

OWNER

RASCHID AHSANULLAH
5524 BEE CAVE ROAD, SUITE I-4
AUSTIN, TX 78746
+971561971779

ENGINEER

ADVANCED CONSULTING ENGINEERS
5524 BEE CAVE RD, SUITE I-4
AUSTIN, TEXAS 78746
(512) 444-1739

SURVEYORS

WINDROSE LAND SERVICES
4120 COMMERCIAL SERVICES DRIVE, SUITE 300
AUSTIN, TX 78744
(512) 326-2846
Date of Survey: 8/16/19

LANDSCAPE ARCHITECT

MHB LANDSCAPE ARCHITECT
544 MILITARY DRIVE
CANYON LAKE, TX 78133
(512) 448-0137

RELATED CASE NO.

SITE PLAN CASE NO.: SP-03-0456C

LEGAL DESCRIPTION

LOT 41, KINGS VILLAGE SECTION 2, PART 1 SUBDIVISION
RECORDED IN VOLUME 7, PAGE 51 TRAVIS COUNTY PLAT RECORDS.

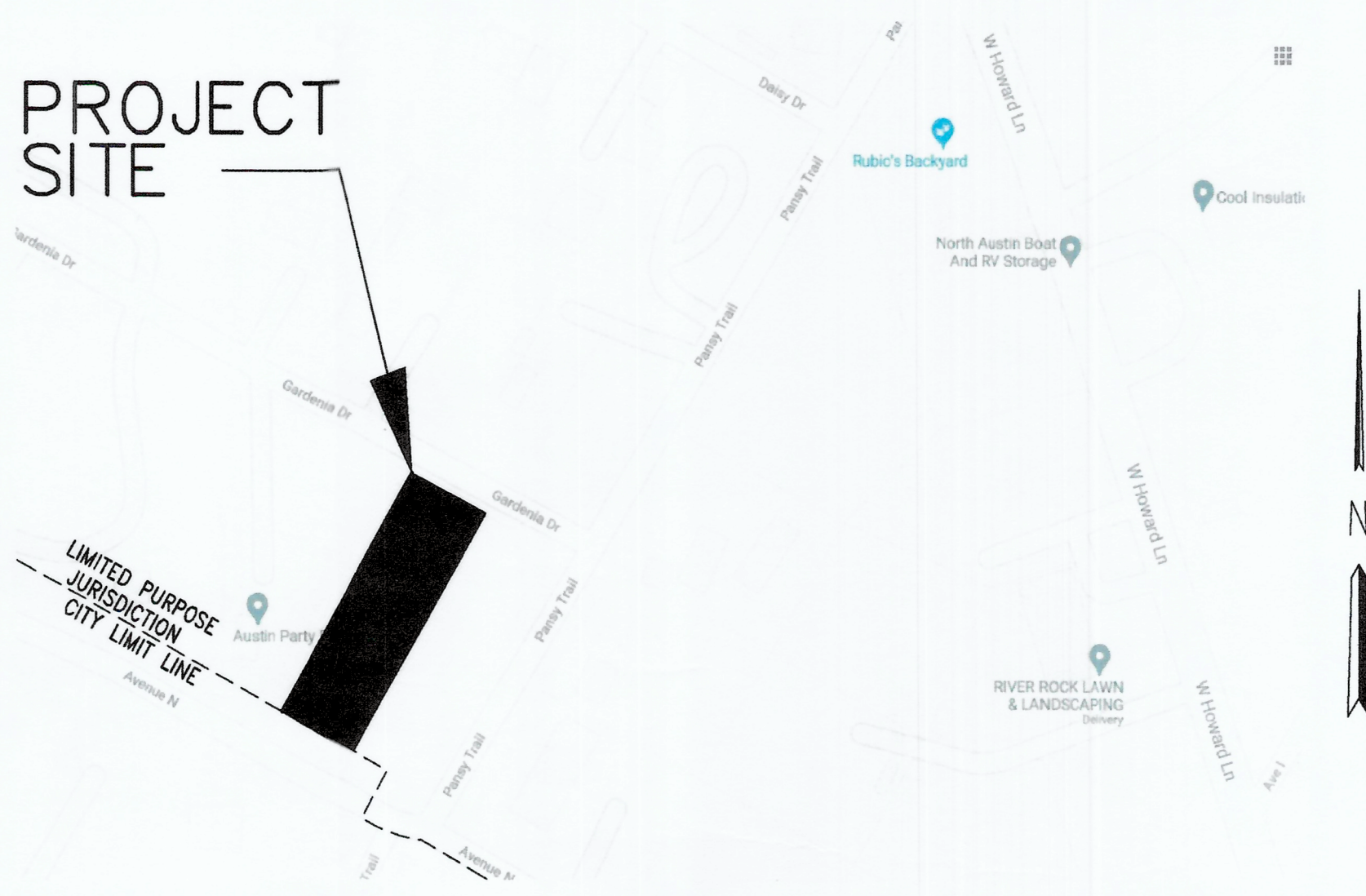
PROJECT ADDRESS

2205 GARDENIA DRIVE
AUSTIN, TEXAS 78727

GARDENIA WAREHOUSE

2205 GARDENIA DRIVE, AUSTIN TEXAS 78727

PROJECT SITE



LOCATION MAP (N.T.S.)

MAPSCO Grid # 466B & 466C
City Grid # ML36

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- WATER & WASTEWATER PLAN
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- RETAINING WALL STRUCTURAL PLAN

TRAFFIC CONTROL PLAN NOTE:

This note is being placed on the plan set in the absence of a temporary traffic control plan (TCP) with the full understanding that an engineered TCP shall be reviewed and approved by the Right of Way Management Division. Furthermore, a TCP shall be submitted to TCPreview@austintexas.gov for review a minimum of 6 weeks prior to the start of construction. The applicant/project representative further recognizes that a TCP review fee is required for the initial review and all re-reviews, as prescribed by the most current version of the City's fee ordinance.

NOTES:

- THIS SITE IS LOCATED IN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN.
- THE SITE IS LOCATED IN THE LIMITED PURPOSE ETJ OF CITY OF AUSTIN.
- THIS SITE PLAN IS NOT SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- 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.
- 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 SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE / NORTH EDWARDS AQUIFER RECHARGE ZONE.
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)
- THERE ARE NO CITY OF AUSTIN STREET IMPACT FEES (SIF) FOR THIS SITE AS PER CITY OF AUSTIN.
- EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED TO ALLOW CUT OVER 4 FEET UP TO 8 FEET 25-8-341.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED TO ALLOW FILL OVER 4 FEET UP TO 8 FEET 25-8-342.

RSMP NOTE:

Participation in the Regional Stormwater Management Program through payment was granted for this site plan on JUNE 1, 2023 by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is RS-2023-0020R. Refer to RSMP Approval Letter and Agreement for conditions of participation.

TRAVIS COUNTY NOTES:

Prior to scheduling the pre-construction meeting ensure that all required notices and permits are posted and the certified inspector for your site has uploaded a SWP3 inspection report to your account that confirms that the first phase of temporary ESC have been installed per plans and specifications.

Along with the City of Austin, schedule your projects pre-construction meeting through the mypermitnow.org account after the initial 3rd Party SWP3 inspection report has been uploaded and all permits and notices have been posted, then follow up with an email to the Travis County Development Services Engineering Inspector, Chris Dixon, at Chris.Dixon@traviscountytx.gov

The engineer who prepared these plans is responsible for their adequacy. In approving these plans, Travis County must rely upon the adequacy of the work of the design engineer.

There are no ponds on site that equal or exceed six feet.

The subject property is located in zone "x(unshaded)" according to the federal emergency management agency (fema) flood insurance rate map (firm) community panel no. 480624 0270 j, revised august 18, 2014.

AREA OF DISTURBANCE: 0.49 AC
AREA ON NEW IMPERVIOUS COVER: 0.34 AC

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

AUSTIN WATER EXPIRATION DATE
December 05, 2026

REVIEWED BY: Kate Castles 12/12/23
DEVELOPMENT SERVICES DEPARTMENT DATE

DEVELOPMENT PERMIT NUMBER SP-2022-0388C
Constantino Mendoza FO/OM 12/05/2023
AUSTIN WATER UTILITY DATE

Constantino Mendoza 12/5/2023
FIRE DEPARTMENT DATE

Gu 11/9/23
TRAVIS COUNTY FIRE MARSHAL'S DATE

TRAVIS COUNTY TRANSPORTATION & NATURAL RESOURCES DATE
23-42504 April 5, 2023
DEVELOPMENT PERMIT NUMBER DATE

TRAVIS COUNTY REVISION BLOCK
No. Revision Description Reviewed By Date Travis County Approval

Austin Fire Department	
Fire Design Codes	2021 edition of the International Fire Code
Fire Flow Demand @ 20 psi (gpm)	2,000 gpm
Intended Use	Office warehouse
Construction Classification	IIB
Building Fire Area (s.f.)	8,344
Automatic Fire Sprinkler System Type (if applicable)	No
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (if applicable)	n/a
AFD Fire Hydrant Flow Test Date	5/27/2022
AFD Fire Hydrant Flow Test Location	Test Hydrant 242546, 2200 Block Ave N. Flow Hydrant 242571, 2300 Block Ave N.
High-Rise	No
Alternative Method of Compliance AMOC (if applicable)	n/a

TRAVIS COUNTY FIRE MARSHAL'S

PERMITTED FOR CONSTRUCTION - SITE PLAN ONLY

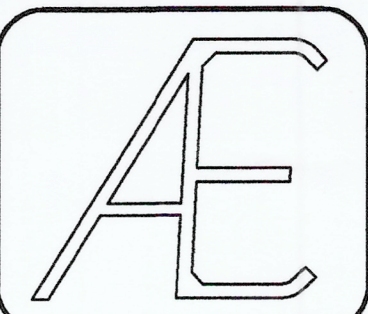
This stamp signifies that this site plan has been submitted to the Travis County Fire Marshal's Office and is approved as submitted. All other improvements including proposed buildings or structures, underground or above ground storage tanks and private water supplies (i.e. private and underground sprinkler risers located on the site located within the property lines) require a separate permit application, permit fee and a separate set of construction plans submitted to our office for approval prior to construction. Review shall not be construed as a complete check, but only that the permit method of construction is in accordance with the applicable codes. Approval shall not relieve either the contractor or developer from responsibility for any errors that may have occurred during the plan review.

REVIEWED BY: Gu DATE: 7/10/23

SUBMITTAL DATE: July 14, 2022



DRAWN BY: CD
CHECKED BY: A.T.
DATE: 6/21/2022
JOB NO. 20220388C



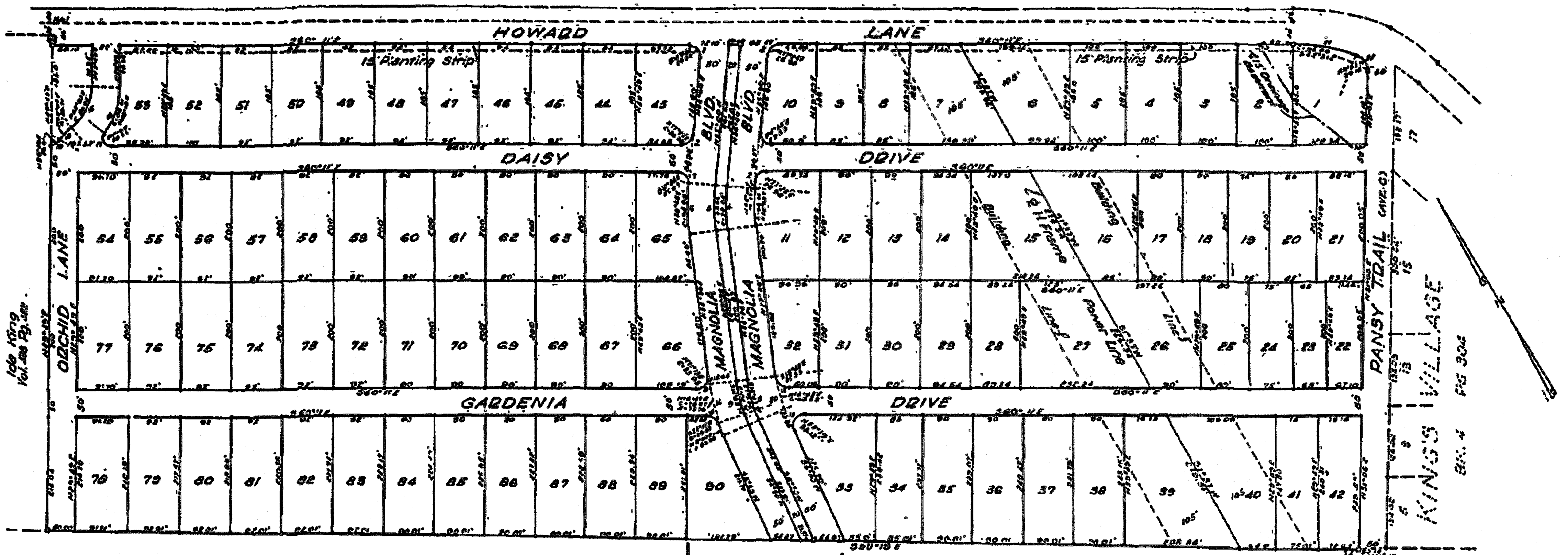
ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5524 BEE CAVE ROAD, SUITE I-4
AUSTIN, TEXAS 78746
(512) 444-1739
TBE Firm No.: F-10



GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
COVER SHEET

SHEET NO.

1 OF 19



KING'S VILLAGE SEC. 2 PART 1

Emma Brockman

Earl Eastburn
Vol 1917 Pg 356

LEGEND
 • Iron Stake Set
 • Iron Stake Found
 • Conc. Mark. Set
 Scale: 1"=100'

EASEMENT NOTE
 In addition to the easements shown on this plat, the rear 100 feet of all lots except Lots 1-10 and Lots 45-55 inc. is dedicated as an easement for public utilities.

CURVE DATA

1	2	3	4	5
T=80'00"	T=100'00"	T=120'00"	T=140'00"	T=160'00"
R=100'00"	R=120'00"	R=140'00"	R=160'00"	R=180'00"
Δ=90°00'	Δ=90°00'	Δ=90°00'	Δ=90°00'	Δ=90°00'
L=100'00"	L=120'00"	L=140'00"	L=160'00"	L=180'00"
A=100'00"	A=120'00"	A=140'00"	A=160'00"	A=180'00"

STATE OF TEXAS:
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That Ida King, a widow, individually and as attorney-in-fact for Miss A.J. King and L.G. King, by virtue of power of attorney of record in Vol. 972 at pg. 541 of the Deed Records of Travis County, Texas, owners of that certain tract of land out of the K Garcia Survey No. 62 Abstr. No. 312 in Travis County, Texas, conveyed to my husband, Earl Eastburn, by warranty deed of record in Vol. 1917 at pg. 356 of the Deed Records of Travis County, Texas, do hereby subdivide 43.8 acres of said tract in accordance with the attached plat and subdivision to be known as KING'S VILLAGE SECTION 2, PART 1, and do here by dedicate to the public use the streets and easements shown hereon as far as our interest may appear.

WITNESS MY HAND, this the 31st day of September AD 1954.

STATE OF TEXAS:
 COUNTY OF TRAVIS:

Before me, the undersigned authority on this day personally appeared Ida King, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, individually and as attorney-in-fact for Miss A.J. King and L.G. King.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of September AD 1954.

Blanch F. Powell
 Notary Public in and for Travis County, Texas
 (SEAL)

This is to certify that I have complied with Section 11 of the Subdivision Ordinance of the City of Austin

Approved by: *Blanch F. Powell* Date: Sept. 1954
 (SEAL) County Clerk, Travis County, Texas

APPROVED FOR ACCEPTANCE
 Date: January 9, 1955
 V.L. Mike Mahoney, Director of Planning
 ACCEPTED AND AUTHORIZED FOR RECORD
 BY THE CITY PLANNING COMMISSION
 Date: January 6, 1955
 (SEAL)

FILED FOR RECORD this the 20 day of January AD 1955 at 10 o'clock A.M.

Miss Emma Limberg, CLERK, Co. Cl. Travis Co., Texas

By *E. Louis Pruitt*
 Deputy

STATE OF TEXAS:
 COUNTY OF TRAVIS:

I, Miss Emma Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 20 day of January AD 1955 at 10 o'clock A.M. and duly recorded on the 20 day of AD 1955 at 10 o'clock A.M. in the Plat Records of said County in Book 7 at pg. 51.

WITNESS MY HAND AND SEAL of the Court of said County, this the 20th day of January AD 1955.

Miss Emma Limberg, Clerk Co. Cl. Travis Co., Texas

(SEAL) By *E. Louis Pruitt*
 Deputy

STATE OF TEXAS
 COUNTY OF TRAVIS

I, Miss Emma Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 17 day of January AD 1955, the Commissioner's Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the Minutes of said Court in Book 7 at pg. 51.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of January AD 1955.

Miss Emma Limberg, County Clerk, Travis Co., Texas
 By *E. Louis Pruitt*
 (SEAL) Deputy

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications presented by the Commissioner's Court of Travis County, Texas, and, as provided by the Commissioner's Court of Travis County, Texas, assumes no responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

WATER RESTRICTIONS

No water for human consumption shall be used, stored or consumed on any lot in King's Village Sec. 2, Part 1, unless the same be supplied or stored in accordance with the following restrictions.

1. Any underground or aboveground cistern or other water storage facility shall be located, constructed and maintained in strict compliance with specifications, designs and operating procedures promulgated, issued and recommended by the Austin-Travis County Health Unit, the State Health Dept. or the U.S. Health Service.
2. No water from any well shall be used for human consumption on any such lot or lots unless such well and the water to be used therefrom shall have been approved by the Austin-Travis County Health Unit, or other public agency having jurisdiction in the premises.
3. If and when the water system of the City of Austin or any other approved public water system shall be expanded or created so that water therefrom shall be available to the occupants of lots in King's Village Sec. 2, Part 1 of a reasonable cost there upon demand made by the Austin-Travis County Health Unit, the owners and occupants of the lots in King's Village Sec. 2, Part 1 will promptly make connections with the City of Austin water system, or other such approved public water system, and will utilize only such water for human consumption.
4. Each and all of the above restrictions shall be construed as covenants running with the land, and any owner of any lot in such subdivision, or the Director of the Austin-Travis County Health Unit, and his successors in office shall have the right to sue for damages for the breach of the same, or for injunction or other remedy to prevent the breach or violation of such restrictions.

SEPTIC TANK NOTE
 Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

DRAWN BY: _____
 CHECKED BY: A.T.
 DATE: 6/1/2022
 JOB NO. 25540000000000000000



ADVANCED CONSULTING ENGINEERS
 Civil Engineering Consultants, Planners
 5524 BEE CAYE ROAD, SUITE 1-4
 AUSTIN, TEXAS 78746
 (512) 444-1739
 TBE Firm No. F-10



GARDENIA WAREHOUSE
 2205 GARDENIA DRIVE, AUSTIN
 PLAT



SHEET NO.
 4 OF 19

BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDOR WARRANTS THAT HE AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HAVE REVIEWED THE ENGINEERING DRAWINGS AND SPECIFICATIONS AND HAVE FOUND THEM TO BE COMPLETE AND ACCURATE AND FREE FROM ANY AMBIGUITY AND SUFFICIENT FOR THE PURPOSES INTENDED. THE BIDDOR FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND ORDINANCES.

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

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

EXISTING BLDG

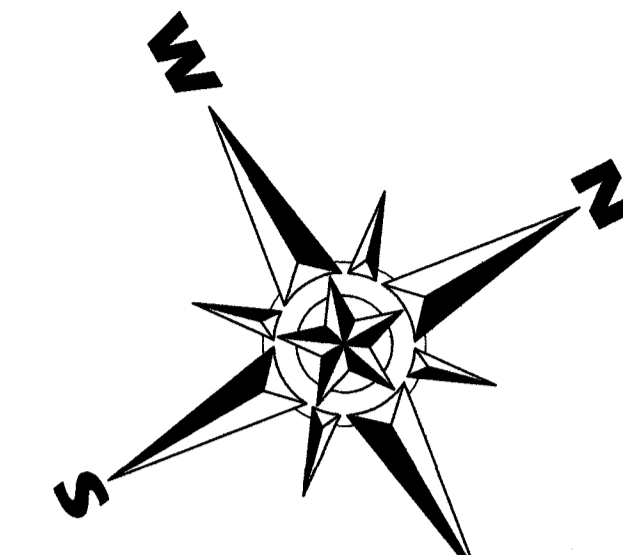
REVIEWED
December 05, 2023
Austin Water
Larry Williams

LEGEND:
- - - ACCESSIBLE ROUTE
- - - FIRELANE
- - - LIMITS OF CONSTRUCTION (LOC)
||| BICYCLE PARKING

LEGEND

- P - OVERHEAD POWER LINE
- x - WIRE FENCE
- [] - WROUGHT IRON FENCE
- [] - CHAINLINK FENCE
- P.U.E. - PUBLIC UTILITY EASEMENT
- () - RECORD INFORMATION
- [] - CONTROL MONUMENT
- [] TBM - MAG NAIL FOUND FOR TEMPORARY BENCHMARK
- P.P. - POWER POLE

SURVEY NOTES:
1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 7, PG. 51, T.C.P.R.
2) SUBJECT TO A 10' ELECTRIC UTILITY EASEMENT (FRONT & REAR) BY DOC. NO. 2003159384, T.C.O.P.R.
3) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
4) ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION USING NAVD88 VERTICAL DATUM.



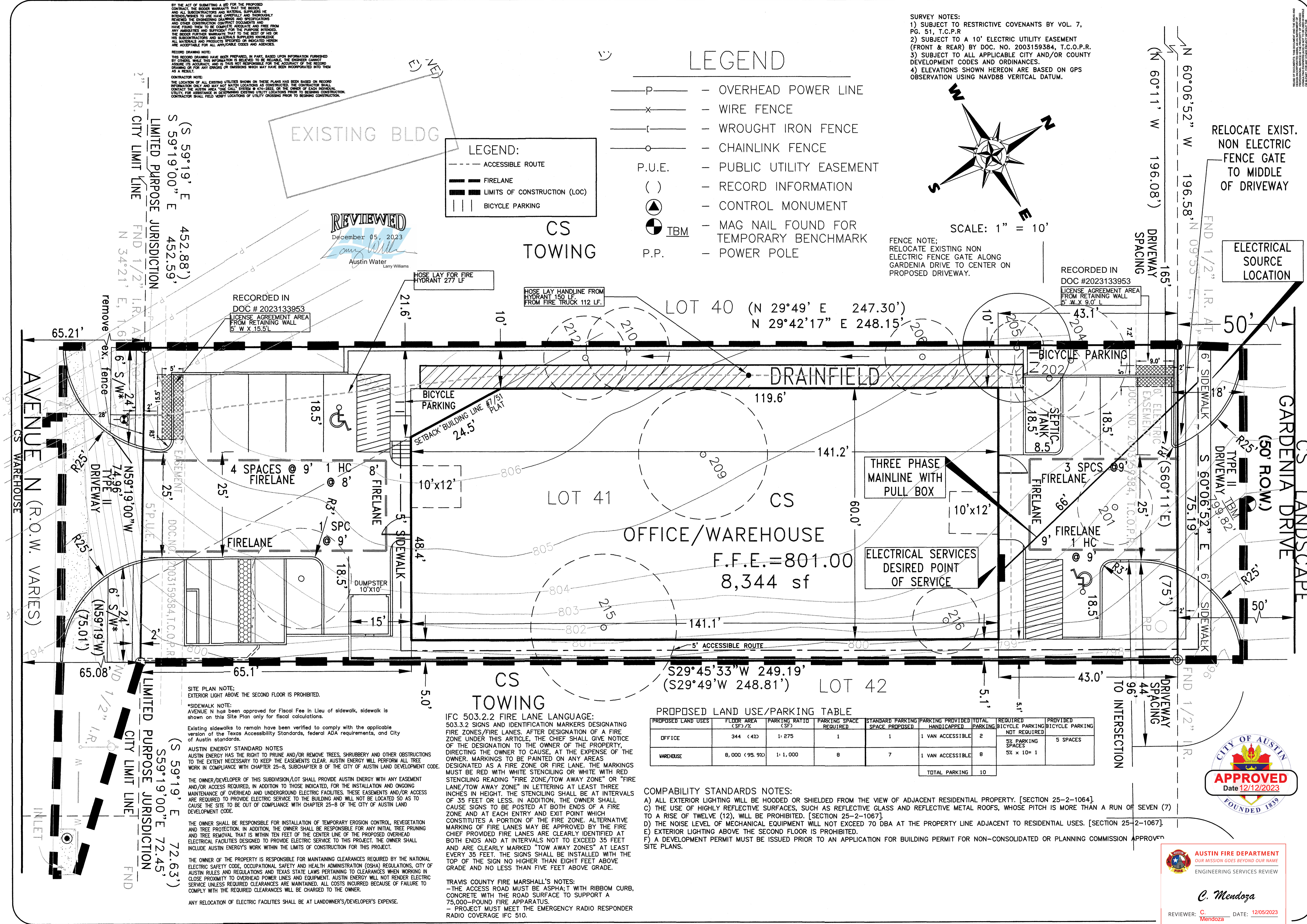
SCALE: 1" = 10'

FENCE NOTE:
RELOCATE EXISTING NON ELECTRIC FENCE GATE ALONG GARDENIA DRIVE TO CENTER ON PROPOSED DRIVEWAY.

RECORDED IN
DOC #2023133953
LICENSE AGREEMENT AREA
FROM RETAINING WALL
6' W X 9.0' L

RELOCATE EXIST. NON ELECTRIC FENCE GATE TO MIDDLE OF DRIVEWAY

ELECTRICAL SOURCE LOCATION



PROPOSED LAND USE/PARKING TABLE

PROPOSED LAND USES	FLOOR AREA (SF) %	PARKING RATIO (SF)	PARKING SPACE REQUIRED	STANDARD PARKING SPACE PROPOSED	PARKING PROVIDED (HANDICAPPED)	TOTAL PARKING	REQUIRED BICYCLE PARKING (NOT REQUIRED)	PROVIDED BICYCLE PARKING
OFFICE	344 (4.0%)	1:275	1	1	1 VAN ACCESSIBLE	2	5% PARKING SPACES	5 SPACES
WAREHOUSE	8,000 (95.9%)	1:1,000	8	7	1 VAN ACCESSIBLE	8	5% x 10' = 1	
TOTAL PARKING						10		

IFC 503.2.2 FIRE LANE LANGUAGE:
503.2.2 SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES. AFTER DESIGNATION OF A FIRE ZONE UNDER THIS ARTICLE, THE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE. ALTERNATIVE MARKING OF FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE GRADE.

COMPABILITY STANDARDS NOTES:
A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
E) EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.
F) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

TRAVIS COUNTY FIRE MARSHALL'S NOTES:
- THE ACCESS ROAD MUST BE ASPHALT WITH RIBBON CURB, CONCRETE WITH THE ROAD SURFACE TO SUPPORT A 75,000-POUND FIRE APPARATUS.
- PROJECT MUST MEET THE EMERGENCY RADIO RESPONDER RADIO COVERAGE IFC 510.

SITE PLAN NOTE:
EXTERIOR LIGHT ABOVE THE SECOND FLOOR IS PROHIBITED.

*SIDEWALK NOTE:
AVENUE N has been approved for Fiscal Fee in Lieu of sidewalk, sidewalk is shown on this Site Plan only for fiscal calculations.

Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards.

AUSTIN ENERGY STANDARD NOTES
AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

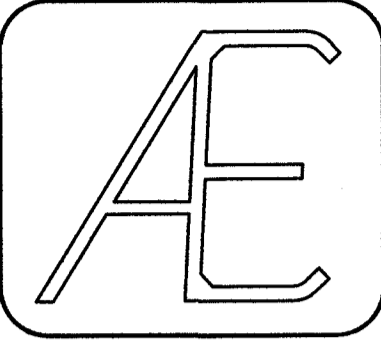
ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.



AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW

C. Mendoza
REVIEWER: C. Mendoza DATE: 12/05/2023

DRAWN BY: GD
CHECKED BY: A.T.
DATE: 6/1/2022
JOB NO. 2252800000000000



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



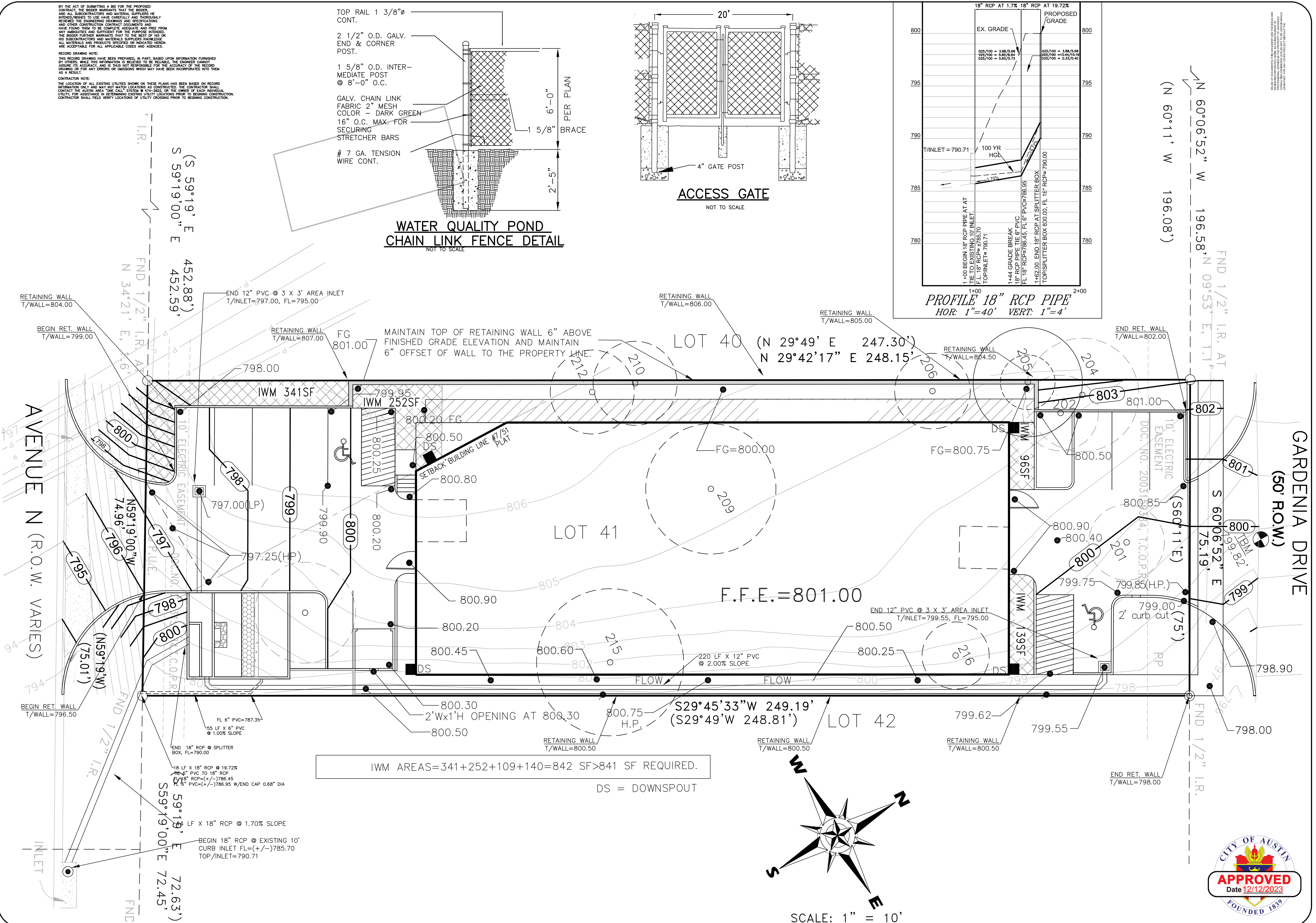
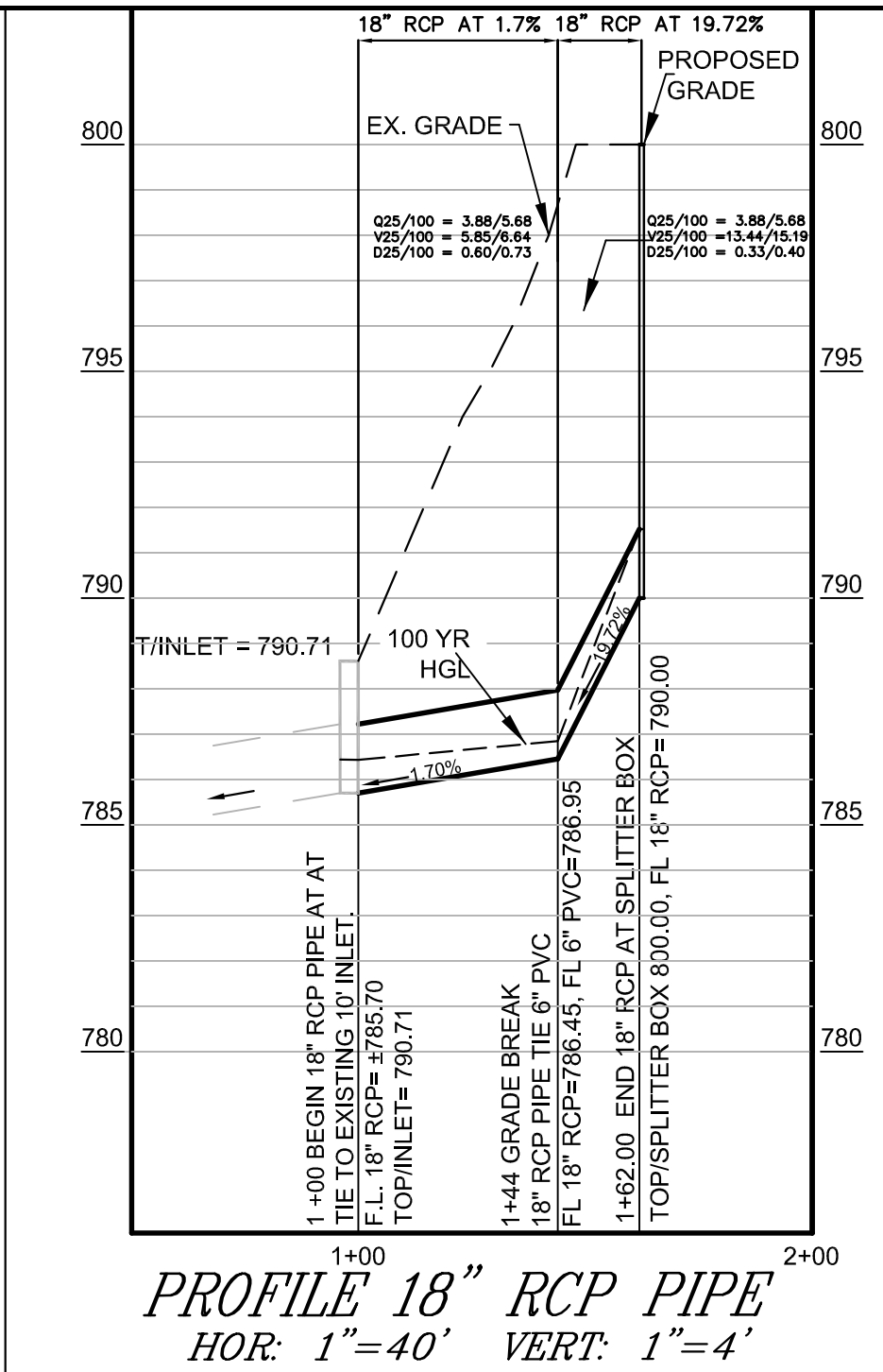
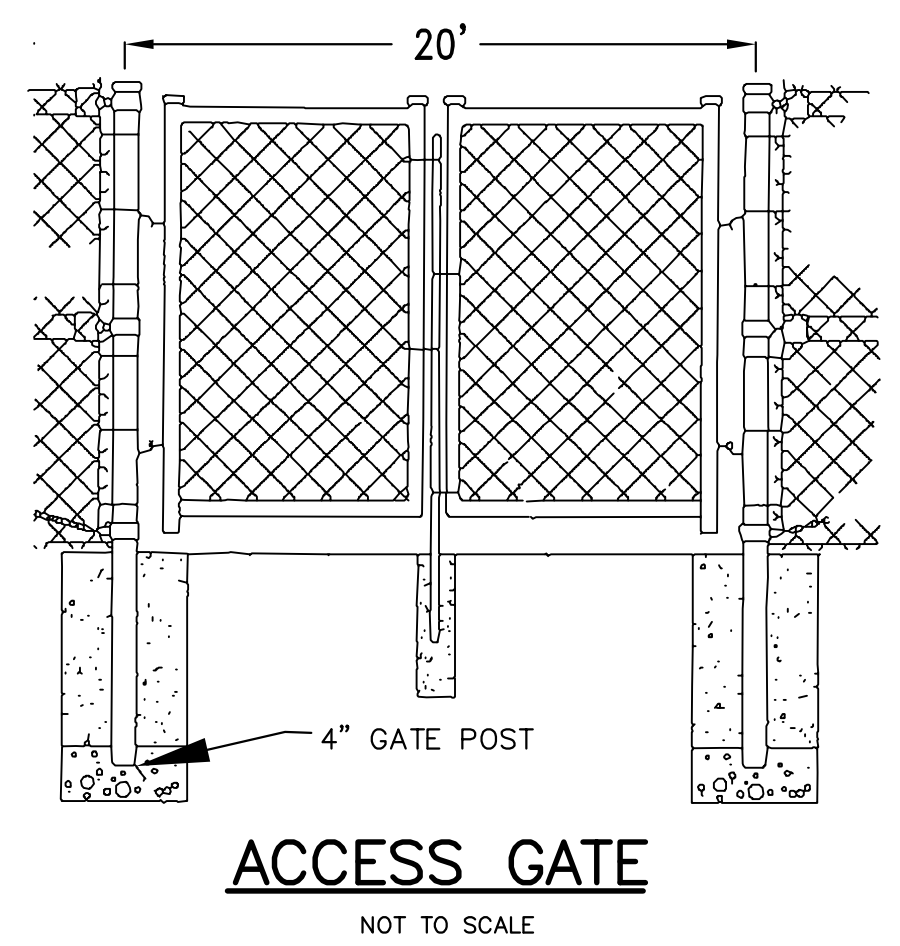
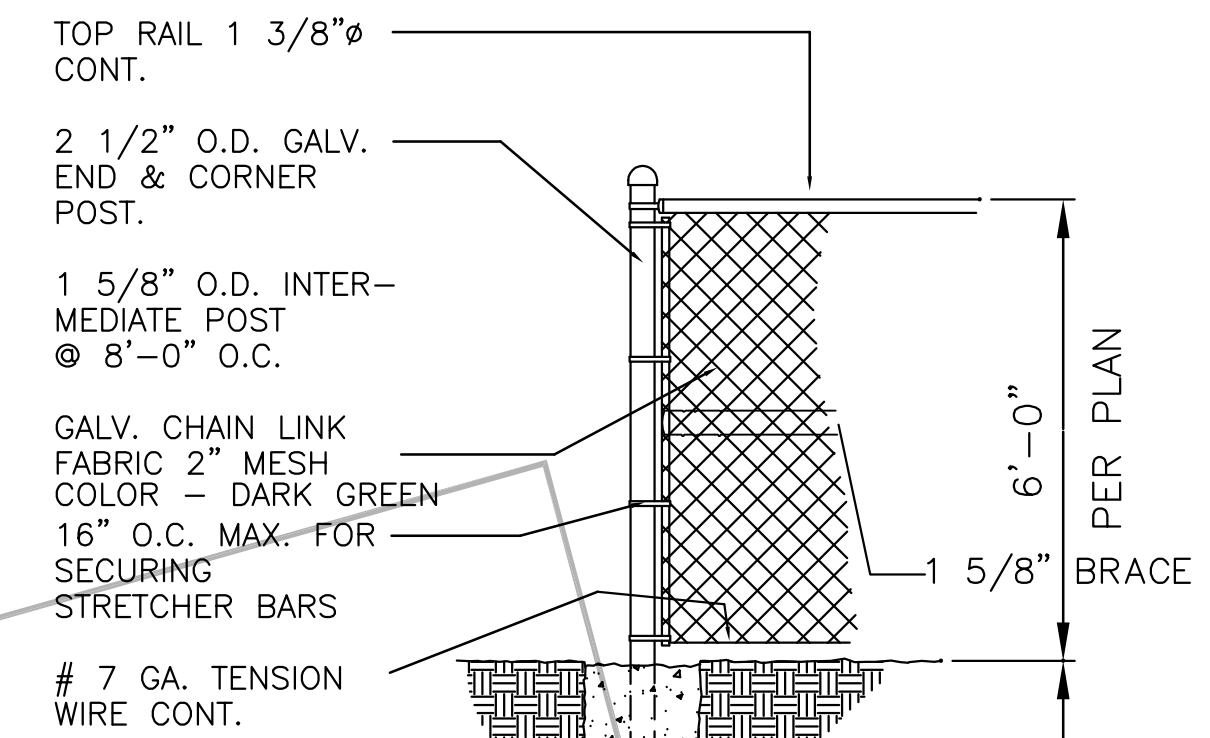
GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
SITE PLAN

SHEET NO.
5 OF 19
SP-2022-0388C

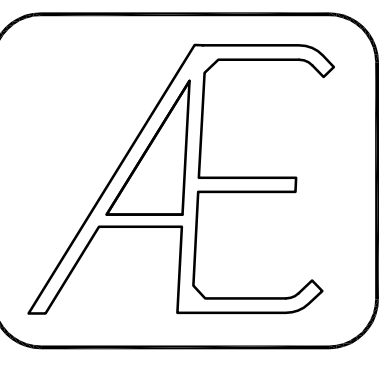
BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, HE AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS ARE INTENDING TO USE HIS OWNERSHIP AND THOROUGHLY REVIEWED THE ENGINEERING DRAWINGS AND SPECIFICATIONS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND HAVE FOUND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

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DRAWN BY: CD
CHECKED BY: A.T.
DATE: 6/1/2022
JOB NO. 2526000000000000



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



GARDENIA WAREHOUSE
2206 GARDENIA DRIVE, AUSTIN
GRADING PLAN

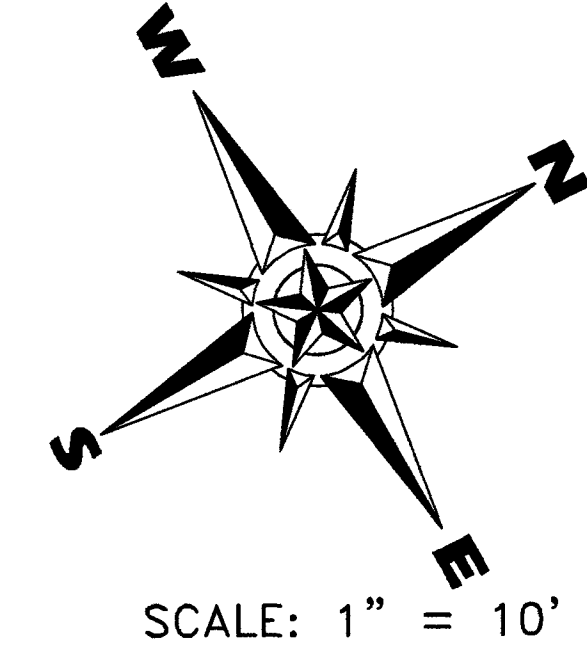
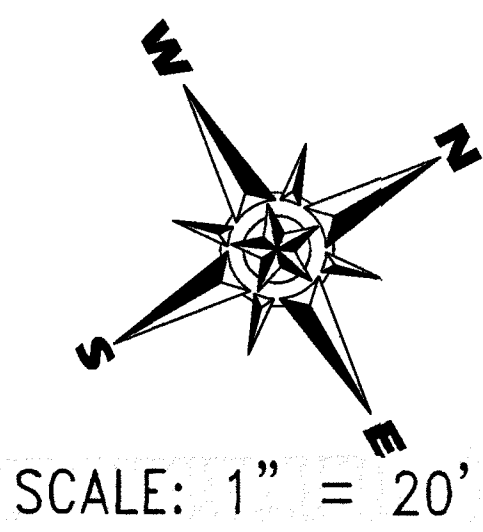
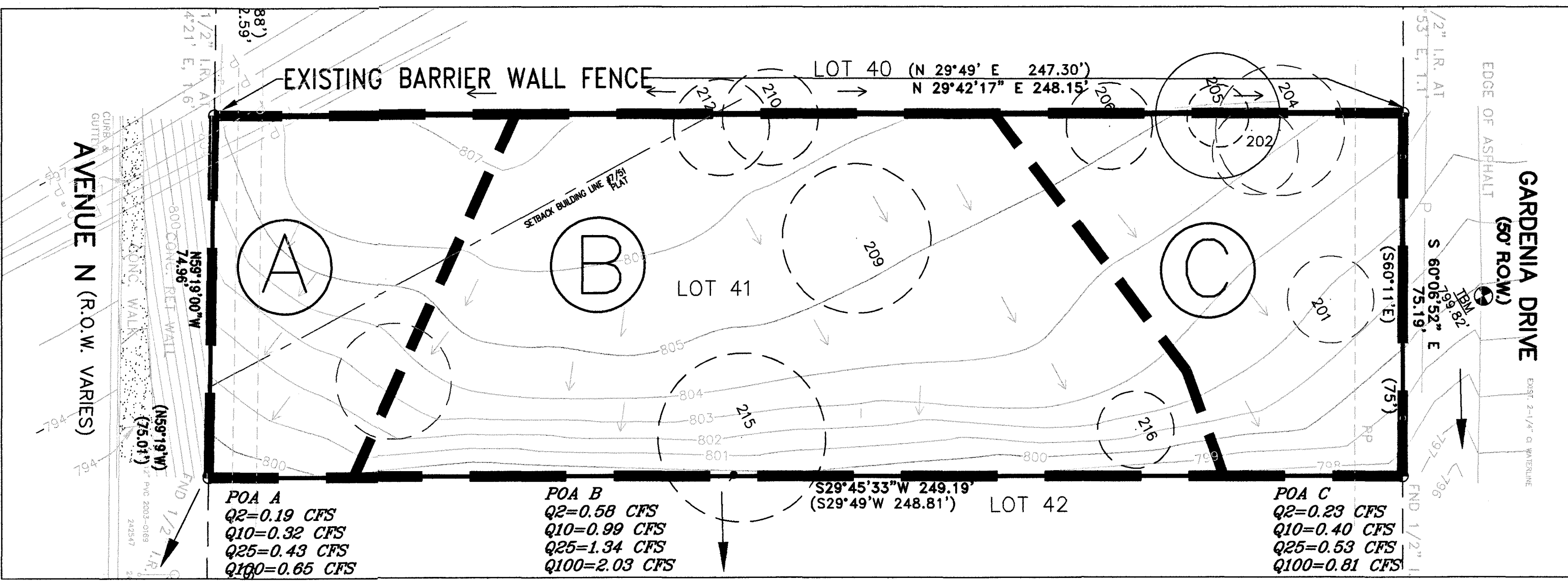
SHEET NO.
6 OF 19



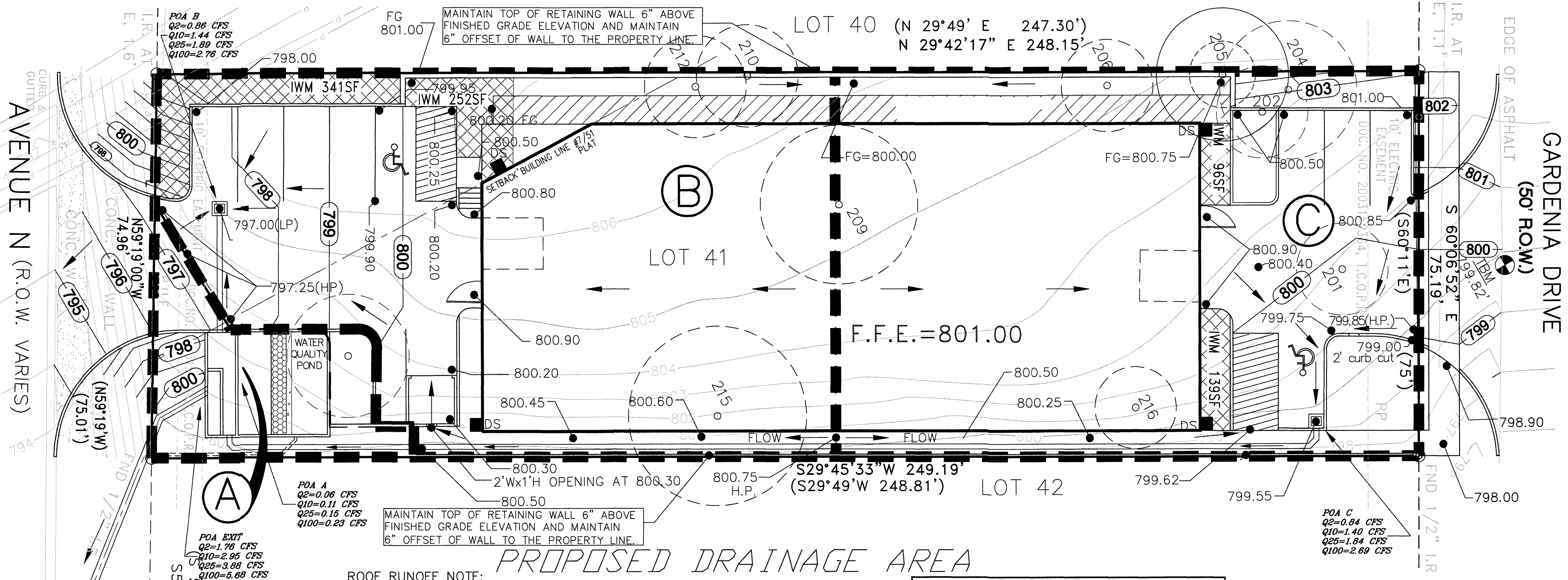
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EXISTING DRAINAGE AREA



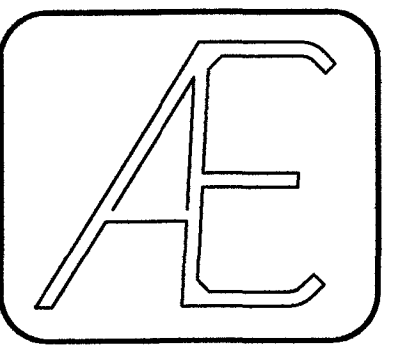
PROPOSED DRAINAGE AREA

LEGEND

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



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DATE: 6/1/2022
JOB NO. 22040000000000000000

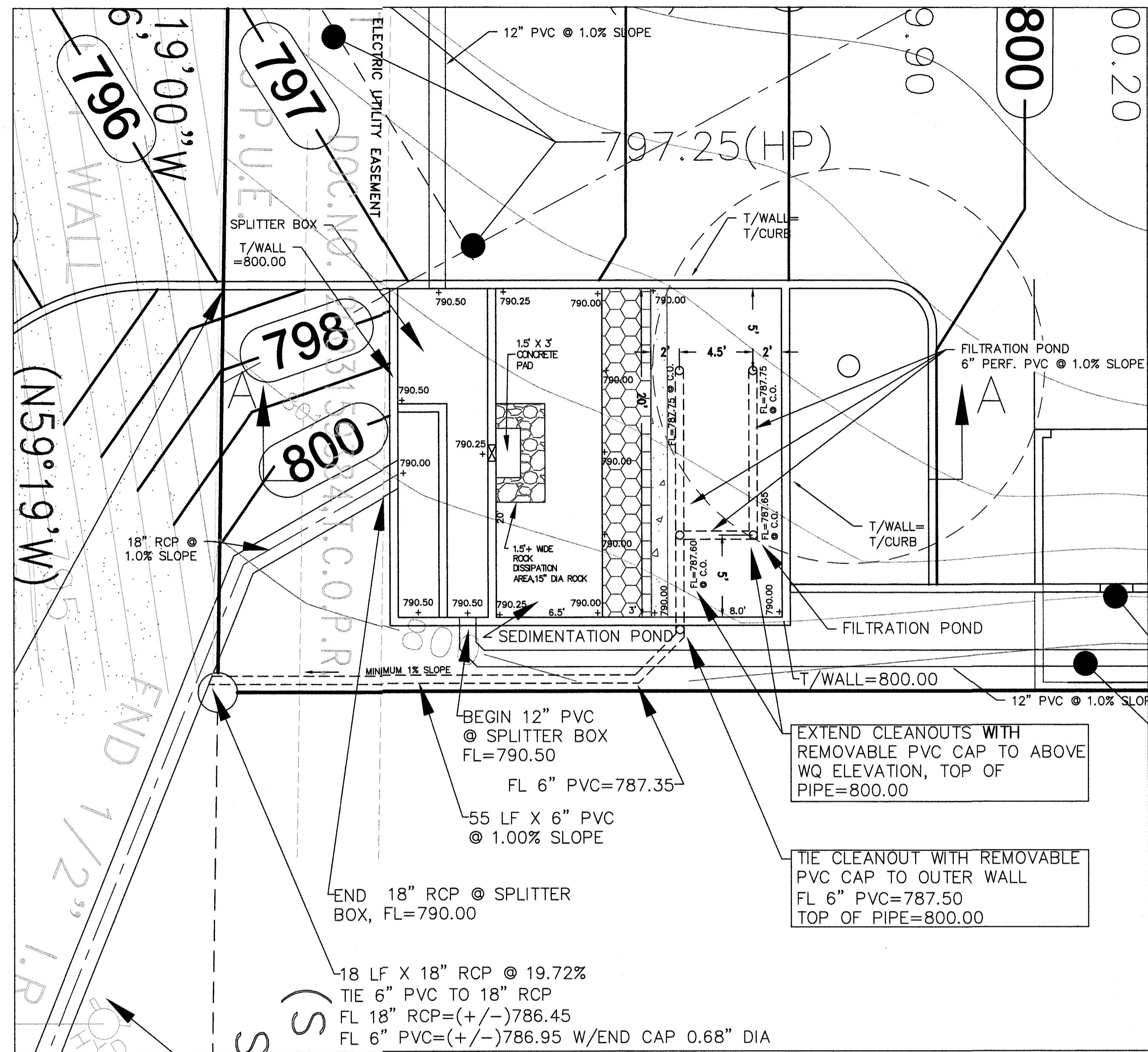


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(512) 444-1739
TBE Firm No.: F-10

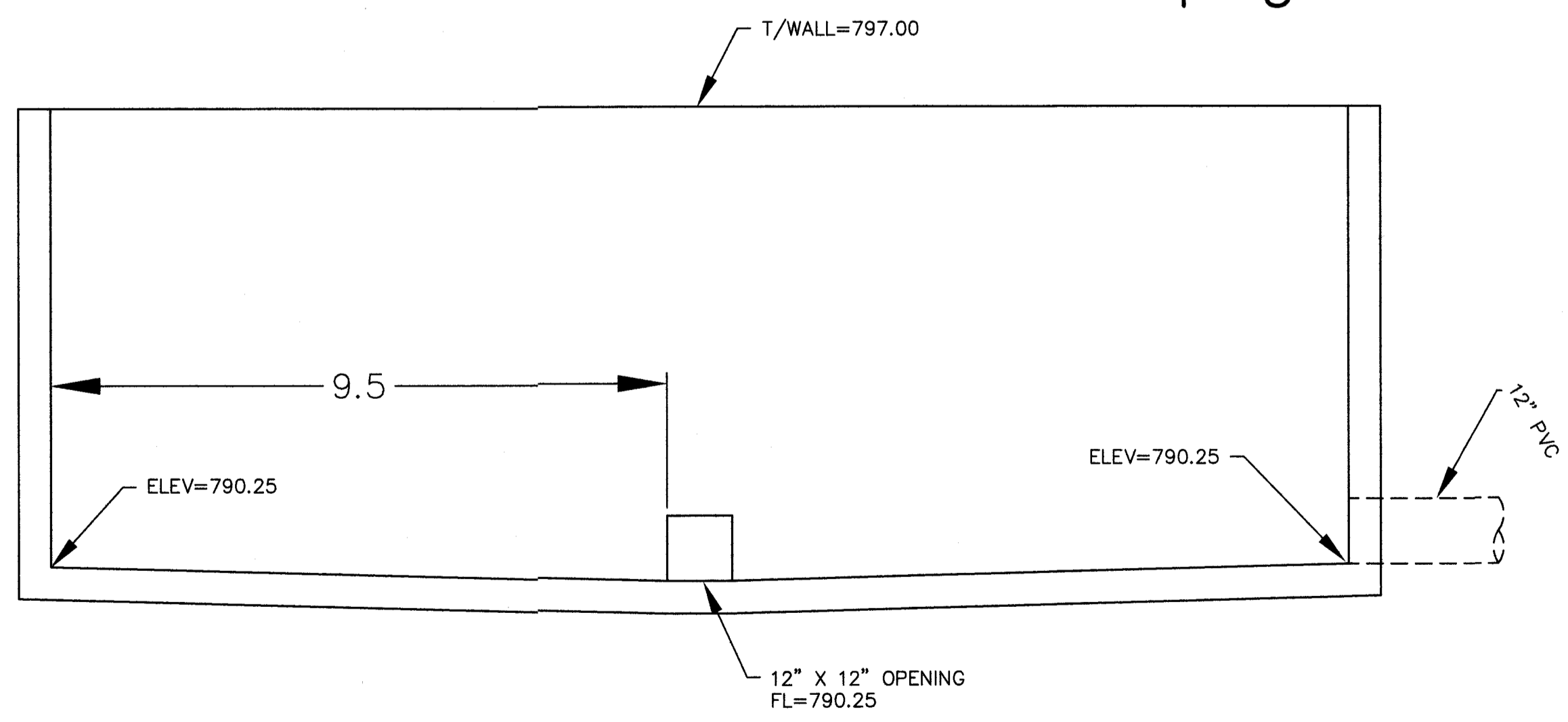


GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
DRAINAGE AREAS AND
WATER QUALITY POND PLAN

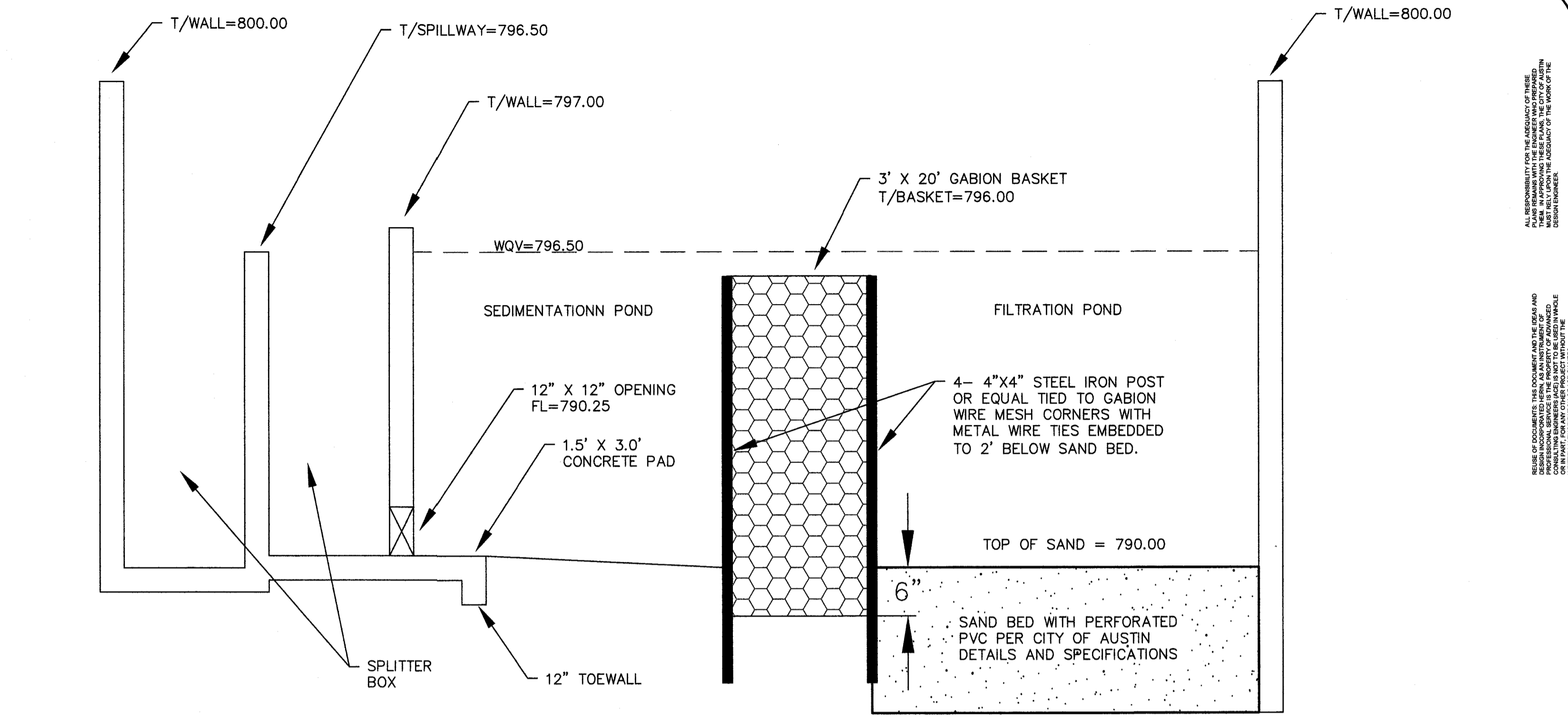
SHEET NO.
7 OF 19



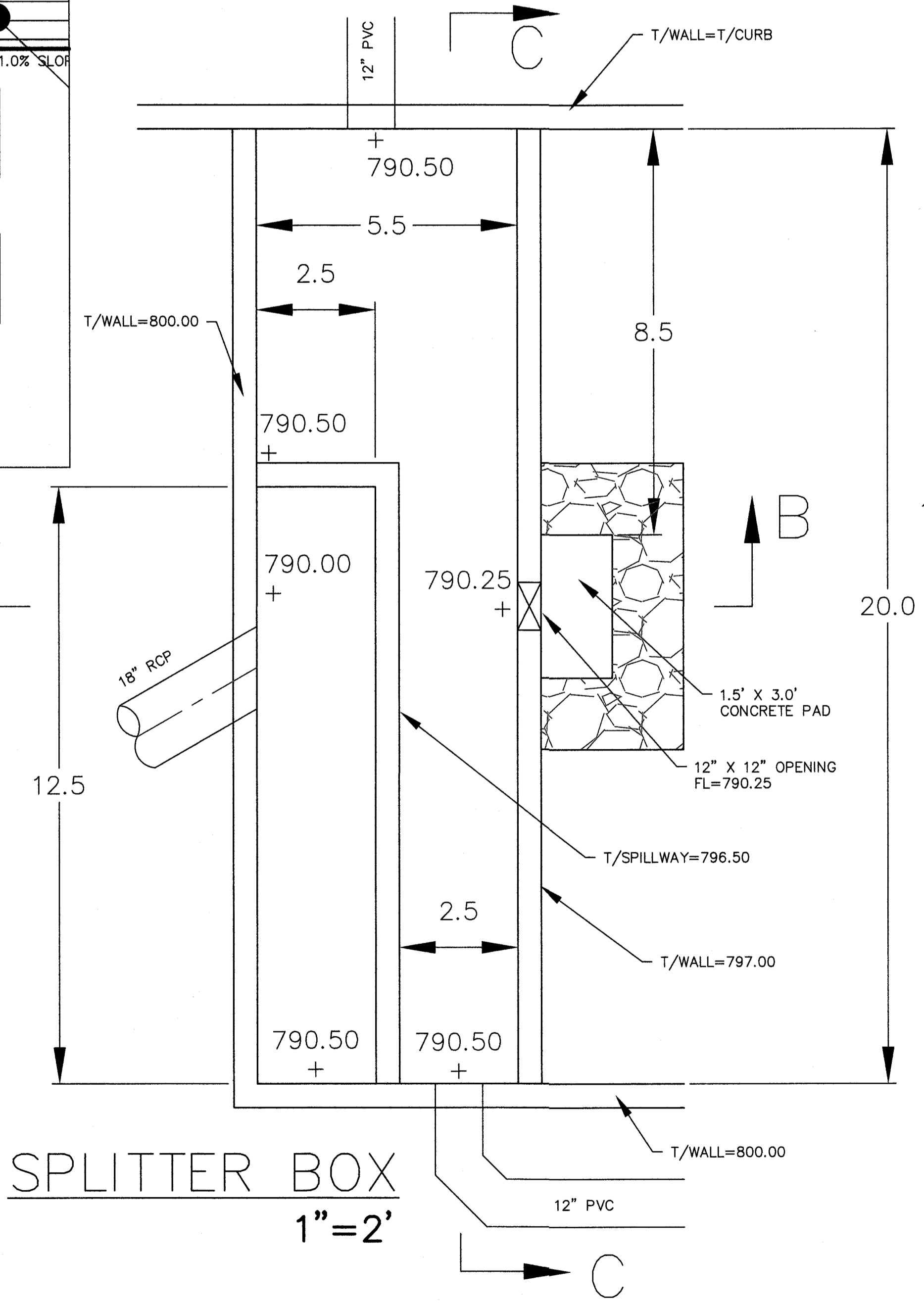
WATER QUALITY POND
1"=5'



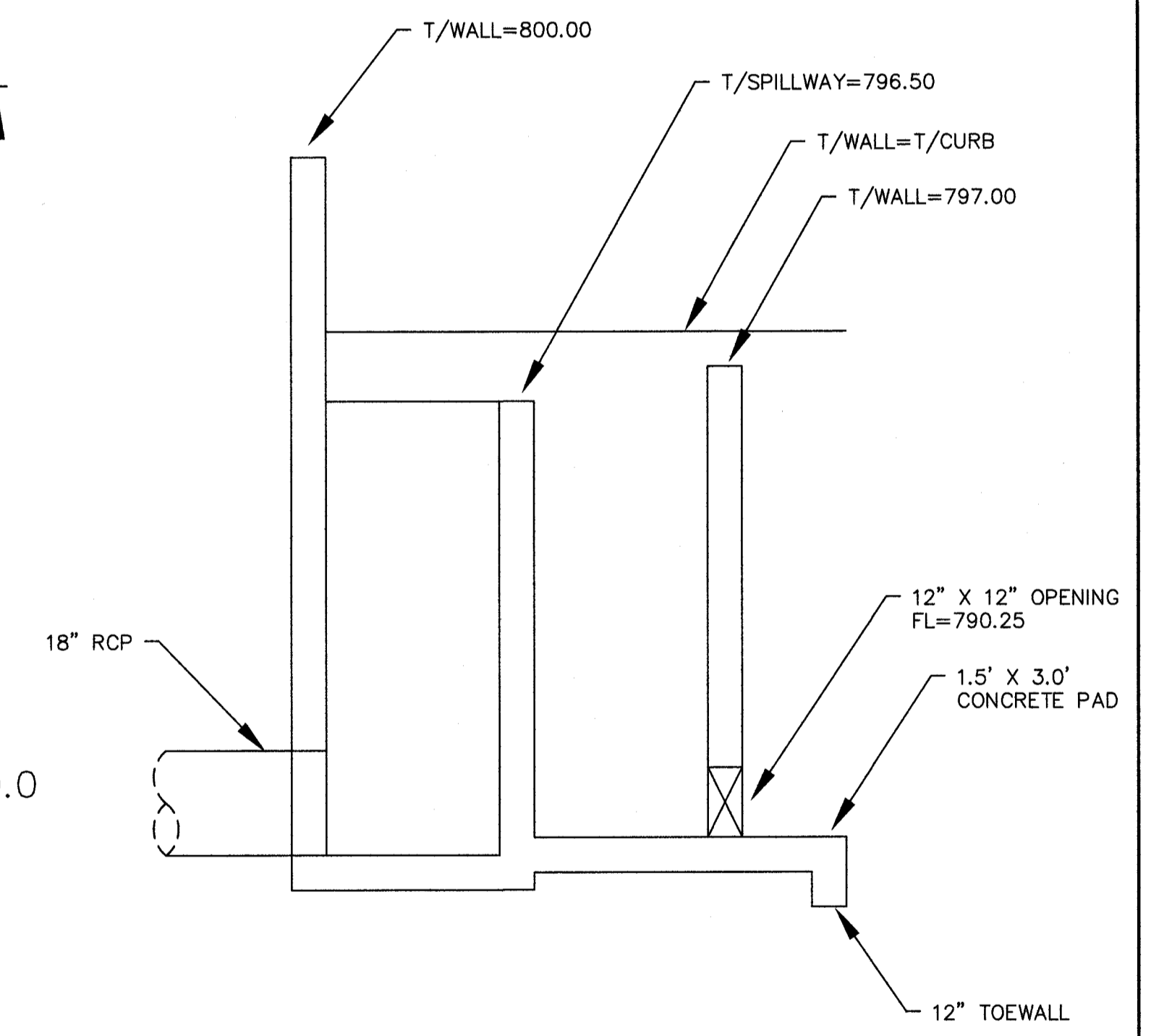
SECTION C-C
1"=2'



SECTION A-A
1"=2'



SPITTER BOX
1"=2'



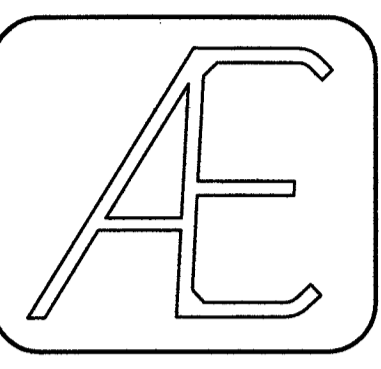
SECTION B-B
1"=2'

D50 ROCK SIZE CALCULATION: ECM 1.4.6.D
FROM CURVE FIG 1-22
V= 9 FPS
D50 REQUIRED ROCK SIZE= 11"
USED 15" ROCK SIZE > 11"

NOTES:
RETAINING WALL DESIGN BY OTHERS, SEC SOLUTIONS
INSTALL CHAIN LINK FENCE OR EQUAL AROUND WATER QUALITY POND WITH GATE AS SHOWN ON SHEET 7.



DRAWN BY: GD
CHECKED BY: AT
DATE: 6/1/2022
JOB NO. 7858400000000000



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AUSTIN, TEXAS 78746
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GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
DRAINAGE DETAILS

SHEET NO.
8 OF 19

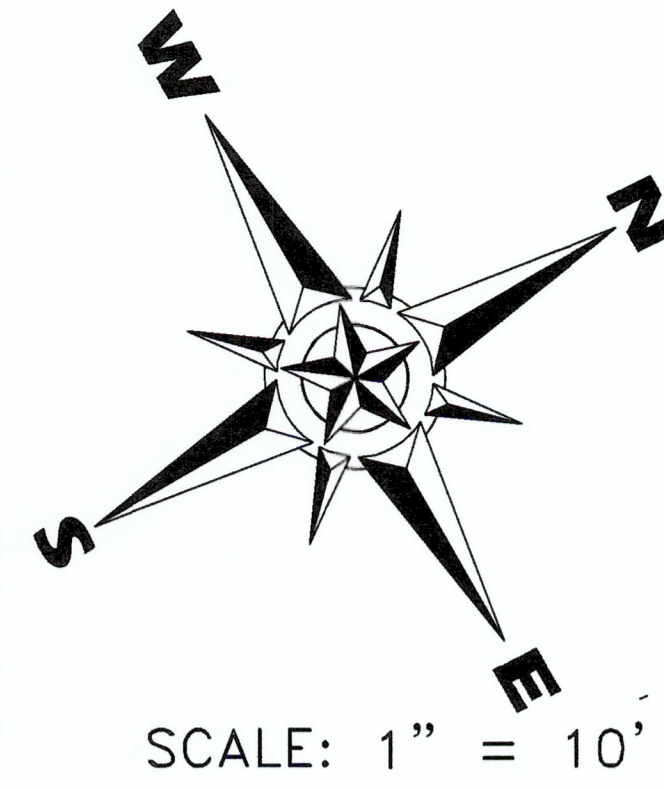
TREE LIST/SURVEY

ID #	SIZE/TYPE
201	9" CHINA BERRY (REMOVE)
202	9" CHINA BERRY
203	7" CHINA BERRY
204	9", 9" CHINA BERRY(RATED) (REMOVE)
205	8", 9" HACK BERRY(RATED) (PRESERVE)
206	9" HACK BERRY (REMOVE)
207	6" HACK BERRY
208	6.5" HACK BERRY
209	15.5" CHINA BERRY (REMOVE)
210	10" CHINESE TALLOW (REMOVE)
211	4", 6" HACK BERRY(RATED)
212	10" HACK BERRY (REMOVE)
213	12" HACK BERRY (REMOVE)
214	6" HACK BERRY
215	17.5" HACK BERRY (REMOVE)
216	8" CHINA BERRY (REMOVE)

DATE OF SURVEY: 3/13/20

LEGEND

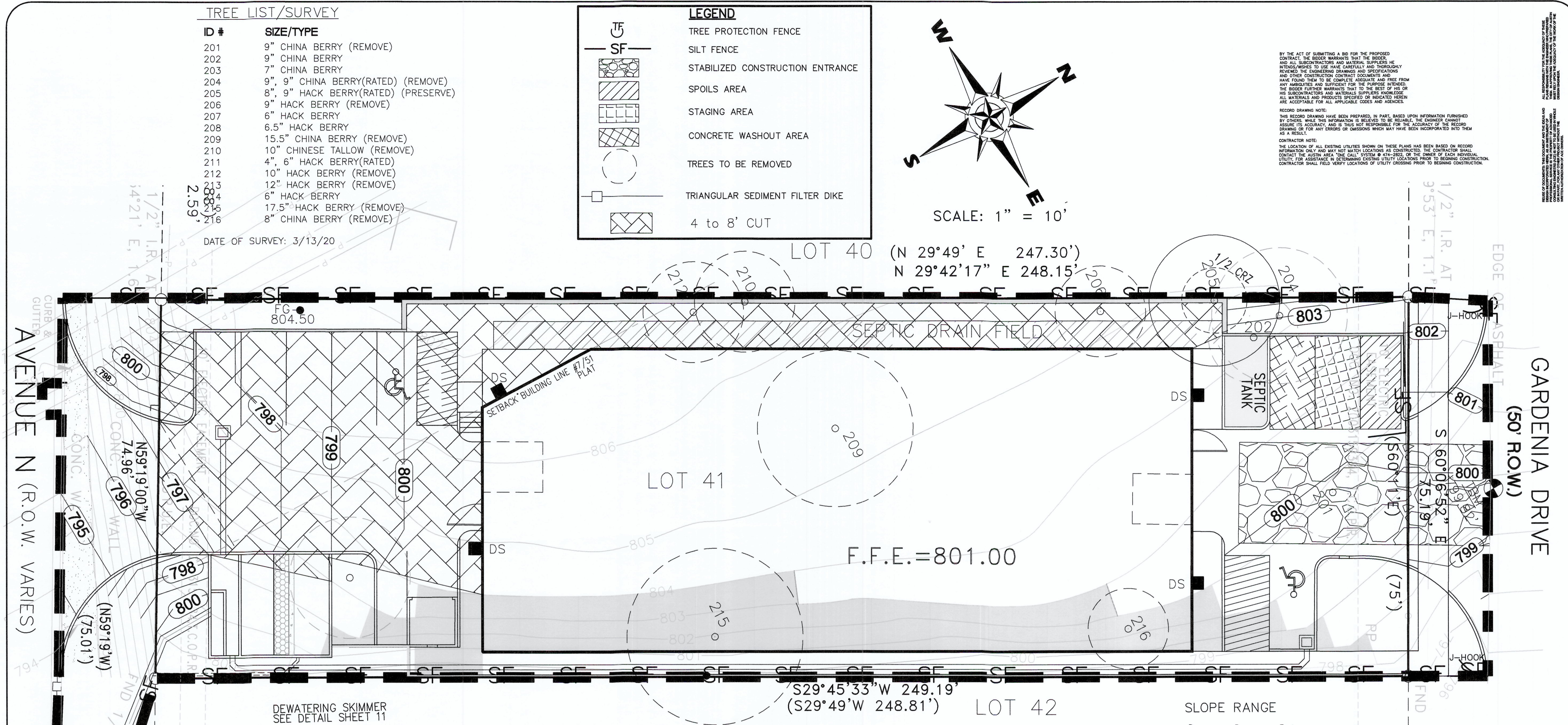
	TREE PROTECTION FENCE
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	SPOILS AREA
	STAGING AREA
	CONCRETE WASHOUT AREA
	TREES TO BE REMOVED
	TRIANGULAR SEDIMENT FILTER DIKE
	4 to 8' CUT



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DUST CONTROL MEASURES

- TEMPORARY METHODS**
- Mulches - Chemical mulch binders may be used instead of asphalt to bind mulch material. Binders such as Curasol or Terra Tack should be used according to manufacturer's recommendations, See Section 1.4.4.
 - Vegetative Cover - See Section 1.4.4.
 - Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.
 - Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring toothed harrows and similar plows are examples of equipment which may produce the desired effect.
 - Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.
 - Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar materials can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling soil blowing.
- PERMANENT METHODS**
- Permanent Vegetation - See Section 1.4.3 and Section 1.4.4 E. Existing trees or large shrubs may afford valuable protection if left in place.
 - Top soiling - Covering with less erosive soil material. See Section 1.4.5 B.
 - Stone - Cover surface with crushed stone or coarse gravel.

- NOTES:**
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3 SECTION 5.1.]
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5.(A), OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP THE SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
 - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.5.(G)

APPENDIX Q-2

IMPERVIOUS COVER ALLOWED AT 80% X 0.43 AC = 0.34 AC

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0.07 X 10% = 0.01 AC

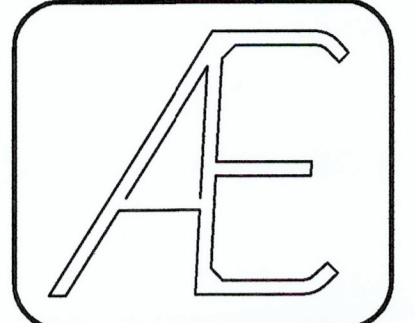
PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = 0.34 AC

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE	ACRES	ACRES	% OF CATEGORY	DRIVEWAYS ROADWAYS	ACRES
0-15%	0.36	0.23	63.9		0.06
25%-35% OVER 35%	0.07	0.05	71.4		
TOTAL SITE AREA	0.43				



DRAWN BY: CO
CHECKED BY: A.T.
DATE: 6/1/2022
JOB NO. 22022000000000



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AUSTIN, TEXAS 78746
TBE Firm No.: F-10
(512) 444-1739



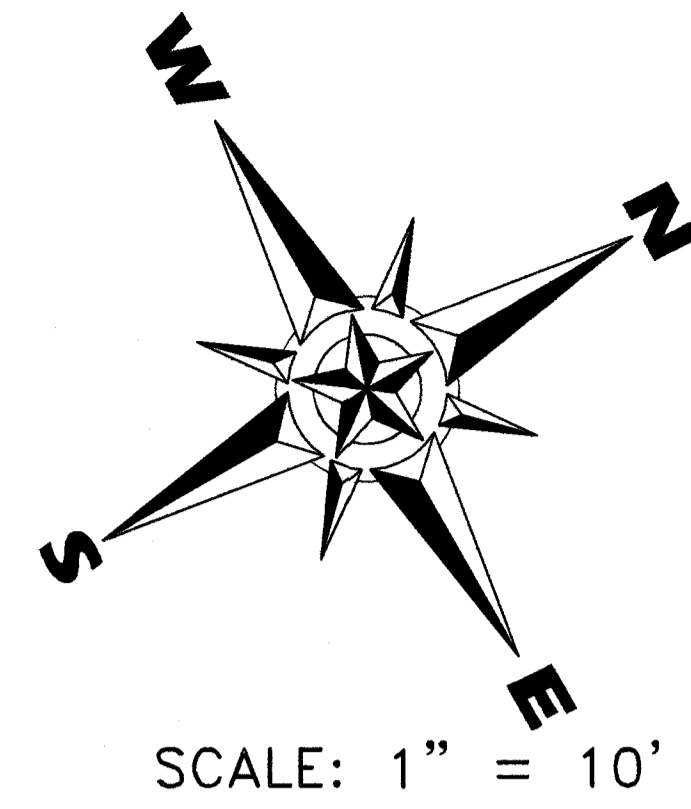
GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
EROSION/SEDIMENTATION CONTROL AND
TREE PROTECTION AND PLAN

SHEET NO.
10 OF 19

REVIEWED
December 05, 2023
Larry Williams
Austin Water

Ensure there are no bends in the water line service.

LEGEND
[Symbol] RETAINING WALL



SCALE: 1" = 10'

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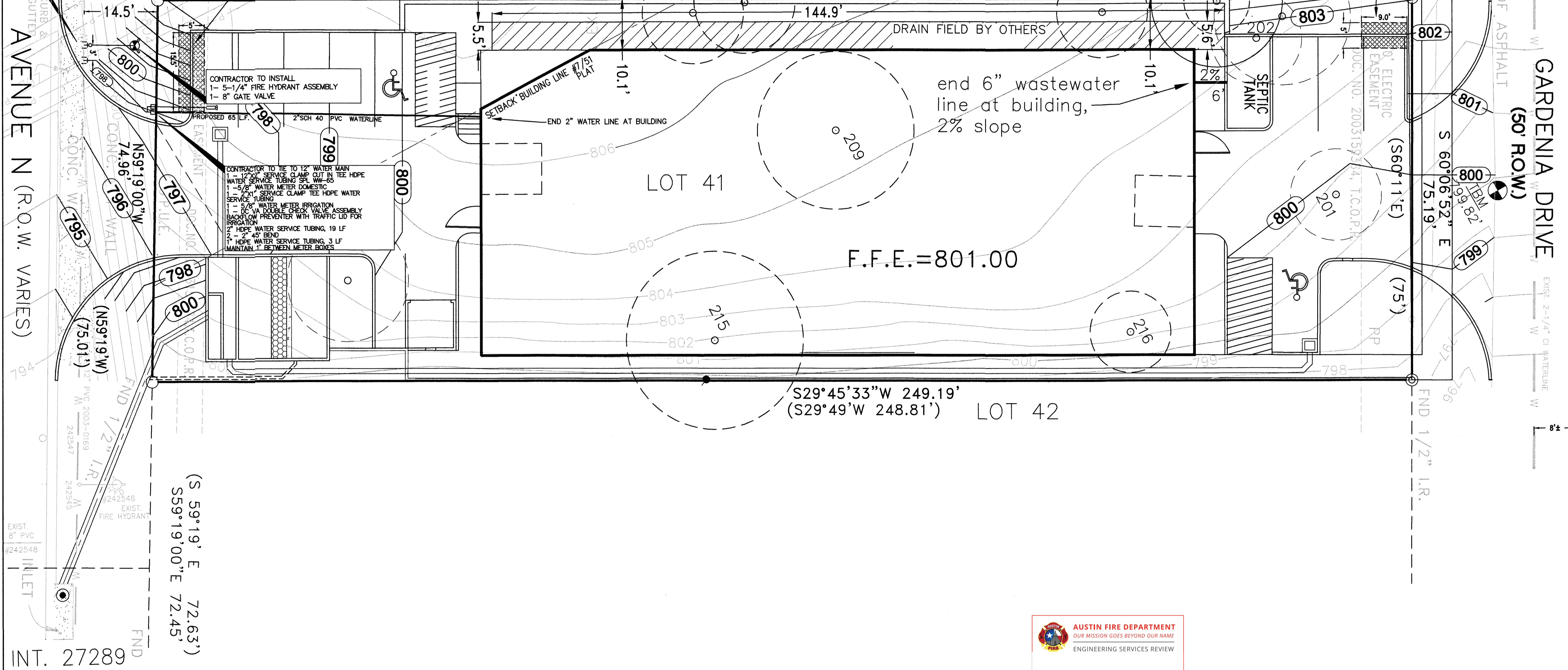
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CONTRACTOR TO INSTALL 1-12" X 8" CUT IN TEE CONNECTION 1-8" GATE VALVE 8" D.I.P. WATERLINE 10 LF

LICENSE AGREEMENT AREA FROM RETAINING WALL 5' W X 15.5' L

CONTRACTOR TO INSTALL 1-5-1/4" FIRE HYDRANT ASSEMBLY 1-8" GATE VALVE

CONTRACTOR TO TIE TO 12" WATER MAIN 1-1/2" SERVICE CLAMP CUT IN TEE HOPE WATER SERVICE TUBING 3 LF W/45° 1-5/8" WATER METER DOMESTIC 1-7/8" SERVICE CLAMP TEE HOPE WATER SERVICE TUBING 1-1/2" HOPE WATER SERVICE TUBING 19 LF 1-5/8" WATER METER IRRIGATION 1-1/2" HOPE WATER SERVICE TUBING 19 LF 2-2" HOPE WATER SERVICE TUBING 3 LF HOPE WATER SERVICE TUBING 3 LF MAINTAIN 1" BETWEEN METER BOXES



AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW
C. Mendoza
REVIEWER: C. Mendoza DATE: 12/05/2023



DRAWN BY: CD
CHECKED BY: A.T.
DATE: 6/1/2022
JOB NO. 2205GARDENIAWHSE



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5554 BEE CAVE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
(512) 444-1789
TBE Firm No.: F-10



GARDENIA WAREHOUSE
2205 GARDENIA DRIVE, AUSTIN
WATER TAP PLAN

SHEET NO.
11 OF 19

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 unethical 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

PROJECT INFORMATION¹

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA	
GRID NUMBER:	ML36
MAPSCO NUMBER:	468B & 468C
AW INTERSECTION NUMBER:	27289
BUILDING SIZE IN SQUARE FEET:	8,344
BUILDING TYPE PER IFC:	IIB
BUILDING HEIGHT:	25
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	6,786
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	2,000
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	N/A
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	2,000
DOMESTIC WATER DEMAND IN GPM:	20
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHMETERS (CIRCLE APPLICABLE ITEM):	30
AUSTIN WATER PRESSURE ZONE:	NORTHWEST A
STATIC WATER PRESSURE IN PSI:	94
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	1015
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	970
MAXIMUM IRRIGATION DEMAND:	20
FIRE LINE VELOCITY: 8" SIZE OF FIRE LINE	9
DOMESTIC LINE VELOCITY: 2" LINE SIZE	10
LIVING UNIT EQUIVALENTS (LUEs)	2

Meter Notice:
 Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.
 Meter(s) Requirement for Project:
 Address: 2205 Gardenia Drive
 Proposed Use: Commercial (Office/Warehouse)
 Type: Positive Displacement
 Size: 5/8" GPM: 20 GPM
 Service Units: 1 for 5/8"
 Proposed Use: (Irrigation)
 Type: Positive Displacement
 Size: 5/8" GPM: 20 GPM
 Service Units: 1 for 5/8"

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	05/27/2022	FIRE BOX	2801
TIME	1600 hrs	MAP GRID ID	L36
COMPANY	PREVENTION	APD STAFF	DECUIR, SCOTT
RESIDUAL HYDRANT			
RESIDUAL HYDRANT #	242546	MAIN SIZE (in.)	12
BLK #	DIRECTION	STREET NAME	TYPE
2200		AVENUE N	
STATIC PRESSURE (PSI)	94	RESIDUAL PRESSURE (PSI)	90
FLOW HYDRANT			
FLOW HYDRANT #	242571	MAIN SIZE (in.)	12
BLK #	DIRECTION	STREET NAME	TYPE
2300		AVENUE N	
STATIC PRESSURE (PSI)	82	RESIDUAL PRESSURE (PSI)	70
Comments	dc = discharge coefficient straight 2 1/2" hose = 0.9 w/ 45° elbow = 0.75		0.9
FLOW RATE (GPM) =		1404	

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

HETR #15951405

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.
 1. WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.
 2. MIN FIRE FLOW: DESIGN ENGINEER MUST INDICATE VALUES WHICH COMPLY WITH IFC TABLES B105.1(2) OR B105.2 (REQUIRED OR REDUCED FIRE FLOWS). MIN FIRE FLOW VALUE SHALL BE NO LESS THAN 1000 GPM FOR NFPA 13 SYSTEMS OR 1500 GPM FOR NFPA 13R SYSTEMS (FOOTNOTES a and b FOR TABLE B105.2).
 3. 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.

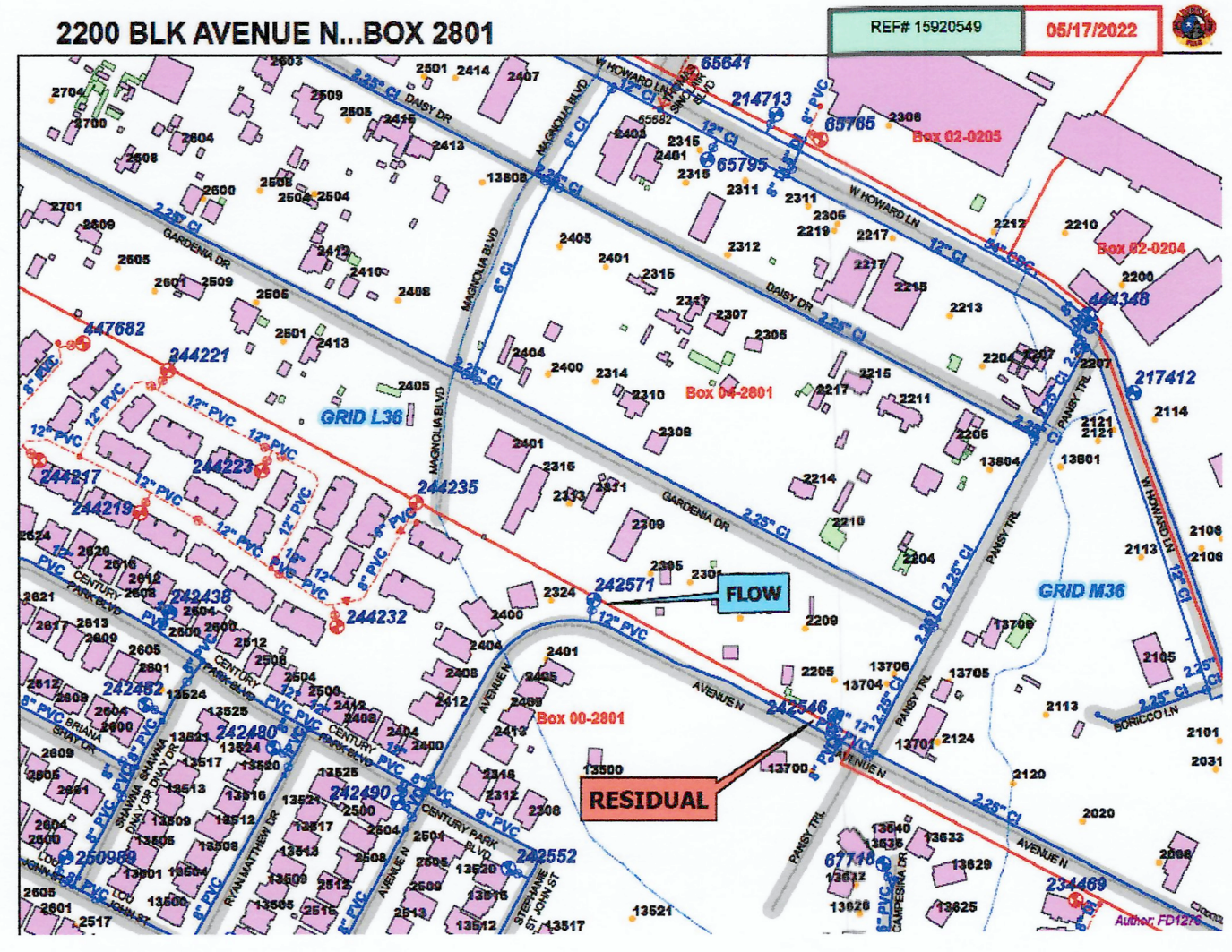
INSPECTION NOTES

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 OF A PUBLIC STREET OR ALLEY. ACTIVITY WITHIN RIGHT-OF-WAY SHALL COMPLY WITH APPROVED TCP.
- 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 5095, 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 18045.04.
- 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 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 DETAIL(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 ONSITE 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 280.
- 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 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	22, 21, 5	8", 2", 1"	NA
WASTEWATER SERVICE	NA	NA	NA
RECLAIMED WATER SERVICE	NA	NA	NA

EXPAND OR REDUCE TABLE AS NEEDED. THE INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

REVIEWED
 December 05, 2023

 Austin Water
 Larry Williams

AW EXPIRATION STAMP

AUSTIN WATER REVIEW BLOCK



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 CHECKED BY: A.T.
 DATE: 6/1/2022
 JOB NO. 22800000000000000000

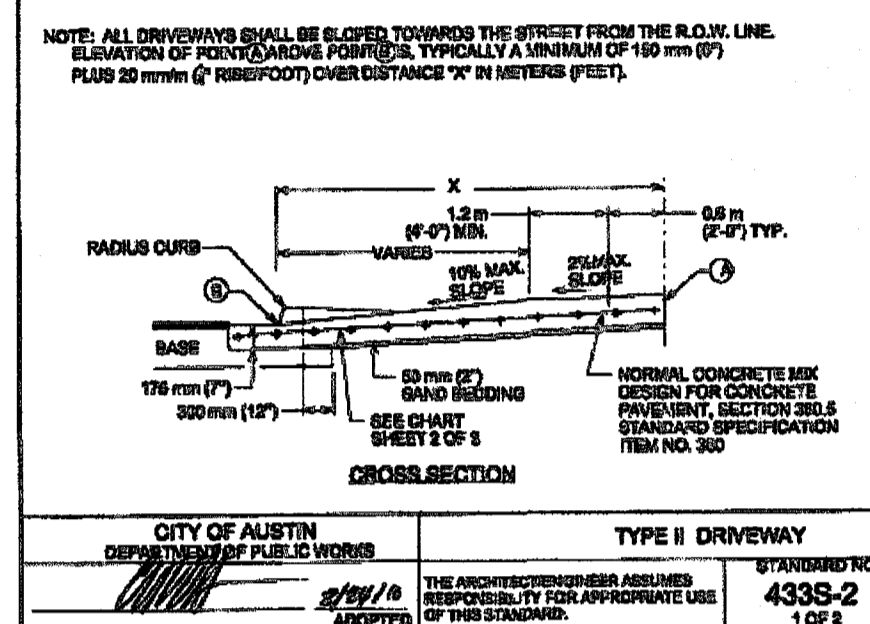
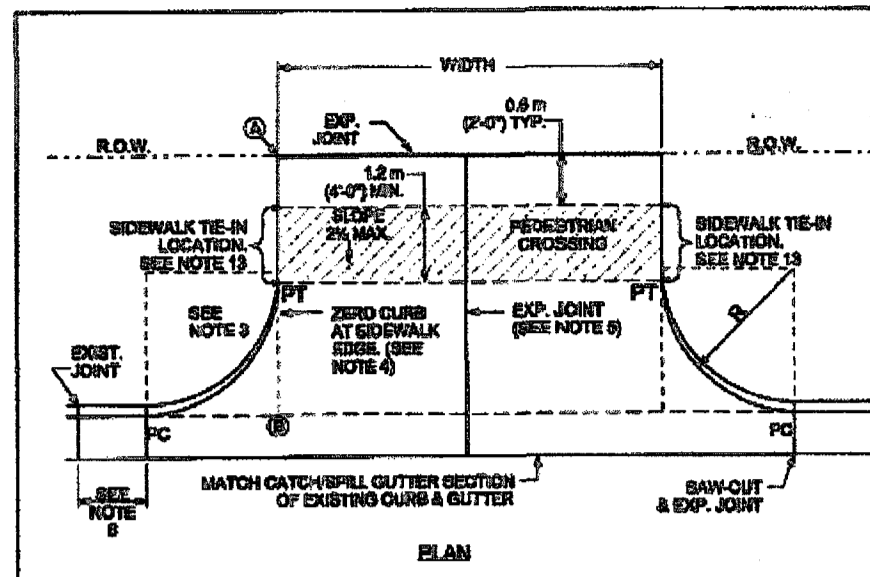


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GARDENIA WAREHOUSE
 2205 GARDENIA DRIVE, AUSTIN
 AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES FOR COMMERCIAL SITES

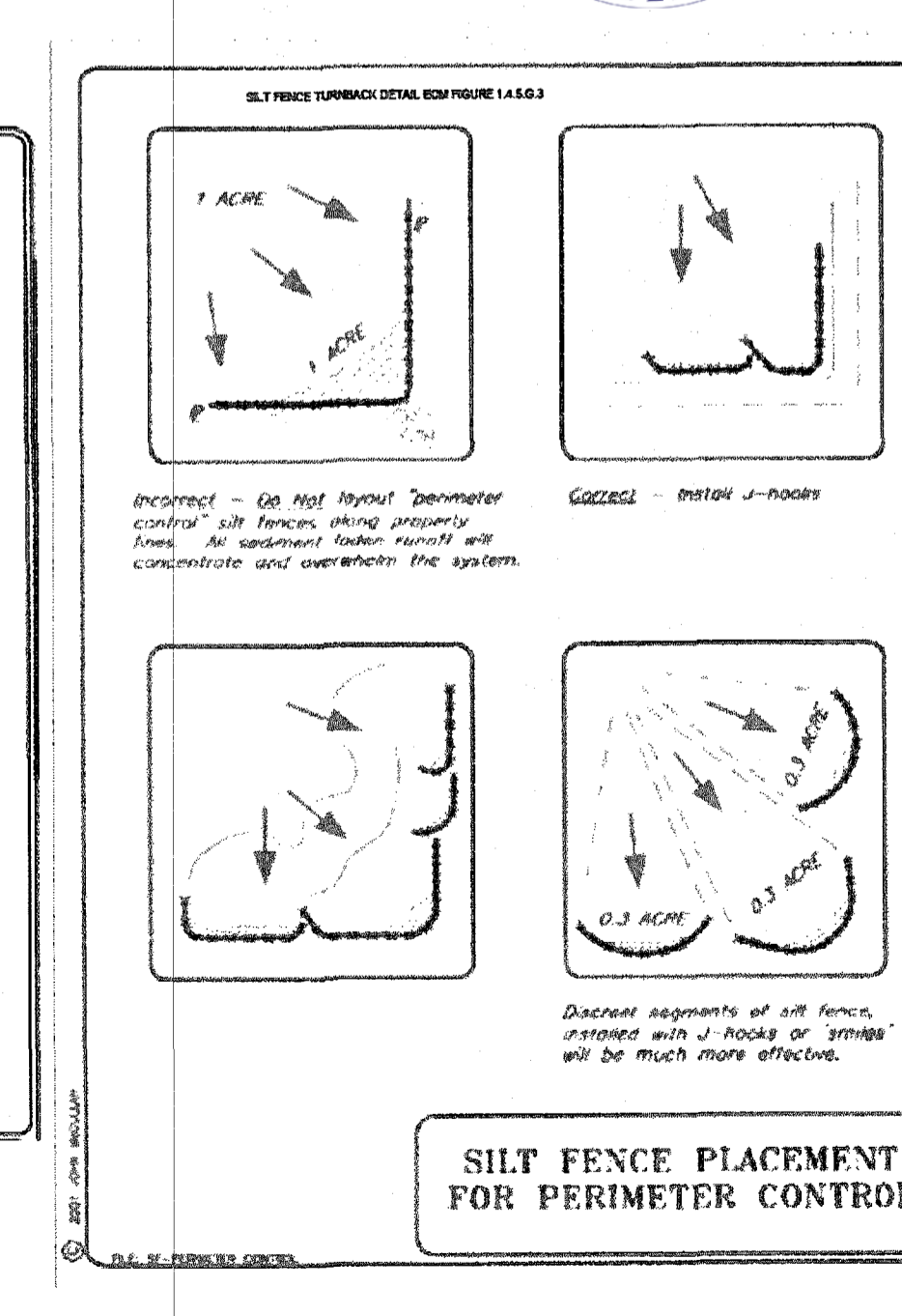
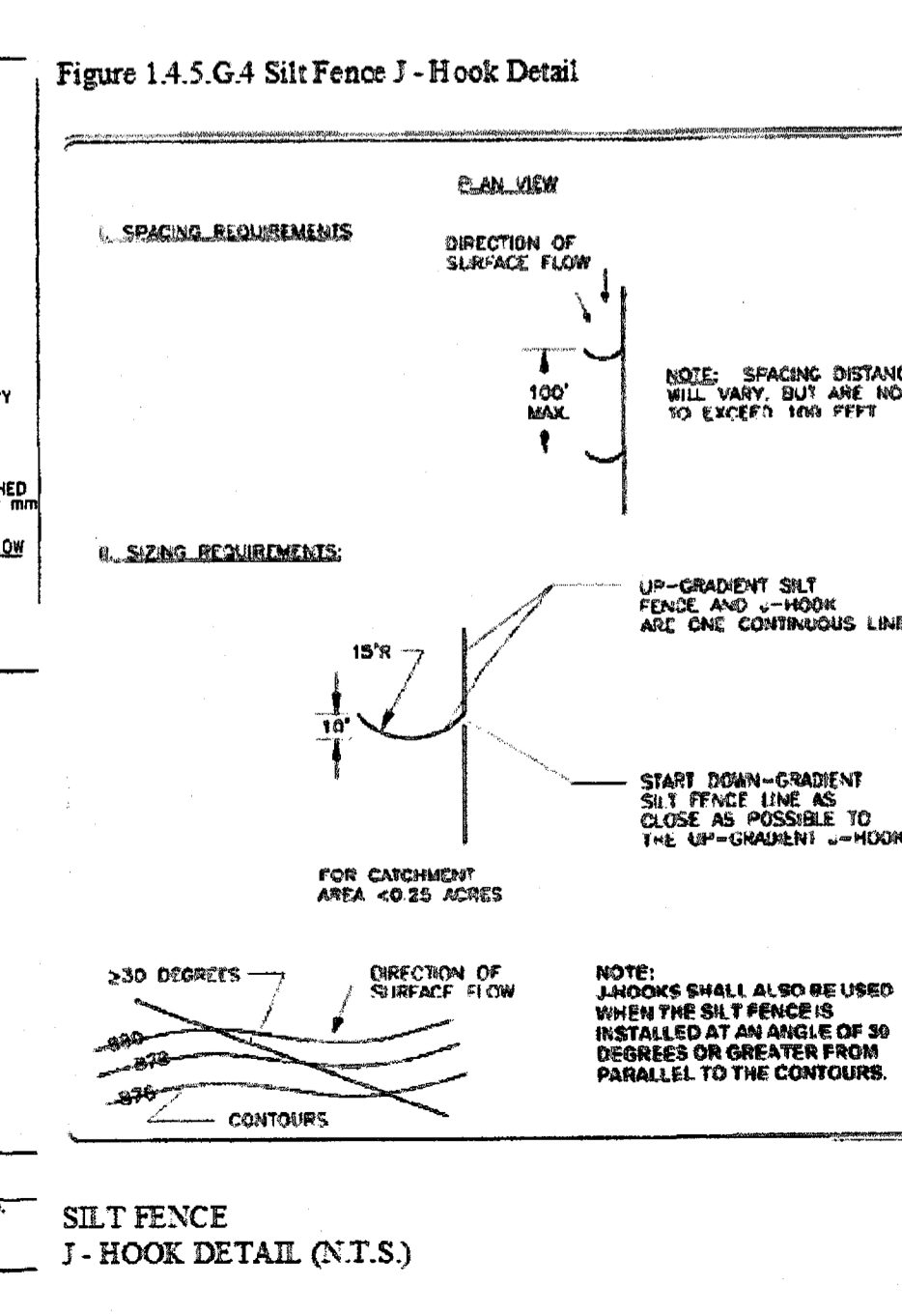
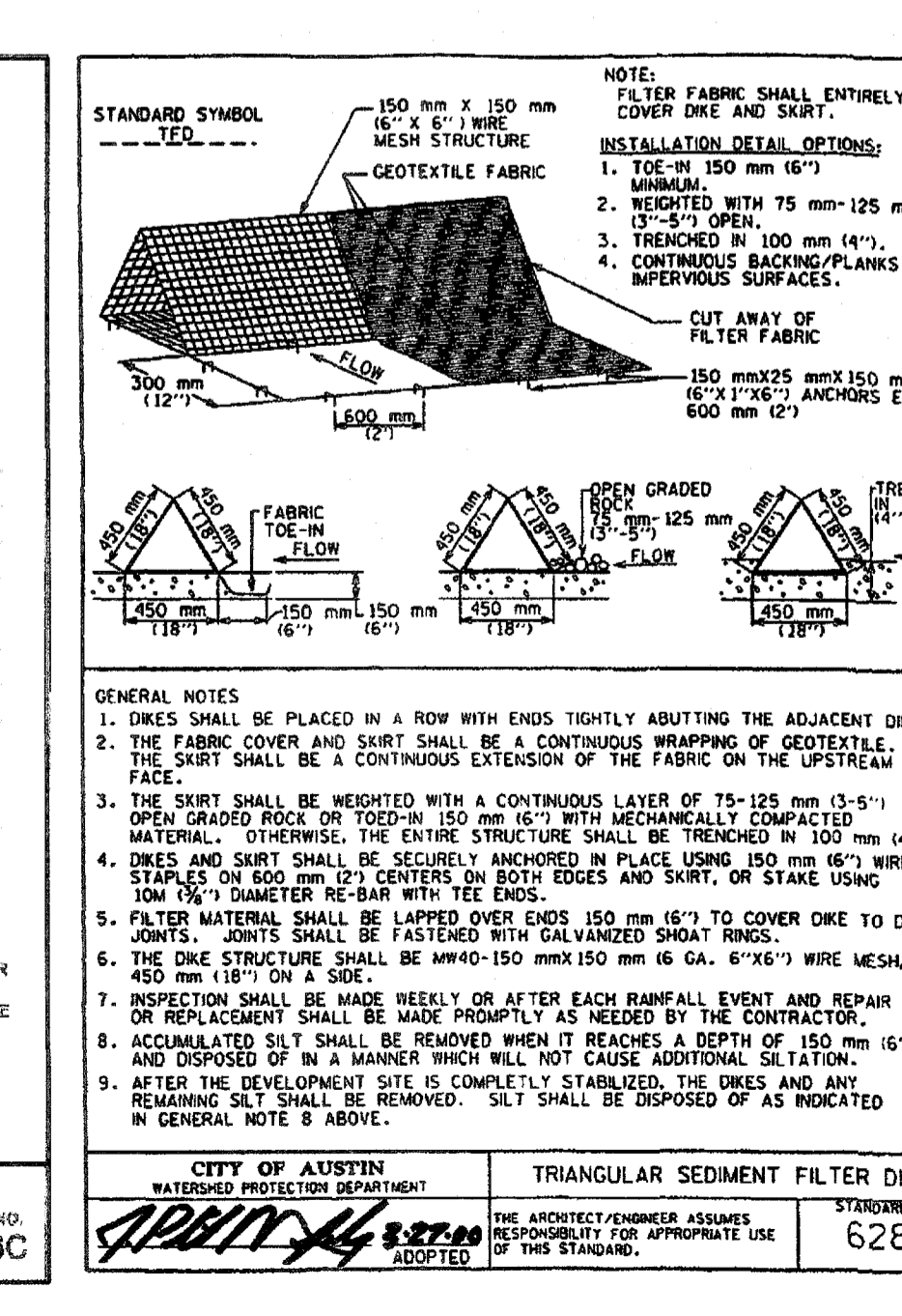
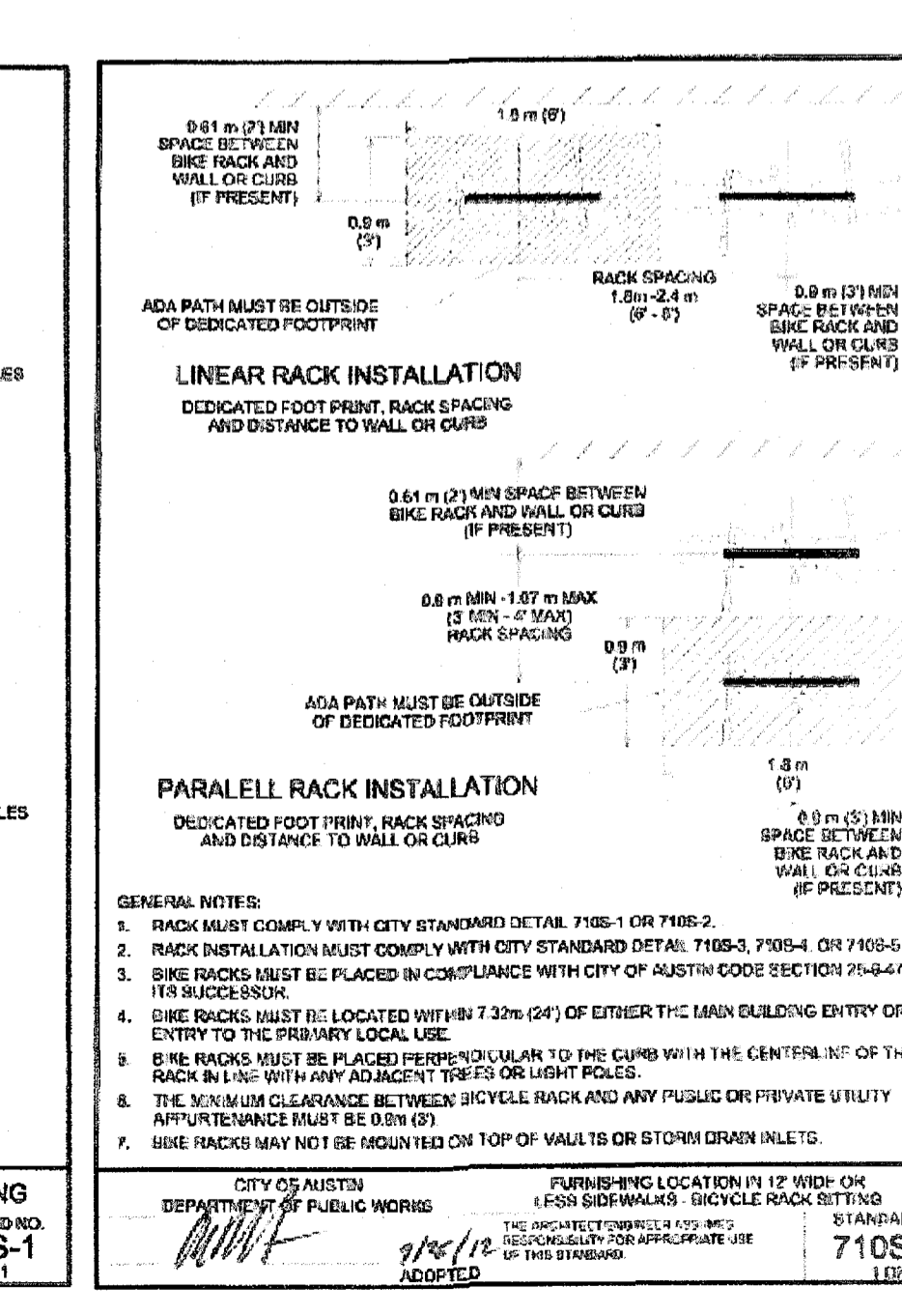
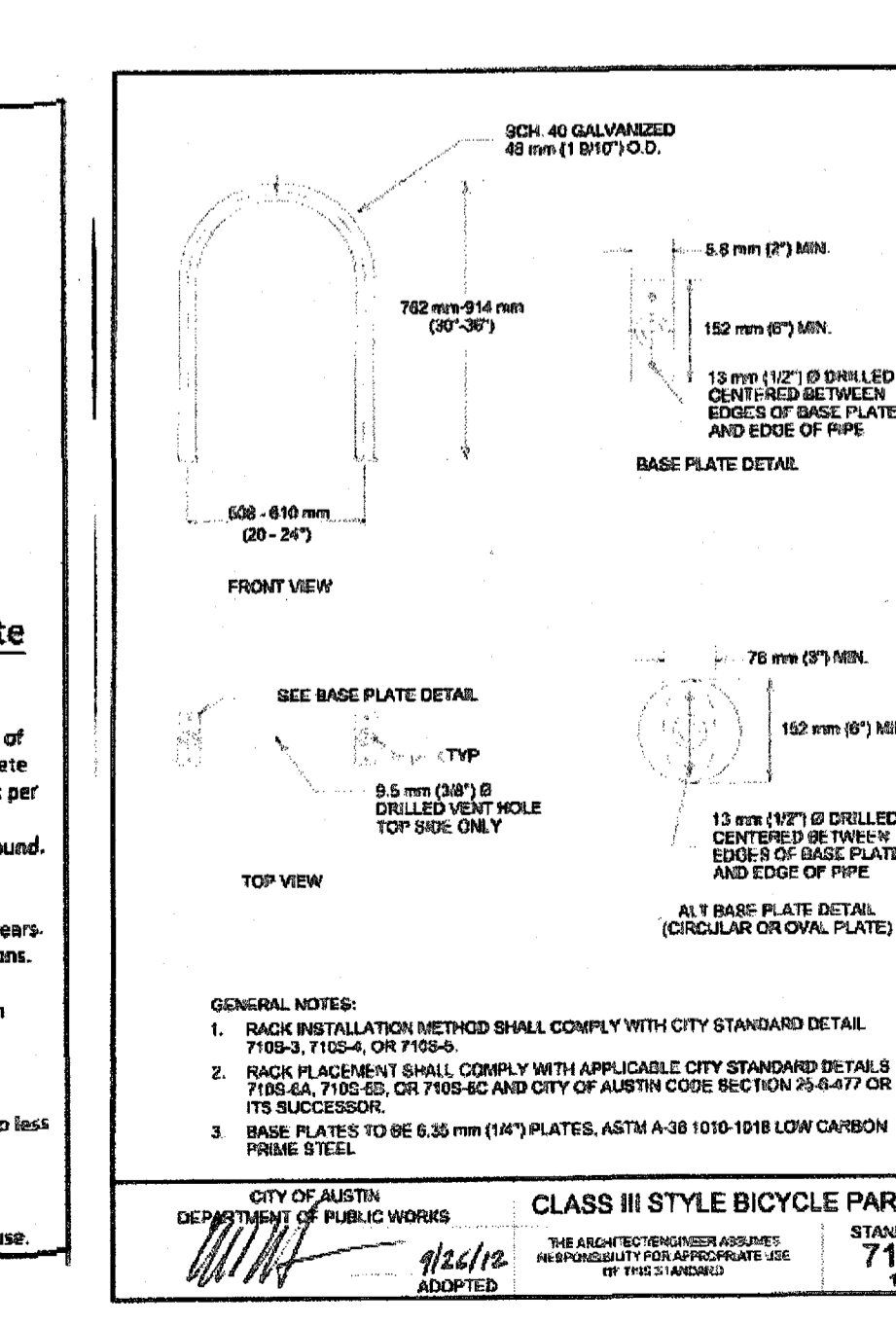
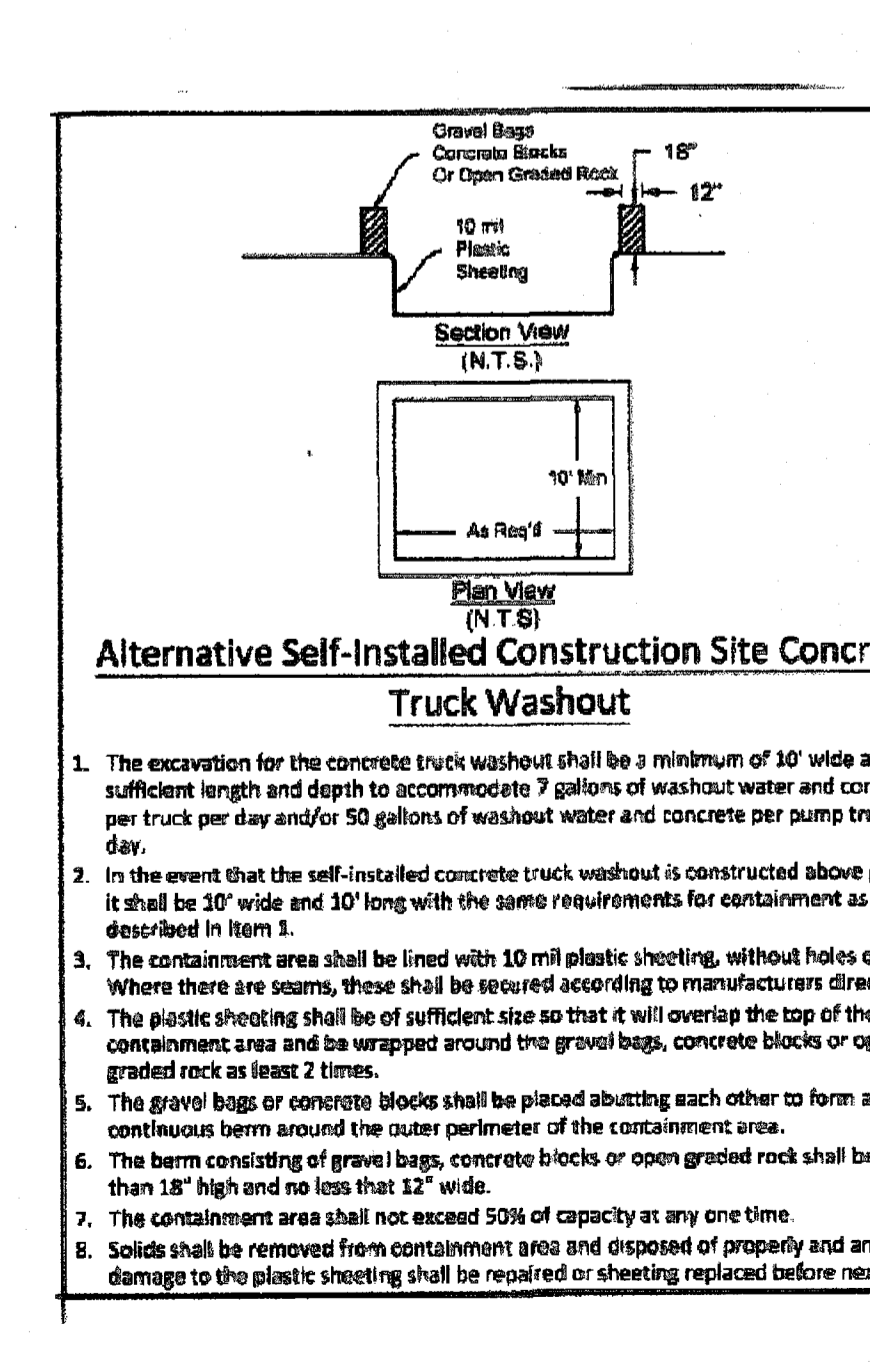
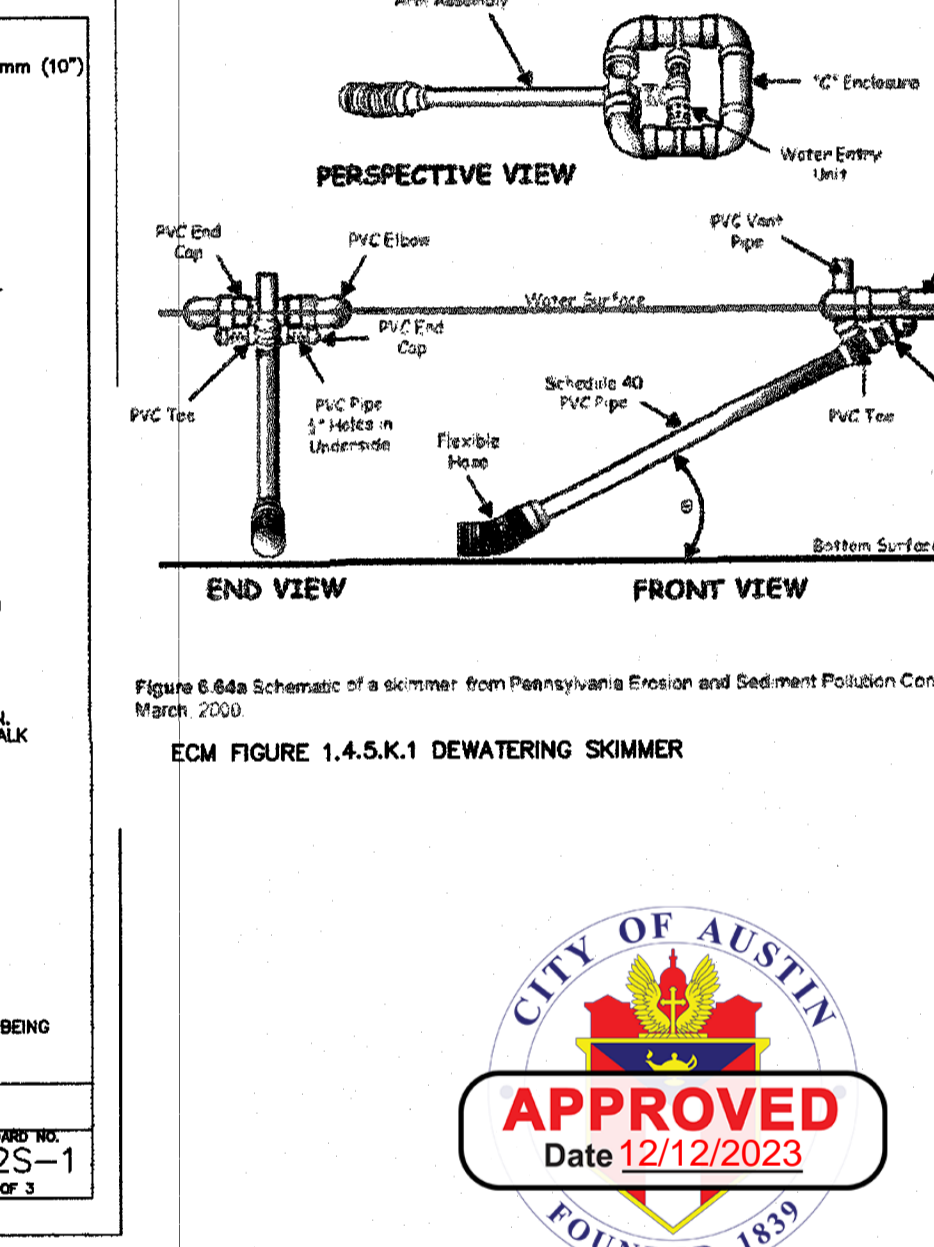
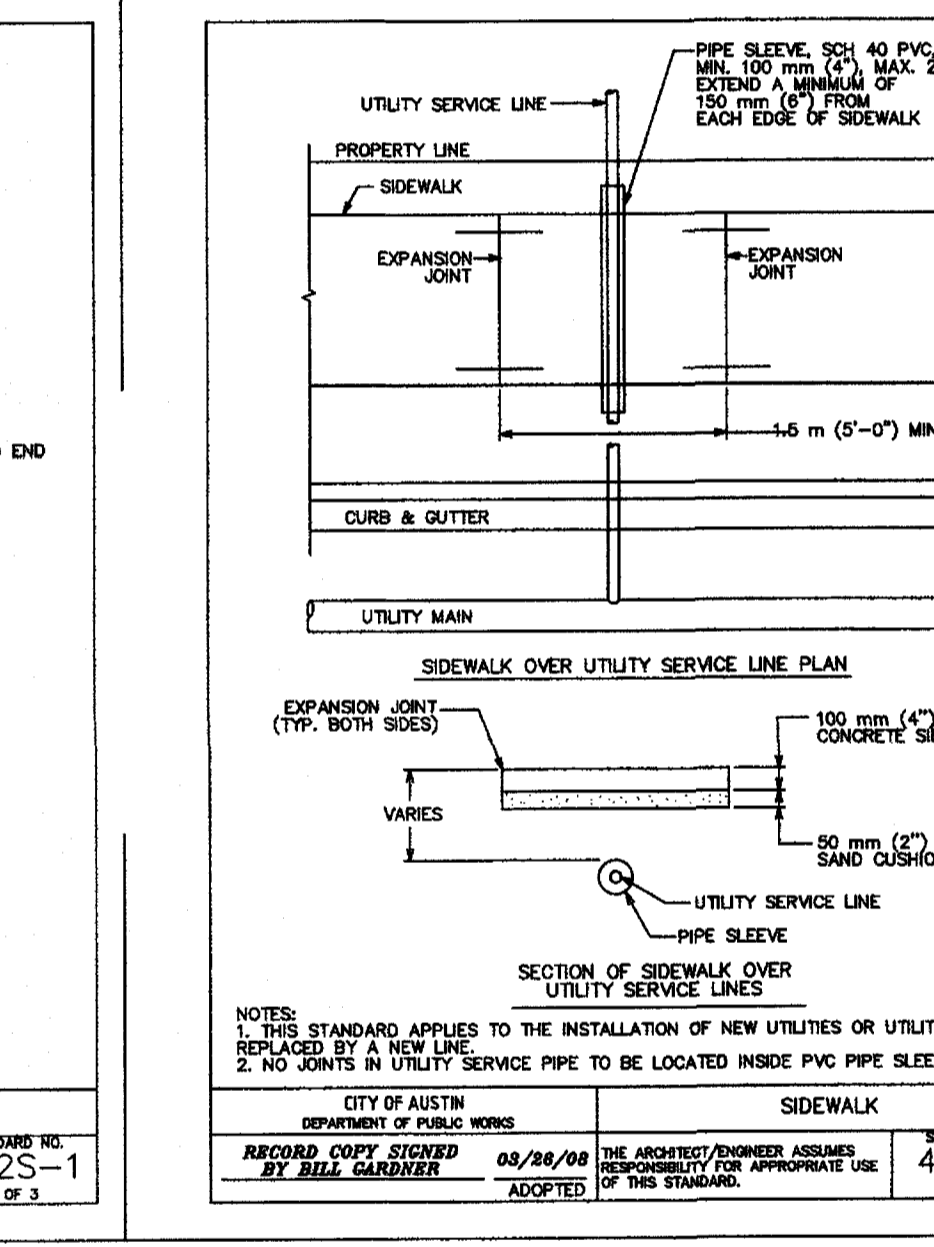
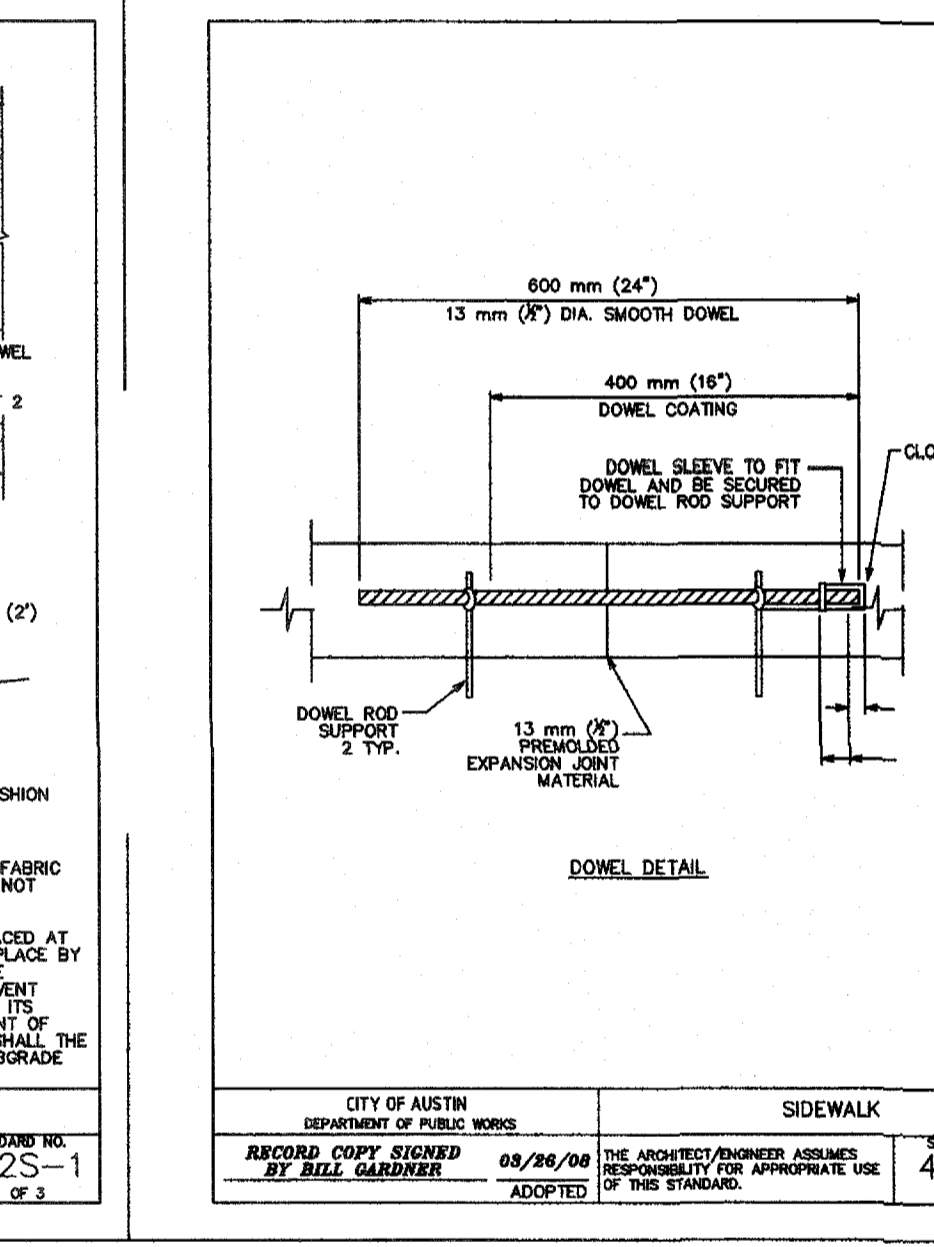
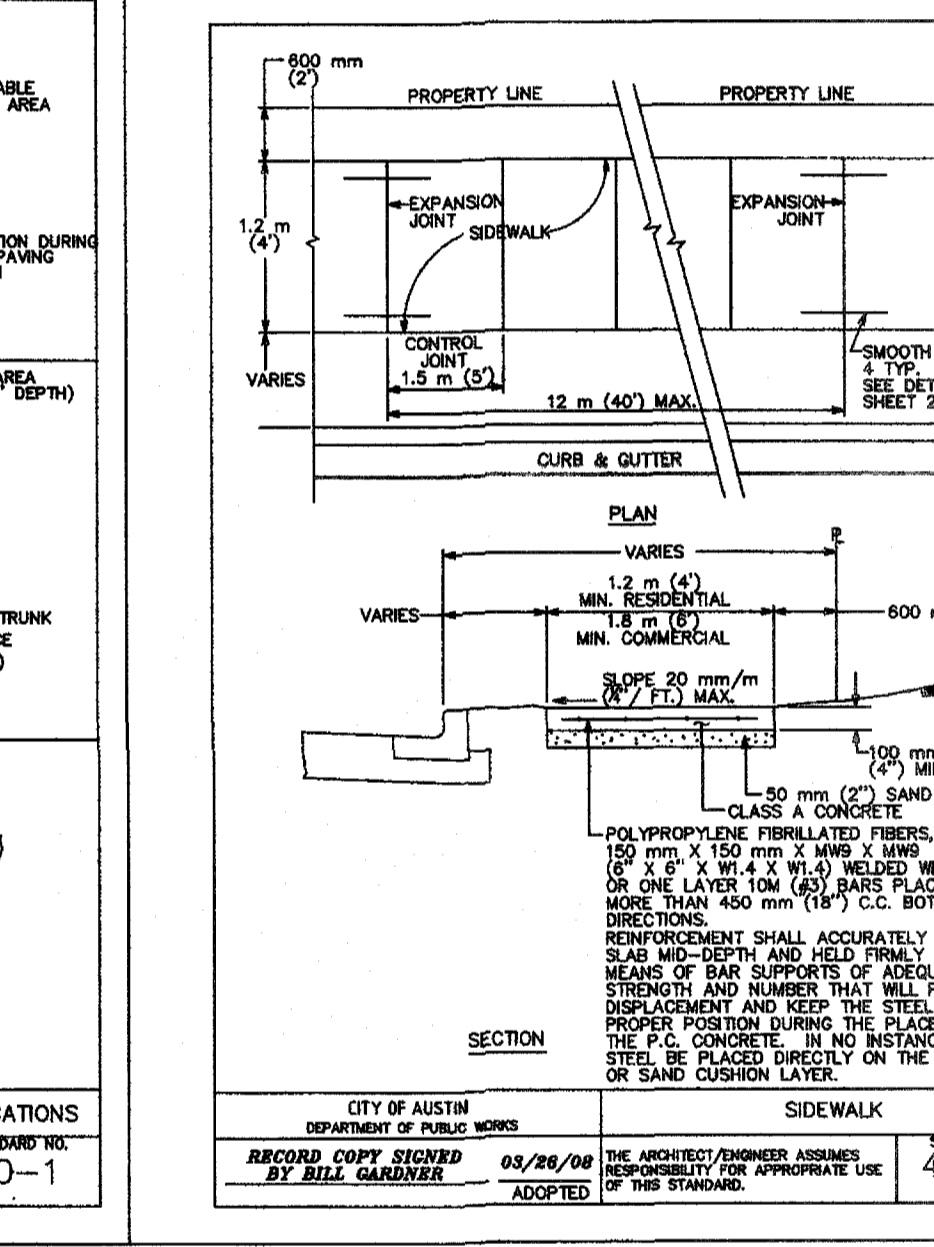
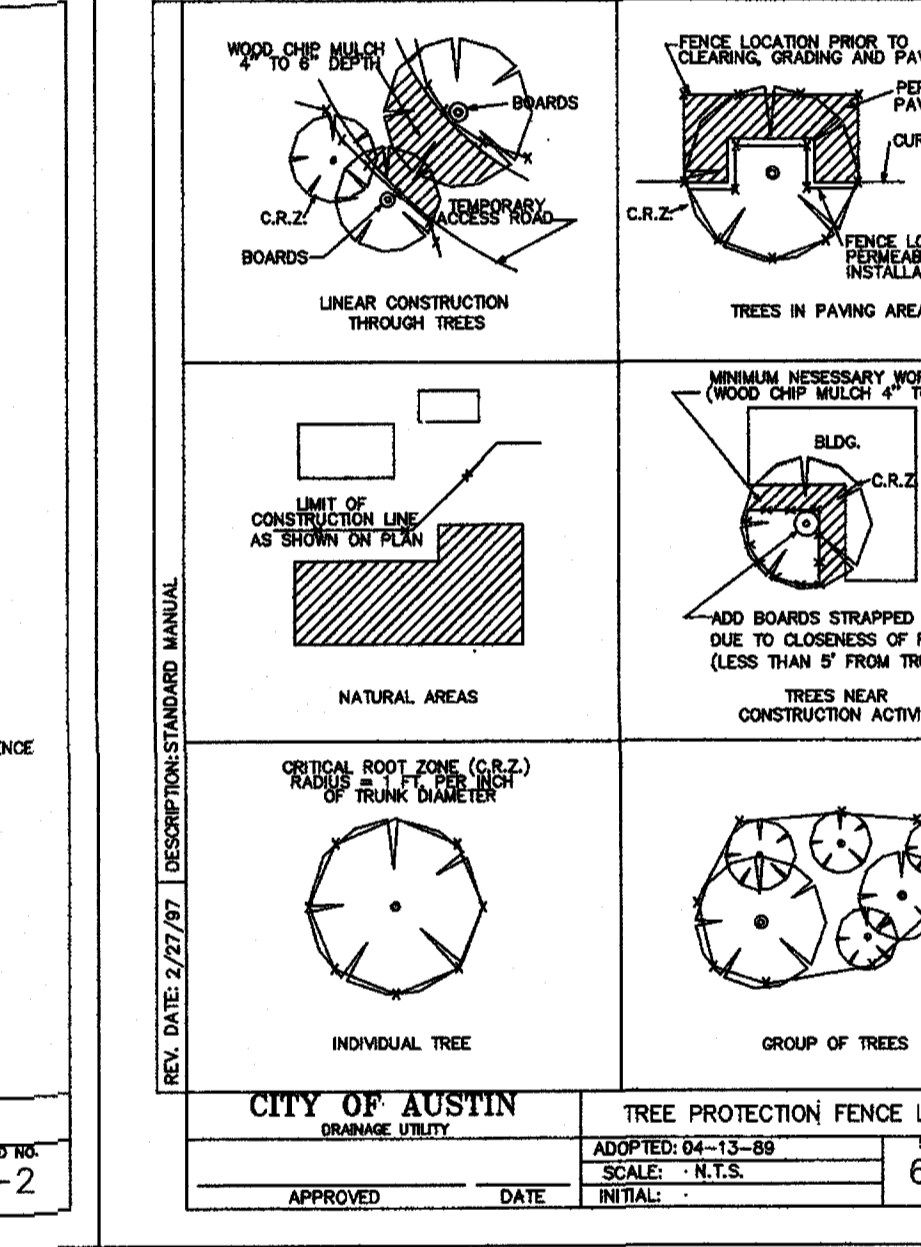
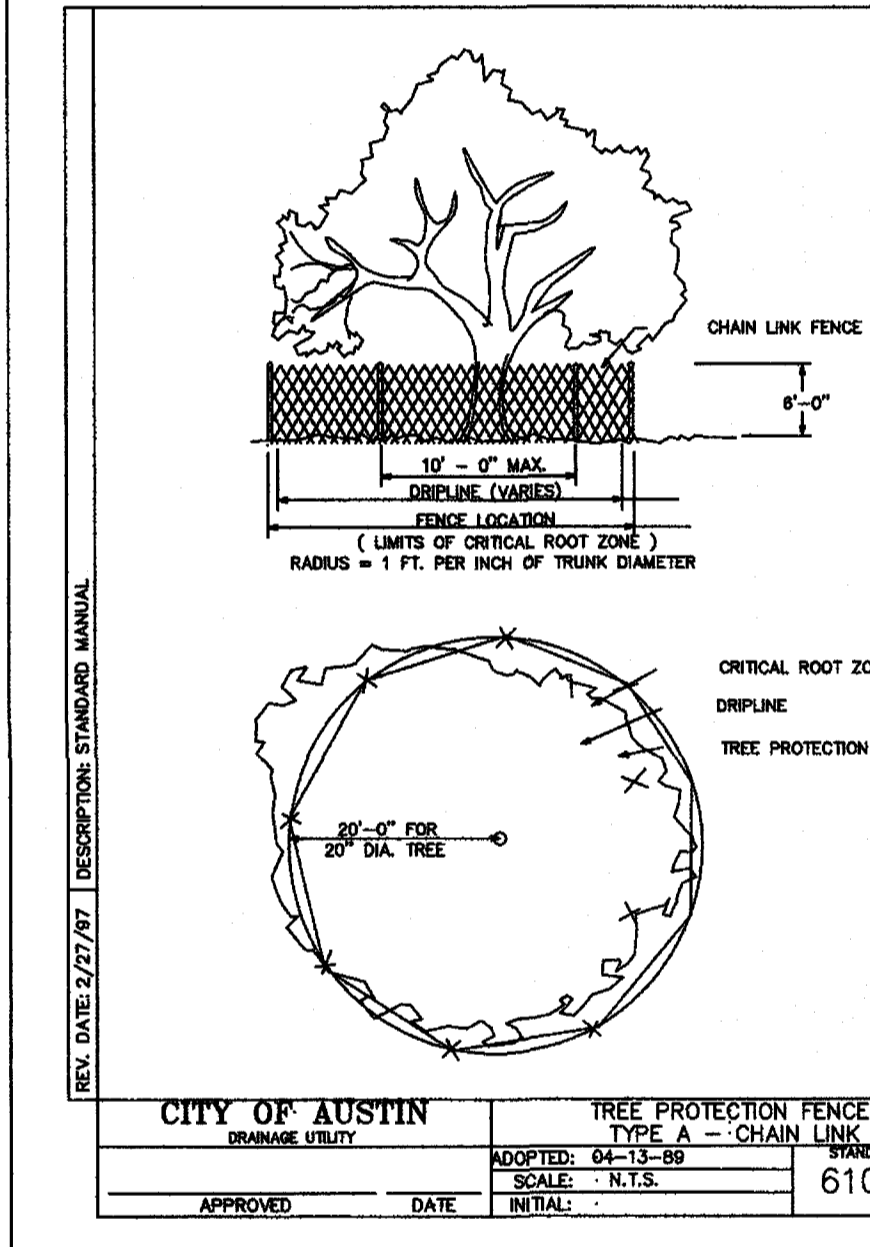
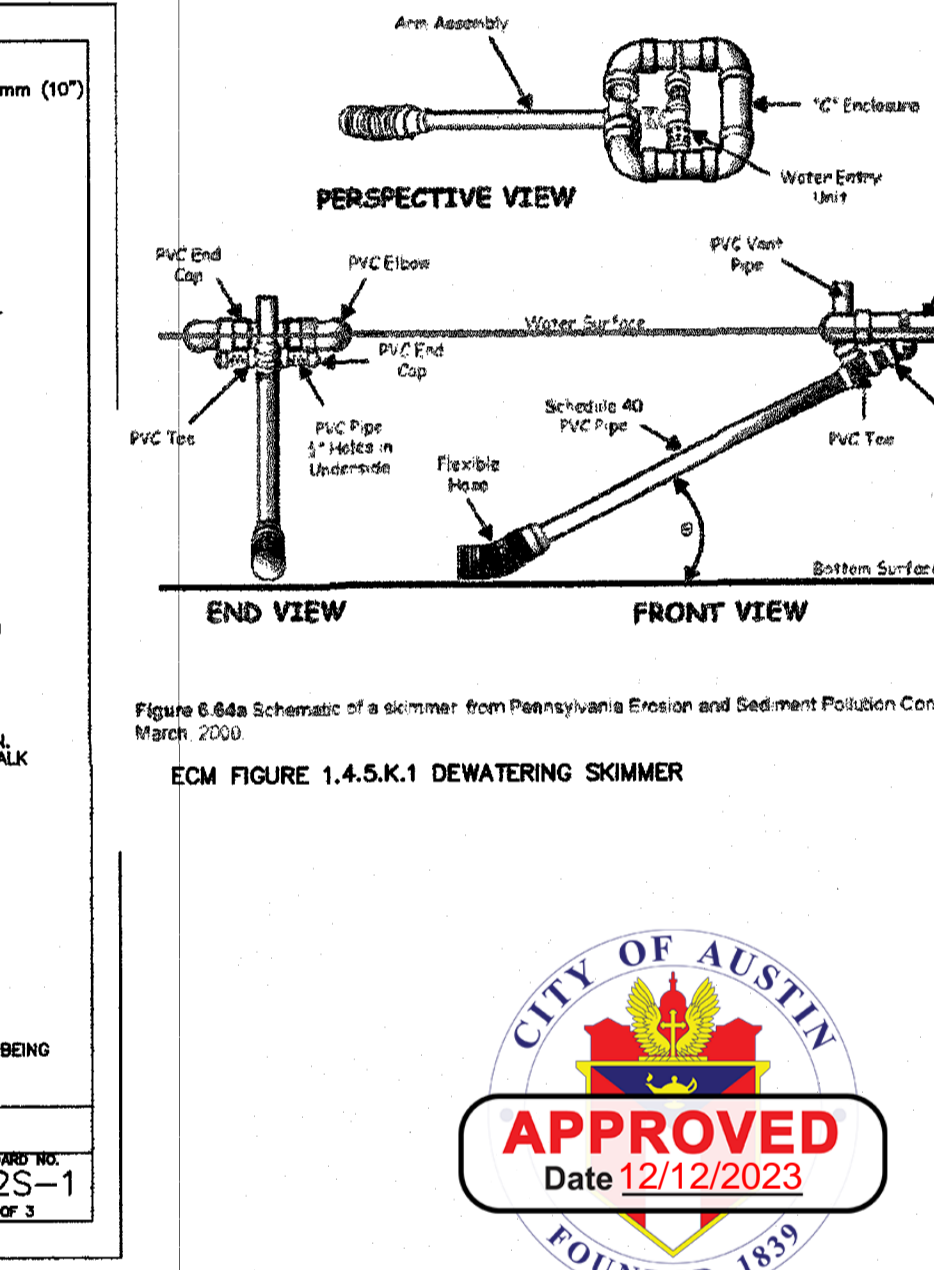
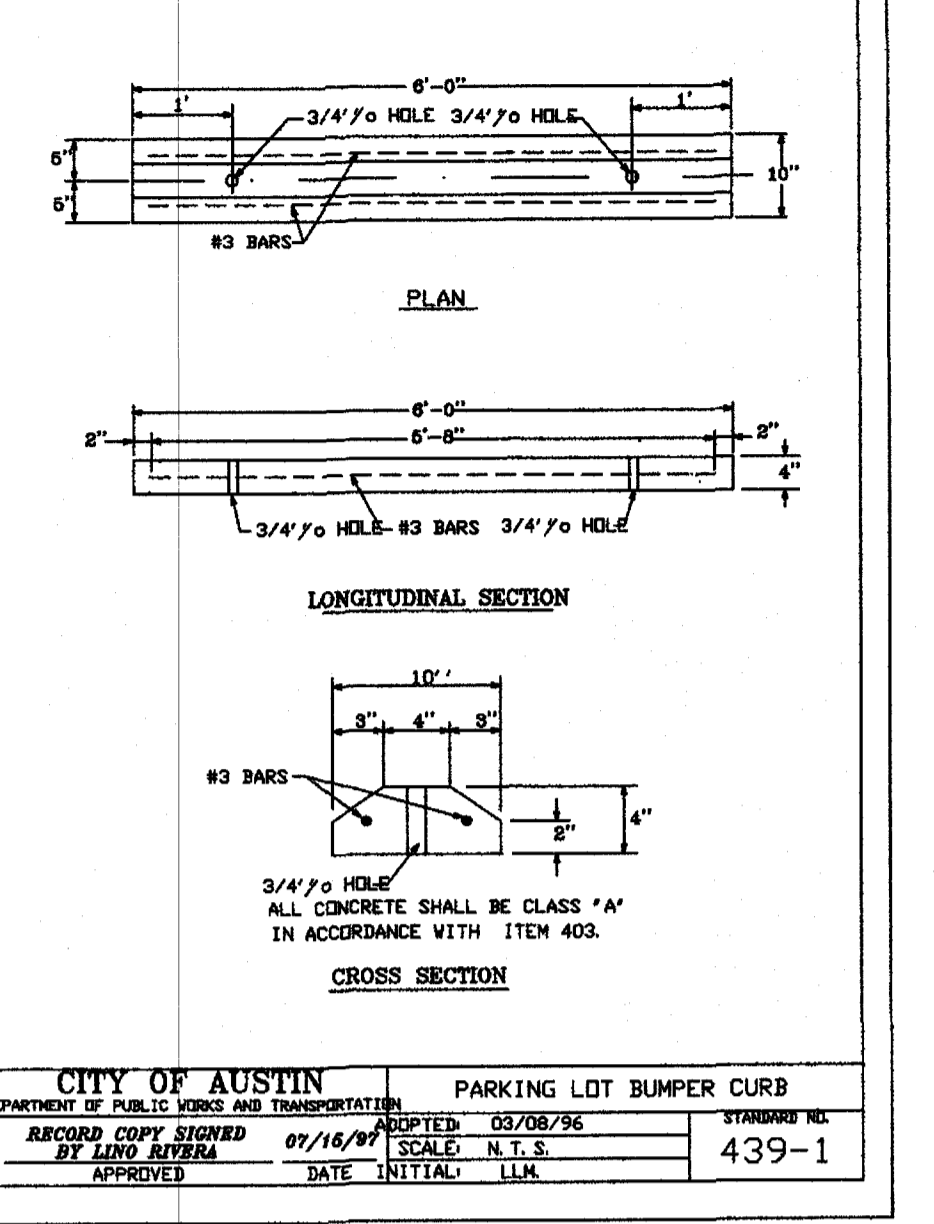
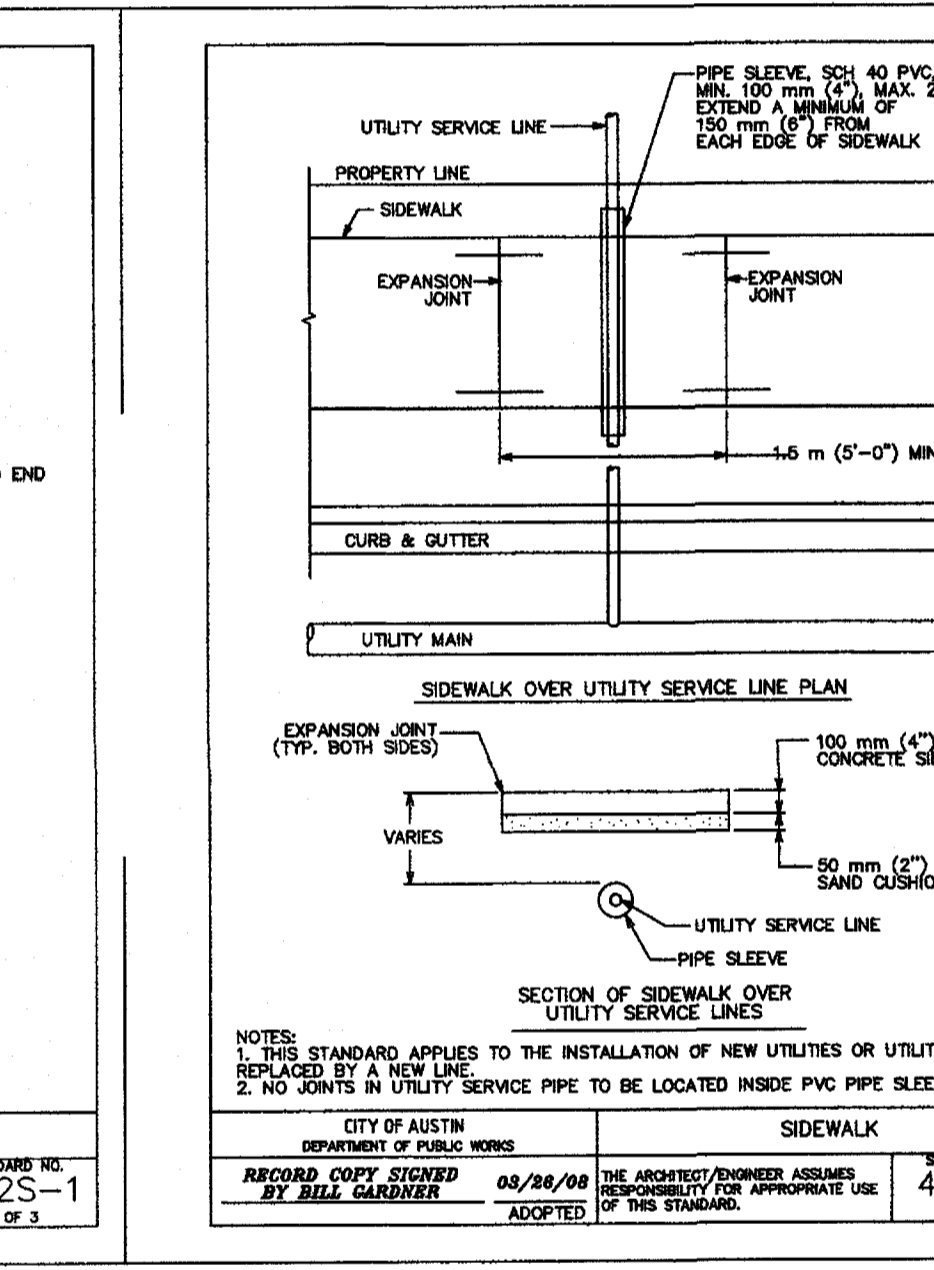
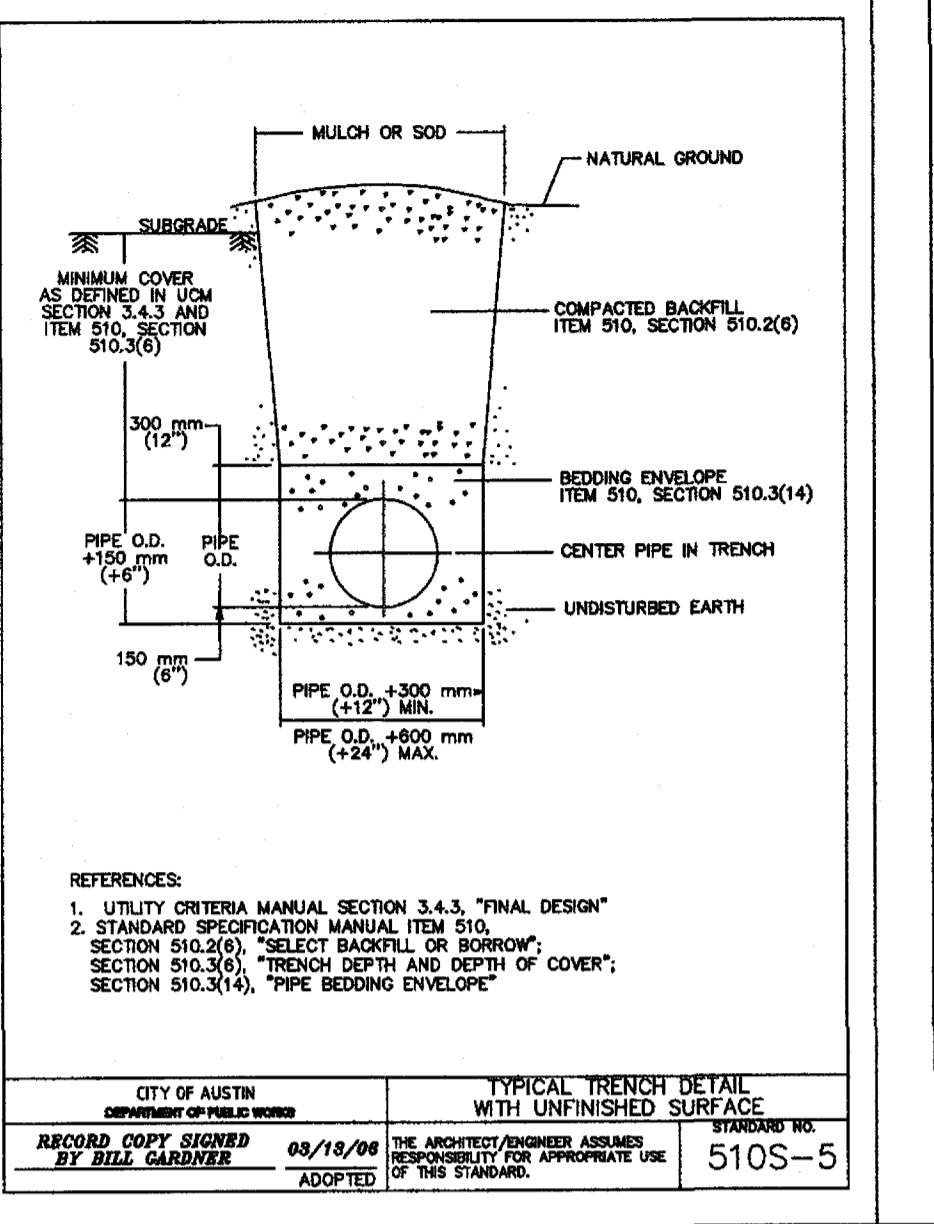
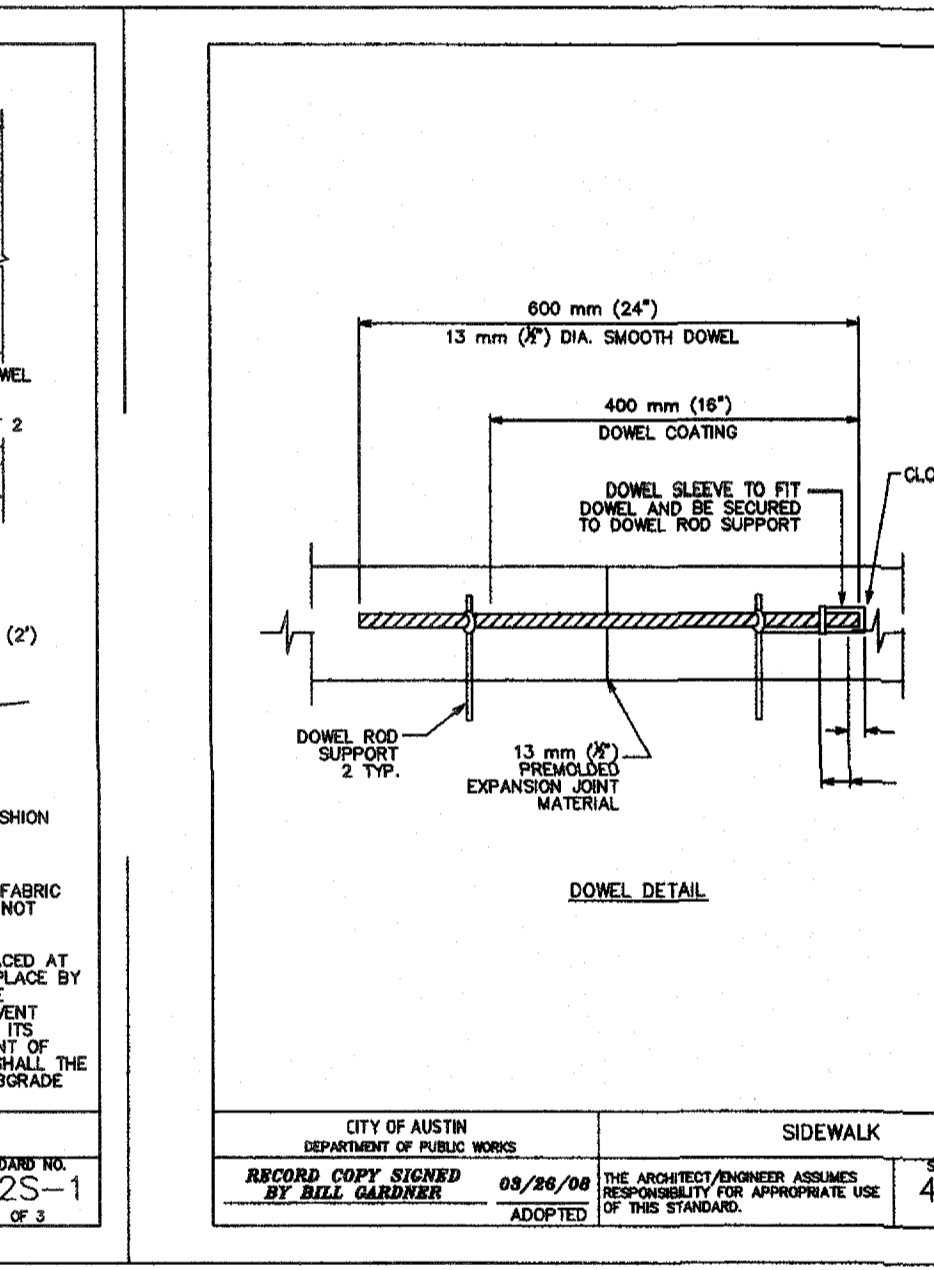
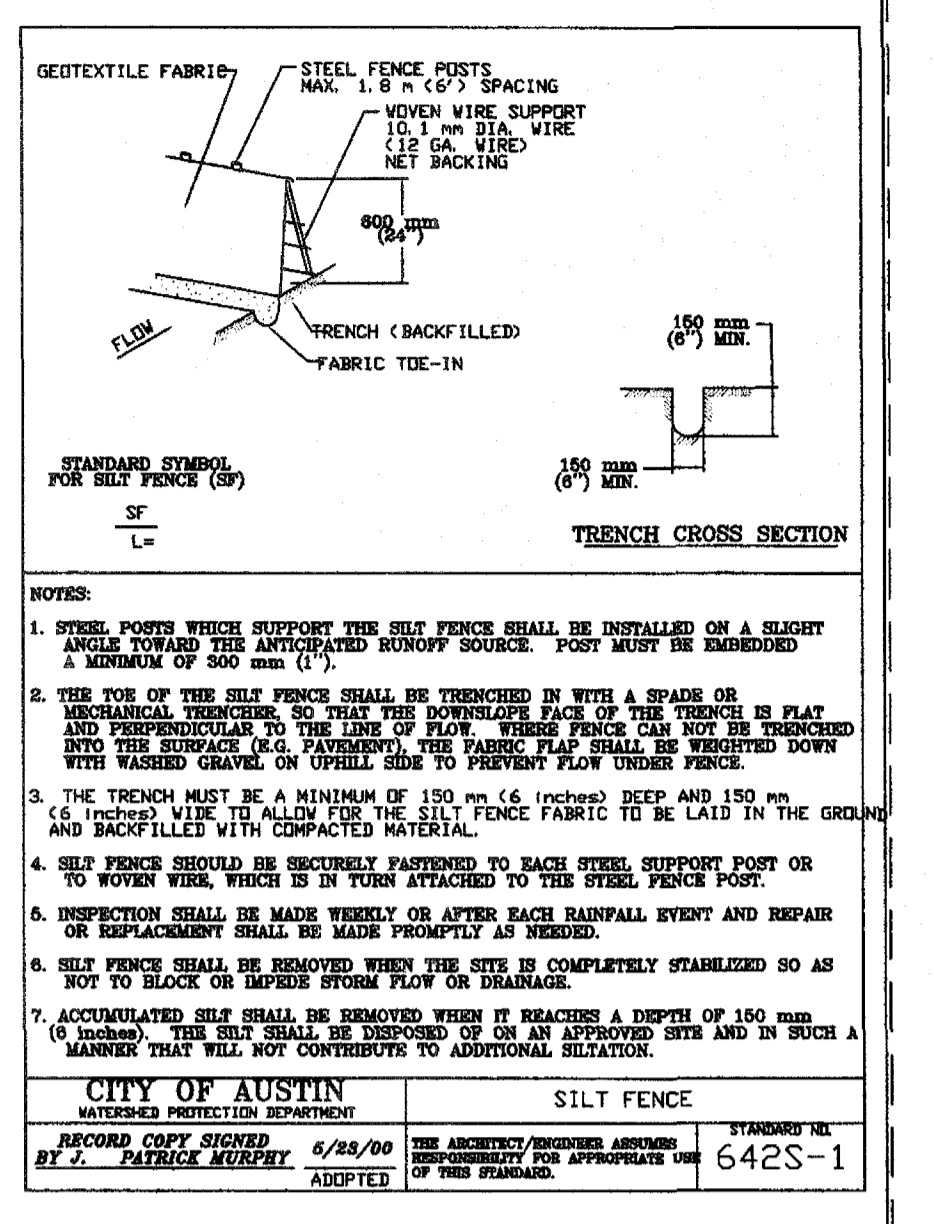
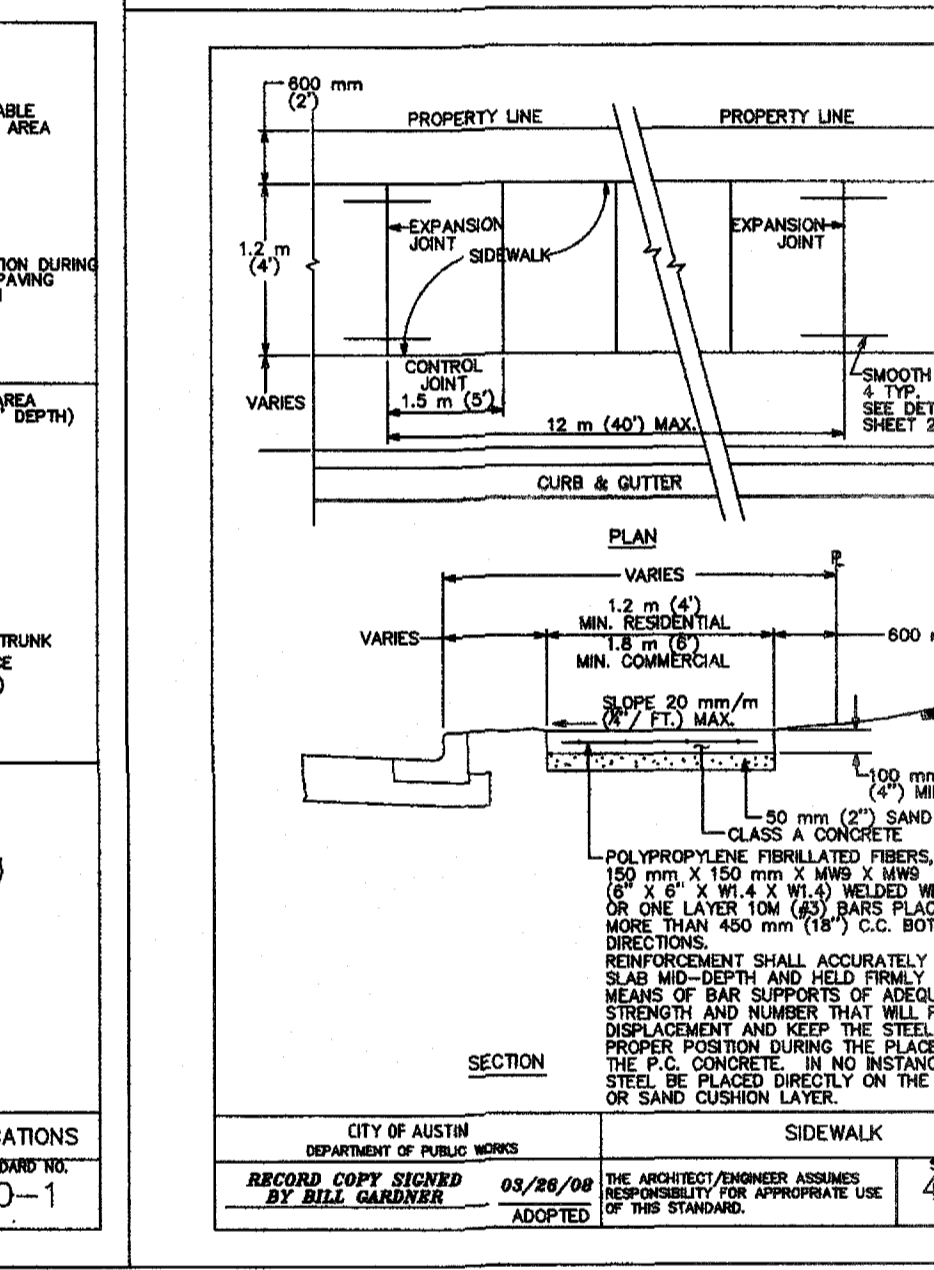
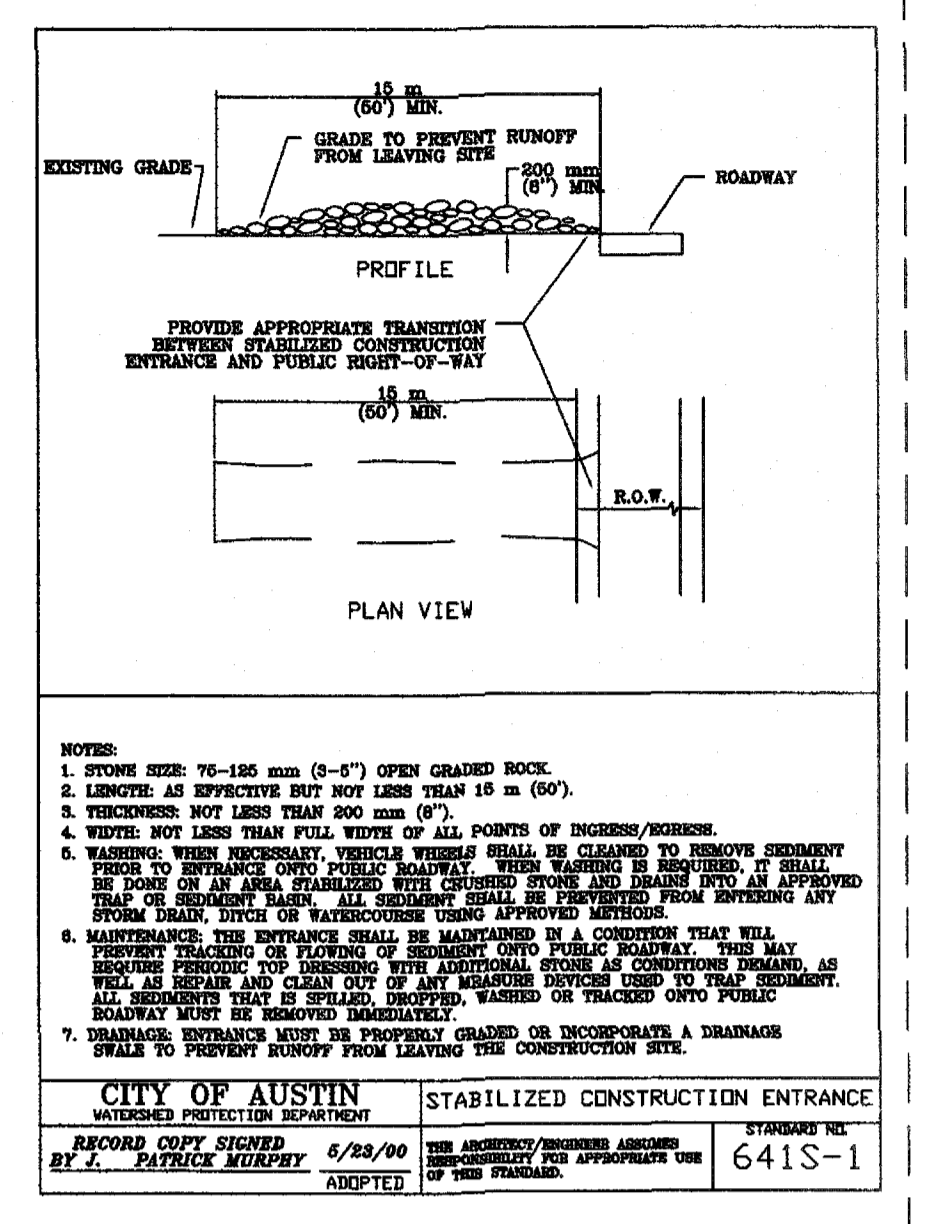
SHEET NO.
 12 OF 19



LINE	THICKNESS	REQUIREMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	150 mm (6") MIN. CONCRETE WITH ONE LAYER OF 18 BAR PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT 50 mm (2") THICK (18" O.C. BOTH DIRECTIONS)
ALL OTHERS	175 mm (7") MIN.	150 mm (6") MIN. CONCRETE WITH ONE LAYER OF 18 BAR PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT 50 mm (2") THICK (18" O.C. BOTH DIRECTIONS)

ALLOWABLE GRADES	TYPE I DRIVEWAY	TYPE II DRIVEWAY
DRIVEWAY VOLUME (AFT)	MIN. 1400	MIN. 400
MIN. GRADE	3%	3%
MAX. GRADE	8%	8%

NOTES:
 1. ALL TYPE II DRIVEWAYS SHALL HAVE RADII ENDS.
 2. DRIVEWAYS WITHIN CITY BASE JURISDICTION, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRIVEWAYS AND DRIVEWAY LOTS.
 3. DRIVEWAY ENDS SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TO ADEQUATELY ACCOMMODATE PEDESTRIAN TRAFFIC.
 4. CURB CURBS BY 10% ON SIDEWALK ENDS, WHOEVER IS ENCOUNTERED FIRST.
 5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY AND GUTTER.
 6. IF AN EXPANSION JOINT IS REQUIRED AT THE CURB AND GUTTER TO EXISTING JOINT AND DRIVEWAY SHALL NOT BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 7. IF THE DRIVEWAY IS LOCATED WITHIN THE CURB AND GUTTER, BACKFILL WITH CURB AND GUTTER MATERIAL TO THE CURB AND GUTTER.
 8. DRIVEWAY SHALL NOT BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 9. DRIVEWAY SHALL NOT BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 10. DRIVEWAY SHALL NOT BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 11. USE THE PROPERTY OWNER'S RESPONSIBILITY FOR CURB AND GUTTER EXPANSION JOINTS TO BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 7 FOR OTHER DRIVEWAY REQUIREMENTS.
 13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CURB AND GUTTER EXPANSION JOINTS TO BE CONSTRUCTION WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 14. MATERIALS, METHODS AND WATERWATER CLEAN UPS ARE PROVIDED FROM BEING LOCATED IN DRIVEWAY.



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 CHECKED BY: A.I.
 DATE: 6/1/2022
 JOB NO.: 20220400000000000000

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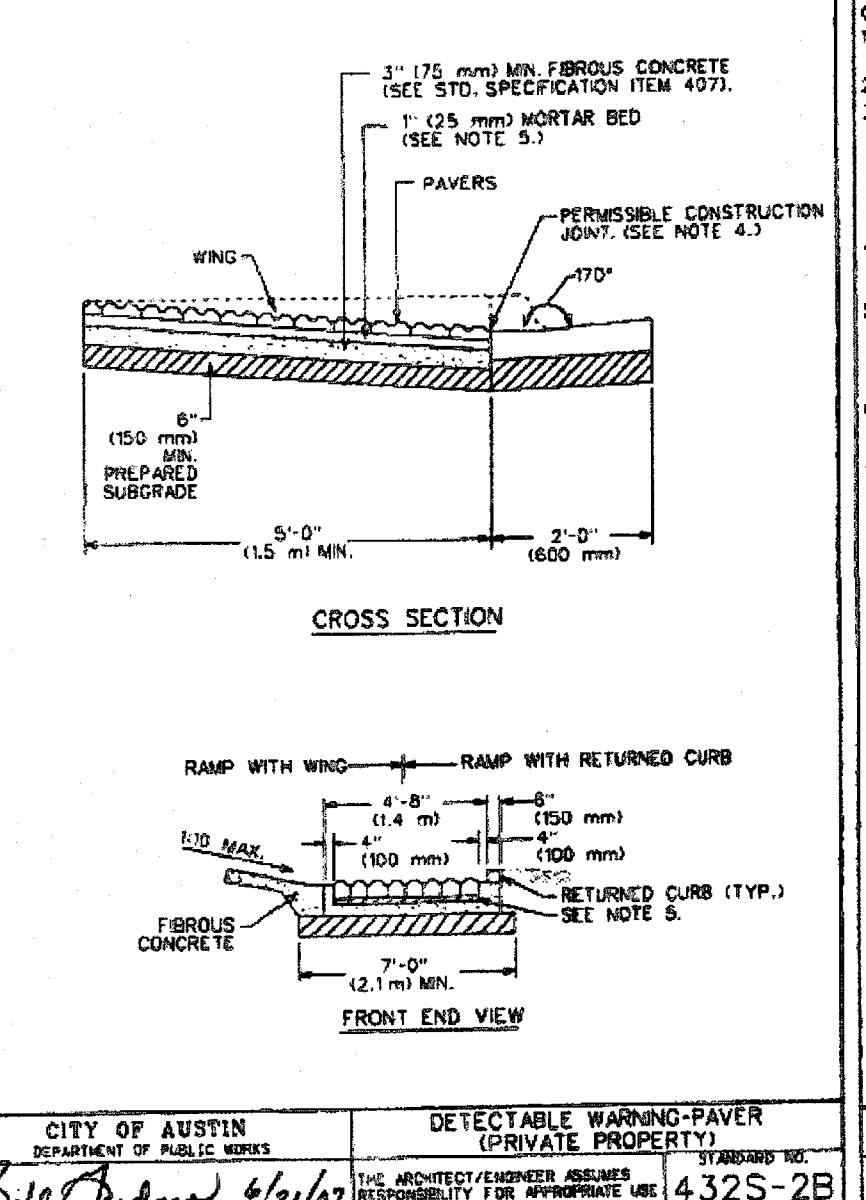
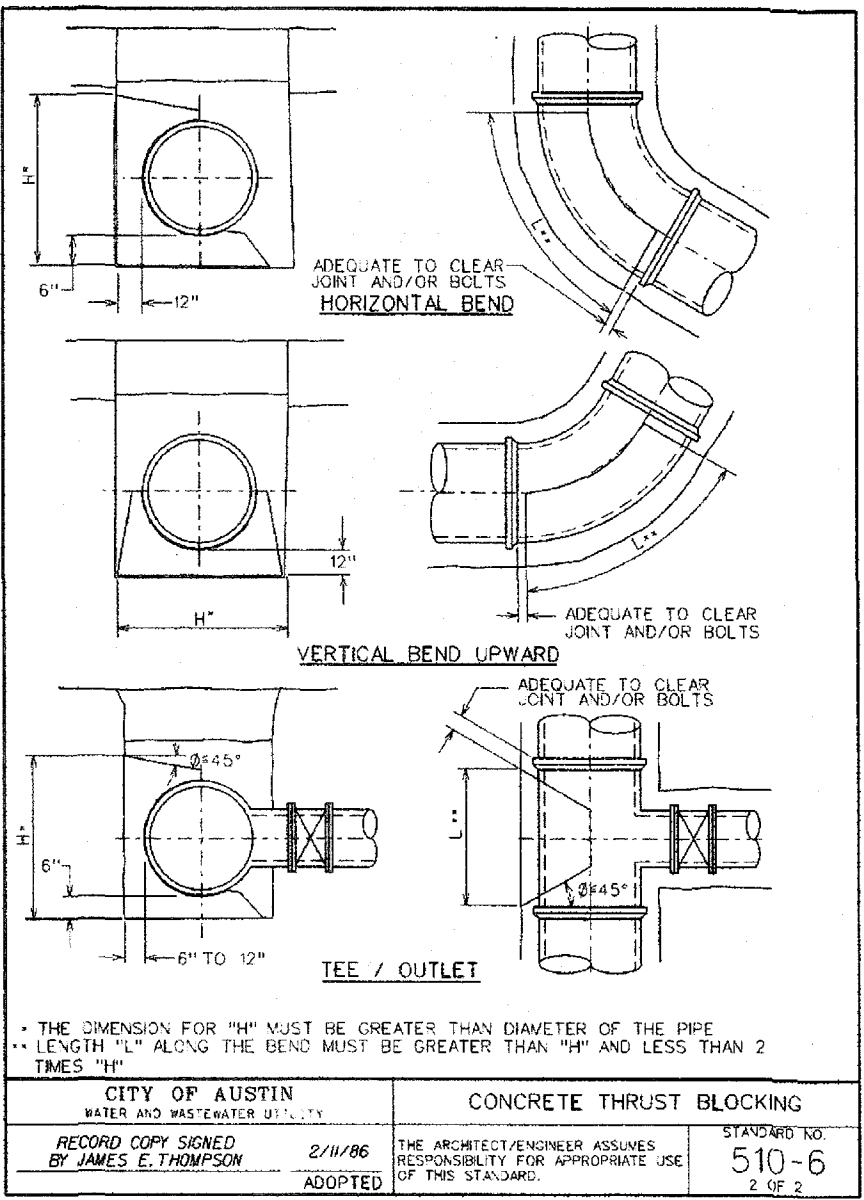
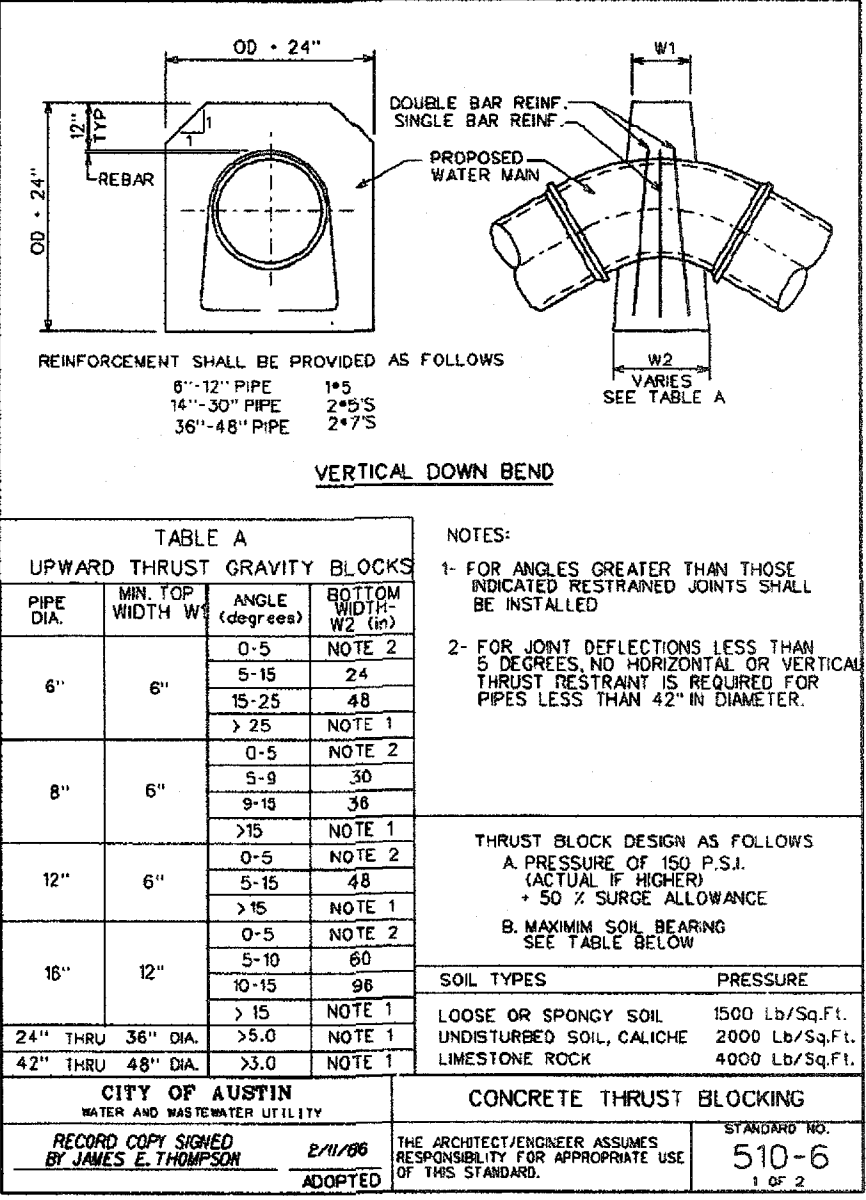
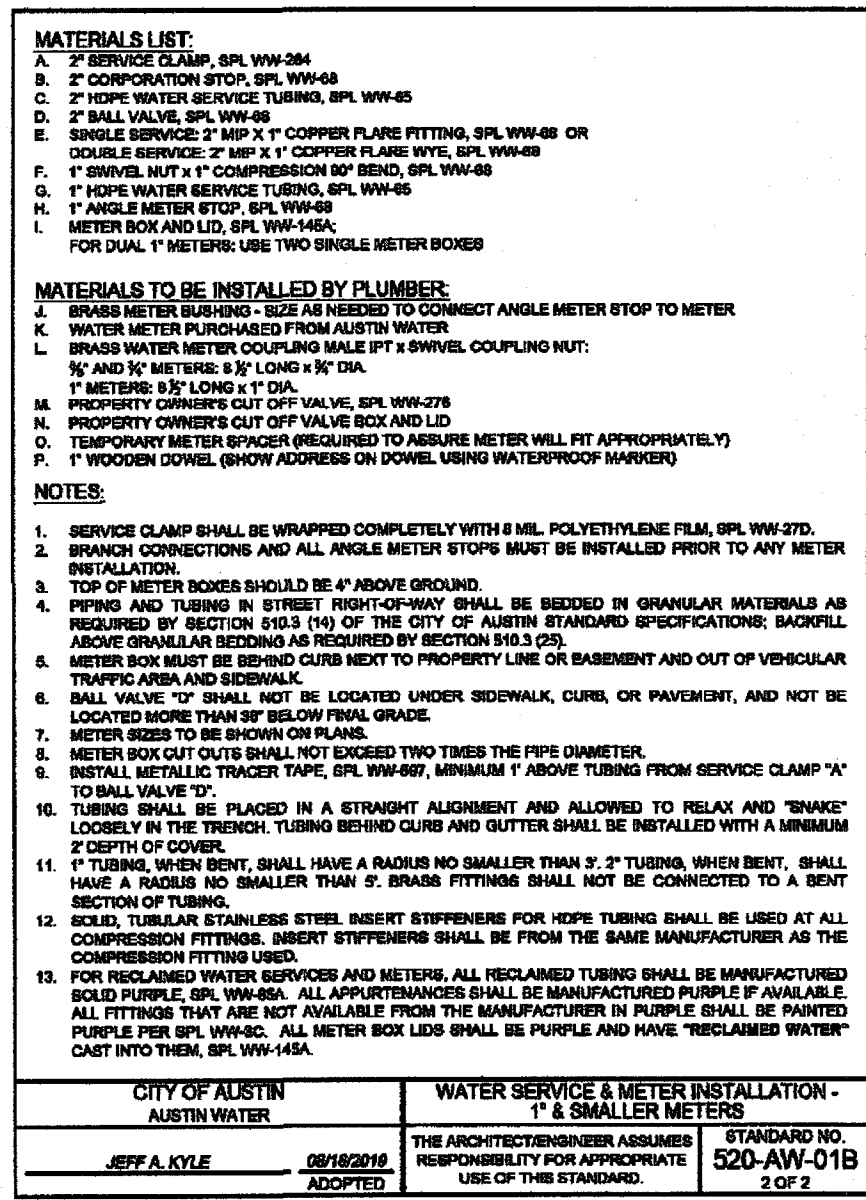
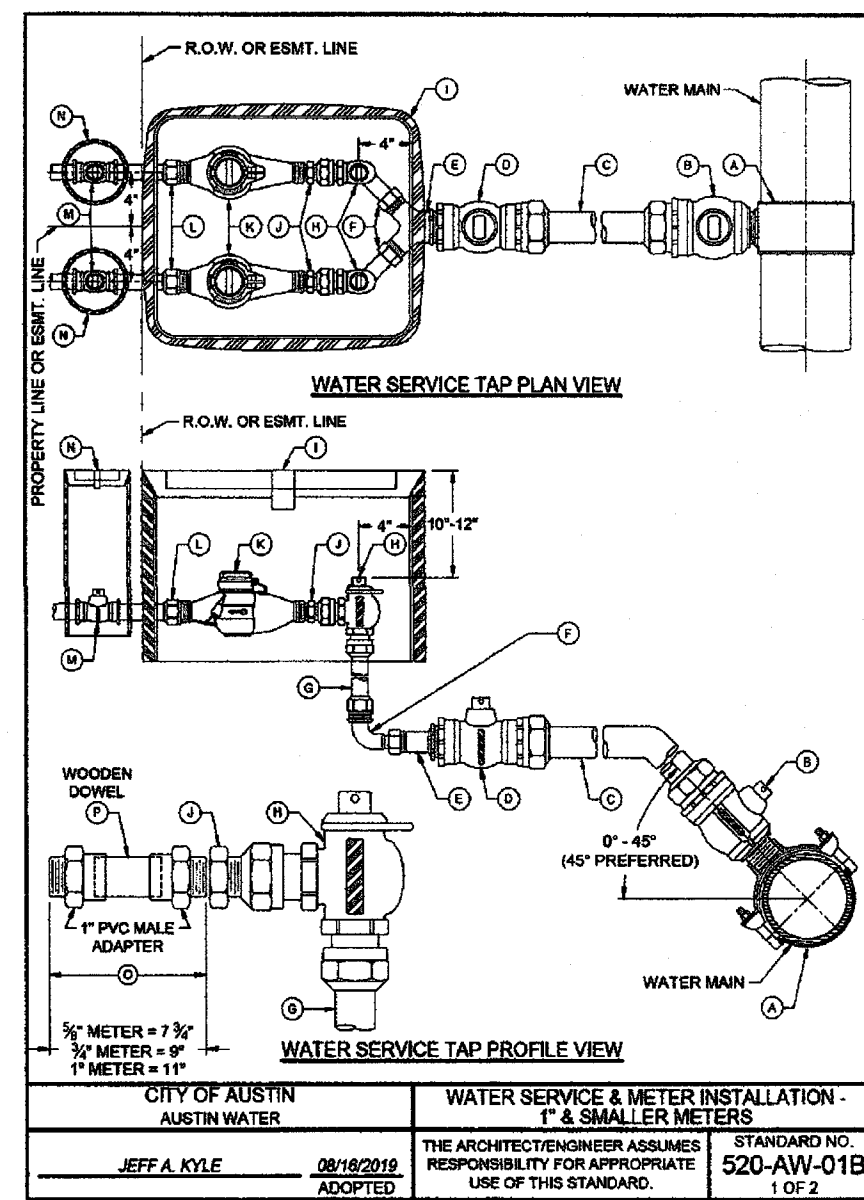
TBE Firm No.: F-10

STATE OF TEXAS
 ASHRAF T. AHMADULLAH
 REGISTERED PROFESSIONAL ENGINEER
 No. 123456789
 3/31/23

GARDENIA WAREHOUSE
 2205 GARDENIA DRIVE, AUSTIN
CONSTRUCTION DETAILS

SHEET NO.
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SP-2022-0388C

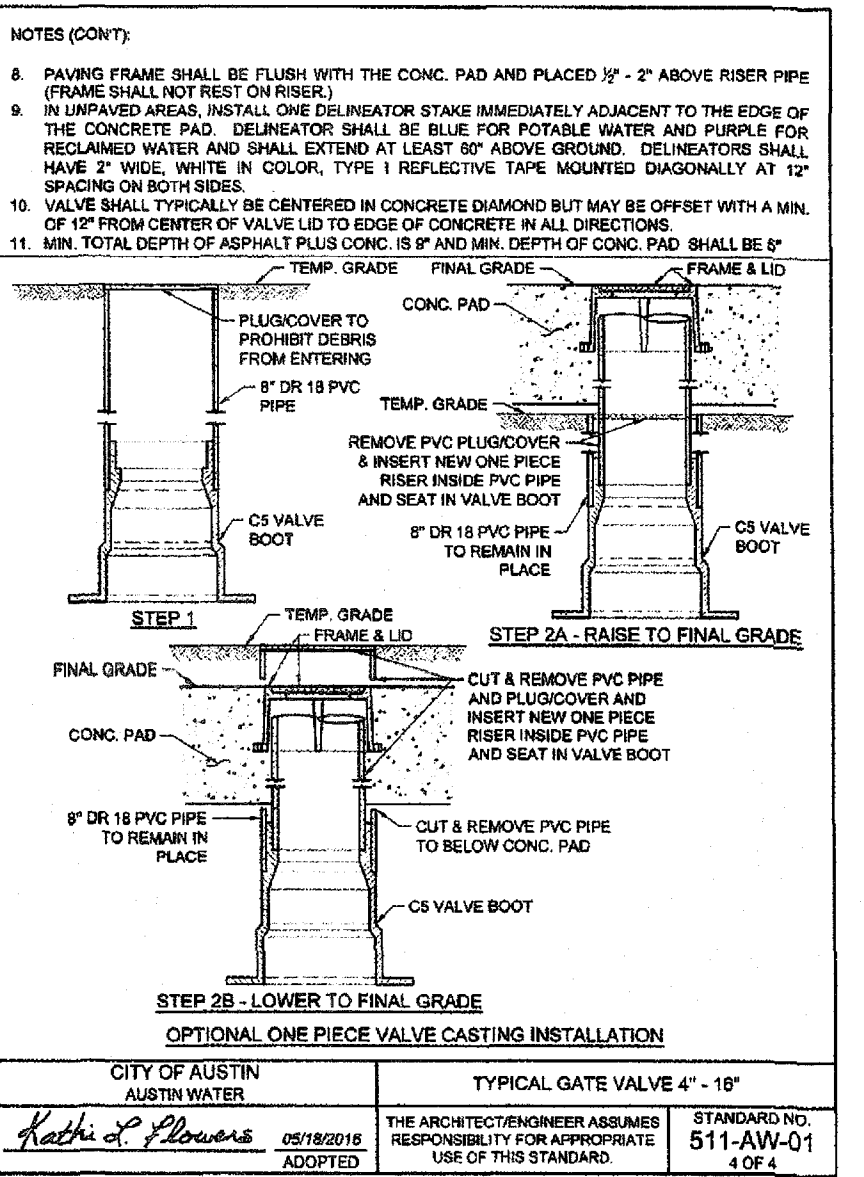
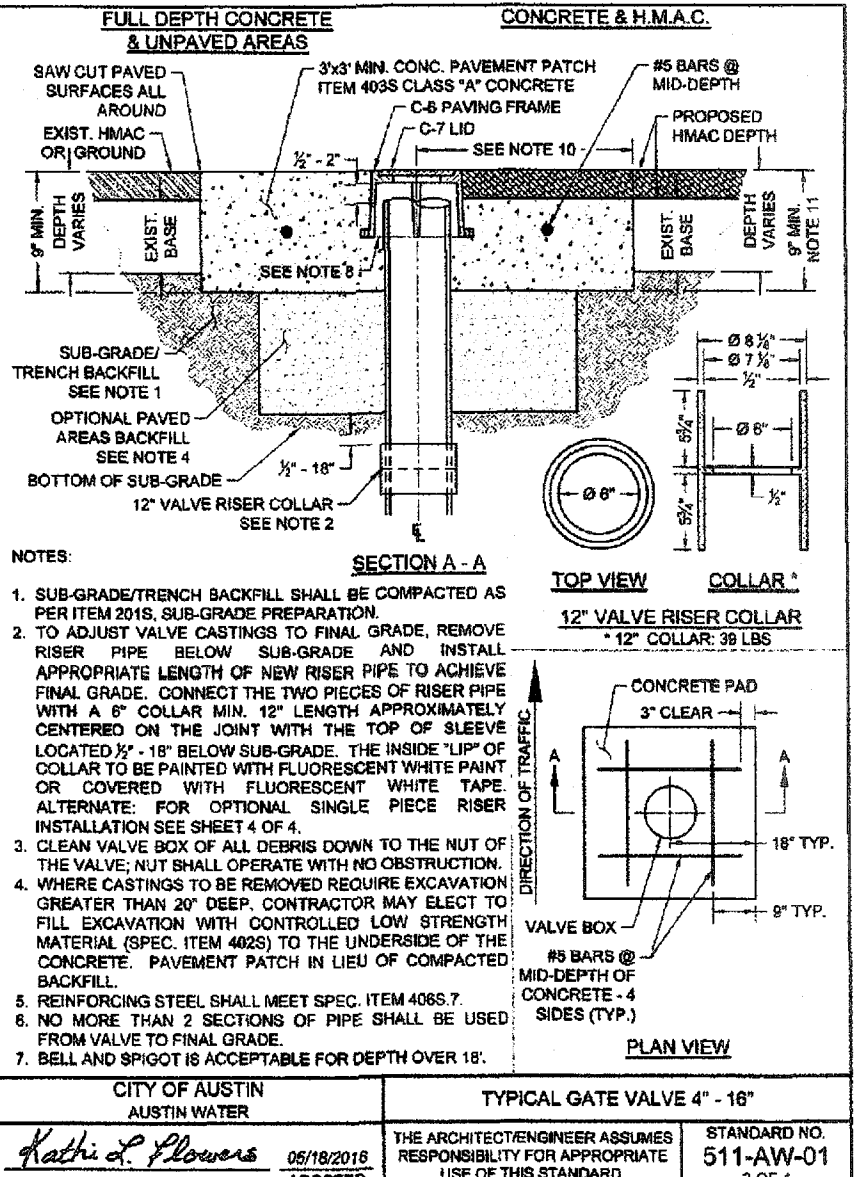
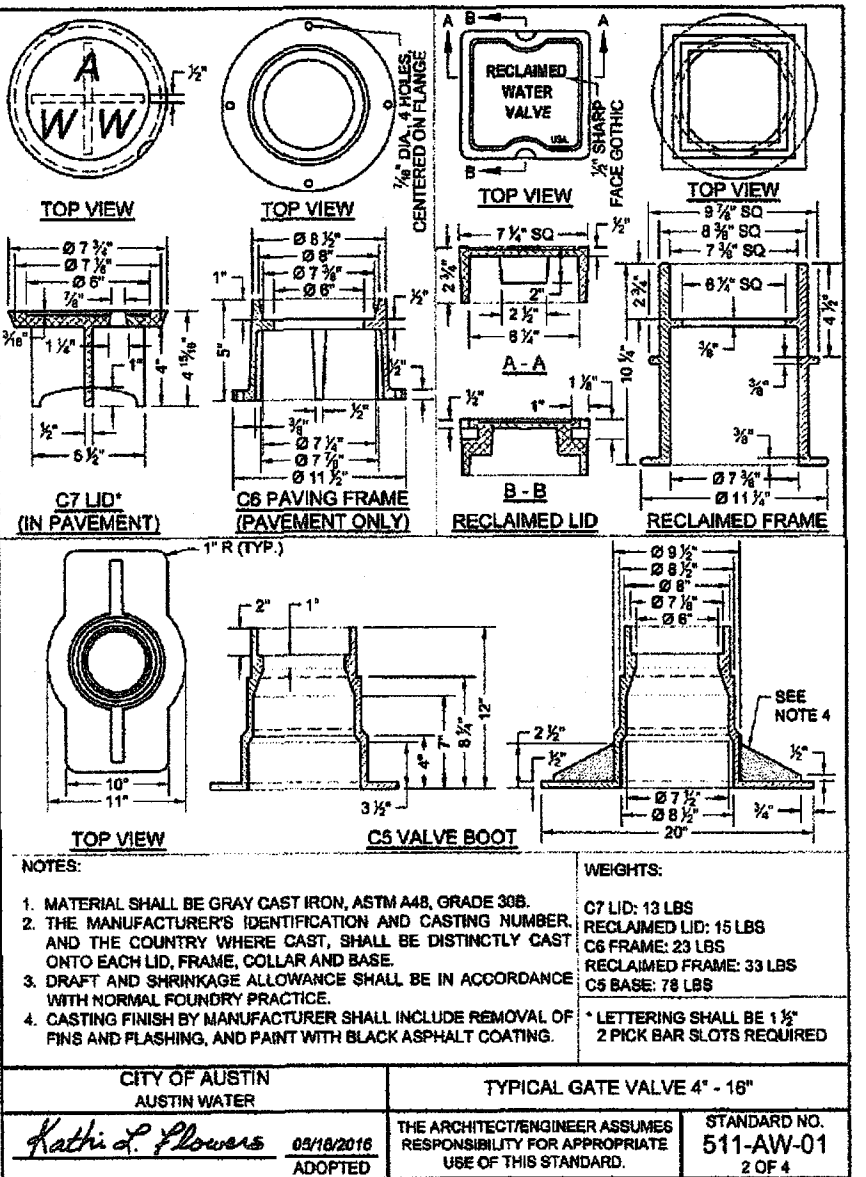
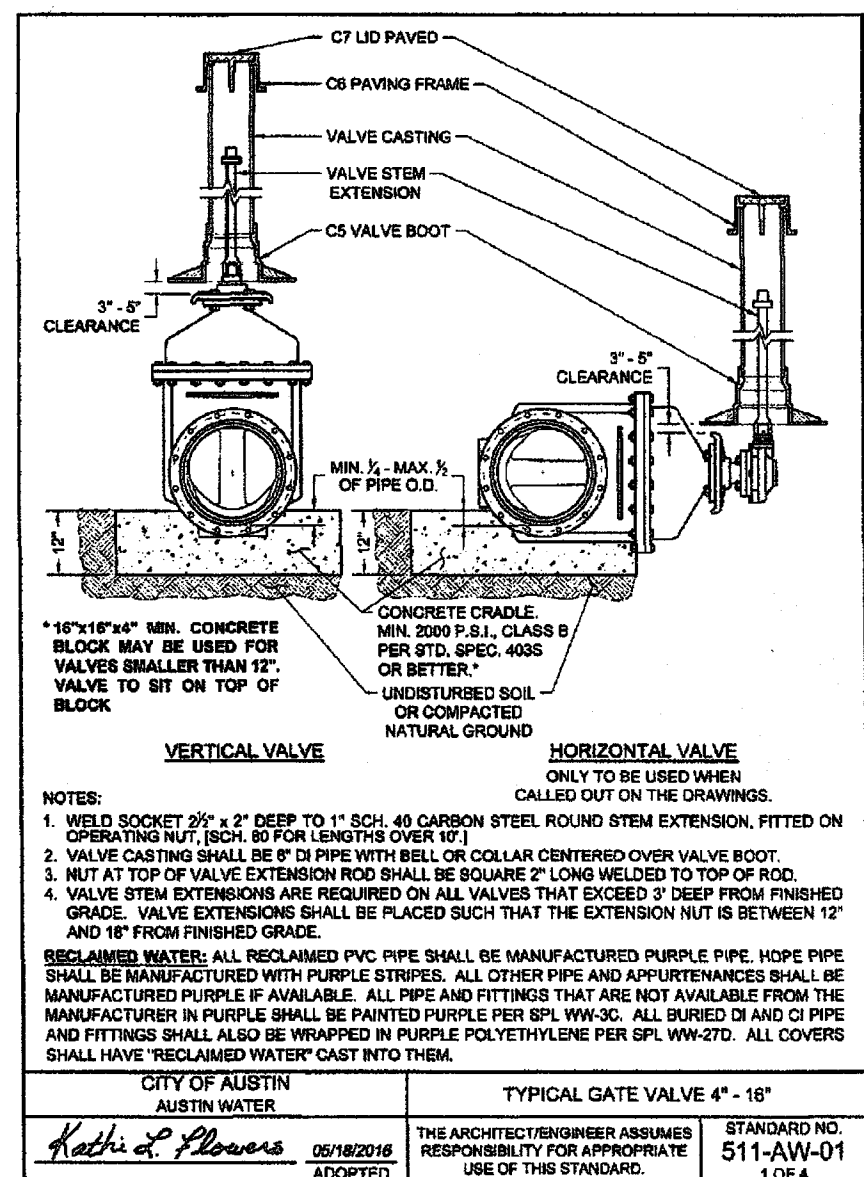


GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN PRIVATE PROPERTY ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE RAMPING THAT CONSISTS OF RAISED TRUNCATED CONES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 3" (76 mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (PER SECTION 4.2.2.3). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVEMENT PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BEARS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 1/4" (6 mm) UNLESS OTHERWISE NOTED.
6. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURALS, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURBS MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN
AUSTIN WATER

STANDARD NO. 432S-2B
2 OF 2

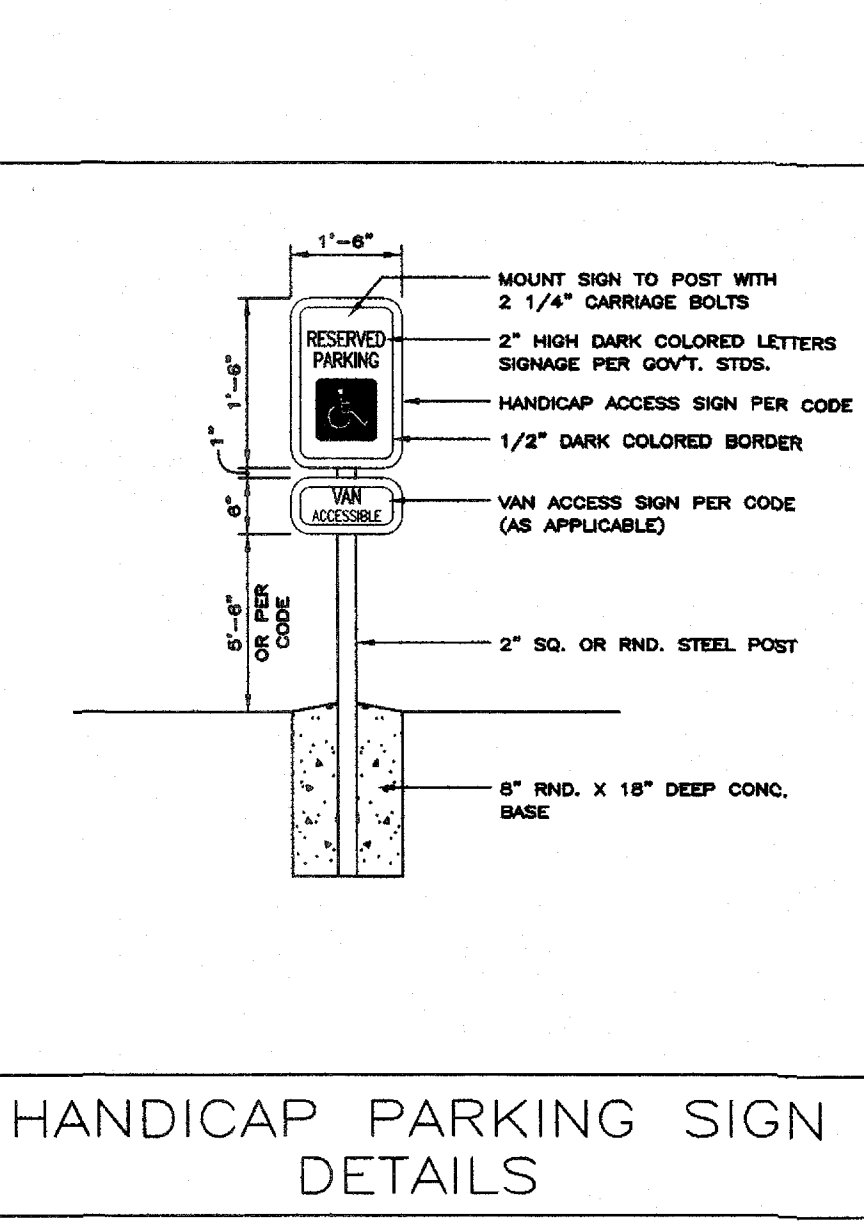
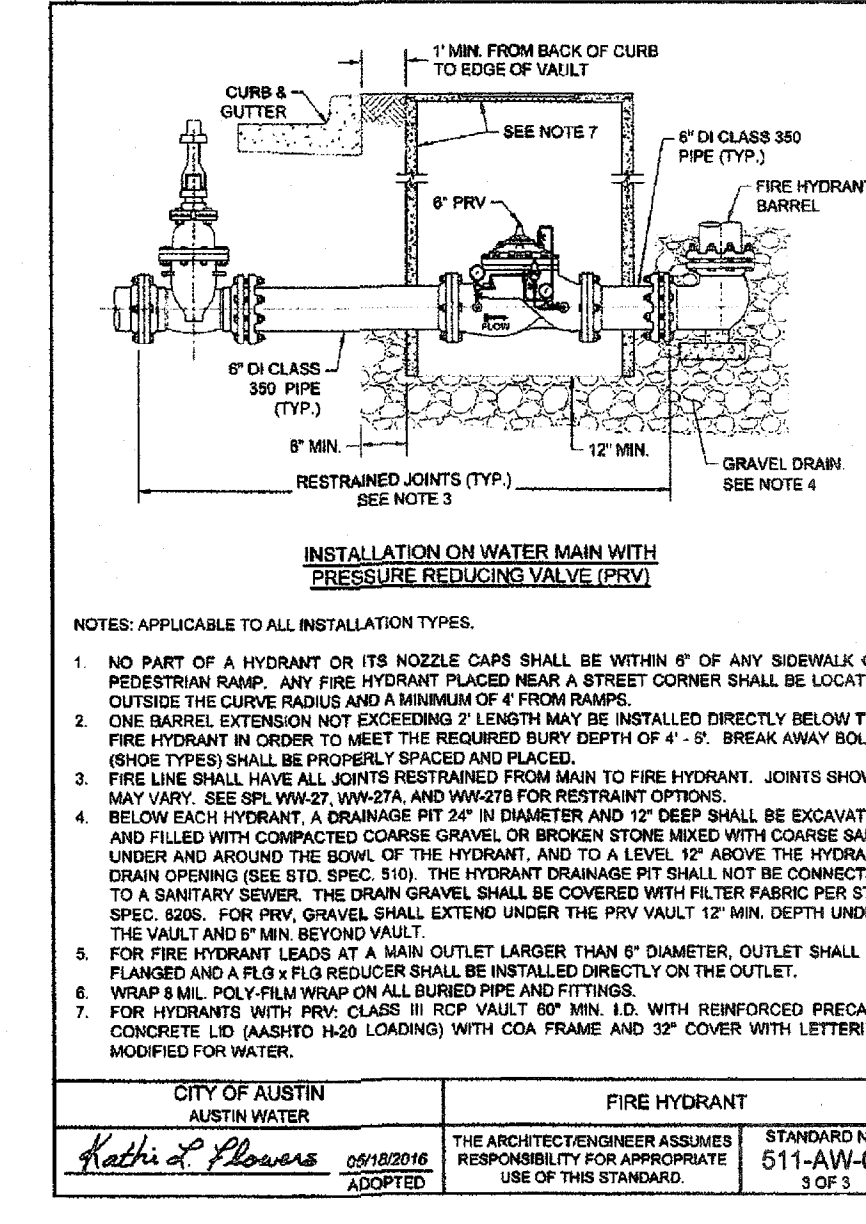
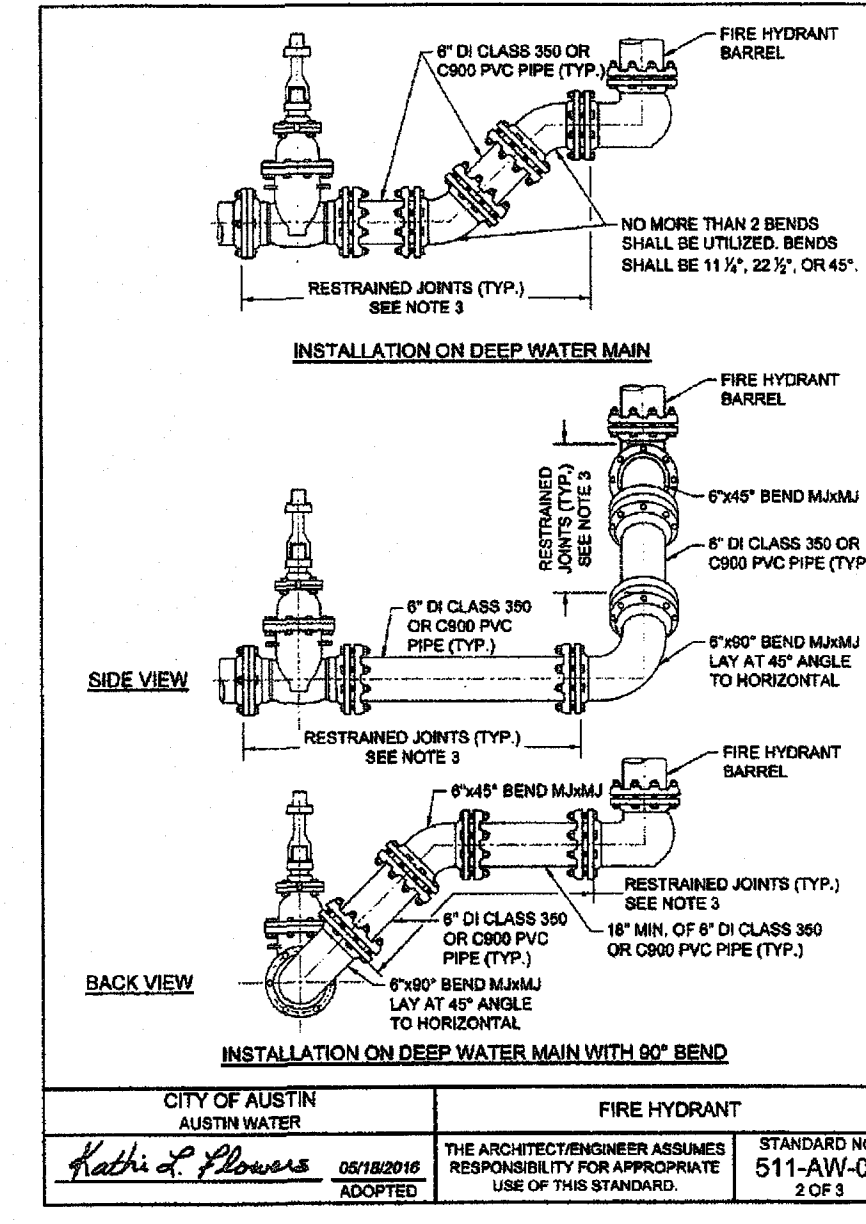
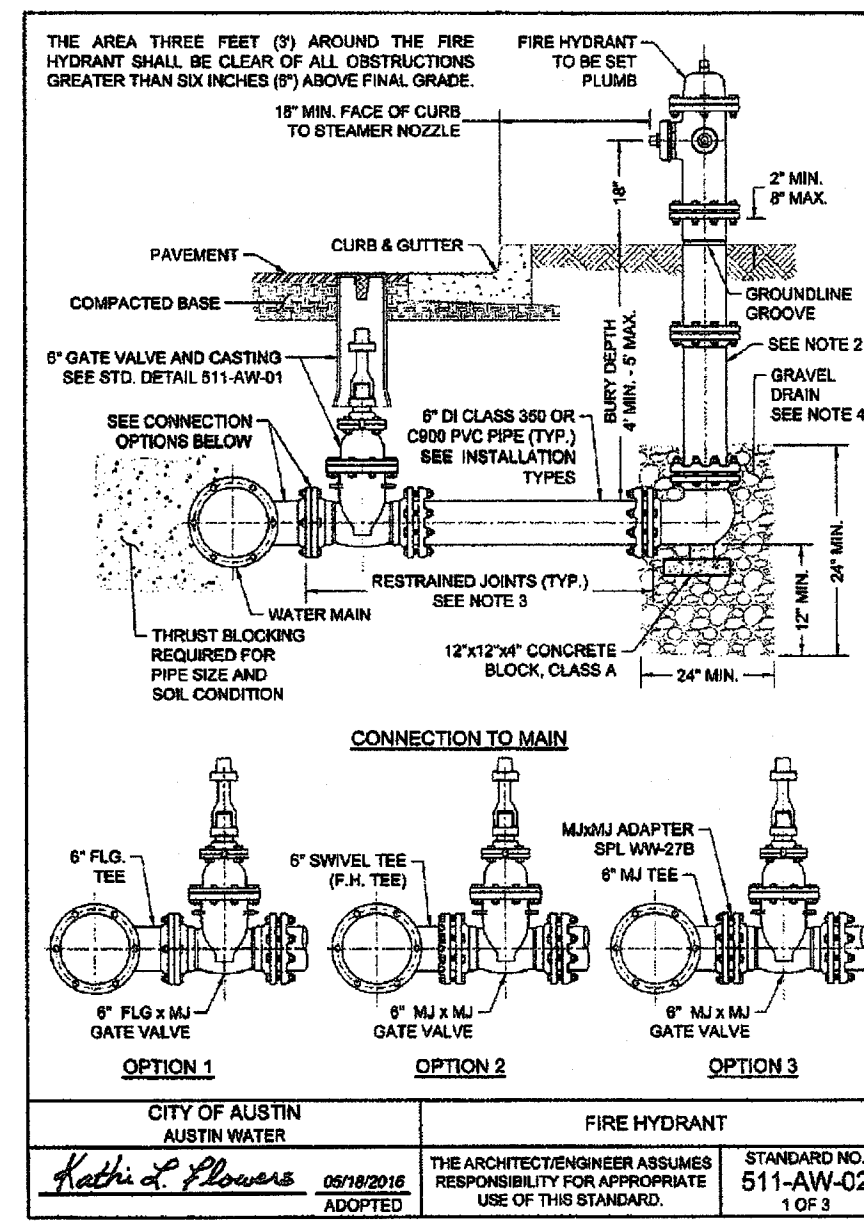
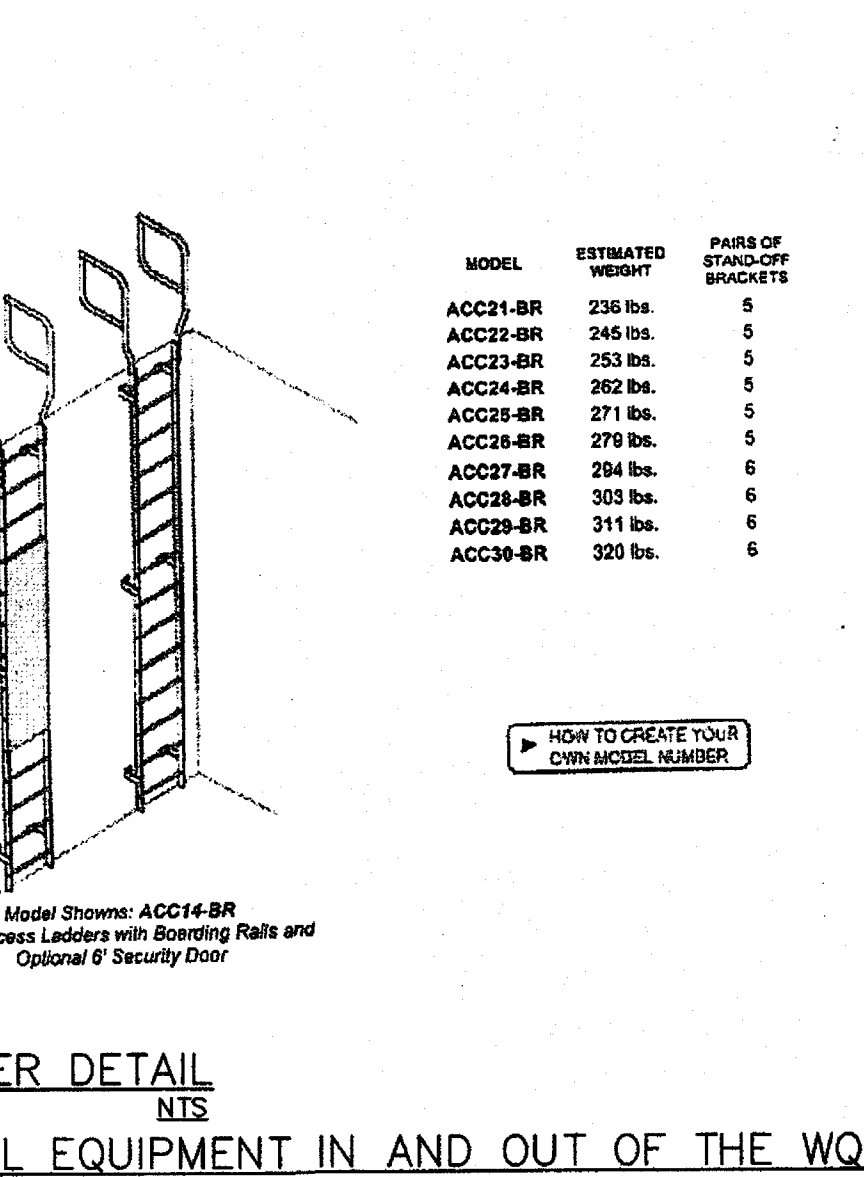


DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)

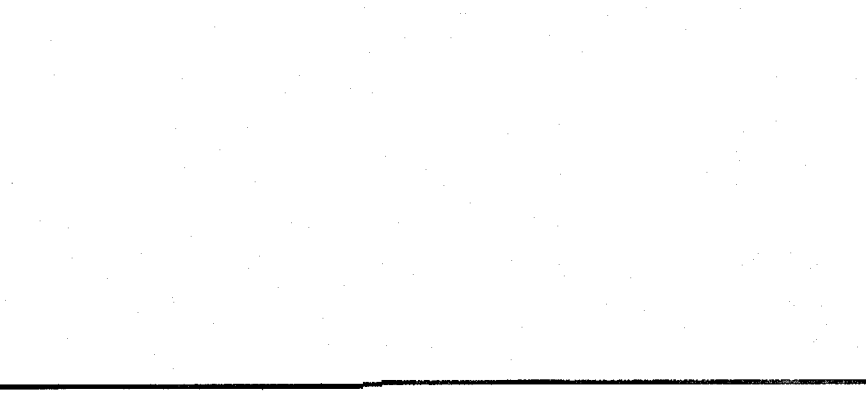
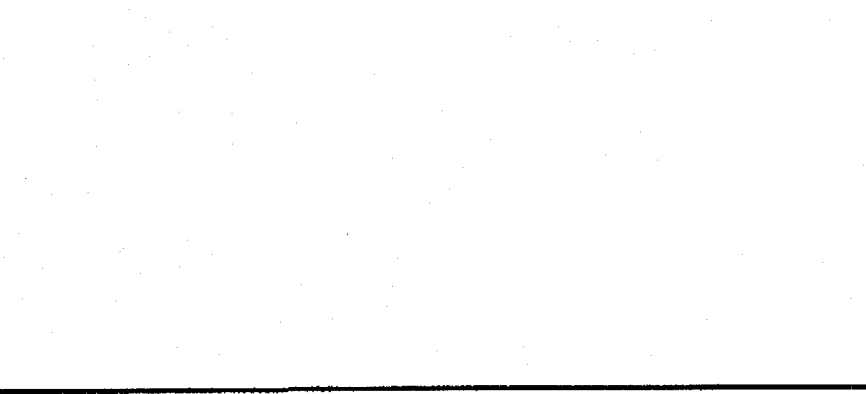
MODEL	ESTIMATED WEIGHT	STAND-OFF BRACKETS
ACC1-BR	236 lbs.	5
ACC2-BR	246 lbs.	5
ACC3-BR	253 lbs.	5
ACC4-BR	262 lbs.	5
ACC5-BR	271 lbs.	5
ACC6-BR	279 lbs.	5
ACC7-BR	284 lbs.	6
ACC8-BR	303 lbs.	6
ACC9-BR	311 lbs.	6
ACC10-BR	320 lbs.	6

CITY OF AUSTIN
AUSTIN WATER

STANDARD NO. 432S-2B
2 OF 2



NOTE: UTILIZE MECHANICAL LIFT TO HAUL EQUIPMENT IN AND OUT OF THE WQ POND.

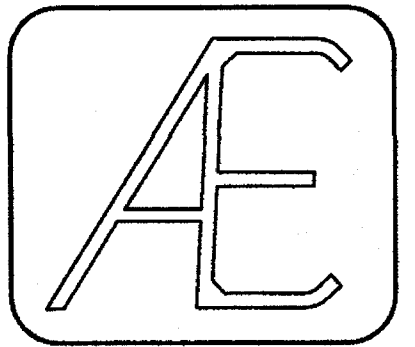


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CHECKED BY: *A.I.*

DATE: 6/1/2022

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GARDENIA WAREHOUSE

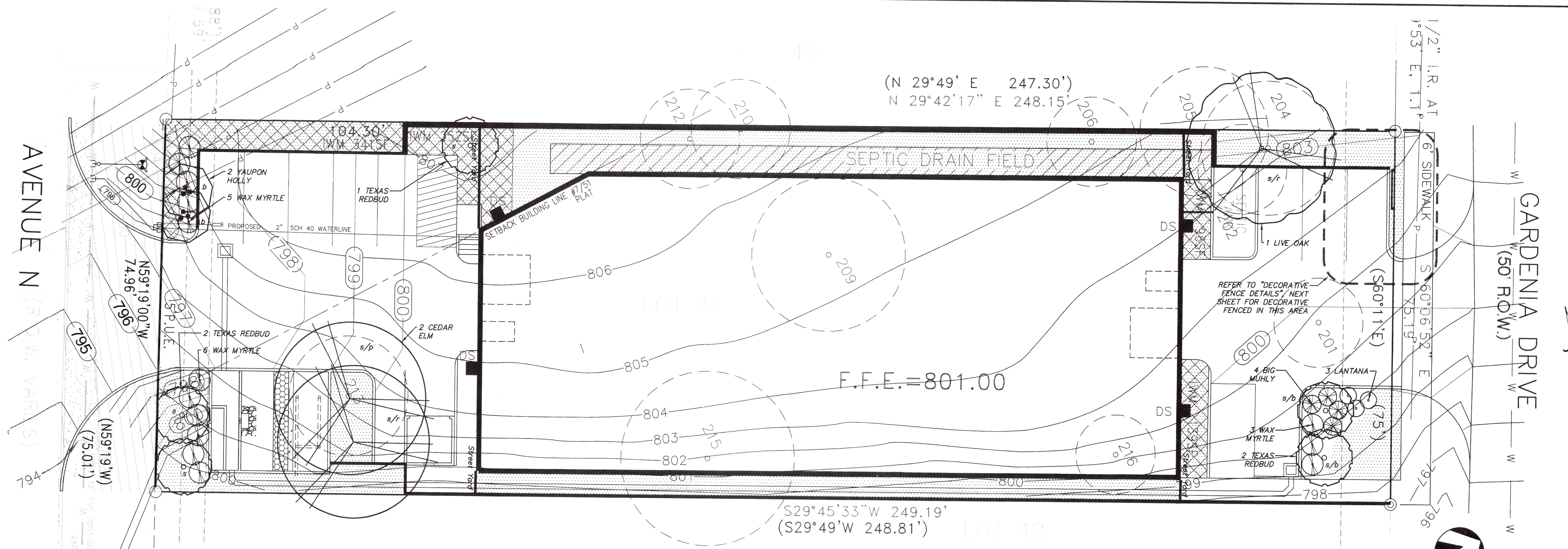
2205 GARDENIA DRIVE, AUSTIN

CONSTRUCTION DETAILS

SHEET NO.

14 OF 19





TURF LEGEND

	BERMUDA HYDROMULCH PER PERMANENT EROSION CONTROL NOTES
--	--

TREE KEY

- s = Street Yard
- b = Buffer
- s/p = Street Yard/Parking Lot
- s/b = Street Yard/Buffer
- s/r = Street Yard/Replacement

TREE TABLE

TAG#	SIZE/TYPE
* 201	9" CHINA BERRY
* 202	9" CHINA BERRY
* 204	9", 9" CHINA BERRY(RATED)
* 205	8", 9" HACK BERRY(RATED)
* 206	9" HACK BERRY
* 209	15.5" CHINA BERRY
* 210	10" CHINESE TALLOW
* 211	4", 6" HACK BERRY(RATED)
* 212	10" HACK BERRY
* 213	12" HACK BERRY
* 215	17.5" HACK BERRY
* 216	8" CHINA BERRY

* Tree to be removed

REPLACEMENT TREES

HERITAGE	REMOVED	REPLACED
N/A	0.00	0.00
19" & GREATER		
ECM Appendix F		
N/A	0.00	0.00
Non - ECM Appendix F		
N/A	0.00	0.00
NON-PROTECTED (8" - 18.99")		
ECM Appendix F		
HACKBERRY (#s 205,206,211,212, 213 & 215)	69.50	34.75 (50%)
Non - ECM Appendix F		
CHINABERRY (#s 201,202,204,209, & 216)	55.00	0.00
CHINESE TALLOW (#210)	10.00	0.00
Total	134.50"	34.75"
PROPOSED REPLACEMENT TREES		
*1 Live Oak @ 1.5"		1.50"
*1 Cedar Elm @ 1.5"		1.50"
Sub total		3.00"

URBAN FOREST ACCOUNTING

SURVEYED INCHES	
Total appendix F trees	69.5
Non-appendix F trees	0
Invasive	65
REMOVED INCHES	
Total appendix F tree	69.5
Non-appendix F tree	0
Invasive	65
Total dead,diseased, or imminent hazard (DDI)	0
DDI appendix F	0
DDI Heritage	0
DDI non-appendix F	0
DDI Invasive	0
MITIGATION INCHES	
Total mitigation replacement planted	3.0
Total replacement planted on site (private trees)	3.0
Total replacement (ROW) planted	0
Private owed to Urban Forest replenishment Fund	31.75
Public owed to Urban Forest replenishment Fund	0
Total non-mitigation planted on site	22

*Up-sized Landscape Ordinance tree. Refer to the "Tree Key" (above).

URBAN FOREST REPLENISHMENT FUND

\$6,110.00	31.75"
[31.75" x \$200.00 - HB7 Credit (38.5" x \$200.00 x .4)]	
Sub total	31.75"
TOTAL	34.75"

LANDSCAPE PLAN NOTES

- Refer to "Permanent Erosion Control Notes", Sheet 2 for turf seeding in areas disturbed by construction.
- Contractor to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the Owner's Representative immediately.
- Contractor is responsible for verification of the location all underground utilities. Repair to said utilities as a result of the work of the Contractor shall be the responsibility of the Contractor. NOTE: All existing and proposed utilities may not be shown on this plan.
- Utilities may exist on site that were unknown during the development of this drawing. Contractor to notify the Owner's Representative immediately if the location of any proposed plant material conflicts with any site utility lines including but not limited to manholes, pull boxes, valve boxes, meters, transformers, etc. Do not plant a tree within 20 feet of the above-mentioned structures unless otherwise directed by the drawings. Failure to notify the Owner's Representative of such conflicts will result in the Contractor being responsible in replacing the affected plant material at the Owner's discretion.
- Contractor is responsible for verification of all plant quantities based on the drawings and actual field conditions. Plant quantities have been provided for estimating purposes only. Contractor shall provide unit prices to the owner in case of any shortages/overages or revisions to the planting design.
- Contractor shall supply nursery-grown trees (except for ball & burlap as approved by the Landscape Architect), shrubs, and ground covers of species, type and size as specified in the Plant List.
- All plants shall be legibly labelled true to specified size and variety in accordance with Standardized Plant Names, American Joint Committee on Horticulture. Sizes must be in accordance with the American Association of Nurseryman Standards.
- Irrigation system installation to be complete (with the exception of tree bubblers if applicable) prior to the installation of any plant material.
- Contractor to remove all clods, rocks, concrete, trash and any other debris prior to installation of soil mix or plant material.
- Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- Upon completion of construction and prior to final approval, Contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tallings from excavations, wheel ruts, etc. caused from construction.
- Remove all tags, ribbons and wires from all newly installed plant material upon Owner's authorization.
- Contractor to replace all materials which are dead, unhealthy, or unsightly (as determined by the Owner) with the cost of replacement to be at the Contractor's expense. Replacement material to be in accordance with the drawings and shall be warranted per the guarantee requirements stated herein.
- All plant material to be guaranteed to remain alive and in healthy vigorous condition for a period of one year after acceptance by the Owner.
- Warranty shall not include damage or loss of plants due to acts of God, acts of vandalism or negligence on the part of the Owner.

PLANT LIST

QUANTITY	DESCRIPTION
3	PURPLE TRAILING LANTANA - Lantana montevidensis 5 gal., 3' o.c., dark green, full
4	BIG MUHLY - Muhlenbergia lindheimeri 5 gal., 3.5' o.c., 24" ht., 18" sprd., dark green, full
14	WAX MYRTLE - Myrica cerifera 5 gal., 5' o.c., 24" ht., 18" sprd., dark green, full
5	TEXAS REDBUD - Cercis canadensis var. texensis 3" cal., 45 gal., 6' ht., 3.5' sprd., dark green, full, multi-trunk
2	YAUPON HOLLY - Ilex vomitoria "Pride of Houston" 2" cal. 30 gal., 6' ht., 3' sprd., dark green, full
1	LIVE OAK - Quercus virginiana 3" cal., 45 gal., container grown, 9-10' ht., 3' sprd., dark green, full, single straight trunk
2	CEDAR ELM - Ulmus crassifolia 3" cal., B & B, 10'-11' ht., 4' sprd., dark green, full, single straight trunk

LANDSCAPE ORDINANCE NOTES

- The owner will continuously maintain the required landscaping in accordance with Section 25-2-984 of the Land Development code.
- All landscape areas are to be protected by 6" wheel curbs, wheelstops, or other approved barriers as per ECM 2.4.7 [LDC 25-2-1004 (A), ECM 2.4.7(A)].
- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecomp@austintexas.gov or call (512) 974-2199.
- The irrigation system shall comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.



MHB Landscape Architect
544 military drive - canyon lake, texas 78133
ph. (512) 448-0137
mhbl@gvcc.com

GARDENIA WAREHOUSE
2205 GARDENIA DRIVE
AUSTIN, TEXAS

LANDSCAPE PLAN

SHEET
15
OF

BP-2022-03880

LANDSCAPE ORDINANCE CALCULATIONS & NOTES

LANDSCAPE CALCULATIONS

STREET YARD		
	Required	Provided
GARDENIA DRIVE		
Total Site Area	N/A	-
Total Street Yard Area	N/A	3,199 S.F.
Street Yard Landscape Area	640 S.F.	737 S.F. (23%)
Street Yard Trees		
Existing Credit		
2" - 6" (0 x 1)	N/A	0
6" and UP (0 x 2)	N/A	0
Proposed	N/A	3
Total	3	3
AVENUE N		
Total Site Area	N/A	-
Total Street Yard Area	N/A	4,796 S.F.
Street Yard Landscape Area	959.5 S.F.	1,077 S.F. (22.5%)
Street Yard Trees		
Existing Credit		
2" - 6" (0 x 1)	N/A	0
6" and UP (0 x 2)	N/A	0
Proposed	N/A	5
Total	5	5

BUFFER POINTS		
NOTE: All plants listed are on the City of Austin preferred list		
	Required	Provided
GARDENIA DRIVE		
Element(s) x Points	35	52
8 L.F. Decorative Fence (3)		24
2 Texas Redbud, 3 Wax Myrtle, 4 Big Muhly (3)		27
3 Lantana (1)		1
AVENUE N		
Element(s) x Points	18.5	21
2 Yaupon Holly, 5 Wax Myrtle (3)		21

ISLANDS, MEDIANS OR PENINSULAS		
	Required	Provided
Street Yard	82.5 S.F.	488 S.F.
Non-Street Yard	N/A	N/A

INNOVATIVE WATER MANAGEMENT

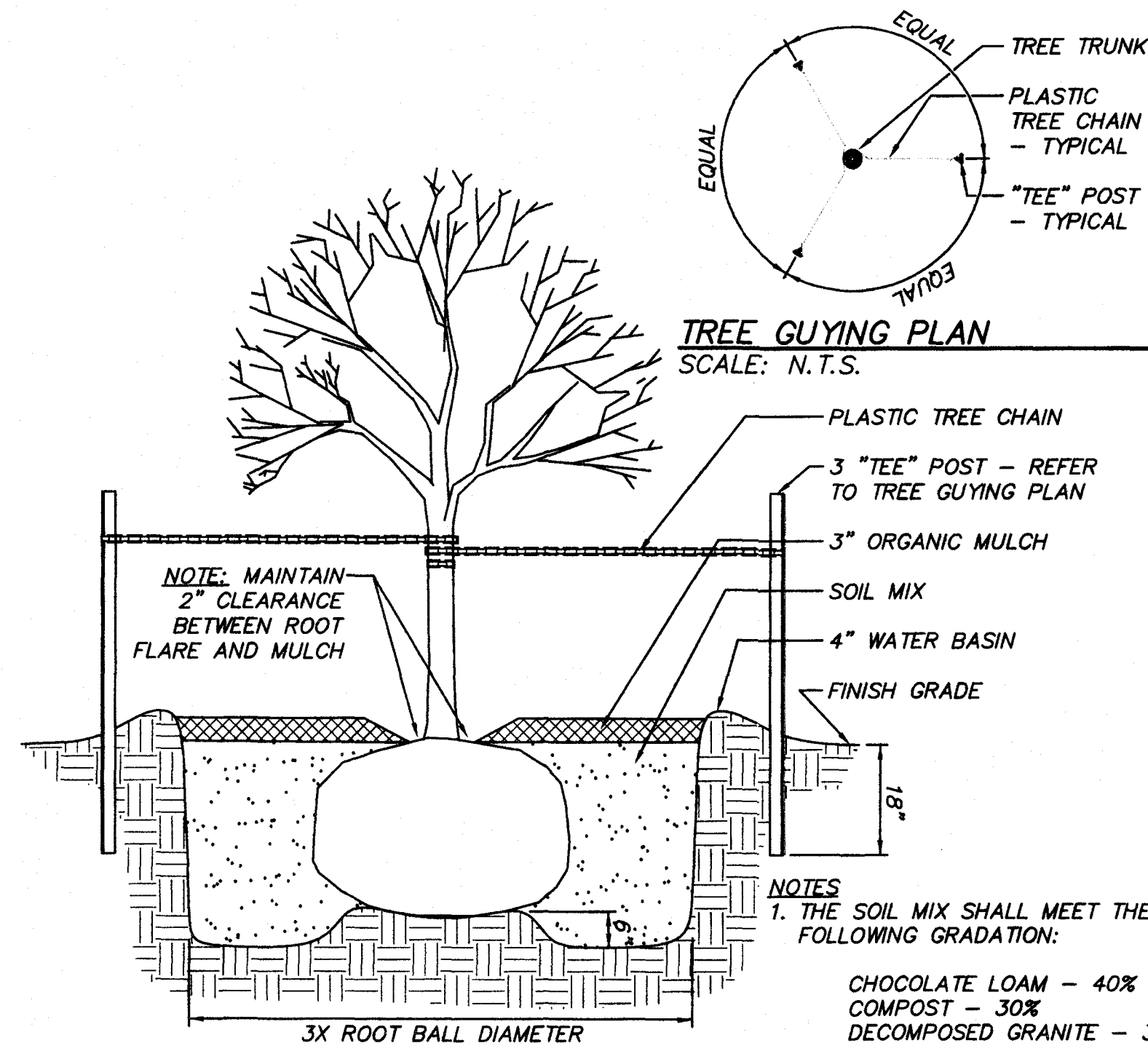
Required Landscape Area = 1,682 (640 + 959.5 + 82.5 + 0)
 50% of Required Landscape Area = 841 s.f.

	Required	Provided
Landscape Receiving Stormwater Runoff	841 s.f.	842 s.f.
Undisturbed Natural Area	0	0
Undisturbed Existing Trees	0	0
Total	841 s.f.	842 s.f.

AUTOMATIC IRRIGATION SYSTEM

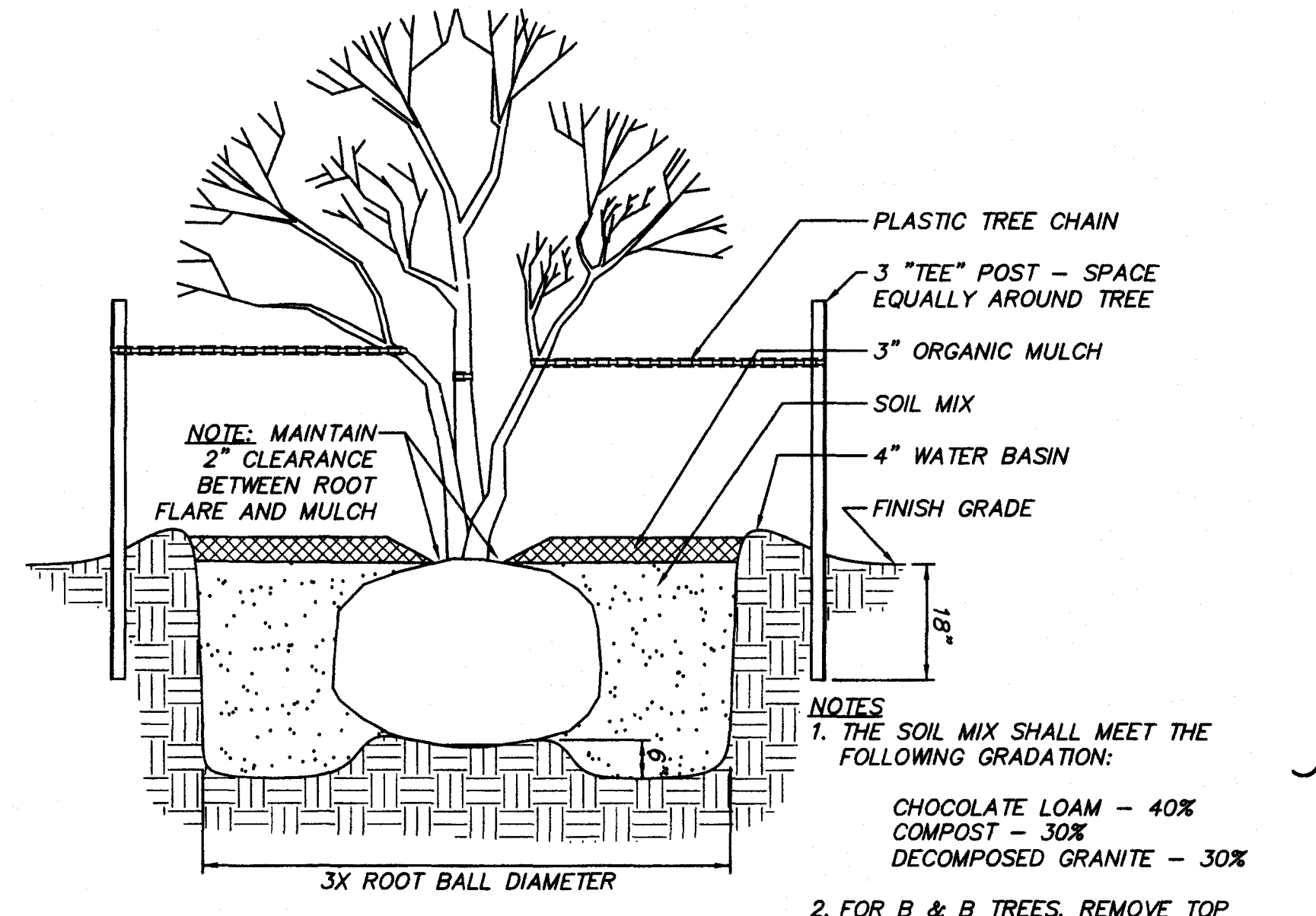
Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

- 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, gallons per minute, and location of the isolation valve location; 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.

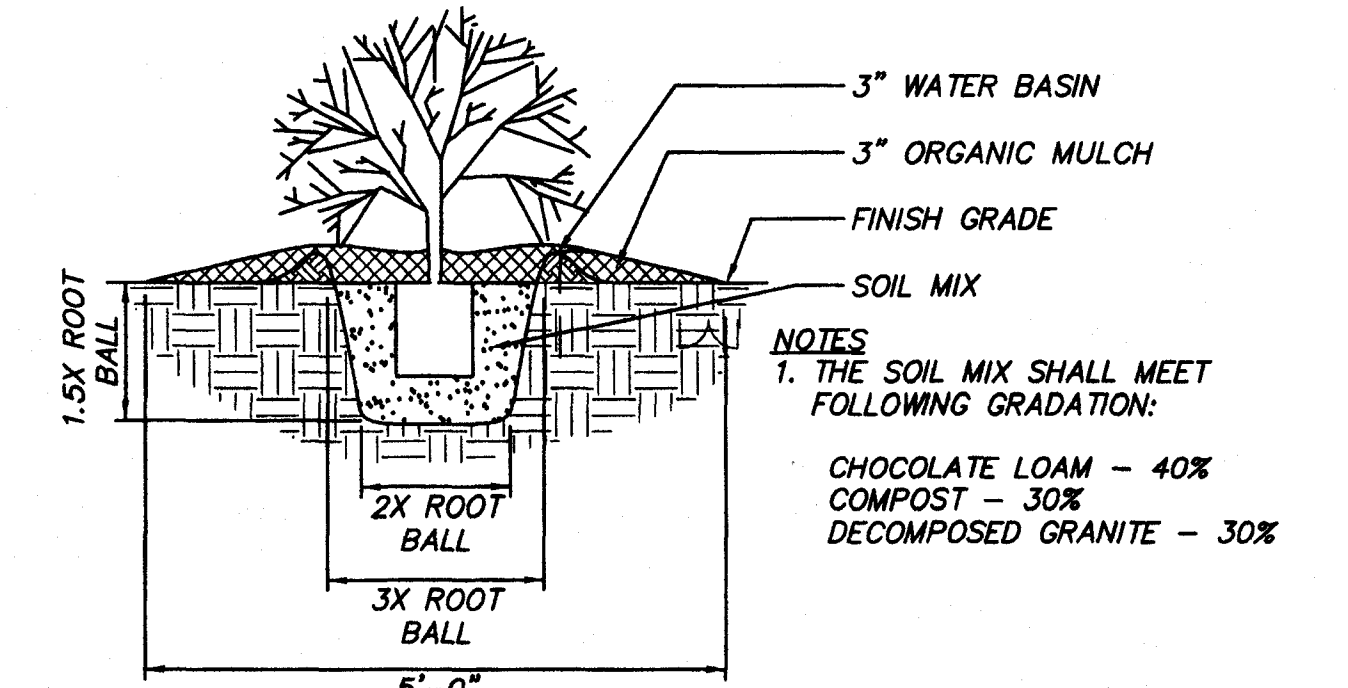


TREE GUYING PLAN
SCALE: N.T.S.

TREE PLANTING DETAIL
SCALE: N.T.S.



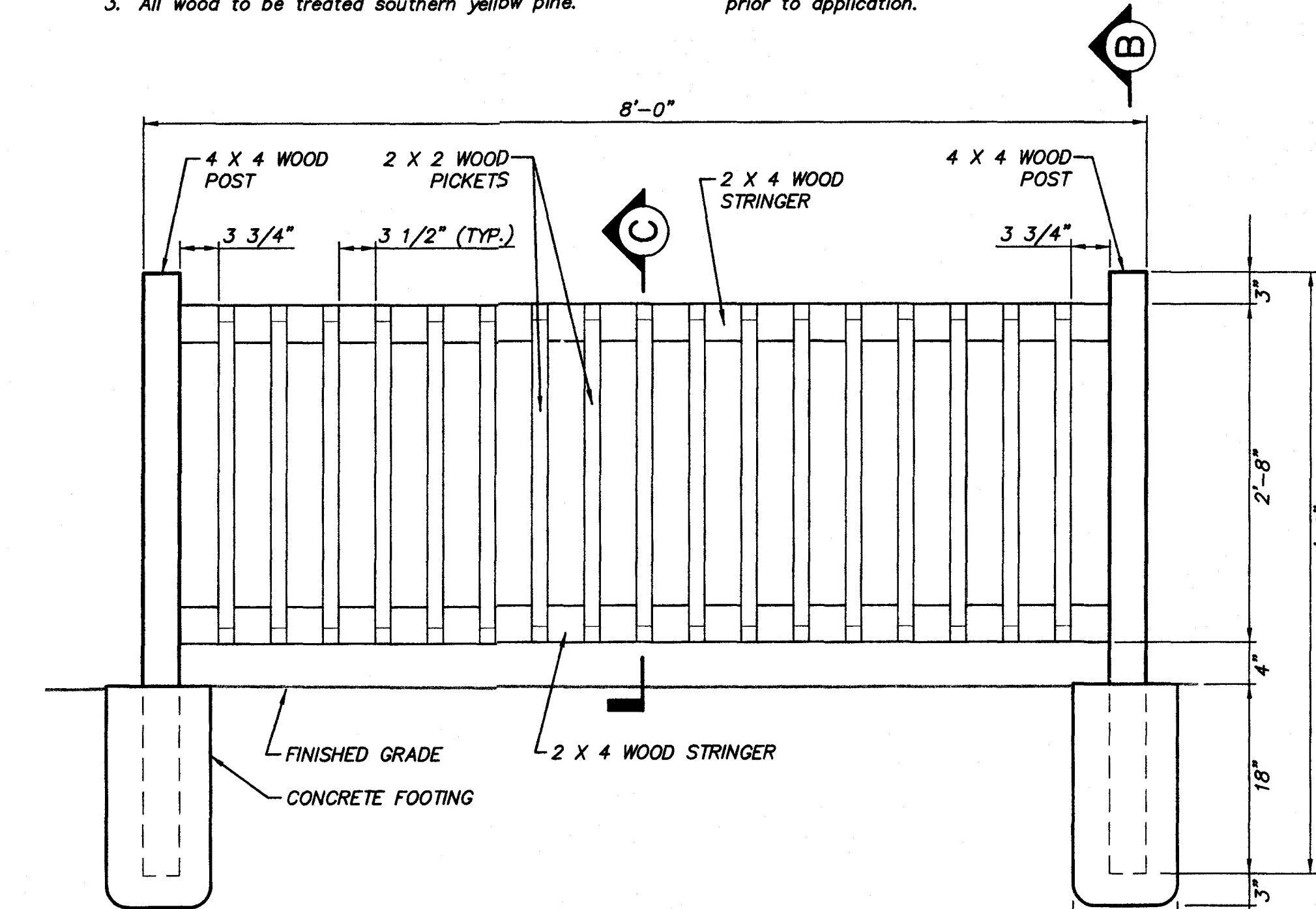
MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



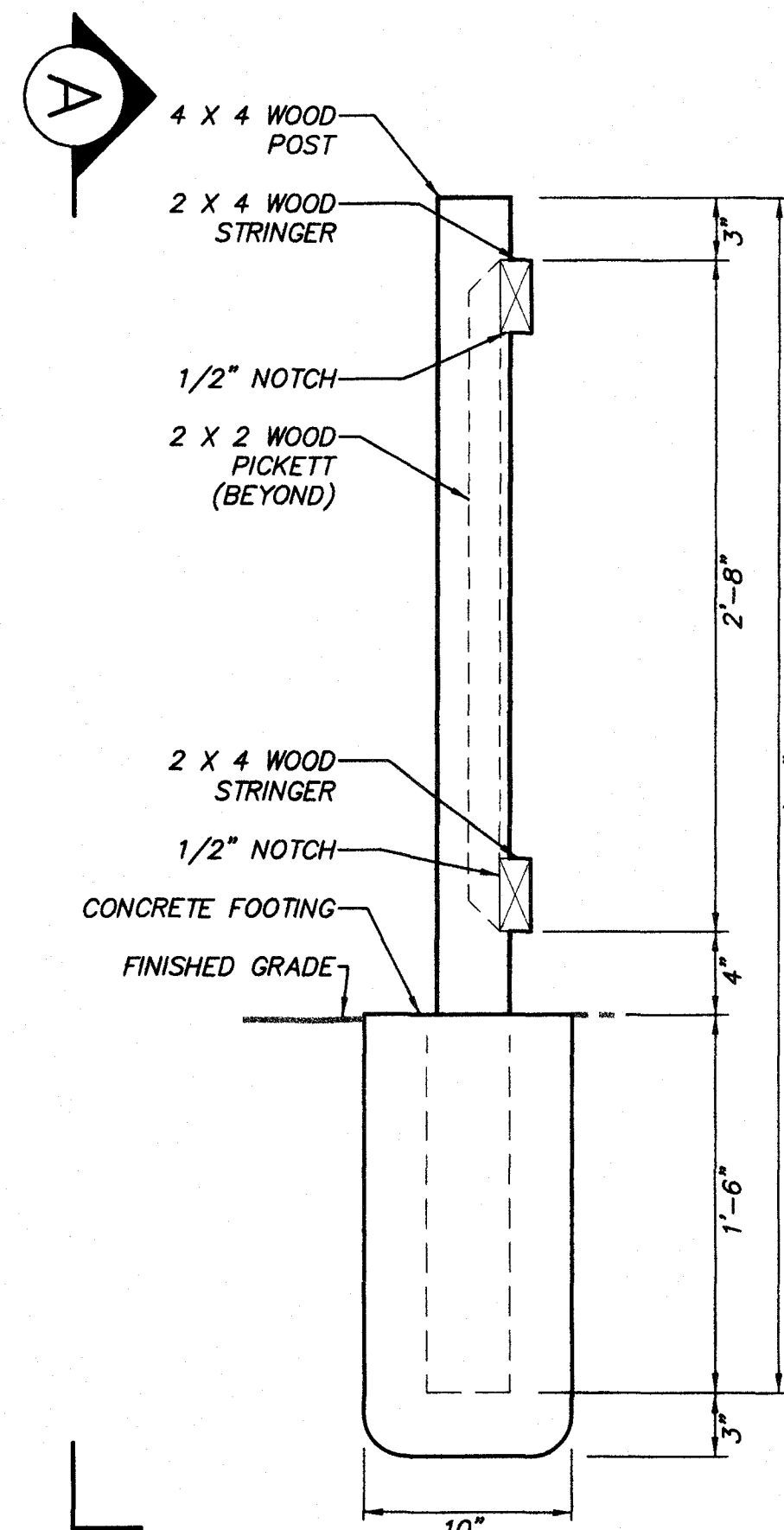
SHRUB PLANTING DETAIL
SCALE: N.T.S.

DECORATIVE FENCE NOTES

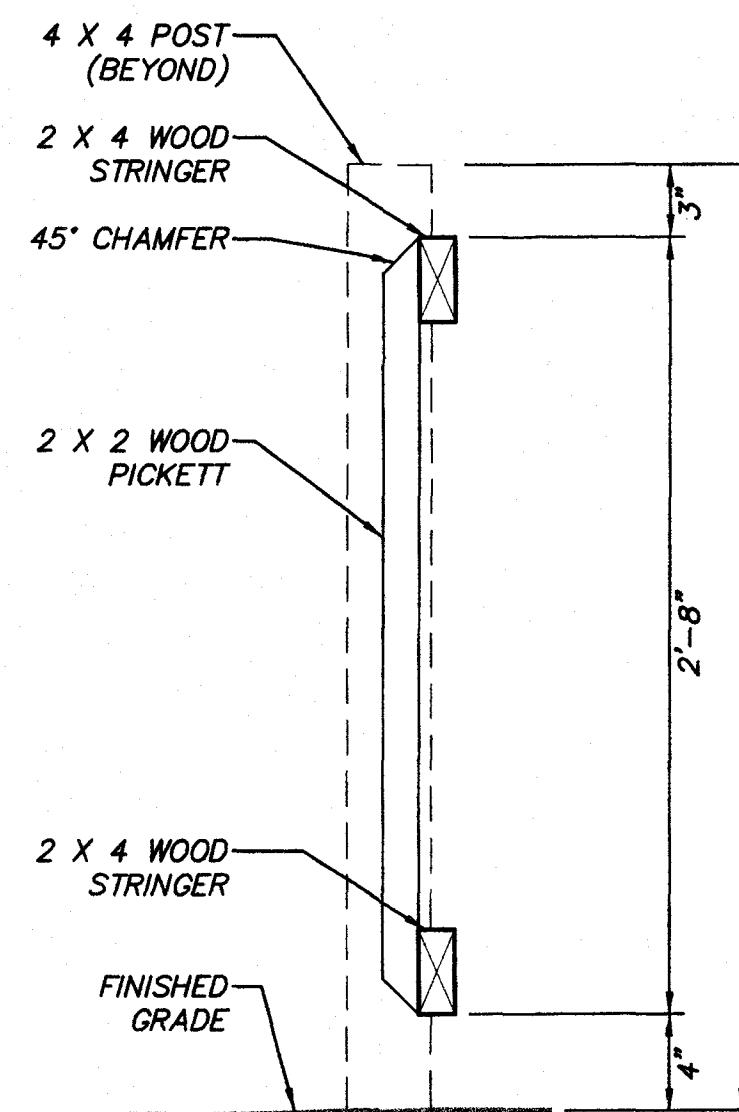
- Contractor to verify all site dimensions and layout prior to fabrication of decorative fence. Any discrepancies between the drawings and actual site conditions shall be brought to the attention of the Owner's Representative immediately.
- Stake post locations for approval by Owner prior to erection.
- All wood to be treated southern yellow pine.
- Wood posts and pickets to be set plumb and wood stringers to be set level.
- Wood stringers to be attached to posts with screws. Pre-drill wood pickets to avoid splitting and attach to stringers with screws.
- Apply waterproof stain per stain manufacturer's specifications. Ensure that wood has "cured" prior to application.



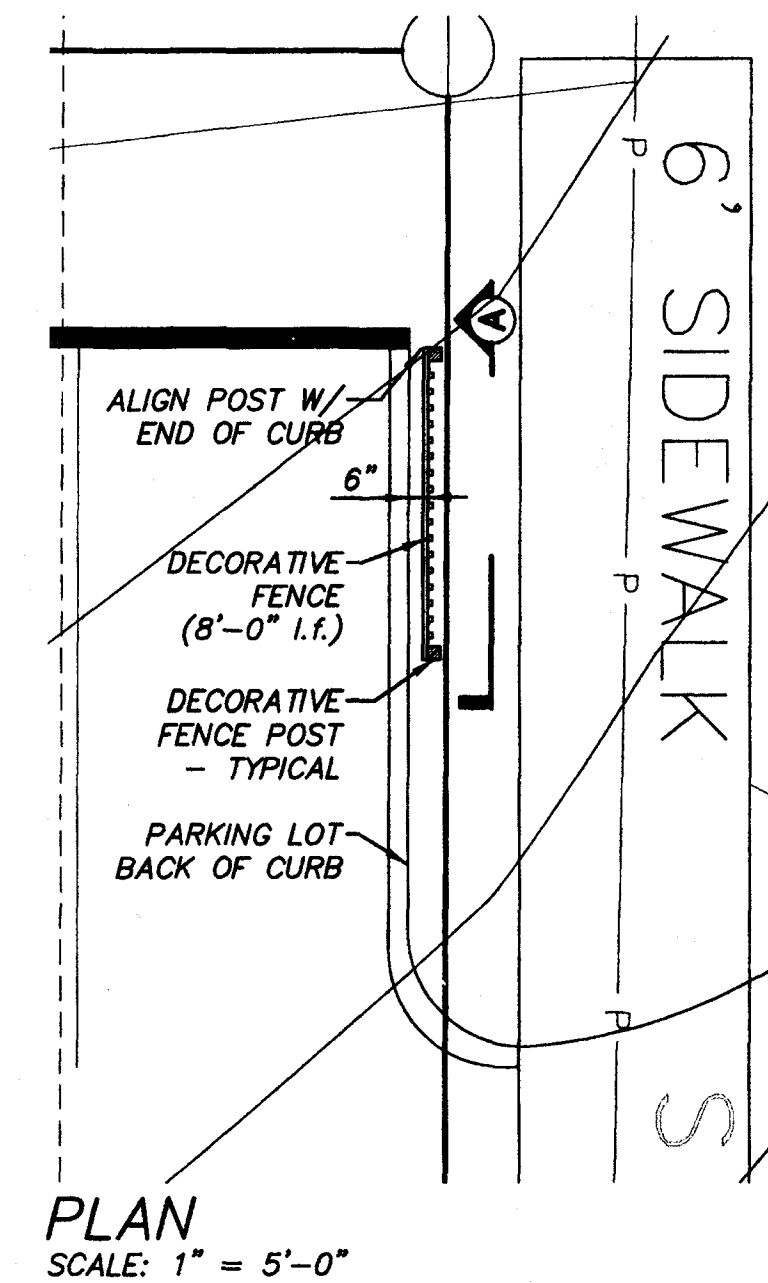
A ELEVATION
SCALE: 1" = 1'-0"
DECORATIVE FENCE DETAILS
SCALE: AS SHOWN



B SECTION
SCALE: 1 1/2" = 1'-0"



C SECTION
SCALE: 1 1/2" = 1'-0"



PLAN
SCALE: 1" = 5'-0"

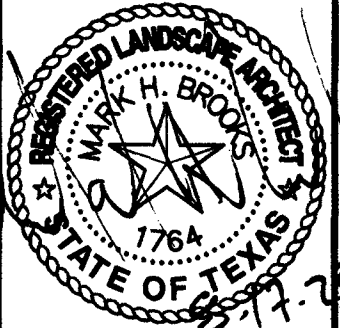
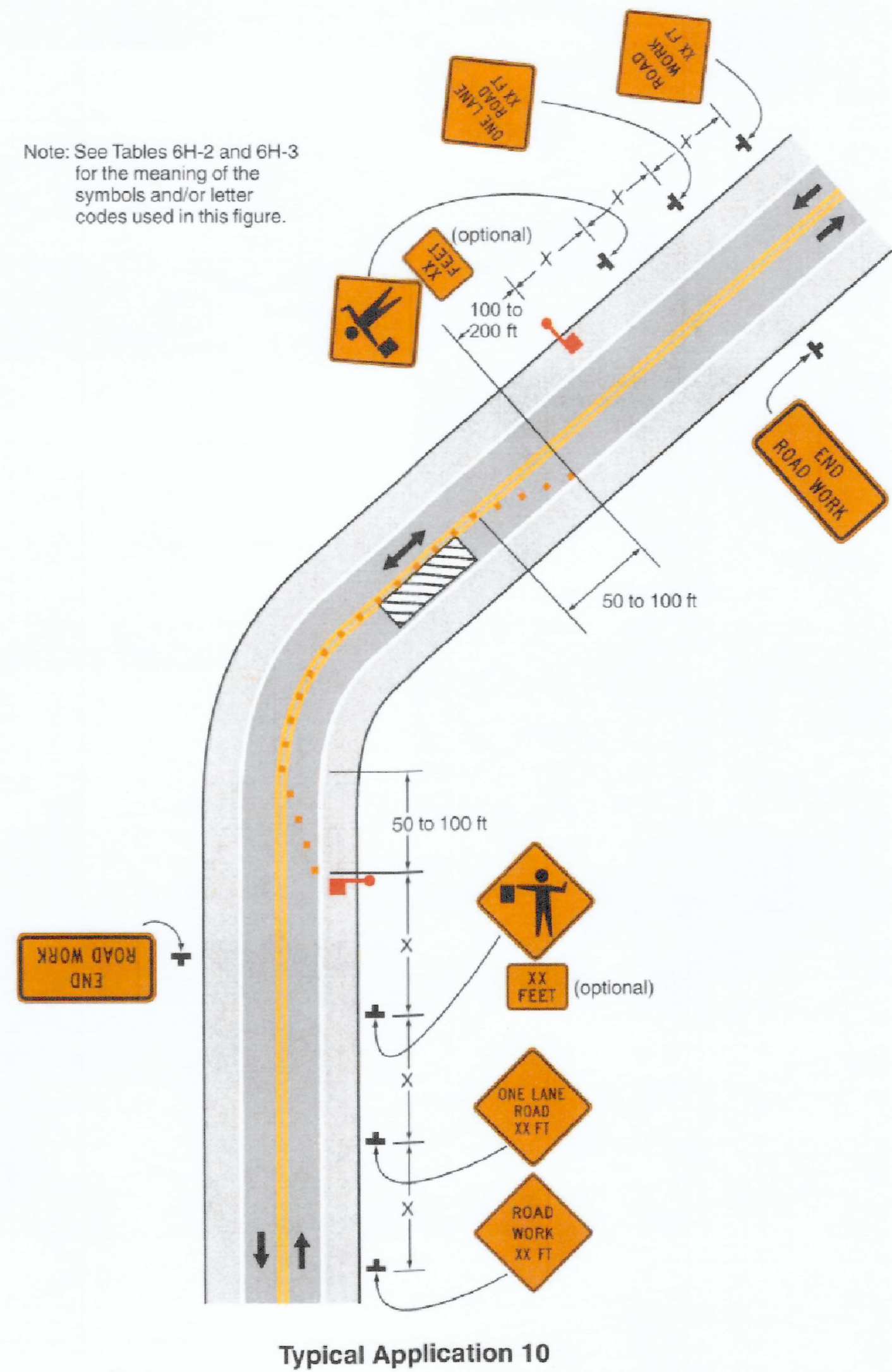


Figure 6H-10. Lane Closure on a Two-Lane Road Using Flaggers (TA-10)



December 2011

Sect. 6H.01

Notes for Figure 6H-10—Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers

Option:

1. For low-volume situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).
2. The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
3. Flashing warning lights and/or flags may be used to call attention to the advance warning signs. A BE PREPARED TO STOP sign may be added to the sign series.

Guidance:

4. The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.

Standard:

5. At night, flagger stations shall be illuminated, except in emergencies.

Guidance:

6. When used, the BE PREPARED TO STOP sign should be located between the Flagger sign and the ONE LANE ROAD sign.
7. When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing.
8. When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices.
9. When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line.
10. Early coordination with the railroad company or light rail transit agency should occur before work starts.

Option:

11. A flagger or a uniformed law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside rails.

Guidance:

12. Access should be controlled throughout the construction or maintenance work zone. Closure of all entering intersections within the zone should be considered. Driveways create a problem that should be monitored by flaggers. Flaggers should have good visual contact or two-way radio contact with each other.
13. Length of work area should be based on the ability of flaggers to communicate.

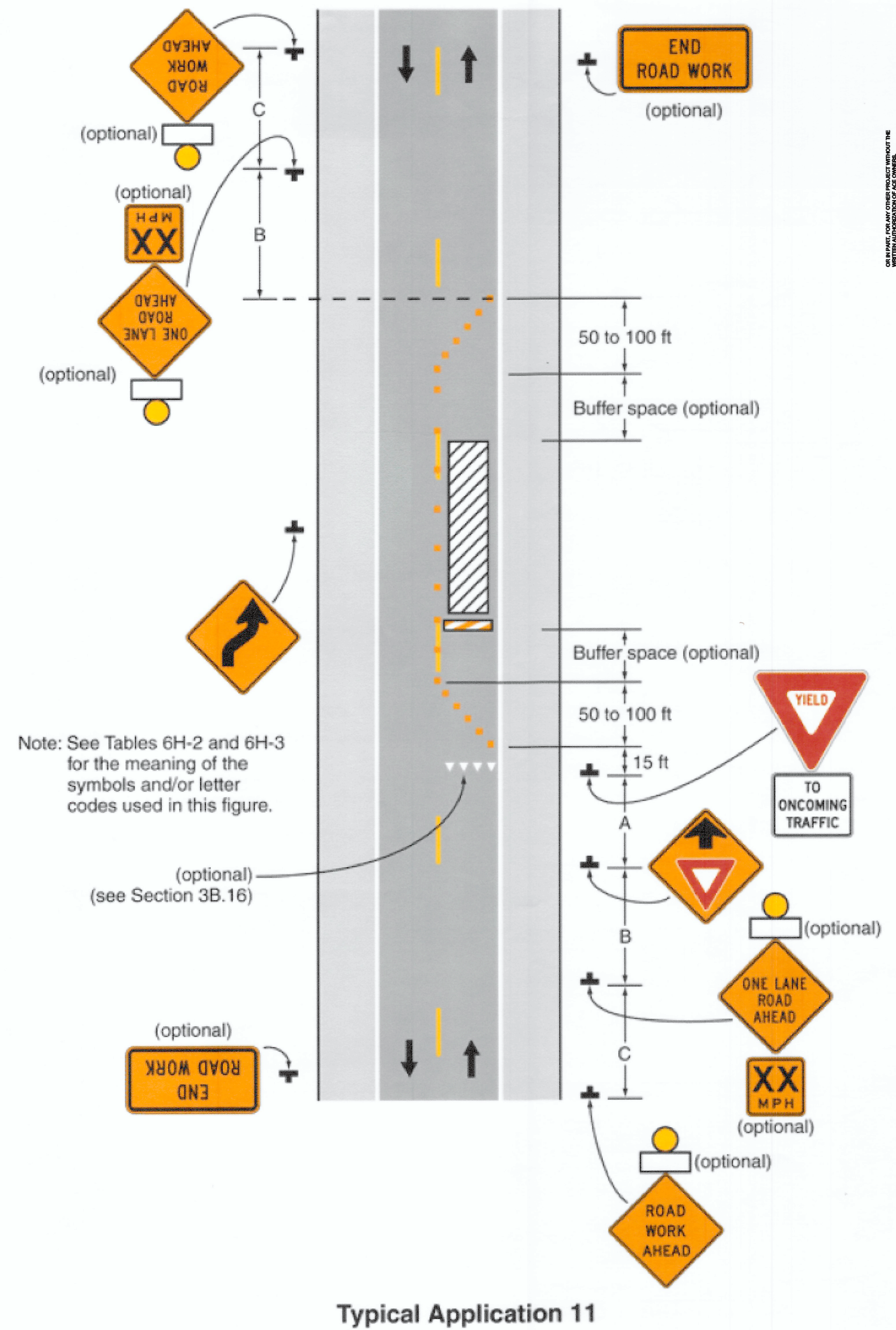
Support:

14. Additional requirements for the location of flaggers stations are contained in section 6E.08

Sect. 6H.01

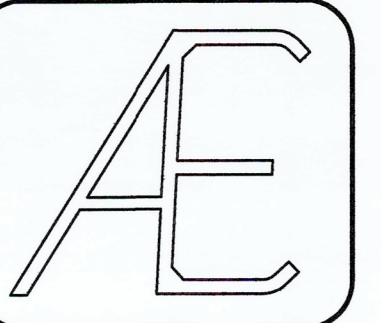
December 2011

Figure 6H-11. Lane Closure on a Two-Lane Road with Low Traffic Volumes (TA-11)



SOURCE: TMUTCD

DRAWN BY: CD
 CHECKED BY: A.T.
 DATE: 6/1/2022
 JOB NO. 2204000000000000



ADVANCED CONSULTING ENGINEERS
 Civil Engineering Consultants, Planners
 5524 BEE CAVE ROAD, SUITE 1-4
 AUSTIN, TEXAS 78746
 TBE Firm No.: F-10
 (512) 444-1739



GARDENIA WAREHOUSE
 2205 GARDENIA DRIVE, AUSTIN
 TRAFFIC CONTROL PLAN
 FOR TRAVIS COUNTY

SHEET NO.

17 OF 19

STRUCTURAL NOTES

FOUNDATION NOTES

CODES AND SPECIFICATIONS

1. 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. ACI 301-05 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

MATERIALS

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000PSI
 - 1.1. MINIMUM CEMENT CONTENT: 4 SACKS/C.Y.
 - 1.2. MAXIMUM WATER/CEMENT RATIO: 0.50
 - 1.3. SLUMP RANGE: 5" MIN - 8" MAX.
 - 1.4. MAX. COARSE AGGREGATE SIZE: 3/4"
2. ALL REINFORCING SHALL BE ASTM A-615, GRADE 60
3. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:
 - 3.1. WHERE CAST AGAINST DIRT OR FILL 3"
 - 3.2. EXPOSED TO EARTH OR WATER 2"
 - 3.3. SLABS AND WALLS (EXTERIOR) 2"

FOUNDATION CONSTRUCTION

1. DRAINAGE AROUND THE PERIMETER OF THE RETAINING WALL SHALL BE DONE PER IBC SUCH THAT NO WATER SHALL COLLECT UNDER OR ADJACENT TO THE WALL.
2. HEAVY VEGETATION SUCH AS TREES WITHIN 20 FT. OF RETAINING WALL MAY CAUSE EXCESSIVE WATER REMOVAL AND DAMAGE FOUNDATION.
3. FOR FIELD CONDITIONS NOT EXPLICITLY COVERED BY PLANS AND DETAILS, CONTACT ENGINEER OF RECORD.
4. REPORT ALL CONFLICTS TO THE ENGINEER OF RECORD.
5. PRE-POUR INSPECTIONS BY ENGINEER OF RECORD ARE REQUIRED.



NO.	REVISION	DATE
1.	REVIEW SET	08-07-23

PROJECT: 23192
 DATE: 06-28-23
 DRAWN BY: RB

SCALE: AS NOTED

SO

407 Forrest St
 Liberty Hill, TX 78642
 (512) 215-4364
 F-15009

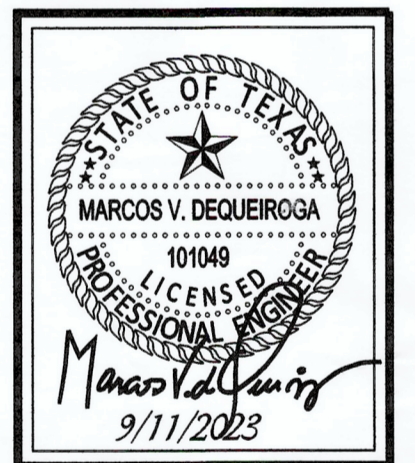
2205 GARDENIA DRIVE
 RETAINING WALLS
 AUSTIN, TX 78727

COORDINATION DRAWINGS

407 Forrest St
Liberty Hill, TX 78642
(512) 215-4364
F-19009



2205 GARDENIA DRIVE
RETAINING WALLS
AUSTIN, TX 78727

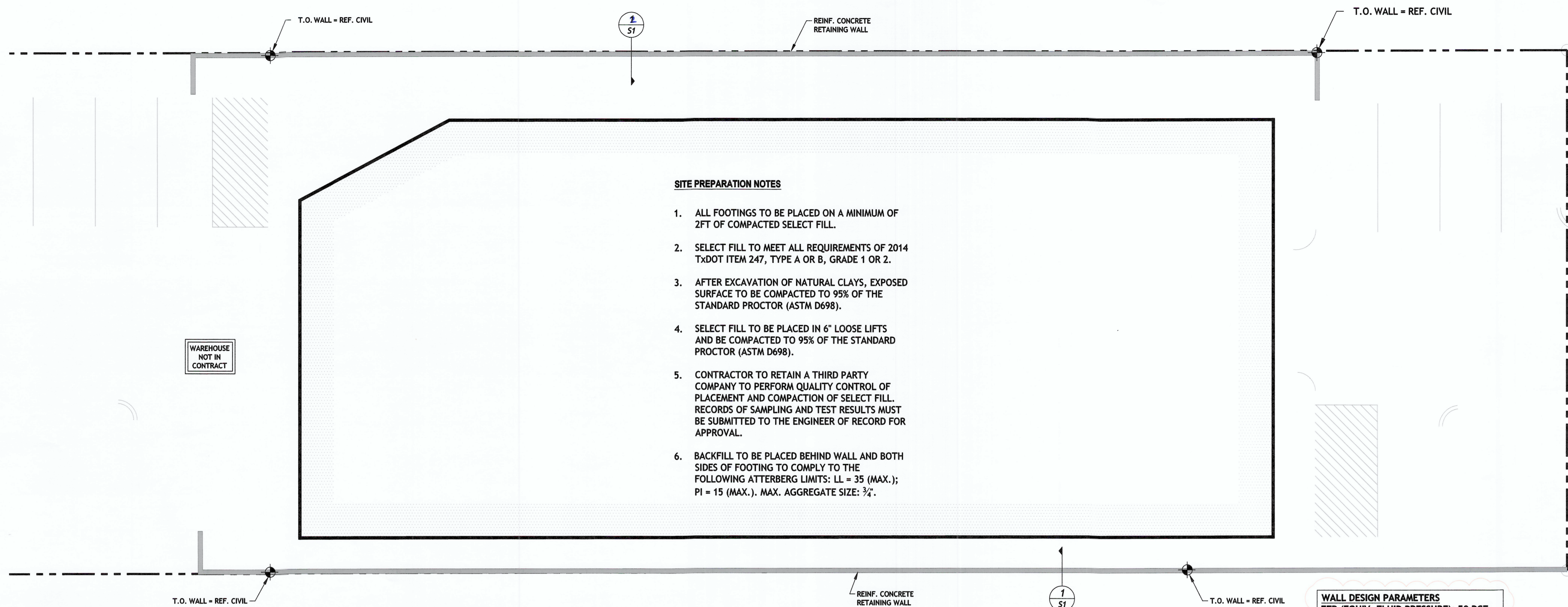


NO.	REVISION	DATE
1.	REVIEW SET	08-07-23
2.	REVISION / 2	08-21-23
3.	REVISION / 3	08-23-23
4.	CLIENT COMMENTS / 4	09-11-23

PROJECT: 23192
DATE: 06-28-23
DRAWN BY: RB

SCALE: AS NOTED

S1



SITE PREPARATION NOTES

1. ALL FOOTINGS TO BE PLACED ON A MINIMUM OF 2FT OF COMPACTED SELECT FILL.
2. SELECT FILL TO MEET ALL REQUIREMENTS OF 2014 TxDOT ITEM 247, TYPE A OR B, GRADE 1 OR 2.
3. AFTER EXCAVATION OF NATURAL CLAYS, EXPOSED SURFACE TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR (ASTM D698).
4. SELECT FILL TO BE PLACED IN 6" LOOSE LIFTS AND BE COMPACTED TO 95% OF THE STANDARD PROCTOR (ASTM D698).
5. CONTRACTOR TO RETAIN A THIRD PARTY COMPANY TO PERFORM QUALITY CONTROL OF PLACEMENT AND COMPACTION OF SELECT FILL. RECORDS OF SAMPLING AND TEST RESULTS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
6. BACKFILL TO BE PLACED BEHIND WALL AND BOTH SIDES OF FOOTING TO COMPLY TO THE FOLLOWING ATTERBERG LIMITS: LL = 35 (MAX.); PI = 15 (MAX.). MAX. AGGREGATE SIZE: 3/4".

WALL DESIGN PARAMETERS
EFP (EQUIV. FLUID PRESSURE): 50 PCF
PASSIVE PRESSURE: 250 PCF
F.S. (BEARING CAPACITY): 2.5
SLIDING:
FRICTION COEFFICIENT: 0.35
F.S. (ALLOWABLE): 1.5
F.S. (CALCULATED): 1.87 (3FT)/ 1.78 (6FT)
OVERTURNING:
F.S. (ALLOWABLE): 1.5
F.S. (CALCULATED): 4.47 (3FT)/ 3.57 (6FT)

STRUCTURAL NOTES

FOUNDATION NOTES

- CODES AND SPECIFICATIONS**
1. 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.
 2. ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 3. ACI 301-05 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

MATERIALS

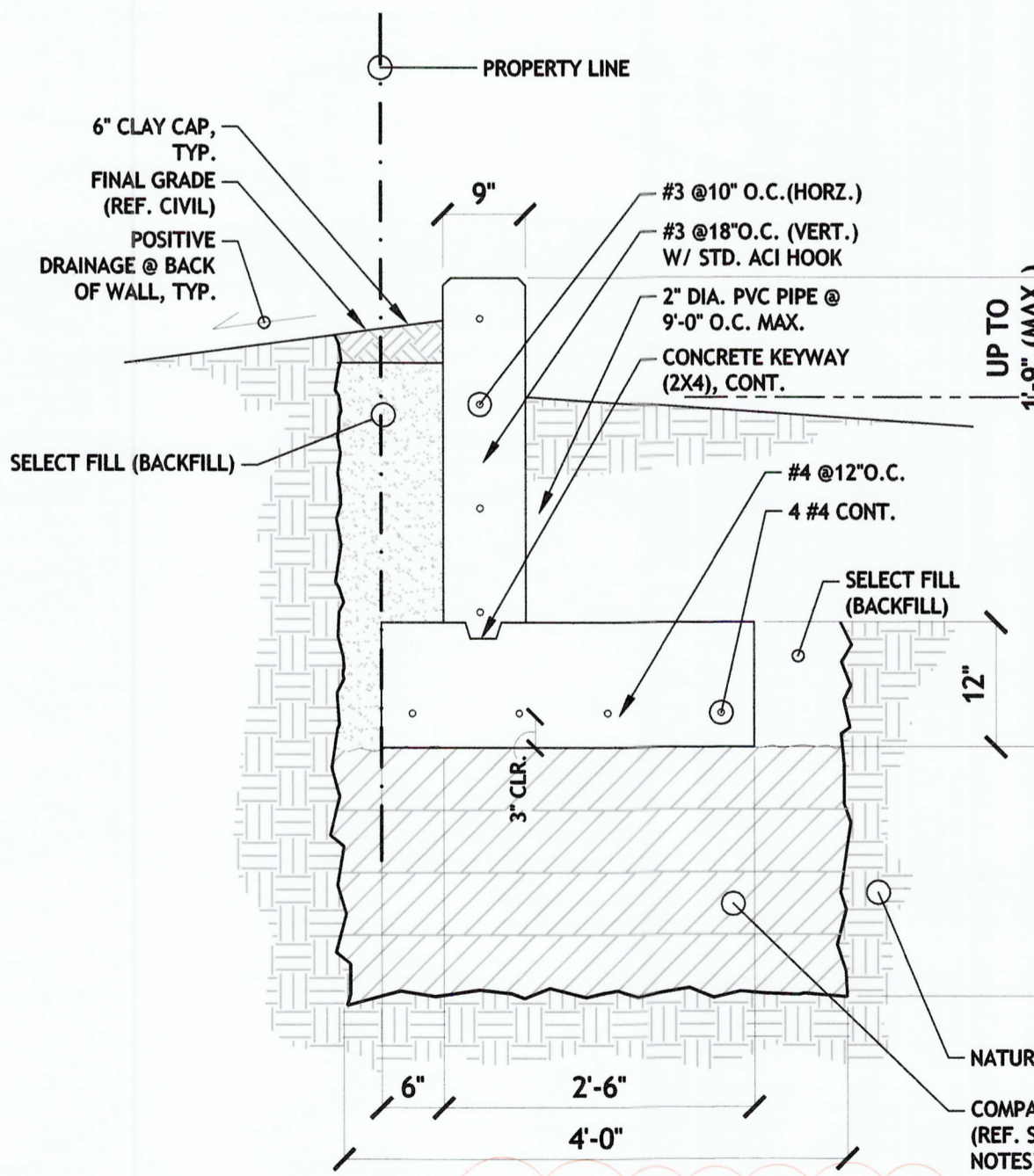
- CONCRETE**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3600 PSI
 - 1.1. MINIMUM CEMENT CONTENT: 4 SACKS/C.Y.
 - 1.2. MAXIMUM WATER/CEMENT RATIO: 0.50
 - 1.3. SLUMP RANGE: 5" MIN - 8" MAX.
 - 1.4. MAX. COARSE AGGREGATE SIZE: 3/4"
 2. ALL REINFORCING SHALL BE ASTM A-615, GRADE 60
 3. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:
 - 3.1. WHERE CAST AGAINST DIRT OR FILL 3"
 - 3.2. EXPOSED TO EARTH OR WATER 2"
 - 3.3. SLABS AND WALLS (EXTERIOR) 2"

FOUNDATION CONSTRUCTION

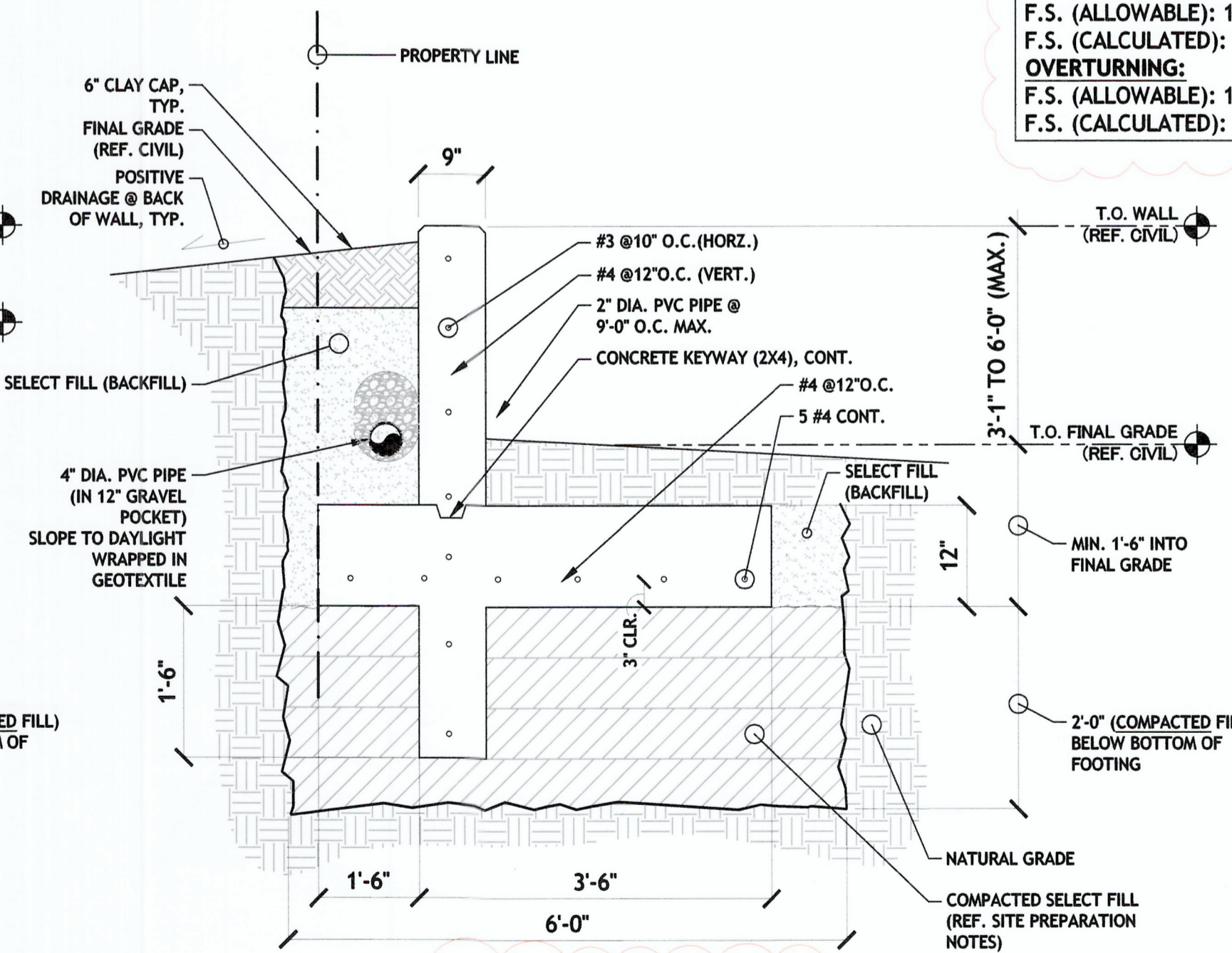
1. DRAINAGE AROUND THE PERIMETER OF THE RETAINING WALL SHALL BE DONE PER IBC SUCH THAT NO WATER SHALL COLLECT UNDER OR ADJACENT TO THE WALL.
2. HEAVY VEGETATION SUCH AS TREES WITHIN 20 FT. OF RETAINING WALL MAY CAUSE EXCESSIVE WATER REMOVAL AND DAMAGE FOUNDATION.
3. FOR FIELD CONDITIONS NOT EXPLICITLY COVERED BY PLANS AND DETAILS, CONTACT ENGINEER OF RECORD.
4. REPORT ALL CONFLICTS TO THE ENGINEER OF RECORD.
5. PRE-POUR INSPECTIONS BY ENGINEER OF RECORD ARE REQUIRED.

WALL MAINTENANCE NOTES

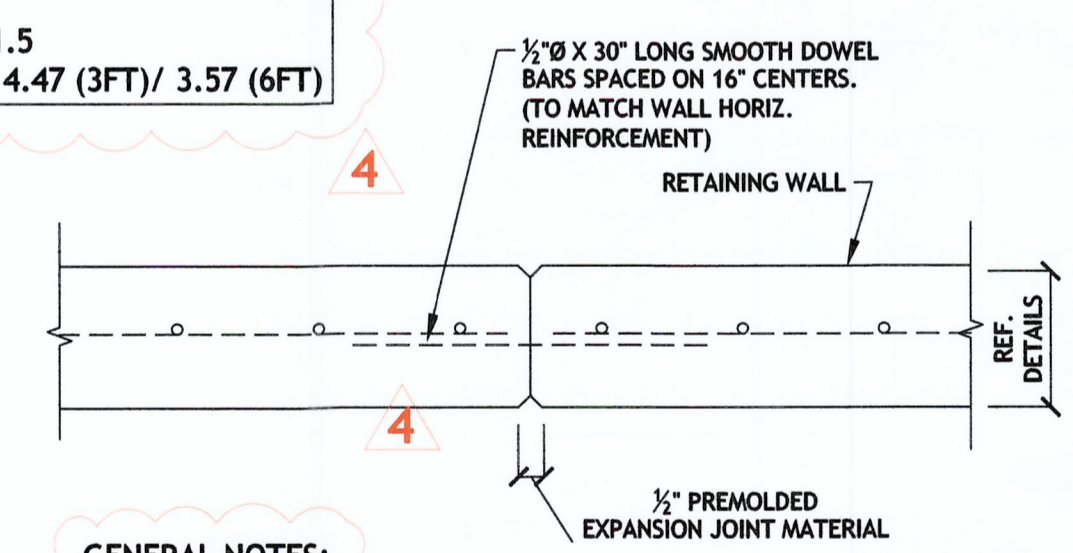
1. THE MAINTENANCE OF AND EVENTUAL REPAIRS TO THE RETAINING WALL(S) ARE THE RESPONSIBILITY OF THE OWNER.
2. CONDITION ASSESSMENT: THE RETAINING WALL MUST BE PERIODICALLY INSPECTED TO VERIFY THAT DRAINAGE MEASURES ARE FUNCTIONING PROPERLY, EROSION HAS NOT OCCURRED ALONG THE TOP, ENDS, OR BOTTOM OF THE WALL AND FOOTING AND IF ANY UNANTICIPATED MOVEMENT OR DEFLECTION OF THE WALL HAS OCCURED. RESULTS SHALL BE ASSESSES BY A QUALIFIED DESIGN PROFESSIONAL.
3. RETAINING WALL SHOULD BE INSPECTED AT PERIODIC INTERVALS. A MINIMUM OF ONE CONDITION ASSESSMENT EVERY 3 YEARS IS REQUIRED.
4. THE CONDITION ASSESSMENT SHALL BE CONDUCTED ON BEHALF OF THE OWNER BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.



DETAIL 1



DETAIL 2



EXPANSION JOINT DETAIL @ 20FT CENTERS, MAX.

GENERAL NOTES:

1. ALL EXPOSED EDGES SHALL HAVE A 3/4" INCH CHAMFER.
2. ALL DISTANCES TO REINFORCING BARS REFER TO CLEAR CONCRETE COVER OF BAR UNLESS NOTED OTHERWISE.
3. MINIMUM BAR LAP IS TO BE FORTY (40) BAR DIAMETERS.
4. MINIMUM GRADE OF REINFORCING STEEL IS TO BE ASTM A615 GRADE 60.
5. MAXIMUM SPACING OF EXPANSION JOINTS SHALL BE 20'-0" CENTER TO CENTER.
6. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ROUTINE MAINTENANCE OF RETAINING WALLS AND ASSOCIATED WALL DRAINAGE SYSTEMS.

PLAN NOTES

1. CONCRETE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND COORDINATE STRUCTURAL PLANS AND DETAILS WITH CIVIL DRAWINGS BEFORE CONCRETE WORK.
2. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DESIGN SUMMARY
1. CONCRETE COMPRESSIVE STRENGTH (28 DAYS): 3600 PSI

CONTRACTOR TO VERIFY FINAL DIMENSIONS WITH ARCHITECTURE. CONCRETE FORM CONSTRUCTION TO BE SET BY ARCHITECTURAL PLANS/DIMENSIONS ONLY

PRE-POUR INSPECTION BY SEC REPRESENTATIVE IS REQUIRED. TO SCHEDULE CONTACT OFFICE@SECTEXAS.COM OR CALL 512-215-4364