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

- 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 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 8FEET 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

A	REA ON	NEW IMPERVIO	OUS COVER: 0.	34 AC				
			R	EVISIONS	/ CORRE	CTIONS		
	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 IMAGEL
	August 1990 of the State of the							

AUSTIN WATER EXPIRATION DATE December 05, 2026

PROJECT

FIRE DEPARTMENT

LOCATION MAP

(N. T.S.)

MAPSCO Grid # 466B & 466C

City Grid # ML36

REVIEWED BY: Kate Castles 12/12/23 DEVELOPMENT SERVICES DEPARTMENT DATE DEVELOPMENT PERMIT NUMBER SP-2022-0388C 12/05/2023 DATE Constantino Mendoza 12/5/2023

& LANDSCAPING

GARDENIA WAREHOUSE

2205 GARDENIA DRIVE, AUSTIN TEXAS 78727

DATE

TRAVIS COUNTY TRANSPORTATION & NATURAL RESOURCES DATE 23-42504 April 5, 2023 DEVELOPMENT PERMIT NUMBER DATE TRAVIS COUNTY REVISION BLOCK Reviewed By Date Travis County Revision Description Approval

Sheet Index

- 1. COVER SHEET
- 2 & 3. NOTES SHEET
 - PLAT
 - SITE PLAN
 - GRADING PLAN
 - DRAINAGE AREA WATER QUALITY POND PLAN.
 - DRAINAGE DETAILS PLAN
 - DRAINAGE DETAILS PLAN
 - EROSION/SEDIMENTATION CONTROL

AND TREE PROTECTION AND LANDSCAPING PLAN

- 11. WATER & WASTEWATER PLAN
- AUSTIN WATER GENERAL INFORMATION AND
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- 17. TRAFFIC CONTROL PLAN
- 18-19 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 rereviews, as prescribed by the most current version of the City's fee ordinance.

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

TRAVIO COUNTY PIKE 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 thre hydrants 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 general 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.

SUBMITTAL DATE: July 14, 2022





0,0

SHEET NO.

The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

- Plan sheets submitted to the City of Austin MUST show the following:

✓ Direction of flow during grading operations.

✓ Location, description, and calculations for off-site flow diversion structures.

√ Areas that will not be disturbed; natural features to be preserved.

✓ Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin,

√ Location and type of E&S BMPs for each phase of disturbance.

√ Calculations for BMPs as required.

√ Location and description of temporary stabilization measures

√ Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then

temporary stabilization, then permanent, etc.)

✓ Describe sequence of construction as it pertains to ESC including the following elements:

2. Project phasing if required (LOC greater than 25 acres)

3. Sequence of grading operations and notation of temporary stabilization measures to be

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.

3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural

- For more information, see City of Austin Environmental Criteria Manual 1.4

 A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental inspections@austintexas.gov, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at

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. Maior revisions must be approved by authorized COA staf Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control

The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (1/2) inch or greater rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches or onethird (1/3) of the installed height of the control whichever is less.

Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.

9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below: A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical

• Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S.

An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are

• Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

The vegetative stabilization of areas disturbed by construction shall be as follows: **TEMPORARY VEGETATIVE STABILIZATION:**

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover crops are not permanent

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Item 604S or 609S.

A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or

dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone. B. Hydromulch shall comply with Table 1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 11/2 inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger

D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30%	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	03 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, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds pe acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S or 609S.

A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S. Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM

B. Hydromulch shall comply with Table 2, below.

C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.

D. Permanent erosion control shall be acceptable when the grass has grown at least 11/2 inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.

When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)	
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturers recommendations)

	Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturers recommendations)
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10. Developer Information:

Owner RASCHID AHSANULLAH Phone # 971561971779

Address 5524 BEE CAVE ROAD, SUITE I-4, AUSTIN, TX 78746

Owner's representative responsible for plan alterations: ADVANCED CONSULTING ENGINEERS Phone # <u>(512) 444</u>–1739

Person or firm responsible for erosion/sedimentation control maintenance: Contractor

Person or firm responsible for tree/natural area protection Maintenance: Contractor Phone #

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

Source: Rule No. R161-15.13, 1-4-2016; Rule No. R161-17.03, 3-2-2017.

ECM Section 3.6.2

The following plan note summarizes the contents of the Environmental Criteria Manual as it relates to tree protection on sites with active permits:

BEFORE CONSTRUCTION

All trees and natural areas shown on plan to be preserved shall be protected per ECM 3.6.1.

Tree protection shall be installed prior to the start of any site work, including demolition or site preparation. Refer to ECM 3.6.1.A. Fencing for tree protection shall be chain-link mesh with a minimum height of 5 feet and shall be installed around or beyond the Critical Root Zone except as allowed in ECM 3.6.1.B.4.

Unfenced sections of the Critical Root Zone shall be covered with mulch at a minimum depth of 8 inches and a maximum depth of 12 inches per ECM 3.6.1.C.

Where fencing is located 5 feet or less from the trunk of a preserved tree, trunk wrapping shall be installed per ECM 3.6.1.D. Erosion and sedimentation controls shall be installed and maintained so as not to cause impacts that exceed preservation criteria listed in ECM 3.5.3.D.

DURING CONSTRUCTION

Trees approved for removal shall be removed in a manner that does not exceed preservation criteria for the trees to remain. Refer to ECM 3.5.2 A.

Fencing may not be temporarily moved or removed during development without prior authorization. The fenced Critical Root Zone shall not be used for tool or material storage of any kind and shall be kept free of litter. Refer to ECM 3.6.1.B.3.

Pruning shall be in compliance with the current ANSI A300 standard for tree care.

AFTER CONSTRUCTION

Tree protection shall be removed at the end of the project after all construction and final grading is complete, but before final inspection. Refer to ECM 3.6.1.A.

Landscape installation within the CRZ of preserved trees, including irrigation, soil and plantings, shall not exceed preservation criteria listed in ECM 3.5.2.

Documentation of tree work performed must be provided to inspector per ECM Appendix P-6.

APPENDIX P-6 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and iensure coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010). Construction which will be completed in less than 90 days may use materials at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department. P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN. . . B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED... VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER."

NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT, NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.

DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A

A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION

BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION, ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.

WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

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). Install tree protection, initiate tree mitigation measures and conduct "Pre - Construction" tree fertilization (if applicable).

2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site

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). Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan. 4. Rough grade the site.

Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC).

6. Begin site clearing/construction activities.

7. Complete construction of drainage device including strom drain lines, water quality pond and start revegetation of the site and installation of landscaping

8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the Development PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE Services Department Indicating that construction, including the construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the RESERVED.

ON SUCH SIGNS MUST BE LOCATED. appropriate City inspector.

9. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Development Services Department indicating that the required landscaping is complete [IBC 1110. 1, ANSI 502. 7]. and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.

10. After a final inspection has been conducted by the City inspector and with approval from the City inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

Source: Rule No. R161-17.03, 3-2-2017.

GENERAL CONSTRUCTION NOTES

1. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the work of the

design engineer. 2. Contractor 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. 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. This meeting must be held prior to any construction activities within the R.O.W. or public easements. Please visit http://austintexas.gov/page/commercial-site-and-subdivision-inspections for a list of submittal

requirements, information concerning fees, and contact information. 4. For slopes or trenches greater than five feet in depth, a note must be added stating: "All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration." (OSHA standards may be

purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA, 611 East 6th Street, Austin Texas.) 5. All site work must also comply with Environmental requirements. 6. Upon completion of the proposed site improvements and prior to the following, the engineer shall certify in writing that the proposed drainage, filtration and detention facilities were

constructed in conformance with the approved plans: Release of the Certificate of Occupancy by the Development Services Department (inside the City limits): or

Installation of an electric or water meter (in the five-mile ETJ)

Person or firm responsible for tree/natural area protection maintenance

Developer Information

9715619971779 <u>Raschid Ahsanullah</u> 5524 Bee Cave Road, Suite I-4, Austin, Tx 78746 Owner Address ADVANCED CONSULTING ENGINEERS (512) 444-1739 Owner's representative responsible for plan alterations Phone # Person or firm responsible for tree/natural area protection maintenance Phone #

Phone #

SITE & BUILDING DATA:

1. TOTAL SITE AREA: 18.667 S.F., 0.43 AC

2. PROPOSED IMPERVIOUS COVER: 14,830 S.F., 79.44% (ALLOWABLE 95%)

3. PROPOSED GROSS FLOOR AREA: 8,344 S.F.

4. PROPOSED BUILDING USE: WAREHOUSE/OFFICE WAREHOUSE: 8,000 S.F. 43%, (ALLOWABLE 95%)

OFFICE: 344 S.F.

5. NO OF STORIES: ONE 6. BUILDING HEIGHT: 20'

7. ZONING: CS 8. WATERSHED: WALNUT CREEK

9. EXACT BUILDING ELEVATION = 801 Mean Sea Level (IST FLOOR) 10. FOUNDATION TYPE: SLAB ON GRADE

11. TYPE OF WAREHOUSE: LIMITED WAREHOUSING AND DISTRIBUTION

12. MINIMUM SITE AREA REQUIRED: (ALLOWABLE 5,750) 13. FLOOR-TO-AREA RATIO: 1:0.45 (ALLOWABLE 2:1)

PARKING DATA: REQUIRED: INDOOR WAREHOUSE = 1 SPACE/1,000 S.F.

BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

REQUIRED: WAREHOUSE = 8,000 S.F. = 8 SPACE REQUIRED OFFICE = 344 S.F. = 1 SPACE REQUIRED: 1 ACCESSIBLE PARKING SPACES

PROVIDED: 9 SPACES

TOTAL REQUIRED: 9 SPACES

REQUIRED: OFFICE = 1/275 S.F.

REGULAR PARKING = 7 SPACES @ 9'x18.5' VAN ACCESSIBLE HANDICAP PARKING= 2 SPACE WITH ACCESSIBLE ROUTE TO PUBLIC SIDEWALK

BICYCLE PARKING REQUIRED: 5% X 12= 1 SPACE OR 5 SPACES WHICHEVER IS GREATER BICYCLE PARKING PROVIDED: 5%X20=1 SPACES < 5, USE 5 SPACES. BICYCLE SPACES | | | | | SEE SITE PLAN

I. HANDICAP SPACE TO COMPLY WITH T.A.S. & OTHER RELATED STANDARDS. 2. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT

FIRE DEPARTMENT NOTE:

1. ESTABLISH FIRE ZONE AS SHOWN ON SITE BY PAINTING CURB RED. STENCILING THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS. ALSO SIGNS SHALL BE POSTED

AT BOTH ENDS OF A FIRE ZONE. SITE PLAN RELEASE NOTES

1). ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. 2). APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING

PERMIT APPROVAL. 3). ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10). 4). ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

5). WATER & WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. 6). ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING & DEVELOPMENT REVIEW DEPARTMENT. 7). FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OR

8), FOR CONSTRUCTION WITHIN RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. 9). A PRECONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE

10) a) SCREENING FROM VIEW OF PERSON STANDING ON PROPERTY LINE ON FAR SIDE OF ADJACENT PUBLIC STREET: SOLID WASTE COLLECTION AREAS AND MECHANICAL EQUIPMENT AND ROOFTOP EQUIPMENT, NOT INCLUDING SOLAR PANELS (\$ 2.6.2.A.; P. 52); b) INCORPORATE LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH COLLECTION/COMPACTION, ETC., INTO BUILDING/LANDSCAPE DESIGN. AND c) SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, DR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

11), APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY, COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. 12), THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1: 12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN THE MAXIMUM HURIZUNTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1: 12 AND 1: 15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1: 16 AND 1: 20. [ANSI 405. 2 - 405. 6] 13), EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE

60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. 14), - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1: 50 [ANSI 502, 5] SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1: 20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3] ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.

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. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternate method of construction in accordance with the applicable rules for temporary roads outlined in the City of Austin Fire Protection Criteria Manual.

2. Fire hydrants shall be installed with the center of the four (4) inch opening (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or public street and set back from the curb line(s) an approved distance, typically three (3) to six (6) feet. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions, and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions. 3. Timing of installations: When fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the Fire Department approves an alternate method of protection, this

4. All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and

requirement may be modified as documented in the approval of the alternate method.

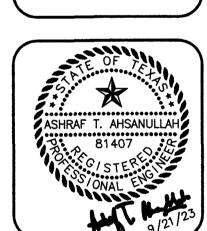
installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for HS-20 loading (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant 5. Fire lanes designated on site plans shall be registered with the City of Austin Fire Department and inspected for final approval. 6. The minimum vertical clearance required for emergency vehicle access roads or drives is 14 feet for the full width

of the roadway or driveway 7. Provide a knox key switch at all power operated gates and a knox box at all manual gates across fire access roads for fire department access. 8. All gates across fire access roads shall open the full width of the fire access road so the fire access road is not

obstructed in anyway by the gate or any of the gate components. 9. All power operated gates across fire access roads shall be equipped with gate operators listed in accordance with ul 325, gates intended for automatic operation shall be designed, constructed and installed per astm f2200. a manual means of opening the gate in the event of power loss is required.







WAREHOUSE SHEET

NOTES

SHEET NO.

GARDENIA

SP-2022-03880

Plan sheets for site developments must include the following construction notes: 1. Each driveway must be constructed in accordance with Travis County Code Section 482.302(g), and each drainage structure or system must be constructed in accordance with the City of Austin Drainage Criteria Manual,

unless other design criteria are approved by Travis County. 2. Before beginning any construction, the owner must obtain a Travis County development permit and post the development permit, the TCEQ Site Notice, and any other required permits at the job site.

the owner has submitted a traffic control plan to Travis County and obtained written approval of the traffic control plan from Travis County. and the SWP3 in these approved plans. The contractor and primary operator shall request Travis County inspection at specific milestones in the sequence of the construction of the site development corresponding to the priority inspections specified in Construction Sequencing notes in these approved plans. Development outside the limits of construction specified in the

approved permit and construction plans is prohibited. 5. Before beginning any construction, all Storm Water Pollution Prevention Plan SWP3) requirements shall be met, and the first phase of the temporary erosion control (ESC) plan installed with a SWP3 Inspection Report uploaded to mypermitnow.org. All SWP3 and ESC Plan measures and primary operator SWP3 inspections must be performed by the primary operator in accordance with the approved plans and SWP3 and ESC Plan Notes throughout the construction process.

5. Before starting construction, the owner or contractor or their designated representatives shall submit a request via the mypermitnow.org customer portal for Travis County to request and schedule a mandatory Preconstruction Conference and ESC Inspection. If further assistance is needed, the TNR Planning and Engineering Division staff or TNR Storm Water Management Program staff can be contacted by telephone at 512-854-9383. . The contractor shall keep Travis County TNR assigned inspection staff current on the status of site development and utility construction. The contractor shall notify Travis County and request priority inspections through the mypermitnow.org customer portal for Travis County in accordance with the specific milestones in the Construction Sequencing notes in these

approved plans. 8. Contour data source: Windrose Land Survey

Fill material must be managed and disposed of in accordance with all requirements specified in the approved plans, SWP3, and the Travis County Code. The contractor shall stockpile fill and construction materials only in the areas designated on the approved plans and not within the 100-year flood plain, waterway setback, Critical Environmental Feature setback, or outside the limits of construction. Disposal of solid waste materials, as defined by State law (e.g., litter, tires, decomposable wastes, etc.) is prohibited in permanent fill sites.

10. Before disposing any excess fill material off-site, the contractor or primary operator must provide the County Inspector documentation that demonstrates that all required permits for the proposed disposal site location, including Travis County, TCEQ Notice, and other applicable development permits, have been obtained. The owner or primary operator must revise the SWP3 and ESC Plan if handling or placement of excess fill on the construction site is revised from the existing SWP3. If the fill disposal location is outside Travis County or does not require a development permit, the contractor or primary operator must provide the County Inspector the site address, contact information for the property owner of the fill

11. The design engineer is responsible for the adequacy of the construction plans. In reviewing the construction plans, Travis County will rely upon the adequacy of the work of the design engineer.

12. In the event of any conflicts between the content in the SWP3 Site Notebook and the content in the construction plans approved by Travis County, the construction plans shall take precedence.

13. A minimum of two survey benchmarks shall be set, including description, location, and elevation; the benchmarks should be tied to a Travis County control benchmark when possible.

14. Any existing pavement, curbs, sidewalks, or drainage structures within County right—of—way which are damaged, removed, or silted, will be repaired by the contractor at owner or contractor's expense before approval and acceptance of the construction by Travis County.

15. Call the Texas Excavation Safety System at 8-1-1 at least 2 business days before beginning excavation activities.

16. All storm sewer pipes shall be Class III RCP, unless otherwise noted. 17. Contractor is required to obtain a utility installation permit in accordance with ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION Travis County Code Section 482.901(a)(3) before any construction of utilities within any Travis County right—of—way. 18. This project is located on Flood Insurance Rate Map 48453 CO620J.

19. Temporary stabilization must be performed in all disturbed areas that have ceased construction activities for 14 days or longer, in accordance with the standards described in the SWP3 and ESC Plan Sheet Notes. 20. Permanent site stabilization/re-vegetation must be performed immediately in

all site areas which are at final plan grade and in all site areas specified in the approved plans for phased re-vegetation, in accordance with the standards described in the SWP3 and ESC Plan Sheet Notes.

21. All trees within the right—of—way and drainage easements shall be saved or removed in accordance with the approved construction plans. Travis County tree preservation standards in Travis County Code Section 482.973, including installation and maintenance of all specified tree protection measures, must be followed during construction.

22. An Engineer's Concurrence Letter in accordance with Travis County Code Section 482.953 must be submitted via the mypermitnow.org customer portal for Travis County when construction is substantially complete. The Engineer's Concurrence Letter must be submitted before the contractor or primary operator requests a final inspection by Travis County.

23. Site improvements must be constructed in conformance with the engineer's construction plans approved by Travis County. Non—conformance with the approved plans will delay final inspection approval by the County until plan conformance is achieved or any required plan revisions are approved. 24. Final Site Stabilization. All areas disturbed by the construction must be permanently revegetated and all temporary sediment controls and accumulated sedimentation must be removed before the County will issue a Certificate of Compliance for final site stabilization as part of final inspection and project completion. A Developers Contract, as described in the SWP3 and ESC Notes Sheet may be executed with Travis County for conditional acceptance of a project for which has ESC Fiscal Security posted and for which all items are complete.

APPROVED

Date <u>12/12/2023</u>

ELECTRIC DISTRIBUTION NOTE:

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

 THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE 3. Construction may not take place within Travis County right—of—way until after SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION 4. The contractor and primary operator shall follow the sequence of construction CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

 THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 BY AE AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/

ELECTRIC TRANSMISSION NOTES:

DEVELOPER'S EXPENSE.

NO TREES SHALL BE PLANTED IN A TRANSMISSION EASEMENT. OUTSIDE OF THE EASEMENT, ANY TREES PLANTED WITHIN 50 FEET OF AN EXISTING OR PROPOSED TRANSMISSION FACILITY (STRUCTURE, GUY, CONDUCTOR, ETC.), MUST BE A UTILITY-COMPATIBLE TREE. A LIST OF UTILITY-COMPATIBLE TREES CAN BE FOUND IN APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS ALWAYS TO BE MAINTAINED WITHIN THE EASEMENT.

DO NOT DIG OR GRADE WITHIN 25 FEET OF THE TRANSMISSION STRUCTURES, INCLUDING DOWN GUY ANCHORS. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING.

A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20'CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.

AUSTIN ENERGY REQUIRES THAT ANY TOWER CRANE OR OTHER TEMPORARY STRUCTURE OR EQUIPMENT IN THE VICINITY OF A TRANSMISSION FACILITY BE LOCATED IN SUCH A WAY AS TO ELIMINATE THE POSSIBILITY OF FALLING WITHIN 20 FEET OF THE TRANSMISSION FACILITY IF THE CRANE OR OTHER TEMPORARY STRUCTURE WERE TO FAIL. IF MAINTAINING THIS DISTANCE IS NOT POSSIBLE, AE MAY BE ABLE TO GRANT AN EXCEPTION, BUT WOULD REQUIRE A LICENSE AGREEMENT WITH A SUBSTANTIAL LIABILITY INSURANCE POLICY REQUIREMENT.

BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS

PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION

FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE NOT PERMITTED WITHIN 20 FEET OF THE TRANSMISSION WIRE AND/OR STRUCTURES AND MUST BE LOCATED OUTSIDE THE EASEMENT.

24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.

FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.

FACILITIES AND/OR EASEMENT SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF WILL INSTALL A LOCK ON THE GATE FOR ACCESS.

PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.

PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. ALL CURBING WITHIN THE ELECTRIC TRANSMISSION EASEMENT MUST BE LAYDOWN CURBING.

ROADS/DRIVEWAYS/PAVEMENT/PARKING, BRIDGES, SUBSURFACE INFRASTRUCTURE, WALLS, ETC. INSTALLED WITHIN THE EASEMENT MUST BE DESIGNED TO SUPPORT A 46,000 LB TANDEM AXLE (5 FOOT SPACING).

AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FACILITIES PLACED IN THE EASEMENT OR TO FACILITIES PLACED OUTSIDE THE EASEMENT (SUCH AS WALLS) THAT ARE DAMAGED A RESULT OF AE EQUIPMENT TRAVERSING THE EASEMENT.

FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.

SPRINKLERS ARE PROHIBITED WITHIN 25 FEET OF TRANSMISSION POLES AND

OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN THE **ELECTRIC TRANSMISSION EASEMENT:**

ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES. ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE AUSTIN ENERGY MINIMUM CLEARANCES (AE DCM 1.14.3.1 PERMANENT CLEARANCE REQUIREMENTS) IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS. SEPTIC SYSTEMS AND DRAIN FIELD SYSTEMS ARE NOT ALLOWED IN ELECTRIC TRANSMISSION AND SUBSTATION EASEMENTS.

1.6.3 Maintenance and Construction Requirements

Maintenance Responsibilities. Proper maintenance is as important as engineering design and construction in order to ensure that water quality controls, referred to herein as stormwater control measures (SCMs), will function effectively. Section 25-8-231 of the Land Development Code requires maintenance be performed on SCMs when necessary as defined by this section.

Stormwater control measures required for commercial and multi-family development shall be maintained by the property owner. Stormwater control measures for single family or duplex residential development shall be maintained by the City of Austin once the facilities have been accepted by the City, unless otherwise determined during the review process. For the City to accept an SCM, the facility must:

- L. be constructed per the approved development plan;
- meet all applicable requirements of Section 1.6.3 and the Drainage Criteria Manual, Section 1.2.4 E.;
- 3. complete a one-year warranty period, including the completion of all maintenance and rehabilitation activities identified by the Watershed Protection Department; and
- obtain final warranty release approval from the Watershed Protection Department.

The City will also maintain SCMs designed to service primarily publicly owned roads and facilities. These SCMs must be designed and built according to the appropriate city standards.

B. Maintenance Requirements—Design and Construction.

The design of drainage facilities (including but not limited to headwalls, open channels, storm sewers, area inlets, and detention, retention and stormwater control measures and their appurtenances) shall comply with the requirements of Section 1.2.4.E of the Drainage Criteria Manual. In addition, SCMs shall comply with the following construction requirements:

- 1. Sediment removed during construction of a detention, retention, or water quality facilities may be disposed of on-site if properly stabilized according to the practices outlined in the erosion and sedimentation control criteria found in Section 1.4.0 of this manual. After the City of Austin has accepted a stormwater facility disposal of sediment must be at an approved landfill.
- During construction of SCMs, temporary erosion and sedimentation controls shall be maintained.
- If runoff is to enter the sand filtration chamber of a water quality control facility prior to completion of site construction and revegetation, inspection and maintenance of all temporary erosion/sedimentation controls are required, as described in the Environmental Criteria Manual Section 1.4.4, to prevent heavy sediment loads caused by home construction from clogging the filtration
- In all cases, trees shall be preserved according to the requirements of Section 3 of the Environmental Criteria Manual. The access drive and staging area shall be designed to preserve trees 8" (inches) in diameter and greater to the maximum extent possible. Trees 8" in diameter and larger shall be surveyed and shown for the proposed access easement at the time of construction plan permitting.
- For filtration systems the design media depth must be verified, accounting for consolidation. If insufficient depth is present, additional media must be added and pre-soaked until the design depth is achieved. Pre-soaking - apply 5-10 gallons of water per square foot of media area within one hour.
- Retaining Walls Retaining walls within SCMs require water-tightness. Water-tightness in retaining walls is essential to the function of the structure. Waterstops shall be provided during construction of expansion joints in retaining walls per Standard Specification 414S, **Concrete Retaining Walls.**
- Grouted Rock Walls Grouted rock walls are acceptable only if the design includes an impermeable barrier such as an approved geomembrane liner or reinforced concrete retaining wall. Free standing dry stacked rock walls are not acceptable in any SCM.
- 8. As-Built Surveys As-built surveys of all flood detention basins and water quality SCMs shall be submitted to the City upon completion of final grade. Surveys shall be conducted by a licensed surveyor or the engineer of record and include representative survey points with elevations taken at top of wall, bottom of wall, center of basin, inlets, outfalls, overflow structures, and side slopes. Additional survey points may be requested at the discretion of the City Inspector to ensure basin integrity. Water quality basins with a drainage area of less than two (2) acres as well as vegetated filter strips do not require submittal of as-built surveys unless deemed necessary by the City

Major Maintenance Requirements.

- a) Accumulated paper, trash and debris shall be removed every six (6) months or as necessary to maintain proper operation.
- b) Structural integrity shall be maintained at all times. Basins and all appurtenances shall be inspected annually, or more frequently if specified, and repairs shall be made if necessary. When maintenance or repairs are performed, the SCM shall be restored to the original lines and grades.
- c) Corrective maintenance shall occur:
 - i. Any time drawdown of the Water Quality Volume does not occur within ninety-six (96) hours (i.e., no standing water is allowed), unless a greater maximum drawdown time is specified in the plans.
 - ii. For detention ponds only, any time drawdown does not occur within twenty-four (24) hours.
- d) The inlet and outlet of SCMs shall be maintained unimpeded in order to convey flow at all times. Observed blockages to the inlet and outlet, due to vegetation, sediment, debris, or any other cause, shall be removed.
- e) No unvegetated area shall exceed ten (10) square feet. This performance requirement applies to the entire pond including the pond applicable. Request a County Pre-Pour Inspection of the driveway through the bottom, side slopes, and areas adjacent to the pond, and is intended to limit erosion.
- f) Integrated pest management shall be performed and shall adhere to Section 1.6.2.F, Integrated Pest Management Guidelines.
- g) The minimum vegetation height shall be four (4) inches in the SCM and all appurtenances, including the toe of the berm or wall outside the SCM, where applicable.
- h) Sediment build-up shall be removed:
 - ij. When the accumulation exceeds six (6) inches in splitter boxes, wet wells and basins.
 - ii. When sediment traps are full.
 - iii. When sediment, of any amount, causes standing water conditions or reduces basin storage by more than 10%.
- i) When sediment is removed, the following requirements apply:
 - i. Irrigation shall be provided, as needed, until vegetation is established (well rooted). See Section 1.6.3.D. **Irrigation Guidelines.**
 - ii. The design depth of the filtration media shall be verified. See Section 1.6.3.B.5.
 - iii. Tilling of the filtration medium is not allowed.
- j) For subsurface ponds maintenance plan requirements, refer to ECM Section 1.6.2(E).
- 2. Sedimentation and Filtration SCMs (Section 1.6.5).
 - a. Vegetation within the SCM shall not exceed eighteen (18) inches in height at any time, except as called for in the design.
 - b. Vegetation that is mowed or cut shall be removed from the SCM.

D. Irrigation Guidelines.

Irrigation is necessary to establish plants during the first 12-months after installation. Thereafter irrigation needs should be minimal and an irrigation system whether permanent or temporary may not be necessary depending on the weather, type of plants, and extent of plant

Supplemental watering after the first 12-months may be required during periods of extended drought if plant replacement occurred after the first year, for more mesic-type plants, and for trees. Trees typically require two to three years of supplemental water. The necessity for continued irrigation after the first year should be made by a landscape professional.

If an irrigation system is proposed, the design shall address both the SCM and plant health needs. In particular, overwatering is unacceptable as it will negatively impact the hydraulic performance and pollutant removal capabilities of SCM.

Treated wastewater effluent (also referred to as reclaimed water) contains nutrients at concentrations higher than stormwater runoff. Because these elevated nutrient concentrations would impair the nutrient removal function of SCM, no temporary or permanent irrigation of SCM may occur with reclaimed water or treated wastewater effluent.

The following minimum criteria will apply for permanent irrigation systems:

1. Soil water moisture sensors shall be installed and connected to the controller at appropriate depths and locations in the biofiltration basin. 2. No irrigation during periods when rainfall is occurring.

3. Irrigation shall not commence until the soil moisture content of the filtration media is ≤ 25% of the Available Water Capacity (AWC). For plants native or adapted to arid and semi-arid conditions, irrigation shall not commence until the soil moisture content is ≤ Wilting Point (WP)

4. Irrigation shall cease once the soil moisture content is ≤ 75% AWC; 50% for plants native or adapted to arid and semi-arid conditions. Source: Rule No. R161-14.26, 12-30-2014; Rule No. R161-15.12, 1-4-2016; Rule No. R161-16.19, 11-14-16; Rule No. R161-21.03, 3-9-2021.

482.1004 [Exhibit 482.301G Sequence of Construction and Priority Inspections -Site Development

Exhibit 482.301E. SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS - SITE DEVELOPMENT

The <u>owner</u> and <u>primary operator</u> must follow this basic sequence of construction for each site development, inclusive of all non-residential site development projects. Within the following sequence of construction are listed Priority Inspections that the owner and primary operator must request from a representative of Travis County's Storm Water Management Program inspectionteam. Each Priority Inspection must be requested on—line through the mypermitnow.org customer portal for Travis County. The Priority Inspections in this exhibit are consistent with the priority inspections found in the customer portal for the project. For assurance purposes, a second request

to Travis County is strongly encouraged by additionally sending an e-mail to envinspect@traviscountytx.gov.

The sequence for items 1-4 and items 9-12 must not be altered, but the sequence for items 5-8 may be modified with the written approval of the County. 1. ESC Installation. Install all temporary <u>erosion and sediment controls</u> (ESC) and tree protection measures in accordance with the approved ESC Plan sheets and the SWP3 if

a. Have a qualified inspector (as specified in Section 482.934(c)(3) of the Travis County Code) inspect the temporary erosion and sediment controls and prepare a certified <u>SWP3</u> Inspection Report regarding whether the

temporary erosion and sediment controls were installed in conformance with the approved

b. Upload the qualified inspector's certified SWP3 Inspection Report to the mypermitnow.org customer portal for Travis County; and c. Request a mandatory pre-construction meeting with Travis County through the mypermitnow.org customer portal for Travis County giving at least 3 business days

2. Pre-construction Meeting and ESC Inspection. Hold a mandatory pre-construction meeting that addresses the items in Exhibit 482.950 and the ESC Pre-construction Inspection by the County and obtain County's approval to start construction. (PRIORITY INSPECTION) 3. Inspect for Compliance with SWP3 and ESC Plan. Maintain and inspect the SWP3 controls 1. The following maintenance activities shall be performed on all SCMs, in addition to the requirements listed for the individual SCM types, and prepare and upload a weekly certified SWP3 Inspection Report that includes the contents listed in Exhibit 482.951 to the mypermitnow.org customer portal for Travis County. 4. Construct Sediment Basin(s). Construct any storm water pond(s) first, whenever applicable, to be functional as construction sediment basin(s) before grading and excavating the entire site, as follows:

a. Clear, grub, and excavate only the site areas and cut and fill quantities necessary to construct the pond(s) in accordance with these approved plans and the minimum standards described in the SWP3 and ESC Plan Sheet Notes for the temporary sediment basin embankments, walls, inflows, outfalls, drainage conveyance measures, sediment controls, and stabilization

b. Request County inspection and obtain County's written approval of the temporary sediment basin(s) before proceeding further in the sequence of construction. (PRIORITY INSPECTION) 5. Construct Site Improvements. Begin the primary site <u>clearing</u>, excavation, and <u>construction</u> activities and continue the SWP3 and ESC Plan implementation and maintenance per the approved plans.

6. Construct <u>Driveway</u> Approach and Right-of-way Improvements. Install driveway approach and drainage and road improvements in the County right-of-way per approved plans, when mypermitnow.org customer portal for Travis County giving at least 3 business days notification. (PRIORITY INSPECTION).

7. Perform temporary stabilization in all disturbed areas that have ceased construction activities for 14 days or longer. 8. Perform permanent site stabilization/re-vegetation immediately in all site areas at final

plan <u>grade</u> and in all site areas specified for phased re-vegetation. 9. Complete Permanent Water Quality Controls. Begin completion of permanent water quality control(s) and install the underdrain per approved plans, when applicable.

a. Remove construction sediment, re-establish the basin subgrade, and install underdrain

b. Request County inspection and obtain County's written approval of the underdrain piping installation and associated construction materials (aggregate, filter media, etc.) before covering the underdrain and proceeding with construction of the control. (PRIORITY INSPECTION).

10. Complete construction site improvements and final stabilization per the approved plans. 11. Provide Engineer's Concurrence Letter through the mypermitnow.org customer portal for Travis County when construction is substantially complete and request a final inspection by Travis County. (PRIORITY INSPECTION)

12. Obtain a Certificate of Compliance when all final inspection punch list items, including final site stabilization and removal of temporary sediment controls. If necessary, provide a <u>Developers</u> Contract to the County to request conditional acceptance for use or occupancy of the site with all items completed except re-vegetation growth coverage. Request a re—inspection when re-vegetation coverage is complete. (PRIORITY INSPECTION)

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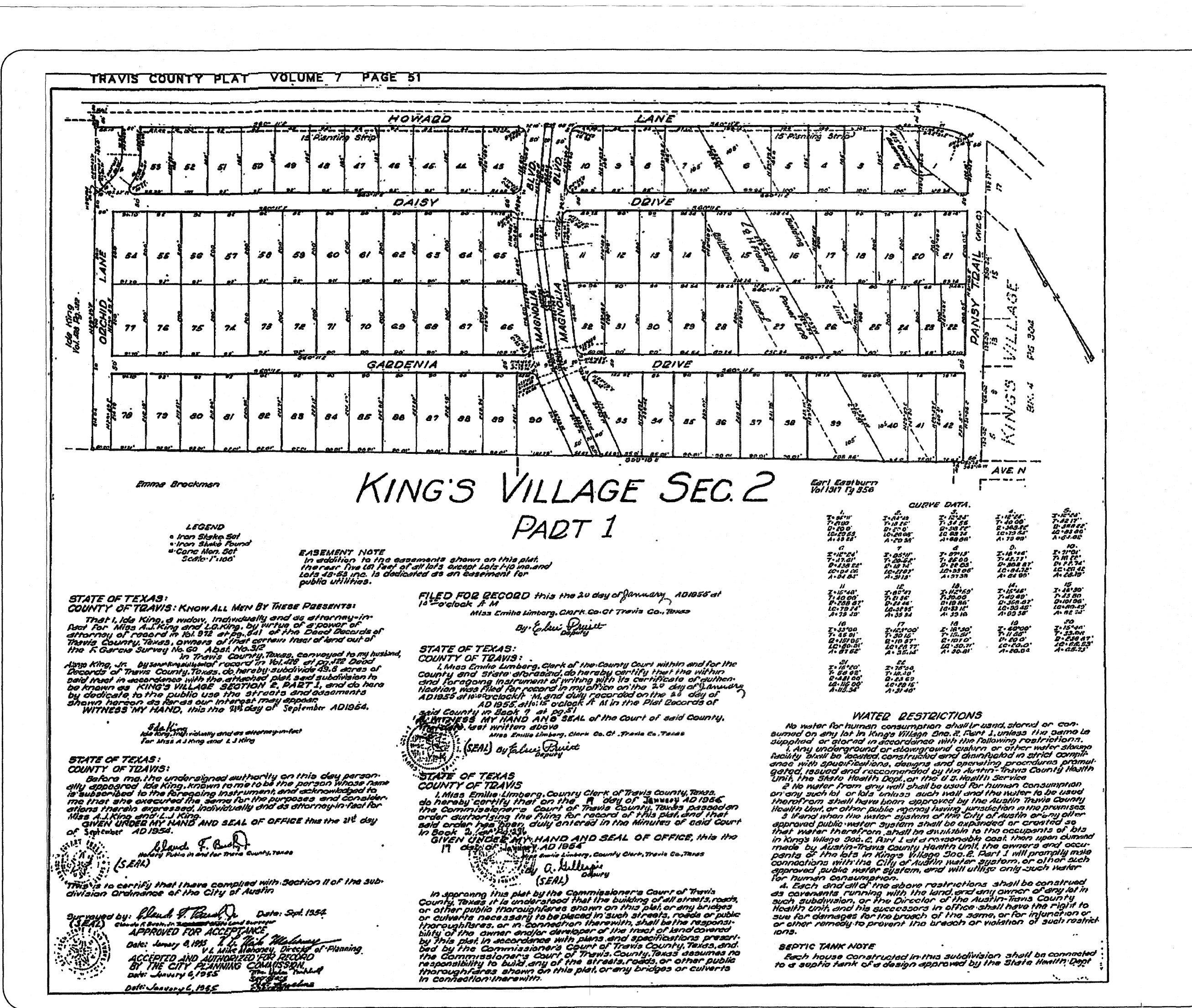


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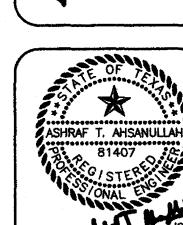
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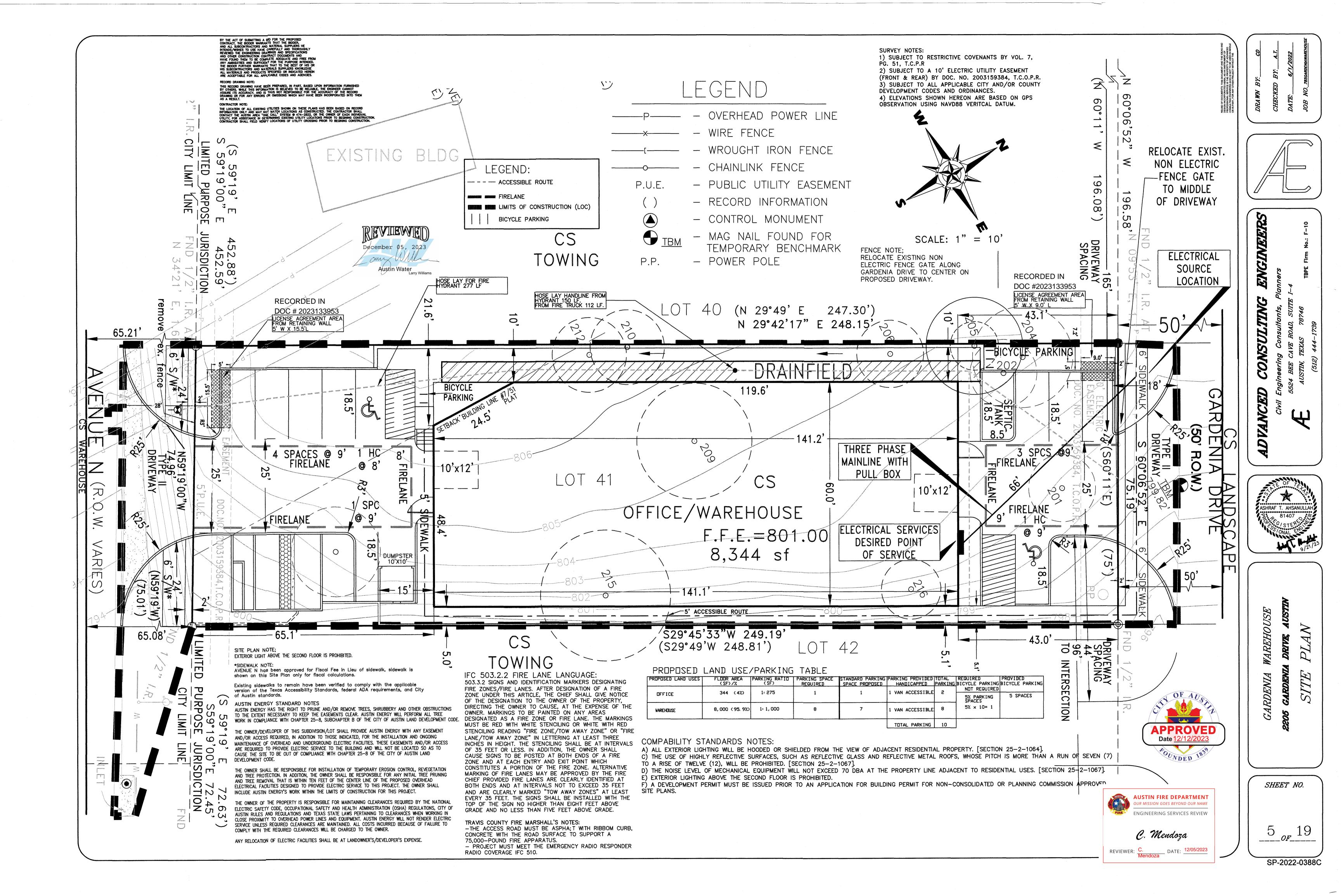


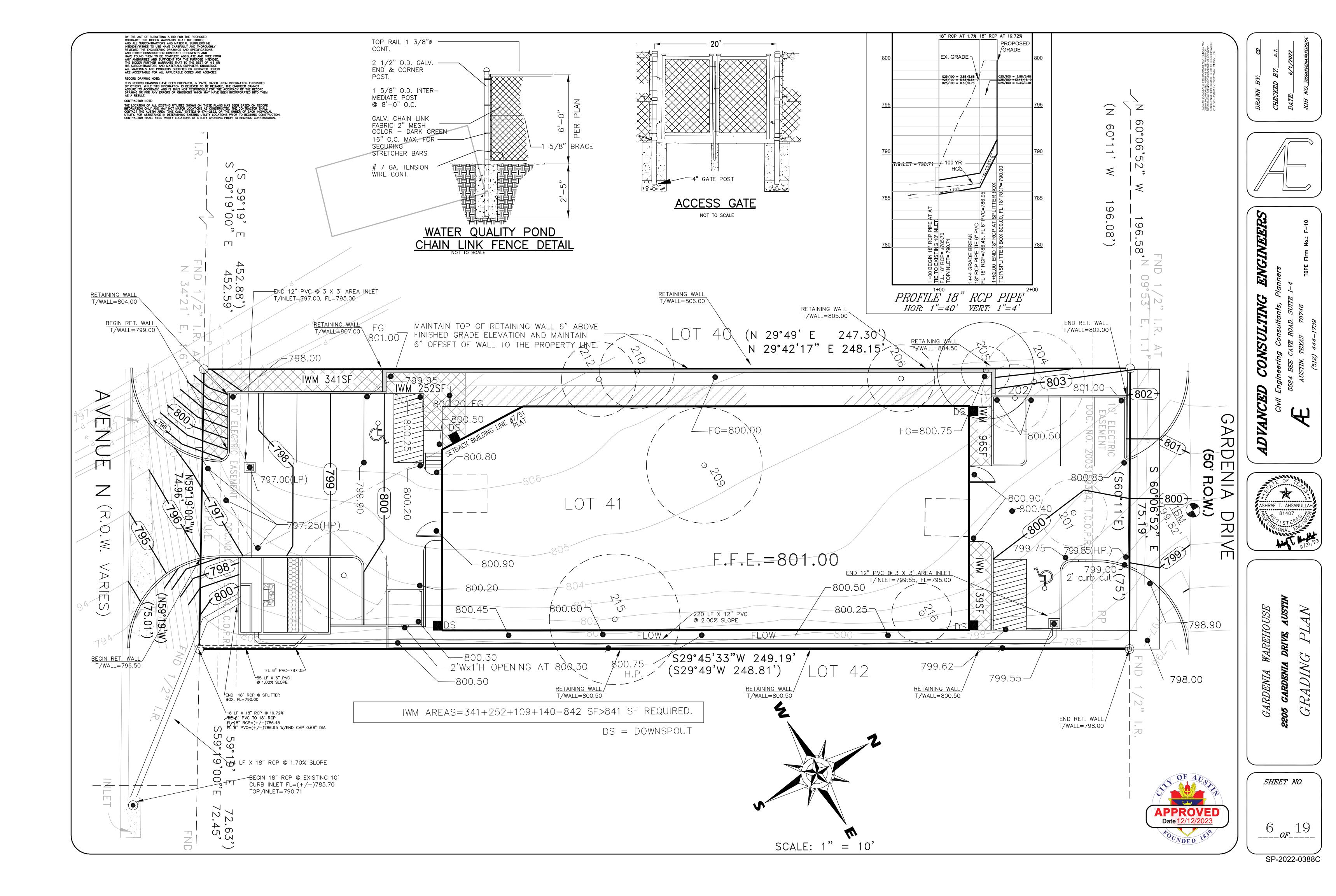


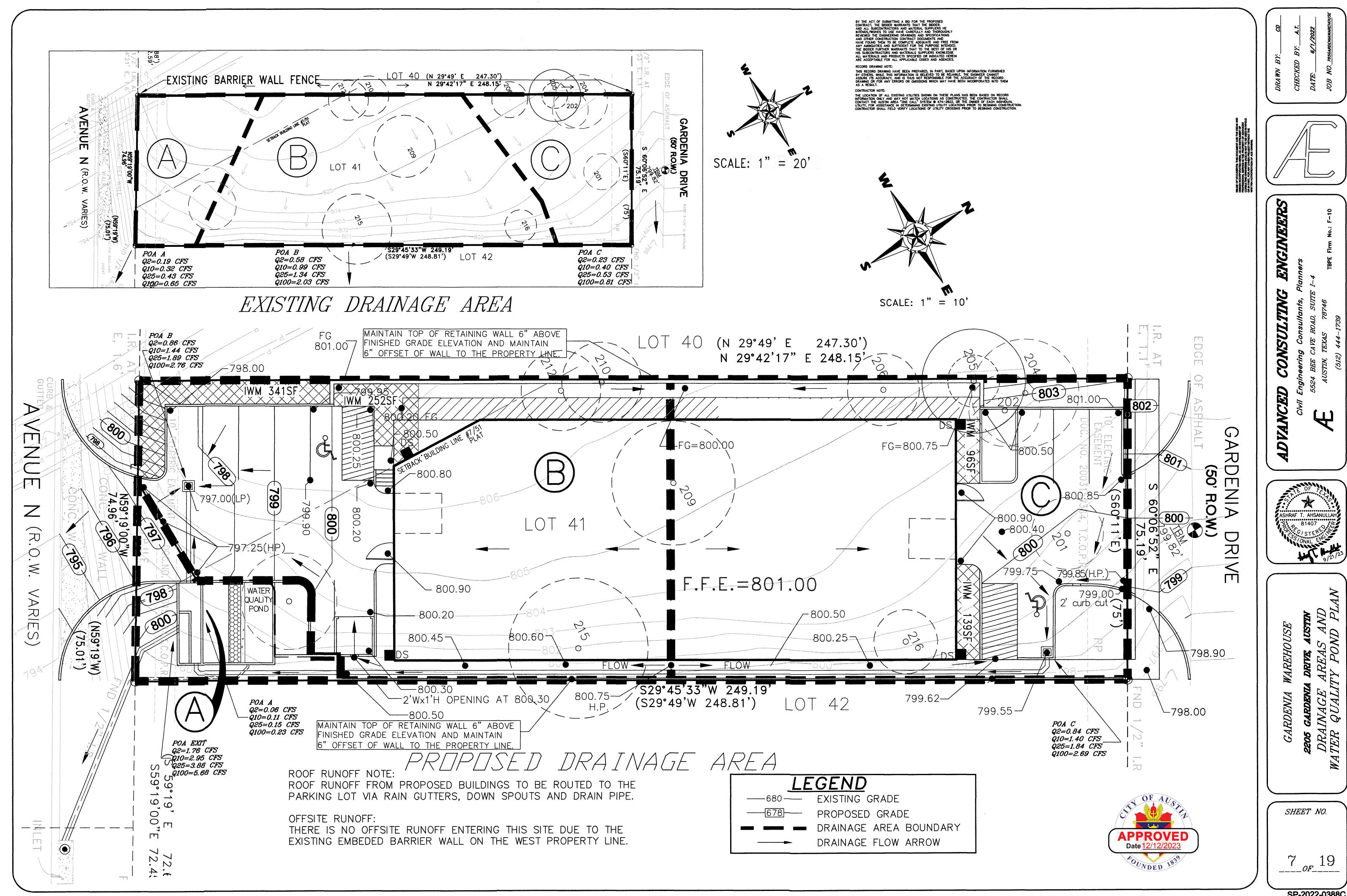
Date 12/12/2023 POUNDED.

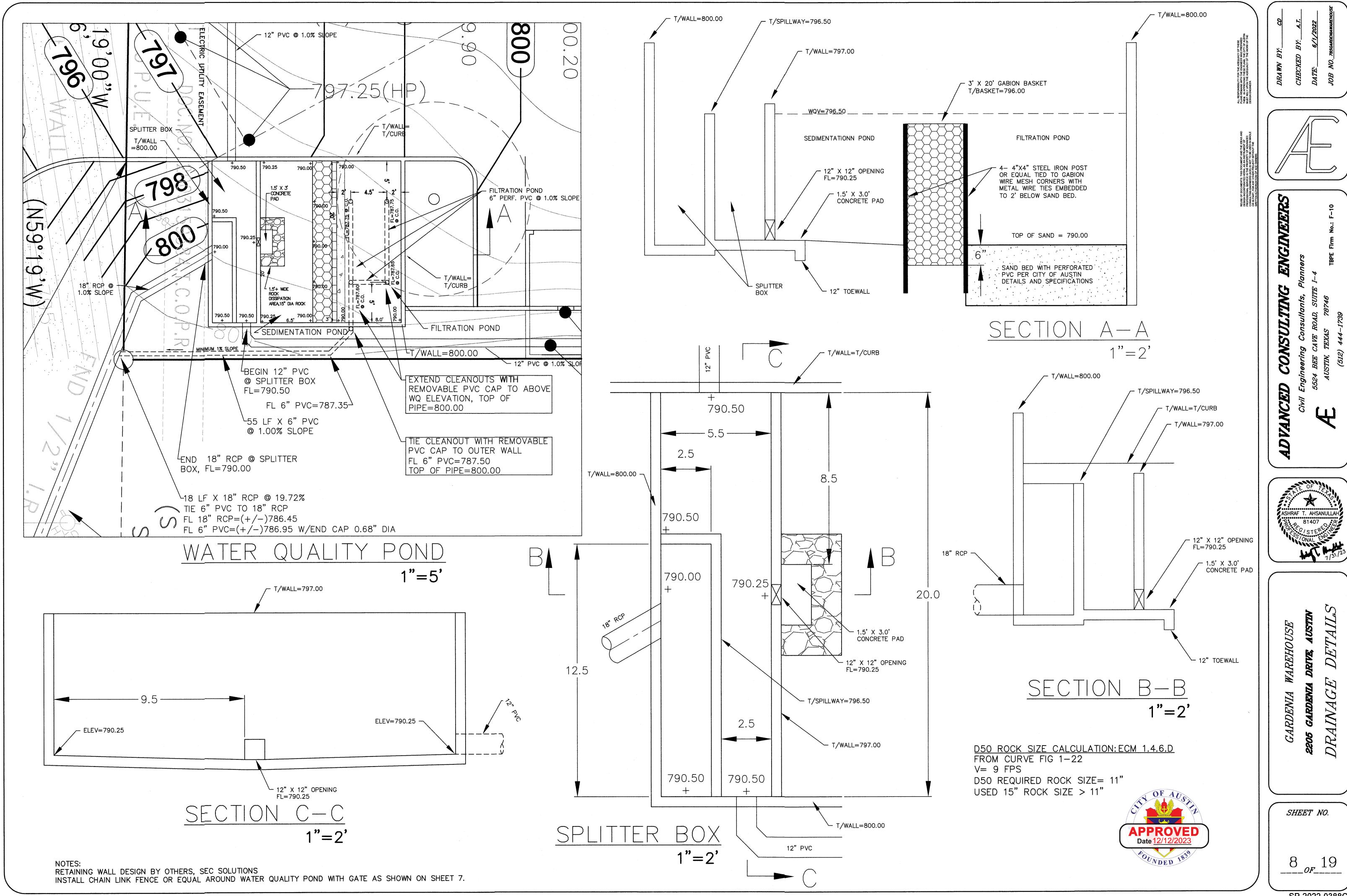
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DRAINAGE AREA DATA

Drainage Area to Control

Impervious Area Cover (R^2)

17,563 14,889

84.77% Impervious Cover

Required Minimum Depth of Capture

1,148 in.

(Top of Wall = 800)

WATER QUALITY CONTROL CALCULATIONS

The Water Quality Control is to be a PARTIAL Sedimentation/Filltration Pond Site Area Draining to Pond 0.40 ac Total Area Draining to Pond 0.40 ac

(includes Areas B & C) Design Flow Rate 5.52 cfs Q25 3.78 cfs

Required Provided Water Quality Volume (WQV=CD*DA*3630) 1,680 1,880 ft 6.00 ft Maximum Ponding Depth (H) 120 ft Sedimentation Pond Area N/A 336 840 ft Sedimentation Pond Volume />=20% WQV/ 160 ft Filtration Pond Area /WQV/4+1.33*H]] 1,040 ft Filtration Pond Volume

796.50 ft Water Quality Elevation 6.00 ft Water Quality Depth Elevation of Splitter/Overflow Weir />WQ elev/ 796.50 ftmsl 796.00 ft Height of Gabion Wall /WQ elev - 0.5')

15.00 ft Length of Splitter Weir 3.00 Weir Coefficient 0.25 ft Required Head to Pass Q100 max. 1.0 ft 0.25 ft Pond Freeboard Provided min. 0.25 ft

STAGE STORAGE TABLE

Company of the last of the las	white the same of	Name and Address of the Owner, where the Owner, which the	and the second in the second second second		The second livery was a second livery with the second livery was a secon
STAGE	SEDIME	NTAION	FILTRA	TION	TOTAL
	Surface	Volume	Surface	Volume	Volume
	Area		Area		
(elev)	(ft ²)	(ft ³)	(ft ²)	(ft ³)	(ft ³)
790.00	0	0	160	0	0
791.00	130	65	160	160	225
792.00	130	195	160	320	515
793.00	130	325	160	480	805
794.00	130	455	160	640	1095
795.00	130	585	160	800	1385
796.00	130	745	160	960	1705
796.50	130	840	160	1040	1880

Size splitter openings to pass Q25 (Q=CAH^.5) Orifice Coefficient = C

3.78 1.00 ft² 1 - 1.0' × 1.0' opening = A $H = (2*g*h)^0.5$ 0.62 solve for h

48 Hour Draw Down Time Calculations (Orifice Falling Head Equation) WQ Elevation (WQE) 796.00 msi Filtration Pond Bottom Elevation (FPBE) 790.00 msl WQ Pipe Outfall Elevation (WQPOE) 787.50 msl 290.00 A = WQ Pond Area h1=WQE-WQPOE 9.00 0.00 h2=FPBE-WQPOE 172,800 s t = Drawdown time = 48 hours minimum a 0.0021 ft a=Area of Orifice in WQ Pipe Outfall D= 0.05 ft Max Diameter of Orifice in PVC pipe cap for t = 48 D= 0.62 Diameter used for Orifice in PVC Pipe cap D = 0.68 in t= 143,361 s t= 39.8 hrs Drawdown time with Diameter Used =

DRAINAGE AREAS CALCULATIONS

STORM FREQUENCY 9.575 0.7517 46.99 60.75 8.361 0.7185 64.56 7.382 0.6814 76.9 6.726 0.6554

	DRAINAG	E AREAS									
					Acres						
AREA		EXISTING	A					COEFFICIEN	T OF RUN	OFF 'C'	
Event	2-yr	10-yr	25-yr	100-yr	0.08			2	10	25	
Acres	0.08	0.08	0.08	0.08	Area						
C	0.37	0.42	0.46	0.53	0.08	100%	Pasture(>7%)	0.37	0.42	0.46	
Tc	5.0	5.0	5.0	5.0	0.00	0%	Grass (>7%) good	0.34	0.4	0.44	
I	6.27	9.43	11.62	15.32	0.00	0%	Concrete	0.75	0.83	0.88	
Q	0.19	0.32	0.43	0.65	0.00	0%	Asphalt	0.73	0.81	0.86	
						100%					
AREA	I	EXISTING	В								
Event	2-yr	10-yr	25-yr	100-yr	0.25			2	10	25	
Acres	0.25	0.25	0.25	0.25	Area						
C	0.37	0.42	0.46	0.53	0.25	100%	Pasture(>7%)	0.37	0.42	0.46	
Tc	5.0	5.0	5.0	5.0	0.00	0%	Grass (>7%) good	0.34	0.4	0.44	
I	6.27	9 43	11.62	15.32	0.00	0%	Concrete	0.75	0.83	0.88	

Event	2-yr	10-yr	25-yr	100-yr	0.25			2	10	25	100
Acres	0.25	0.25	0.25	0.25	Area						
C	0.37	0.42	0.46	0.53	0.25	100%	Pasture(>7%)	0.37	0.42	0.46	0.53
Tc	5.0	5.0	5.0	5.0	0.00	0%	Grass (>7%) good	0.34	0.4	0.44	0.51
I	6.27	9.43	11.62	15.32	0.00	0%	Concrete	0.75	0.83	0.88	0.97
Q	0.58	0.99	1.34	2.03	0.00	0%	Asphalt	0.73	0.81	0.86	0.95
						100%					
AREA	I	EXISTING	C								
Event	2-yr	10-yr	25-yr	100-yr	0.10			2	10	25	100
Acres	0.10	0.10	0.10	0.10	Area						
C	0.37	0.42	0.46	0.53	0.10	100%	Pasture(>7%)	0.37	0.42	0.46	0.53
Tc	5.0	5.0	5.0	5.0	0.00	0%	Grass (>7%) good	0.34	0.4	0.44	0.51
I	6.27	9.43	11.62	15.32	0.00	0%	Concrete	0.75	0.83	0.88	0.97
Q	0.23	0.40	0.53	0.81	0.00	0%	Asphalt	0.73	0.81	0.86	0.95
						100%					
AREA	P	ROPOSED	A								
Event	2-yr	10-yr	25-yr	100-yr	0.03			2	10	25	100
Acres	0.03	0.03	0.03	0.03	Area						
C	0.34	0.40	0.44	0.51	0.00	0%	Pasture(>7%)	0.37	0.42	0.46	0.53
Tc	5.0	5.0	5.0	5.0	0.03	100%	Grass (>7%) good	0.34	0.4	0.44	0.51
I	6.27	9.43	11.62	15.32	0.00	0%	Concrete	0.75	0.83	0.88	0.97
Q	0.06	0.11	0.15	0.23	0.00	0%	Asphalt	0.73	0.81	0.86	0.95
						100%					
AREA	P	ROPOSED	В								
Event	2-yr	10-yr	25-yr	100-yr	0.20			2	10	25	100
Acres	0.20	0.20	0.20	0.20	Area						
C	0.69	0.77	0.81	0.90	0.00	0%	Pasture(>7%)	0.37	0.42	0.46	0.53

0.34 0.03 0.4 **15%** Grass (>7%) good 0.44 5.0 5.0 5.0 0.75 0.17 15.32 85% Concrete 0.83 0.88 9.43 11.62 0.00 2.76 0% 0.73 0.81 0.86 1.44 1.89 Asphalt 100% **AREA PROPOSED Event** 10-yr 0.20 Area 0.20 0.20 0.20 0.00 0.74 0.88 **0%** Pasture(>7%) 0.42 0.04 Grass (>7%) good 0.34 0.4 5.0 5.0 0.44

0.00

Tc = 5 min for existing and proposed conditions. C values taken from 'Coefficient of Runoff' chart listed above. I= intensity

 $I = a/(t+b)^{c}$ I- 2 YR= 6.27 $=46.99/(5+9.575)^0.7517=$ 9.43 I- 10 YR= $= 60.75/(5+8.361)^{0.7185} =$ I- 25 YR= $= 64.56/(5+7.382)^{0.6814} =$ 11.62 15.32 I- 100 YR= $= 76.9/(5+6.726)^0.6554 =$

9.43

11.62

1.84

15.32

2.69

80%

100%

Concrete

0% Asphalt

		HYDROLOGIC SUMMARY TABLE								
	PRE DEVE	LOPED CO	NDITIONS			POST DEVELOPED CONDITIONS				
	AREA	AREA	AREA	POA'S		AREA	AREA	AREA	POA'S	
Area Name	A	В	С	A+B+C	Area Name	A	В	С	A+B+C	
Drainage Area (AC)	0.08	0.25	0.1	0.43	Drainage Area (AC)	0.08	0.25	0.1	0.43	
2 year storm event	0.19 cfs	0.58 cfs	0.23 cfs	1.00 cfs	2 year storm event	0.06 cfs	0.86 cfs	0.84 cfs	1.76 cfs	
10 year storm event	0.32 cfs	0.99 cfs	0.40 cfs	1.71 cfs	10 year storm event	0.11 cfs	1.44 cfs	1.40 cfs	2.95 cfs	
25 year storm event	0.43 cfs	1.34 cfs	0.53 cfs	2.30 cfs	25 year storm event	0.15 cfs	1.89 cfs	1.84 cfs	3.88 cfs	
100 year storm event	0.65 cfs	2.03 cfs	0.81 cfs	3.49 cfs	100 year storm event	0.23 cfs	2.76 cfs	2.69 cfs	5.68 cfs	

18" RCP PIPE CAPACITY

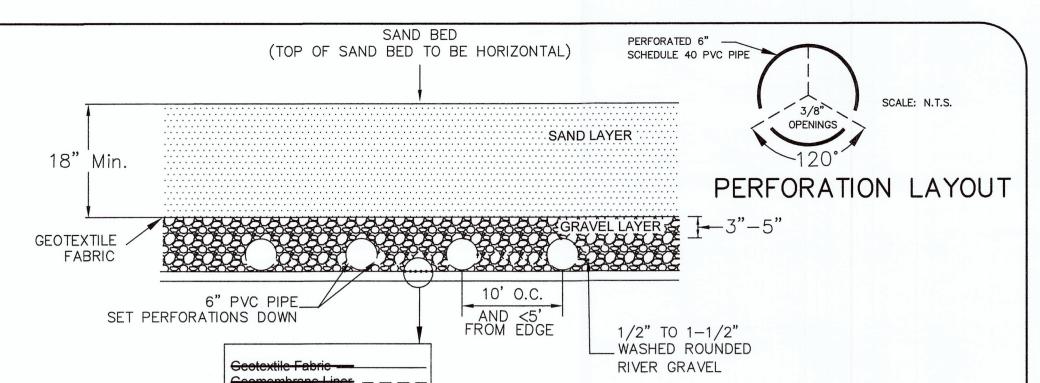
d = 18 inch

n = 0.012

A = 1.77 sq ft

 $Q = 1.486*(S^1/2)(Rh^2/3)*A/n$ Q = 14.79 cfs > 5.68 cfs





SAND BED PROFILE (WITH GRAVEL FILTER)

100

0.53

0.51

0.97

0.95

0.51

0.97

0.95

0.53

0.51

0.97

0.95

0.88

0.86

0.75

0.73

0.83

0.81

The top layer shall be twelve (12) to eighteen (18) inches of 0.02-0.04 inch diameter sand which corresponds with ASTM C-33 concrete sand. Laterals shall be placed in trenches with a covering of one-half (0.5) to two (2) inch gravel and geotextile fabric. The basin shall be underlain by a layer of drainage matting. The geotextile fabric specifications are listed above. The drainage matting specifications are listed below.

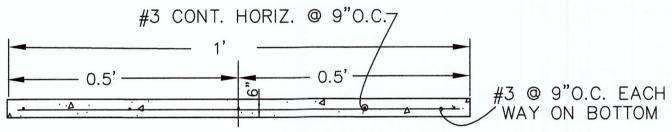
DRAINAGE MATTING			
Property	Test Method	Unit	Specification
Material Unit Weight Flow Rate (Fabric)	Non-woven geotextile	fabric Oz/Sq.Yd. GPM/Sqft	20 180 (min.)
Permeability	ASTM D-2434	Cm/Sec	0. 124
Grab Strength (Fabric)	ASTM D-1682	Lb.	Dry Lg. 90 Dry Wd: 70 Wet Lg. 95 Wet Wd: 70
Puncture Strength (Fabric)	COE CW-1117	Psi	42 (min.)
Mullen Burst Strength	ASTM D-1117	Psi	140 (min.)
Equiv. Opening Size	US Standard Sieve	No.	100 (70-120)
Flow Rate	Drexel Univ. Test	GPM/Sqft	14
/ -1: 1:			

(drainage core)

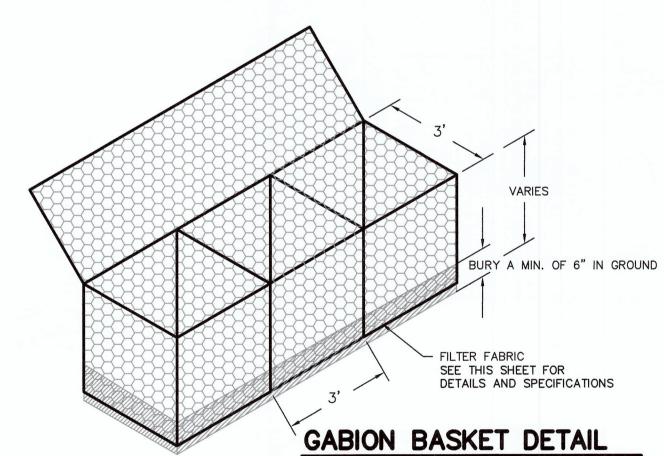
- Internal diameters of lateral branch pipes should be (6) inches or greater and perforations should be three-eights (3/8) inch. All piping is to be schedule 40 polyvinyl chloride (PVC) or greater strength.

- The maximum spacing for the laterals should be ten (10) feet between laterals and five (5) feet from a wall or side. Lesser spacing is acceptable. The maximum spacing between rows of perforations should not exceed six (6) inches. - Minimum grade of piping should be 1% slope.

- Cleanouts are required within fifty (50) feet of every portion of lateral and collector drain lines and and at every bend.



WIDE CONCRETE SPLASH PAD SCALE: N.T.S.



1. STONE

Stone fill material shall consist of hard, durable, clean stone of the size indicated, 5 to 8 inches in size or as approved by the Engineer and resistant to the action of air and water and suitable in all respects for the purpose intended.

2. WIRE CONTAINERS

Wire mesh shall consist of plastic coated (P.V.C.) galvanized wire 0.120 inch in diameter minimum and shall equal or exceed Federal Specification QQ-W-461q, Class 3 unless otherwise indicated. Opening of the mesh shall not exceed approximately 4 inches in the longest dimension. The wire mesh is to be fabricated in such manner as to be nonraveling. Tie and connecting wire shall be of the same type and size as the baskets and shall be supplied in sufficient quantity for securely fastening all edges of the gabion and diaphgrams.

3. FILTER FABRIC Filter fabric shall be non-biodegradable ultraviolet stabilized, inert to most soil chemicals, unaffected by moisture which allows water to pass through while retaining soil particles and shall conform to Item No. 620, "Filter Fabric".

4. GABION WALL Gabion wall shall be constructed in accordance with City of Austin Standard Specification 594S. Base of gabion wall to be embedded 6" into the sand bed.

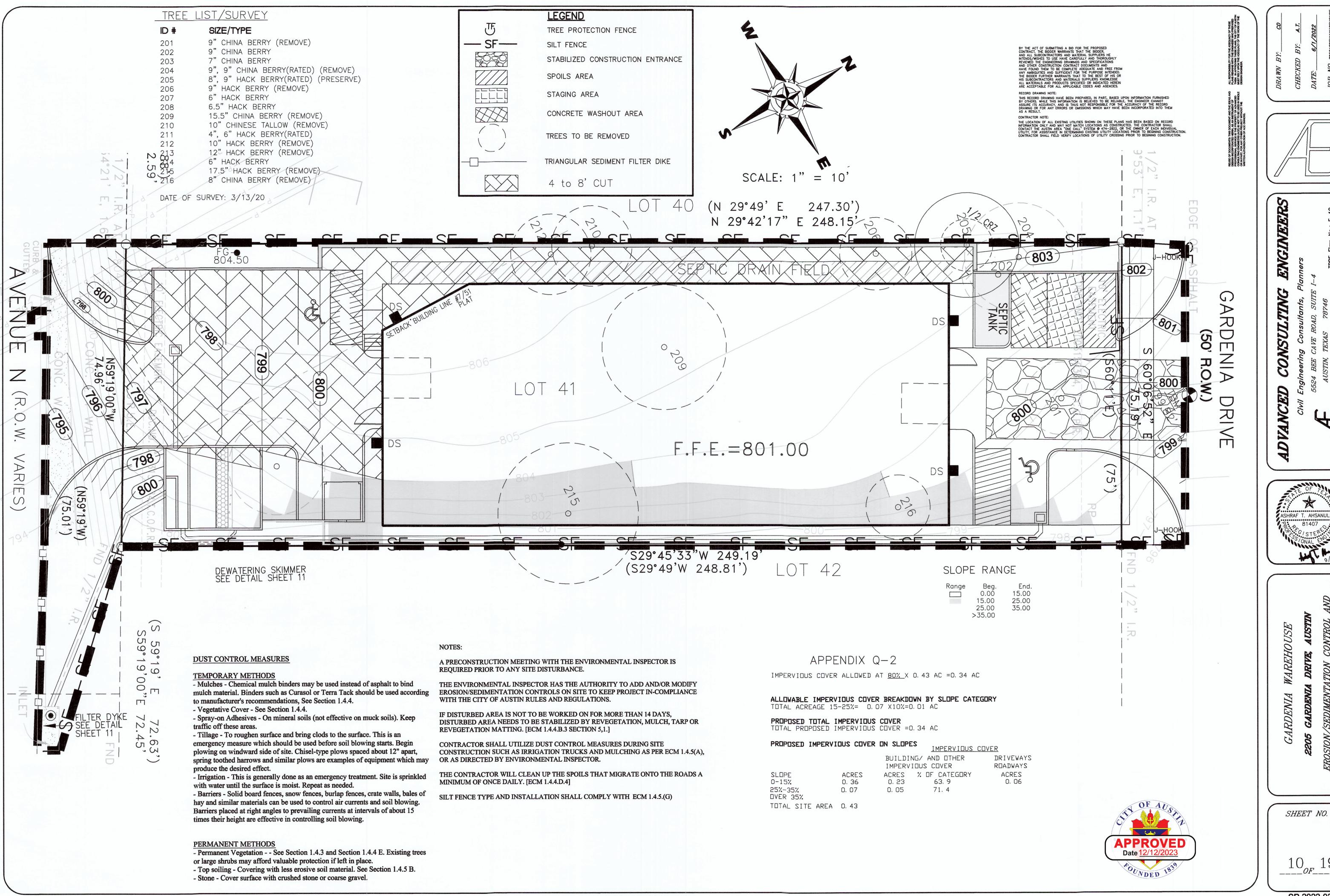


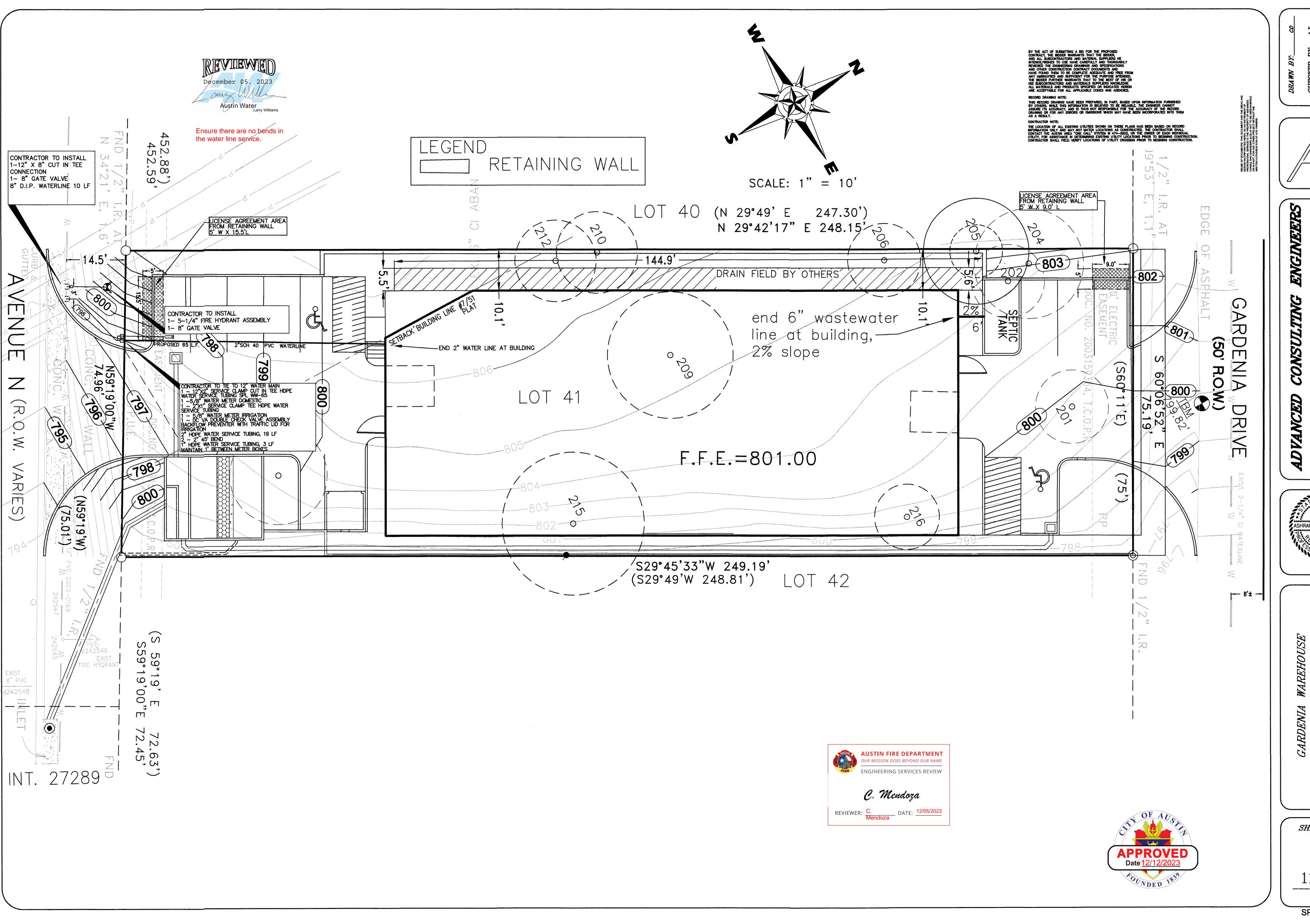
SHRAF T. AHSANULLAH

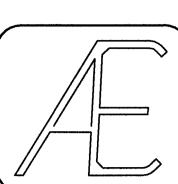
"TAIL" WAREHOUSE DE DRIVE, DRAINAGE GARDENIA

SHEET NO.

 $9_{OF} 19$









SHEET NO.

____11_{of}__19__

GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUECY 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 JURISDICATION 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

FIRE FLOW TEST DATA

and included in the hydraulic calculations.



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

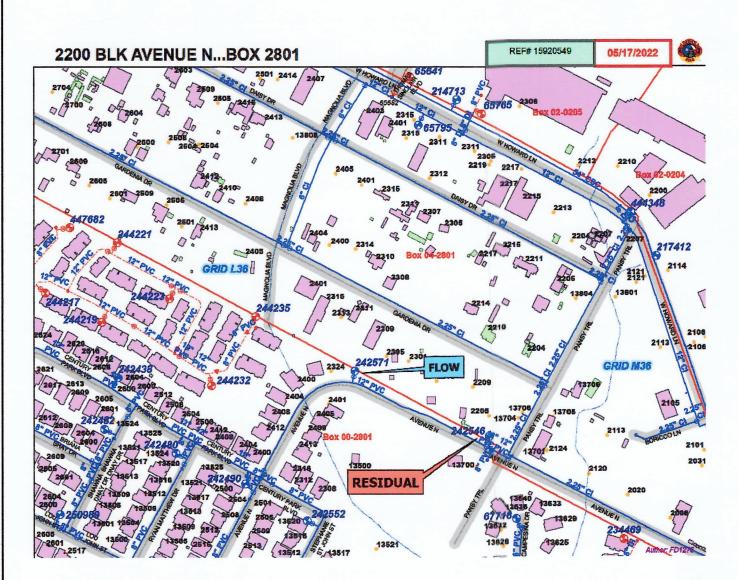


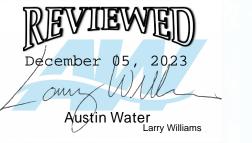
EGT DATE	05/25/2022	Hydrant Flo	7		DDEVENTION
EST DATE	05/27/2022		2801	COMPANY	PREVENTION
TIME	1600 HRS	MAP GRID ID	L36	AFD STAFF	DECUIR, SCOTT
		RESIDUA	L HYDRAN	T	
	RESIDUAL HYDRANT #	242546		MAIN SIZE (in.)	12
BL	K# DIRECTION		STREET NAM	E	TYPE
22	00		AVENUE 1	V	
ST.	ATIC PRESSURE (PSI)	94	RESID	OUAL PRESSURE (PSI)	90
		212554			
	FLOW HYDRANT #	242571		MAIN SIZE (in.)	12
BL	K# DIRECTION	2425/1	STREET NAM	E	TYPE
		2425/1	STREET NAM AVENUE N	E	
23	K# DIRECTION		AVENUE N	E	ТҮРЕ
23	K# DIRECTION 00		AVENUE N RESI	E N	ТУРЕ

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

HFTR #15951405





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						
RECLAIMED WATER SERVICE	NA	NA						

INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

PROJECT INFORMATION¹

GRID NUMBER:	ML36 466B & 466C		
MAPSCO NUMBER:			
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 FLUSHOMETERS (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		

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

- 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).

INSPECTION NOTES

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.

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"

ENGINEERS

SHEET NO.

SP-2022-0388C

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

1. 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.

3. 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.

4. 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.

5. NO OTHER UTILITY SERVICE/APPURTENANCES 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. 6. 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. 8. 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.

9. 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. 10. 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.

11. 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.

12. 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. 13. 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. 14. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK. 15. 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 290.

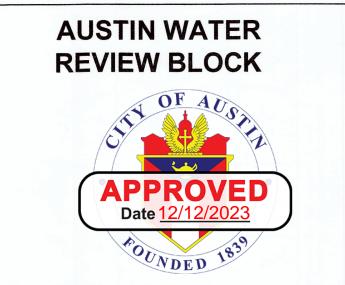
16. PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS. 17. WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS,

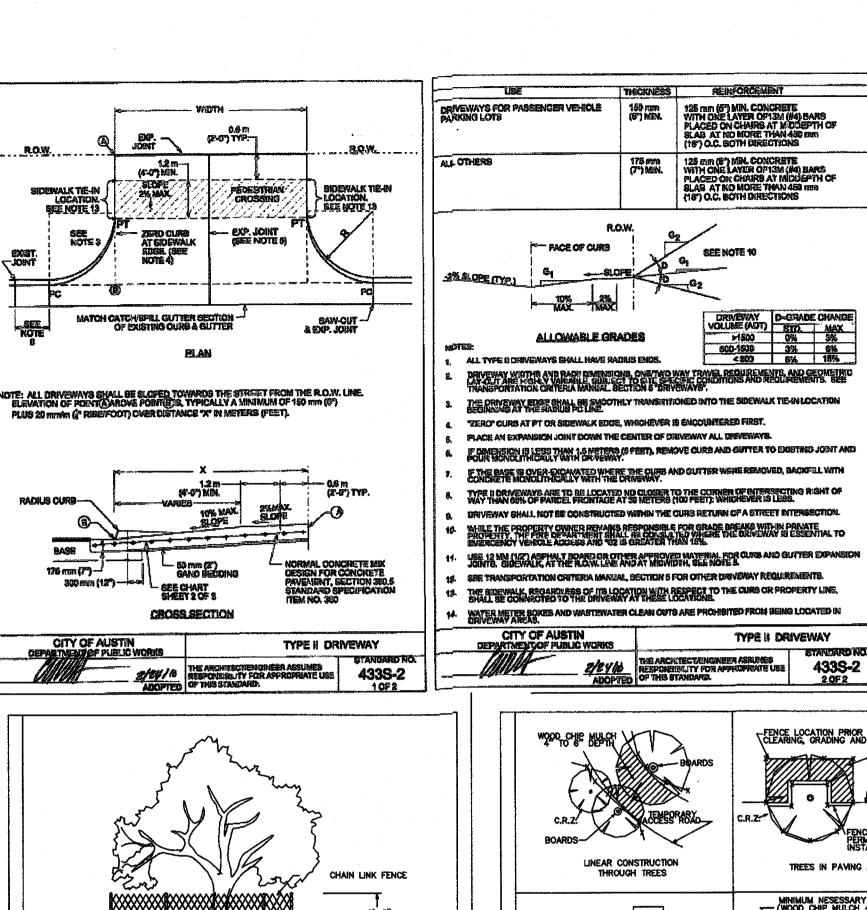
FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS. 18. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR, TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM -VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1280.

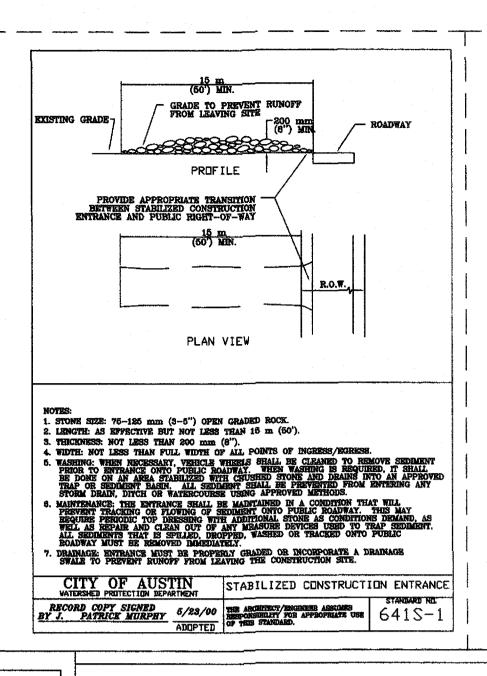
19. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR. 20. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER 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

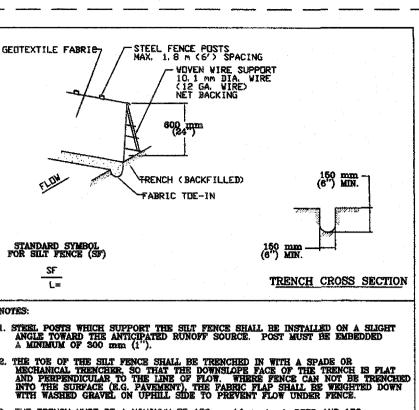
INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING. 21. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED. 22. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

AW EXPIRATION STAMP



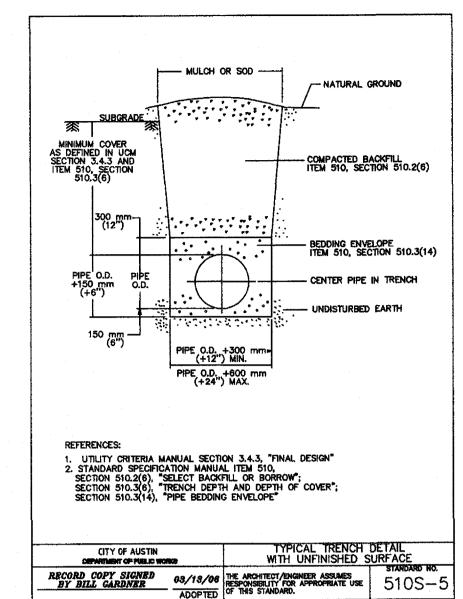


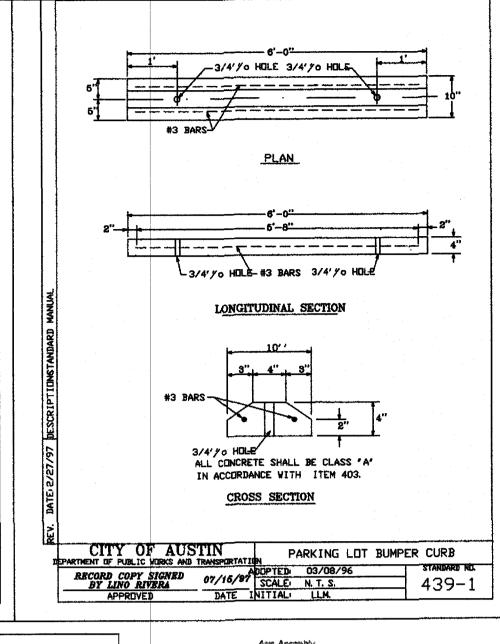


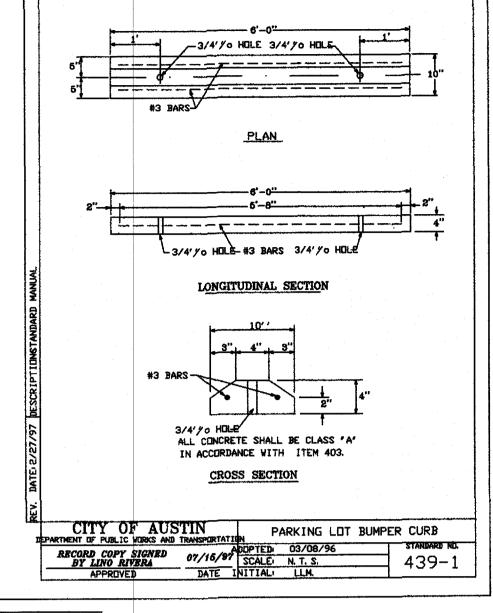


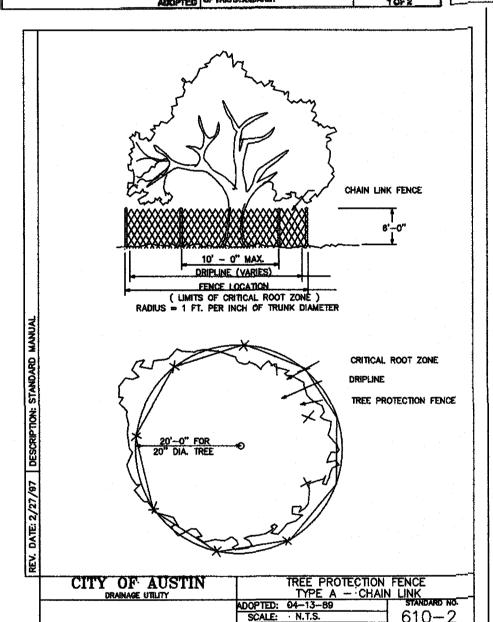
. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 (nches) DEEP AND 150 mm (6 inches) VIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. . SHIT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

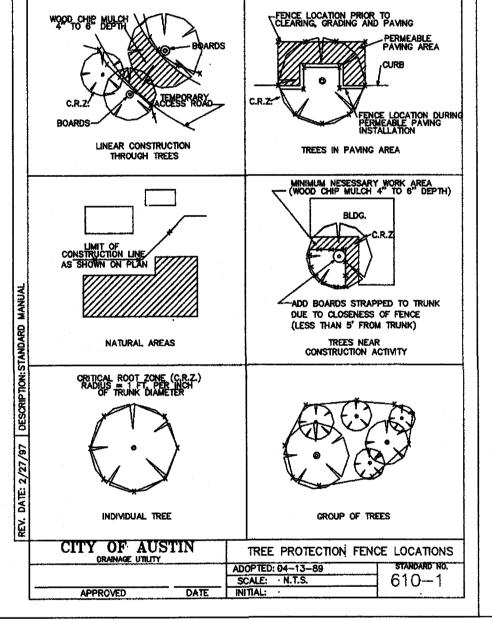
. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH I MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION. CITY OF AUSTIN
MATERIAL PROTECTION DEPARTMENT BY J. PATRICE MURPHY 5/28/00 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE 6425—

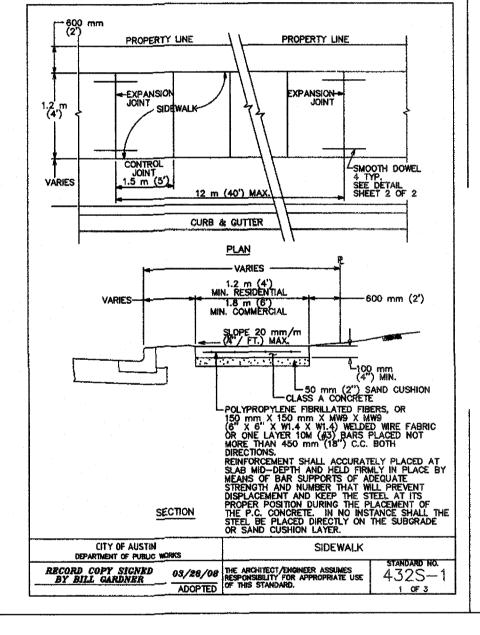


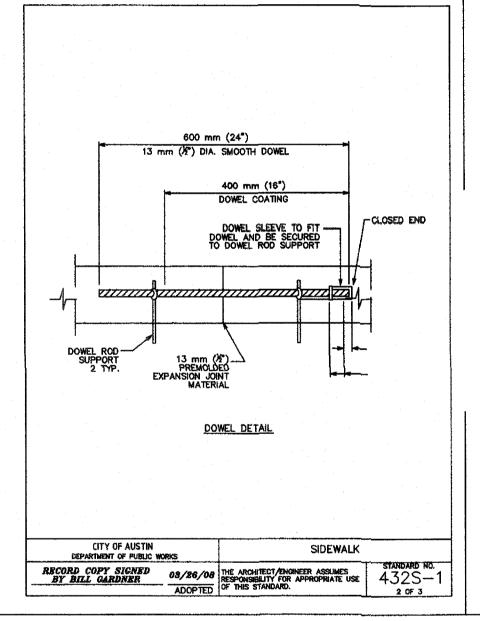










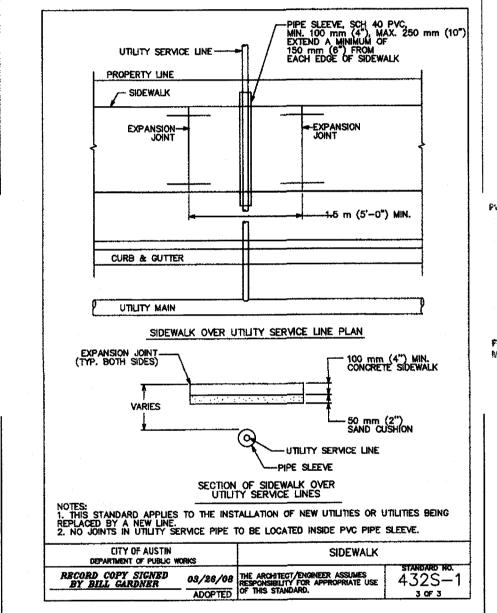


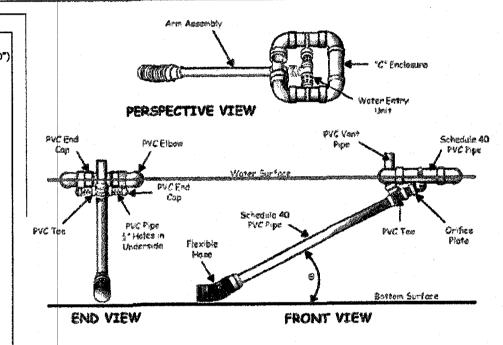
INSTALLATION DETAIL OPTIONS:

WEIGHTED WITH 75 mm-125 mm (3"-5") OPEN.
TRENCHED IN 100 mm (4").

. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES.

. TOE-IN 150 mm (6")

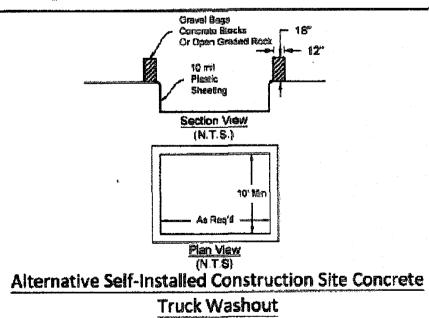






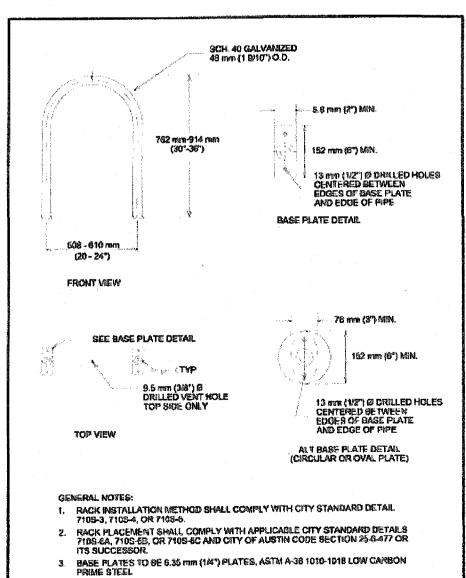






The excavation for the concrete track washout shall be a minimum of 10' wide and of sufficient length and depth to accommodate 7 gallions of washout water and concrete per truck per day and/or 50 gallons of washout water and concrete per pump truck per

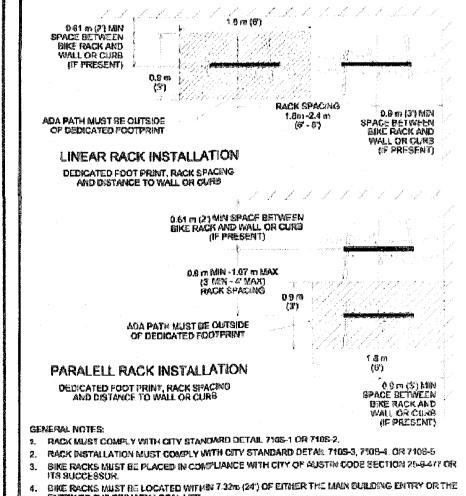
- In the event that the self-installed concrete truck washout is constructed above ground. it shall be 10' wide and 10' long with the same requirements for containment as described in Item 1. The containment area shall be lined with 10 mil plastic sheeting, without holes or tears-
- Where there are seams, these shall be secured according to manufacturers directions. The plastic sheeting shall be of sufficient size so that it will overlap the top of the containment area and be wrapped around the gravel bags, concrete blocks or open
- graded rock as least 2 times. . The gravel bags or concrete blocks shall be placed abutting each other to form a continuous berm around the outer perimeter of the containment area. The berm consisting of grave l bags, concrete blocks or open graded rock shall be no less
- than 18" high and no less that 12" wide. The containment area shall not exceed 50% of capacity at any one time. Solids shall be removed from containment area and disposed of properly and any damage to the plastic sheeting shall be repaired or sheeting replaced before next use.

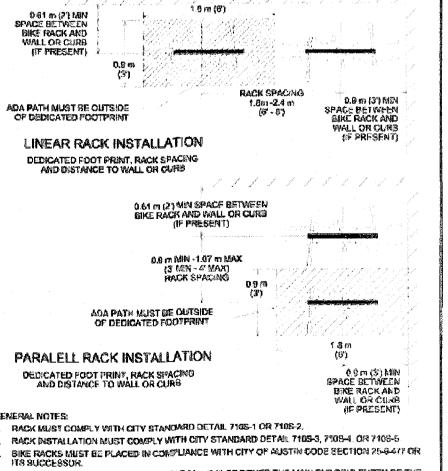


PARTMENT OF PUBLIC WORKS

CLASS III STYLE BICYCLE PARKING

710S-1

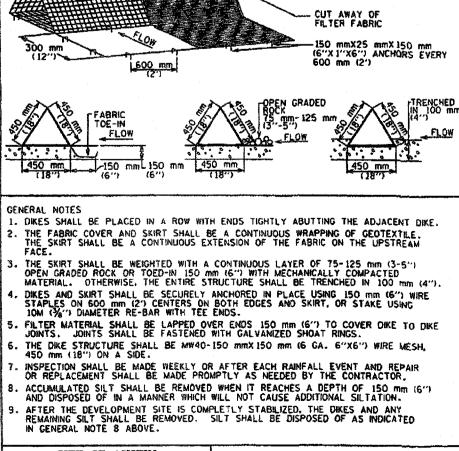




BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24") OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE. BINE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE STRUTY AFFURTENANCE MUST BE 0.8m (3') SINE RACKS MAY NOT BE MOUNTED ON TOP OF VALLES OR STORM DRAWN INLETS. DEPARTMENT OF PUBLIC WORKS

STANDARDN

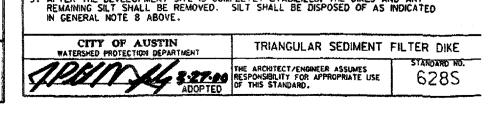
710S-6C

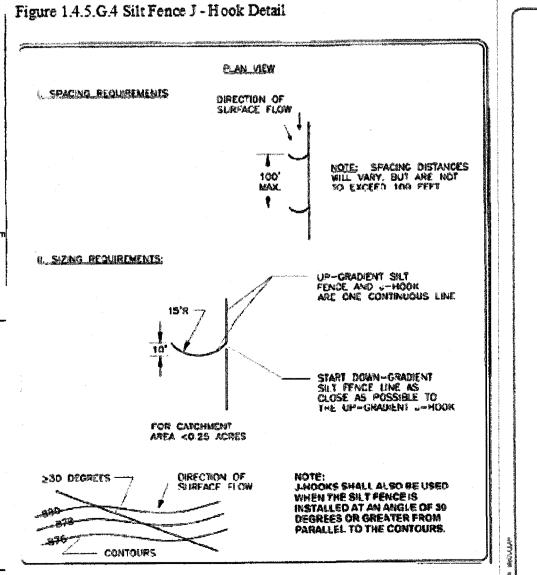


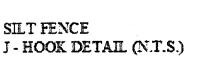
-- 150 mm x 150 mm (6" x 6") WIRE MESH STRUCTURE

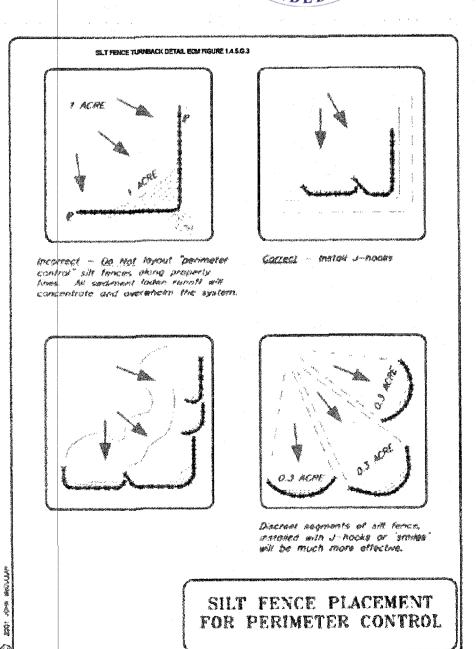
GEOTEXTILE FABRIC

STANDARD SYMBOL







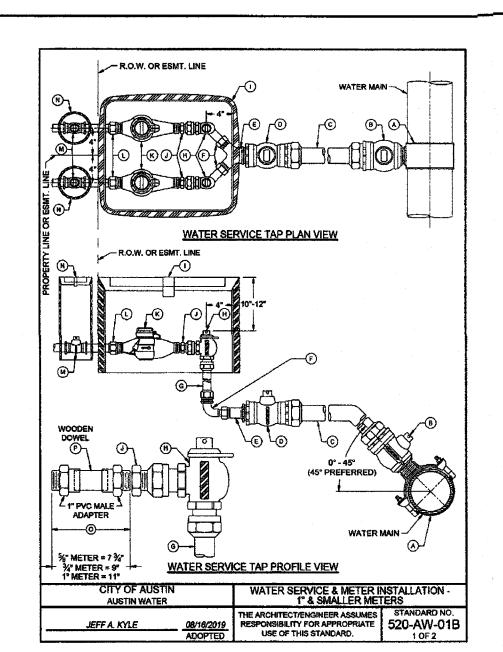


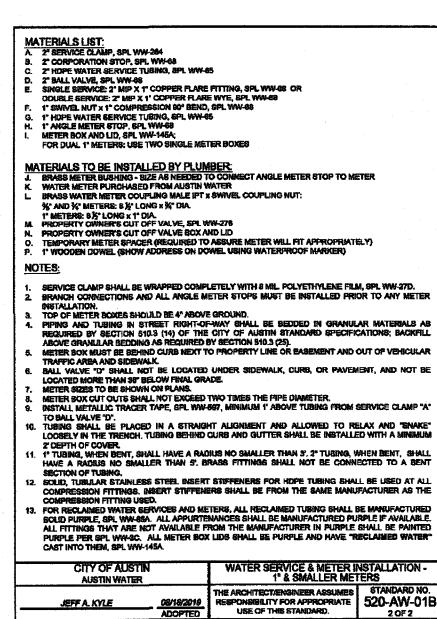


ASHRAF T. AHSANULLAH 81407

> WAREHOUSE GARDENIA

SHEET NO.





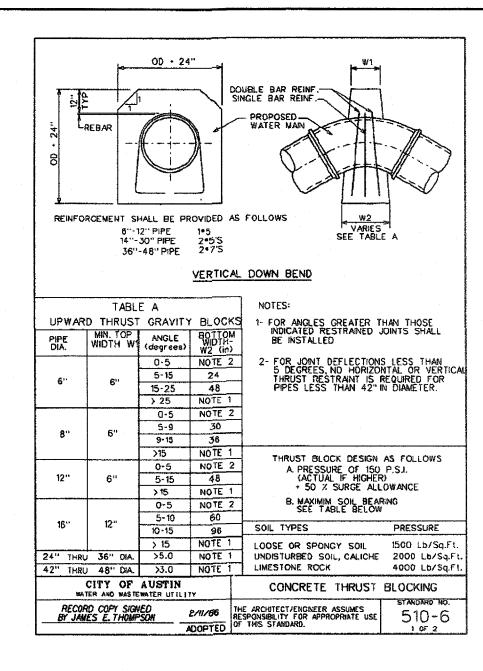
TOP VIEW

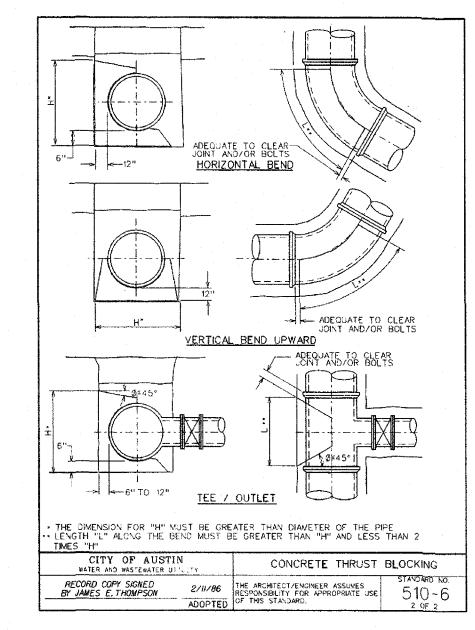
07%" 07%" 05" | 05"

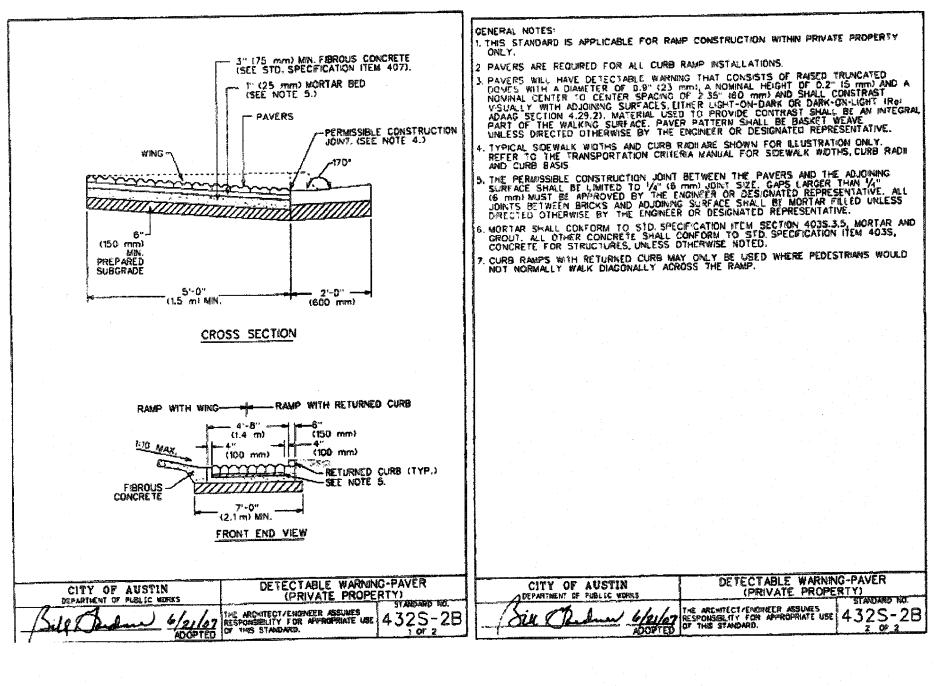
1/2" — 5 1/2" —

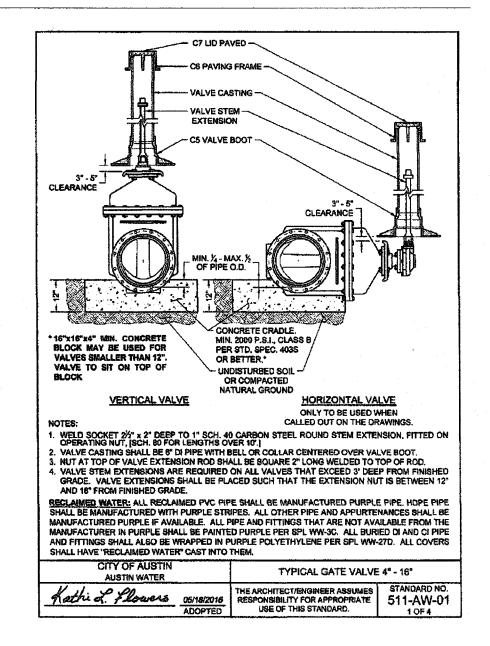
<u>C7 LID*</u> (IN PAVEMENT)

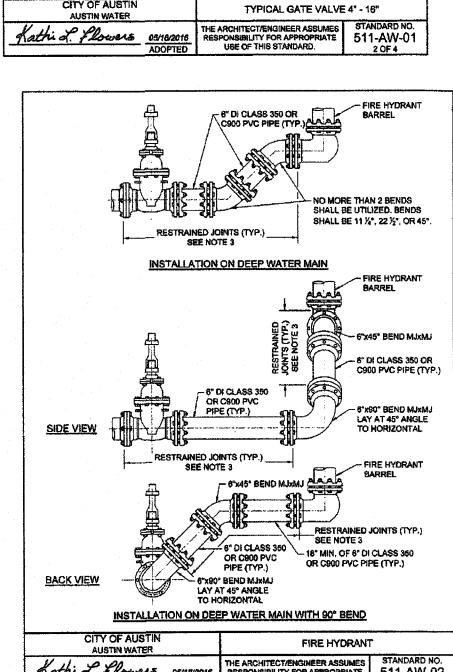
TOP VIEW

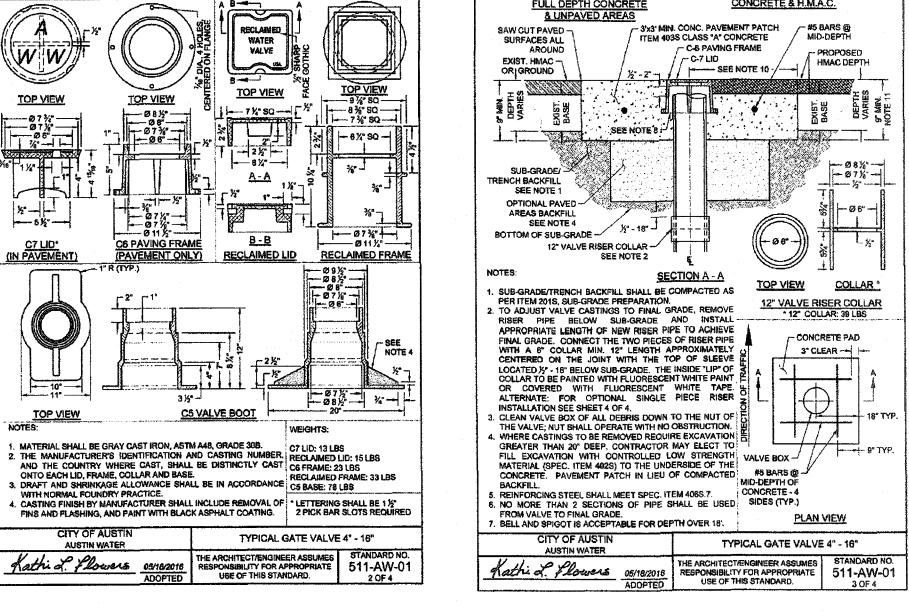


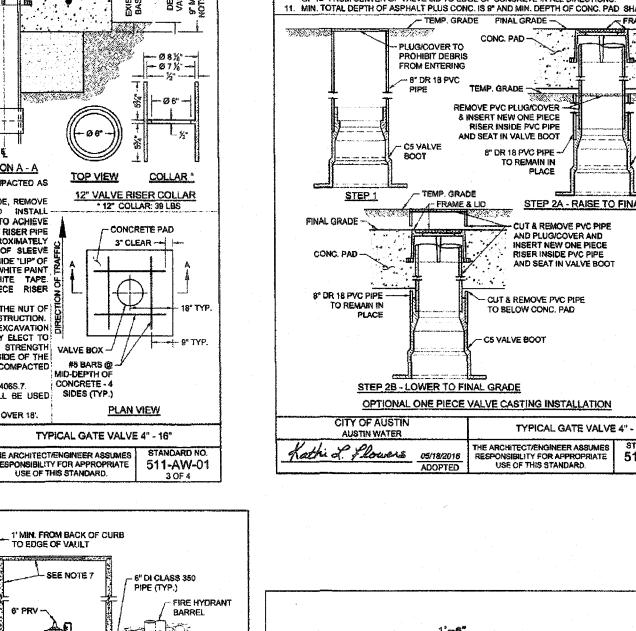




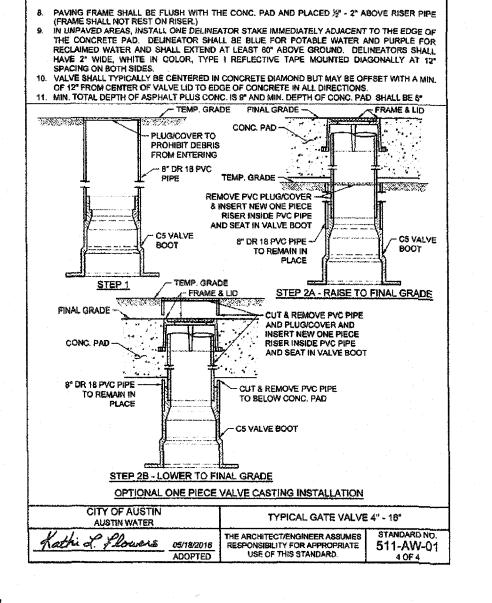


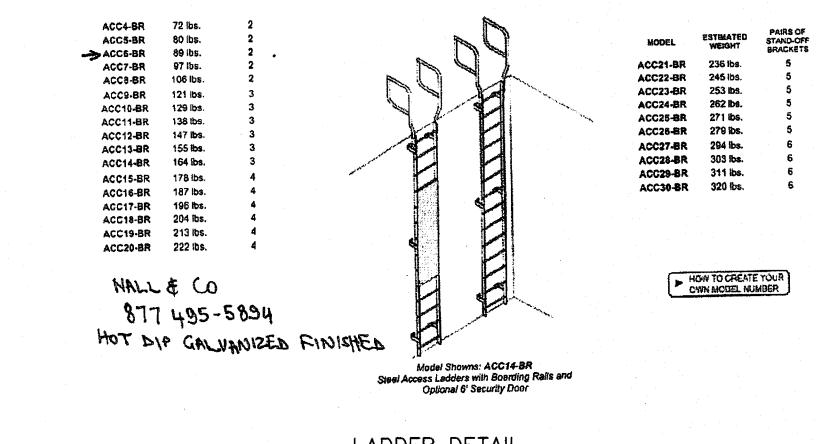


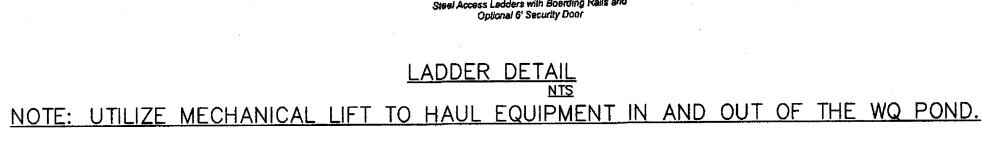


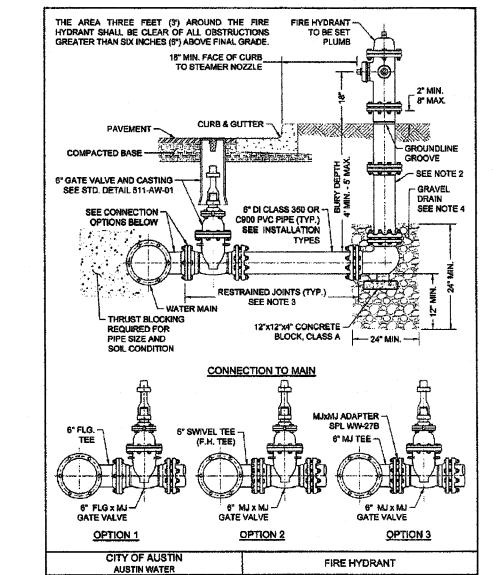


NOTES (CONT):





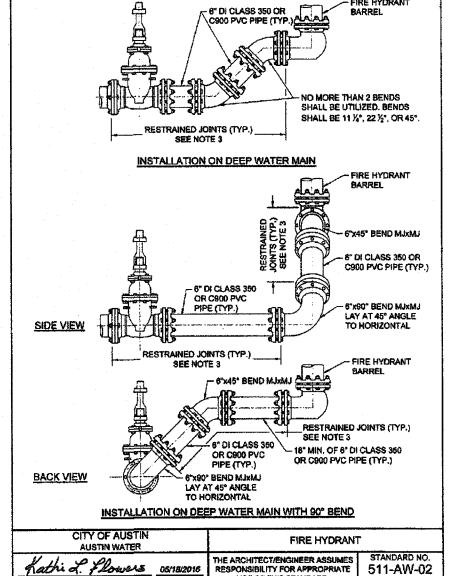


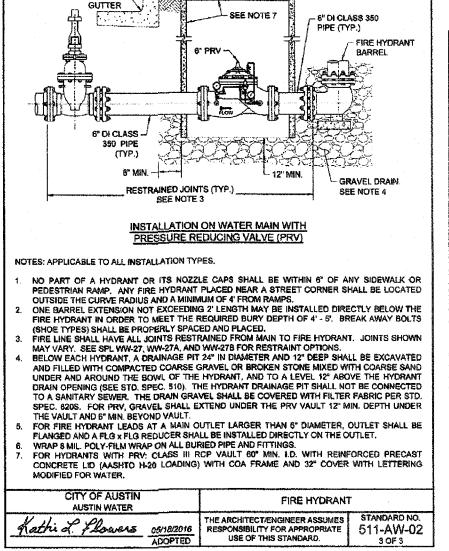


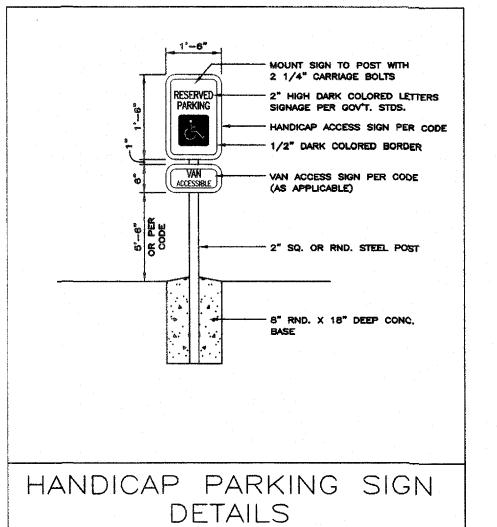
Kathi L. Flowers 05/18/2016

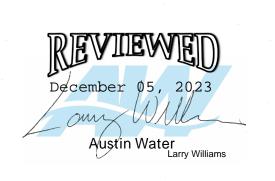
THE ARCHITECT/ENGINEER ASSUMES STANDARD NO.
RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
511-AW-02
1 OF 3

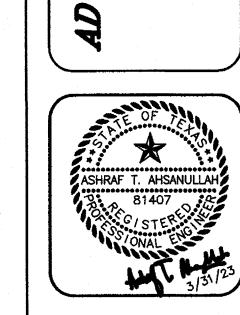






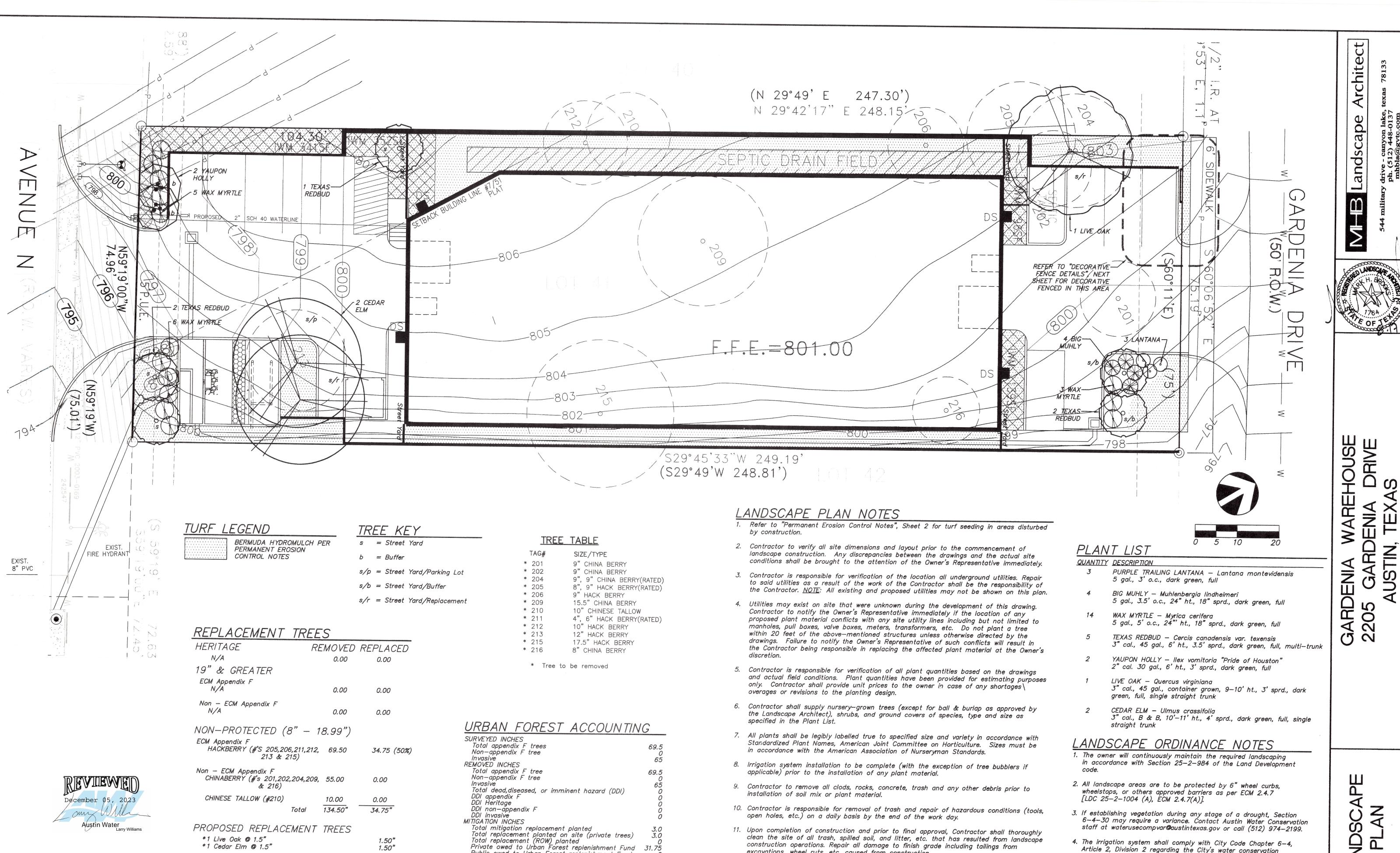






'AREHOUSE GARDENIA

SHEET NO.



*1 Live Oak @ 1.5"

\$6,110.00

\$200.00 x .4)]

*1 Cedar Elm @ 1.5"

1.50" 1.50"

3.00"

31.75"

34.75"

Sub total

Sub total

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

TOTAL

URBAN FOREST REPLENISHMENT FUND

[31.75" x \$200.00 — HB7 Credit (38.5" x

Public owed to Urban Forest replenishment Fund

Total non-mitigation planted on site

clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape

construction operations. Repair all damage to finish grade including tailings from

12. Remove all tags, ribbons and wires from all newly installed plant material upon Owner's

determined by the Owner) with the cost of replacement to be at the Contractor's expence. Replacement material to be in accordance with the drawings and shall be

14. All plant material to be guaranteed to remain alive and in healthy vigorous condition

15. Warranty shall not include damage or loss of plants due to acts of God, acts of

13. Contractor to replace all materials which are dead, unhealthy, or unsightly (as

excavations, wheel ruts, etc. caused from construction.

warranted per the garantee requirements stated herein.

for a period of one year after acceptance by the Owner.

vandalism or negligence on the part of the Owner.

authorization.

Ś

4. The irrigation system shall comply with City Code Chapter 6-4,

APPROVED

Date 12/12/2023

FOUNDED 1

Article 2, Division 2 regarding the City's water conservation

0

Architect

SHEET

OF

SP-2022-03880

LANDSCAPE ORDINANCE CALCULATIONS & NOTES

LANDSCAPE CALC	<u>ULA TION</u>	<i>VS</i>
STREET YARD		
	Required	Provided
GARDENIA DRIVE	A1 /A	
Total Site Area	N/A	7.100.05
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) 6" and UP (0 x 2)	N/A N/A	0
6" and UP (0 x 2)	N/A	0
Proposed	N/A	3
Total	3	3
70101		
<u>AVENUE N</u>		
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) 6" and UP (0 x 2)

BUFFER POINTS NOTE: All plants listed are on the City of Austin preferred list

<u>Required</u> GARDENIA DRIVE Element(s) x Points 8 L.F. Decorative Fence (3) 2 Texas Redbud, 3 Wax Myrtle, 4 Big Muhly (3) 3 Lantana (1)

ISLANDS, MEDIANS OR PENINSULAS

Element(s) x Points 2 Yaupon Holly, 5 Wax Myrtle (3)

Required 82.5 S.F. Provided 488 S.F. Street Yard Non-Street Yard

INNOVATIVE WATER MANAGEMENT

Required Landscape Area = 1,682 (640 + 959.5 + 82.5 + 0)50% of Required Landscape Area = 841 s.f. Provided 842 s.f. Landscape Receiving Stormwater Runoff Undisturbed Natural Area

841 s.f.

Undisturbed Existing Trees

A ELEVATION SCALE: 1" = 1'-0"

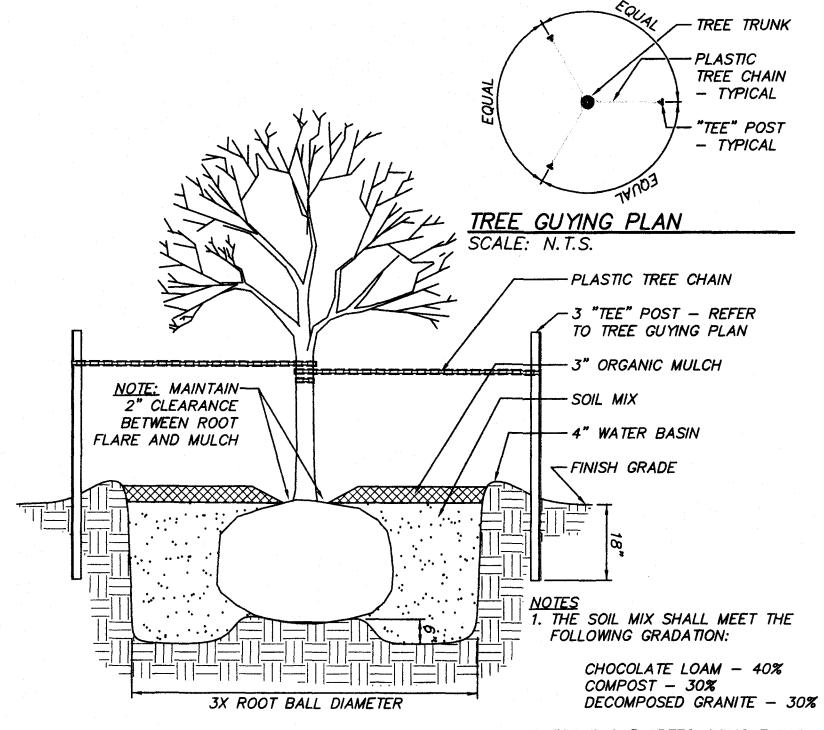
SCALE: AS SHOWN

DECORATIVE FENCE DETAILS

AUTOMATIC IRRIGATION SYSTEM

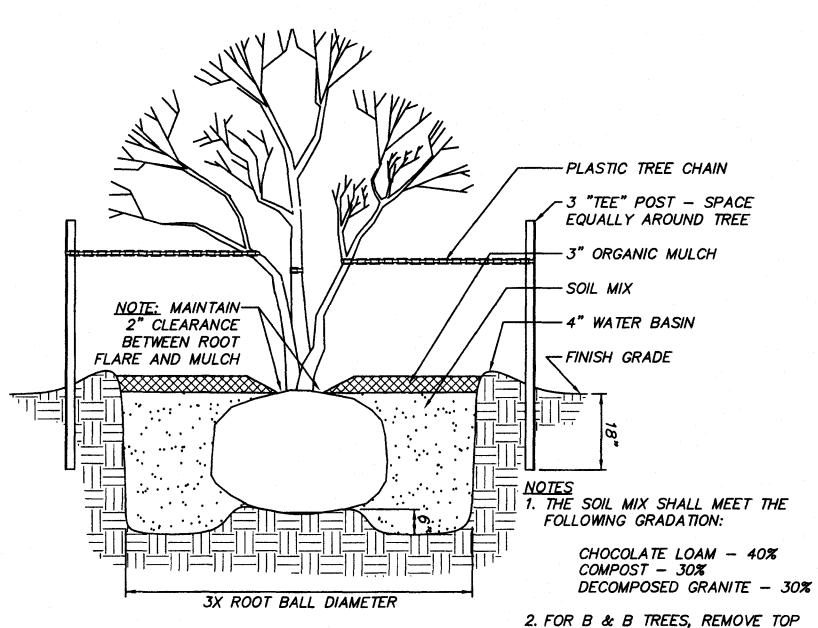
Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

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

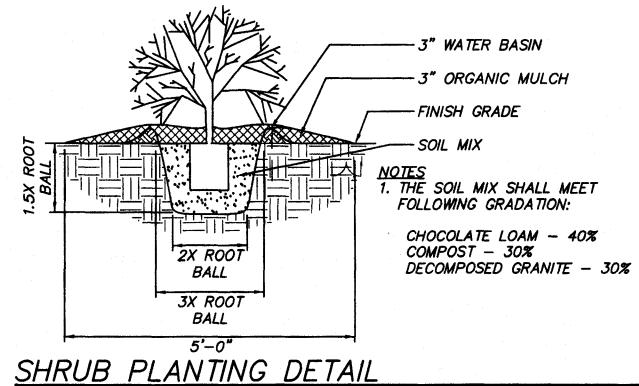


TREE PLANTING DETAIL SCALE: N.T.S.

2. FOR B & B TREES, REMOVE TOP



1/2 OF BURLAP PRIOR TO BACKFILL MULTI-TRUNK TREE PLANTING DETAIL SCALE: N.T.S.



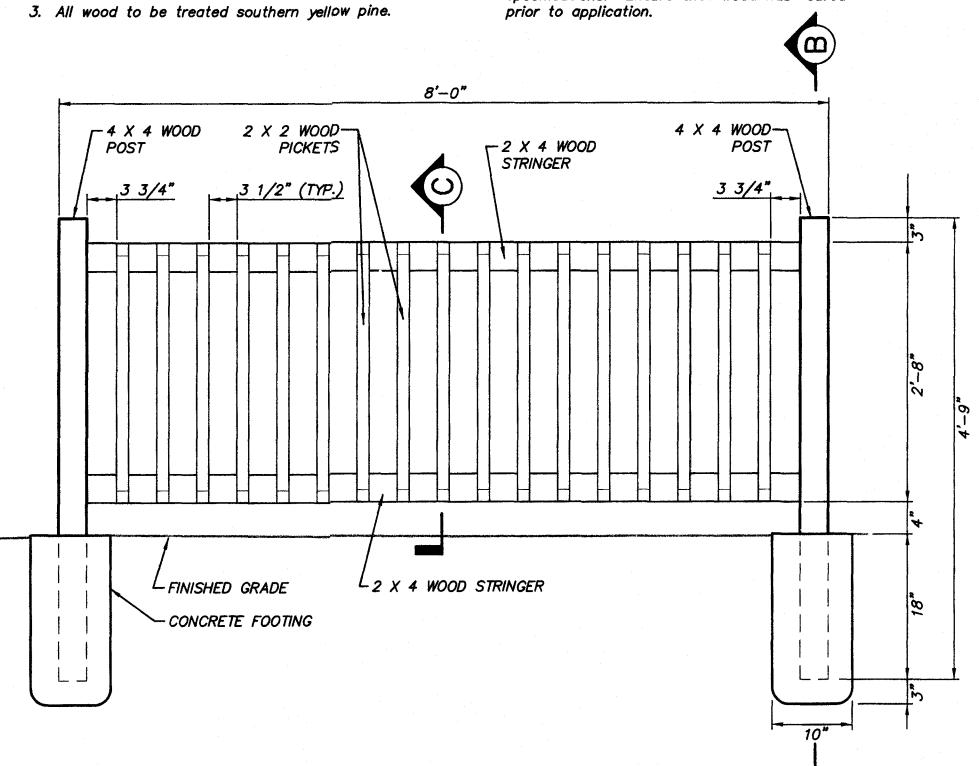
1/2 OF BURLAP PRIOR TO BACKFILL

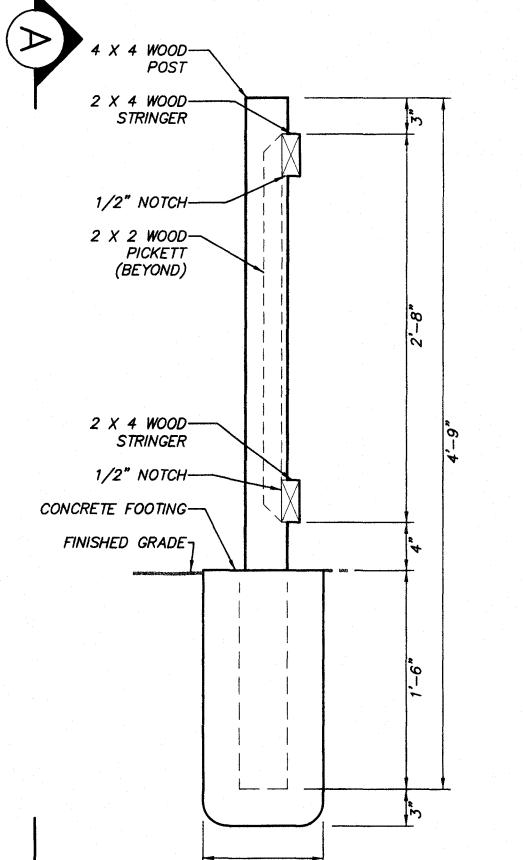
DECORATIVE FENCE NOTES

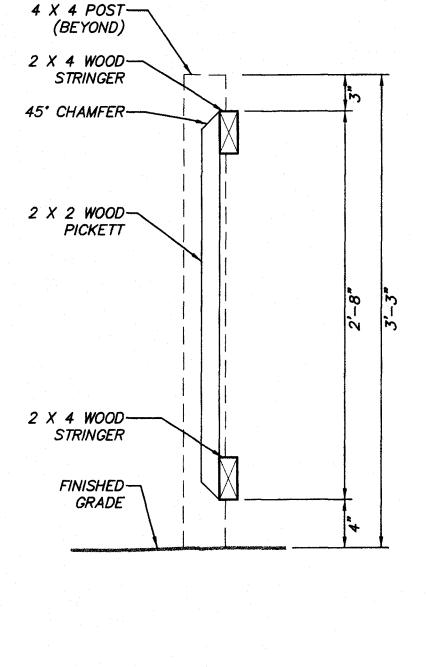
Contractor to verify all site dimensions and layout prior to fabrication of decorative fence. Any Any discrepancies between the drawings and actual site conditions shall be brought to the attention of the Owner's Representative immediately.

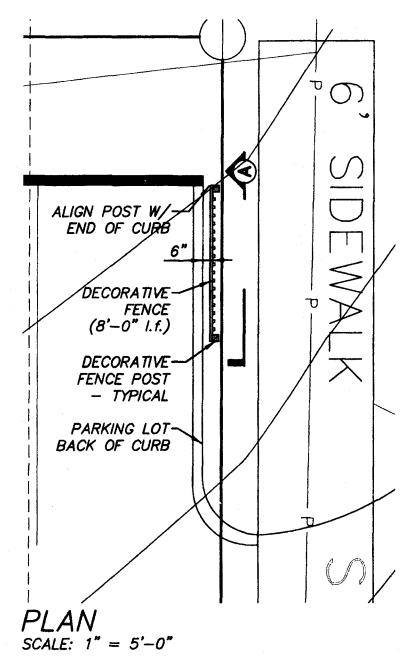
842 s.f.

- 2. Stake post locations for approval by Owner prior to erection.
- 4. Wood posts and pickets to be set plumb and wood stringers to be set level.
- 5. Wood stingers to be attached to posts with screws. Pre-drill wood pickets to avoid splitting and attach to stringers with screws.
- 6. Apply waterproof stain per stain manfacturer's specifications. Ensure that wood has "cured" prior to application.









Date 12/12/2023 1839 1839

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

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

ANDSC, DETAIL

andscape

HOUSE DRIVE

 \forall

GARDEN

GARD 2205

SHEET

SP-2022-03880

Typical Application 10

December 2011

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

- 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.

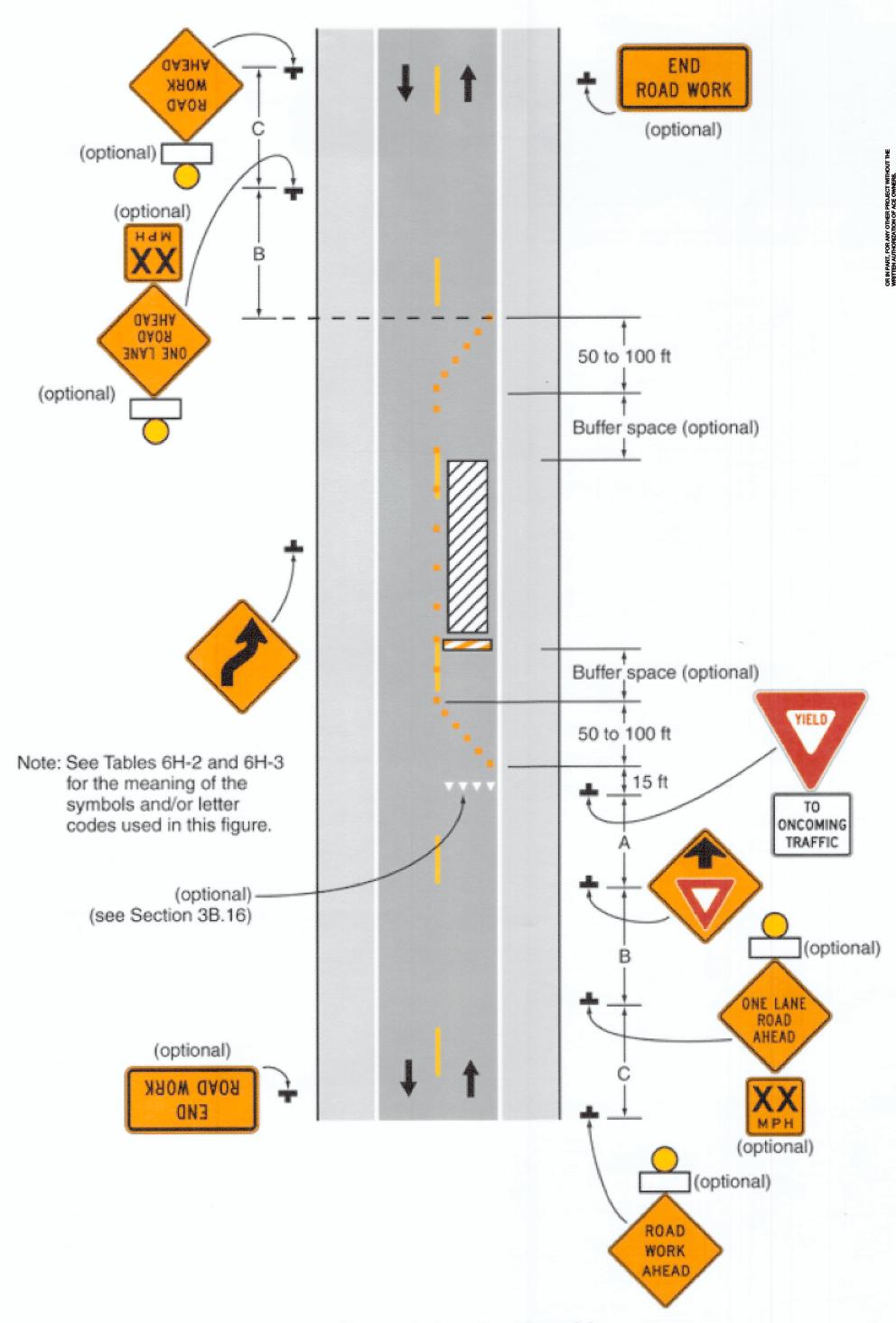
Sect. 6H.01

Sect. 6H.01

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

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



Typical Application 11







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 AGAINS DIRT OR FILL 3"
- 3.2. EXPOSED TO EARTH OR WATER 2"
- 3.3. SLABS AND WALLS (EXTERIOR) 2"

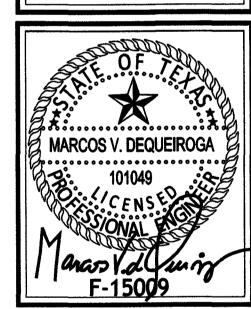
FOUNDATION CONSTRUCTION

- 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.





05 GARDENIA DRIVIRE TAINING WALLS AUSTIN, TX 78727



DATE	08-07-23		
REVISION	REVIEW SET		
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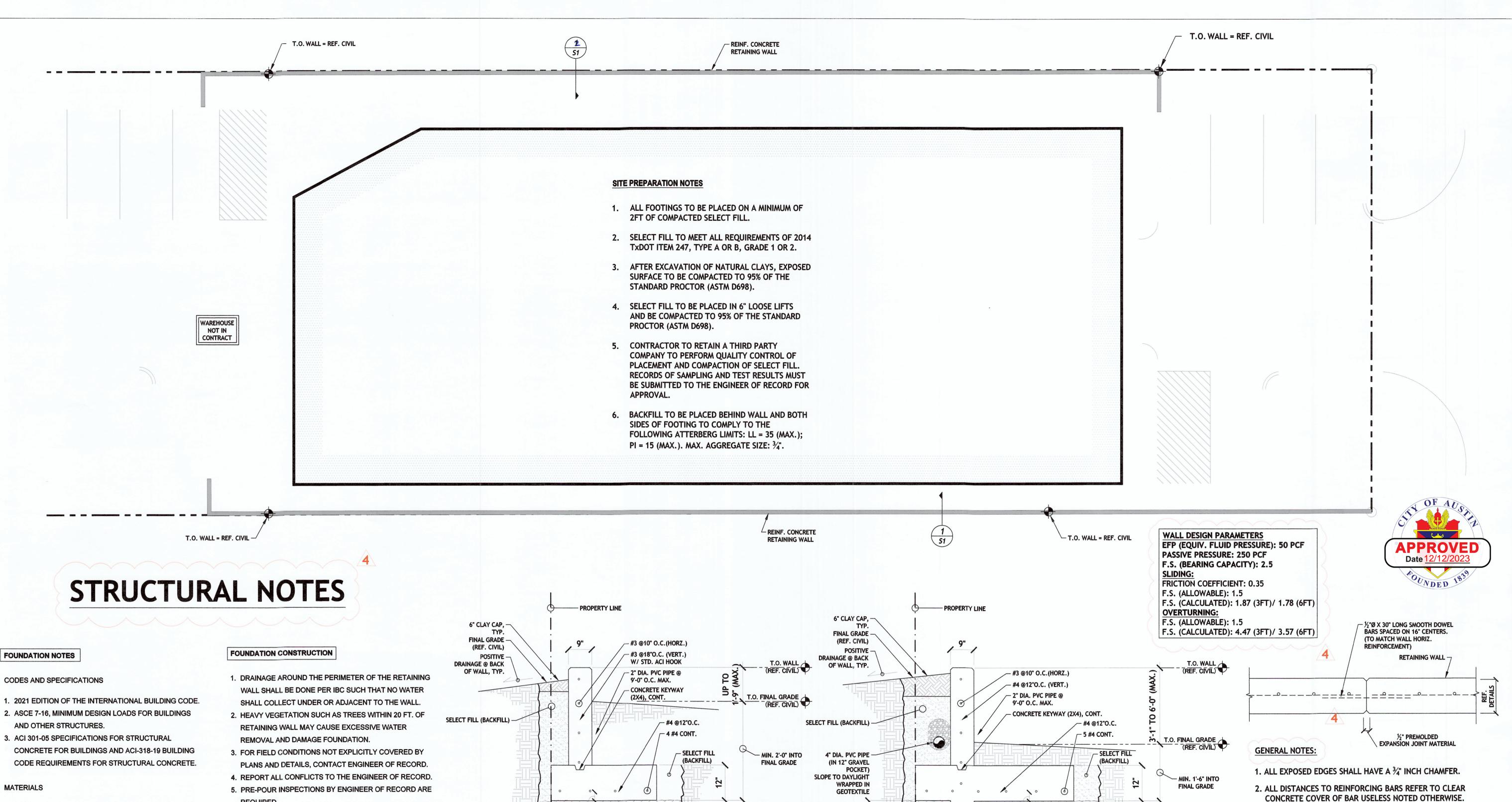
PROJECT: 23192

DATE: 06-28-23

DRAWN BY: RB

SCALE: AS NOTED

SP-2022-0388C Sheet 18 of 19



- 2'-0" (COMPACTED FILL)

BELOW BOTTOM OF

- COMPACTED SELECT FILL

(REF. SITE PREPARATION

MATERIALS

QMD Reviewed 09/20/2023 6:52:01 PM

Ben Sanders, EIT

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 AGAINS DIRT OR FILL 3"
- 3.2. EXPOSED TO EARTH OR WATER 2"
- 3.3. SLABS AND WALLS (EXTERIOR) 2"

REQUIRED.

WALL MAINTENANCE NOTES

- 1. THE MAINTENANCE OF AND EVENTUAL REPAIRS TO THE RETAINING WALL(S) ARE THE RESPONSIBILITY OF THE
- 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.

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

DETAIL 1

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

DETAIL 2

3'-6"

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

. CONCRETE COMPRESSIVE STRENGTH (28 DAYS): 3600 PSI

NATURAL GRADE

- COMPACTED SELECT FILL (REF. SITE PREPARATION

2'-0" (COMPACTED FILL)

BELOW BOTTOM OF

EXPANSION JOINT DETAIL 3 @ 20FT CENTERS, MAX.

3. MINIMUM BAR LAP IS TO BE FORTY (40) BAR DIAMETERS.

4. MINIMUM GRADE OF REINFORCING STEEL IS TO BE ASTM

5. MAXIMUM SPACING OF EXPANSION JOINTS SHALL BE 20'-0"

6. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ROUTINE

MAINTENANCE OF RETAINING WALLS AND ASSOCIATED WALL

A615 GRADE 60.

CENTER TO CENTER.

DRAINAGE SYSTEMS.

GEOTECHNICAL SUMMARY

SEC SOLUTIONS LLC

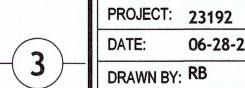
DESIGN PI: 60

2. PROJECT NUMBER: 23192

1. GEOTECHNICAL REPORT BY:

4. ALLOWABLE BEARING CAPACITY:

1,500 PSF (COMPACTED FILL)



SP-2022-0388C SHEET 19 OF 19 SCALE:

AS NOTED

SITE PLAN SCALE: 1/8"=1'-0"

0

MARCOS V. DEQUEIROGA

101049

9/11/2023

8 8 8 6

06-28-23