

GENERAL PLAN NOTES

- "RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS."
- WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE CARSON CREEK (SUBURBAN) WATERSHED AND DESIRED DEVELOPMENT ZONE.
- THIS SITE DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
- SITE IS ZONED AS ERC AND WITHIN THE NEIGHBORHOOD MIXED USE SUBDISTRICT.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48453C0605K, TRAVIS COUNTY, TEXAS DATED JANUARY 21, 2020.
- THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
- THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE.
- THIS SITE PLAN IS SUBJECT TO THE EAST RIVERSIDE CORRIDOR REGULATING PLAN

TBM

- SITE RELATIVE BENCHMARK MAG NAIL FOUND WITH SHINER STAMPED "DOUCETT & ASSOCIATES" ELEVATION = 508.57', DATUM NAVD 88'
- CAPPED REBAR STAMPED "DOUCETT & ASSOCIATES" 0.3' WEST OF LINE

DESIGN TEAM

ENGINEER
CIVILITUDE LLC
5110 LANCASTER COURT
AUSTIN, TX 78723
(512) 761-6161

ARCHITECT
FIFTH DIMENSION
1800 E 4TH ST, STE 102
AUSTIN, TX 78702

OWNER

6707RIVERSIDELAND LLC
7504 AMANDA ELLIS WAY
AUSTIN, TX 78749

LEGAL DESCRIPTION

ABS 24 DELVALLE S ACR .21
LEGAL LOT STATUS PER LSD
CASE NUMBER C81-2022-0027

ZONING

ERC

RELATED CASES:

C14-2007-0147
C14-2011-0129
C14-2012-0112
NPA-2011-0005.03
NPA-2012-0005.04
LSD: C81-2022-0027

DETENTION NOTES:

- THIS PROJECT SEEKS TO PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM (RSMP) IN LIEU OF PROVIDING ONSITE STORMWATER DETENTION FACILITIES. RSMP PACKAGE SUBMITTED TO THE CITY OF AUSTIN ON 2/3/2022.

TRAFFIC CONTROL NOTES

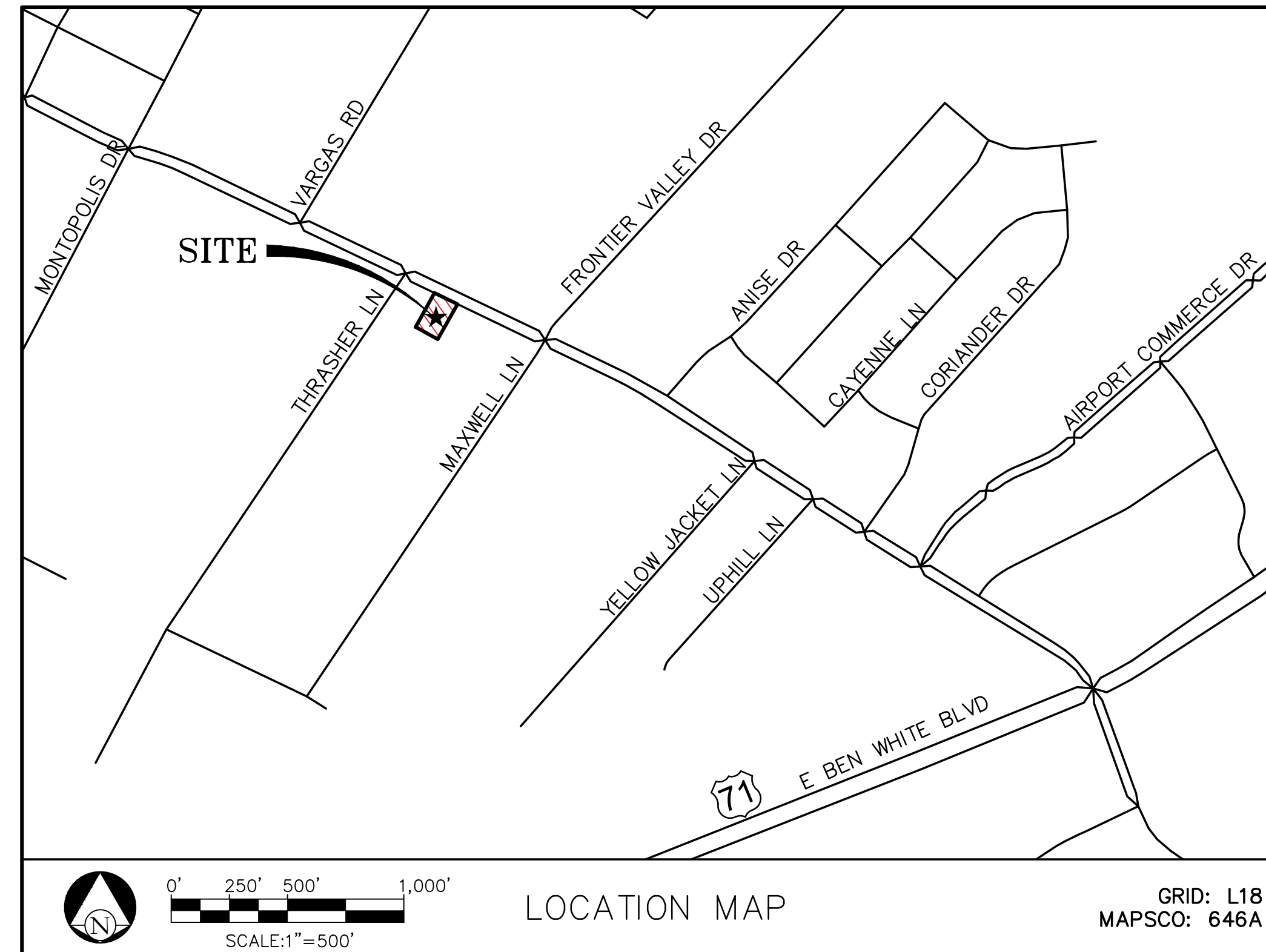
THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

CONSOLIDATED SITE PLAN FOR 6707 E. RIVERSIDE

6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

SUBMITTAL DATE: FEBRUARY 23, 2022



SHEET INDEX	
Sheet Number	Sheet Title
01	COVER
02	LAND STATUS DETERMINATION
03	GENERAL NOTES
04	AUSTIN WATER GENERAL INFO
05	EXISTING CONDITIONS & DEMO PLAN
06	EROSION & SEDIMENTATION CONTROL PLAN
07	SITE PLAN
08	GRADING AND DRAINAGE PLAN
09	EXISTING DRAINAGE AREA MAP
10	PROPOSED DRAINAGE AREA MAP
11	OVERALL UTILITY PLAN
12	PUBLIC STORM DRAIN & WASTEWATER PROFILE
13	PUBLIC WATER PROFILE
14	WATER & WW DETAILS (1)
15	WATER & WW DETAILS (2)
16	SITE DETAILS (1)
17	SITE DETAILS (2)
18	EROSION CONTROL DETAILS
19	ARCHITECTURAL ELEVATIONS
20	LANDSCAPE PLAN & NOTES

RECOMMENDED FOR APPROVAL

DEVELOPMENT PERMIT NUMBER _____ SUBMITTAL DATE _____

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT _____ DATE _____

INDUSTRIAL WASTE _____ DATE _____

AUSTIN WATER _____ DATE _____

CITY OF AUSTIN FIRE DEPARTMENT _____ DATE _____

AUSTIN FIRE DEPARTMENT	
DESIGN STANDARDS	2021 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI	1750 GPM
INTENDED USE	OFFICE & RETAIL
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA	6528 SF
AUTOMATIC FIRE SPRINKLER SYSTEM	FULL NFFPA-13
REDUCED FIRE FLOW DEMAND @ 20 PSI	1000 GPM
FIRE HYDRANT FLOW TEST DATE	01/29/2022
FIRE HYDRANT FLOW TEST LOCATION	6707 E RIVERSIDE
HIGH-RISE YES OR NO	NO
ALTERNATIVE METHOD OF COMPLIANCE	NO

CITY OF AUSTIN REVISIONS/CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET No'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER (SF)	TOTAL SITE IMPERV. COVER (SF/%)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED



SUBMITTED BY

Michael V. Reyes 7/11/2022
DATE

FIRM REG# F-12469 5110 LANCASTER CT, AUSTIN, TX 78723
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

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

SITE PLAN APPROVAL SHEET 01 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP# _____ DDZ _____

Director, DEVELOPMENT SERVICES DEPARTMENT _____ ZONING: ERC
RELEASED FOR GENERAL COMPLIANCE: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plan 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 of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 01 OF 20

GENERAL CONSTRUCTION NOTES

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM...
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK ON CITY EASEMENTS OR TRENCHES...
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING...

ELECTRIC UTILITY NOTES

- 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR...
2. THE OWNER/DEVELOPER FOR THIS SUBDIVISION/LOT SHALL PROVIDE THE 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...
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES...

STANDARD SEQUENCE OF CONSTRUCTION- APPENDIX P-4

- 1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE...
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING...
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE...
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS...

APPENDIX P-1 - EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION)...
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN...
3. SEQUENCE OF WORK DURING GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED...
4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS...
5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS...
6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS...

- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW...
3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL...
3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT...
3.3 STABILIZE SOILS...
3.4 PROTECT SLOPES...
3.5 PROTECT STORM DRAIN INLETS...
3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS...
3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES...
3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS...
3.9 ANY ADDITIONAL BMPs...
--- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S)...
--- FOR ANY STRUCTURAL BMPs, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM...
--- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4...

- 5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE...
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (PESCC), CERTIFIED EROSION, SEDIMENT AND STORMWATER INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CSEEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY...
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED...
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT...
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW...
A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 6015.3(A)] DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES...
* TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 6015...
AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 6015 BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRICULTURE INDICATING THE ON-SITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED...
* SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL...
THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

- 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.0 POUNDS PER ACRE, OATS (Avena sativa) AT 4.0 POUNDS PER ACRE, CERIAL RYE GRAIN (SECALE CEREALE) AT 4.5 POUNDS PER ACRE...
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUADA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S...
A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY...
B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW...
C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE...
D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATIONS 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

Table with 5 columns: MATERIAL, DESCRIPTION, LONGEVITY, TYPICAL APPLICATIONS, APPLICATION RATES. Row 1: 100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER) | 70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS | 0-3 MONTHS | MODERATE SLOPES; FROM FLAT TO 3:1 | 1,500 TO 2,000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

- 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED...
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUADA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83...
A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST...
B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW...
C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS...
D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX...
E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

Table with 5 columns: MATERIAL, DESCRIPTION, LONGEVITY, TYPICAL APPLICATIONS, APPLICATION RATES. Row 1: BONDED FIBER MATRIX (BFM) | 80% ORGANIC DEFIBRATED FIBERS | 6 MONTHS | ON SLOPES UP TO 2:1 AND ERODIVE SOIL CONDITIONS | 2,500 TO 4,000 LBS PER ACRE (SEE MANUFACTURER'S RECOMMENDATIONS)

- 10. DEVELOPER INFORMATION: OWNER 6707RIVERSIDE/LAND LLC, PHONE # 7504 AMANDA ELLIS WAY AUSTIN TX US 78749, ADDRESS 7504 AMANDA ELLIS WAY AUSTIN TX US 78749...
11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL...
SOURCE: RULE NO. R161-15.13, 1-4-2016 ; RULE NO. R161-17.03 , 3-2-2017.

APPENDIX P-2 TREE PROTECTION NOTES

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING...
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION...
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT...
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES...
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
* SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
* ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
* WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
* OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FRES...
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
* WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
* WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
* WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
* WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES...
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED...
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED...
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE...
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE...
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES...
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.)...
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST)...
14. VIOLATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

FIRE DEPARTMENT NOTES

- 1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION...
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF FOUR (4) INCH OPENING LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE...
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS...
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PEROUS DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES...
5. FIRE LANES DESIGNATED IN SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL...
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

AMERICANS WITH DISABILITIES ACT

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

Table with 3 columns: NO., DATE, REVISIONS, SHEET. Row 1: , , , 03

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK...
6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

GENERAL NOTES

CIVILITUDE ENGINEERS & PLANNERS
5110 LANCASTER CT. PHONE 512 761 6161
AUSTIN, TX 78723 FAX 512 761 6167
FIRM REG # F12469 INFO@CIVILITUDE.COM

SCALE: NO SCALE
JOB NO: A590
DGN BY: ELG
DWN BY: SN
RVW BY: MVR
Professional Engineer Seal for Michael V. Reyes, State of Texas, License No. 14222

SITE PLAN APPROVAL SHEET 03 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC): CASE MANAGER: KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) DWG# ID#

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC
Rev. 1 Correction 1
Rev. 2
Rev. 3 Correction 3

Final plan 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 Form or other City of Austin permits must be approved prior to the Project Expiration Date. SHEET NO. 03 OF 20

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 AW PUBLIC FACILITIES. 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.

Automated Metering Infrastructure: Effective March 2022, new water meters installed shall be in conformance with AW's automated metering infrastructure technology, and with the applicable standard product list. Applicants filing a site plan or subdivision plan will be required to coordinate with the Austin Water Plan Reviewer for details on approval and installation.

Prior to the handling and disposal of Asbestos Pipe, the Contractor's work plans will be reviewed and coordinated through Austin Water's Asbestos Program Manager who can be reached at 512-972-0915. It is the Contractor's responsibility to utilize a trained, certified and licensed Asbestos Abatement Contractor in accordance with the Federal, State and Local regulations.

Modifications to Austin Water signed and stamped sheets are not permitted. All design modifications will need to be submitted via the ABC portal for a Plan Correction or Revision. All unetiched engineering practices, including modifying City Stamped plan sheets, shall be reported to the Texas Board of Professional Engineers and Land Surveyors (PELS). Reference: Texas Engineering Practice Act and Rules, Subchapter C: Professional Conduct and Ethics

SERVICE EXTENSION REQUESTS

WATER SER NO. 5379



Nhai Ho, P.E.
Civil/Utility Engineers and Planners
5100 Lancaster Blvd.
Austin, TX 78723

Letter of Submittal and Sufficient Existing Service
6707 Riverside Service Extension Request for Water (SER-5379)
6707 E. Riverside Dr. Austin, TX 78741

Mr. Ho:

Austin Water has reviewed your submittal for the above referenced Service Extension Request (SER) project and is issuing this letter of Submittal and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submittal project specifications:
1,500 sq. ft. of Office
5,000 sq. ft. of Retail
Living Unit Equivalent (LUE): 4
Subject Tract Area: 0.22 Acres
Water Demand (Estimated Peak Hour): 8.03 gpm
Sprinkler fire flow requirement of 1,500 gpm and water demand submitted in the engineering calculations received from Nhai M. Ho, P.E. of Civilitude, LLC on February 3, 2022.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 8 inch gravity wastewater main located at 180036 E. Riverside Dr. is suitable and sufficient to provide service to the subject tract.

Due to the existing suitable and sufficient wastewater main at the subject tract, a water main extension/improvement is not required for this project.

Water service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

This letter regarding the aforementioned Service Extension Request will automatically expire 180 days after the date of issue unless a development application has been accepted by the Development Services Department. The letter expires on the date the development expires, or if approved, on the date the development application approval expires.

If we can provide additional information, please call me at (512) 972-8187.

Sincerely,

Nhai Ho
Nhai Ho
Austin Water
Utility Development Services Division

DATE: 6/9/2022

WASTEWATER SERVICE NO.5380



Nhai Ho, P.E.
Civil/Utility Engineers and Planners
5100 Lancaster Blvd.
Austin, TX 78723

Letter of Submittal and Sufficient Existing Service
6707 Riverside Service Extension Request for Wastewater (SER-5380)
6707 E. Riverside Dr. Austin, TX 78741

Mr. Ho:

Austin Water has reviewed your submittal for the above referenced Service Extension Request (SER) project and is issuing this letter of Submittal and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submittal project specifications:
1,500 sq. ft. of Office
5,000 sq. ft. of Retail
Living Unit Equivalent (LUE): 4
Subject Tract Area: 0.22 Acres
Wastewater Flow (Estimated Peak Hour): 2.6 gpm
Wastewater flow submitted in the engineering calculations received from Nhai M. Ho, P.E. of Civilitude on February 3, 2022.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 8 inch gravity wastewater main located at 180036 E. Riverside Dr. at the northeast corner of the subject tract is suitable and sufficient to provide service to the subject tract.

Due to the existing suitable and sufficient gravity wastewater main at the subject tract, a wastewater main extension/improvement is not required for this project.

Wastewater service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

This letter regarding the aforementioned Service Extension Request will automatically expire 180 days after the date of issue unless a development application has been accepted by the Development Services Department. The letter expires on the date the development expires, or if approved, on the date the development application approval expires.

If we can provide additional information, please call me at (512) 972-8187.

Sincerely,

Nhai Ho
Nhai Ho
Austin Water
Utility Development Services Division

DATE: 6/9/2022

FIRE FLOW TEST DATA



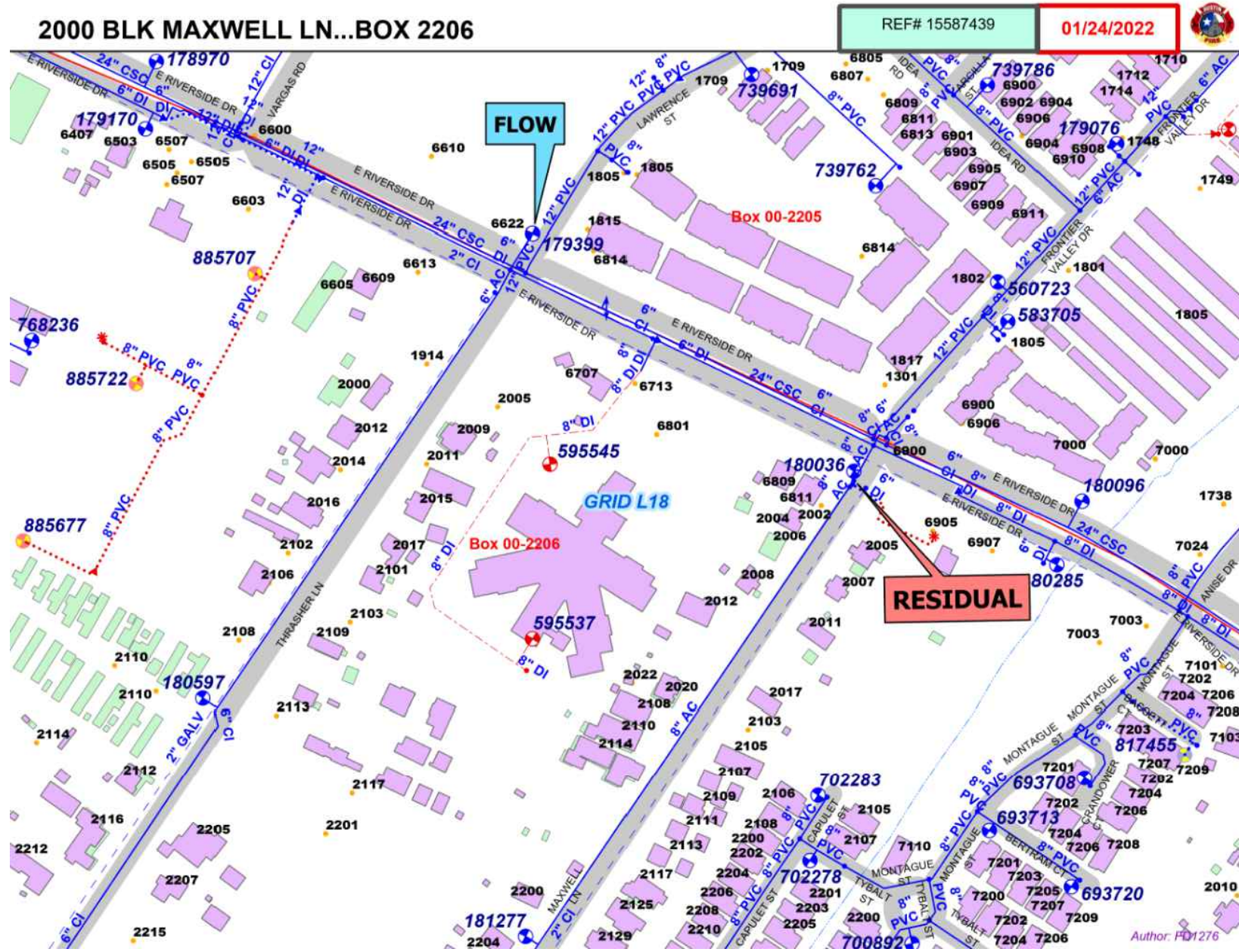
AUSTIN FIRE DEPARTMENT
FIRE PREVENTION DIVISION
6310 Wilhelmina Delco Dr., Austin, Texas 78752
afd.hydrants@austintexas.gov



Hydrant Flow Test Report				
TEST DATE	FIRE BOX	COMPANY	PREVENTION	
01/29/2022	2206			
TIME	MAP GRID ID	AFD STAFF		
915 HRS	L18	SHEEHAN, BRADLEY		
RESIDUAL HYDRANT				
RESIDUAL HYDRANT # 180036		MAIN SIZE (in.) 8		
BLK #	DIRECTION	STREET NAME	TYPE	
2000		MAXWELL	LN	
STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)			
91	89			
FLOW HYDRANT				
FLOW HYDRANT # 179399		MAIN SIZE (in.) 6		
BLK #	DIRECTION	STREET NAME	TYPE	
6600	E	RIVERSIDE	DR	
STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)			
87	35			
Comments				
		dc = discharge coefficient straight 2 1/2" but = 0.9 w/ 45° elbow = 0.75	0.75	
		FLOW RATE (GPM) =	828	

HFR #15600849

FIRE FLOW MAP



Additional Review Acknowledgement

Onsite Water Reuse & AW Reclaimed Information

Does this development have a total gross floor building area of 250,000 square feet or more?
 YES
 NO

Distance to nearest existing AW reclaimed main?
 250' or less
 251' to 500'
 Greater than 500'

Automated Metering Information

Is this project within the current service area of AW's Data Collection Units (DCUs)?
 YES
 NO

Does this project require a dedicated easement for DCU infrastructure?
 YES
 NO

AULCC Requirement

Does thi project require an AULCC review
 YES
 NO

IF YES, PLEASE PROVIDE UCC# PENDING SUBMITTAL

PROJECT INFORMATION'

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA	
GRID NUMBER:	L18
MAPSCO NUMBER:	646A
AW INTERSECTION NUMBER:	4540, 4541
BUILDING SIZE IN SQUARE FEET:	6915.94
BUILDING TYPE PER IFC:	II-B
BUILDING HEIGHT:	32'
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	5691 GPM
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	1750 GPM
REDUCED FIRE FLOW PER FULL NFPA 13 FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	437.5 GPM (25% OF 1750 GPM)
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	1000 GPM
DOMESTIC WATER DEMAND IN GPM:	115 GPM
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHMETERS (CIRCLE APPLICABLE ITEM):	450
AUSTIN WATER PRESSURE ZONE:	CENTRAL SOUTH
STATIC WATER PRESSURE IN PSI:	87
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	87
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	87
MAXIMUM IRRIGATION DEMAND:	50
FIRE LINE VELOCITY: 8" SIZE OF FIRE LINE	6.41
DOMESTIC LINE VELOCITY: 4" SIZE OF DOMESTIC LINE	2.89 FPS
LIVING UNIT EQUIVALENTS (LUEs)	3.65

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

- WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.
- MIN FIRE FLOW: DESIGN ENGINEER MUST INDICATE VALUES WHICH COMPLY WITH IFC TABLES B105.1(2) OR B105.2 (REDUCED OR REDUCED FLOWS). MIN FIRE FLOW VALUE SHALL BE NOT LESS THAN 1000 GPM FOR NFPA 13 SYSTEMS OR 1500 GPM FOR NFPA 13R SYSTEMS (FOOTNOTES a and b FOR TABLE B105.2).
- IF DEMAND, OTHER THAN MINIMUM FIRE FLOW, IS UTILIZED IN FIRE LINE VELOCITY DETERMINATION, ENGINEERING JUSTIFICATION SHALL BE SHOWN ON THIS SHEET WITH APPLICABLE DATA AND CALCULATIONS.

INSPECTION NOTES

Please contact Development Services Department, Site and Subdivision Inspection at sitesubintake@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.

STANDARD CONSTRUCTION NOTES

October 1, 2021

- 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 ROW PERMIT FROM AUSTIN TRANSPORTATION DEPT., RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT OF WAY WITHIN THE RIGHT OF WAY SHALL COMPLY WITH APPROVED TOP.
- AT LEAST 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY IN PUBLIC ROW OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE CITY OF AUSTIN INSPECTION GROUP (AUSTIN TRANSPORTATION, DEVELOPMENT SERVICES, OR PUBLIC WORKS). SEE CURRENT NOTIFICATION REQUIREMENTS AT WWW.AUSTINTEXAS.GOV.
- 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.
- MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 509S, AND CITY/COUNTY CONSTRUCTION INSPECTORS.
- 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 4 INCHES AND LARGER, SHALL BE ALLOWED 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. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE 3. 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 POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAILS(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER.) REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
- 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 FORTY EIGHT (48) 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. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON SITE 14. UTILITY WORK.
- ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL, AND TCEQ CHAPTERS 210, 217, AND 230.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAILS(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER.) REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
- 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 FORTY EIGHT (48) 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. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON SITE 14. UTILITY WORK.
- ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL, AND TCEQ CHAPTERS 210, 217, AND 230.
- PROJECT SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES, ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS, TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.
- 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 PIPELINE OPERATIONS DISTRIBUTION SYSTEM - VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1280.
- 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 CITY OF AUSTIN 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 DATA 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.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN			NA
WASTEWATER MAIN			NA
RECLAIMED WATER MAIN			NA
WATER SERVICE	77 (6")	6"	
WASTEWATER SERVICE	6	6"	
RECLAIMED WATER SERVICE	NA	NA	

AW EXPIRATION STAMP
THREE YEARS FROM THE DATE OF SIGN-OFF

AUSTIN WATER REVIEW BLOCK

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

AUSTIN WATER GENERAL INFO

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: NO SCALE

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR



SITE PLAN APPROVAL SHEET 04 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-B, LDC) CASE MANAGER KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) DWFP: DIZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC

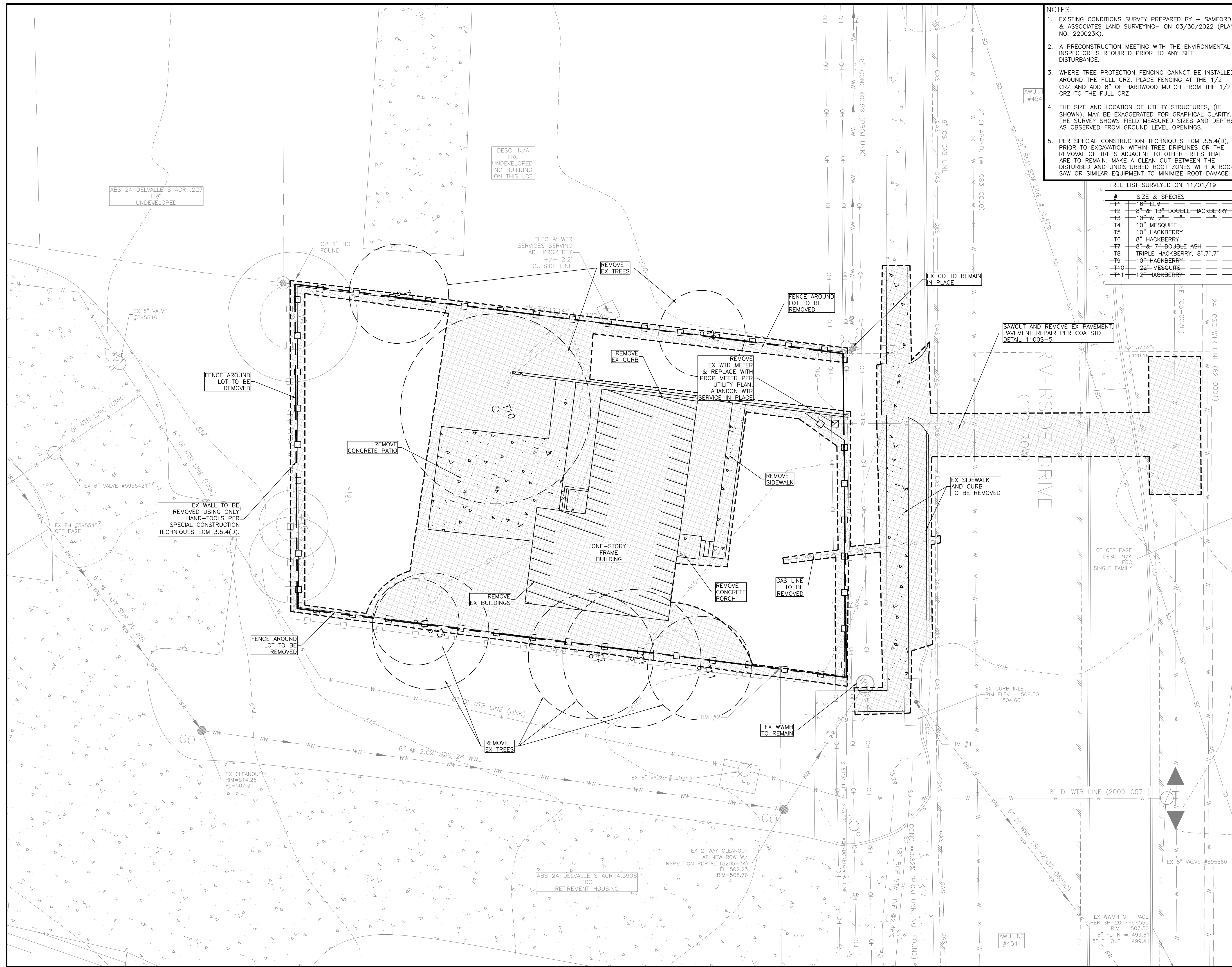
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan 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 of a Building Permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 04 OF 20

AUSTIN WATER GENERAL INFORMATION AND CITY OF AUSTIN CONSTRUCTION NOTES FOR COMMERCIAL SITES AND SUBDIVISION PLANS
 October 2021
VERSION 2.0
STANDARD NO. 1 OF 1

6707 E. RIVERSIDE - 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741



- NOTES:**
- EXISTING CONDITIONS SURVEY PREPARED BY - SAMFORD & ASSOCIATES LAND SURVEYING- ON 03/30/2022 (PLAN NO. 220023K).
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - PER SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D), PRIOR TO EXCAVATION WITHIN TREE DRILLPILES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

TREE LIST SURVEYED ON 11/01/19

#	SIZE & SPECIES
T1	16" - ELM
T2	0" - & 13" - DOUBLE HACKBERRY
T3	10" - & 7"
T4	10" - MESQUITE
T5	10" - HACKBERRY
T6	8" - HACKBERRY
T7	8" - & 7" - DOUBLE ASH
T8	TRIPLE HACKBERRY, 8", 7", 7"
T9	10" - HACKBERRY
T10	22" - MESQUITE
T11	12" - HACKBERRY

- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - EASEMENT / SETBACK
 - EXISTING CONTOUR LINE
 - CURB / EDGE OF PAVEMENT
 - EXISTING BUILDING
 - STORM DRAIN LINE
 - WATER LINE
 - WASTEWATER LINE
 - GAS LINE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - WASTEWATER MANHOLE
 - WASTEWATER CLEANOUT
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - STORM DRAIN AREA INLET
 - ELECTRIC & WATER SERVICES
 - UTILITY POLE
 - SURVEY ROD/NAIL
 - BENCHMARK
 - TAG#
 - TREE W/ TAG
 - TREE - REMOVE
 - DEMOLITION AREA
 - C.P.
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - STAMPED RPLS 3693
 - 1/2" IRON PIPE FOUND
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - OVERHEAD ELECTRIC



NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

EXISTING CONDITIONS & DEMO PLAN

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

SITE PLAN APPROVAL SHEET 05 OF 20

FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022

APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-B1, LDC): CASE MANAGER: KYLE KAMPE

PROJECT EXPIRATION DATE (ORD.#970905-A) DWG#: DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC

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

Final plan 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 of a Building Permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 05 OF 20

LEGEND

	L.O.C. LIMITS OF CONSTRUCTION
	SILT FENCE
	TREE PROTECTION
	MULCH SOCK
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASH OUT
	INLET FILTER
	CONTRACTOR STAGING AREA

- NOTES:**
- LIMITS OF CONSTRUCTION: 0.28 ACRES
 - 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.J]
 - 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 [LDC 25-8-182]
 - 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 THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
 - WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ.
 - SEE EXISTING CONDITIONS SHEET FOR TREE SURVEY.



NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

EROSION & SEDIMENTATION CONTROL PLAN

CIVILITUDE ENGINEERS & PLANNERS
5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

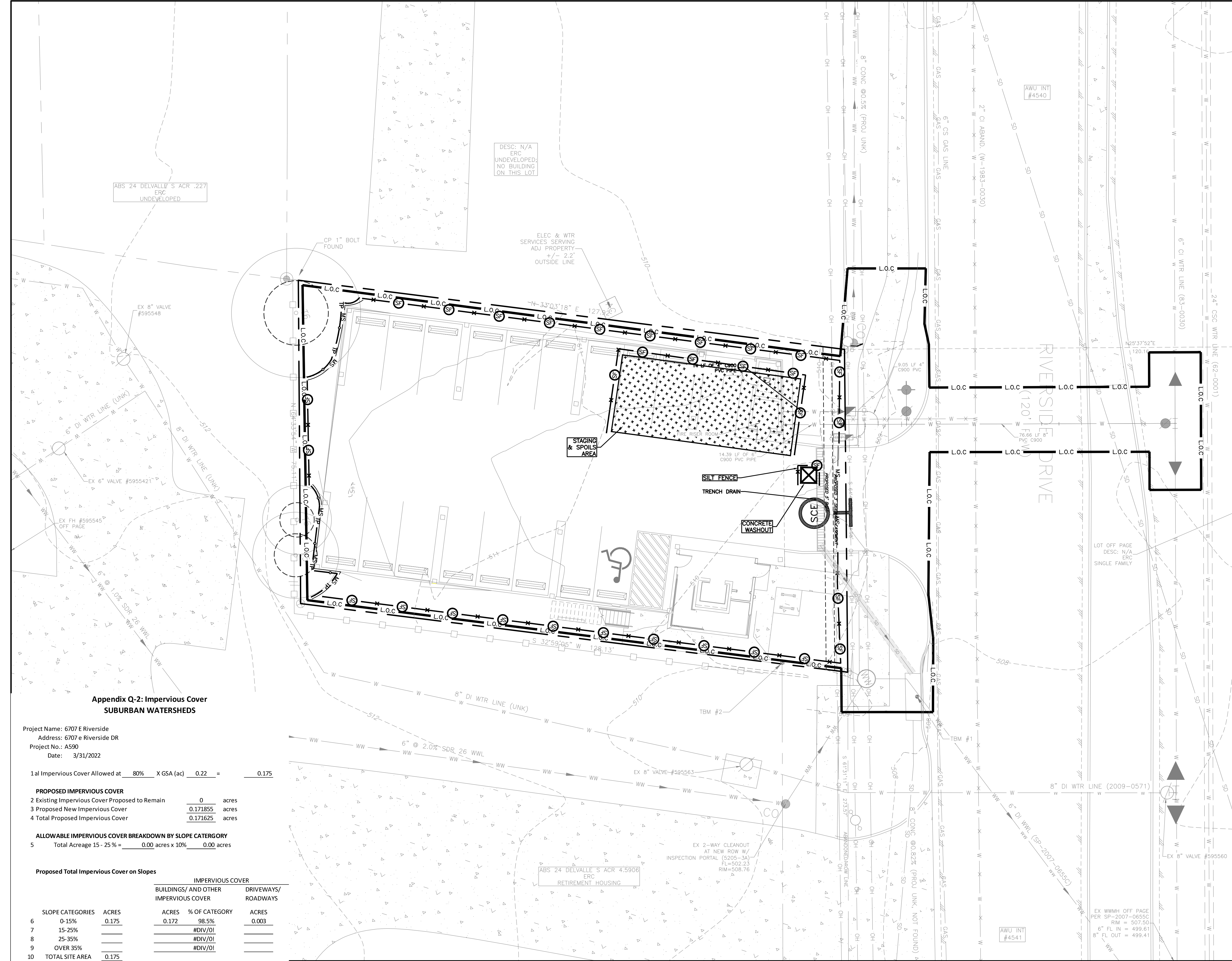
SITE PLAN APPROVAL SHEET 06 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-B, LDC): 11/16/24 CASE MANAGER: KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A): DWFG: DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC

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

Final plan 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 06 OF 20



Appendix Q-2: Impervious Cover SUBURBAN WATERSHEDS

Project Name: 6707 E Riverside
Address: 6707 e Riverside DR
Project No.: A590
Date: 3/31/2022

1al Impervious Cover Allowed at 80% X GSA (ac) 0.22 = 0.175

PROPOSED IMPERVIOUS COVER

2 Existing Impervious Cover Proposed to Remain	0	acres
3 Proposed New Impervious Cover	0.171855	acres
4 Total Proposed Impervious Cover	0.171625	acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

5 Total Acreage 15 - 25%	0.00	acres x 10%	0.00	acres
--------------------------	------	-------------	------	-------

Proposed Total Impervious Cover on Slopes

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		ACRES
		BUILDINGS/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ ROADWAYS	
6 0-15%	0.175	0.172	98.5%	0.003
7 15-25%		#DIV/0!		
8 25-35%		#DIV/0!		
9 OVER 35%		#DIV/0!		
10 TOTAL SITE AREA	0.175			

6707 E. RIVERSIDE - 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

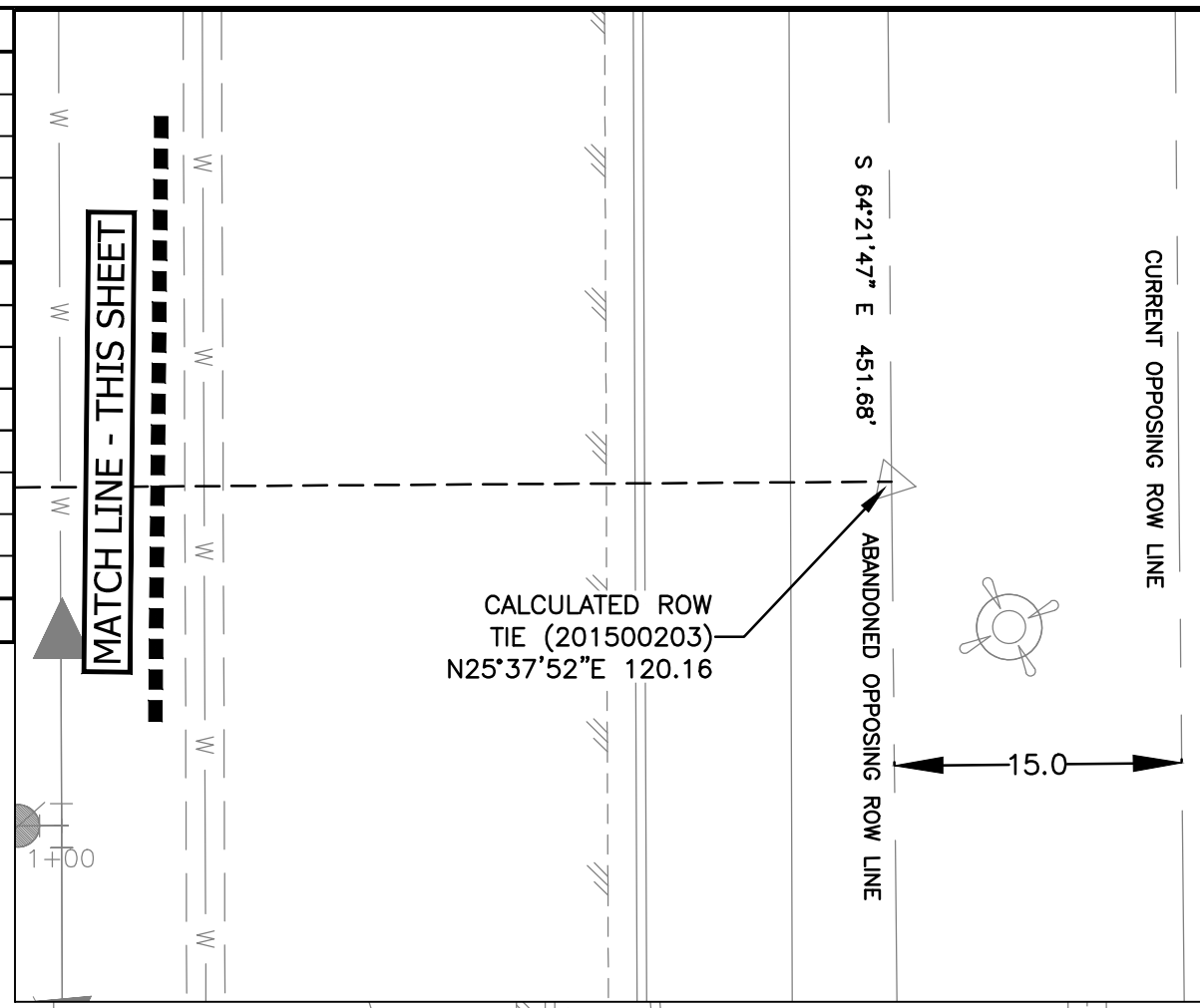
SP-2022-0057C

- A. EXCEPT FOR LIGHTING IN A PUBLIC RIGHT OF WAY, ALL EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT PROPERTIES. EXTERIOR LIGHTING MAY NOT EXCEED 0.4 FOOT CANDLES ACROSS THE SOURCE PROPERTY LINE.
- B. THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DECIBELS AT THE PROPERTY LINE.
- C. THE USE OF HIGHLY REFLECTIVE SURFACES, INCLUDING REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS WITH A PITCH OF MORE THAN A RUN OF SEVEN TO A RISE OF 12, IS PROHIBITED. THIS PROHIBITION DOES NOT APPLY TO SOLAR PANELS AND COPPER OR PAINTED METAL ROOFS.
- D. DUMPSTERS AND PERMANENTLY PLACED REFUSE RECEPTACLES MUST BE LOCATED AT LEAST 20 FEET FROM ADJACENT RESIDENTIAL USES. THE LOCATION OF AND ACCESS TO DUMPSTERS OR ANY OTHER REFUSE RECEPTACLES MUST COMPLY WITH THE TRANSPORTATION CRITERIA MANUAL.
- E. COMMERCIAL, MULTI-FAMILY, AND CONDOMINIUM USES MUST BE SCREENED IN ACCORDANCE WITH THIS SUBSECTION. YARDS, FENCES, VEGETATIVE SCREENING, OR BERMS SHALL BE PROVIDED TO SCREEN OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND AREAS FOR REFUSE COLLECTION. IF FENCES ARE USED FOR SCREENING, THE HEIGHT MAY NOT EXCEED SIX FEET UNLESS OTHERWISE PERMITTED IN THE LAND DEVELOPMENT CODE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF FENCES, BERMS, AND VEGETATIVE SCREENING.
- F. THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZAROUS AS DEFINED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
- G. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- H. THERE ARE NO BUILDINGS WITHIN 50 FEET OF THIS PROPERTY.

SITE INFORMATION TABLE			
Gross Site Area (GSA)	9521.09 SF	0.219 Acres	
Net Site Area (NSA)	9521.09 SF	0.219 Acres	
Existing Land Use	Single Family		
Proposed Land Use	Retail/Office Space		
Zoning	ERC		
General Retail Sales Area	4214 SF		
Admin/Business Offices	2810 SF		
Gross Floor Area	7024 SF		
Building Coverage	7024 SF	74% % GSA	
Impervious Cover	7272 SF	76% % GSA	
Floor-To-Area Ratio	0.74:1		
Building Height	2 Stories, 32'		
Foundation Type	Slab on Grade		
Proposed Land Use	General Retail Sales & Admin/Business Offices		
Allowed Building Coverage	7617 Sq. Ft. or 80%		
Allowed Impervious Cover	7617 Sq. Ft. or 80%		
Allowed Floor-to-Area Ratio	1:1 per NMU ERC Subdistrict		
Finished Floor Elevation	509.35		

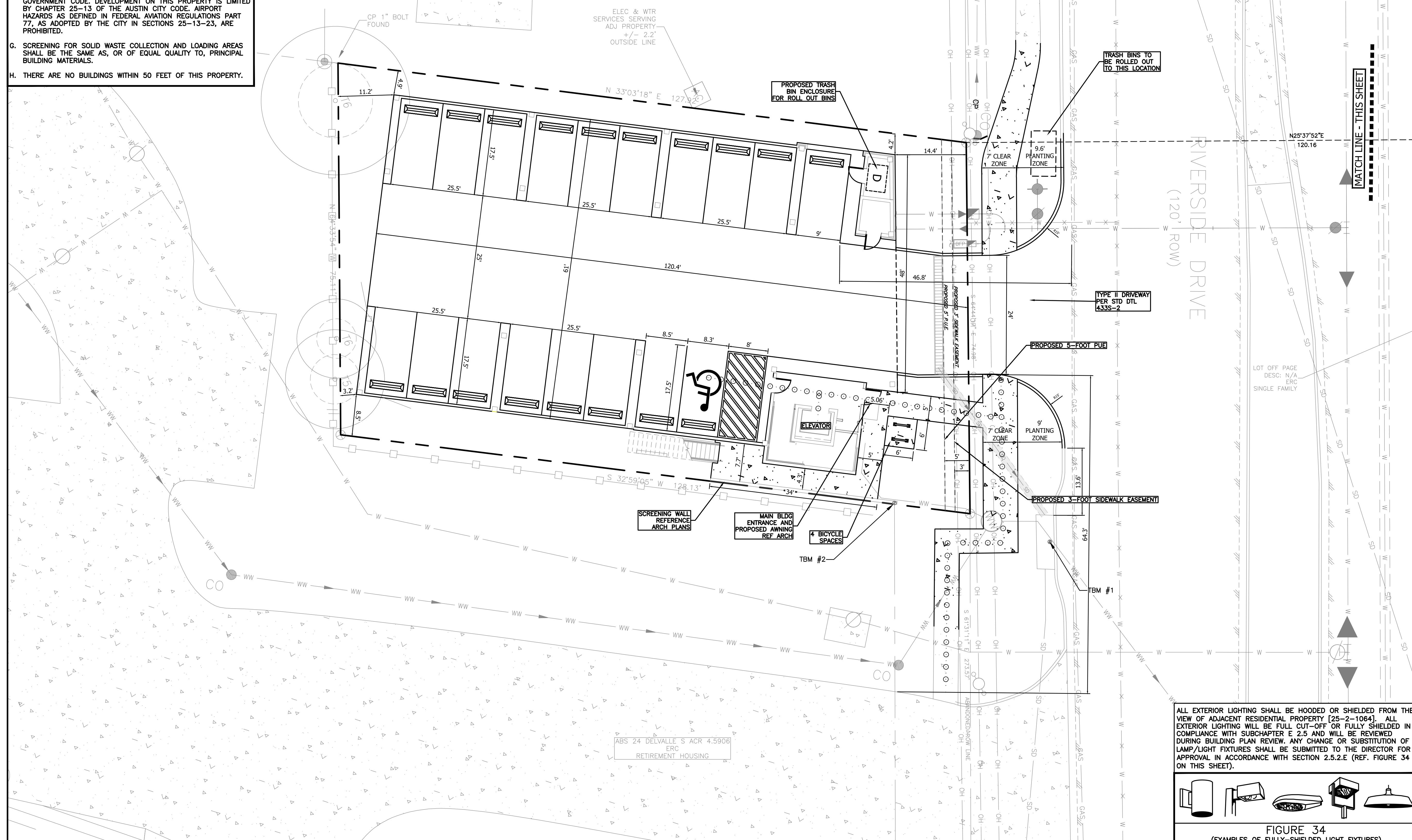
IMPERVIOUS COVER SUMMARY TABLE					
Gross Site Area (GSA)	9521.09 SF	0.219 Acres			
Net Site Area (NSA)	9521.09 SF	0.219 Acres			
Existing	Existing to Remain	Existing to be Removed	Proposed	Net Increase	
Building Overhang	0	1526	6562	5036	
Pavement	0	1526	710	-816	
Total (SF)	0	3052	7272	4220	
Total (AC)	0	0.1	0.2	0	
Total (%)	0%	32.05%	76.38%	44.33%	

PARKING SUMMARY TABLE			
Land Use	Quantity (Sq Ft)	Parking Ratio	Spaces
Retail/Office	7024	1 SPACE : 275 SF	25.54
SUBTOTAL			
30% Urban Core Reduction per Austin LDC 25-6-478			
Total Parking Required			
ADA Van Accessible Parking			1
ADA Accessible Parking			0
Total ADA Accessible Parking			1
Standard Parking			17
EV-Ready Parking			0
Compact Parking (<15% total)			0
Total Standard Parking			17
Total Parking Provided			
18			
Total Bike Parking Provided (Required: 10% of total auto parking spaces)			
3			



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- RETAINING / SCREENING WALL
- BUILDING PAD AREA
- PAVEMENT / ASPHALT
- PAVEMENT / CONCRETE
- STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- TRANSFORMER
- AIR CONDITIONER UNIT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- SIGN
- BICYCLE RACK
- PARKING BUMPER
- ACCESSIBLE PARKING (ADA)
- CROSSWALK
- PERVIOUS PAVERS



Scale: 1"=10'

North Arrow

NO.	DATE	REVISIONS	SHEET
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.			
6707 E. RIVERSIDE 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741			
SITE PLAN			

CIVILITUDE ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

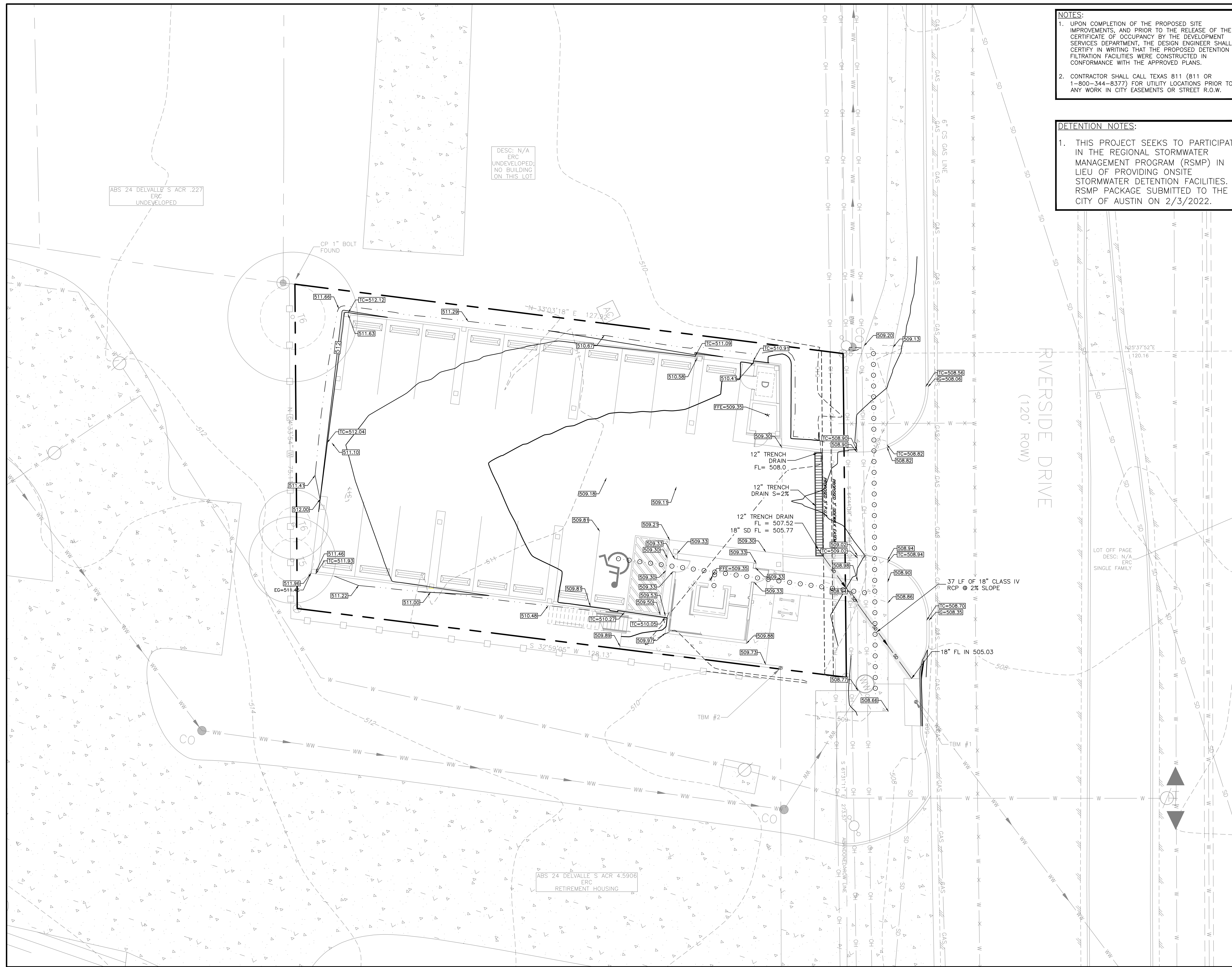
RVW BY: MVR

(Professional Engineer Seal: Michael V. Reyes, License No. 1111664)

SHEET NO. 07 OF 20	
SHEET PLAN APPROVAL SHEET 07 OF 20	
FILE NUMBER: SP-2022-0057C	APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE	CASE MANAGER: KYLE KAMPE
EXPIRATION DATE (25-5-B1, LDC): 11/16/24	DWPG: DDZ
PROJECT EXPIRATION DATE (ORD.#970905-A):	
Director, DEVELOPMENT SERVICES DEPARTMENT	ZONING: ERC
RELEASED FOR GENERAL COMPLIANCE:	
Rev. 1 Correction 1	
Rev. 2 Correction 2	
Rev. 3 Correction 3	
Final plan 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 of a Building permit is not required, must also be approved prior to the Project Expiration Date.	

ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [25-2-1064]. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).

FIGURE 34
(EXAMPLES OF FULLY-SHIELDED LIGHT FIXTURES)



NOTES:

- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

DETENTION NOTES:

- THIS PROJECT SEEKS TO PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM (R SMP) IN LIEU OF PROVIDING ONSITE STORMWATER DETENTION FACILITIES. R SMP PACKAGE SUBMITTED TO THE CITY OF AUSTIN ON 2/3/2022.

LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- - - CURB / EDGE OF PAVEMENT
- - - RETAINING / SCREENING WALL
- ▭ PROPOSED BUILDING PAD AREA
- 512--- EXISTING CONTOUR LINE
- 512--- PROPOSED CONTOUR LINE
- SD--- STORM DRAIN LINE
- W--- WATER LINE
- WW--- WASTEWATER LINE
- OH--- OVERHEAD ELECTRIC
- GAS--- GAS LINE
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN CURB INLET
- ⊙ STORM DRAIN GRATE INLET
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WASTEWATER MANHOLE
- ⊙ WASTEWATER CLEANOUT
- ⊙ BACKFLOW PREVENTER
- ⊙ TRANSFORMER
- ⊙ AIR CONDITIONER UNIT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- DRAINAGE SWALE FLOW LINE
- XXX.00 PROPOSED FINISHED GRADE
- XXX.00--- PROPOSED FINISHED GRADE
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOW LINE ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- ME MATCH EXISTING ELEVATION
- PE PAD ELEVATION
- FF FINISHED FLOOR ELEVATION
- TW TOP OF WALL ELEVATION
- BW FINISHED GRADE AT WALL
- TG TOP OF GRATE INLET

0' 5' 10' 20'
SCALE: 1"=10'

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

GRADING AND DRAINAGE PLAN

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

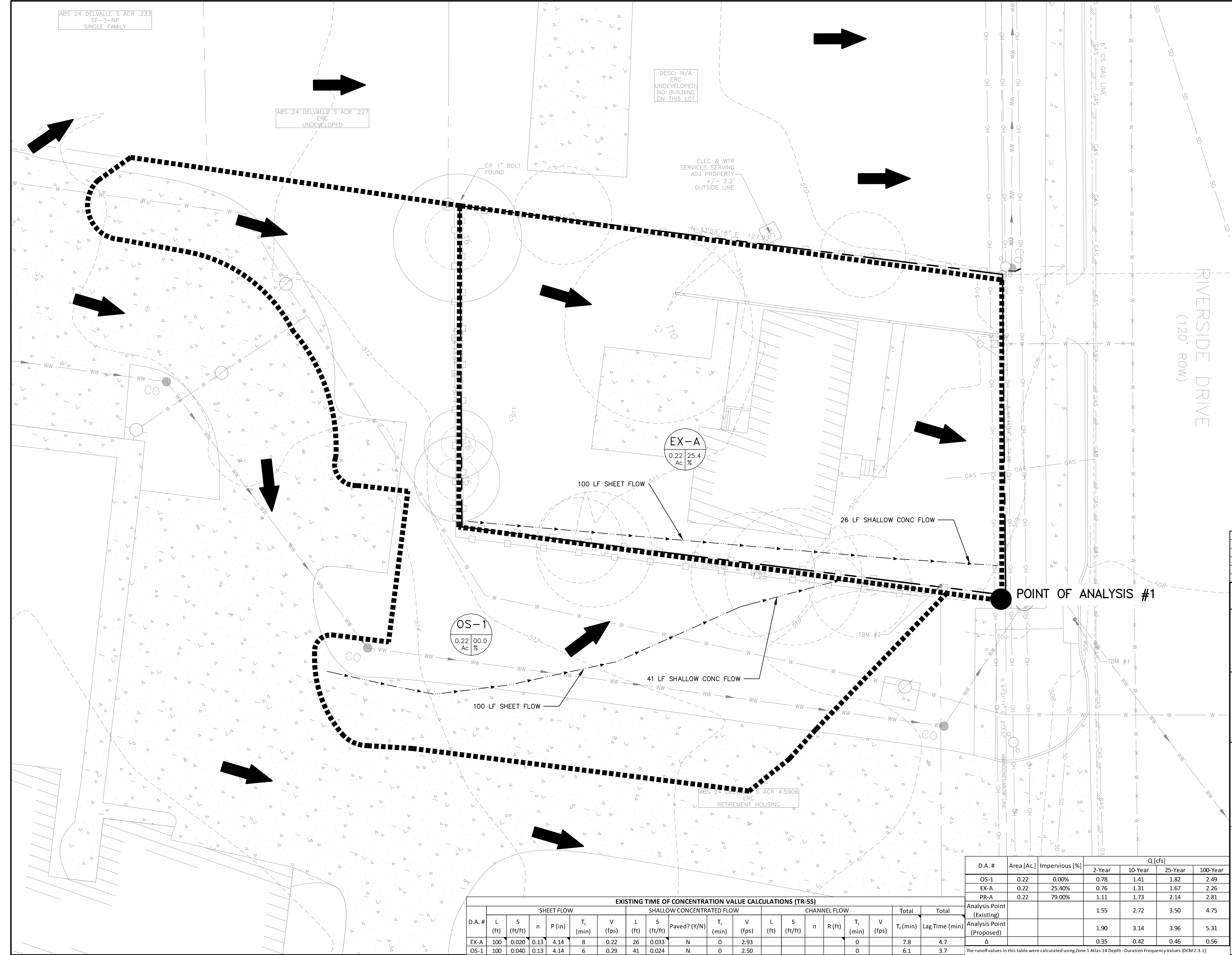
SITE PLAN APPROVAL SHEET 08 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC

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

Final plan 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 of a Building Permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 08 OF 20



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- RETAINING / SCREENING WALL
- EXISTING CONTOUR LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN GRATE INLET
- DRAINAGE SWALE FLOW LINE
- DRAINAGE AREA
- DRAINAGE AREA NAME AREA/IC %
- FLOW DIRECTION
- ANALYSIS POINT



NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

EXISTING DRAINAGE AREA MAP

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

SITE PLAN APPROVAL SHEET 09 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC): CASE MANAGER: KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A): DWFG: DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT ZONING: ERC
RELEASED FOR GENERAL COMPLIANCE:

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

Final plan 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 of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 09 OF 20

D.A. #	Area [Ac]	Impervious [%]	Q [cfs]			
			2-Year	10-Year	25-Year	100-Year
OS-1	0.22	0.00%	0.78	1.41	1.82	2.49
EX-A	0.22	25.40%	0.76	1.31	1.67	2.26
PR-A	0.22	79.00%	1.11	1.73	2.14	2.81
Analysis Point (Existing)			1.55	2.72	3.50	4.75
Analysis Point (Proposed)			1.90	3.14	3.96	5.31
Δ			0.35	0.42	0.46	0.56

EXISTING TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW					Total T _c (min)	Total Lag Time (min)			
	L (ft)	S (ft/ft)	n	P (in)	T _c (min)	V (fps)	L (ft)	S (ft/ft)	Paved? (Y/N)	T _c (min)	V (fps)	L (ft)	S (ft/ft)	n	R (ft)			T _c (min)	V (fps)	
EX-A	100	0.020	0.13	4.14	8	0.22	26	0.033	N	0	2.93								7.8	4.7
OS-1	100	0.040	0.13	4.14	6	0.29	41	0.024	N	0	2.50								6.1	3.7

ABS 24 DELVALLE S ACR .233
SF-3-NP
SINGLE FAMILY

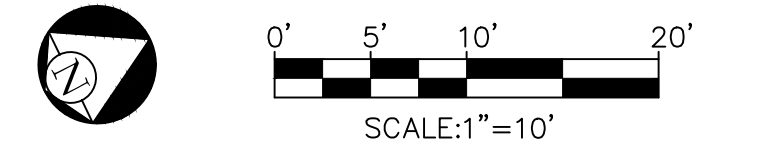
ABS 24 DELVALLE S ACR .227
ERC
UNDEVELOPED

DESC: N/A
ERC
UNDEVELOPED;
NO BUILDING
ON THIS LOT

ABS 24 DELVALLE S ACR 4.5906
ERC
RETIREMENT HOUSING

DETENTION NOTES:
1. THIS PROJECT SEEKS TO PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM (RSMP) IN LIEU OF PROVIDING ONSITE STORMWATER DETENTION FACILITIES. RSMP PACKAGE SUBMITTED TO THE CITY OF AUSTIN ON 2/3/2022.

- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - - - EASEMENT / SETBACK
 - CURB / EDGE OF PAVEMENT
 - RETAINING / SCREENING WALL
 - - - EXISTING CONTOUR LINE
 - 512 --- STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - STORM DRAIN GRATE INLET
 - DRAINAGE SWALE FLOW LINE
 - DRAINAGE AREA
 - DRAINAGE AREA NAME AREA/IC %
 - FLOW DIRECTION
 - 512 --- PROPOSED CONTOUR LINE
 - ANALYSIS POINT



NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

PROPOSED DRAINAGE AREA MAP

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

(Professional Engineer Seal: MICHAEL V. REYES, LICENSED PROFESSIONAL ENGINEER, 111604)

SITE PLAN APPROVAL SHEET 10 OF 20
FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ: DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC

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

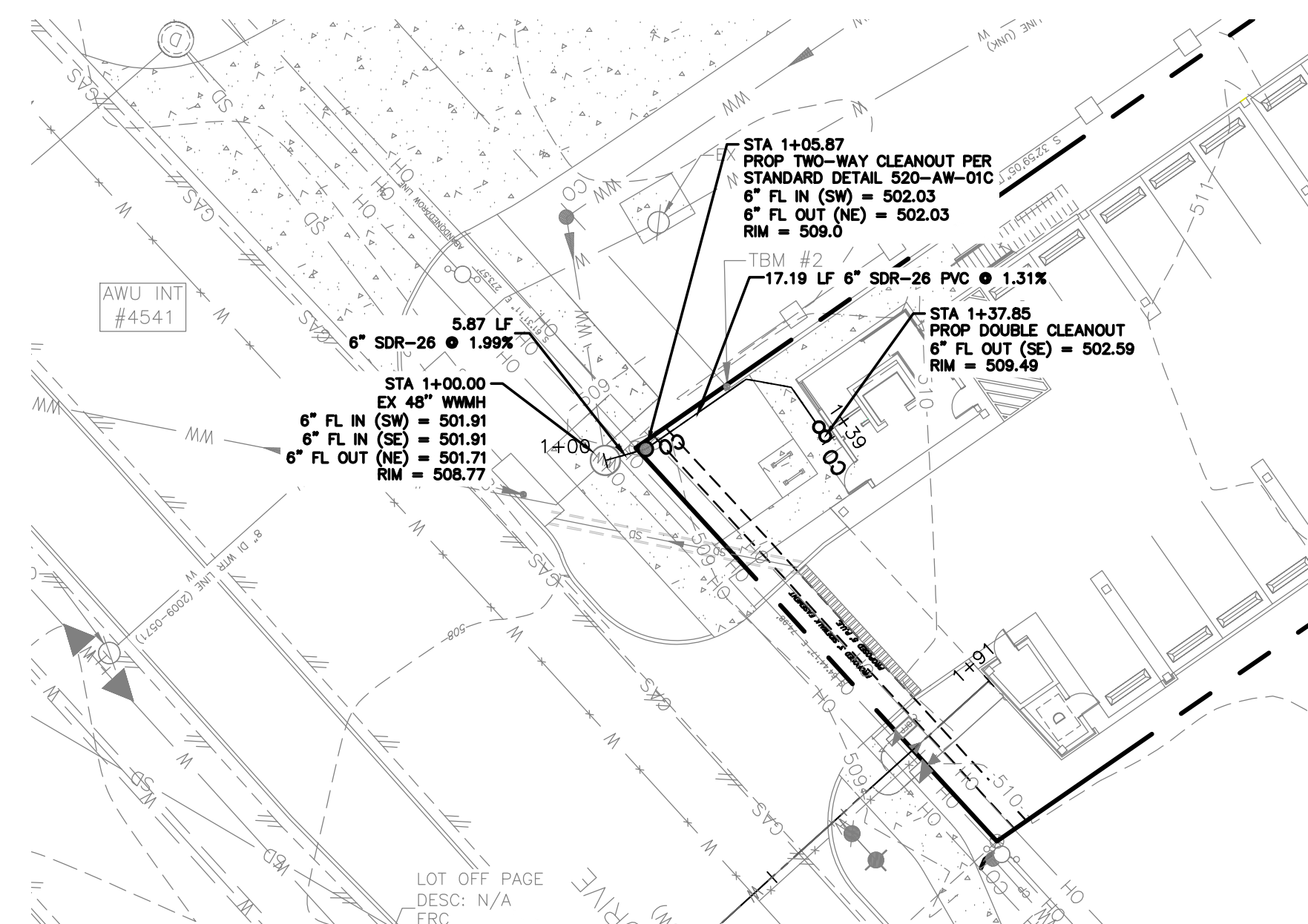
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction of a Building permit is not required, must also be approved prior to the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

SHEET NO. 10 OF 20

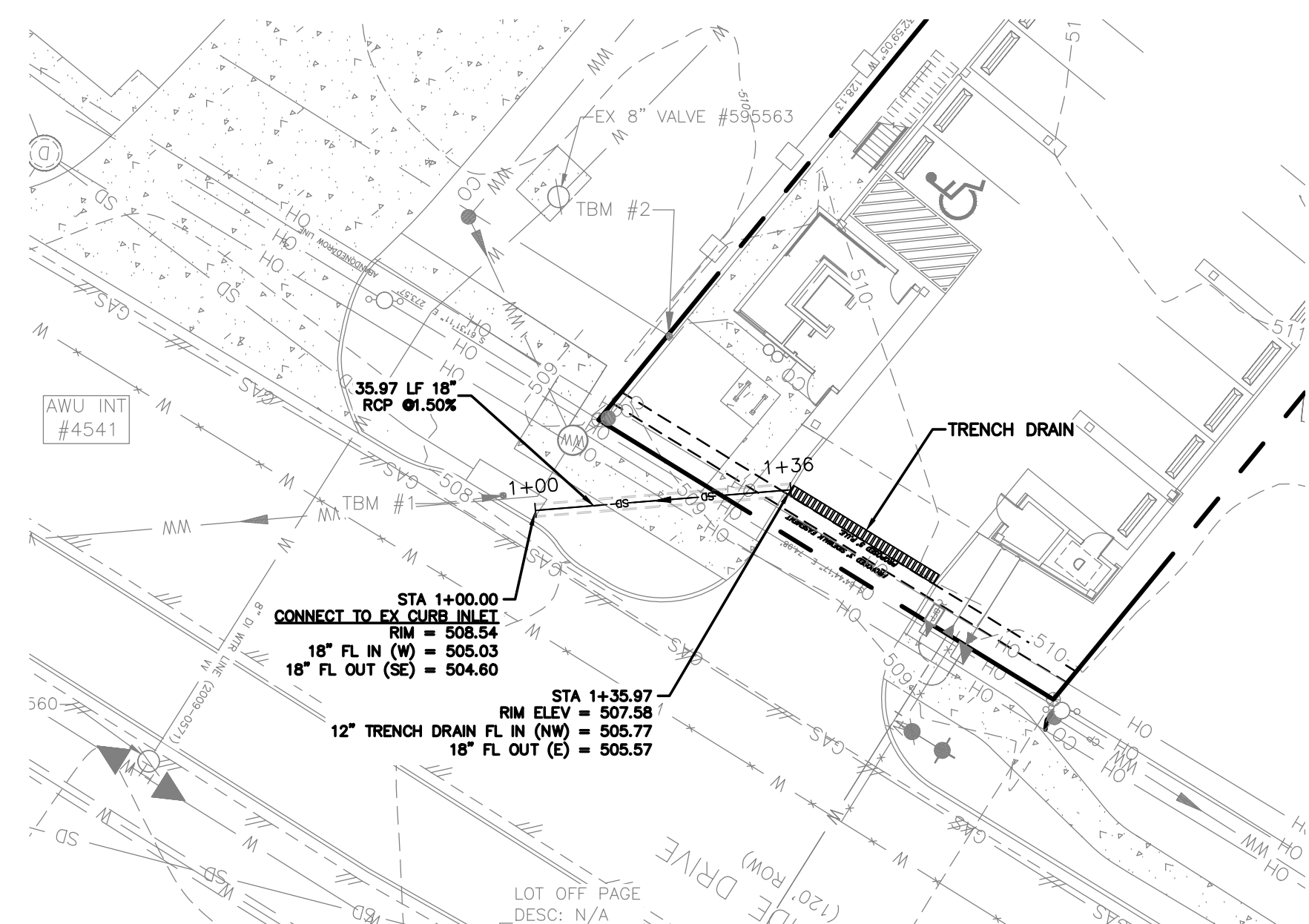
D.A. #	Area [Ac]	Impervious [%]	Q [cfs]			
			2-Year	10-Year	25-Year	100-Year
OS-1	0.22	0.00%	0.78	1.41	1.82	2.49
EX-A	0.22	25.40%	0.76	1.31	1.67	2.26
PR-A	0.22	79.00%	1.11	1.73	2.14	2.81
Analysis Point (Existing)			1.55	2.72	3.50	4.75
Analysis Point (Proposed)			1.90	3.14	3.96	5.31
Δ			0.35	0.42	0.46	0.56

PROPOSED TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

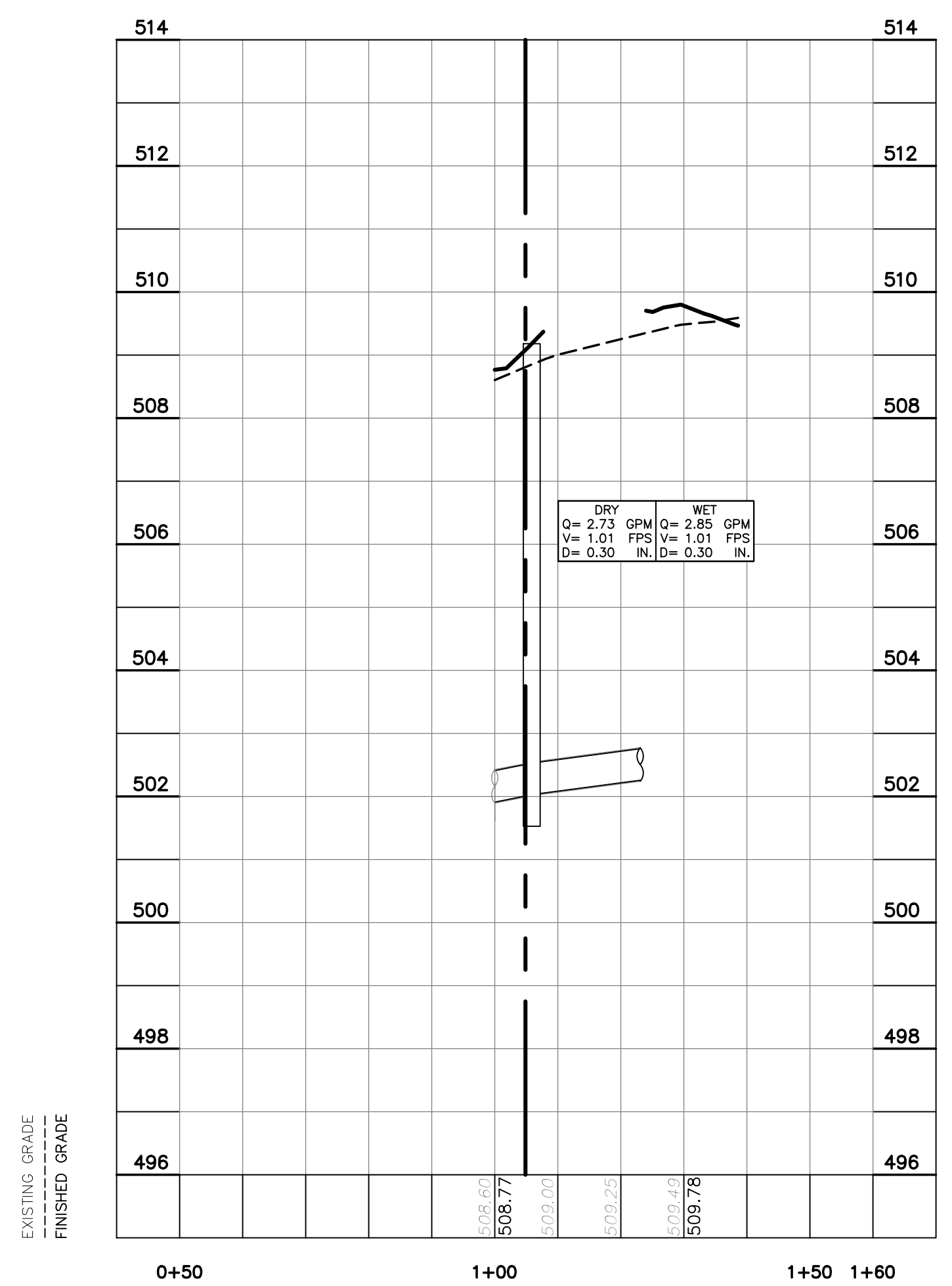
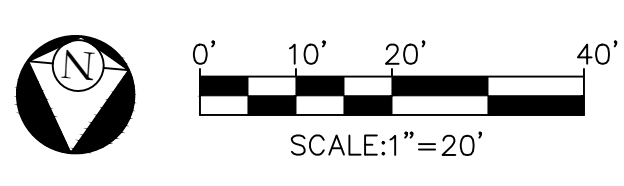
D.A. #	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				Total T _c (min)	Total Lag Time (min)					
	L (ft)	S (ft/ft)	n	P (in)	T _c (min)	V (fps)	L (ft)	S (ft/ft)	Paved? (Y/N)	T _c (min)	V (fps)	L (ft)			S (ft/ft)	n	R (ft)	T _c (min)	V (fps)
PR-A	100	0.015	0.02	4.14	2	1.09	21	0.015	Y	0	2.49	20	0.02	0.012	0.375	0	9.13	5.0	3.0
OS-1	100	0.040	0.13	4.14	6	0.29	41	0.024	N	0	2.50							6.1	3.7



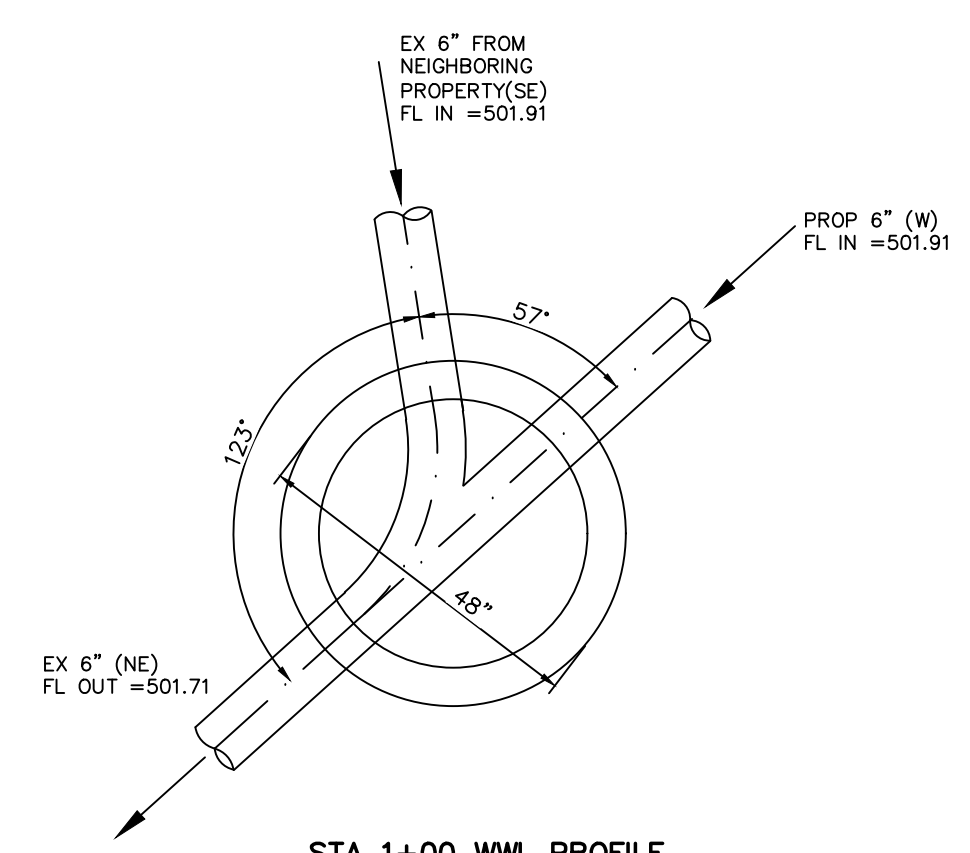
PUBLIC WASTEWATER LINE PLAN
STA 1+00 TO 1+37.85
 SCALE: 1"=20'



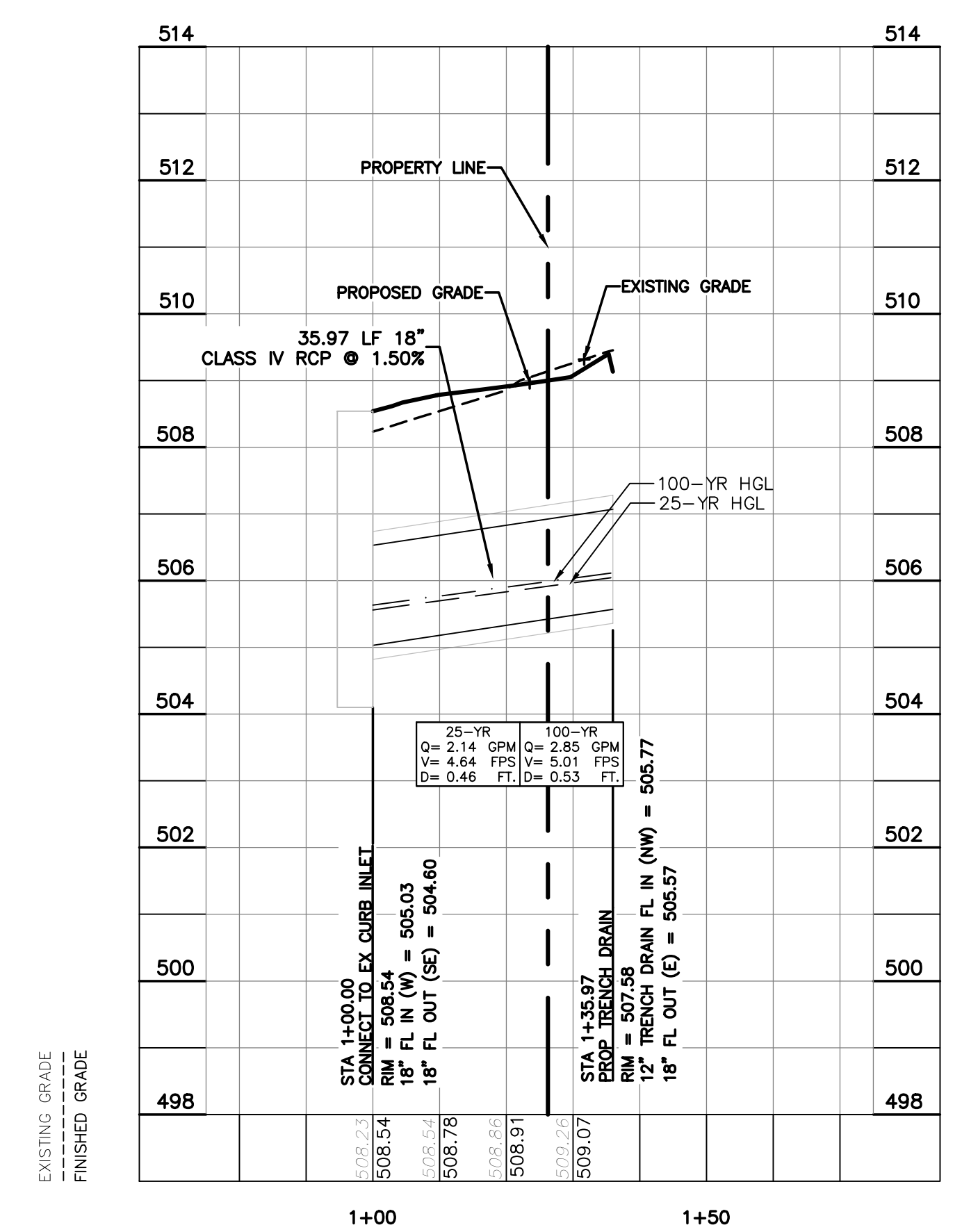
PUBLIC STORM DRAIN LINE PLAN
STA 1+00 TO 1+39.95
 SCALE: 1"=20'



PUBLIC WASTEWATER LINE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



STA 1+00 WWL PROFILE
 EX 48" WWMH
 NOT TO SCALE



PUBLIC STORM DRAIN LINE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

CIVILITUDE
 ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
 PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=20'

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

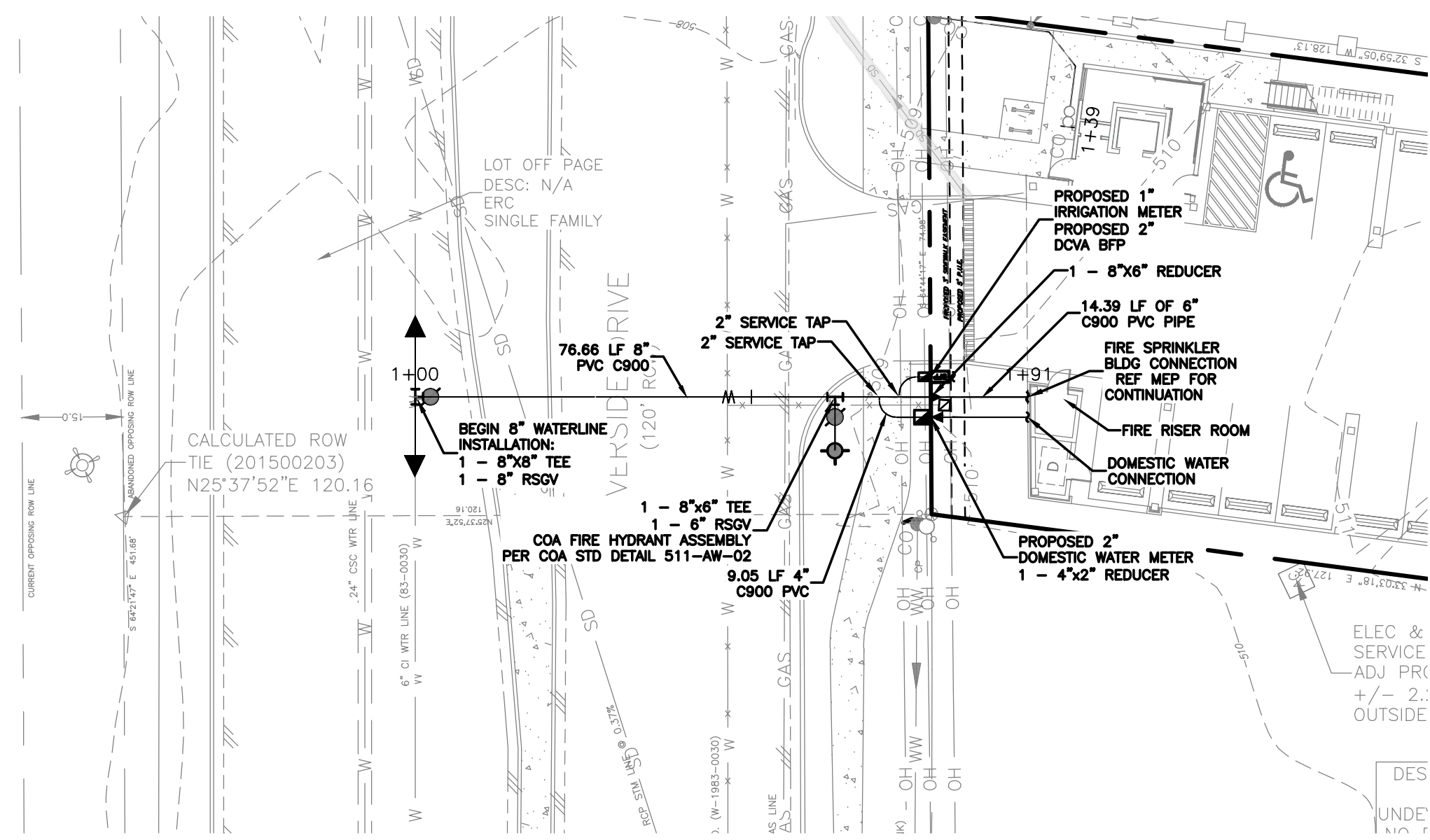


SITE PLAN APPROVAL SHEET 12 OF 20
 FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
 APPROVED BY COMMISSION ON UNDER SECTION 112 ON
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER KYLE KAMPE
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWG# DDZ

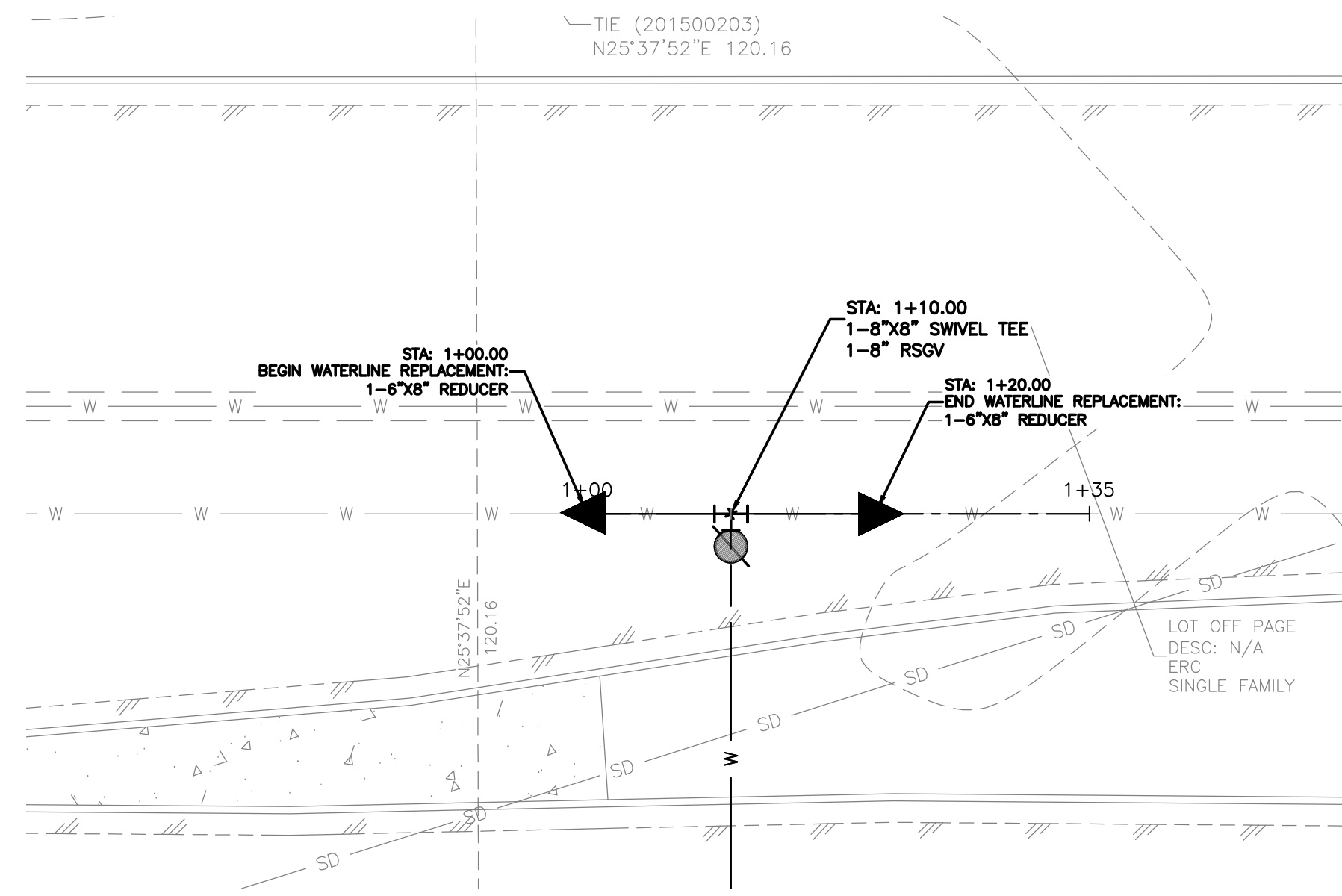
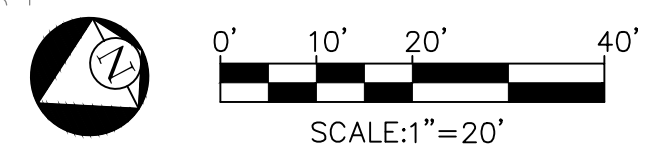
Director, DEVELOPMENT SERVICES DEPARTMENT	ZONING:
RELEASED FOR GENERAL COMPLIANCE:	ERC
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

Final plan 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 12 OF 20



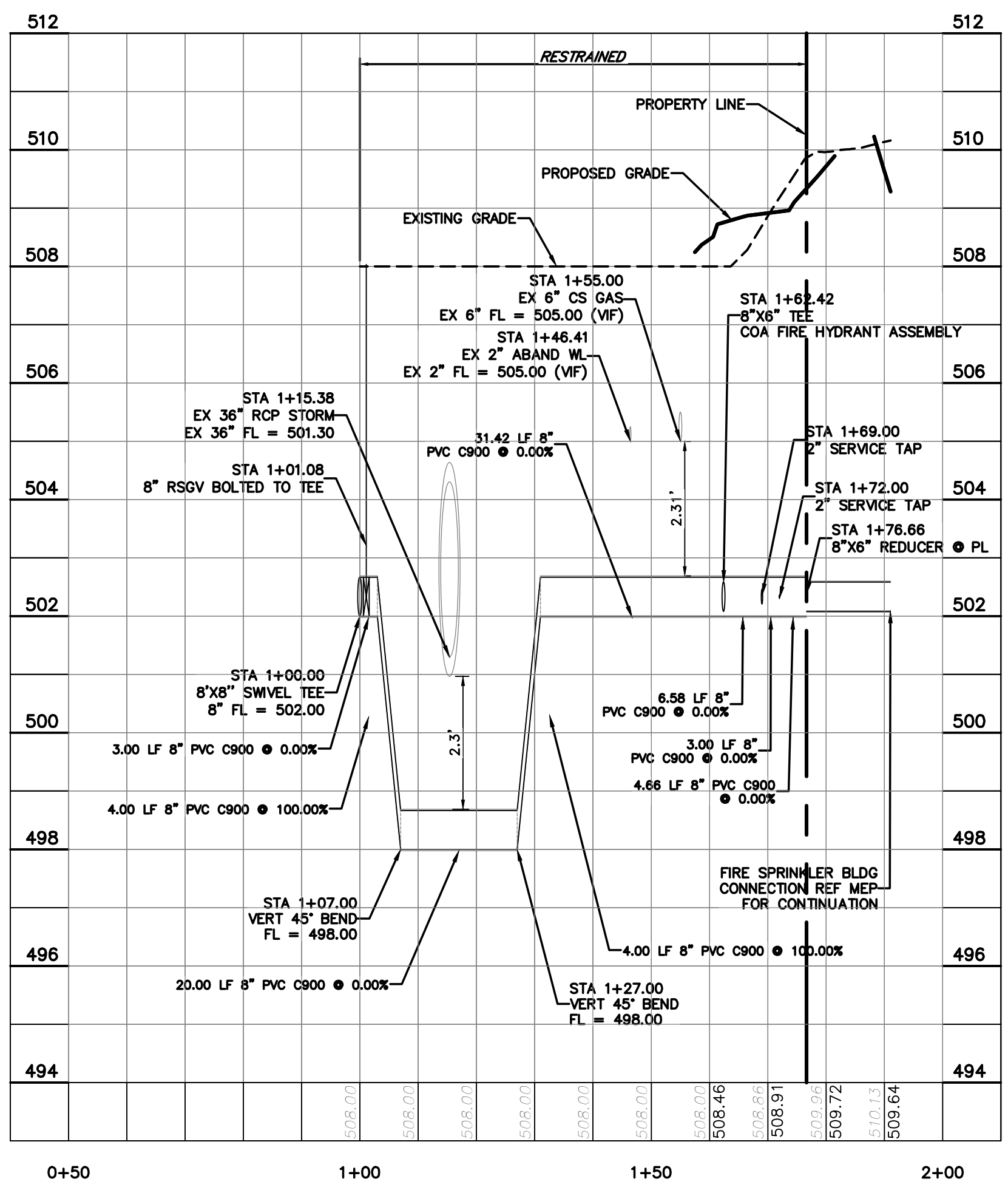
PUBLIC WATERLINE 2 PLAN
STA 1+00 TO 1+91
 SCALE: 1"=20'



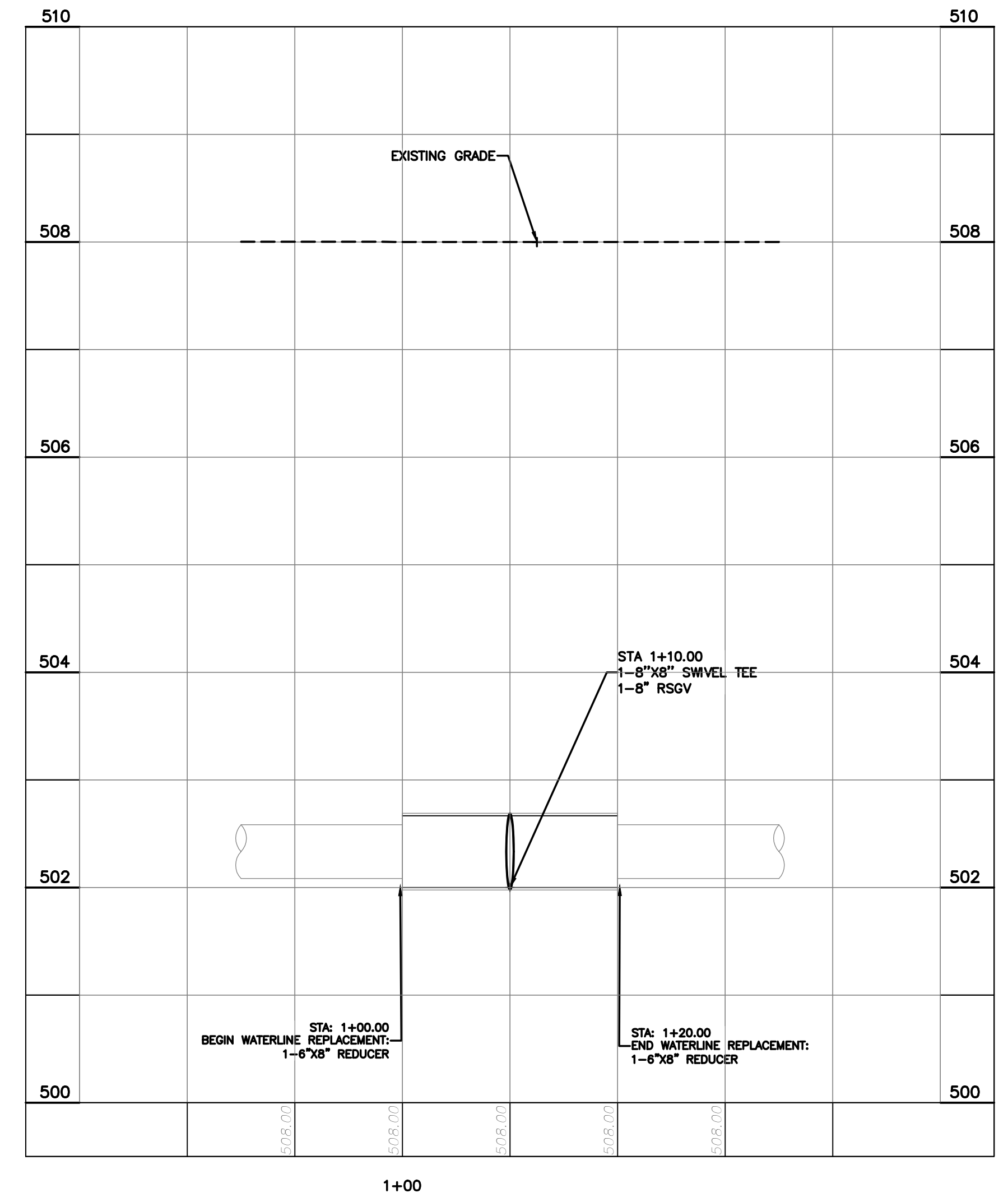
PUBLIC WATERLINE 3 PLAN
STA 1+00 TO 1+20
 SCALE: 1"=10'



LEGEND	
---	BOUNDARY / RIGHT OF WAY
---	EASEMENT / SETBACK
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	CURB / EDGE OF PAVEMENT
---	PROPOSED BUILDING PAD AREA
---	STORM DRAIN LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
---	GAS LINE
---	PROPOSED WATER METER
---	PROPOSED FIRE VALVE
---	PROPOSED FIRE HYDRANT
---	WASTEWATER MANHOLE
---	WASTEWATER CLEANOUT
---	BACKFLOW PREVENTER
---	STORM DRAIN MANHOLE
---	STORM DRAIN CURB INLET
---	STORM DRAIN AREA INLET
---	TRANSFORMER
---	AIR CONDITIONER UNIT
---	GAS METER
---	ELECTRIC MANHOLE
---	ELECTRIC BOX
---	UTILITY POLE
---	GUY WIRE



PUBLIC WATERLINE 2 PROFILE
STA 1+00 TO 1+91
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



PUBLIC WATERLINE 3 PROFILE
STA 1+00 TO 1+20
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 1'

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

PUBLIC WATER PROFILE

CIVILITUDE
 ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
 PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=20'
 JOB NO: A590
 DGN BY: ELG
 DWN BY: SN
 RVW BY: MVR

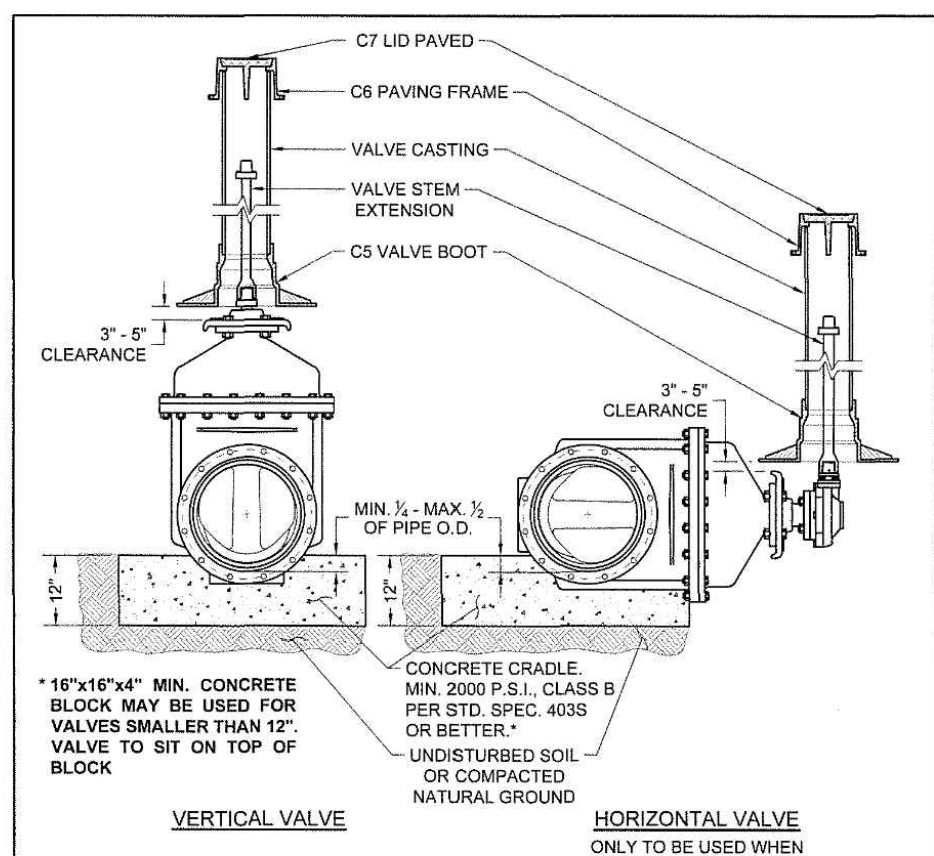
STATE OF TEXAS
 LICENSED PROFESSIONAL ENGINEER
 MICHAEL V. REYES
 111664

SITE PLAN APPROVAL SHEET 13 OF 20
 FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
 APPROVED BY COMMISSION ON UNDER SECTION 112 ON
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER KYLE KAMPE
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWP# DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT ZONING: ERC
 RELEASED FOR GENERAL COMPLIANCE: Correction 1
 Rev. 1 Correction 2
 Rev. 2 Correction 3
 Rev. 3

Final plan 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 13
 OF 20

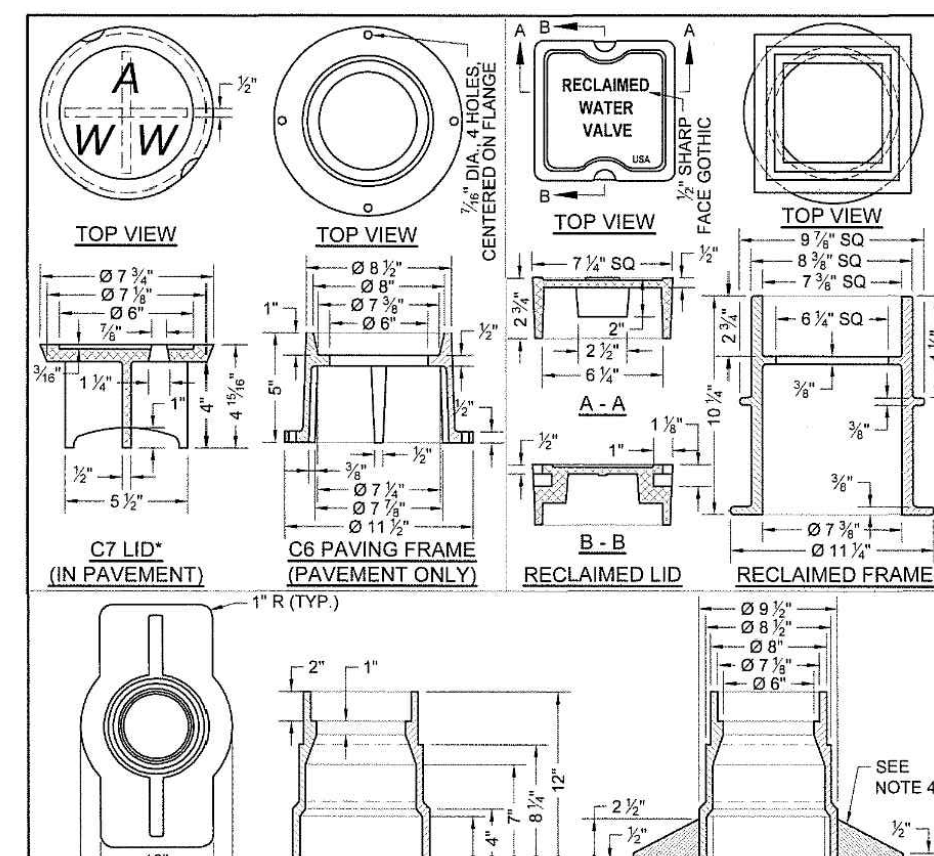


VERTICAL VALVE
HORIZONTAL VALVE
 ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS

- WELD SOCKET 2 1/2" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT (BOTH 80 FOR LENGTHS OVER 12")
- VALVE CASTING SHALL BE 8" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT
- NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD
- VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3" DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-30. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-20. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM

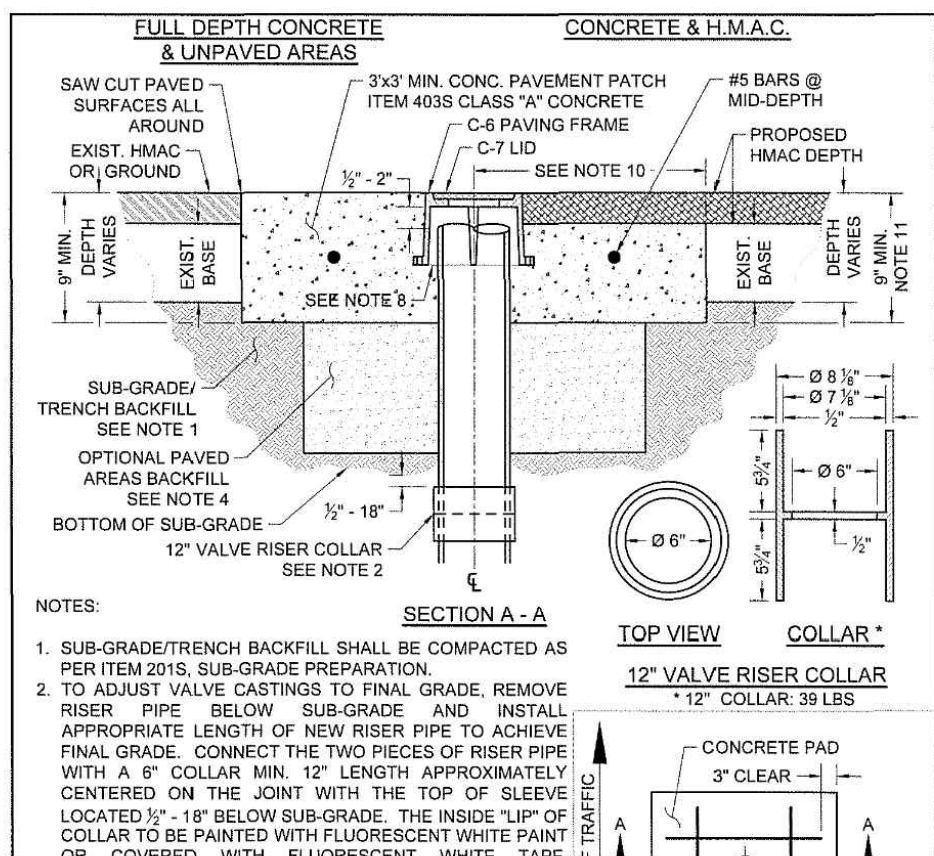
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 05/18/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **511-AW-01**
 1 OF 4



TOP VIEW
SECTION A-A
SECTION B-B
RECLAIMED WATER VALVE

- MATERIAL SHALL BE GRAY CAST IRON, ASTM A88, GRADE 300
- THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO THE END OF THE FRAME COLLAR AND BASE
- DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE
- CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINISH AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING

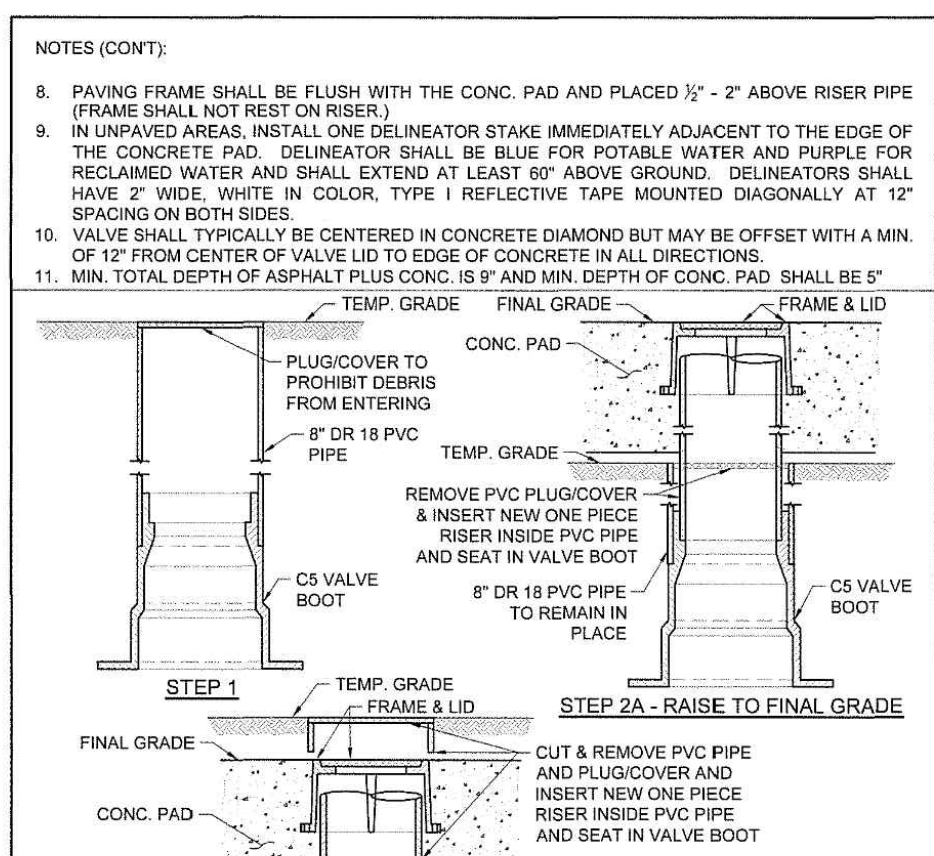
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 05/18/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **511-AW-01**
 2 OF 4



FULL DEPTH CONCRETE & UNREINFORCED AREAS
CONCRETE & H.M.C.

- SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 2015, SUB-GRADE PREPARATION
- TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED 1/2" - 1" BELOW SUB-GRADE. THE INSIDE LIP OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4
- CLEAR VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE. NUT SHALL OPERATE WITH NO OBSTRUCTION
- WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 4025) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL
- REINFORCING STEEL SHALL MEET SPEC. ITEM 4065.7
- NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE
- BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18"

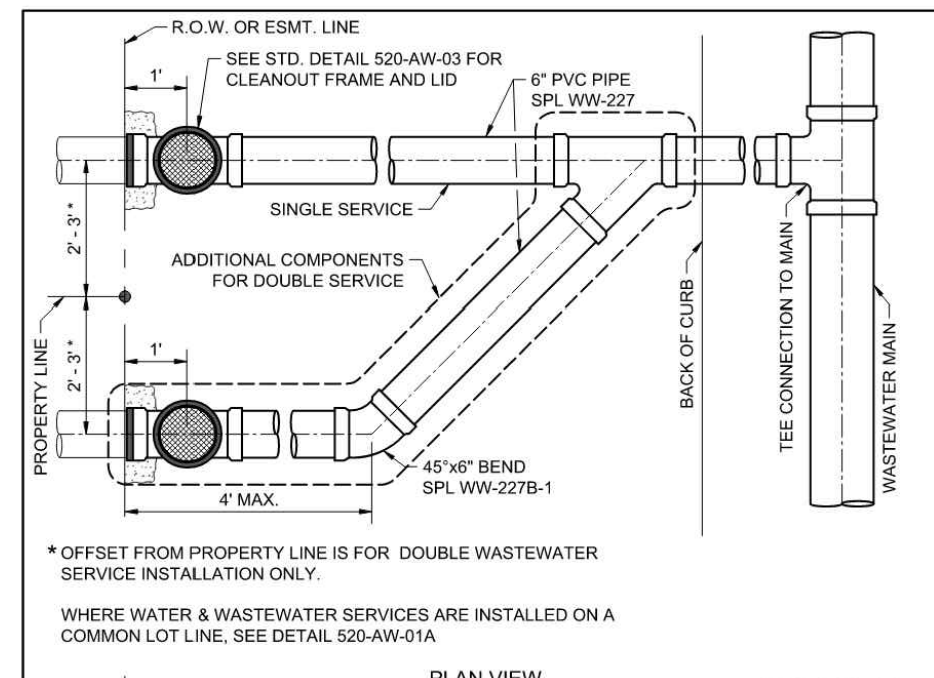
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 05/18/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **511-AW-01**
 3 OF 4



NOTES (CONT.)

- PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED 1/2" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER)
- IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE 1 REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES
- VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE PAD IN ALL DIRECTIONS
- MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 8" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"

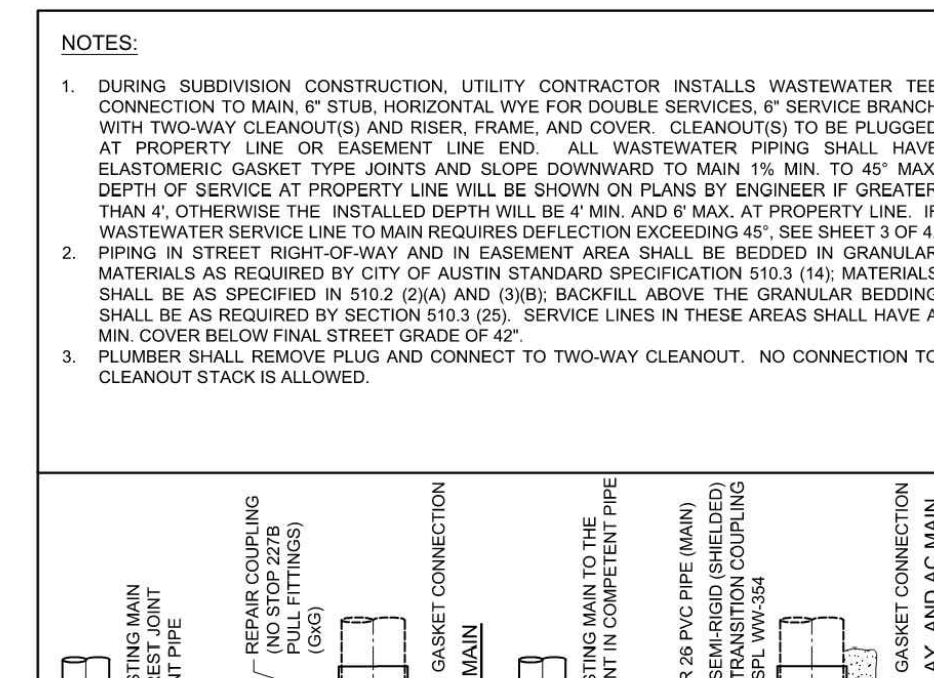
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 05/18/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **511-AW-01**
 4 OF 4



PLAN VIEW
PROFILE VIEW

- DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" SUB. HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUTS) AND RISER, FRAME AND COVER. CLEANOUTS TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45" MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4"; OTHERWISE THE INSTALLED DEPTH WILL BE 4" MIN. AND 6" MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45", SEE SHEET 3 OF 4
- PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14). MATERIALS SHALL BE AS SPECIFIED IN 510.3 (2) AND OVERSIZED BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42"
- PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED

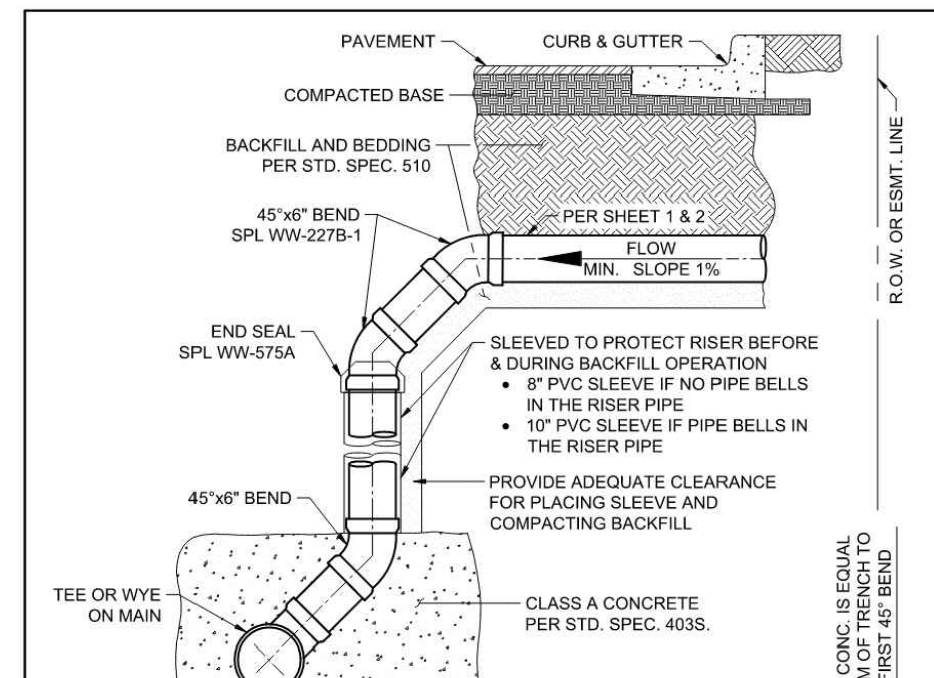
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 11/07/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01C**
 1 OF 4



REMOVAL
REPLACEMENT FOR EXISTING PVC MAIN

- REMOVE EXISTING MAIN IN CONCRETE PIPE
- REMOVE EXISTING MAIN TO THE NEAREST JOINT IN CONCRETE PIPE
- REMOVE EXISTING MAIN TO THE NEAREST JOINT IN CONCRETE PIPE
- REMOVE EXISTING MAIN TO THE NEAREST JOINT IN CONCRETE PIPE

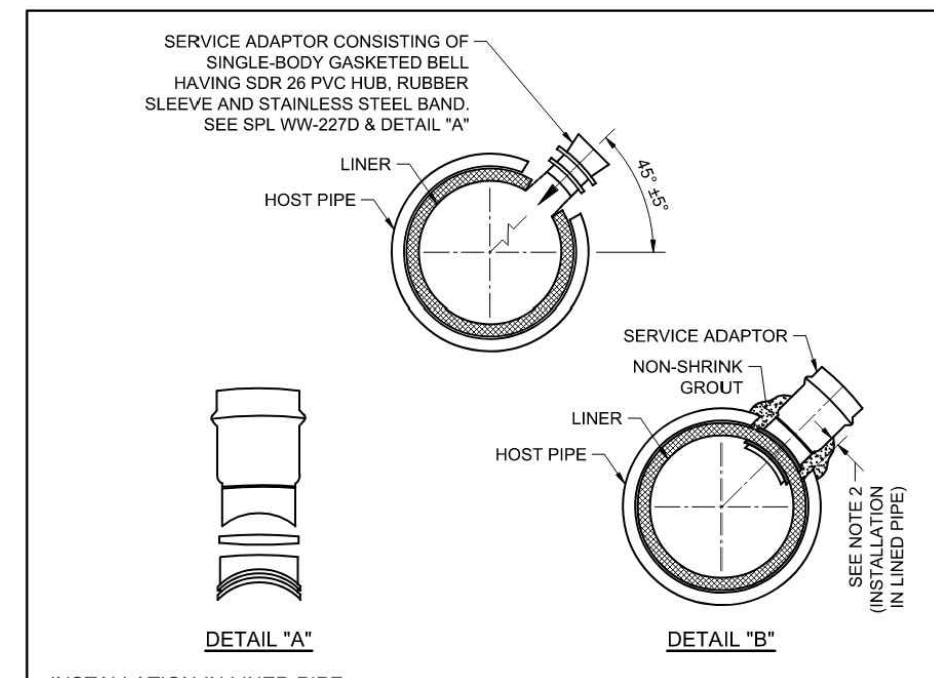
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 11/07/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01C**
 2 OF 4



DEEP SERVICE CONNECTION

- MARK LOCATION OF TAP
- BREAK AND REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR
- DO NOT DAMAGE LINER
- CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT
- INSTALL SERVICE ADAPTOR
- HOLE CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

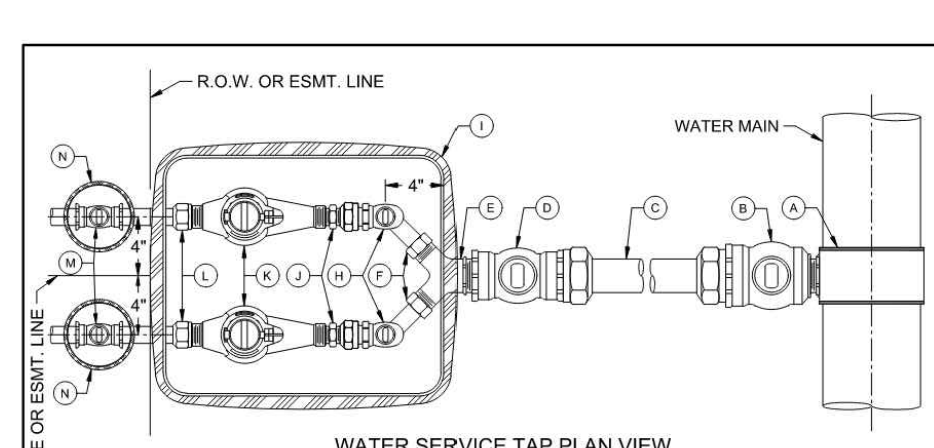
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 11/07/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01C**
 3 OF 4



INSTALLATION IN LINED PIPE

- USE ONLY TO TAP EXISTING LINED PIPE
- SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION
- THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3" FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS
- FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE
- SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.
- 8" WASTEWATER CONNECTION TO EXISTING LINED MAIN

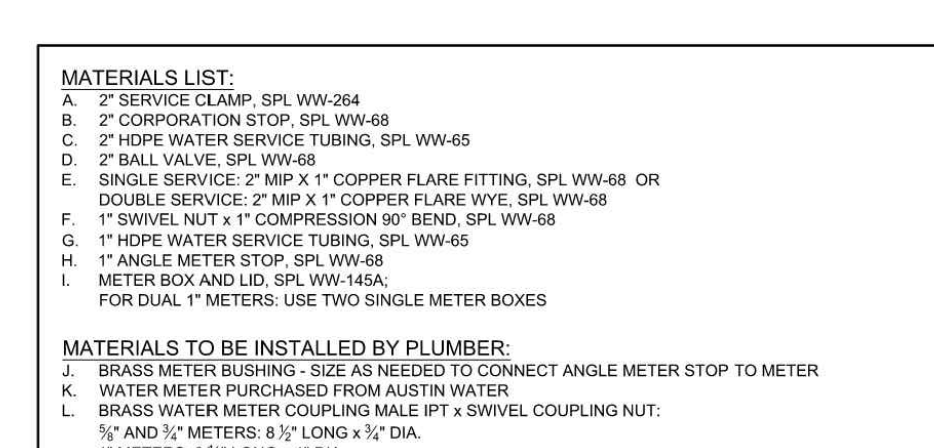
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 11/07/2016 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01C**
 4 OF 4



WATER SERVICE TAP PLAN VIEW

- SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-20
- BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION
- TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND
- PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS. BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25)
- METER BOX MUST BE BEHIND CURB, NOT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK
- BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE
- METER BOXES TO BE SHOWN ON PLANS
- METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER
- INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1" ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D"
- TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SINK" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2" DEPTH OF COVER
- TUBING WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 3" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5". BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING
- SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HOPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED
- FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-165A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-30. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE "RECLAIMED WATER" CAST INTO THEM. SPL WW-165A

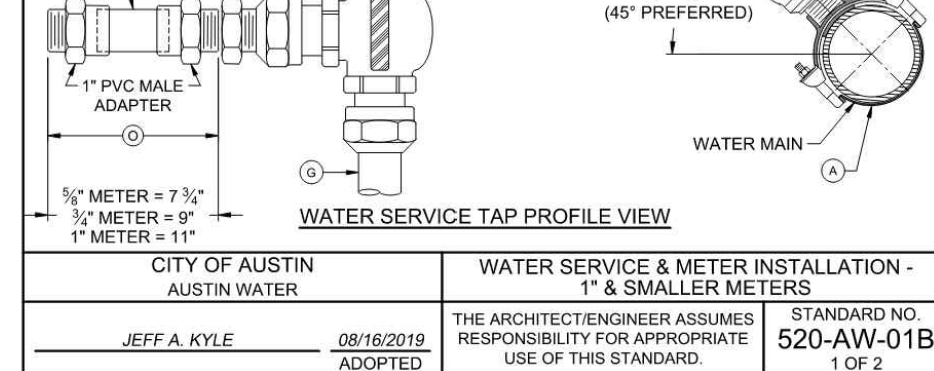
CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 08/16/2019 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01B**
 1 OF 2



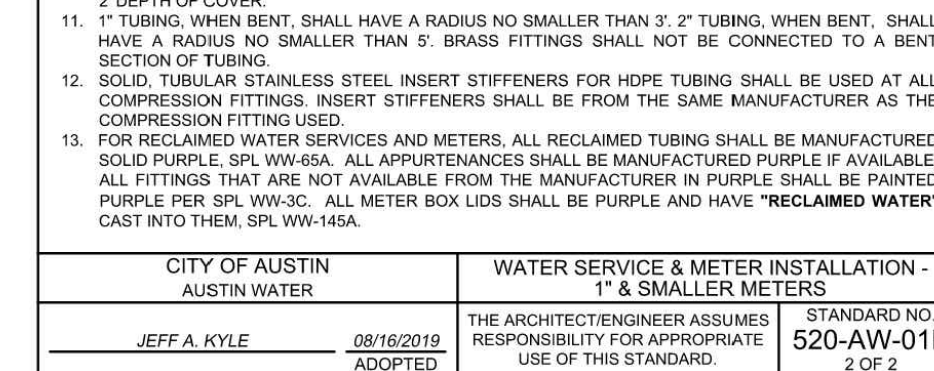
MATERIALS LIST:
 A. 2" SERVICE CLAMP, SPL WW-264
 B. 2" COPPERATION STOP, SPL WW-48
 C. 2" HOPE WATER SERVICE TUBING, SPL WW-65
 D. 2" BALL VALVE, SPL WW-68
 E. SINGLE SERVICE, 2" MP X 1" COPPER FLARE FITTING, SPL WW-68 OR DOUBLE SERVICE, 2" MP X 1" COPPER FLARE WYE, SPL WW-68
 F. 1" SWIVEL NUT + 1" COPPERATION STOP, SPL WW-68
 G. 1" HOPE WATER SERVICE TUBING, SPL WW-65
 H. 1" ANGLE METER STOP, SPL WW-68
 I. METER BOX AND LID, SPL WW-145A FOR DUAL 1" METERS; USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:
 J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
 K. WATER METER PURCHASED FROM AUSTIN WATER
 L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT: 1/2" AND 3/4" METERS; 3/2" LONG x 1/2" DIA.
 M. PROPERTY OWNERS CUT OFF VALVE, SPL WW-276
 N. PROPERTY OWNERS CUT OFF VALVE BOX AND LID
 O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
 P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL, USING WATERPROOF MARKER)

CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 08/16/2019 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01B**
 2 OF 2



CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 08/16/2019 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01B**
 1 OF 2



CITY OF AUSTIN
 AUSTIN WATER
 RECORD COPY SIGNED: **JEFF A. KYLE** 08/16/2019 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
 STANDARD NO. **520-AW-01B**
 2 OF 2

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

WATER & WW DETAILS (1)

CIVILITUDE
 ENGINEERS & PLANNERS
 5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
 PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: **NO SCALE**

JOB NO: **A590**

DGN BY: **ELG**

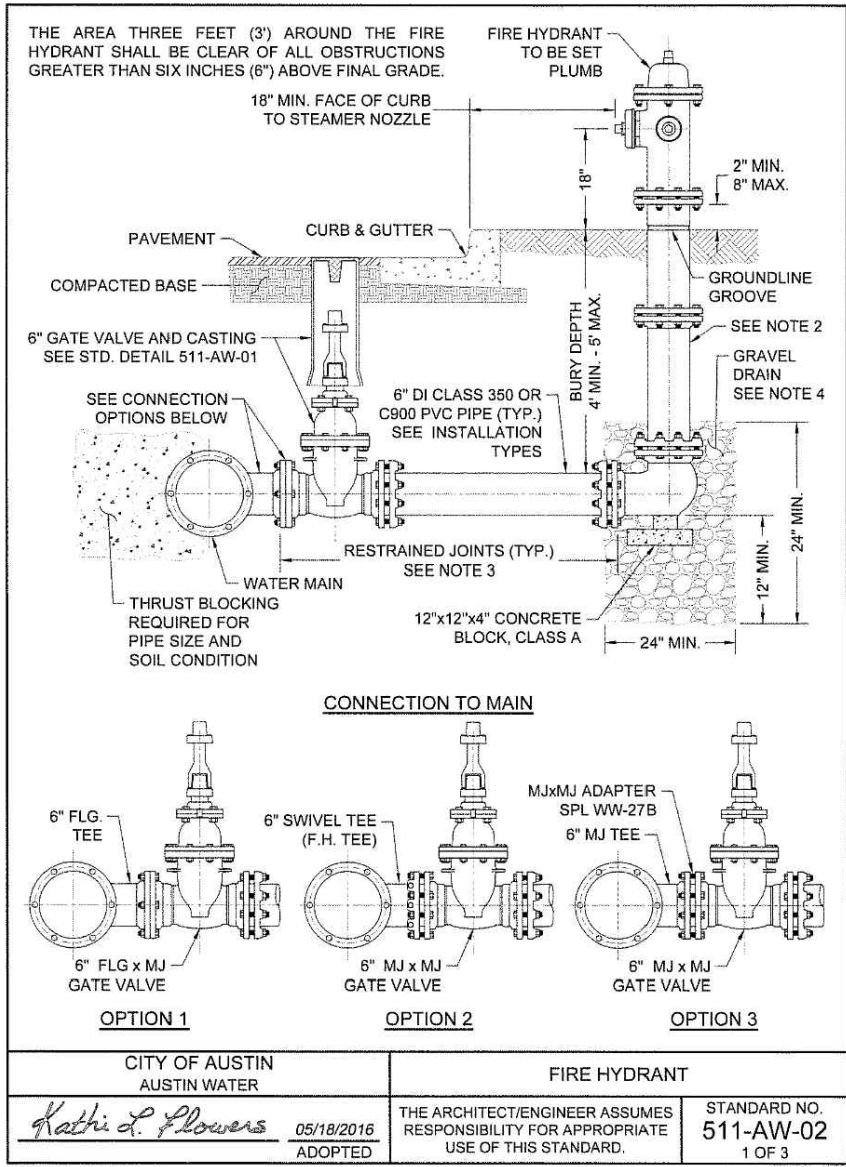
DWN BY: **SN**

RVW BY: **MVR**

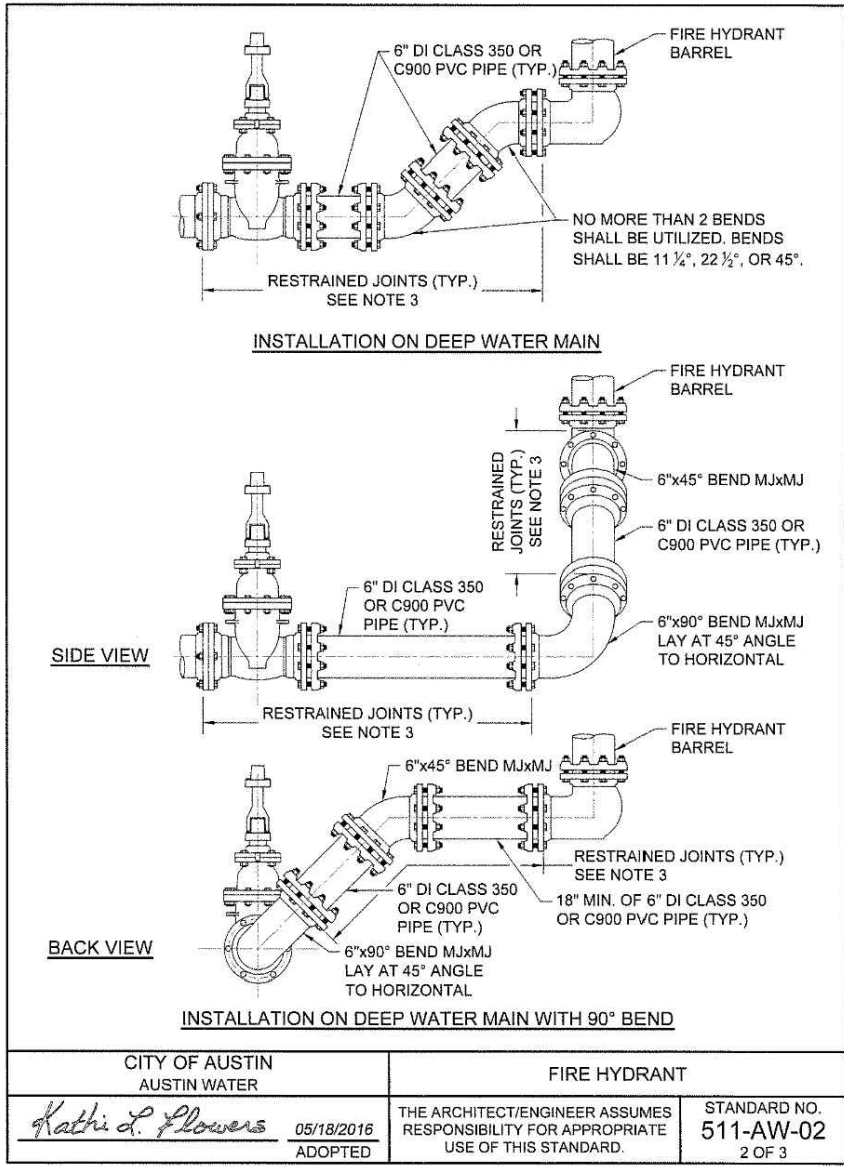
SITE PLAN APPROVAL SHEET **14** OF **20**
 FILE NUMBER: **SP-2022-0057C** APPLICATION DATE: **02/23/2022**
 APPROVED BY COMMISSION ON UNDER SECTION **112** ON
 CHAPTER **25-5** OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-B1, LDC): CASE MANAGER **KYLE KAMPE**
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWG# **DDZ**

Director, DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE: ZONING: **ERC**

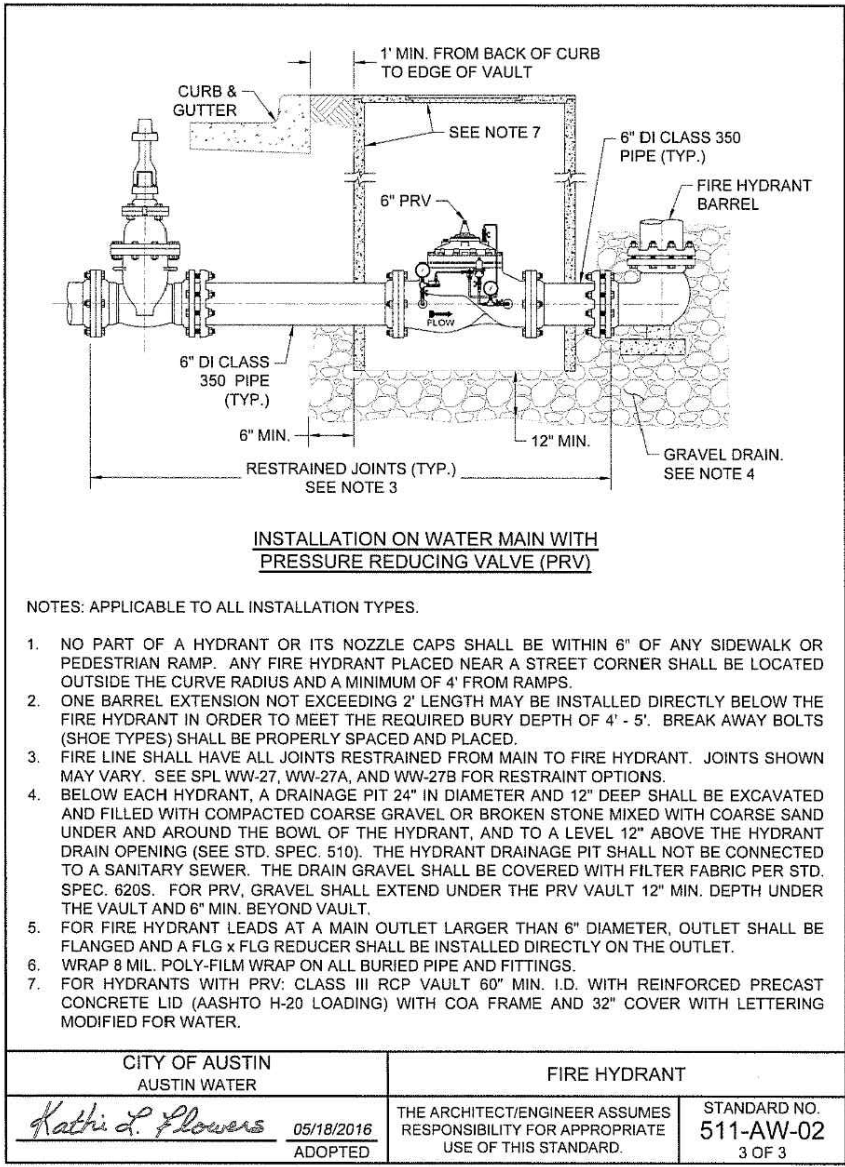
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Forms and a notice of construction of a Building permit is not required, must also be approved prior to the Project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



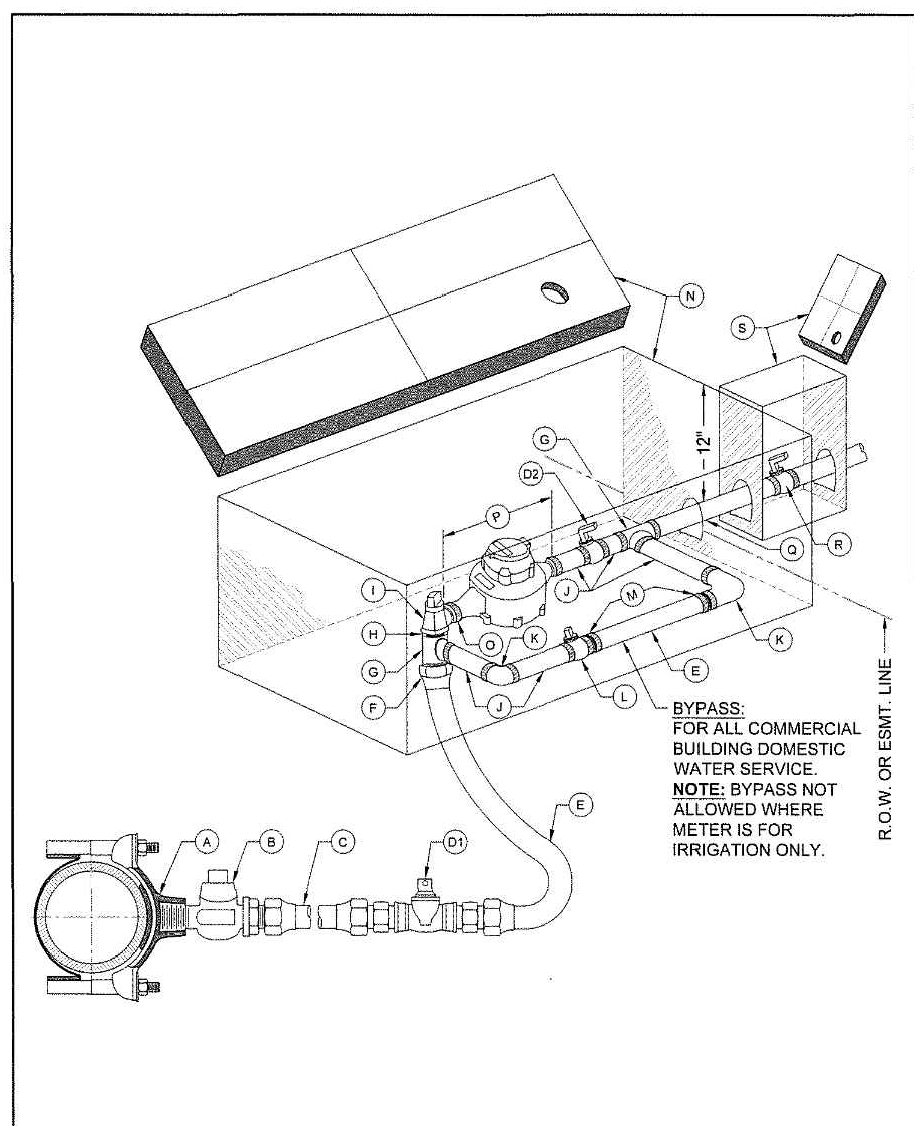
CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	STANDARD NO. 511-AW-02
KATHI L. FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 3



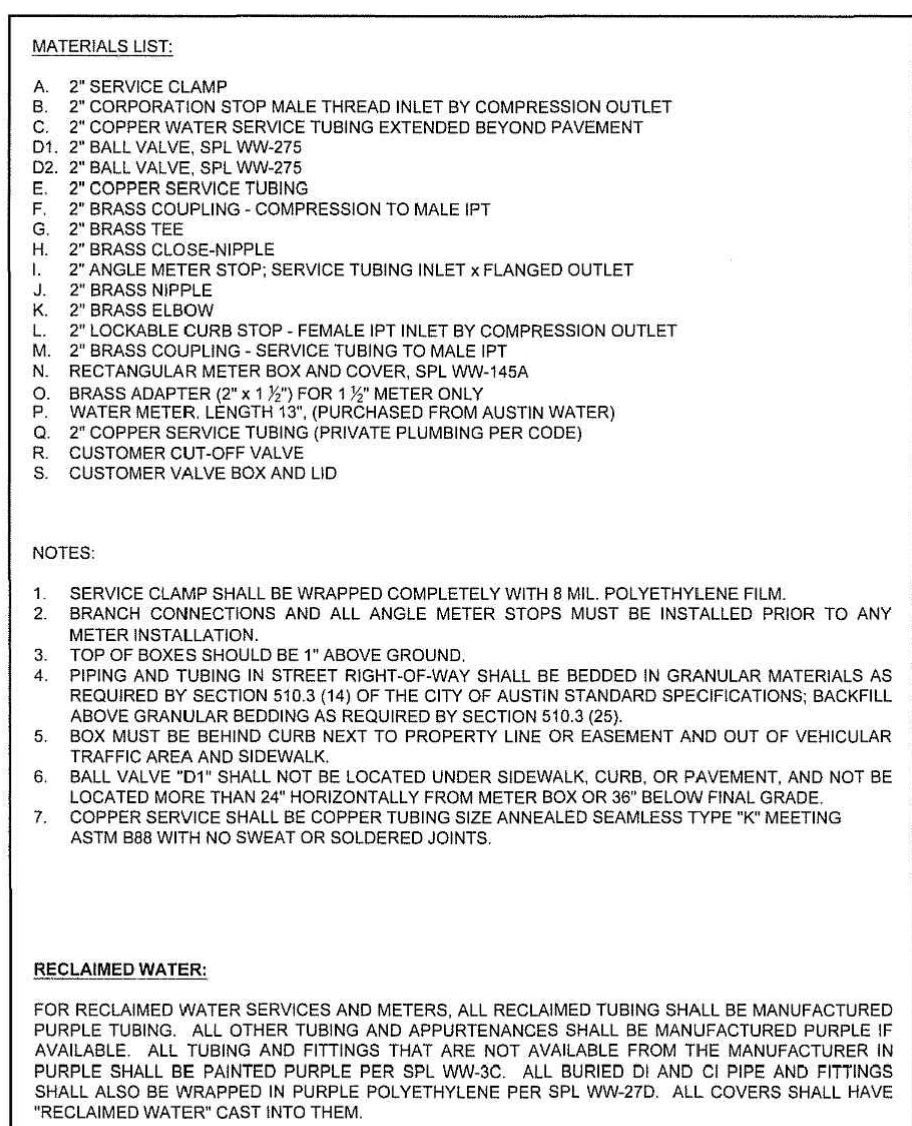
CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	STANDARD NO. 511-AW-02
KATHI L. FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 3



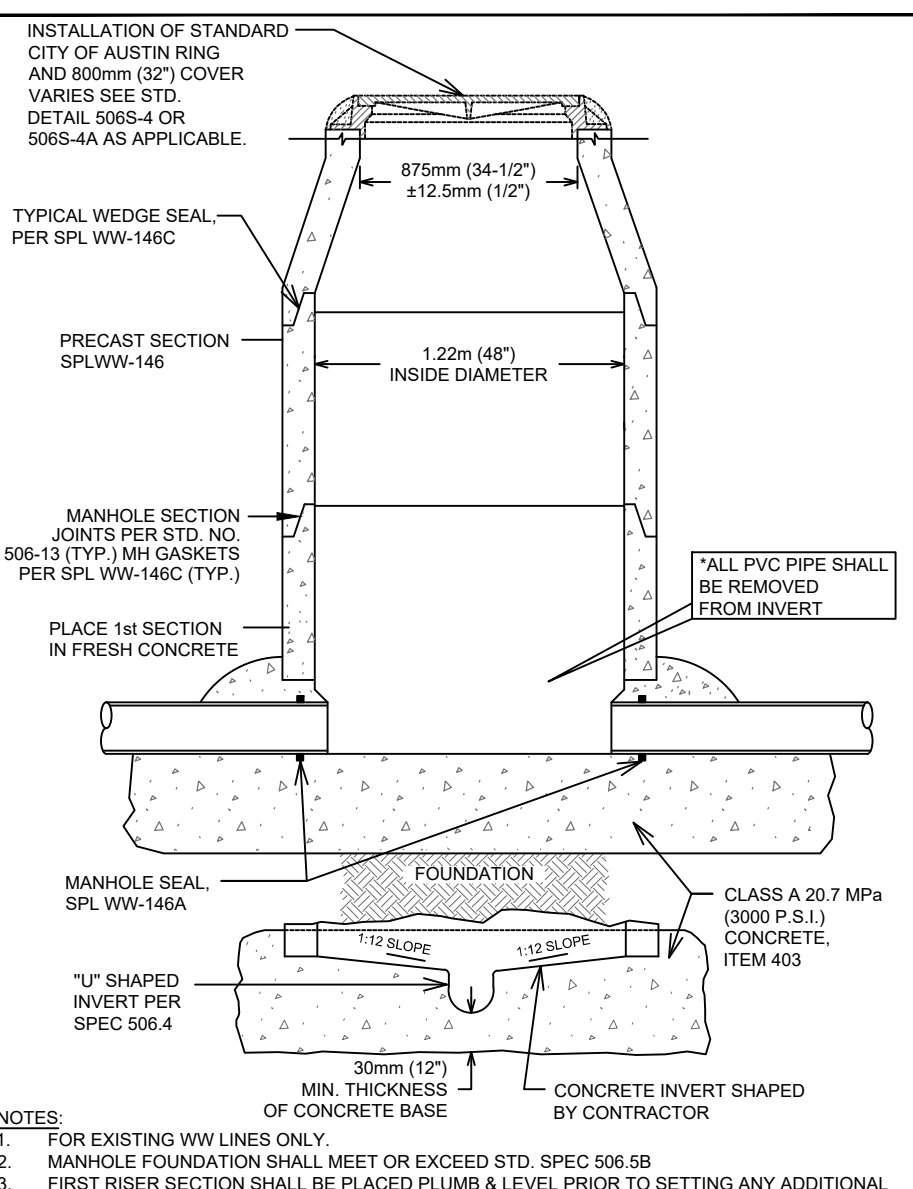
CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	STANDARD NO. 511-AW-02
KATHI L. FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 3



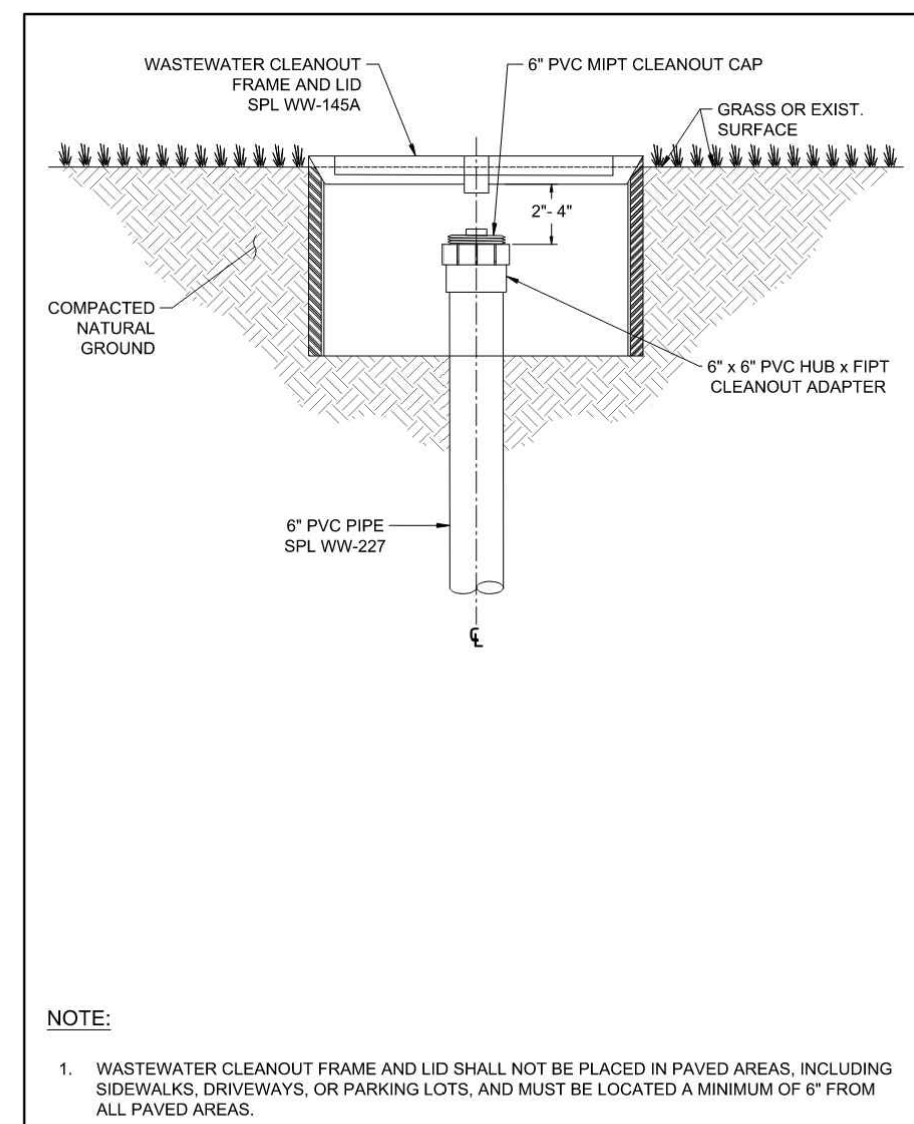
CITY OF AUSTIN AUSTIN WATER	1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	STANDARD NO. 520-AW-04
KATHI L. FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 2



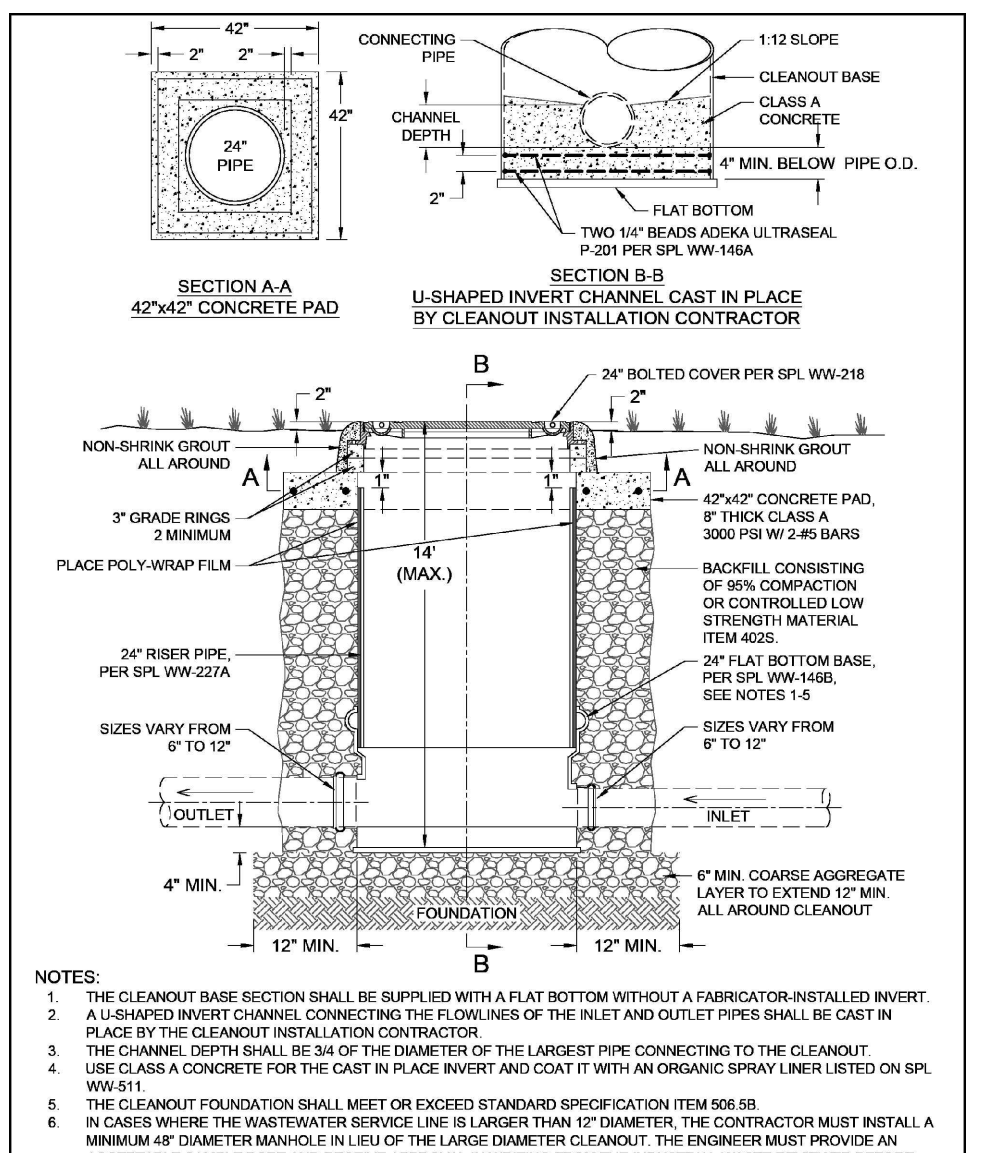
CITY OF AUSTIN AUSTIN WATER	1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	STANDARD NO. 520-AW-04
KATHI L. FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	2 OF 2



CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE ON CAST IN PLACE BASE	STANDARD NO. 506S-9
RECORD COPY SIGNED BY KATHI L. FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 1



CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEANOUT FRAME AND LID	STANDARD NO. 520-AW-03
JEFF A. KYLE 09/14/2020 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 1



CITY OF AUSTIN AUSTIN WATER	LARGE DIAMETER CLEANOUT	STANDARD NO. 506-AW-04
JEFF A. KYLE 09/14/2020 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	1 OF 1

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

WATER & WW DETAILS (2)

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: NO SCALE

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR



SITE PLAN APPROVAL SHEET 15 OF 20

FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022

APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

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

PROJECT EXPIRATION DATE (ORD #970905-A) DWG# DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT	RELEASED FOR GENERAL COMPLIANCE:	ZONING:	ERC
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		

Final plan 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

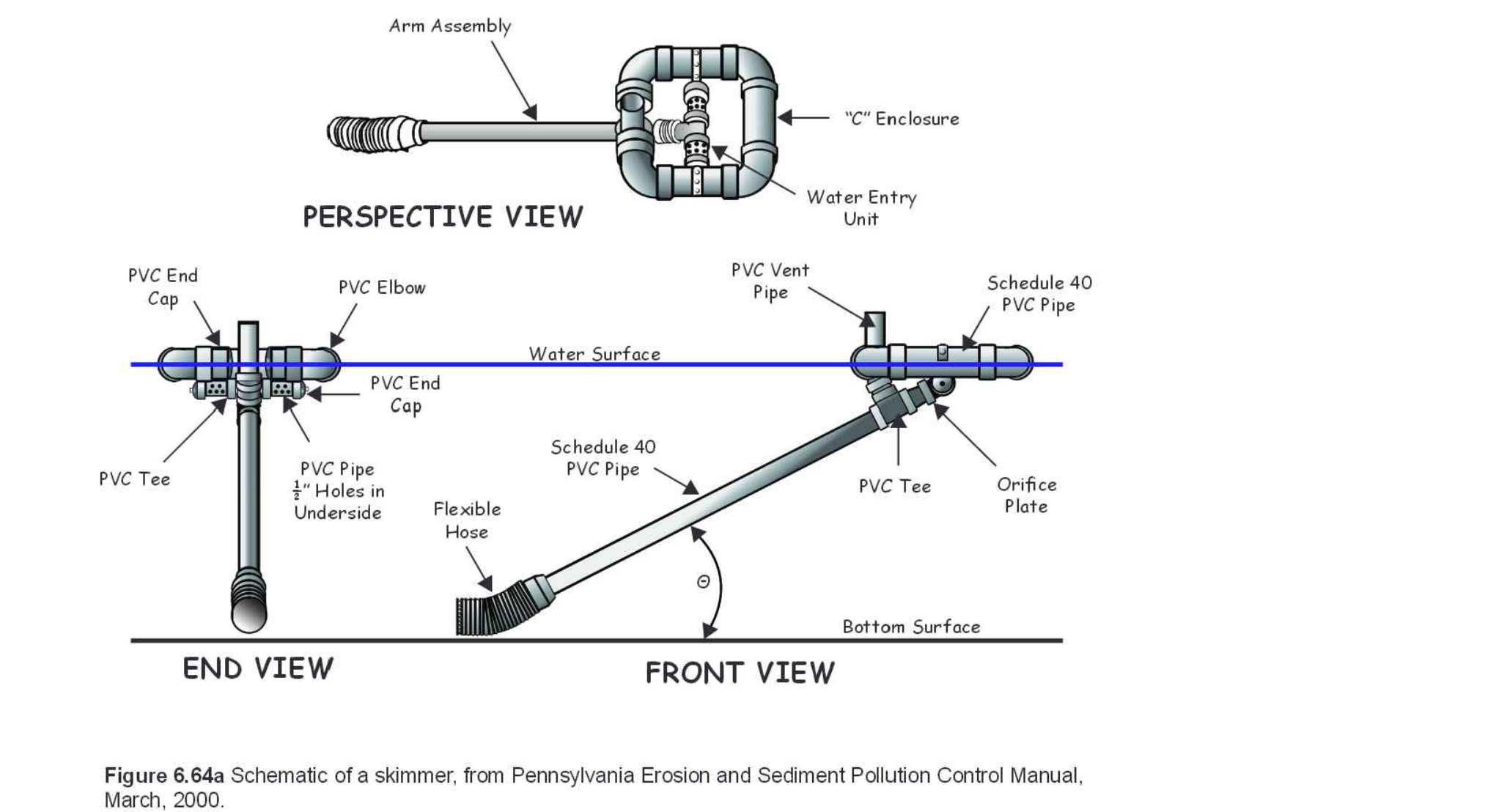
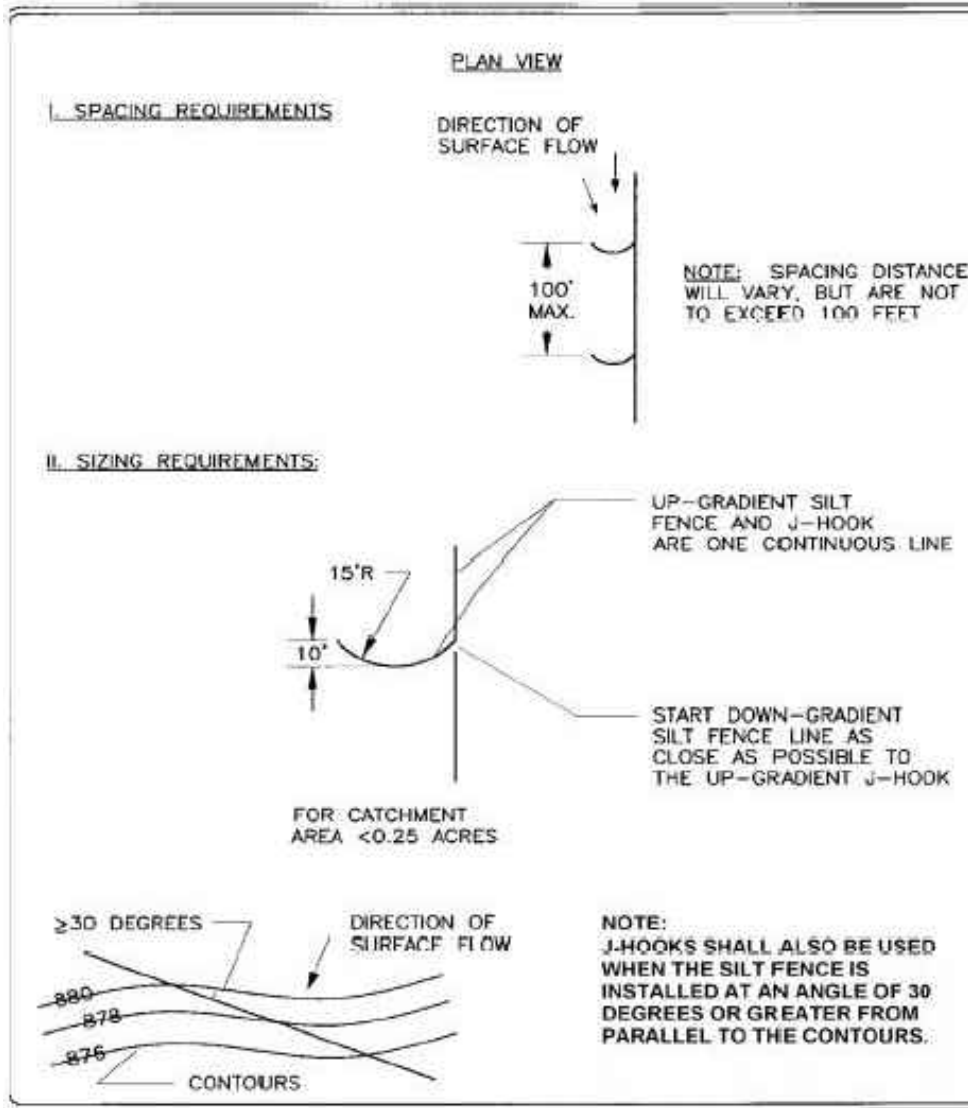
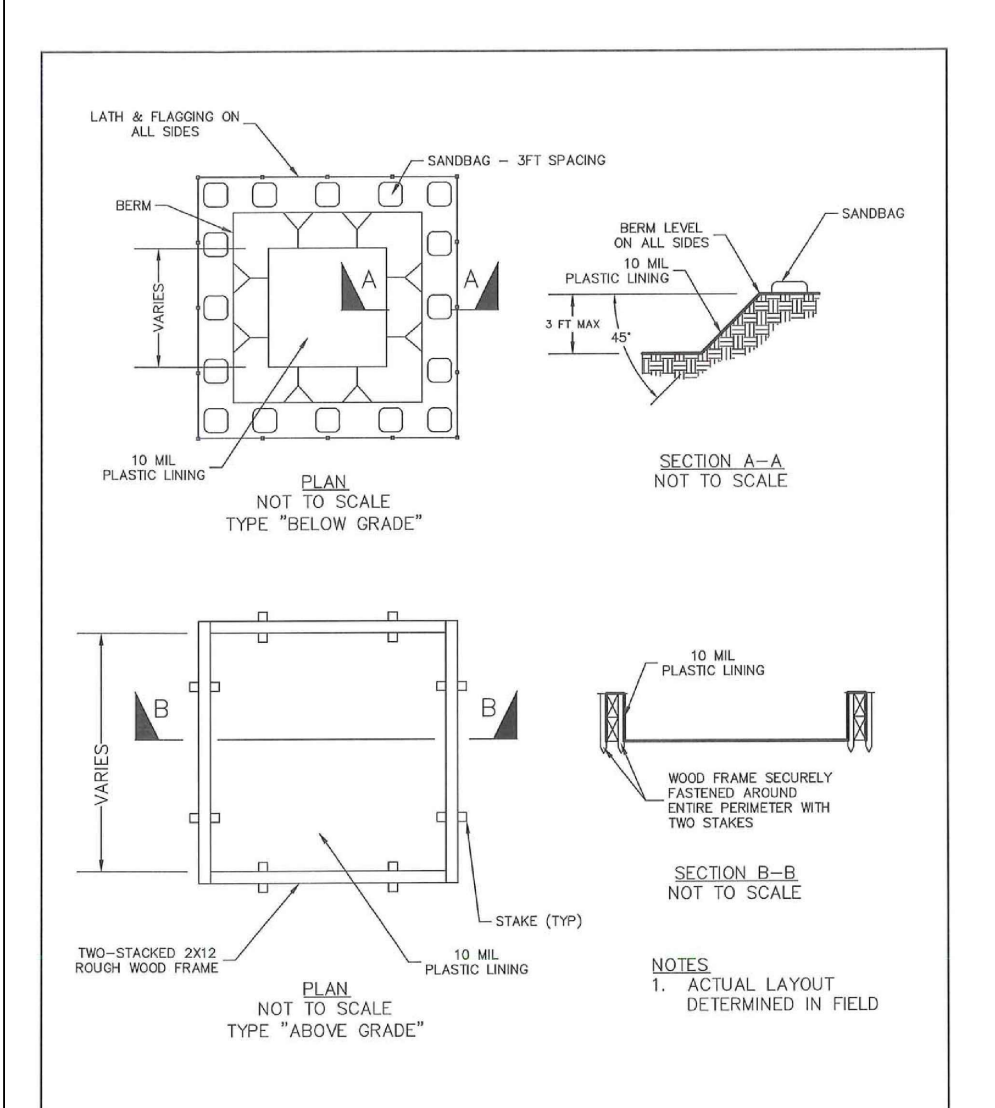
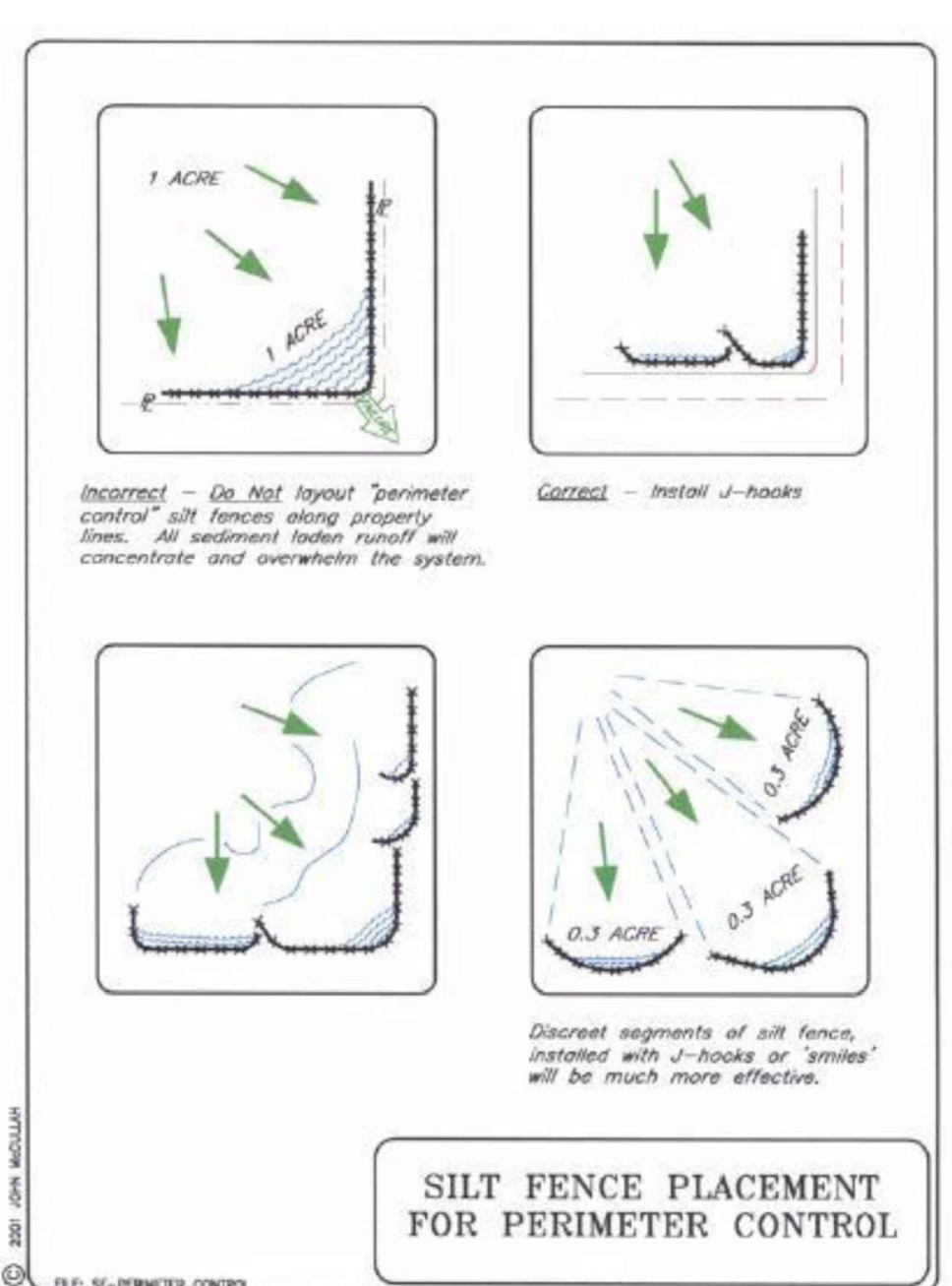
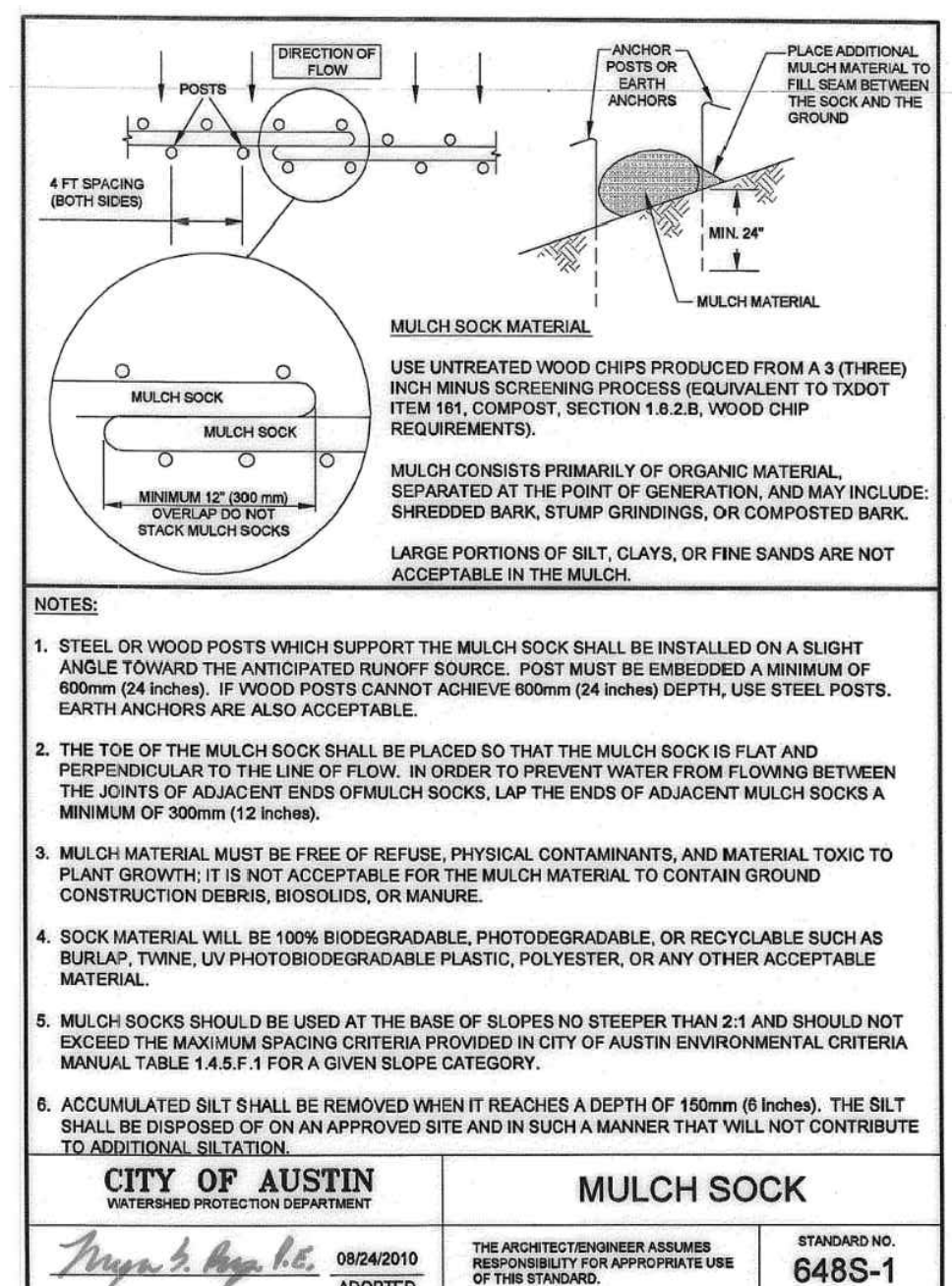
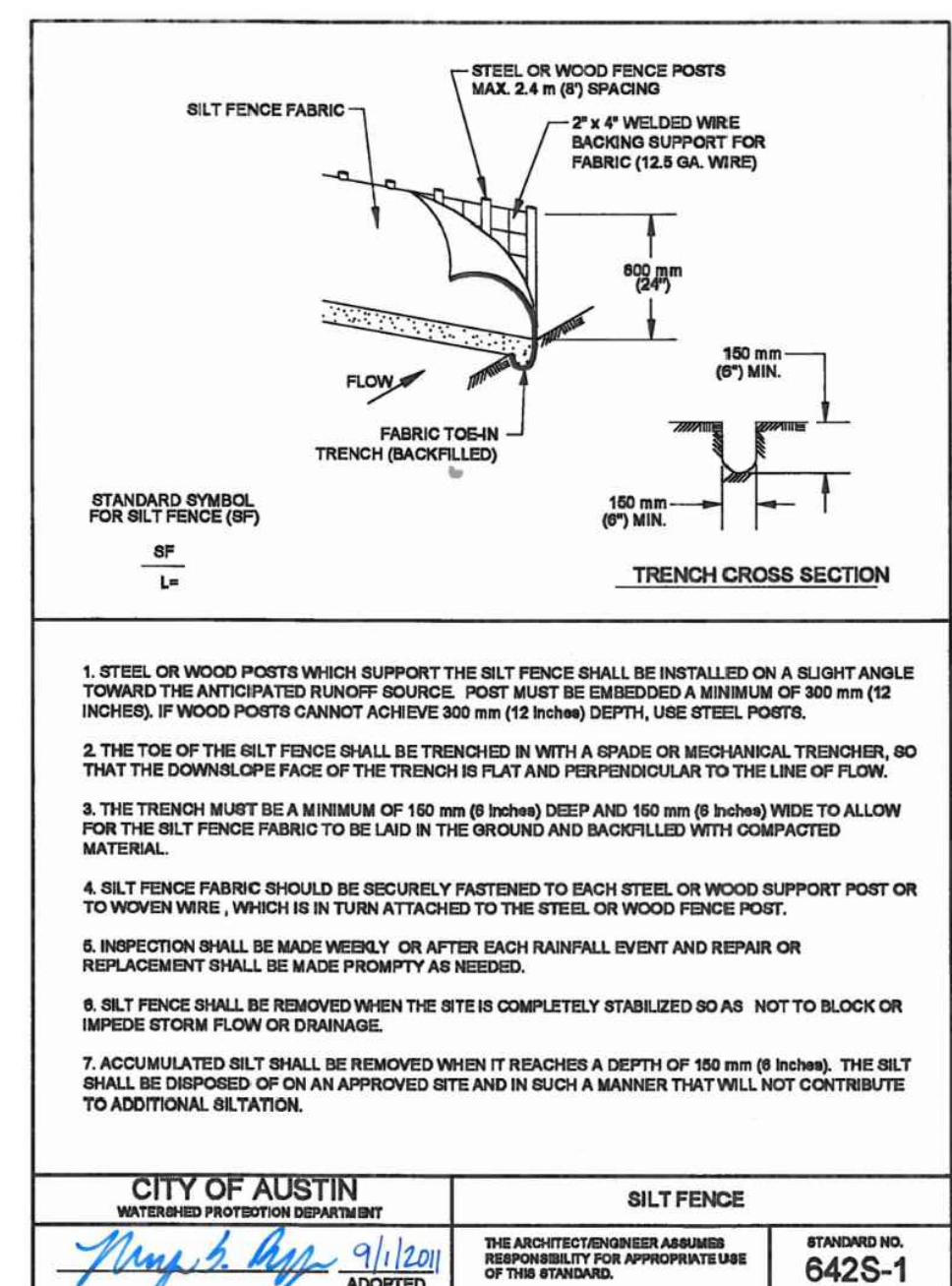
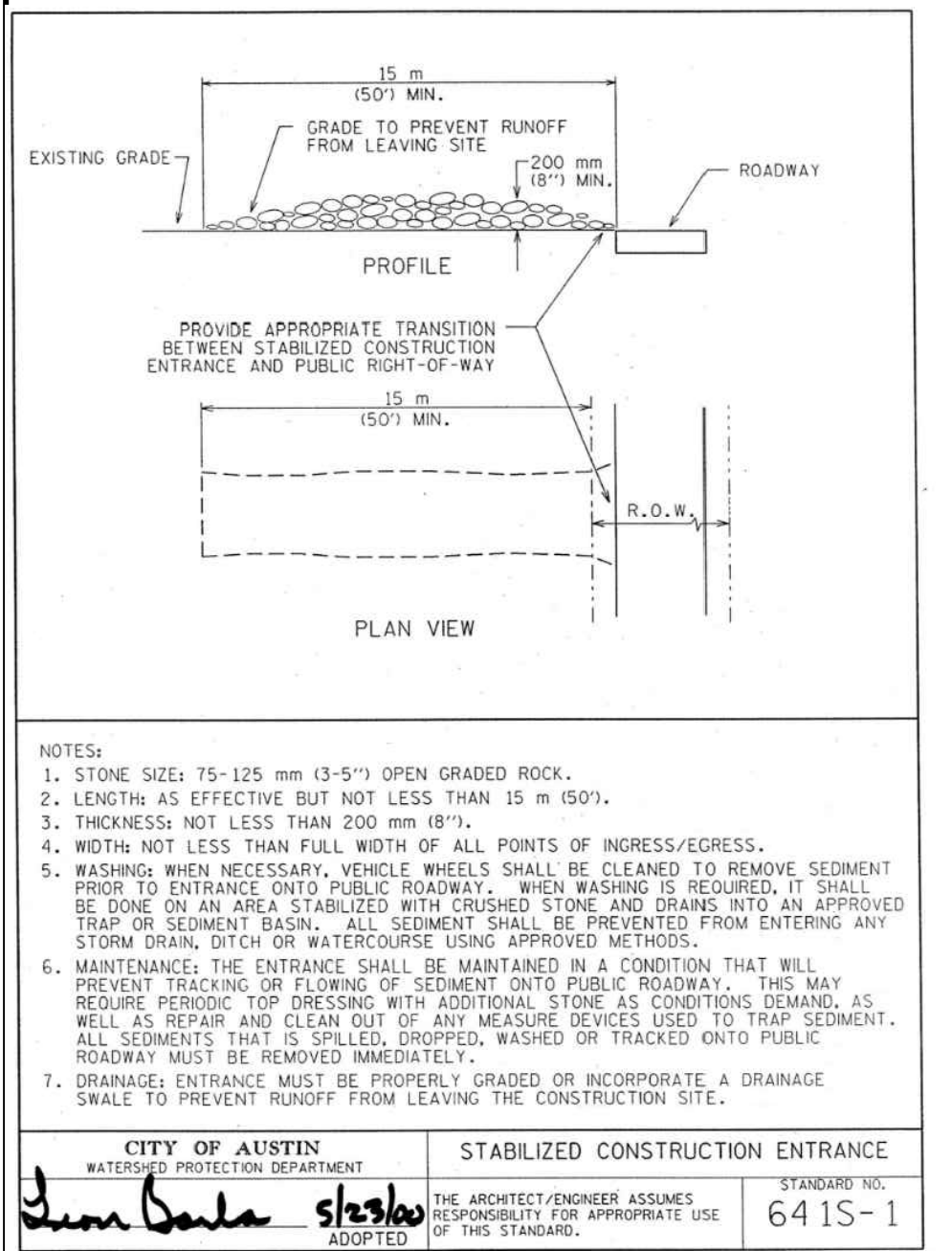
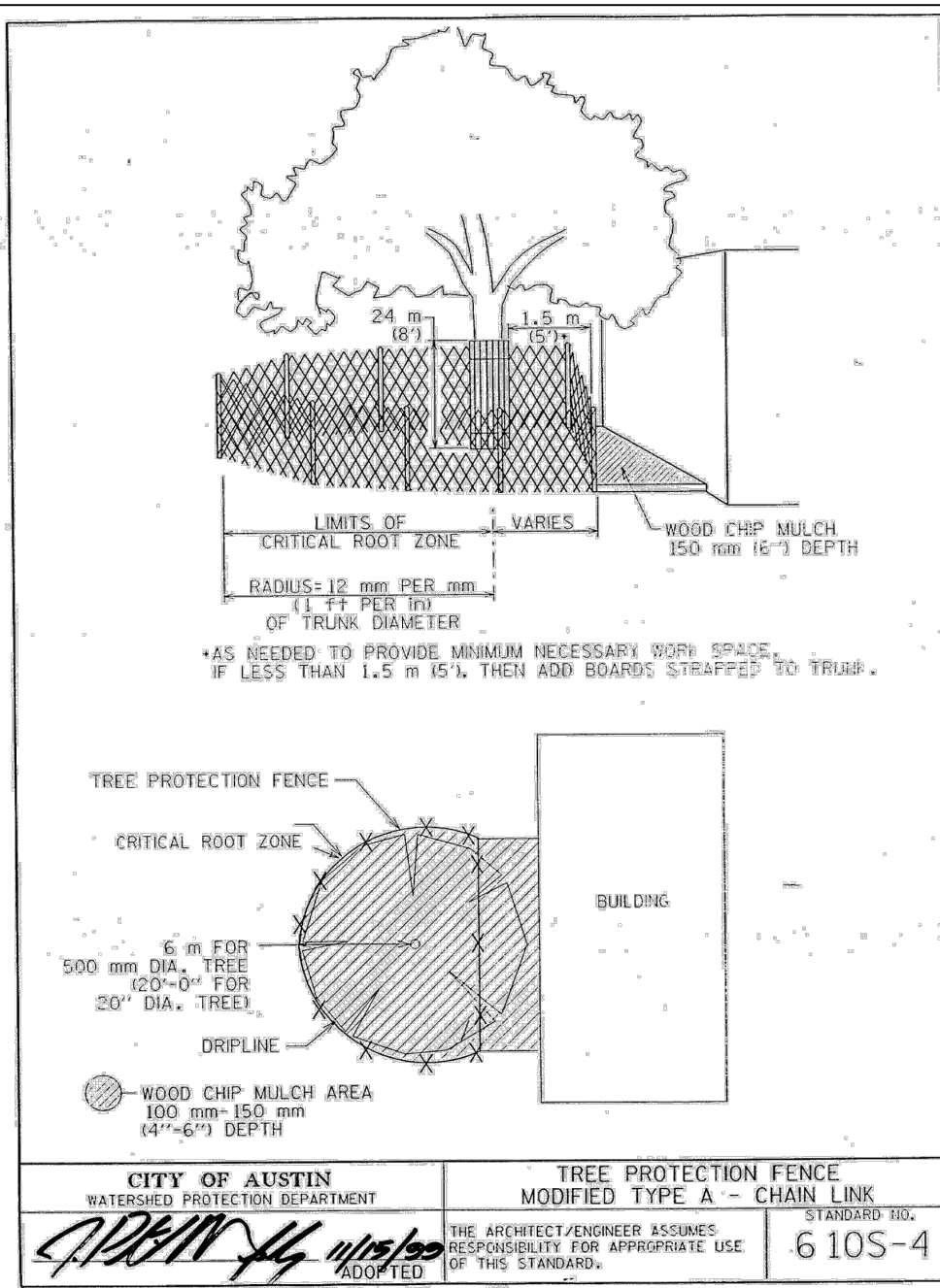
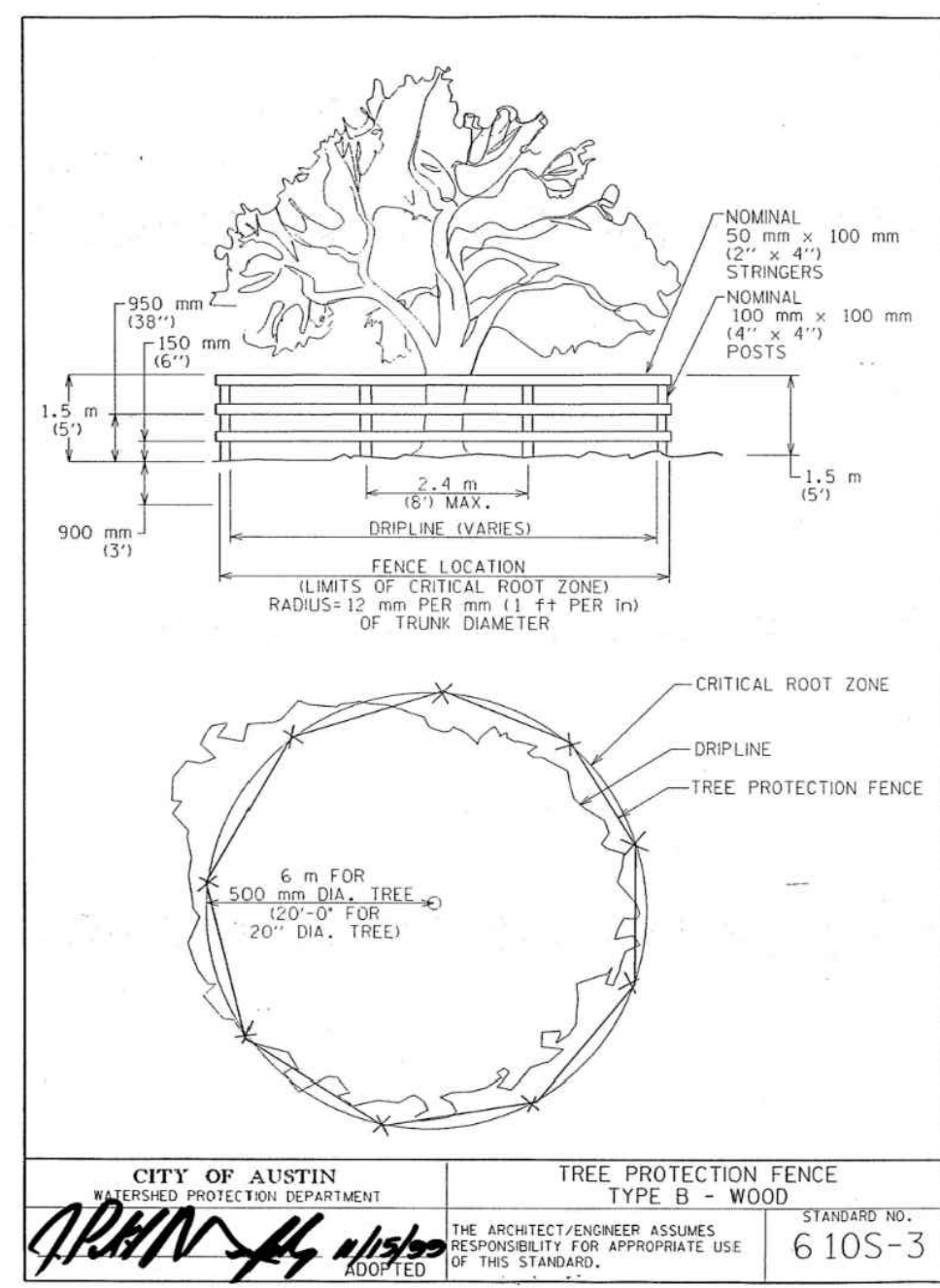
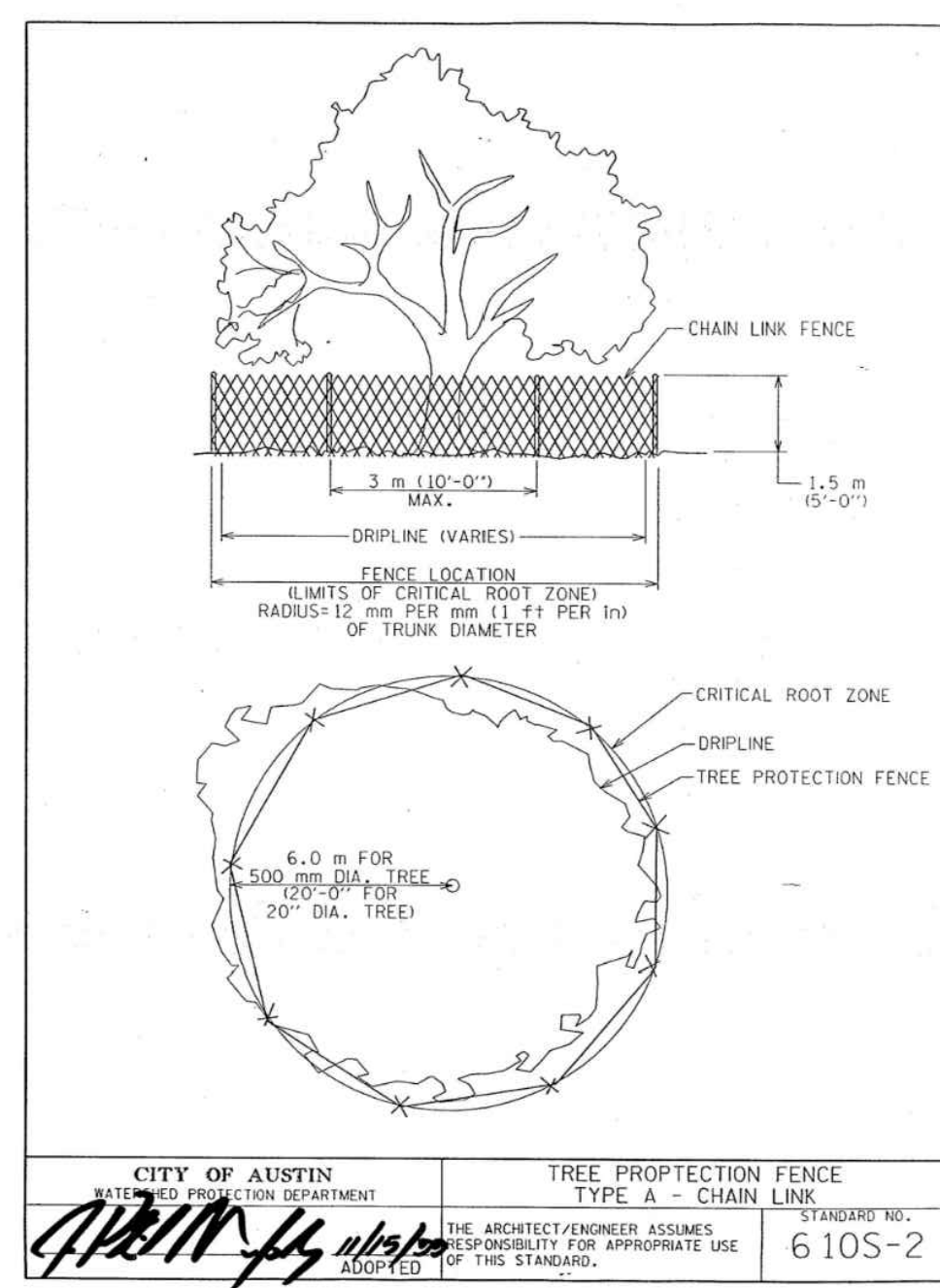
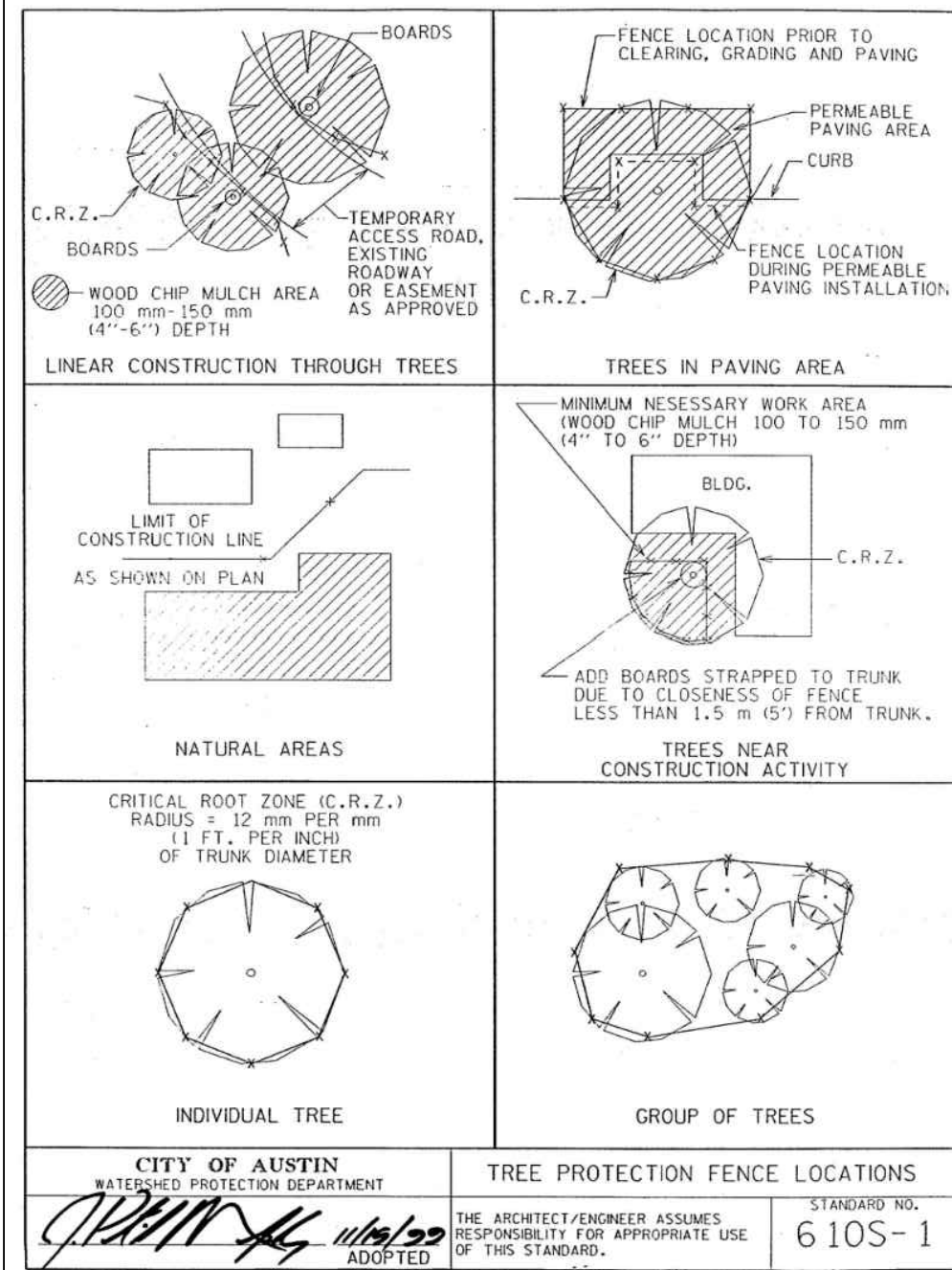


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

NO.	DATE	REVISIONS	SHEET

6707 E. RIVERSIDE
6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741

EROSION CONTROL DETAILS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: NO SCALE

JOB NO: A590

DGN BY: ELG

DWN BY: SN

RVW BY: MVR

SITE PLAN APPROVAL SHEET 18 OF 20

FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022

APPROVED BY COMMISSION ON 112 UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC): 11/16/24 CASE MANAGER KYLE KAMPE

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

Director, DEVELOPMENT SERVICES DEPARTMENT ZONING: ERC

RELEASED FOR GENERAL COMPLIANCE:

Rev. 1 _____ Correction 1 _____

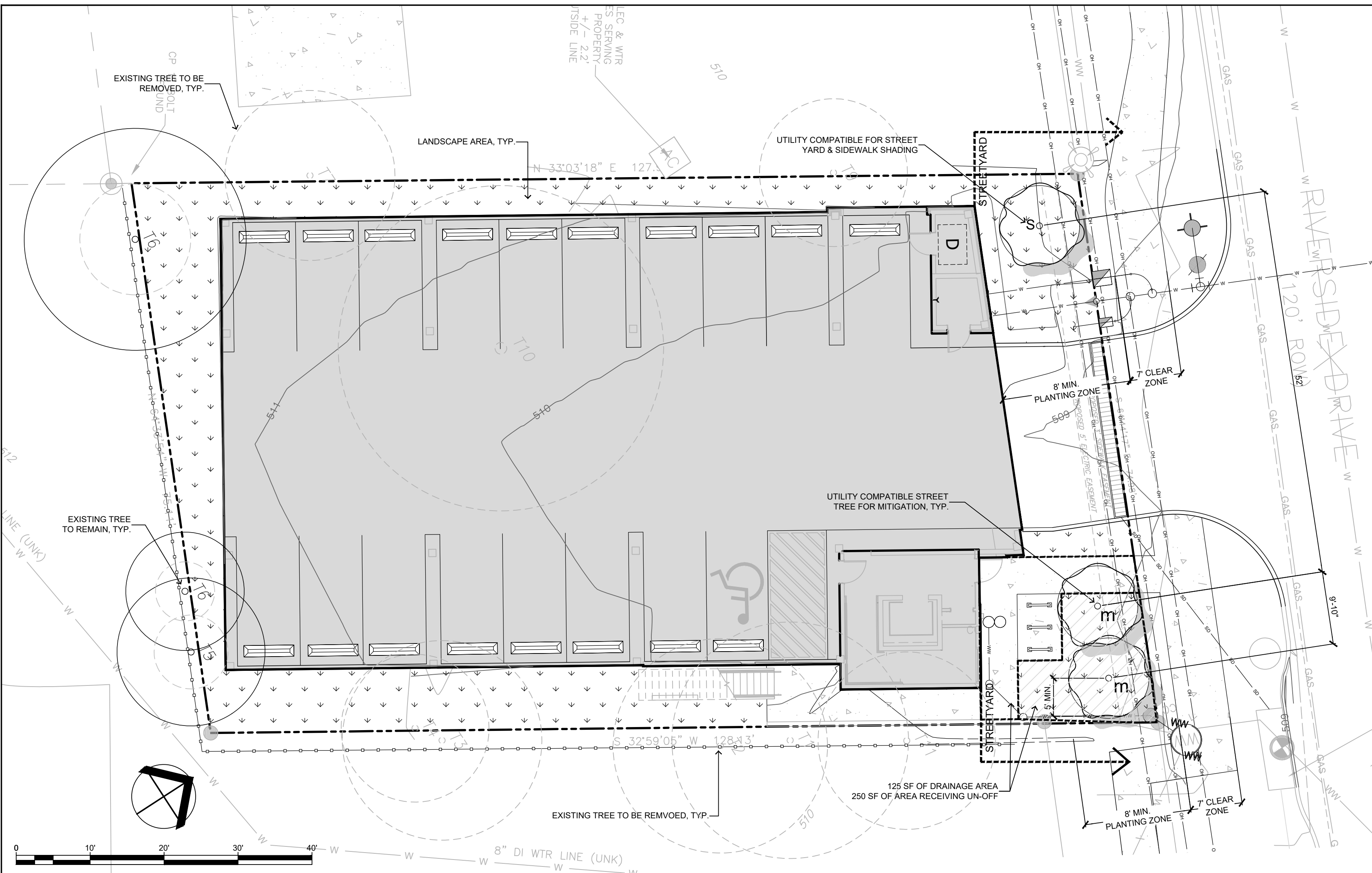
Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plan 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 Forms and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 18 OF 20

6707 E. RIVERSIDE - 6707 E. RIVERSIDE DRIVE, AUSTIN, TEXAS 78741



TREE REPLACEMENT CALCULATIONS				
Tree Number To Be Removed	On App. F 8-18.9"	Not on App. F 8-18.9"	On App. F 19" +	Heritage Tree +24"
T#1	16"			
T#2	17"			
T#3	13.5"			
T#4	10"			
T#7	11.5"			
T#9	10"			
T#10			22"	
T#11	12"			
Totals	90"	0"	22"	0"
				50%
				25%
				100%
				300%
INCHES TO BE REPLACED				45"
TOTAL CALIPER INCHES TO BE REPLACED				67"
TOTAL CALIPER INCHES REPLACED				4"
EXISTING CALIPER INCHES PRESERVED UNDER 8" (6 TREES)				0"
POTENTIAL PAYMENT TO TREE FUND: 63" X 200 = \$12,600				63"

LANDSCAPE CALCULATIONS		
STREETYARD	Required	Provided
Total Site Area:	N/A	9,521 s.f.
Total Street Yard Area:	N/A	1,258 s.f.
Street Yard / Landscape (20%)	252 s.f. (20%)	200 s.f. (13%)
TREES (Street Yard)	1	2
Existing Tree Credit:		
(0) trees 6" > = 0 street trees existing		
Proposed Trees = 1 Understory Tree		
REPLACEMENT TREES		
Total caliper inches to be replaced:	67"	4"
Total Caliper Inches replaced:	N/A	0"
Split Credit Canopy Tree: 0 x 1.5" = 0"		
Canopy Tree: 0 x 4" = 0"		
Ornamental Tree: 2 x 2" = 4"		
Potential payment to the Tree Fund:	63"	63"
63" x \$200 = \$12,600 to be paid into tree fund		
ISLANDS MEDIANS, OR PENINSULAS		
Street Yard Area	0 s.f.	90 s.f.
- 0 spots x 7.5 s.f. = 0 s.f.		
Non-Street Yard Area	0 s.f.	0 s.f.
- 0 spots x 5 s.f. = 0 s.f.		
BUFFERING		
Large preferred shrub: 3 pts x 0 = 0 pts	0 pts	0 pts
Medium preferred shrub: 2 pts x 0 = 0 pts		
Small preferred tree: 6 pts x 0 = 0 pts		
SUBCHAPTER C: INNOVATIVE WATER MANAGEMENT		
Required Landscape Area: 252 + 0 = 252 s.f.		
50% of Required Landscape Area: 252 / 2 = 126 s.f.		
Landscape Areas Receiving Storm Water Run-off:	N/A	250 s.f.
Natural Areas:	N/A	0 s.f.
Undisturbed Existing Trees:	N/A	0 s.f.
TOTAL:	126 s.f.	250 s.f.
Note: Reference Plan for Areas Calculated		

SURVEYED	
Total Appendix F Trees inches surveyed	145"
Heritage Tree inches surveyed	0"
Non-Appendix F Tree inches surveyed	0"
Invasive Tree inches surveyed	0"

REMOVED	
Total Appendix F Trees inches REMOVED	112"
Heritage Tree inches REMOVED	0"
Non-Appendix F Tree REMOVED	0"
Invasive Tree inches REMOVED	0"
Total Dead, Diseased, or Imminent Hazard (DDI) inches REMOVED	0"
DDI Appendix F inches REMOVED	0"
DDI Heritage tree inches REMOVED	0"
DDI Non-Appendix F inches REMOVED	0"
DDI Invasive inches REMOVED	0"

MITIGATION	
Total mitigation replacement inches planted	4"
Total replacement inches planted on site (private trees)	4"
Total replacement ROW inches planted	0"
Private inches owed to Urban Forest Replenishment Fund (UFRF)	63"
Public inches owed to UFRF	0"
Total non-mitigation inches planted on site	2"

NOTE:		
• If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.		
• The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984		
• All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7		

TREE LIST				
TAG #	CALIPER	SPECIES	NOTES	REMOVE
1	16	ELM		X
2	17	HACKBERRY	MULTI	X
3	13.5	HACKBERRY	MULTI	X
4	10	MESQUITE		X
5	10	HACKBERRY		X
6	8	HACKBERRY		X
7	11.5	ASH	MULTI	X
8	15	HACKBERRY	MULTI	X
9	10	HACKBERRY		X
10	22	MESQUITE		X
11	12	HACKBERRY		X

GENERAL LANDSCAPE CONSTRUCTION NOTES

- Contractor shall provide all labor and materials necessary to complete the work shown on the plans.
- All proposed landscaping is to be installed as per local city ordinances and codes. Notify owner's representative and landscape architect of any discrepancies prior to construction.
- All plant material shall comply with plant size per container as stated by the American Association of Nurseryman.
- Plants are subject to inspection and approval by the landscape architect. Plants are required for the site may be inspected and tagged at growing site before delivery.
- Groundcover bed preparation shall be 2 inches of planting mix tilled 8 inches into bed areas.
- Shrubs and trees shall be pocket planted. Excavate planting hole 1-1/2 times the width and height of the root ball. Backfill with 3/4 sandy loam.
- Grading shall provide positive drainage away from buildings and other structures. Fine grade for positive drainage to prevent ponding.
- Quantities provided in the plant list are for general use only, contractor is responsible for quality of workmanship, superintendence and scheduling of work.
- Contractor is responsible for quality of workmanship, superintendence and scheduling of work.
- Contractor is responsible for removal of trash and job safety conditions.
- Contractor to provide (1) year warranty on all plant material.

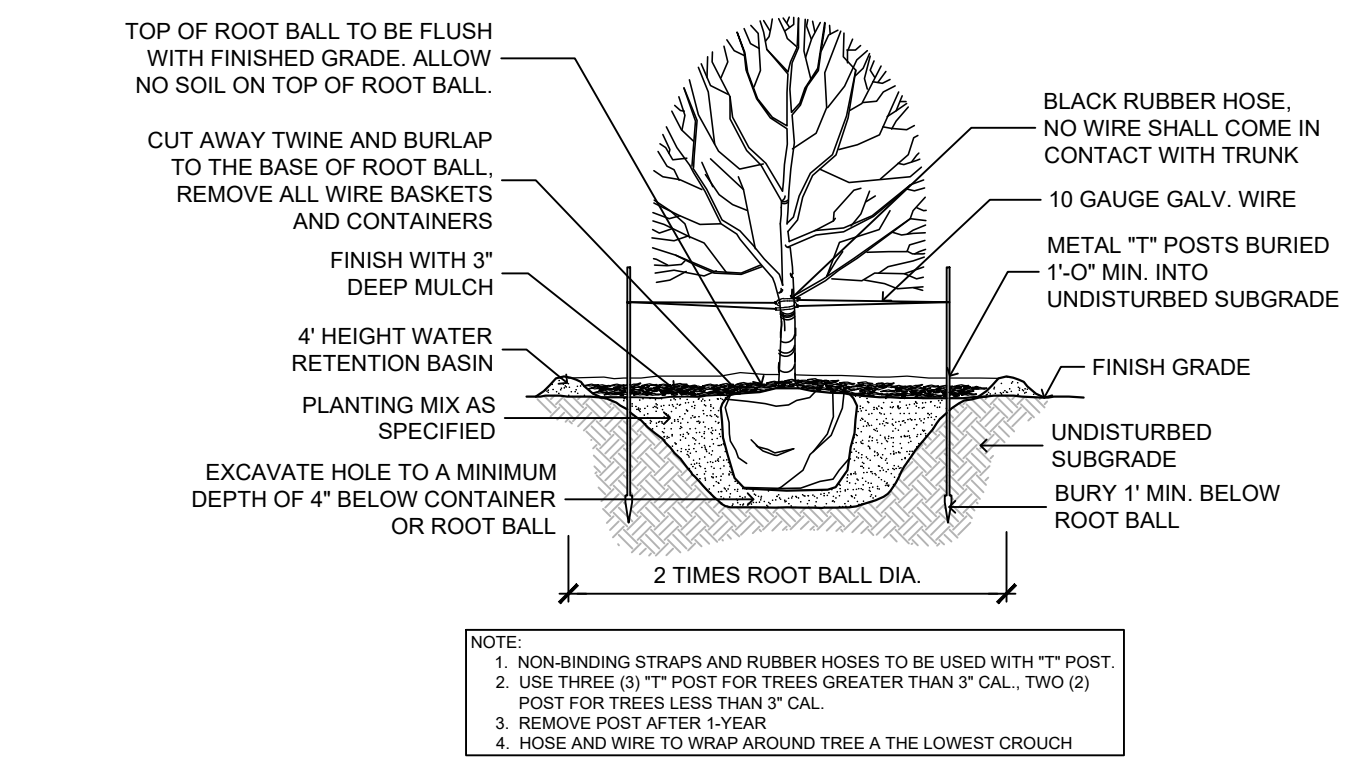
APPENDIX O: LANDSCAPE / IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

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

NOTES

- Adequate barriers between all vehicular use areas and adjacent landscape areas, such as a 6" concrete curb are required. If a standard 6" curb and gutter are not provided for all vehicular use areas and adjacent landscape areas, comply with ECM, section 2.4.7, protection of landscape areas.
- The OWNER will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- Turf areas shown are to be native and/or drought tolerant species such as Bermuda or Buffalo grass.
- A minimum 3" of organic mulch shall be added to all proposed trees and shrubs.
- The plan meets the requirements of LDC 25-2, Article 9 [LDC 25-2-983(A) ECM 2.4.8].
- If establishing vegetation during any stage of a drought, Section 6-4-30 may require variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.
- The irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- Call before you dig. 1-800-DIG-TESS
- All proposed plant material in R.O.W. to be drought tolerant and watered by hand with hose bib on site.
- Owner / Contractor will be liable for damages to any existing utilities as a result of the proposed improvements. The Austin Water Utility is to retain all rights within the R.O.W. easement area and will not be liable for any damages in conjunction with the operation and maintenance of w / ww utilities. Any changes to these original plans must be re-reviewed by AWU to ensure private improvements do not conflict with AWU infrastructure.
- Owner shall be responsible for any gravel / mulch washed out on street or sidewalks and have onsite maintenance.
- If any TWC facilities are required to be relocated, full compensation of the cost to relocate will be provided to TWC.



ORNAMENTAL TREE PLANTING DETAIL
SCALE: N.T.S.

UTILITY COMPATIBLE TREES				
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	3	Tree Yaupon	Ilex vomitoria	2" caliper / 6' height minimum

TURF GRASS				
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
+/- TBD		Bermuda Tif	Cynodon Tif 419'	S.F. Solid sod free of weeds

SITE PLAN APPROVAL SHEET 20 OF 20
 FILE NUMBER: SP-2022-0057C APPLICATION DATE: 02/23/2022
 APPROVED BY COMMISSION ON UNDER SECTION 112 ON
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER KYLE KAMPE
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE: ZONING: ERC
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 Final plan 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.
 SHEET NO. 20 OF 20

REVISIONS Description Date
 06/29/22

6707 EAST RIVERSIDE
 CITY OF AUSTIN, TEXAS
 LANDSCAPE SUBMITTAL

ECOLAND DESIGN GROUP
 WWW.ECOLANDDESIGN.COM | 512-344-0404

SHEET: 20 OF 20
 SP-2022-0057C