

GENERAL CONSTRUCTION NOTES

- 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.
- 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.
- 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](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
- 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.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- 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.)

SITE RELATED CONCRETE AND STEEL WORK

- CONCRETE COMPRESSIVE STRENGTH WILL BE A MINIMUM OF 3,000 PSI AFTER 28 DAYS.
- ALL STEEL SHALL BE GRADE 60.
- ALL CONCRETE SLOPE PROTECTION SHALL BE REINFORCED WITH WELDED WIRE FABRIC, 6X6 W1XW1/4 WITH MINIMUM CLEARANCE TO EDGE OF CONCRETE.
- PLACEMENT OF STEEL AND ALL SPLICES SHALL BE PER LATEST ACI CODE.
- PLACEMENT OF CONCRETE SHALL BE PER LATEST ACI CODE.
- ALL CONCRETE SLOPE PROTECTION TO HAVE 12" DEEP X 6" WIDE TOE WALL AROUND ENTIRE STRUCTURE.

ON-SITE FILL SPECIFICATIONS

- SELECTION OF ON-SITE FILL MATERIAL SHALL BE GUIDED BY THE FOLLOWING CRITERIA:
  - THE MATERIAL SHALL NOT CONTAIN ANY ROCKS HAVING A MAXIMUM DIMENSION GREATER THAN (6) INCHES.
  - THE MATERIAL SHALL HAVE AT LEAST FIFTY PERCENT (50%) PASSING THE NO. 4 SIEVE.
  - THE MATERIAL SHALL BE FREE OF ROOTS, TRASH, CONCRETE RUBBLE AND OTHER ORGANIC MATERIAL.
- COMPACTION SHALL BE TO NINETY-FIVE PERCENT (95%) OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 698. THE MATERIAL SHALL BE WITHIN THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT DURING COMPACTION.
- PLACEMENT SHALL BE IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AFTER COMPACTION. EACH COMPACTED LIFT SHOULD BE INSPECTED AND/OR TESTED FOR DENSITY COMPLIANCE BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE NEXT LIFT. THE FILL AREA SHOULD EXTEND AT LEAST 24 INCHES (36 INCHES ON FILLS OVER SIX (6) FEET IN HEIGHT) BEYOND THE BACK OF CURB OR FOUNDATION LINE BEFORE SLOPING DOWNWARD ON NOT MORE THAN THREE (3) TO ONE (1) SLOPE TO NATURAL SOIL. BACKSLOPES SHALL BE WELL-COMPACTED. MAXIMUM FILL HEIGHTS SHOULD NOT EXCEED FOUR (4) FEET WITHOUT ENGINEERING CONSULTATION.
- TESTING AND CERTIFICATION OF THE ON-SITE FILL MATERIAL SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER. A 50 LB. SAMPLE OF THE PROPOSED MATERIAL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR APPROVAL AND DETERMINATION OF A MOISTURE-DENSITY RELATIONSHIP IN ADVANCE OF THE FILL AND COMPACTION OPERATIONS IN ORDER TO PERMIT INSPECTION AND TESTING AS THE FILL IS PLACED. FILL PLACEMENT WILL BE INSPECTED AND TESTED FOR UNIFORMITY, ACCEPTABLE MATERIAL, AND FIELD DENSITY PER 5,000 SQUARE FEET PER LIFT (A MINIMUM OF THREE (3) PER LIFT PER PAD).
- DEVIATIONS FROM THE ABOVE SPECIFICATIONS MAY BE PERMITTED UPON APPROVAL FROM THE GEOTECHNICAL ENGINEER.
- COMPLIANCE WITH THESE SPECIFICATIONS AS STATED ABOVE OR AS MODIFIED BY THE GEOTECHNICAL ENGINEER FOR SPECIFIC CONDITIONS SHALL BE THE BASIS FOR CERTIFICATION OF COMPLIANCE WITH FHA DATA SHEET 799 AND VA REQUIREMENTS.

SPOILS SITE

- THE TEMPORARY AND PERMANENT SPOILS DISPOSAL SITES ARE LOCATED ON THE E/S CONTROL AND SOIL MANAGEMENT PLAN.
- OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

ELECTRIC GENERAL NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. CONTACT CJ JONES, MANAGER OF DISTRIBUTION DESIGN, AT 505-7024 FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S / DEVELOPER'S EXPENSE.

FIRE DEPARTMENT NOTES

- 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.
- 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.
- 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 REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND 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 WITH THIS REQUIREMENT.
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

PRIVATE FIRE HYDRANT MAINTENANCE REQUIREMENTS

FACILITIES WITH PRIVATELY-OWNED FIRE HYDRANTS ARE RESPONSIBLE FOR ENSURING THAT THEY WILL WORK AS DESIGNED FOR FIRE SUPPRESSION. THIS INVOLVES MEETING IMPORTANT MAINTENANCE AND TESTING REQUIREMENTS.

- PRIVATE FIRE HYDRANT TESTING AND MAINTENANCE IS REQUIRED TO BE CONDUCTED ANNUALLY TO CONFORM WITH NFPA 25, CHAPTER 4 (FOR MORE INFORMATION GO TO [NFPA.ORG](http://NFPA.ORG)).
- THE AUSTIN FIRE DEPARTMENT (OR OTHER LOCAL FIRE MARSHAL) MUST BE NOTIFIED PRIOR TO ANY WORK THAT COULD IMPAIR FIRE SUPPRESSION CAPABILITIES IN CONJUNCTION WITH THIS REQUIRED TESTING AND MAINTENANCE.
- A PRIVATE FIRE HYDRANT CONTRACTOR APPROVED BY THE AUSTIN FIRE DEPARTMENT MUST BE USED TO CONDUCT THE REQUIRED TESTING AND MAINTENANCE.
- A COPY OF THE TEST AND MAINTENANCE REPORT FOR EACH PRIVATE FIRE HYDRANT MUST BE SUBMITTED TO THE AUSTIN WATER UTILITY'S SPECIAL SERVICES DIVISION BY THE APPLICABLE ANNUAL DUE DATE.

STREET REPAIR NOTES

TRENCH REPAIR: USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS: 1100S-2 (FLEXIBLE BASE AND AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAID CONCRETE), AND 1100S-5 (FULL DEPTH ASPHALT STREETS). CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.

SURFACE RESTORATION: SURFACE PAVEMENT RESTORATION IS REQUIRED WHEN CUTS 1) ARE OVER 300 LINEAR FEET IN LENGTH, 2) OCCUR WITH THE DAPCZ AREA, OR 3) OCCUR WITHIN PROTECTED STREET SEGMENTS. USE DETAIL 1100S-7 FOR DETERMINING AREAS REQUIRING SURFACE REMOVAL AND REPLACEMENT. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER THICKNESS SHALL BE A MINIMUM 2 INCHES HMAC TYPE D FOR LOCAL OR RESIDENTIAL STREETS AND A MINIMUM 3 INCHES HMAC TYPE C FOR COLLECTOR OR ARTERIAL STREETS (SEE ITEM 340S, SECTION 340S.4).

CONCRETE AND COMPOSITE PAVEMENTS: IN CONCRETE STREETS, ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. FOR COMPOSITE PAVEMENTS CONSTRUCTED OF CONCRETE WITH A HMAC OVERLAY, USE 1100S-3 FOR TRENCH REPAIR (USING CLASS 360S CONCRETE) AND 1100S-7 FOR DETERMINATION OF ASPHALT SURFACE RESTORATION AREAS.

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DEVELOPER INFORMATION

OWNER: SEAMLESS 290 WEST DE, LTD AND SEAMLESS GCW, LTD

ADDRESS: 4407 BEE CAVES RD #421 AUSTIN, TX 78746 PHONE #: 512-970-2223

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: LJA ENGINEERING, INC.

PHONE#: 512-439-4700

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: \_\_\_\_\_

PHONE#: \_\_\_\_\_

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: \_\_\_\_\_

PHONE#: \_\_\_\_\_



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.  
Call before you dig.

SITE PLAN RELEASE

FILE NUMBER: SP-2020-0169C EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: RANDY ROUDA APPLICATION DATE: 04/17/2020  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Development Services Department CS-MU-V-CO, CS-V,  
DATE OF RELEASE: \_\_\_\_\_ Zoning: CS-CO & CS-VO-CO  
Rev. No. 1 \_\_\_\_\_ Correction No.1  
Rev. No. 2 \_\_\_\_\_ Correction No.2  
Rev. No. 3 \_\_\_\_\_

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SEAMLESS TRACT  
1401 S LAMAR BLVD  
GENERAL NOTES

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWING NAME: \_\_\_\_\_



LJA Engineering, Inc.  
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Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
FRN-F-1386

JOB NUMBER:  
A523-1013

GN1

SHEET NO.

3

OF 58 SHEETS

SP-2020-0169C