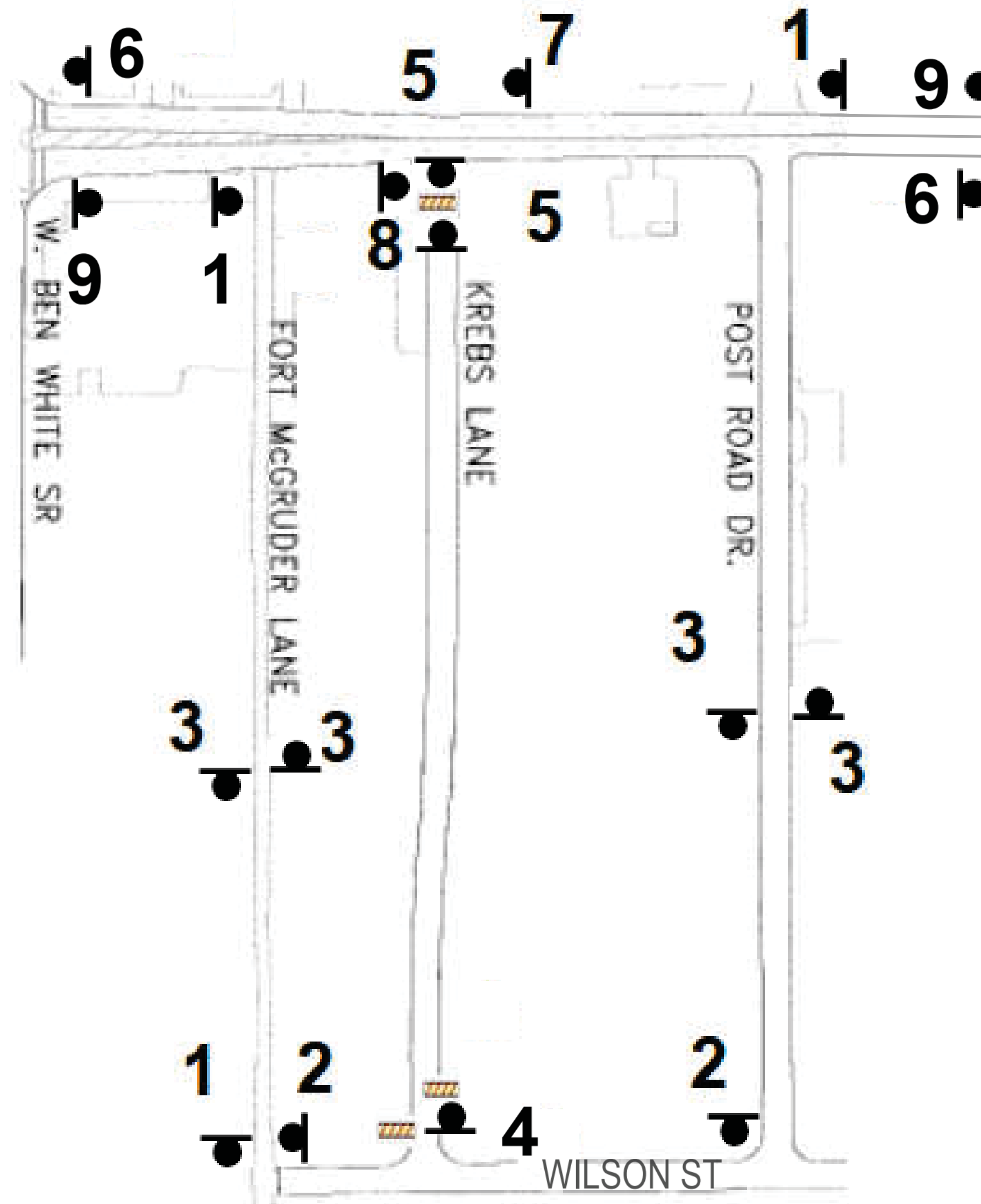
SHEET	SUN MOON AND STARS MODIFICATIONS	DATE	2/3/2021
DESIGNED BY:	AG	PREPARED BY:	RS
JOB NAME	CASE # SP - 2019 - 0517C		
PROJECT	TRAFFIC CONTROL PLANS		
SHEET			19

GENERAL NOTES

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9. NO PARKING SIGNS BE PLACED 48 HRS IN ADVANCE 50'-100' AP/
10. DETOUR PLAN IS APPLICABLE TO SH 18 CONSTRUCTION ACTIV

LEGEND

-  SIGN
-  WORK ZONE/AREA
-  TRAFFIC DIRECTION
-  TYPE III BARRICADE
-  TRAFFIC CONES



SITE PLAN APPROVAL SHEET 20 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

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 Rev. 1 _____ Correction 1 _____
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KREBS LN	KREBS LN	KREBS LN						KREBS LN	
1	2	3	4	5	6	7	8	9	

CITY OF AUSTIN
 RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

S. Amer Gilani
 4/29/2021

STATE OF TEXAS
 S. AMER GILANI
 87719
 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - 78249
 650 W. W. White Rd.
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SUN MOON AND STARS MODIFICATIONS
 DATE 2/3/2021
 PREPARED BY: RS
 DESIGNED BY: AG

CASE # SP - 2019 - 0517C
 TRAFFIC CONTROL PLANS
 SHEET 20

GENERAL NOTES

1. SPEED LIMIT ON S. 1ST ST WAS 35 MPH AND ON KREBS LANE WAS 25 MPH.
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SITE PLAN APPROVAL SHEET 21 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

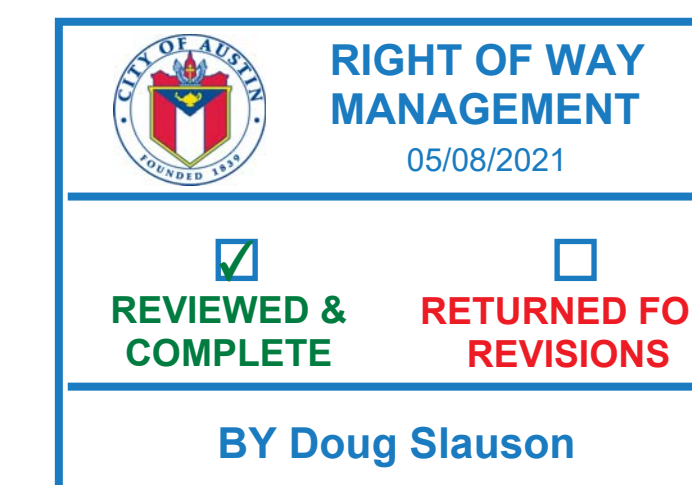
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
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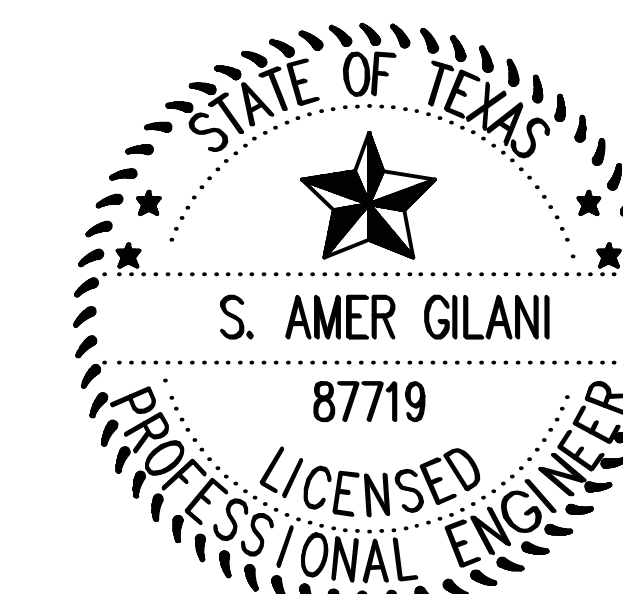
BARRICADING SUMMARY TABLES

STREETS									
Street	Classification	Protection	Street From	Street To	Planned Improvements	TCP/ Detour Sheet	Allowed Barricading Hours	Duration	Comments
S 1ST ST	CRITICAL ARTERIAL	NOT PROTECTED	BEN WHITE ST	POST RD	WATER LINE AND CONNECTIONS	1	10 AM - 3 PM M - F; 7 AM - 7 PM Weekends	1 WEEK	TRENCHING, BORE AND POT HOLE
S 1ST ST	CRITICAL ARTERIAL	NOT PROTECTED	BEN WHITE ST	POST RD	WATER LINE AND CONNECTIONS	2	10 AM - 3 PM M - F; 7 AM - 7 PM Weekends	1 WEEK	TRENCHING, BORE AND POT HOLE
S 1ST ST	CRITICAL ARTERIAL	NOT PROTECTED	BEN WHITE ST	POST RD	WATER LINE AND CONNECTIONS	3	10 AM - 3 PM M - F; 7 AM - 7 PM Weekends	1 WEEK	TRENCHING, BORE AND POT HOLE
S 1ST ST	CRITICAL ARTERIAL	NOT PROTECTED	BEN WHITE ST	POST RD	WATER LINE AND CONNECTIONS	4	10 AM - 3 PM M - F; 7 AM - 7 PM Weekends	1 WEEK	TRENCHING, BORE AND POT HOLE
INTERSECTIONS									
Street Intersection			Planned Improvements		Detour Sheet	Allowed Barricading Hours	Duration	Comments	
S 1ST ST & KREBS LN INTERSECTION			WATER LINE AND CONNECTIONS		5	10 AM - 3 PM M - F; 7 AM - 7 PM Weekends	1 WEEK	TRENCHING, BORE AND POT HOLE	

MUTCD SUGGESTED ADVANCE WARNING SIGN SPACING								
POSTED SPEED LIMIT (MPH)	30	35	40	45	50	55	60	65
ADVANCE WARNING SIGN SPACING (FEET)	120	160	240	320	400	500	600	700



S. Amer Gilani
4/29/2021



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - REG. IN TX
 6501 W. S. 190th St.
 Phone No. (512) 280-5100 Fax No. (512) 280-5105

SUN MOON AND STARS MODIFICATIONS
 DATE 2/3/2021
 DESIGNED BY: AG
 PREPARED BY: RS

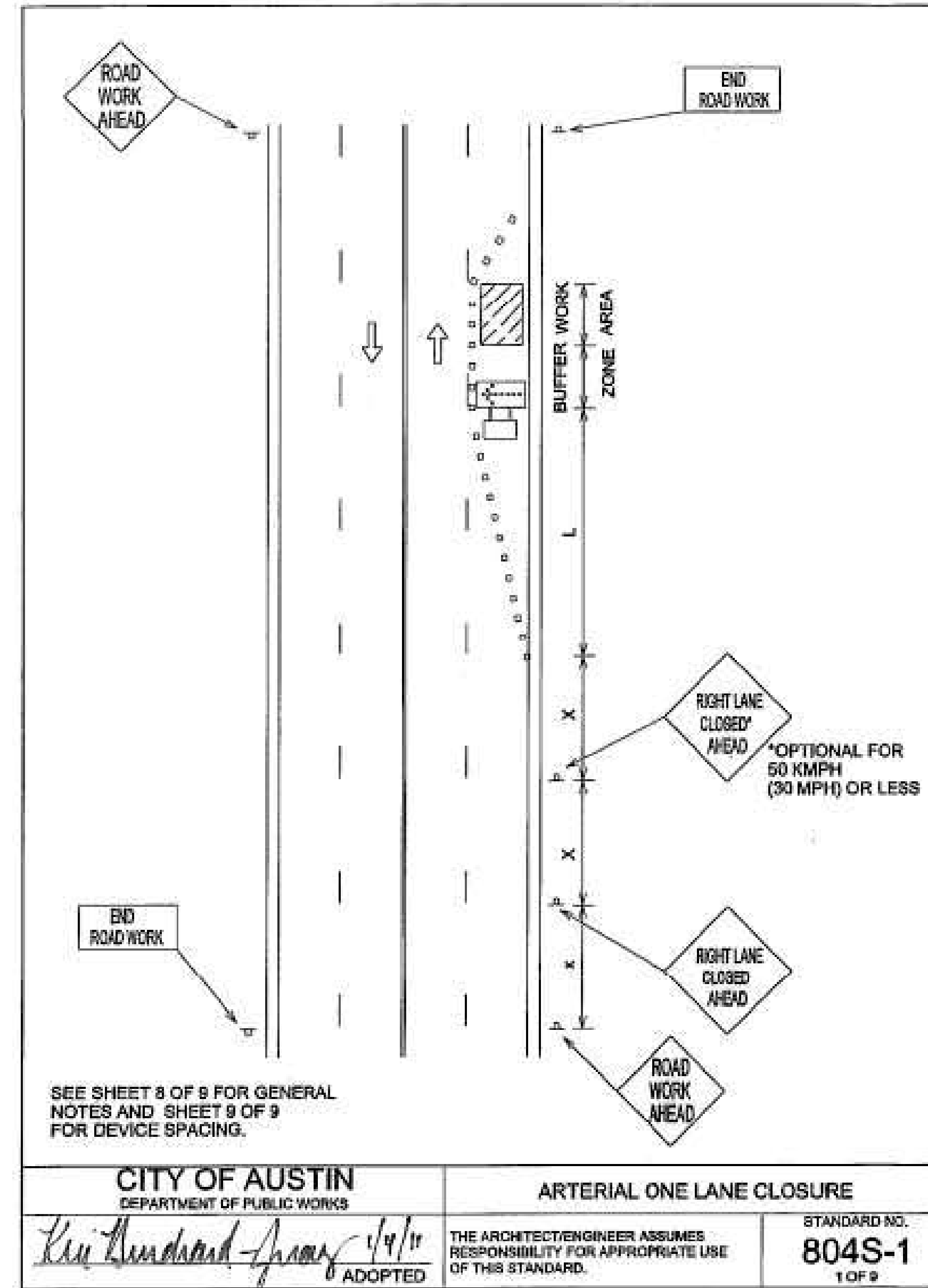
CASE # SP - 2019 - 0517C
 TRAFFIC CONTROL PLANS

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RIGHT OF WAY MANAGEMENT STANDARD NOTES FOR TRAFFIC CONTROL PLANS

- Contractor shall have an approved right of way (ROW) permit and traffic control plan (TCP) in electronic or paper formats on site at all times when working in the ROW.
- Contractor shall provide notification, as per the latest Mobility Guidelines (MG-04).
- Unless otherwise approved by the ROW Division of Austin Transportation Department (ATD): a.) Only one phase of a TCP may be set at any one time, and b.) Initial setup and phase changes of long-term work zones shall be installed on weekends.
- Once traffic control has been set, the authorized and competent representative from the project team/barricade company will complete and upload the "Contractor's Self-Inspection Checklist" form. See form and detailed instructions here: <https://www.austintexas.gov/page/right-way-traffic-control>
- For ROW violations, an investigation fee will be assessed for each offense until the violation is corrected. See current fee schedule here: https://www.austintexas.gov/sites/default/files/files/Transportation/Right_of_Way/Approved_ROW_Fees.pdf
- Excavations shall be backfilled or plated when required to open to traffic. Temporary paving shall be done according to City of Austin (COA) Standard Detail 1100S-4 (for HMAC or PCC pavements). For excavations exceeding a transverse width of 5 feet, the contractor shall provide an engineered plating plan for review by the City.
- Pedestrian routes in and around the work zone, including construction entrances, temporary walking paths, bypasses, covered walkways, and detours, must remain accessible and ADA compliant throughout the project.
- All applicable safeguards shall be in place per Chapter 33 of the International Building Code, to include pedestrian protections per Section 3306.
- "Construction Entrance Ahead" signs must be placed at all approaches to construction entrances, unless otherwise shown on the approved TCP.
- Existing driveways shall not be closed except with advance notice to the affected businesses/residences and approval from the ROW Division of ATD.
- All traffic control devices including protective barriers must be crashworthy and installed according to the manufacturer's guidelines. Crashworthiness shall be determined per MASH testing requirements.
- Overnight protection of work zones and storage of material/equipment shall be according to COA Standard Detail 804S-4.
- The name of the barricade contractor shall be shown on the non-reflective surface of all traffic control devices in accordance with COA Standard Detail 804S-5.
- The City's traffic engineer or inspector may make or require field adjustments to address issues of safety and mobility.
- If existing Capital Metro bus stops are within the temporary traffic control or detour area, the contractor shall contact Capital Metro (Laurie Michel at 512-621-5713 (Mobile)/ 512-369-7701 (Work), Laurie.Michel@capmetro.org), or ~service.impacts@capmetro.org, two (2) weeks prior to setting up the traffic control devices in order to coordinate potential bus-stop relocation or any other related issues.
- If existing signalized intersections are within the temporary traffic control area, the contractor shall contact ATD - Signals Division at (512) 974-4075, one week prior to setting traffic control devices.
- The right of way shall be returned to full use at the end of the approved work hours.
- Contractors shall adhere to all ROW special event activity restrictions, as per the latest Mobility Guidelines (MG-08).
- Projects that are routed through the DAPCZ process are required to coordinate with the Office of Special Events (512-9741000 or TransportationSpecialEvents@austintexas.gov), in conjunction with the ROW Division of ATD. Visit City Stage for scheduled events for all of Austin.
- Pursuant to City Code 9-2-3, ROW work must not make noise audible to an adjacent business or residence between 10:30pm and 7:00am or operate a machine that separates, gathers, grades, loads, or unloads sand, rock, or gravel within 600 feet of a residence, church, hospital, hotel, or motel between 7:00pm and 6:00am, except for installation of concrete authorized by a separate non-peak hour concrete pour permit issued under City Code section 9-2-21.

Revised 8/25/20



CITY OF AUSTIN
RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slouson

SITE PLAN APPROVAL SHEET 22 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

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

S. Gilani
 4/29/2021

STATE OF TEXAS
 S. AMER GILANI
 87719
 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - P.E.# 49
 650 W. W. White Rd.
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SUN MOON AND STARS MODIFICATIONS
 DATE 2/3/2021
 DESIGNED BY: AG
 PREPARED BY: RS

CASE # SP - 2019 - 0517C
 TRAFFIC CONTROL PLANS
 SHEET 22

<p>1. ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.</p> <p>2. TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-5, SHEETS 5, 6 AND 7 OF 11.</p> <p>3. FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS, THE CHANNELIZATION MUST BE MADE DOMINANT BY USING A VERY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZING DEVICE SPACING OF 3 m (10') IS REQUIRED.</p> <p>4. FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.</p> <p>5. FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-3.</p> <p>6. FOR ONE-WAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF DIGITS ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE "X" SHALL BE PLACED UNDER THE NUMBER OF LANE(S) BLOCKED.</p> <p>7. FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.</p> <p>8. CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY BYPASS WHEREVER PEDESTRIAN MOVEMENTS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.</p> <p>9. FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.</p> <p>10. THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE, READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.</p>	
<p>CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS</p> <p><i>Kiri Ruedrich-Juan</i> 11/11/19 ADOPTED</p>	<p>GENERAL NOTES</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 804S-1 8 OF 8</p>

THIS DETAIL FOR USE BY CITY FORCES ONLY	
<p>1. ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.</p> <p>2. TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-5, SHEETS 5, 6 AND 7 OF 11.</p> <p>3. FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS, THE CHANNELIZATION MUST BE MADE DOMINANT BY USING A VERY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZING DEVICE SPACING OF 3 m (10') IS REQUIRED.</p> <p>4. FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.</p> <p>5. FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-3.</p> <p>6. FOR ONE-WAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF DIGITS ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE "X" SHALL BE PLACED UNDER THE NUMBER OF LANE(S) BLOCKED.</p> <p>7. FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.</p> <p>8. CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY BYPASS WHEREVER PEDESTRIAN MOVEMENTS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.</p> <p>9. FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.</p> <p>10. THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE, READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.</p> <p>11. WHEN ACTIVITY ENCROACHES OR BLOCKS A BIKE LANE, SIGNS ARE REQUIRED TO INDICATE BIKE LANE CLOSURES.</p>	
<p>CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS</p> <p><i>Bill Gardner</i> 11/13/19 ADOPTED</p>	<p>GENERAL NOTES</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 804S-1A 4 OF 5</p>

RIGHT OF WAY MANAGEMENT
05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

SITE PLAN APPROVAL SHEET 23 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

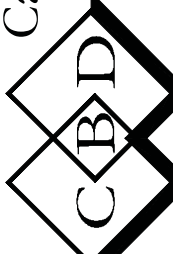
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF BUILDING PERMITS IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE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

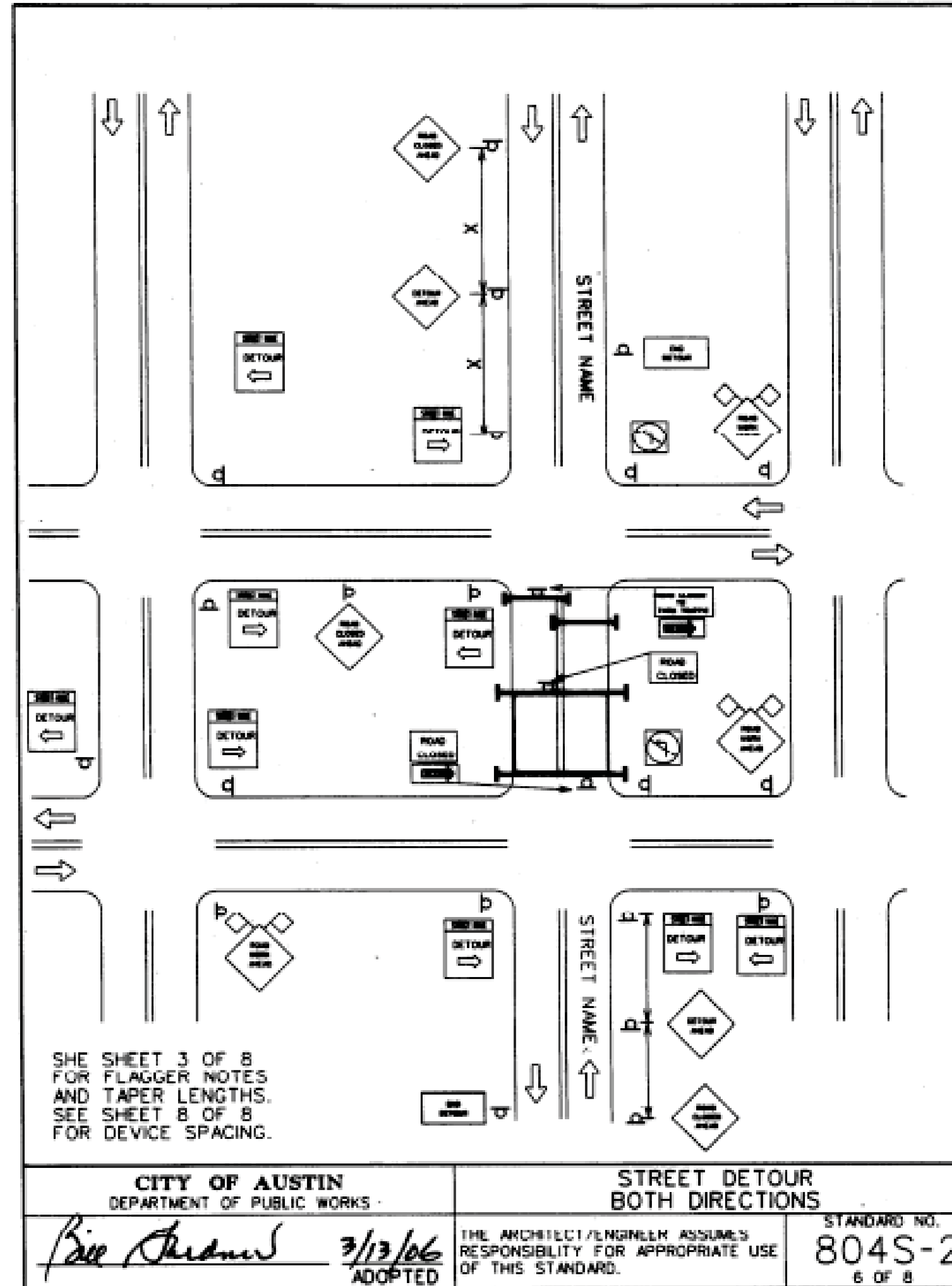
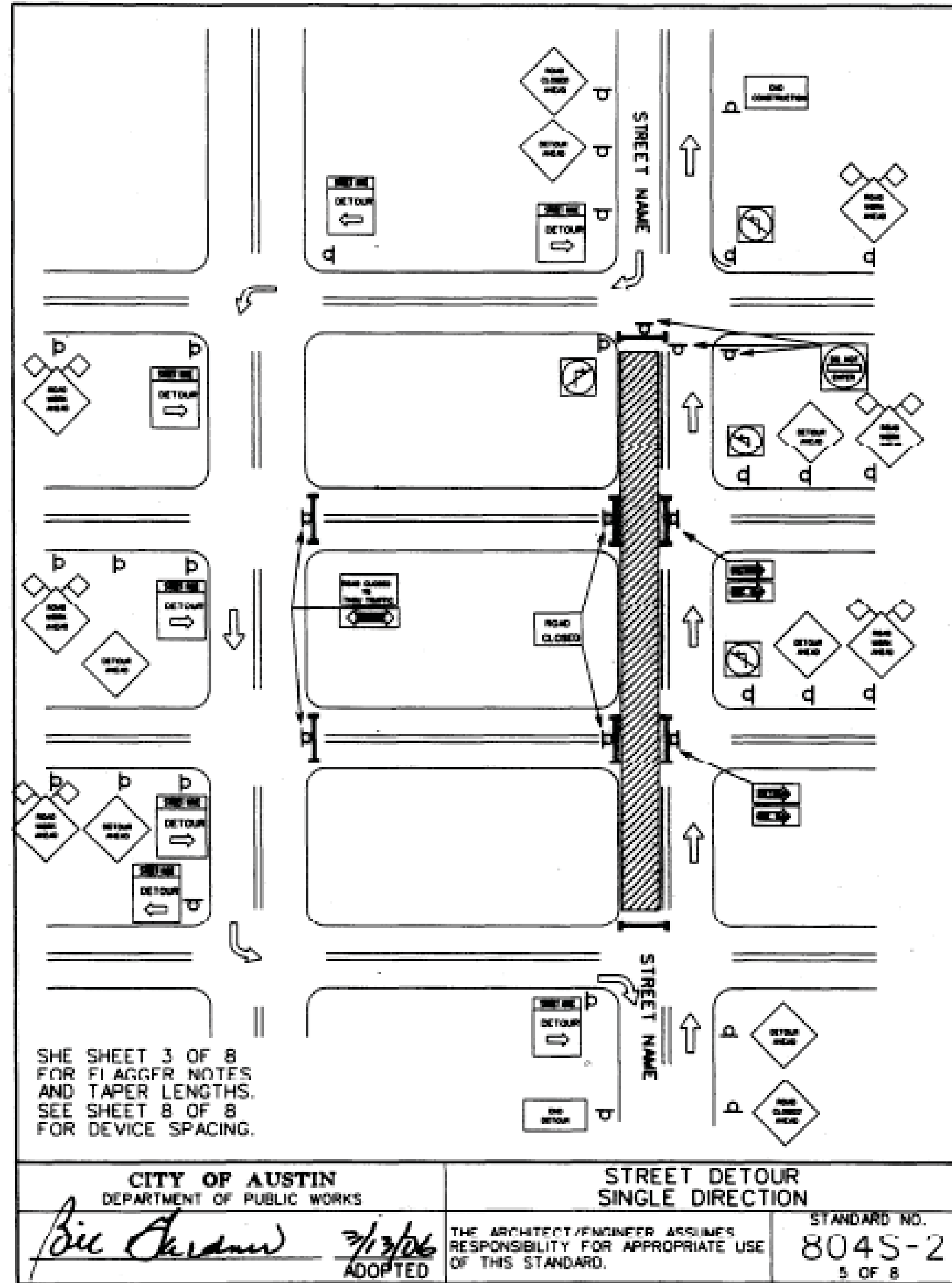
S. Amir Gilani
4/29/2021



S. AMER GILANI
87719
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

 Carlson, Brigance & Doering, Inc. <small>Surveying - 752-09 Civil Engineering - 752-09 550 W. W. White Rd. Phone No. (512) 280-5100 Fax No. (512) 280-5105</small>	SUN MOON AND STARS MODIFICATIONS	DESIGNED BY: AG	PREPARED BY: RS	DATE: 2/3/2021
SHEET	CASE # SP - 2019 - 0517C	TRAFFIC CONTROL PLANS		
JOB NAME	23			



CITY OF AUSTIN
RIGHT OF WAY MANAGEMENT
05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

SITE PLAN APPROVAL SHEET 24 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____
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S. Gilani
4/29/2021

STATE OF TEXAS
S. AMER GILANI
87719
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

CBD

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550 W. W. White Rd.
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SUN MOON AND STARS MODIFICATIONS

DATE 2/3/2021

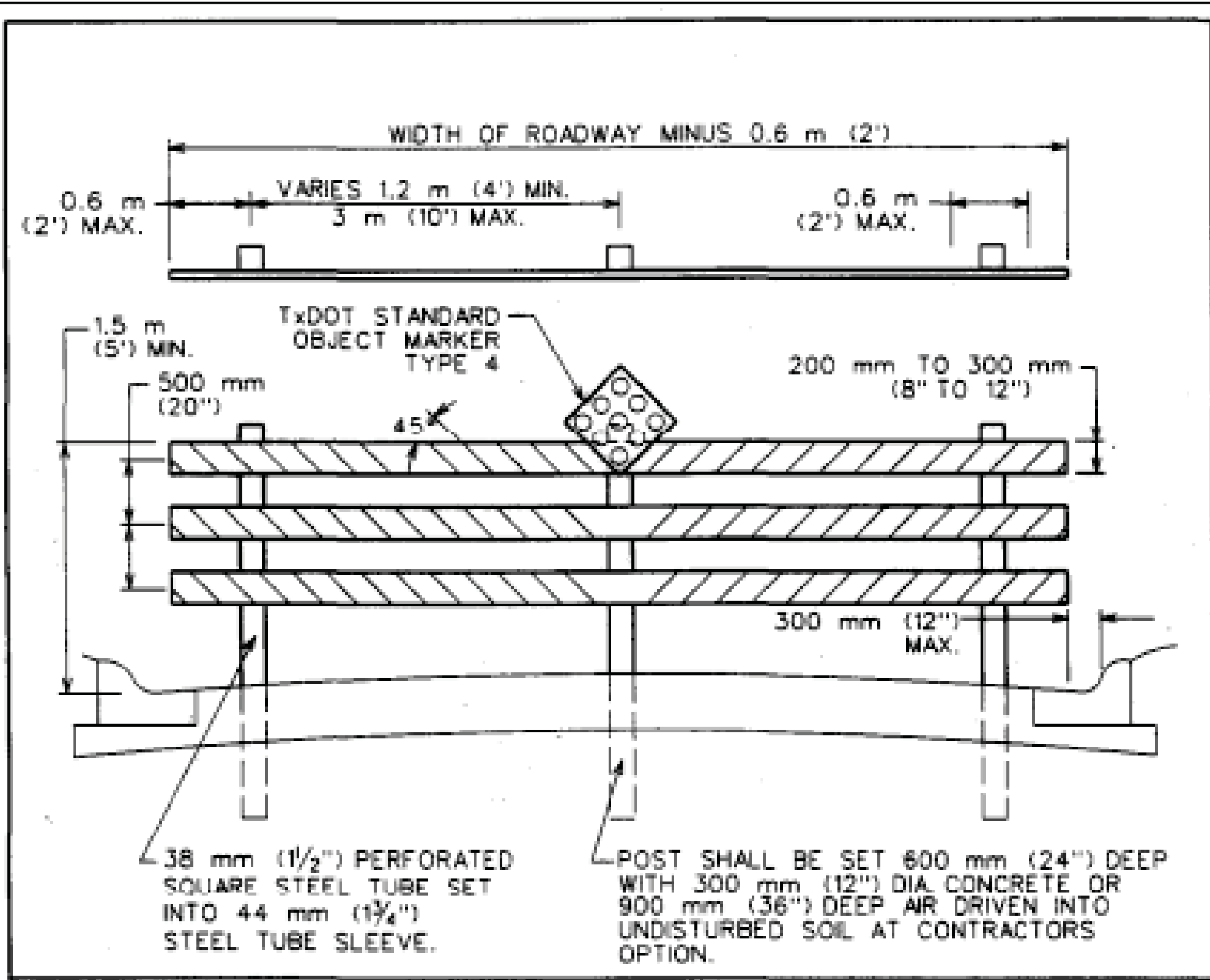
DESIGNED BY: AG

DRAWN BY: RS

SHEET 24

JOB NAME CASE # SP - 2019 - 0517C

PROJECT TRAFFIC CONTROL PLANS



- NOTES:
1. WIDTH OF RAIL SHALL BE A MINIMUM OF 200 mm (8") AND MAY BE UP TO A MAXIMUM OF 300 mm (12"), 25 mm (1") HOLLOW-PROFILE PLASTIC LUMBER WITH INTERNAL STIFFENERS.
 2. RAILS SHALL BE FASTENED TO EACH TUBE WITH 50 mm (2") STEEL BOLTS WITH NUTS AND WASHERS ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
 3. THE RAILS SHALL HAVE 150 mm (6") WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45 DEGREE SLOPES, DOWN AND TOWARD THE CENTER OF THE BARRICADE.
 4. BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 600 mm (2') SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
 5. 450 mm (18") DIAMOND REFLECTORIZED RED PANEL OR 450 mm (18") DIAMOND RED OR BLACK PANEL WITH NINE-75 mm (3") DIAMETER RED REFLECTORS SYMMETRICALLY PLACED AT CENTER POSTS, A MINIMUM OF 1.2 m (4') ABOVE GROUND SHALL BE USED FOR END OF ROAD MARKERS AS PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) SECTION 3C.04.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	STREET-END BARRICADE	STANDARD NO. 803S-1
<i>Bill Gardner</i> 3/12/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

1. ALL PAVEMENT MARKINGS USED SHALL CONFORM TO THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND EXISTING PAVEMENT MARKINGS ON ALL ROADWAYS WITHIN THE CONSTRUCTION LIMITS AND ON ANY ROADWAY OUTSIDE THE CONSTRUCTION LIMITS THAT REQUIRES THE REROUTING OF TRAFFIC FOR HIS WORK.
3. ALL ROADWAYS TO BE OPENED TO TRAFFIC SHALL HAVE TEMPORARY OR STANDARD PAVEMENT MARKINGS INSTALLED AS SHOWN IN THE DRAWINGS, AT THE END OF EACH DAY'S OPERATION.
4. MARKINGS SHALL PROVIDE A VISIBLE REFERENCE FOR A MINIMUM DISTANCE OF 91.5 m (300') DURING NORMAL DAYLIGHT HOURS AND 49 m (160') WHEN ILLUMINATED BY AUTOMOBILE LOW-BEAM HEADLIGHTS AT NIGHT, UNLESS SIGHT DISTANCE IS RESTRICTED BY ROADWAY GEOMETRICS.
5. ALL TEMPORARY REMOVABLE PAVEMENT MARKINGS SHALL BE SUPPLEMENTED WITH RAISED PAVEMENT MARKERS.
6. TEMPORARY REMOVABLE PAVEMENT MARKING TAPE IS THE PREFERRED PAVEMENT MARKING; HOWEVER THE CONTRACTOR MAY WITH APPROVAL OF THE ENGINEER OR DESIGNATED REPRESENTATIVE, USE RAISED PAVEMENT MARKINGS, PAINT AND BEADS OR THERMOPLASTIC IF THE ROADWAY IS TO BE COMPLETELY RESURFACED.
7. PAVEMENT MARKINGS THAT ARE NO LONGER APPLICABLE AND WHICH MAY CREATE CONFUSION OR DIRECT A MOTORIST TOWARD OR INTO THE CLOSED PORTION OF THE ROADWAY, SHALL BE REMOVED OR OBLITERATED BEFORE THE ROADWAY IS OPENED TO TRAFFIC. THE ABOVE DOES NOT APPLY TO SHORT-DURATION, SHORT TERM STATIONARY OR INTERMEDIATE TERM STATIONARY WORK.
8. REMOVAL OR OBLITERATION OF PAVEMENT MARKINGS INCLUDES CENTERLINES, CHANNELIZING LINES, LANE LINES, EDGE LINES, WORDS, ARROWS, SYMBOLS AND RAISED PAVEMENT MARKINGS.
9. PAVEMENT MARKINGS SHALL BE REMOVED OR OBLITERATED TO THE FULLEST EXTENT POSSIBLE, SO AS NOT TO LEAVE A DISCERNIBLE MARK. GRINDING OF PAVEMENT MARKINGS WILL ONLY BE ALLOWED ON PAVEMENT THAT IS TO BE COMPLETELY REPLACED.
10. TEMPORARY FLEXIBLE-REFLECTIVE TABS MAY BE USED FOR TEMPORARY PAVEMENT MARKINGS ON NEW PAVEMENT, PROVIDED THEY ARE PLACED ON 1.5 m (5') CENTERS.
11. THE CONTRACTOR SHALL PLACE TEMPORARY FLEXIBLE-REFLECTIVE TABS IMMEDIATELY AFTER THE FINAL HMA OVERLAY AS EACH LANE IS COMPLETED AND READY FOR TRAFFIC. NO DIRECT PAYMENT WILL BE MADE FOR THIS OPERATION, BUT WILL BE CONSIDERED SUBSIDIARY TO THE OTHER BID ITEMS. FINAL STRIPING SHOULD BE COMPLETED WITHIN FOURTEEN (14) DAYS OF THE FINAL PAVING.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GENERAL NOTES	STANDARD NO. 804S-3 5 OF 5
<i>Bill Gardner</i> 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

RIGHT OF WAY MANAGEMENT
05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

SITE PLAN APPROVAL SHEET 25 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

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

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S. Amir Gilani
4/29/2021

S. AMER GILANI
87719
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

CBD

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Austin, TX 78745
Phone No. (512) 280-5100 Fax No. (512) 280-5105

SUN MOON AND STARS MODIFICATIONS

DATE 2/3/2021

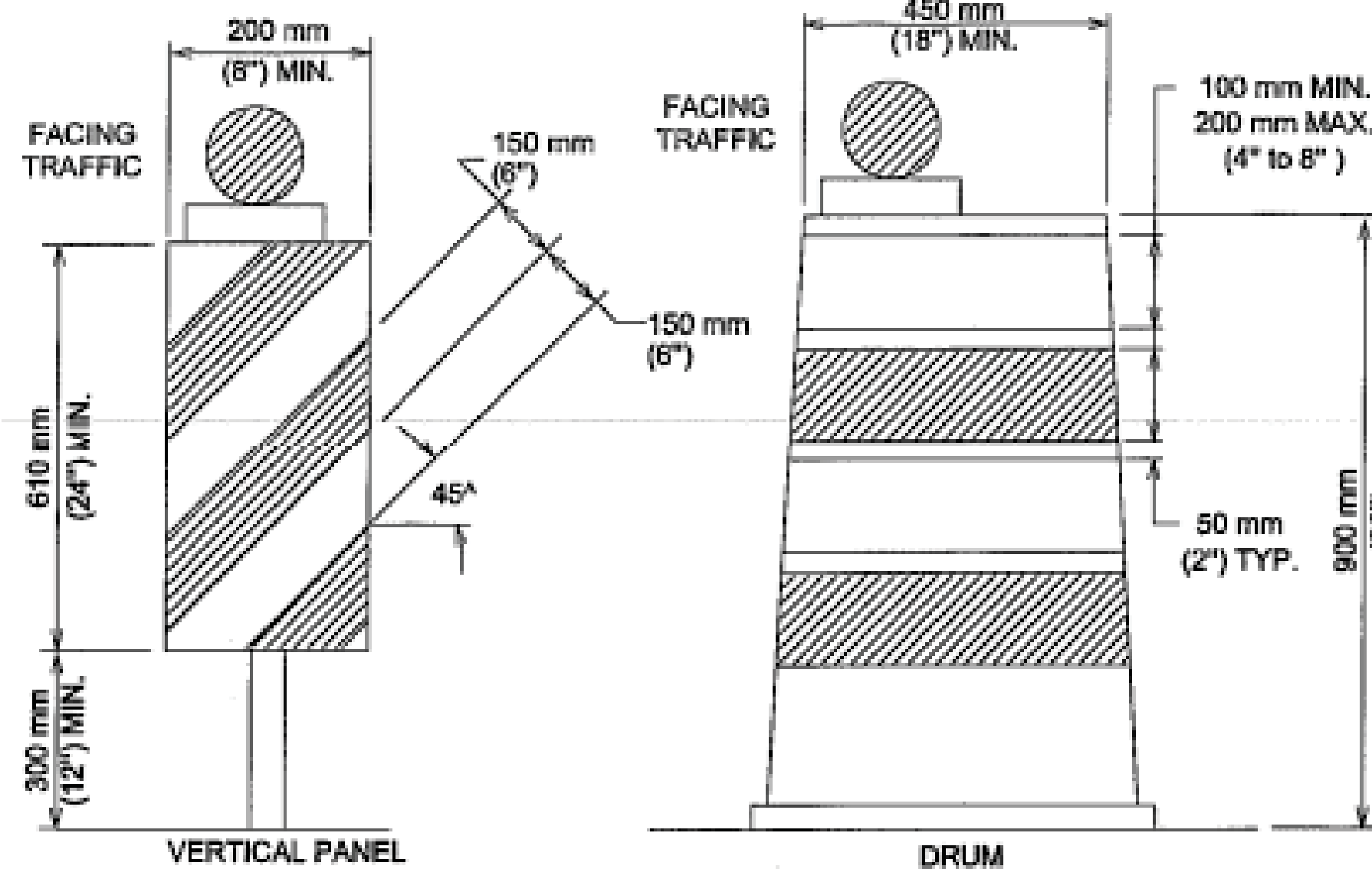
DESIGNED BY: AG

DRAWN BY: RS

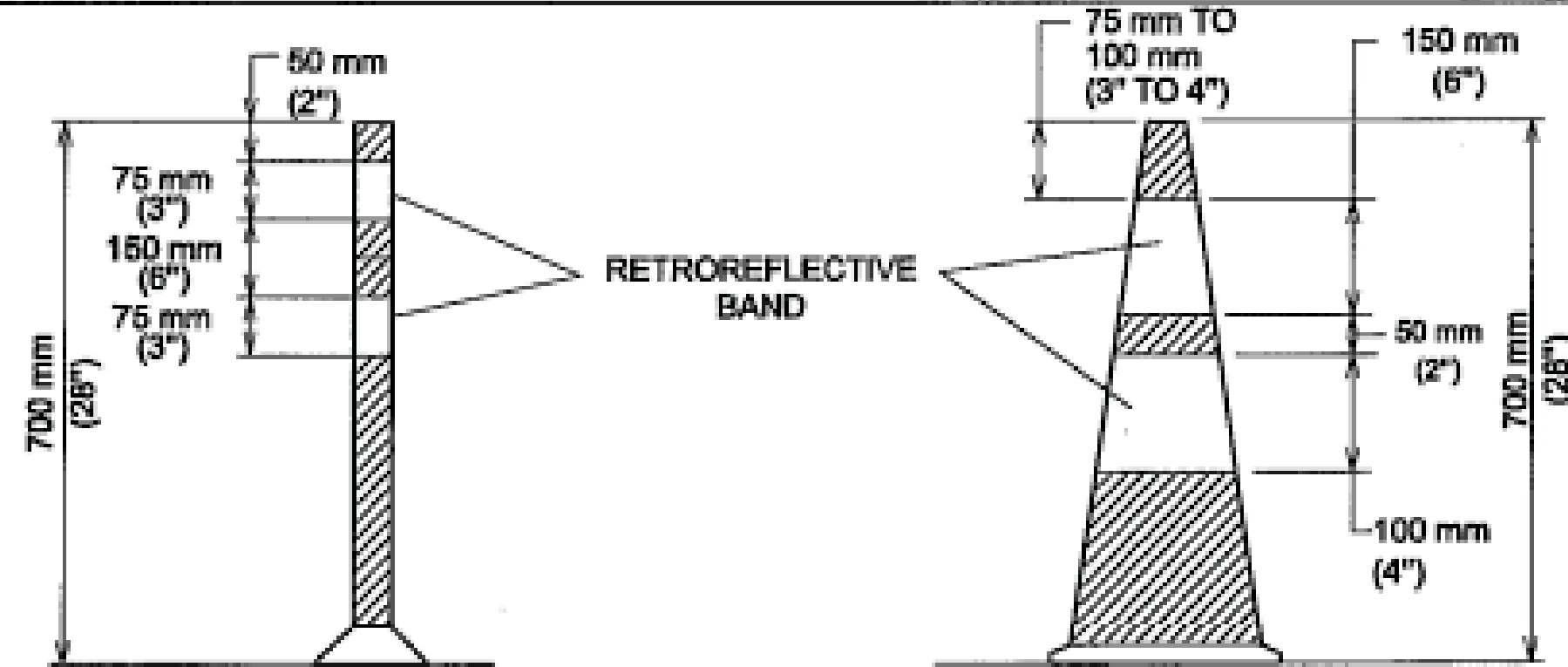
SHEET 25

CASE # SP - 2019 - 0517C

PROJECT TRAFFIC CONTROL PLANS



LONG TERM AND INTERMEDIATE TERM STATIONARY WORK



TUBULAR MARKERS
SHORT TERM AND SHORT DURATION WORK

SEE STANDARD 804S-5
SHEET 12 OF 13 AND SHEET 13 OF 13
FOR GENERAL NOTES AND DEVICE SPACING.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CHANNELIZING DEVICES	STANDARD NO. 804S-5 1 OF 13
<i>[Signature]</i> 1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

CHANNELIZING DEVICES

1. ALL CHANNELIZING DEVICES SHALL HAVE WARNING LIGHTS OR LARGE REFLECTORS WHEN USED AT NIGHT. FLASHING WARNING LIGHTS MAY BE PLACED ON CHANNELIZING DEVICES USED SINGULARLY OR IN GROUPS TO MARK A SPOT CONDITION. WARNING LIGHTS ON CHANNELIZING DEVICES USED IN A SERIES SHALL BE STEADY-BURN. CHANNELIZING DEVICES IN TAPERS AT NIGHT SHALL HAVE TYPE C WARNING LIGHTS.
2. THE RETROREFLECTIVE MATERIAL USED ON CHANNELIZING DEVICES SHALL HAVE A SMOOTH, SEALED OUTER SURFACE.
3. THE NAME AND TELEPHONE NUMBER OF THE AGENCY, CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-RETROREFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES. THE LETTERS AND NUMBERS SHALL BE A NON-RETROREFLECTIVE COLOR AND NOT OVER 50 mm (2") IN HEIGHT.
4. PARTICULAR ATTENTION SHOULD BE GIVEN TO ASSURE THAT CHANNELIZING DEVICES ARE MAINTAINED AND KEPT CLEAN, VISIBLE AND PROPERLY POSITIONED AT ALL TIMES. DEVICES SHALL BE REPLACED THAT ARE DAMAGED AND HAVE LOST A SIGNIFICANT AMOUNT OF THEIR RETROREFLECTIVITY AND EFFECTIVENESS.

CONES

CONES SHALL PREDOMINANTLY BE ORANGE, FLUORESCENT RED-ORANGE, OR FLUORESCENT YELLOW-ORANGE IN COLOR, NOT LESS THAN 70 mm (28") IN HEIGHT, AND SHALL BE MADE OF A MATERIAL THAT CAN BE STRUCK WITHOUT DAMAGING VEHICLES ON IMPACT. FOR NIGHT TIME USE, CONES SHALL BE RETROREFLECTIVE OR EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY. RETROREFLECTION OF CONES SHALL BE PROVIDED BY A WHITE BOND 150 mm (6") WIDE, NO MORE THAN 75 TO 100 mm (3 TO 4") FROM THE TOP OF THE CONE, AND AN ADDITIONAL 100 mm (4") WHITE BAND A MINIMUM OF 50 mm (2") BELOW THE 150 mm (6") BAND. TUBULAR MARKERS ARE NORMALLY USED FOR SHORT-TERM STATIONARY AND SHORT DURATION WORK. HOWEVER, CONES MAY BE USED FOR INTERMEDIATE-TERM STATIONARY WORK AT NIGHT, IF THE SITE IS CONTINUOUSLY MANNED.

TUBULAR MARKERS

TUBULAR MARKERS SHALL PREDOMINANTLY BE ORANGE IN COLOR, NOT LESS THAN 700 mm (28") IN HEIGHT, A MINIMUM 50 mm (2") WIDE WHEN FACING TRAFFIC AND MADE OF A MATERIAL THAT CAN BE STRUCK WITHOUT DAMAGING VEHICLES. FOR NIGHT TIME USE, TUBULAR MARKERS SHALL BE RETROREFLECTIVE PROVIDED BY TWO (2) 75 mm (3") WIDE WHITE BANDS PLACED A MAXIMUM OF 50 mm (2") FROM THE TOP, WITH A MAXIMUM OF 150 mm (6") BETWEEN BANDS. TUBULAR MARKERS ARE NORMALLY USED FOR SHORT-TERM STATIONARY AND SHORT DURATION WORK. HOWEVER, TUBULAR MARKERS MAY BE USED FOR INTERMEDIATE-TERM STATIONARY WORK AT NIGHT, IF THE SITE IS CONTINUOUSLY MANNED.

VERTICAL PANELS

VERTICAL PANELS SHALL BE 200 TO 300 mm (8 TO 12") WIDE AND AT LEAST 800 mm (24") IN HEIGHT. THEY SHALL HAVE ORANGE AND WHITE STRIPES, AND BE RETROREFLECTIVE. PANEL STRIPE WIDTHS SHALL BE 150 mm (6") EXCEPT WHERE PANEL HEIGHTS ARE LESS THAN 900 mm (36"), WHEN 100 mm (4") STRIPES MAY BE USED. IF USED FOR TWO-WAY TRAFFIC, BACK-TO-BACK PANELS SHALL BE USED.

DRUMS

1. DRUMS USED FOR TRAFFIC WARNING OR CHANNELIZATION SHALL BE CONSTRUCTED OF LIGHT-WEIGHT FLEXIBLE AND DEFORMABLE MATERIALS AND BE A MINIMUM OF 900 mm (36") IN HEIGHT, AND HAVE AT LEAST 450 mm (18") MINIMUM WIDTH, REGARDLESS OF ORIENTATION. STEEL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 100 TO 200 mm (4 TO 8") WIDE. EACH DRUM SHALL HAVE A MINIMUM OF TWO (2) ORANGE AND TWO (2) WHITE STRIPES. ANY NON-RETROREFLECTIVE SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES, SHALL NOT EXCEED 50 mm (2") WIDE. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF ROADWORK OR OTHER DEBRIS.

2. DRUMS SHOULD NOT BE WEIGHTED WITH SAND, WATER OR ANY MATERIAL TO AN EXTENT THAT WOULD MAKE THE HAZARDOUS TO MOTORISTS, PEDESTRIANS OR WORKERS. WHEN THEY ARE USED IN REGIONS SUSCEPTIBLE TO FREEZING, THEY SHOULD HAVE DRAINAGE HOLES IN THE BOTTOM SO WATER WILL NOT ACCUMULATE AND FREEZE, CAUSING A HAZARD IF STRUCK BY A MOTORIST. BALLAST SHALL NOT BE PLACED ON TOP OF THE DRUM.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CHANNELIZING DEVICES	STANDARD NO. 804S-5 2 OF 13
<i>[Signature]</i> 1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

SITE PLAN APPROVAL SHEET 26 OF 29
FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF AUSTIN CITY CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

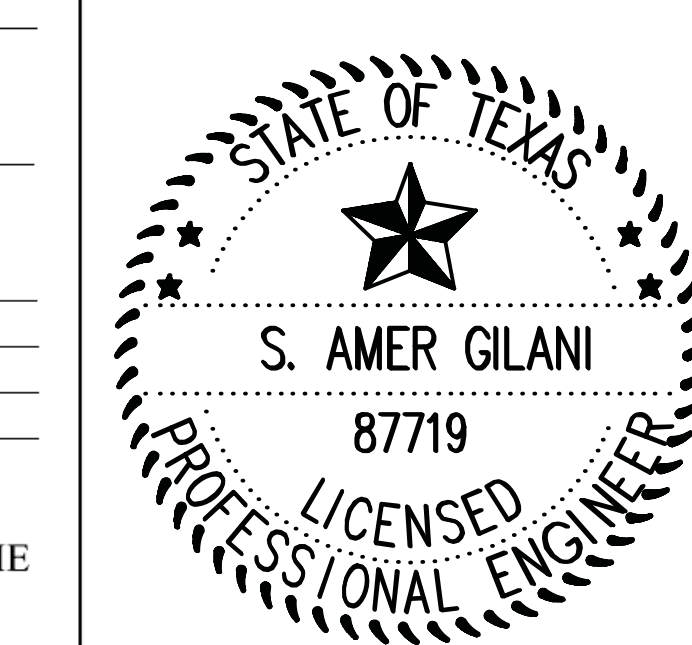
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF BUILDING PERMITS IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE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

CITY OF AUSTIN
RIGHT OF WAY
MANAGEMENT
05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

[Signature]
4/29/2021



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering - 750-09
550 W. W. White Rd.
Phone No. (512) 280-5100 Fax No. (512) 280-5105

CBD

SUN MOON AND STARS MODIFICATIONS

DATE 2/3/2021

DESIGNED BY: AG

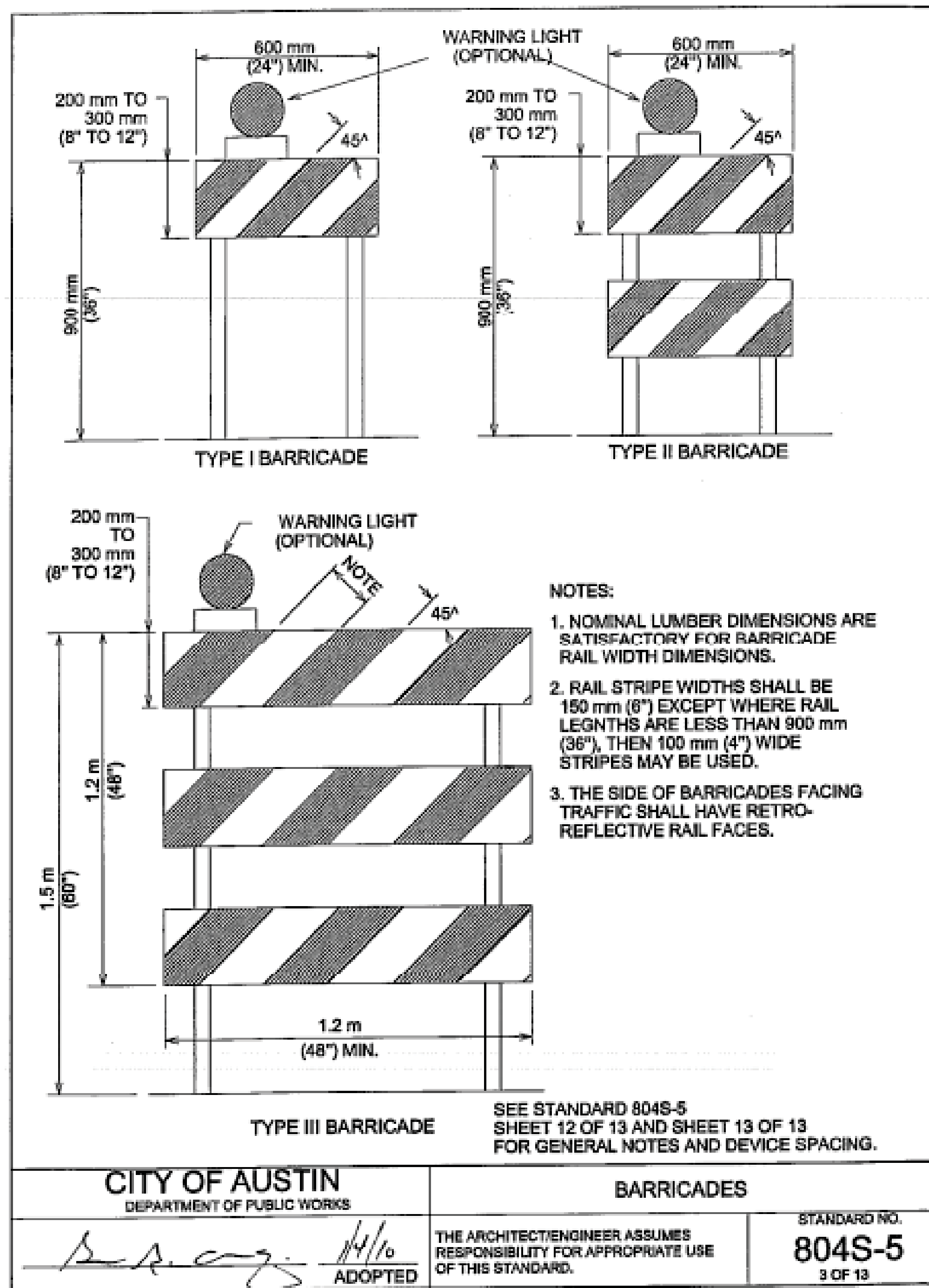
PREPARED BY: RS

SHEET

JOB NAME CASE # SP - 2019 - 0517C

PROJECT TRAFFIC CONTROL PLANS

SHEET 26



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	BARRICADES	STANDARD NO. 804S-5 3 OF 13
<i>[Signature]</i> 1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

BARRICADES

- BARRICADES SHALL BE OF THREE TYPES: TYPE I, TYPE II OR TYPE III.
- STRIPES ON BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETRO-REFLECTIVE STRIPES (SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION TRAFFIC IS TO PASS). THE STRIPES SHALL BE 150 mm (6") WIDE, EXCEPT WHERE RAIL LENGTHS ARE LESS THAN 900 mm (36"), WHEN 100 mm (4") WIDE STRIPES MAY BE USED.
- WHERE A BARRICADE EXTENDS ENTIRELY ACROSS A ROADWAY, THE SURFACE STRIPES SHOULD SLOPE DOWNWARD IN THE DIRECTION TOWARD WHICH TRAFFIC MUST TURN. WHERE BOTH RIGHT AND LEFT TURNS ARE PROVIDED, THE STRIPES MAY SLOPE DOWNWARD IN BOTH DIRECTIONS FROM THE CENTER OF THE BARRICADE OR BARRICADES. WHERE NO TURNS ARE INTENDED, THE STRIPES SHOULD SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE OR BARRICADES.
- BARRICADE RAILS SHOULD BE SUPPORTED IN A MANNER THAT WILL ALLOW THEM TO BE SEEN BY THE MOTORIST AND PROVIDE A STABLE SUPPORT NOT EASILY BLOWN OVER BY THE WIND OR TRAFFIC. FOR TYPE I BARRICADES, THE SUPPORT MAY INCLUDE OTHER UNSTRIPED HORIZONTAL PANELS NECESSARY TO PROVIDE STABILITY.
- BARRICADES ARE LOCATED ADJACENT TO TRAFFIC AND ARE THEREFORE SUBJECT TO IMPACT WITH ERRANT VEHICLES. BECAUSE OF THEIR VULNERABLE POSITION AND THE HAZARD THEY COULD CREATE, THEY SHOULD BE CONSTRUCTED OF LIGHTWEIGHT MATERIALS AND HAVE NO RIGID STAY BRACING FOR A-FRAME DESIGNS. ALL BARRICADE SYSTEMS SHOULD BE CRASHWORTHY.
- ON HIGH-SPEED EXPRESSWAYS OR IN OTHER SITUATION WHERE BARRICADES MAY BE SUSCEPTIBLE TO OVERTURNING IN THE WIND, SANDBAGS SHOULD BE USED FOR BALLASTING. SANDBAGS MAY BE PLACED ON PARTS OF THE FRAME OR STAYS TO PROVIDE THE REQUIRED BALLAST BUT SHALL NOT BE PLACED ON TOP OF ANY STRIPED RAIL. BARRICADES SHALL NOT BE BALLASTED BY HEAVY OBJECTS SUCH AS ROCKS OR CHUNKS OF CONCRETE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	BARRICADES	STANDARD NO. 804S-5 4 OF 13
<i>[Signature]</i> 1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

CITY OF AUSTIN
RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Slauson

SITE PLAN APPROVAL SHEET 27 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
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 CHAPTER _____ OF AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
 Rev. 1 _____ Correction 1 _____
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[Signature]
 4/29/2021

STATE OF TEXAS
 S. AMER GILANI
 87719
 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

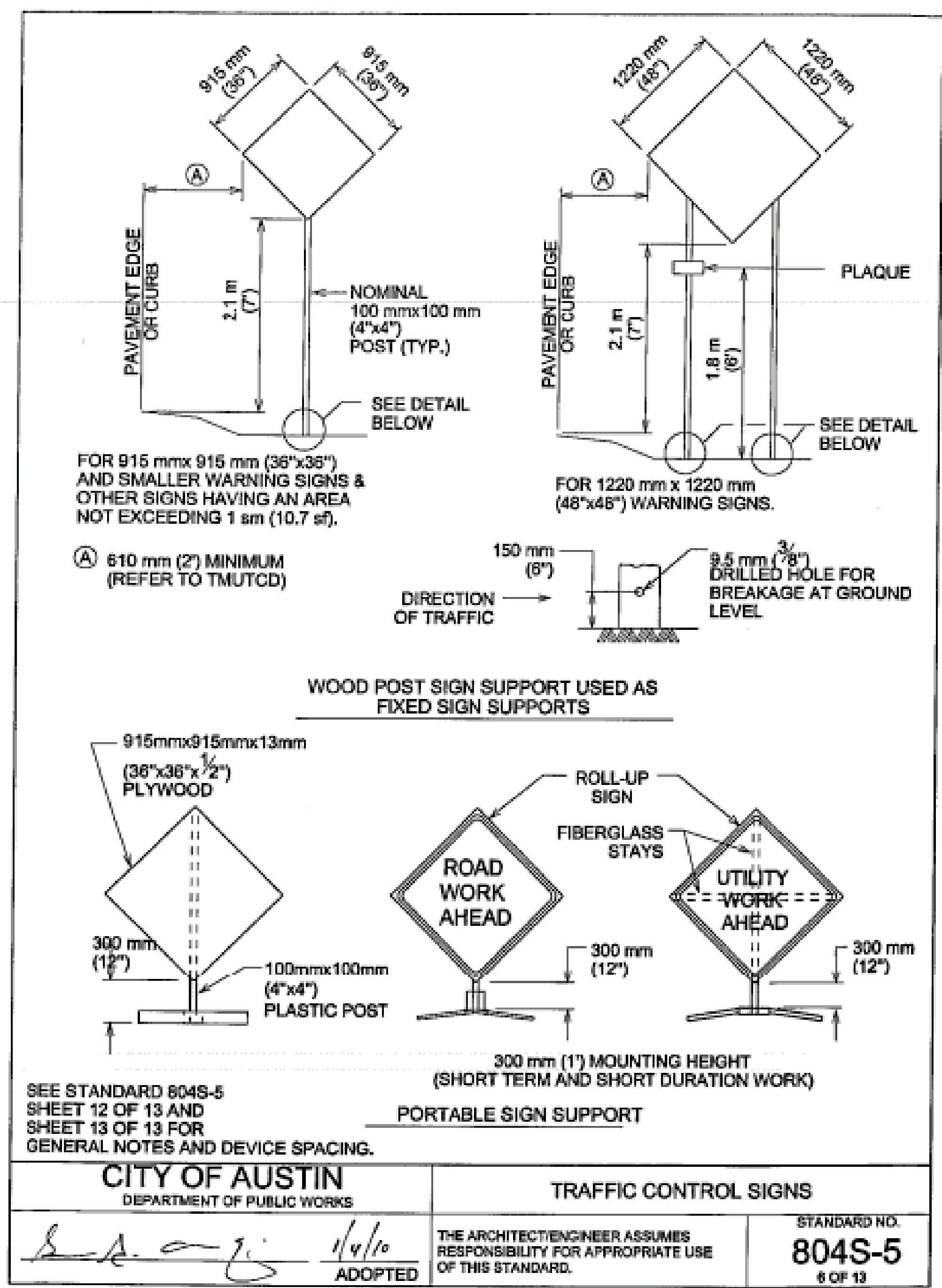
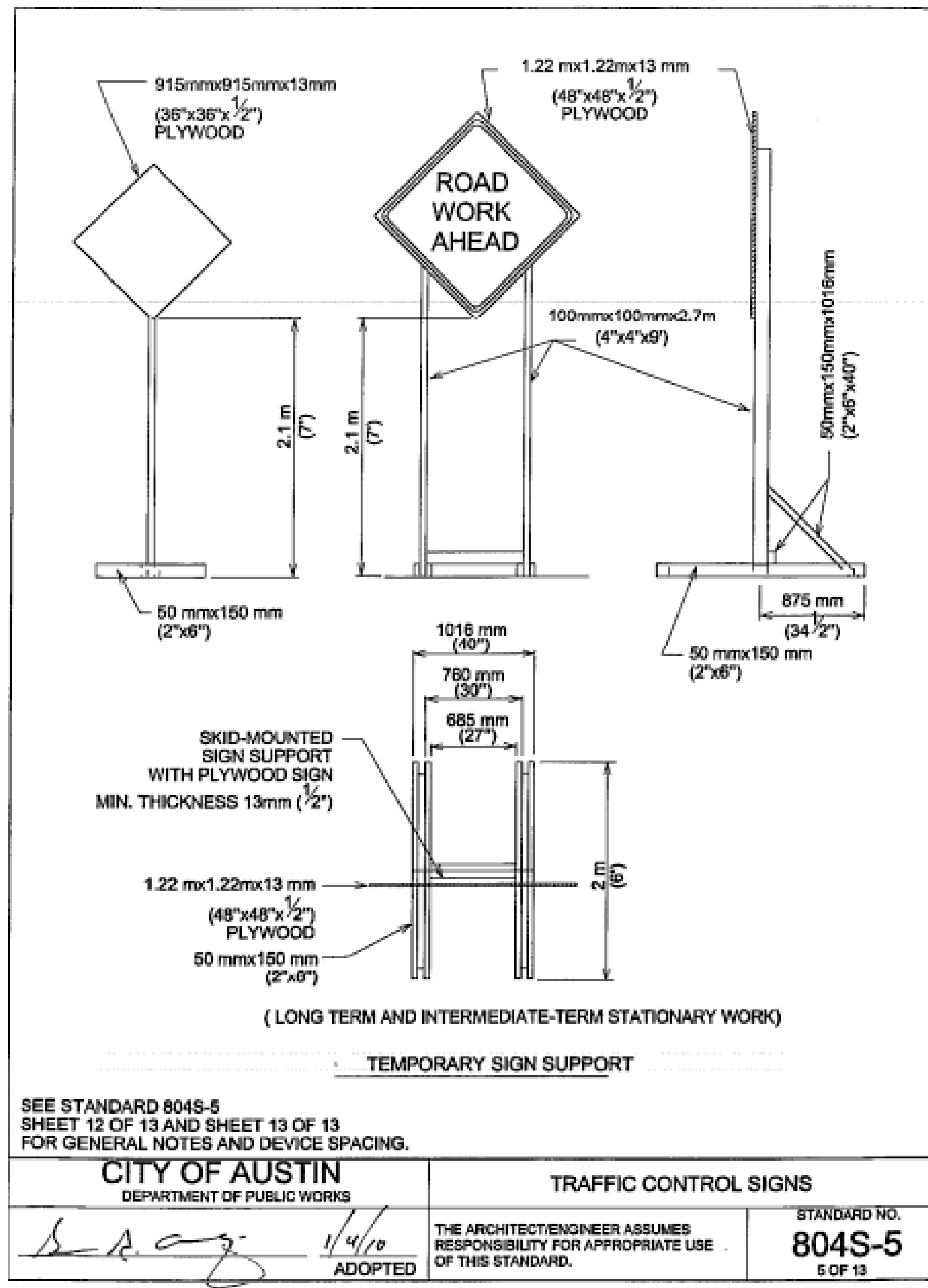
CBD
 Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - REG. #9
 650 W. W. White Rd.
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SUN MOON AND STARS MODIFICATIONS
 DATE 2/3/2021
 DESIGNED BY: AG
 PREPARED BY: RS

CASE # SP - 2019 - 0517C
TRAFFIC CONTROL PLANS

SHEET **27**

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RIGHT OF WAY MANAGEMENT
 05/08/2021

REVIEWED & COMPLETE
 RETURNED FOR REVISIONS

BY Doug Stauson

SITE PLAN APPROVAL SHEET 28 OF 29
 FILE NUMBER: SP-2019-0517C APPLICATION DATE: _____
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Director, Development Services Department

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4/29/2021

CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering - 752-04
 Surveying - 752-04
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CBD

SHEET: SUN MOON AND STARS MODIFICATIONS
 DESIGNED BY: AG
 PREPARED BY: RS
 DATE: 2/3/2021

JOB NAME: CASE # SP - 2019 - 0517C
 PROJECT: TRAFFIC CONTROL PLANS
 SHEET: 28

- ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES AND WARNING SIGNS SHALL BE FURNISHED, PLACED, CONSTRUCTED AND MAINTAINED IN THE APPROPRIATE TYPES AND SIZES AND FLAGGER OPERATIONS EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM CONTROL DEVICES (TMUCD), THE CITY OF AUSTIN STANDARD SPECIFICATIONS SERIES 800 AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. IF A CONFLICT ARISES THEN THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SHALL CONTROL UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE TRANSPORTATION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AT 974-7024 NO LATER THAN THE MONDAY OF THE WEEK DURING WHICH THE CONTRACTOR INTENDS TO SET UP BARRICADES TO START CONSTRUCTION.
- PROPOSED CONSTRUCTION TRAFFIC MOVEMENTS MAY REQUIRE EXISTING SIGNAL HEADS TO BE RELOCATED. THE CITY OF AUSTIN WILL REVIEW SIGNAL HEAD LOCATIONS DURING CONSTRUCTION AND PERFORM THE REQUIRED ADJUSTMENTS. THE CONTRACTOR SHALL CONTACT THE TRANSPORTATION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AT 974-7024, THREE (3) DAYS PRIOR TO PLACEMENT ANY TRAFFIC CONTROLS WHICH MAY REQUIRE SIGNAL HEAD ADJUSTMENTS/RELOCATION.
- THE CONTRACTOR SHALL PROVIDE ONE (1) FULL-TIME OFF-DUTY, UNIFORMED AUSTIN POLICE DEPARTMENT CERTIFIED PEACE OFFICER AND ONE (1) VEHICLE OF THE TYPE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE FOR TEMPORARY LANE CLOSURES WHEN UNDERSEALING, MILLING, PAVING AND WHEN WORKING IN INTERSECTIONS AS PART OF THE TRAFFIC CONTROL OPERATIONS. THE PEACE OFFICER SHALL BE ABLE TO SHOW PROOF OF CERTIFICATION BY THE TEXAS COMMISSION ON LAW ENFORCEMENT OFFICER STANDARDS.
- THE CONTRACTOR SHALL NOTIFY ALL OTHER GOVERNMENTAL AGENCIES WHOSE RIGHTS-OF-WAY ARE AFFECTED BY HIS WORK ACTIVITIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT THEY MAY NEED.
- THE CONTRACTOR SHALL MAINTAIN ONE (1) DUST-FREE LANE OF TRAFFIC IN EACH DIRECTION AT ALL TIMES, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
- THERE SHALL BE A MINIMUM OF THREE (3) METERS (10 FEET) CLEAR WIDTH FOR EACH LANE OF TRAFFIC IN CHANNELIZED AREAS, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
- THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AT ALL TIMES. IF ACCESS CANNOT BE MAINTAINED, THE CONTRACTOR WITH THE APPROVAL OF THE ENGINEER OR DESIGNATED REPRESENTATIVE SHALL PROVIDE AT LEAST 24 HOUR WRITTEN NOTICE OF LIMITED ACCESS TO AFFECTED PROPERTY OWNERS. THE CONTRACTOR SHALL PROVIDE BUSINESS ACCESS SIGNS AS NEEDED TO INFORM DRIVERS OF THE LOCATIONS OF ALL DRIVEWAYS.
- TEMPORARY LANE CLOSURES IN THE CENTRAL BUSINESS DISTRICT (CBD) OR ON ARTERIAL STREETS SHALL NOT BE PERMITTED DURING THE HOURS OF 7 AM TO 9 AM AND 4 PM TO 8 PM MONDAY THROUGH FRIDAY UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE TRANSPORTATION DIVISION.
- TRAFFIC CONTROL SHOWN ON STANDARD DETAILS IS TYPICAL. ADDITIONAL SIGNING AND/OR BARRICADING, AS WELL AS TEMPORARY PAVEMENT MARKINGS AND OBLITERATION/RESTORATION OF EXISTING PAVEMENT MARKINGS, MAY BE REQUIRED DEPENDING ON FIELD CONDITIONS. FIELD ADJUSTMENTS TO TRAFFIC CONTROLS WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE CONSIDERED SUBSIDIARY TO ITEM NO. 804S "BARRICADES, SIGNS AND TRAFFIC HANDLING".
- THE CONTRACTOR SHALL DESIGNATE A COMPETENT PERSON FOR TRAFFIC CONTROL. THE COMPETENT PERSON SHALL MAKE INSPECTIONS OF THE TRAFFIC CONTROL DEVICES AT LEAST TWO (2) TIMES A DAY (ONCE AT THE BEGINNING OF THE DAY AND ONCE AT THE END OF THE DAY), INCLUDING NON-WORKING DAYS, ENSURING THAT ALL DEVICES ARE IN THEIR PROPER PLACE AND ARE IN WORKING ORDER.
- ALL DEVICES SHALL BE MADE USING MATERIALS LISTED ON THE TxDOT APPROVED PRODUCTS LIST.

- ALL PERSONS WORKING WITHIN THE RIGHT-OF-WAY SHALL WEAR A BRIGHTLY COLORED SAFETY VEST. FOR NIGHTTIME WORK THE VEST SHALL BE RETROREFLECTIVE.
- WHEN AN INTERSECTION IS CLOSED FOR CONSTRUCTION, THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION IN SUCH A MANNER THAT THE CLOSURE TIME IS MINIMIZED.
- THE CONTRACTOR SHALL NOTIFY THE CAPITAL METRO DISPATCHER AT 385-4295 ONE (1) WEEK PRIOR TO LANE CLOSURES ADJACENT TO BUS STOPS.

DURATION OF WORK
 WORK DURATION IS A MAJOR FACTOR IN DETERMINING THE NUMBER AND TYPES OF DEVICES USED IN TEMPORARY TRAFFIC ZONES. THE FIVE (5) CATEGORIES OF WORK DURATION AND THEIR TIME AT A LOCATION ARE AS FOLLOWS:

- LONG-TERM STATIONARY-WORK THAT OCCUPIES A LOCATION FOR MORE THAN 3 DAYS.
- INTERMEDIATE-TERM STATIONARY-WORK THAT OCCUPIES A LOCATION FROM OVERNIGHT TO 3 DAYS.
- SHORT-TERM STATIONARY-DAYTIME WORK THAT OCCUPIES A LOCATION FROM 1 TO 12 HOURS.
- SHORT-DURATION WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR.
- MOBILE-WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY.

Typical Transition Lengths and Suggested Maximum Spacing of Devices							
Posted Speed KPH (MPH)	Formula	Minimum Desirable Taper Lengths (L) Meters (Feet)			Suggested Max. Device Spacing		Suggested Sign Spacing Meters (Feet)
		3.0(10) Offset Meters (feet)	3.3(11) Offset Meters (feet)	3.6(12) Offset Meters (feet)	On a taper Meters (feet)	On a tangent Meters (feet)	
50 (30)	L=WS ² 60	45 (150)	50 (165)	55 (180)	9 (30)	15-20 (50-75)	40 (120)
55 (35)		65 (205)	70 (225)	75 (245)	10 (35)	25-25 (70-90)	50 (160)
65 (40)		80 (265)	90 (295)	100 (320)	12 (40)	25-30 (80-100)	75 (240)
70 (45)	L=WS	135 (450)	165 (495)	165 (540)	13 (45)	25-30 (90-110)	100 (320)
80 (50)		150 (500)	165 (550)	180 (600)	15 (50)	30-35 (100-125)	120 (400)
90 (55)		165 (550)	185 (600)	200 (660)	16 (55)	35-40 (110-140)	150 (500)
100 (60)		180 (600)	200 (660)	220 (720)	18 (60)	40-45 (120-150)	180 (600)
105 (65)		195 (650)	215 (715)	235 (780)	19 (65)	40-50 (130-165)	210 (700)
115 (70)		215 (700)	235 (770)	255 (840)	21 (70)	45-55 (140-175)	240 (800)

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GENERAL TRAFFIC CONTROL NOTES
<i>[Signature]</i> 1/4/10 ADOPTED	STANDARD NO. 804S-5 12 OF 13 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GENERAL TRAFFIC CONTROL NOTES
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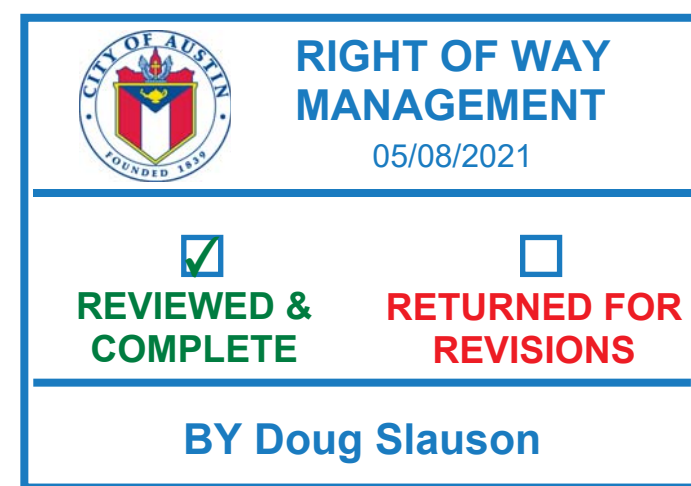
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Director, Development Services Department

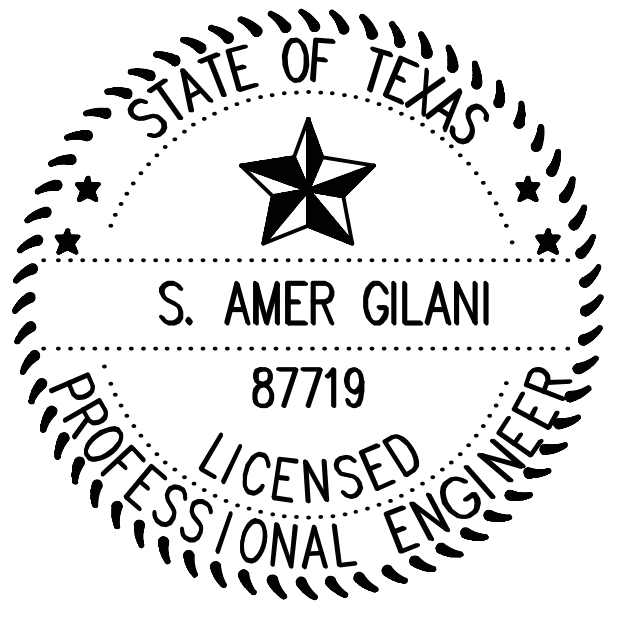
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[Signature]
 4/29/2021



CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

JOB NAME: CASE # SP - 2019 - 0517C
 PROJECT: TRAFFIC CONTROL PLANS
 SHEET: 29

DESIGNED BY: AG
 DRAWN BY: RS
 DATE: 2/3/2021

SHEET: SUN MOON AND STARS MODIFICATIONS

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