

DA-2018-0721



# CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

## Site Plan Exemption Request Form

Site Address: 1701 Toomey Road

Project Name: 1701 Toomey Road

Legal Description: TRT 1 WM E SHELTON SUBD

Zoning: CS Watershed: Lady Bird Lake Flood Plain?  Yes  No

Existing Land Use(s): Restaurant

Proposed Land Use(s): Restaurant

Brief/General Description of the Development being sought:

Proposed fire tap

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:

- existing trees
- buildings
- parking areas
- roadways/streets
- accessible parking
- access route
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits and type of construction
- location of construction
- on-site sewage (septic) system
- number of currently occupied residential units to be closed or demolished (if 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712)

I, Jonathan Fleming (Kitchen Table Civil Solutions), do hereby certify that I am the  
(Print Name)

owner  owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on site and protected from the elements at all times.

[Signature] Date: 7/27/18 Phone: (541) 758-7474  
(Signature of Requester)

Address: 6805 N. Capital of Texas Hwy, Suite 315, Austin, Texas 78731

**SAVE Form**



**City of Austin**  
**Development Services Department**  
**Development Assistance Center**  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767  
Telephone: (512) 974-6370 Fax: (512) 974-2423

## Determination of a Site Plan Determination/Exemption Request

Date: Friday December 28, 2018

Number of pages including cover: 1

From: Christopher Johnson

To: Jonathan Fleming Kitchen Table Civil Solutions

Telephone: (512) 785-7474 FAX: (512) -

Project Name: 1701 Toomey rd DA-2018-0721

Address: 1701 TOOMEY RD UNIT A

Staff Contact:

Telephone:

Review Results	
Your request has been <b>APPROVED</b> .	
Fees Due	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
<b>TOTAL COST:</b>	<b>\$55.12</b>

Based on the following your request has been **APPROVED** (see comments):

### Comments:

APPROVED SITE PLAN EXEMPTION WILL BE AVAILABLE FOR PICK-UP DURING DAC CONSULTING WALK-IN HOURS 9:00-NOON, BEGINNING MONDAY DEC. 31.

**Confidentiality Notice:** The documents accompanying this fax transmission is legally privileged and intended for the use of the recipient named on this fax transmittal. If this fax is received in error, please notify the City of Austin via telephone immediately to arrange for the return of these transmitted documents. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on this faxed information is strictly prohibited.

## Departmental Use Only

Project Name: <b>1701 Toomey</b>		Case Number: <b>AA-2018-0721</b>		Applicant Name: <b>Jonathan Fleming</b>	
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments		
<input type="checkbox"/> Site Plan					
<input type="checkbox"/> Transport					
<input type="checkbox"/> Eng					
<input checked="" type="checkbox"/> Environ					
<input checked="" type="checkbox"/> AFD	<b>E. Tremf</b>	<b>12-26-18</b>	<b>App. 1 sheet.</b>		
<input checked="" type="checkbox"/> AWU	<b>Cory Harmon</b>	<b>12/29/2018</b>	<b>Approved</b>		
<input checked="" type="checkbox"/> Plumbing	<b>Cory Harmon</b>	<b>12/19/2018</b>	<b>Approved</b>		
<input type="checkbox"/> AE					

<input checked="" type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Denied</b>	<input type="checkbox"/> <b>Determined to be a</b> <input type="radio"/> <b>Revision</b> <input type="radio"/> <b>New Project</b>
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Building permit required?  Yes  No  N/A  
 Smart Housing Project?  Yes  No  
 Changes in Impervious Cover?  Yes  No  
 Qualifies for exemption per Section 25-5-2(\_\_\_\_)

**Check all that apply:**

Review Fee(s) Not Required  
 Site Plan Correction/ Exemption Review Fee  
 Change of Use Review Fee  
 Phasing Review: \_\_\_\_\_ phases  
 Landscape Inspection: \_\_\_\_\_ acres  
 Shared Parking Review



December 18<sup>th</sup>, 2018

Mr. Cory Harmon  
City of Austin – Development Services  
505 Barton Springs Road  
Austin, TX 78704

**RE: 1701 Toomey Rd. (Casa De Luz) Fire Line Tap Plan  
CASE # DA-2018-0721**

Dear Mr. Harmon,

Please accept this letter as our formal response to the review comments dated August 7th, 2018.

**Cory Harmon – 512-974-2882**

AWU1 Obtain Austin water tap plan review approval.

**Response: Plans were approved on 12/17/18 by Austin Water Tap Plan review. The updated plans include their approval stamp.**

PLU1 *Indicate the type of fire line backflow preventer.*

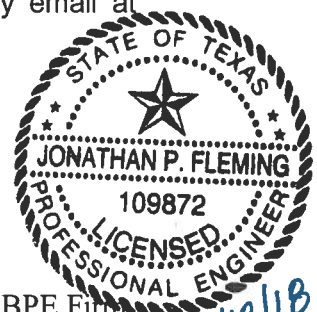
**Response: The fire line alignment has been modified from the original submittal and with a 4" line the volume in the line will be less than 100 gallons (10 LF 6" DI = ±15 Gal., 96 LF 4" C900 = ±65 Gal., 3.5' of 4" C900 to DCDA = ±3 Gal., Total volume of fire line = ±83 Gal.). This plan calls for the DCDA backflow preventer to be located in the riser room and to be installed and approved with the building plans. As discussed on 10/11/2018 on-site with this reviewer and the Austin Water Tap Plan reviewers the fire line would not require a backflow preventer on the main line.**

**Please note that the fire line will be buried and the above ground option that was discussed at the on-site meeting will not be utilized.**

These responses, along with the attachments should provide the necessary information to clear the comments received on September 5th, 2018. Please contact me with any questions or if you need additional information. You may contact me at (512) 758-7474 or by email at [jonathan.fleming@kctcivil.com](mailto:jonathan.fleming@kctcivil.com).

Sincerely,

Jonathan Fleming, P.E.





**City of Austin**  
**Development Services Department**  
**Development Assistance Center**  
 One Texas Center, 505 Barton Springs Road  
 P.O. Box 1088, Austin, Texas 78767  
 Telephone: (512) 974-6370 Fax: (512) 974-2423

## Determination of a Site Plan Determination/Exemption Request

Date: Tuesday August 07, 2018

Number of pages including cover: 1

From: Heather Parajuli

To: Jonathan Fleming Kitchen Table Civil Solutions

Telephone: (512) 785-7474 FAX: (512) -

Project Name: 1701 Toomey rd DA-2018-0721

Address: 1701 TOOMEY RD UNIT A

Staff Contact:

Telephone:

### Review Results

Your request has been **Rejected**.

**\*\*\*Denied plans will be in the Denied Bin the following business day at the DAC on the first floor of OTC filed under applicants last name. Please note that denied exemptions will be recycled after 1 month.\*\*\***

### Fees Due

### Cost

Fees Due	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
<b>TOTAL COST:</b>	

**Based on the following your request has been Review Completed (see comments):**

### Comments:

AWU; Obtain Austin water tap plan review approval. (Cory Harmon) 512-974-2882

PLU; Indicate the type of fire line backflow preventer (Cory Harmon)



July 27<sup>th</sup>, 2018

City of Austin  
Development Assistance Center  
505 Barton Springs Road  
Austin, TX 78704

RE: SUMMARY LETTER FOR 1701 TOOMEY ROAD - SITE PLAN EXEMPTION

To Whom It May Concern:

We are submitting the attached application, construction plans and supplemental information on behalf of Shambala Corporation for a proposed fire tap to connect to an existing 12-inch water line at 1701 Toomey Road. The project is located in the City of Austin's Full Purpose Jurisdiction and lies in the Lady Bird Lake watershed, which is classified as an Urban watershed.

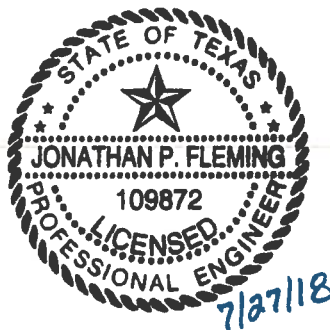
Water service for the property is provided through Austin Water Utility.

Please let me know if you have any questions or concerns or if you need any additional information. You may contact me at (512) 758-7474 or by e-mail at [jonathan.fleming@ktcivil.com](mailto:jonathan.fleming@ktcivil.com).

Sincerely,



Jonathan Fleming, P.E.



**July 20, 2018**

**Development Assistance Center  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704**

**RE: 1701 Toomey Road Site Plan Exemption - Agent Authorization**

**To Whom it May Concern,**

**I hereby authorize KITCHEN TABLE CIVIL SOLUTIONS as the authorized agent for this site plan exemption pertaining to the tract of land described in warranty deed Volume 11650, Page 449 of the Official Public Records of Travis County.**

**Sincerely,**

A handwritten signature in cursive script that reads "E Longoria".

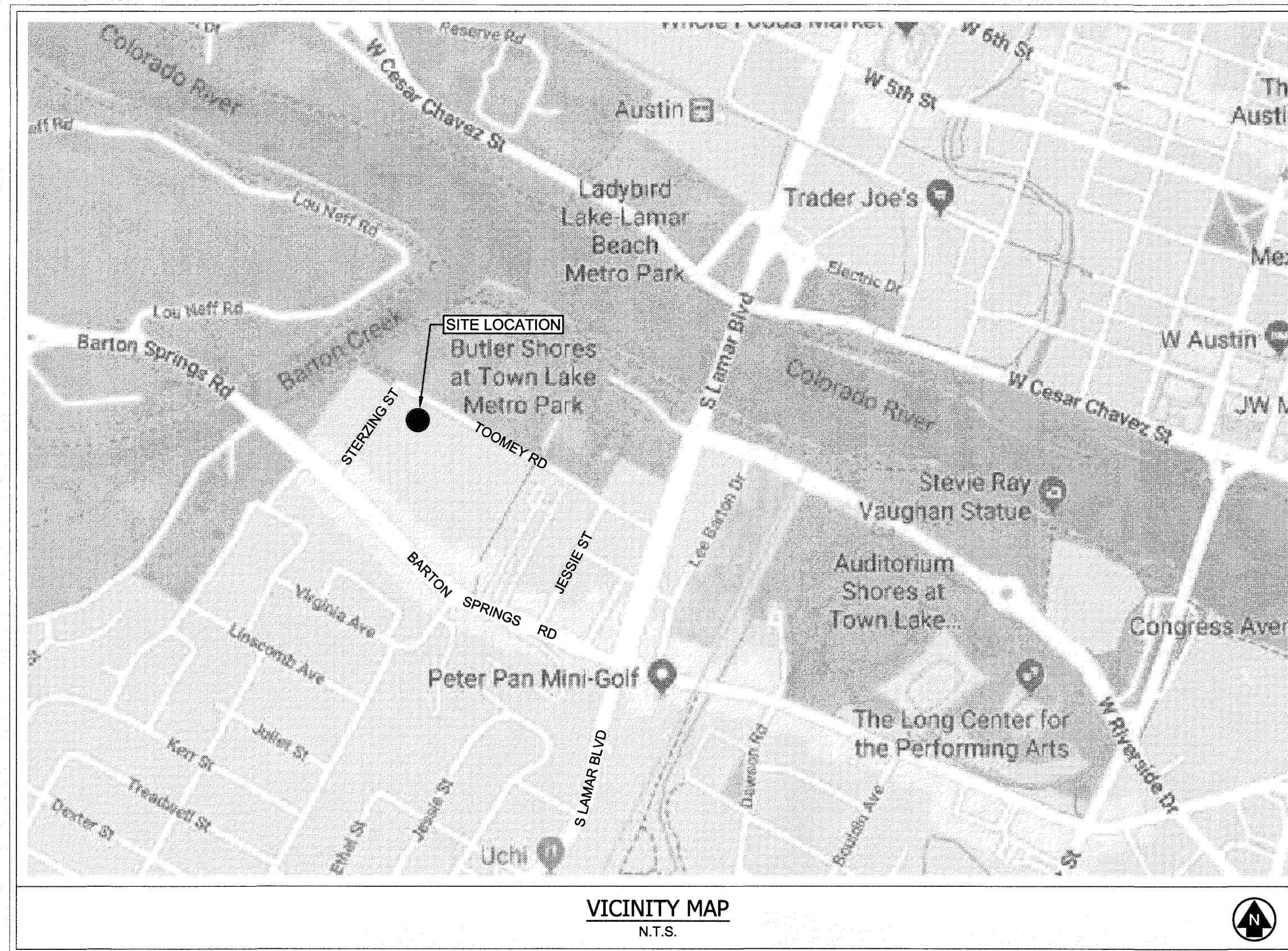
**Eduardo Longoria  
President  
Shambala Corporation**

**SITE DEVELOPMENT  
FIRE LINE TAP PLAN  
FOR  
1701 TOOMEY ROAD,  
TRAVIS COUNTY AND THE CITY OF AUSTIN, TEXAS  
JULY 20th, 2018  
DA-2018-0721**

**ENGINEER:** KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HWY.  
SUITE 315  
AUSTIN, TX 78731  
(512) 758-7474  
TBPE FIRM NO. F 18129

**OWNER:** SHAMBALA CORPORATION  
1701 TOOMEY ROAD  
AUSTIN, TEXAS 78704

**SURVEYOR:** CARDINAL SURVEYING & MAPPING  
1405 KNOLL RIDGE DRIVE  
CEDAR PARK, TEXAS 78613  
(512) 259-9771  
TBPLS FIRM NO. 10194078



MAPSCO PAGE #584Y - MAPSCO GRID #H22 - ZONED CS

**LEGAL DESCRIPTION**  
TRT 1 SHELTON WM E SUBDIVISION

**FLOOD PLAIN:** NO PORTION OF THIS TRACT IS WITHIN THE 100YR FLOODPLAIN PER FEMA MAP NUMBER: FM48453C0455J DATED: JANUARY 06, 2016  
**WATERSHED:** THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED WHICH IS CLASSIFIED AS URBAN WATERSHED. THIS PROJECT IS SUBJECT TO THE COMPREHENSIVE WATERSHED ORDINANCE AS AMENDED.  
**AQUIFER NOTE:** NO PART OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.  
**JURISDICTION:** THIS SITE IS WITHIN THE AUSTIN CITY LIMITS FULL PURPOSE JURISDICTION.

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.:	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) / %	CITY OF AUSTIN APPROVAL- DATE	DATE IMAGED

Sheet Number	Sheet Title
1	COVER SHEET
2	AUSTIN WATER UTILITY NOTES
3	FIRE LINE TAP PLAN
4	WATER DETAILS

**NOTES:**

- I CERTIFY THAT ALL OF THE INFORMATION CONTAINED WITHIN THIS TAP PLAN IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SITE IS NOT COVERED UNDER A SITE PLAN AND THE PROPOSED IMPROVEMENTS QUALIFY FOR A SITE PLAN EXEMPTION AS NOTED BY CITY CODE SECTION 25-5-2. I UNDERSTAND THAT THIS TAP PLAN WILL BECOME NULL AND VOID SHOULD CITY STAFF DETERMINE THE PROPOSED DEVELOPMENTS MEET THE REQUIREMENTS FOR A SITE PLAN.
- PROJECTS INVOLVING THE INSTALLATION OF FIRE LINES, GREASE TRAPS, AND/OR CHANGE OF USE REQUIRE THE APPLICANT TO OBTAIN A SITE PLAN EXEMPTION DETERMINATION FROM THE CITY'S DEVELOPMENT SERVICE DEPARTMENT. THESE TYPES OF PROJECTS REQUIRE A SITE PLAN EXEMPTION (DA) NUMBER TO BE INCLUDED AS PART OF THE COVERSHEET BEFORE THE TAP PLAN CAN BE APPROVED BY AUSTIN WATER STAFF. A DA NUMBER IS NOT REQUIRED TO SUBMIT A TAP PLAN NOR FOR AUSTIN WATER TO INITIATE ITS REVIEW.

**FIRE DEPARTMENT NOTE:**

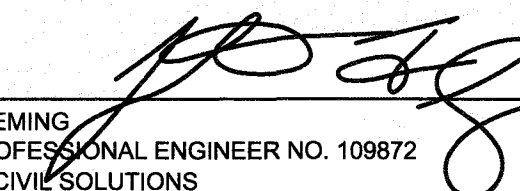
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEM MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

**GENERAL CONSTRUCTION NOTES:**

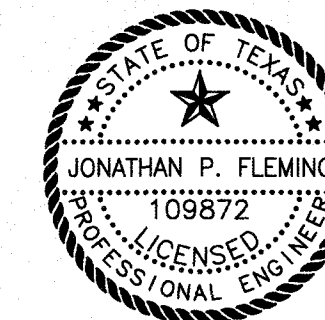
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL THE "ONE CALL SYSTEM" (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN THE CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE COA PUBLIC WORKS DEPARTMENT AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OF STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 8th STREET, AUSTIN, TEXAS.)

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN - TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

SUBMITTED BY:

  
 DATE: 12/14/18

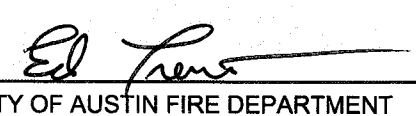
JONATHAN P. FLEMING  
REGISTERED PROFESSIONAL ENGINEER NO. 109872  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HWY.  
SUITE 315  
AUSTIN, TEXAS 78731  
PH. (512)758-7474



REVIEWED BY:

**AUSTIN WATER REVIEWED**  
 DATE: 12/14/2018 EXPIRATION DATE: 12/31/2024  
 Austin Water Representative: [Signature]

AUSTIN WATER

  
 DATE: 12/26/18  
 CITY OF AUSTIN FIRE DEPARTMENT



NO.	DATE	REVISION / DESCRIPTION	BY

**KITCHEN TABLE**  
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129

CASA DE LUZ  
1701 TOOMEY ROAD  
CITY OF AUSTIN, TRAVIS COUNTY,  
TEXAS

AUSTIN WATER  
UTILITY NOTES

DA-2018-0721

Last Saved By: RShaw  
 Last Saved: 12/14/2018 9:43:15 AM  
 Drawing: L:\PROJECTS\2018\1701 Toomey Rd\CAD\SheetSet\F001.dwg - 01.dwg



**GENERAL NOTES**

ALL RESPONSIBILITY FOR THE ADEQUACY 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 FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION 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.

**INSPECTION NOTES**

Please call Development Services Department, Site and Subdivision Inspection at 512.974.6360 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.

**AUSTIN WATER REVIEWED**  
 DATE: 12/17/2018 EXPIRATION DATE: 12/17/2021  
 Austin Water Representative: *Signature*

AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION  
 Engineering Services Section  
 One Texas Center, Ste 200 - 505 Barton Springs Road  
 Austin, Texas 78704  
 Telephone (512) 974-0160 - Facsimile (512) 974-0162

**Austin Fire Department Hydrant Flow Test Report**

TEST DATE:	8/4/18	COMPANY:	PREV
TIME:	1420 HRS	OFFICER:	GARCIA

RESIDUAL HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	ADB BOX #
H22	688743	33787	6	1104
BLK #	DIRECTION	STREET NAME	TYPE	
1700		TOOMEY	RD	

STATIC PRESSURE (PSI):	106	RESIDUAL PRESSURE (PSI):	104
------------------------	-----	--------------------------	-----

COMMENTS:

FLOW HYDRANT				
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	ADB BOX #
H22	157238	23932	6	1104
BLK #	DIRECTION	STREET NAME	TYPE	
1700		TOOMEY	RD	

STATIC PRESSURE (PSI):	108	VELOCITY PRESSURE (PSI):	80
------------------------	-----	--------------------------	----

dc = discharge coefficient	.9
straight 2 1/2" butt = .9	
w/45° allow = .75	
diffuser = N/A	
FLOW RATE (GPM) =	1501

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in 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 and included in the hydraulic calculations.

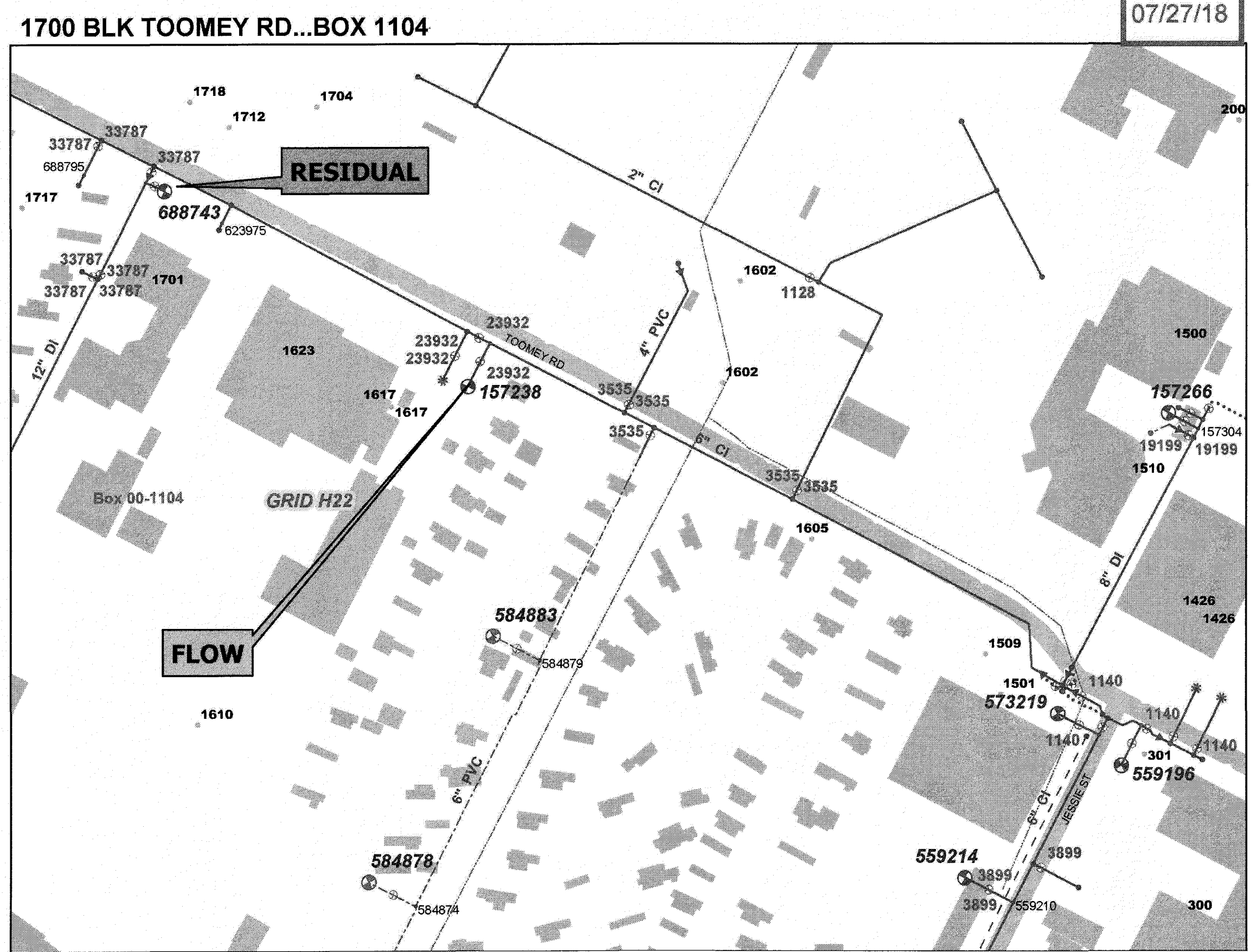
**PROJECT INFORMATION**

GRID NUMBER:	H22
MAPSCO NUMBER:	584Y
AW INTERSECTION NUMBER:	N/A
BUILDING SIZE IN SQUARE FEET:	3080 SF
BUILDING TYPE PER IFC:	VB
BUILDING HEIGHT:	15 FT
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	11,441 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	1,500 GPM
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	1,000 GPM
*MINIMUM FIRE FLOW:	1,000 GPM
DOMESTIC WATER DEMAND:	N/A
WATER SUPPLY FIXTURE UNITS (WSFU):	N/A
DOMESTIC DEMAND CALCULATED PER THE WSFU:	N/A
AUSTIN WATER PRESSURE ZONE:	CENTRAL SOUTH
STATIC WATER PRESSURE:	106 PSI
HIGHEST LOT SERVED:	N/A
LOWEST LOT SERVED:	N/A
IRRIGATION DEMAND:	N/A
SPRINKLER SYSTEM DEMAND:	342.88 GPM
8" FIRE LINE VELOCITY:	N/A
6" DOMESTIC LINE VELOCITY:	N/A

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.  
 ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER)

**STANDARD CONSTRUCTION NOTES**

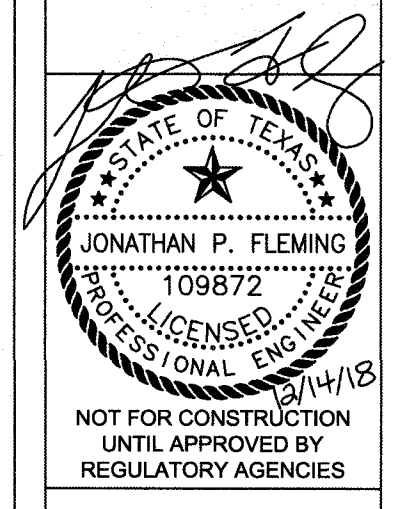
- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
- 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.
- NO OTHER UTILITY SERVICE/APPERTENANCES 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.
- THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- 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.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS WILL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE BY 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.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22) AND SPL VVV 27-A and WW 27-F.
- FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 AND SHALL BE PAINTED FLUENT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPERTENANCES.
- 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.
- 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.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
- 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 SEVENTY-TWO (72) HOURS IN ADVANCE.
- 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.
- WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATER TIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON SITE UTILITY WORK.
- ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEC RULES.
- CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY 'LEAD FREE' ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- 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 RETURN TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133.
- 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 DSD INSPECTOR.
- 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 INFORMATION 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.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.



REVISION/DESCRIPTION

NO.	DATE	BY

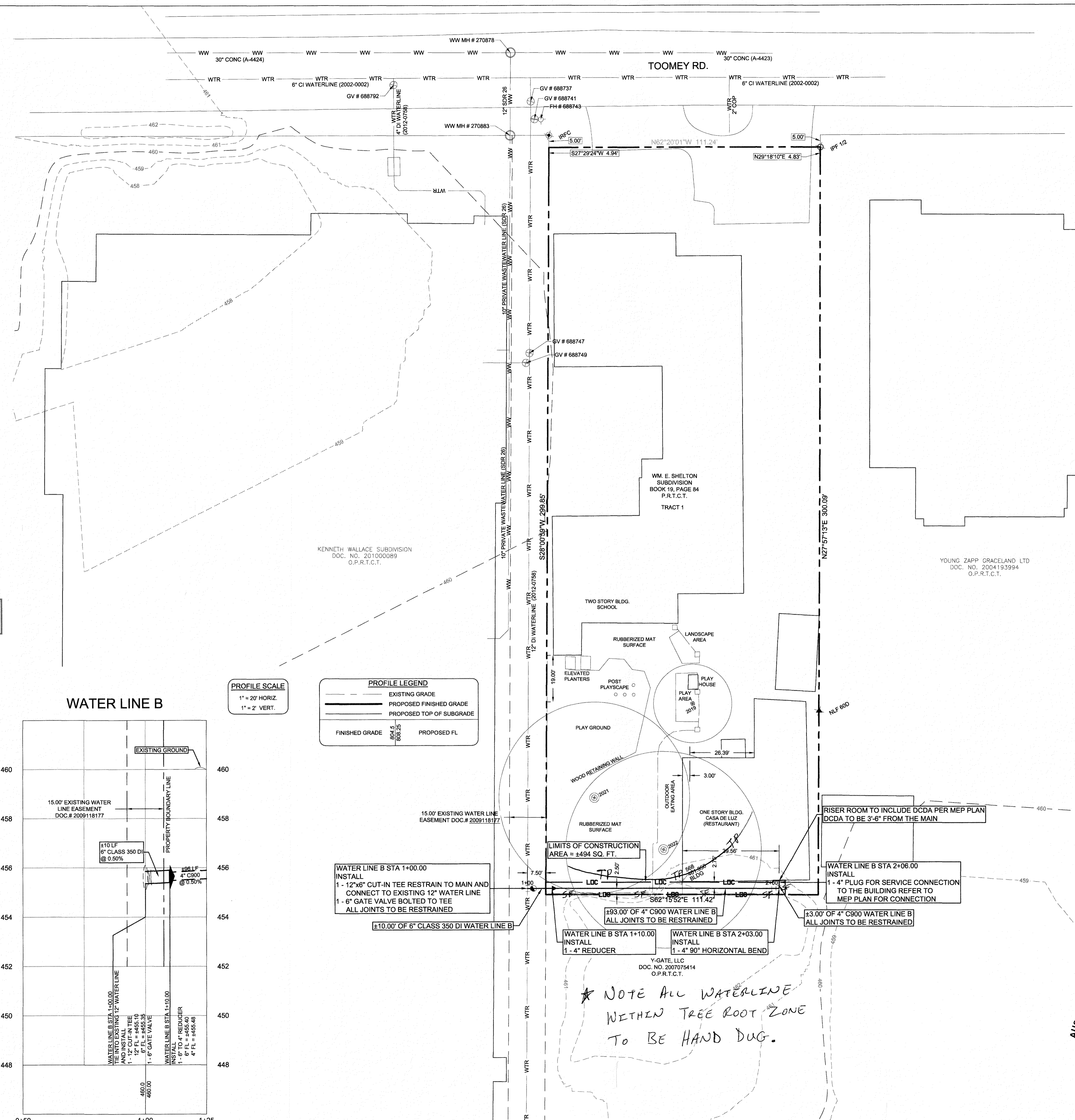
**KITCHEN TABLE CIVIL SOLUTIONS**  
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
 AUSTIN, TEXAS 78731 | TEL: (512) 788-7474  
 TBE FIRM NO. F-18129



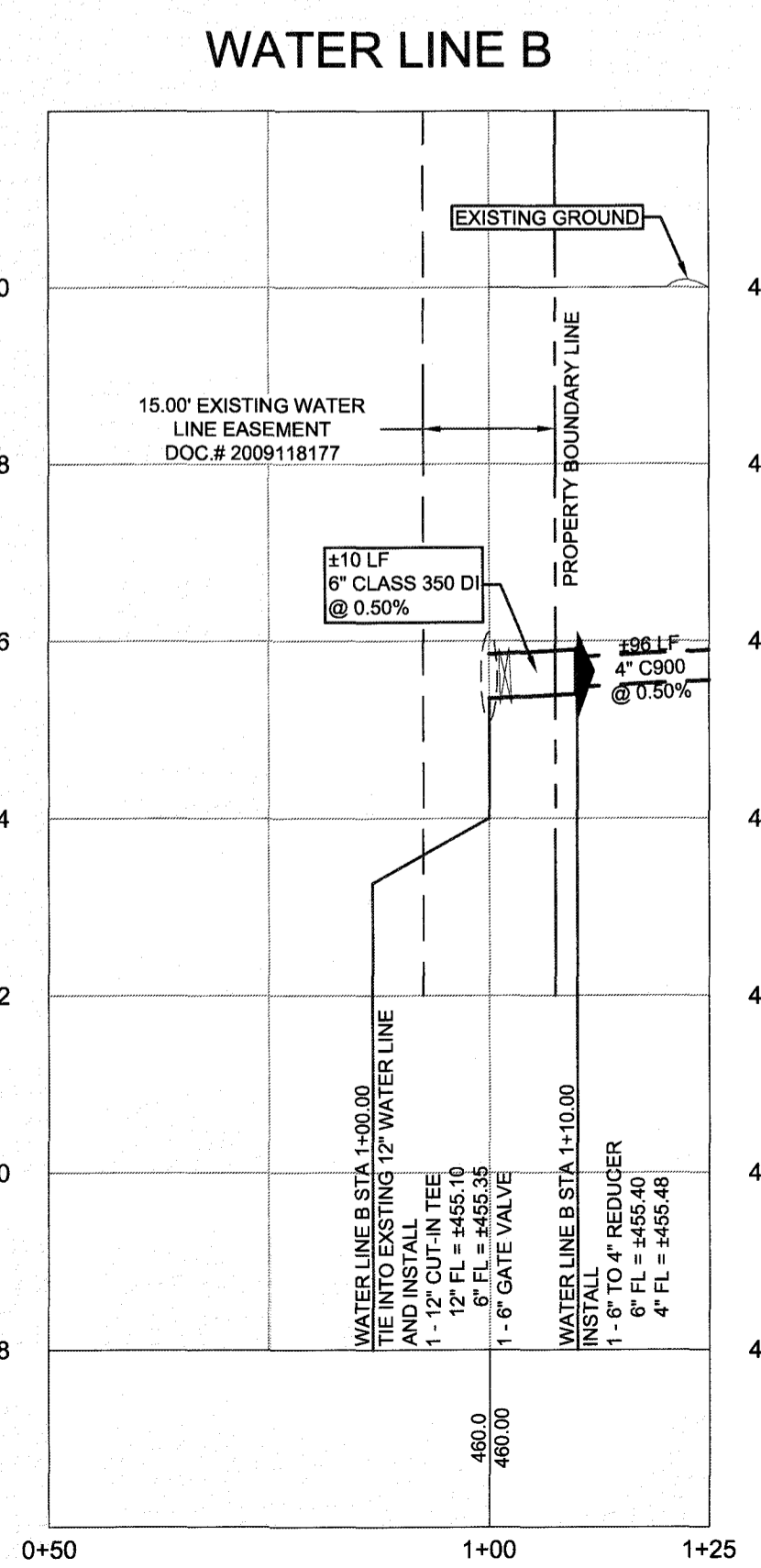
NOT FOR CONSTRUCTION UNTIL APPROVED BY REGULATORY AGENCIES

CASA DE LUZ  
 1701 TOOMEY ROAD  
 CITY OF AUSTIN, TRAVIS COUNTY,  
 TEXAS

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**AUSTIN WATER REVIEWED**  
 DATE: 02/17/2018 EXPIRATION DATE: 02/17/2021  
 Austin Water Representative: [Signature]



**PROFILE SCALE**  
 1" = 20' HORIZ.  
 1" = 2' VERT.

**PROFILE LEGEND**

---	EXISTING GRADE
—	PROPOSED FINISHED GRADE
- - -	PROPOSED TOP OF SUBGRADE
---	FINISHED GRADE
---	PROPOSED FL

- PLAN LEGEND**
- PROJECT BOUNDARY
  - PROPOSED CURB AND GUTTER
  - PROPOSED MOUNTABLE CURB
  - PROPOSED EASEMENT
  - - - LIMITS OF CONSTRUCTION + S&LT FENCE
  - PROPOSED WATERLINE
  - PROPOSED WATER SERVICE
  - PROPOSED FIRE HYDRANT
  - PROPOSED GATE VALVE
  - PROPOSED TEE
  - PROPOSED CROSS
  - PROPOSED BEND
  - PROPOSED FLUSHING ASSEMBLY
  - PROPOSED PLUG
  - TP --- TREE PROTECTION

- NOTES:**
- ALL FILL AREAS SHALL BE COMPACTED TO 95% PROCTOR DENSITY PRIOR TO INSTALLATION OF UTILITIES. (TYPICAL FOR ALL OCCURRENCES).
  - FOR ALL DUCTILE IRON PIPES, ALL WATERLINE P.I.'S BOTH HORIZONTAL, AND VERTICAL, SHALL BE ACHIEVED BASED UPON THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM ALLOWABLE JOINT DEFLECTION. P.I.'S LESS THAN OR EQUAL TO 80% OF THE MANUFACTURER'S MAXIMUM SHALL BE CONSTRUCTED AS A SINGLE JOINT DEFLECTION. P.I.'S GREATER THAN 80% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION SHALL BE CONSTRUCTED AS A SERIES OF EVENLY DISTRIBUTED DEFLECTIONS OVER MULTIPLE JOINTS, SO THAT NO SINGLE DEFLECTION IS GREATER THAN 80% OF THE MAXIMUM.
  - FOR ALL PVC PIPES, THE MAXIMUM JOINT DEFLECTION ALLOWED IS 1.0".
  - HORIZONTAL AND VERTICAL BENDING OF PIPES ARE NOT ALLOWED. ON CURVE STREETS, CONTRACTOR SHOULD USE SERIES OF JOINT DEFLECTION SHOWN ON THE PLANS. CONTRACTOR WILL NOT BE ALLOWED TO USE SEGMENTS OF PIPE THAT ARE LESS THAN 10' FOR JOINT DEFLECTION.
  - ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEADENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY RESTRAINED JOINT PIPE AS APPROVED IN SPL WW-27F, OR, MECHANICAL JOINT RESTRAINT DEVICES AS APPROVED IN SPL WW-27A.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

- NOTES:**
- I CERTIFY THAT ALL OF THE INFORMATION CONTAINED WITHIN THIS TAP PLAN IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SITE IS NOT COVERED UNDER A SITE PLAN AND THE PROPOSED IMPROVEMENTS QUALIFY FOR A SITE PLAN EXEMPTION AS NOTED BY CITY CODE SECTION 25-5-2. I UNDERSTAND THAT THIS TAP PLAN WILL BECOME NULL AND VOID SHOULD CITY STAFF DETERMINE THE PROPOSED DEVELOPMENTS MEET THE REQUIREMENTS FOR A SITE PLAN.
  - PROJECTS INVOLVING THE INSTALLATION OF FIRE LINES, GREASE TRAPS, AND/OR CHANGE OF USE REQUIRE THE APPLICANT TO OBTAIN A SITE PLAN EXEMPTION DETERMINATION FROM THE CITY'S DEVELOPMENT SERVICE DEPARTMENT. THESE TYPES OF PROJECTS REQUIRE A SITE PLAN EXEMPTION (DA) NUMBER TO BE INCLUDED AS PART OF THE COVERSHEET BEFORE THE TAP PLAN CAN BE APPROVED BY AUSTIN WATER STAFF. A DA NUMBER IS NOT REQUIRED TO SUBMIT A TAP PLAN NOR FOR AUSTIN WATER TO INITIATE ITS REVIEW.

**TREE LIST**

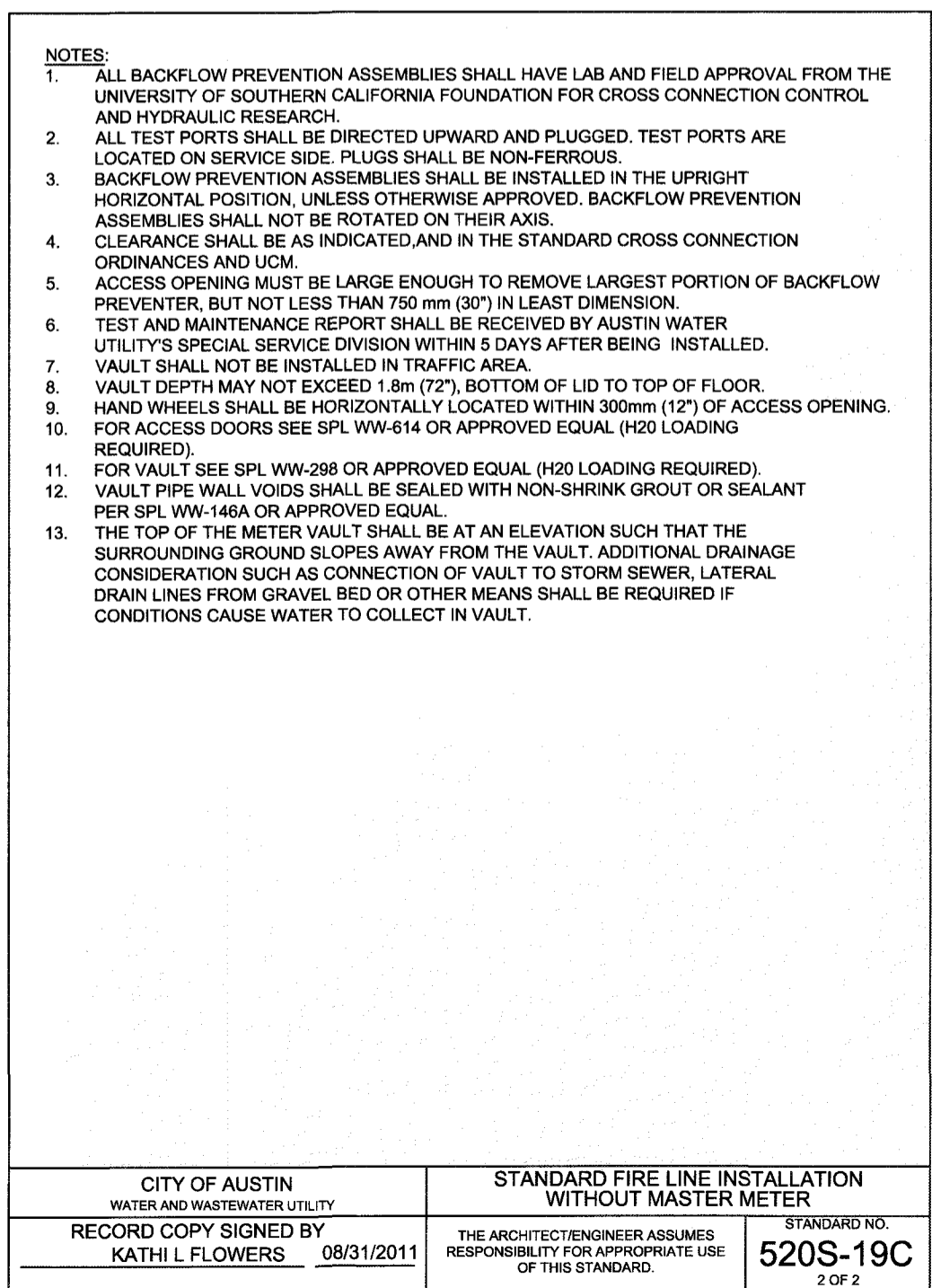
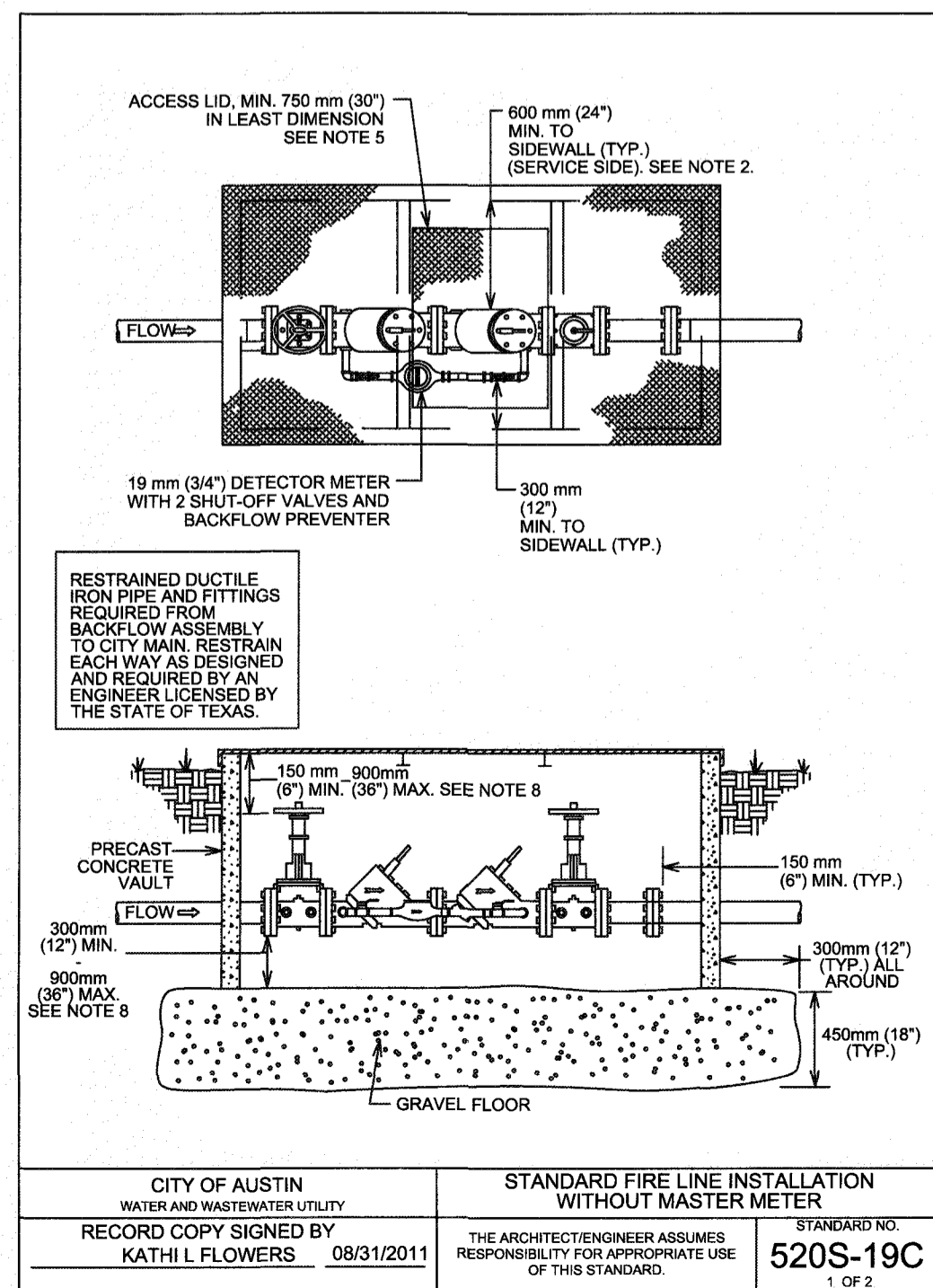
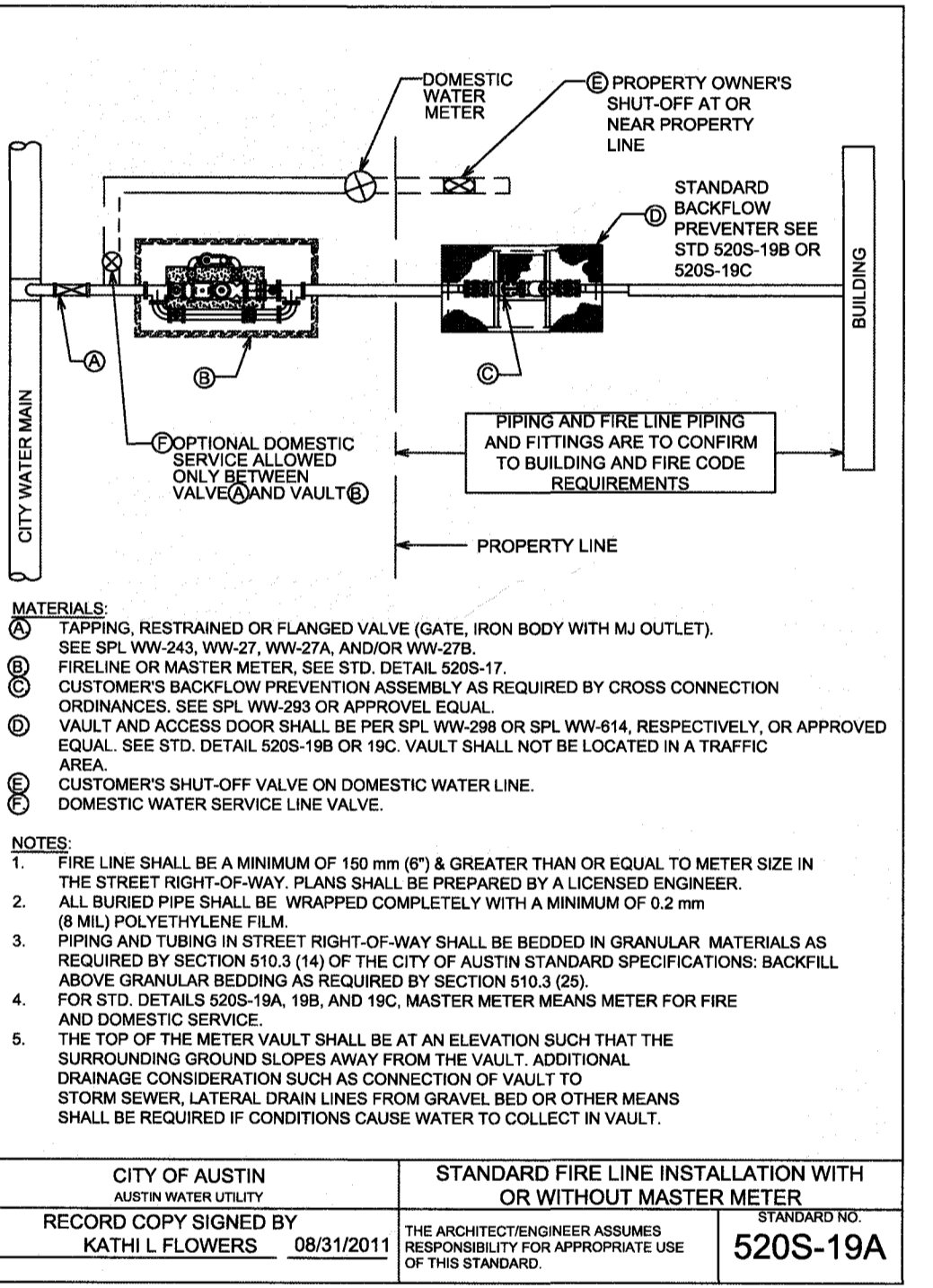
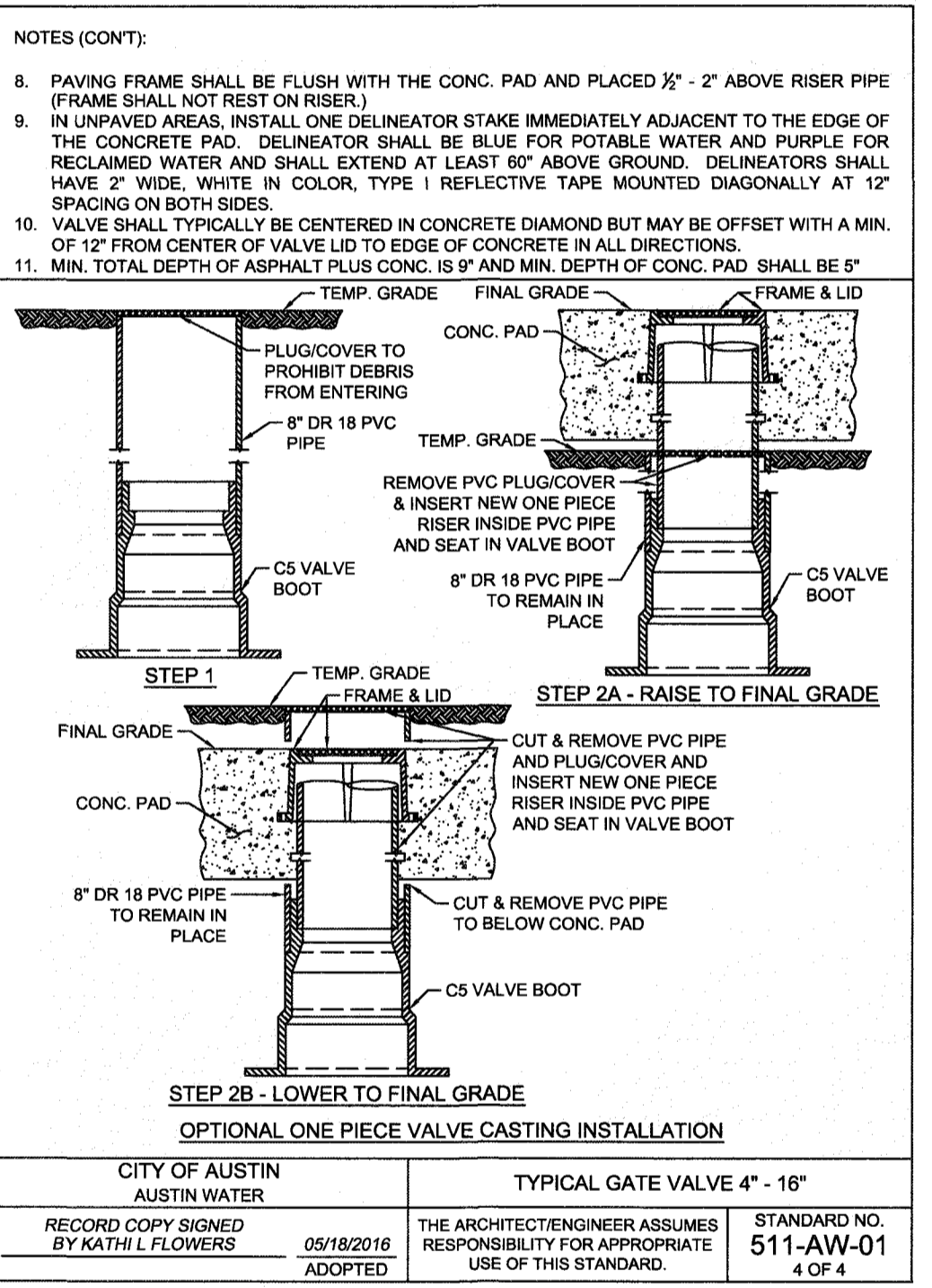
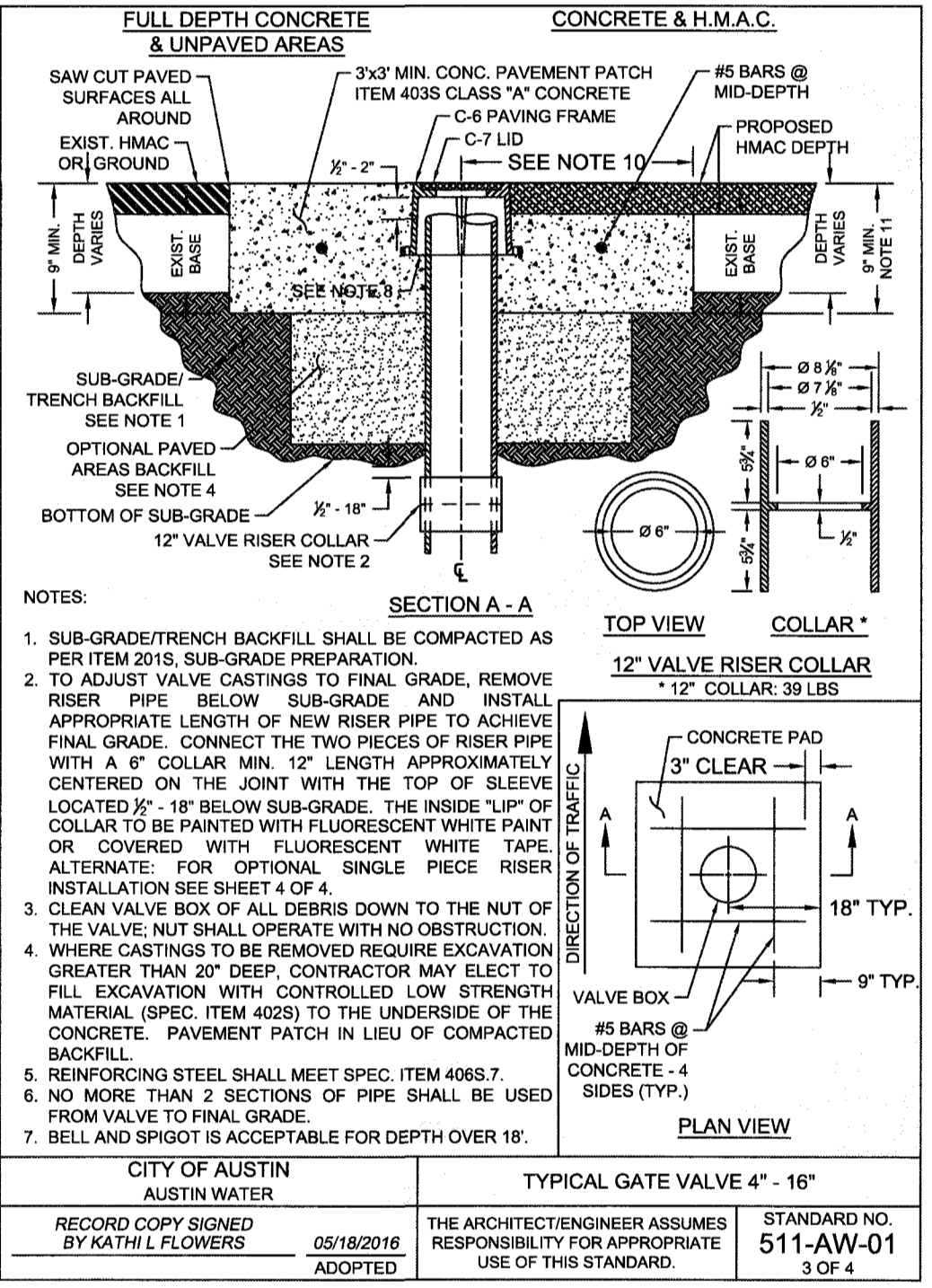
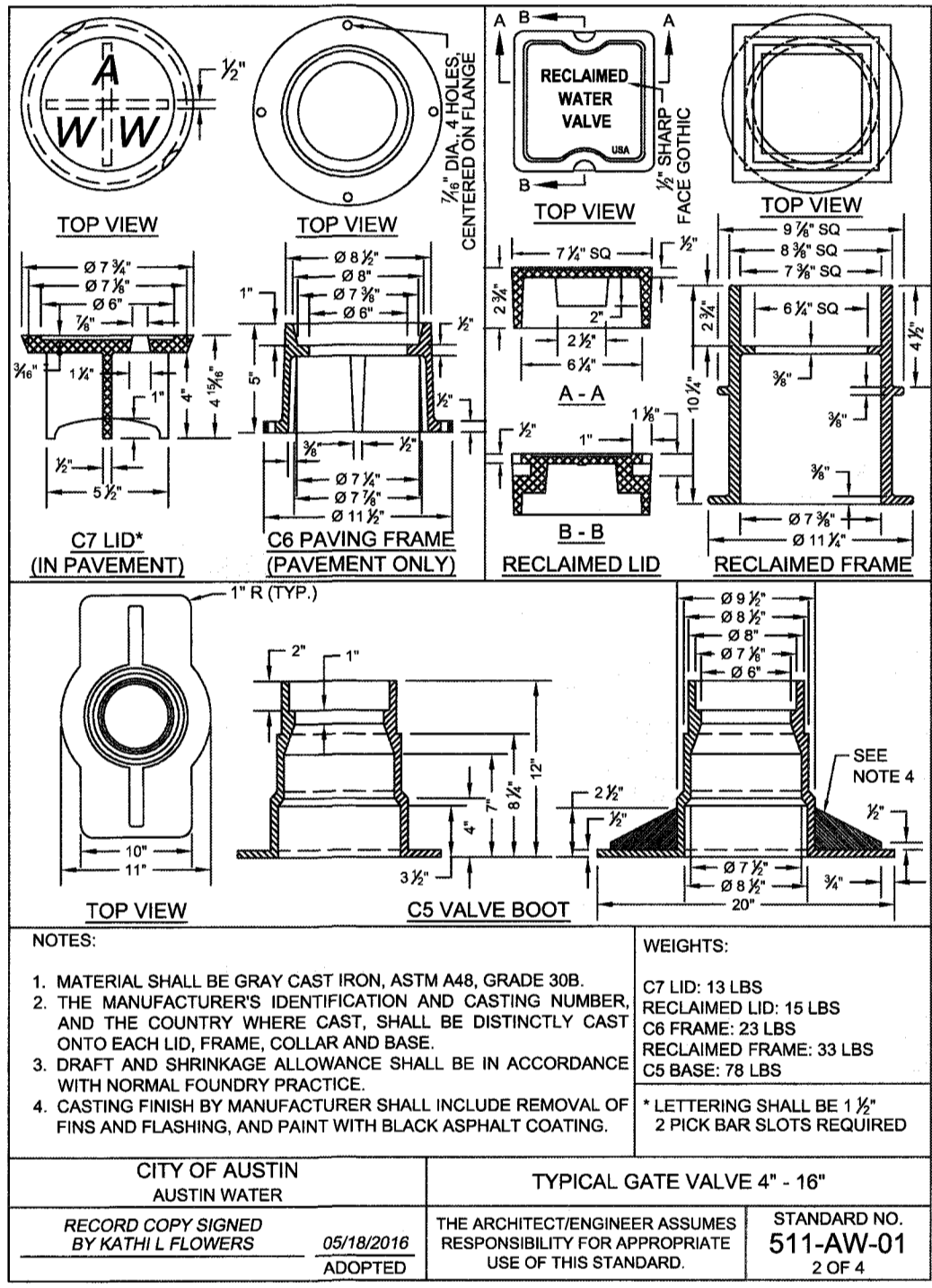
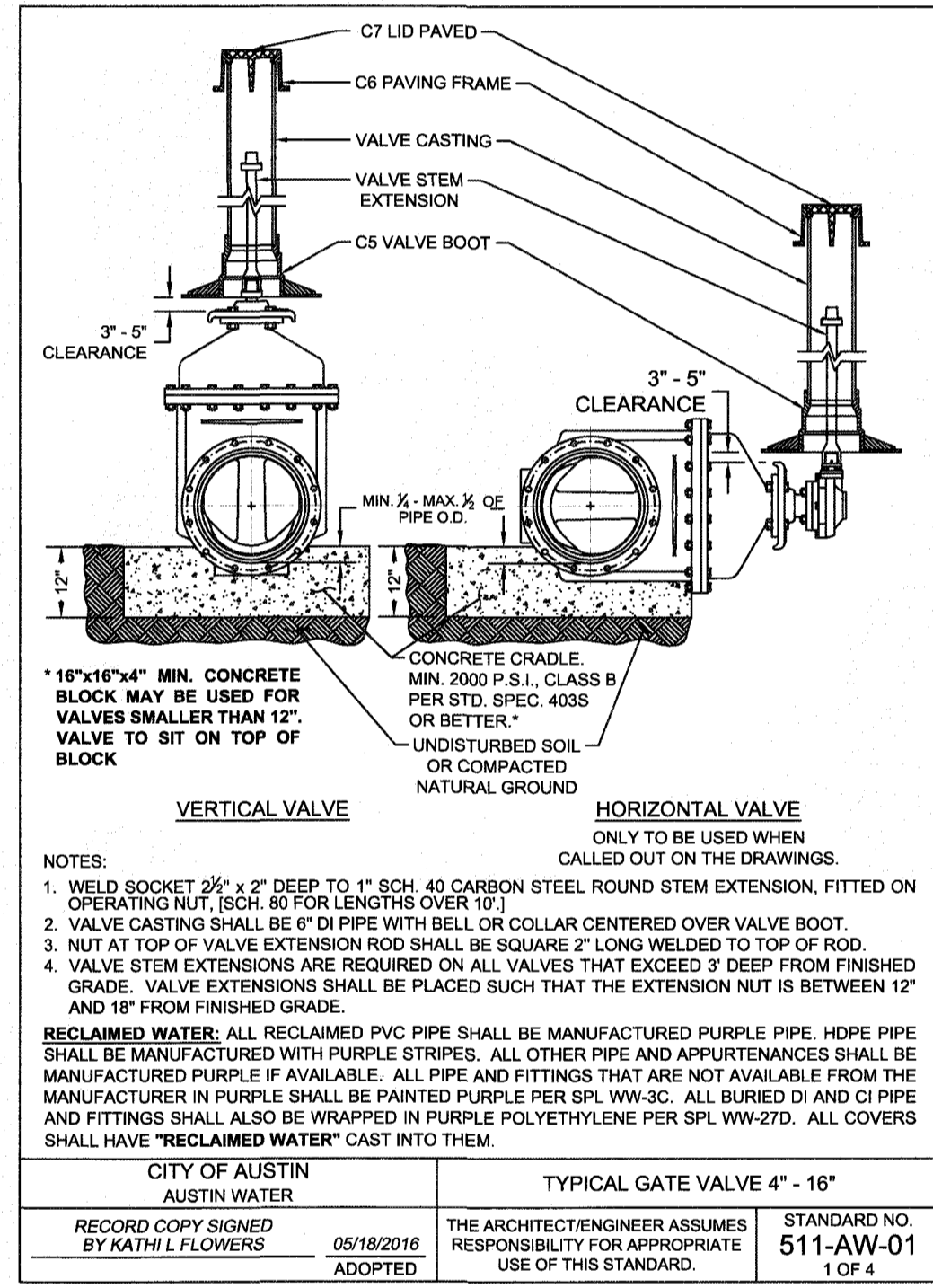
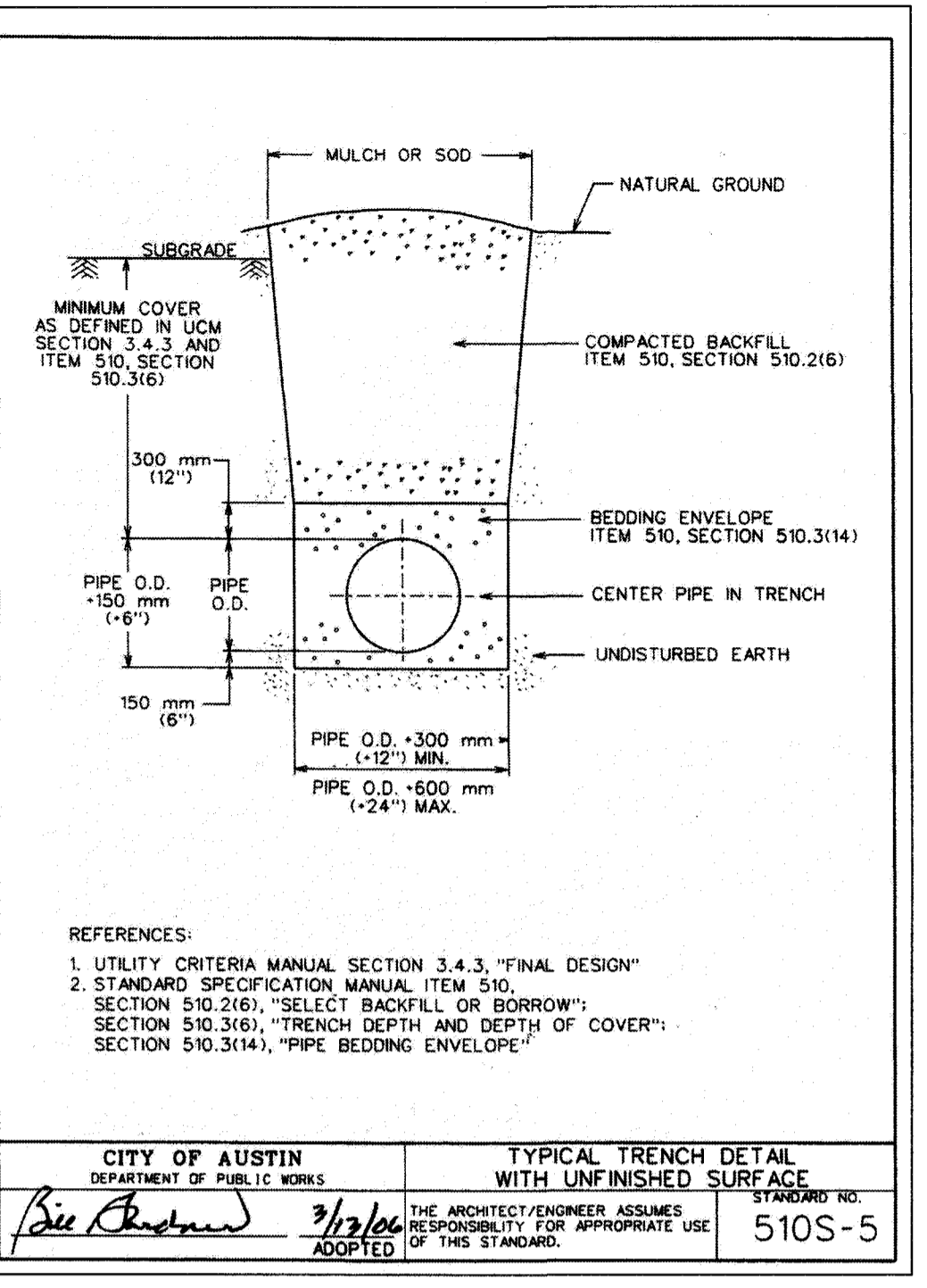
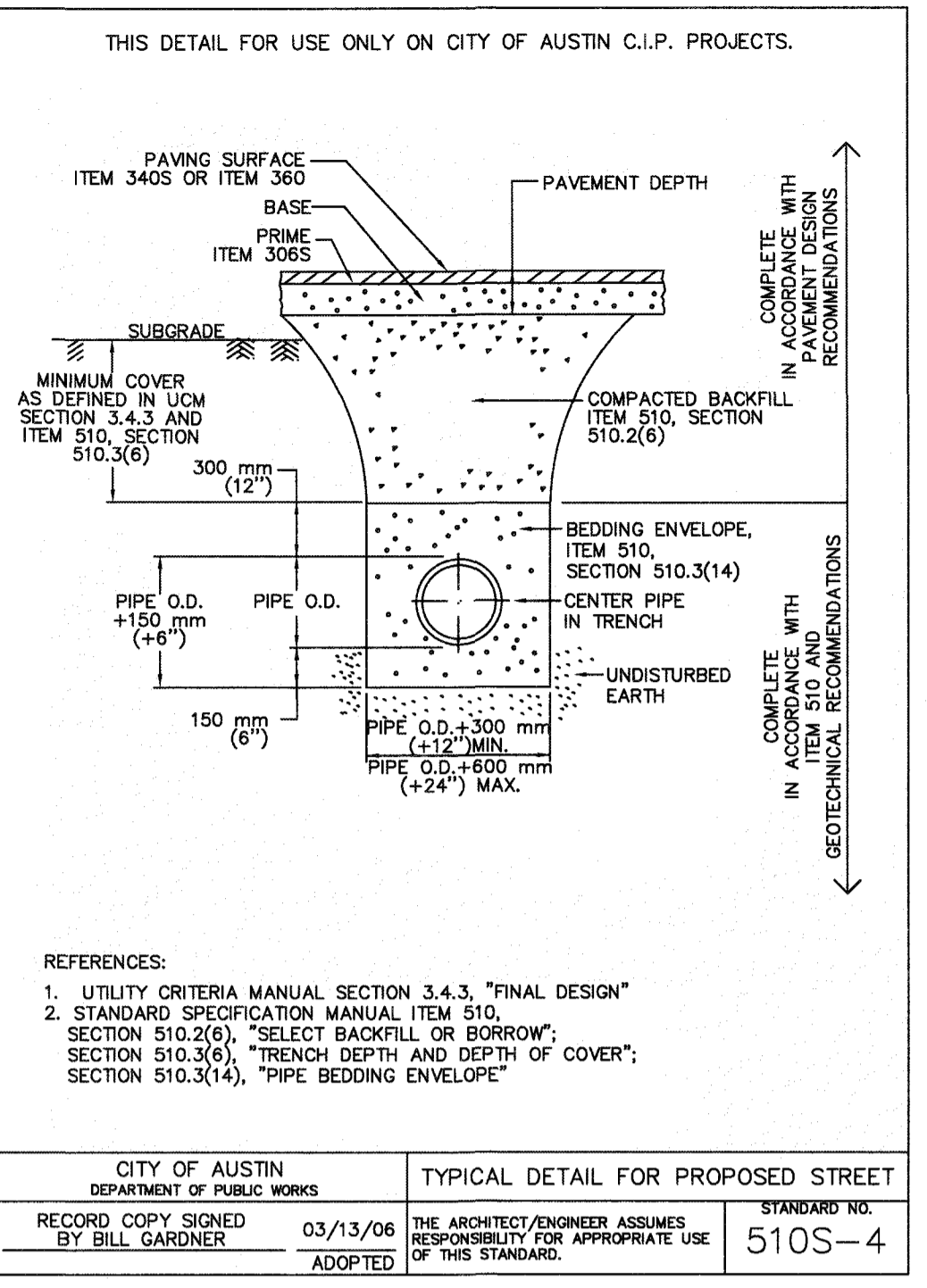
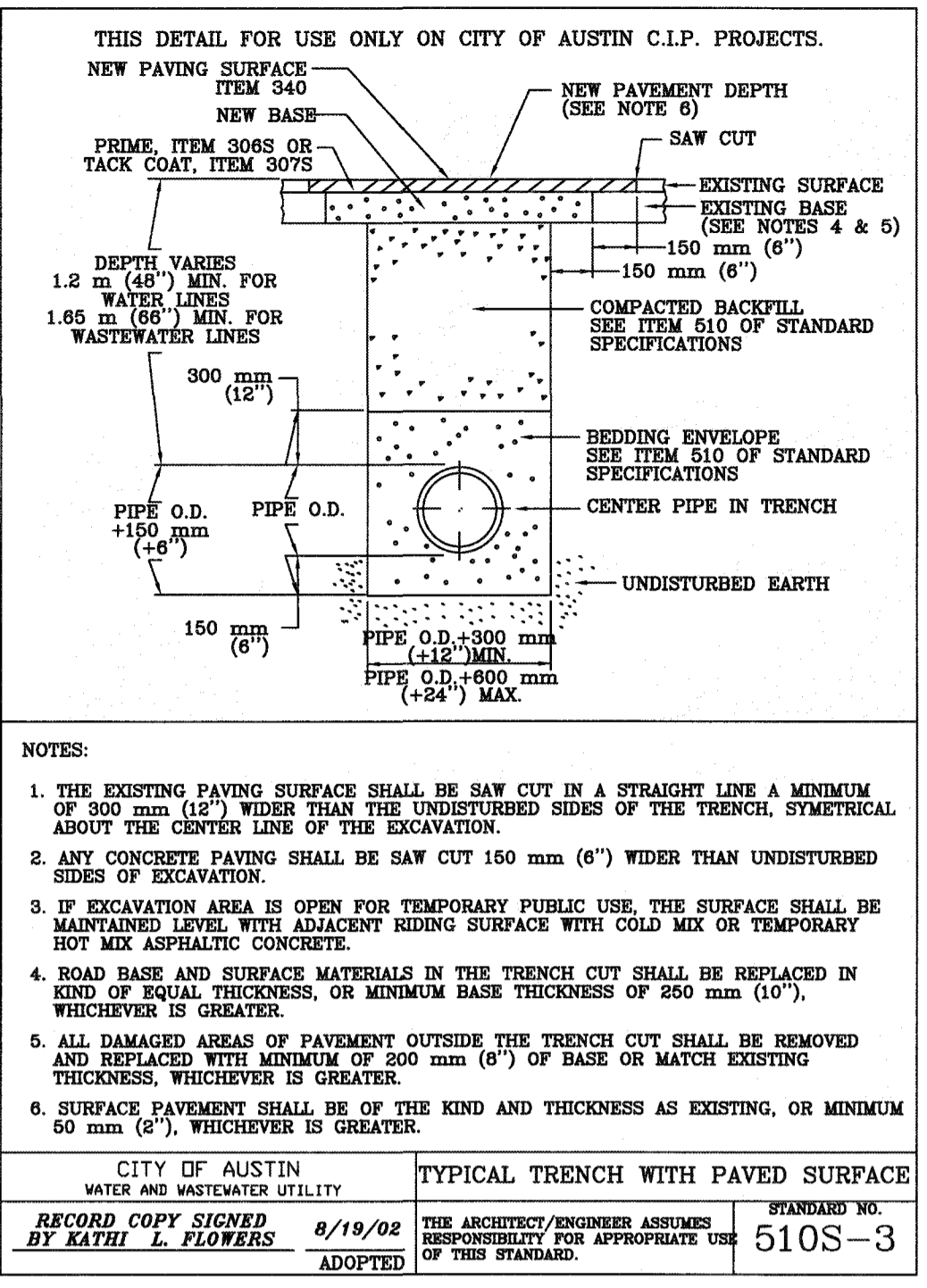
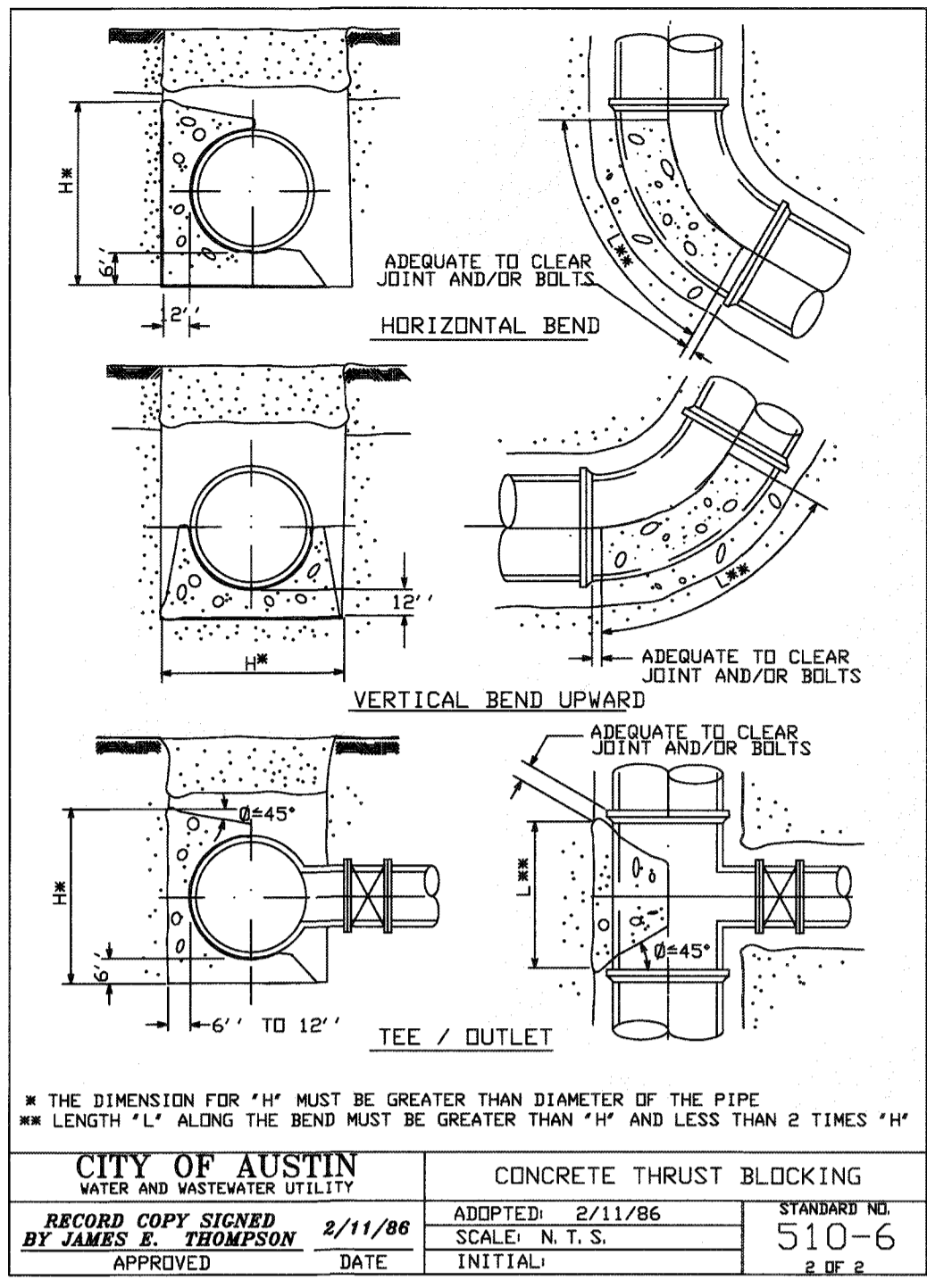
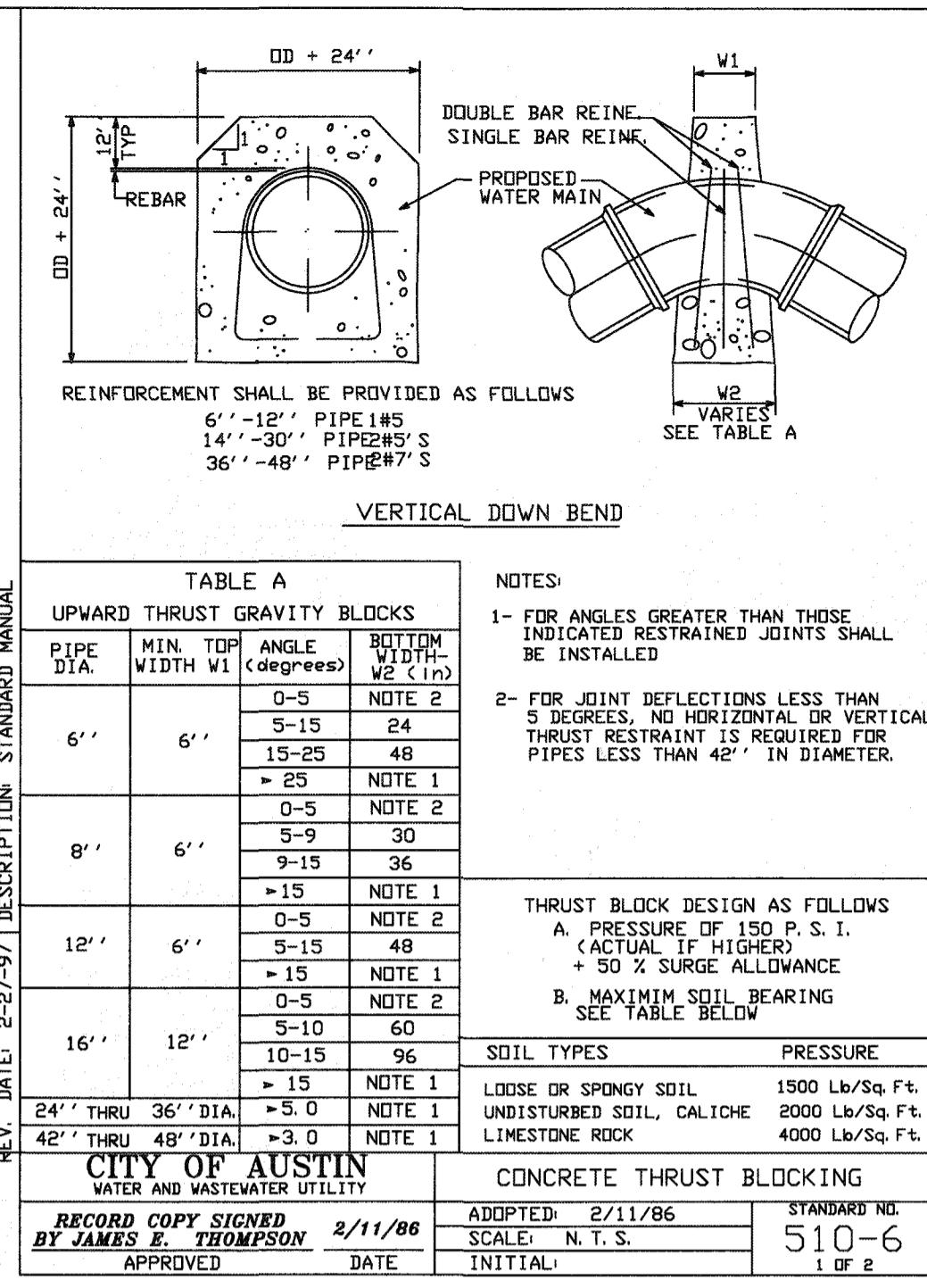
TAG No.	SIZE	TYPE
2019	16"	BURR OAK
2021	39"	PECAN
2022	40"	PECAN

**\* NOTE ALL WATERLINE WITHIN TREE ROOT ZONE TO BE HAND DUG.**

**AUSTIN FIRE DEPARTMENT**  
 DEC 26, 2018  
 [Signature]  
 APPROVED



Drawn: L. UPRON/ECT/VA/AF/18001 1701 Toomey Road/DA/2018/0721/01 - CU 000  
 Last Saved by: [Name]  
 Date Saved: 02/17/2018 11:45 AM  
 Plot Number: 02/17/2018 11:45 AM



**AUSTIN WATER REVIEWED**

DATE: 12/17/2018 EXPIRATION DATE: 12/17/2021

Austin Water Representative: *Erin H. Hanning*

**KITCHEN TABLE CIVIL SOLUTIONS**

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL: (512) 768-7474  
TBEF FIRM NO. 11-18129

**CASA DE LUZ**  
1701 TOOMEY ROAD  
CITY OF AUSTIN, TRAVIS COUNTY,  
TEXAS

**WATER DETAILS**

SHEET 4

4 OF 4

CASE# DA-2018-0721