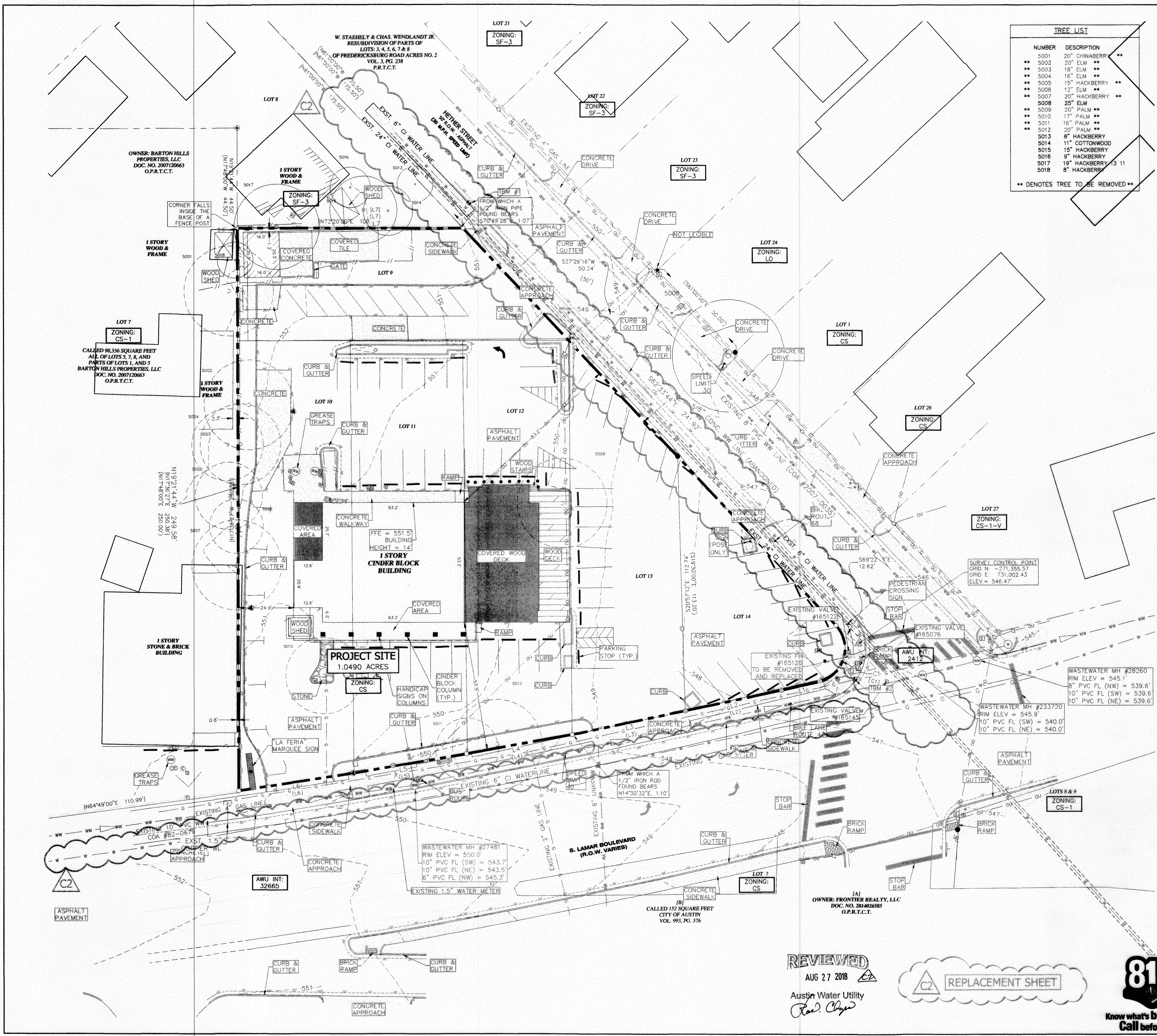


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TREE LIST	
NUMBER	DESCRIPTION
** 5001	20" CHINABERRY **
** 5002	20" ELM **
** 5003	18" ELM **
** 5004	16" ELM **
** 5005	15" HACKBERRY **
** 5006	12" ELM **
** 5007	20" HACKBERRY **
5008	25" ELM
** 5009	20" PALM **
** 5010	17" PALM **
** 5011	16" PALM **
** 5012	20" PALM **
5013	8" HACKBERRY
5014	11" COTTONWOOD
5015	15" HACKBERRY
5016	9" HACKBERRY
5017	19" HACKBERRY
5018	8" HACKBERRY

** DENOTES TREE TO BE REMOVED **

LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- - - EDGE OF PAVEMENT (EOP)
- - - 572- EXISTING CONTOUR ELEVATIONS
- x - x - WIRE FENCE
- o - o - WOOD FENCE
- o - o - CHAIN LINK FENCE
- - - STORM DRAIN LINES
- W - W - WATER LINE
- WW - WW - WASTEWATER LINE
- OU - OU - OVERHEAD UTILITY LINE
- GAS - GAS - NATURAL GAS LINE
- UTILITY/LIGHT POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE RISER
- TELEPHONE MARKER
- SIGN
- ELECTRIC MANHOLE
- WASTEWATER CLEAN-OUT
- WASTEWATER MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- A/C UNIT
- GAS METER
- CURB INLET
- ACCESSIBLE PARKING
- IRON ROD
- BENCHMARK
- HERITAGE TREE W/ TAG (TO REMAIN)
- SHADING INDICATES HERITAGE TREE
- PROTECTED TREE W/ TAG (TO REMAIN)
- TREE W/ TAG (TO REMAIN)

== 24" WATER LINE

ZONING:
CS (COMMERCIAL SERVICES)

FLOODPLAIN:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 05B58, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

WATERSHED:
THE TRACT IS LOCATED WITHIN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THE SITE IS NOT INCLUDED IN THE CITY OF AUSTIN EDWARDS AQUIFER RECHARGE ZONE, NOR IS IT LOCATED WITHIN THE TCEQ RECHARGE ZONE AND NO ADDITIONAL PERMITTING WILL BE REQUIRED.

BENCHMARKS:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHWEST SIDE OF HETHER STREET ±290' NORTHWEST OF S. LAMAR BOULEVARD, ±12' NORTH OF THE NORTH CORNER OF SAID LOT 9. ELEVATION = 550.64'.
TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE EDGE OF A HANDICAP RAMP, AT THE NORTHWEST INTERSECTION OF S. LAMAR BOULEVARD AND HETHER STREET, ±10' FROM A FIRE HYDRANT. ELEVATION = 547.01'.

LEGAL DESCRIPTION:
BEING ALL OF LOTS 9 THRU 14 OF WALTER STAEHEL AND CHAS. WENDLANDT, JR. RESUBDIVISION OF PARTS OF LOTS NO(S). 3, 4, 5, 6, 7 AND 8 OF FREDERICKSBURG ROAD ACERS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 238 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION OF LOT 14, CONVEYED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 993, PAGE 576 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

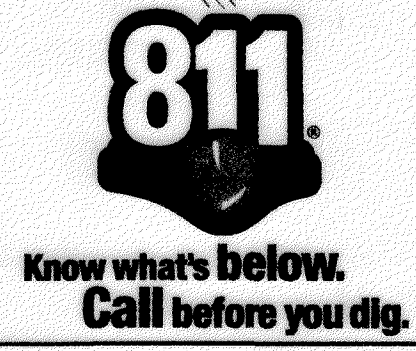
SITE PLAN APPROVAL Sheet 5 of 38
FILE NUMBER: SP-2016-0196C APPLICATION DATE: APRIL 22, 2016
APPROVED BY COMMISSION ON: OF THE CITY OF AUSTIN CODE OF CHAPTER 28-9 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-YEAR, LOC): CASE MANAGER: SCOTT GRANTHAM
PROJECT EXPIRATION DATE (ORD 140900, A): DOZ

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-1
Rev. 1 Correction 2
Rev. 2 Correction 2
Rev. 3 Correction 3

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

REVIEWED
AUG 27 2018
Austin Water Utility
Raul Chapa

REPLACEMENT SHEET



2010 SOUTH LAMAR OFFICE
2010 S. LAMAR
AUSTIN, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS

512.669.5560

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TEXAS REG. NO. F-11201

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ENGINEERING & CONSULTING
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AUSTIN, TEXAS 78702 (OFFICE), 78702 (MAIL)

STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

SHEET
C005
5 OF 41
SP2016-0196C