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UTILITY NOTES:

1. 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.

2. 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.

3. THE OWNER SHALL BE RESPONSIBLE FOR 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 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.

4. 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.

5. ALL GRAVITY LINES TO BE BUILT FROM DOWNSTREAM TO UPSTREAM. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS VERTICALLY AND HORIZONTALLY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

6. ALL WATER PIPE TO BE DUCTILE IRON EXCEPT FOR SERVICE LEADS, WHICH ARE TYPE K COPPER, PER DETAIL.

7. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL (SPL-WW-27A).

8. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.

9. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES PER C.O.A. DETAIL 1100S-2. REFERENCE CONSTRUCTION DETAILS.

10. NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE PLAN UNTIL THE WATERLINE EXTENSION IS COMPLETED AND THE REQUIRED FIRE FLOW IS AVAILABLE.

11. ALL WASTEWATER PIPE TO BE PVC SDR 26 (GREEN).

12. LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNERS SIDE OF THE WATER METER.

13. ALL UNDERGROUND FIRE LINE PIPING MUST BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR IN ACCORDANCE WITH NFPA 24.

ELECTRICAL NOTES

1. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE PROJECT BEING SHUTDOWN. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION.

2. BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.

3. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND/OR CONTRACTOR.

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

5. FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 20 FEET IN AND AROUND THE TRANSMISSION WIRE AND STRUCTURES.

6. PRIOR TO MOBILIZING TALL EQUIPMENT SUCH AS CRANES, CALL DOUG WEISE AT 512-505-7023 TO COORDINATE WITH TRANSMISSION PERSONNEL.

7. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.

8. ANY TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AUSTIN ENERGY STAFF SHALL INSTALL A LOCK ON THE GATE/FENCE FOR ACCESS.

9. 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.

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

11. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.

12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION 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.

13. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

SITE PLAN NOTES:

1. REFERENCE "COVER SHEET", "FINAL PLAT" AND "EXISTING CONDITIONS" SHEETS (C-001, C-002, AND C-100) FOR ADDITIONAL SITE INFORMATION.

2. REFERENCE "OVERALL SITE PLAN" AND "SITE PLAN A" TO "SITE PLAN B" SHEETS FOR MORE DETAILED INFORMATION ON PROPOSED SITE IMPROVEMENTS.

3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

4. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

5. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

6. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

9. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE [15-6-91].

10. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR ZONING AND PLATTING COMMISSION APPROVED SITE PLANS.

11. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO EXISTING UTILITIES.

12. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

13. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 4.3.7).

14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (TAS 4.3.7).

15. ALL VERTICAL CLEARANCES, INCLUDING TREE LIMBS, FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE WHERE OVERHEAD CLEARANCE IS RESTRICTED SHALL BE A MINIMUM CLEARANCE OF 14'-0" WHEN FIRE ACCESS IS REQUIRED.

16. A PERCENTAGE OF ACCESSIBLE PARKING MUST BE PROVIDED IN ACCORDANCE WITH BUILDING CODE.

17. AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND THE COMMON AREAS.

18. ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE ACCESSIBLE FIRST FLOOR UNITS.

19. THERE ARE BUILDINGS WITHIN 50 FEET OF THIS PROJECT SITE.

20. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED [25-2-1067].

21. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES [25-2-1067].

22. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [25-2-1064]. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).

23. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.

24. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE [25-2-1067].

25. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

26. ALL DRIVEWAYS MUST BE INSTALLED IN THE EXACT LOCATIONS SHOWN ON THE SITE PLAN.

27. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

UTILITY CONTACTS:

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
505 BARTON SPRINGS ROAD
SUITE 400
AUSTIN, TEXAS 78704

WATER AND WASTEWATER SERVICE:
CITY OF AUSTIN
WATER UTILITY DEPARTMENT
CONTACT: LARRY WILLIAMS
625 EAST 10TH STREET, SUITE 700
AUSTIN, TEXAS 78701
(512) 972-0077

ELECTRIC SERVICE:
CITY OF AUSTIN - AUSTIN ENERGY
CONTACT: CHRISTIAN FOPE
721 BARTON SPRINGS ROAD.
AUSTIN, TEXAS 78704
(512) 505-7874

TELEPHONE SERVICE:
AT&T
CONTACT: ERIC DAVIS
MANAGER - ENGINEERING DESIGN
817 NORTH LOOP,
AUSTIN, TEXAS 78756
(512) 870-4457

TV CABLE SERVICE:
TIME WARNER CABLE
AUSTIN DIVISION
CONTACT: PETE NAVEJAS
12012 NORTH MOPAC EXPRESSWAY
AUSTIN, TEXAS 78758
(512) 748-1601

FIRE DEPARTMENT:
CITY OF AUSTIN FIRE DEPARTMENT
CONTACT: ERIC DEARMITT
ENGINEERING SERVICE COORDINATOR
505 BARTON SPRINGS ROAD, SUITE 200
(512) 974-0164

APPENDIX P-6: REMEDIAL TREE CARE NOTES:

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 (512-974-1878) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE 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 ½ 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.

SPECIAL CONSTRUCTION TECHNIQUES:

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

2. IN CRITICAL ROOT ZONE AREA THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREA WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.

3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

6. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. DISTURBANCE WITHIN THE CEF SETBACK RELATED TO CONSTRUCTION OF APPROVED STORMWATER CONTROLS IS ACCEPTABLE FOR THE PURPOSES OF THIS SITE PLAN.

FIGURE 34
(REFERENCE SITE PLAN NOTE #22 ON THIS SHEET)

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STATE OF TEXAS
VITO M. TRUPIANO
119592
LICENSED PROFESSIONAL ENGINEER

AUSTIN SOUTH LAMAR APARTMENTS
1515 SOUTH LAMAR
AUSTIN, TRAVIS COUNTY, TEXAS

GENERAL NOTES-2

SHEET
C004
4 OF 87
SP-2018-0296C

SITE PLAN APPROVAL Sheet 4 of 87
FILE NUMBER SP-2018-0296C APPLICATION DATE JULY 2, 2018
APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 11/6/11 CASE MANAGER ROSEMARY AVILA

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: 11/6/19 ZONING CS-V

Rev. 1 Correction 1
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.