



- NOTES:**
1. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MUST BE INSTALLED PRIOR TO ANY DEMOLITION. REFERENCE EROSION & SEDIMENTATION CONTROL PLAN SHEET.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
 3. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
 4. NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
 5. ALL DEMOLITION OF EXISTING CURBING AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE 1/2 CRITICAL ROOT ZONE OF EXISTING TREES.
 6. TREE PROTECTION FENCE MOVED DURING CONSTRUCTION MUST BE RE-INSTATED AS SOON AS DEMOLITION WORK IS COMPLETED. ANY WORK BEING DONE WITHIN THE TREE PROTECTION FENCE AREA MUST NOT IMPACT TREE(S); NO ROOT DAMAGE AND NO BRANCH OR TRUNK DAMAGE. ADD A 12" LAYER OF MULCH WITHIN THE TREE PROTECTION FENCE AREA PRIOR TO CONDUCTING ANY WORK INSIDE FENCE AREA.
 7. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
 8. REFERENCE "TREE LIST" SHEET AND EROSION & SEDIMENTATION CONTROL PLAN(S) FOR TREE INFORMATION.

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	18" PALM	**
** 5012	20" PALM	**
** 5013	8" HACKBERRY	**
** 5014	11" COTTONWOOD	**
** 5015	15" HACKBERRY	**
** 5016	9" HACKBERRY	**
** 5017	19" HACKBERRY	13 11
** 5018	8" HACKBERRY	**

** DENOTES TREE TO BE REMOVED **

- NOTES:**
1. REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL PLAN NOTES.
 2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 3. ALL SITE DIMENSIONS ARE TO FACE OR CURB, FACE OF WALL, FACE OF BUILDING AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
 5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 6. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 7. YARDS, FENCES, VEGETATIVE SCREENING OR BERM SHALL BE PROVIDED TO SCREEN ADJACENT SF-3 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 28-2-1066).

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 0589H, 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. IF 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. WENDLAND, JR. RESUBDIVISION OF PARTS OF LOTS NO(S). 3, 4, 5, 6, 7 AND 8 OF FREDERICKSBURG ROAD ACRES 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 7 of 38
FILE NUMBER SP-2016-0196C APPLICATION DATE APRIL 22, 2016
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, ADC) CASE MANAGER SCOTT GRANTHAM
PROJECT EXPIRATION DATE (25-5-81, ADC) DATE DDZ

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING 2016-04-28

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

Final plot 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.

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2021 E. 5TH ST. #200 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

512.669.5560

STATE OF TEXAS
RICHARD M. DE CAMPS
122378
LICENSED PROFESSIONAL ENGINEER
03.26.18

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

DEMOLITION PLAN

SHEET
C006
7 OF 41
SP-2016-0196C

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