

Revisions/Corrections

No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) [%]	City of Austin Approval/Date	Date Imaged
1	REVISE BLDG. FROM 1- STORY RESTAURANT TO 3-STOREY OFFICE/RETAIL	(R) 1, 4, 7, 8, 10, 12, 13, 14	14	-4195	36,175 / 79%	COM 21/04/15	
2	C.O.U. \$300 to mechanical	(R) 1, 7	14		36,175	08/21/15	

Site Plan Submittal

Abel's Rib House

MIRA BEAU OFFICES

2330 South Lamar

Austin, Texas 78704

ALTERNATIVE EQUIVALENT COMPLIANCE WAS GRANTED FOR THIS PROJECT PER APPROVAL LETTER DATED DECEMBER 21, 2013 FOR THE FOLLOWING:

- SECTION 2.2.2.B - SIDEWALKS
- SECTION 2.2.2.E - OFF STREET PARKING
- SECTION 2.2.3 - URBAN ROADWAY SIDEWALKS
- SECTION 2.3.1.A - ADDITIONAL CONNECTIVITY
- SECTION 2.4.B - BUILDING ENTRYWAYS

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 THE AUSTIN WATER UTILITY 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 INSPECTION.

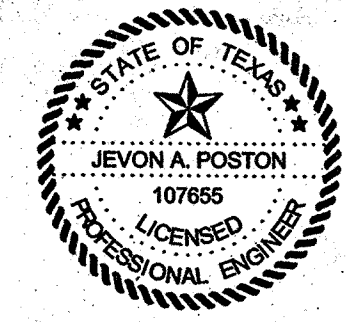
Inspection Notice: Please call Development Services Department, Site and Subdivision Inspection Division at 787-6300 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any pre-construction meeting can be held.



AUSTIN WATER UTILITY
EXPIRATION DATE
JUL 23 2018

I, Jevon A. Poston do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code. I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.

Jevon A. Poston
Garrett-Ihnen Civil Engineers
Date: 7.8.15



Site Development Data

Owner: Ms. Lora Margaret Gilbreth
1151 County Road 330
Granger, Texas 76530

Landscape Architect: Thomas D. Brown & Associates
2 Depot Square, Suite B
Elgin, Texas 78621
Phone: (512) 328-3289
Email: tom@thomasbrownla.com

Legal Description: Lot 2 Z401 Bluebonnet Addition, T.C.P.R., Vol. 68, Pg. 97
1.05 acres

Subdivision File No. None

Zoning Case No. C14-2008-0060

Waivers Granted to Project: Under Review

Limits of Construction: 1.07 acres

This project is located within the West Bouldin Creek Watershed (Urban Class). All storm flows from this site will be directed to the West Bouldin Creek Watershed. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel 4845C00865H, dated September 26, 2008 for Travis County.

All temporary spoils and equipment storage areas shall have silt fence placed along the perimeter of the downslope side. Additional erosion/sedimentation controls may be required at the direction of the City's Environmental and Conservation Services Department Officer/Inspector. The contractor shall work closely with all City Personnel to insure adequacy of placement and maintenance of all erosion/sedimentation control devices. Only those construction entrances shown on the approved site plan shall be used for ingress and egress to and from site. In the event that additional entrance locations are required to facilitate placement of materials, the contractor shall construct a stabilized construction entrance in accordance with City of Austin Standard Details in order to comply with all provisions of the City's Land Development Code and Environmental Protection Ordinances.

Edwards Aquifer Note: This project is not located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone.

This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards). Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

The disturbed areas within this project shall be revegetated and all permanent erosion/sedimentation controls completed prior to the issuance of occupancy permits for that phase. 25-8-182(B) Temporary erosion/sedimentation controls shall be adjusted as needed prior to this release to insure that subsequent phase disturbed areas are adequately covered. Any area within the limit of disturbance of the project which is not adequately revegetated shall be brought into compliance prior to the release of the final phase.

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 and backflow preventers. 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 responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Austin must rely upon the adequacy of the work of the Design Engineer.

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 or not the application is reviewed for Code compliance by City engineers.

A civil engineer registered in Texas must certify a plan or plat as complete, accurate, and in compliance with Chapter 25-8 Subchapter A of the Land Development Code. The director may waive this requirement after making a determination that the plan or plat includes only minor alterations or improvement that do not require the services of an engineer.

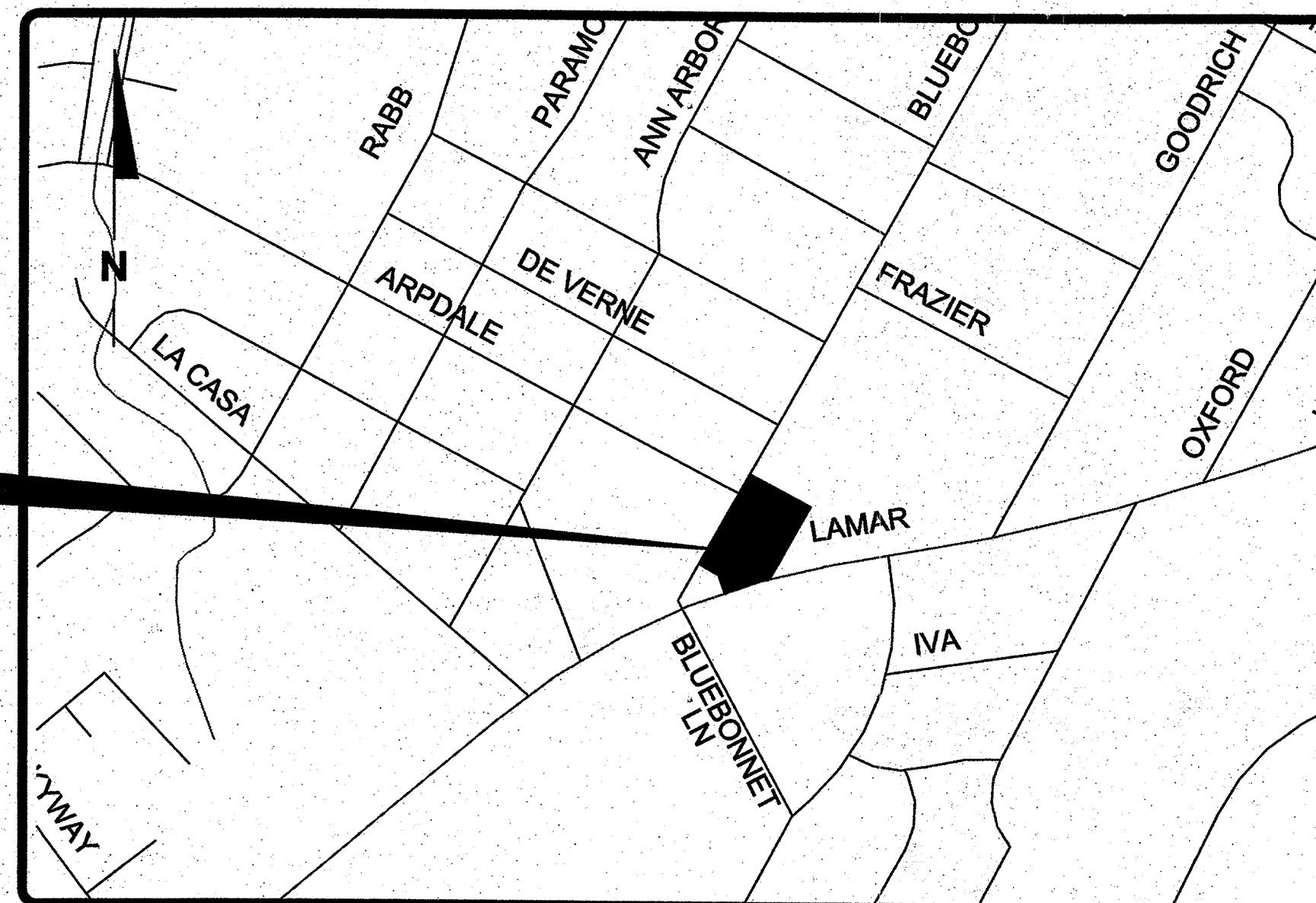
Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

Notes:
1. The project shall be developed, constructed, and maintained in conformance with the terms and conditions of the City of Austin.
2. This plan was reviewed under the Watershed Rules and Regulations, in particular, Chapter 25-8 of the Land Development Code (LDC 25-8).

Electrical Notes:
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 Law pertaining to clearances when working in close proximity to 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.

Submittal Date: June 25, 2014

PROJECT LOCATION



Project Location Map

N.T.S.
Mapsc # 614K
City of Austin Grid # G20

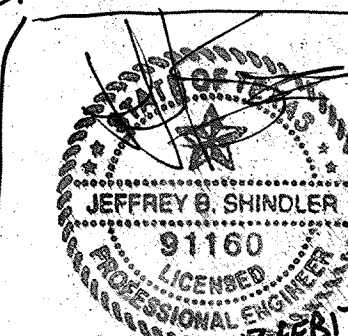
PROTECTED STREETS

The engineer of record acknowledges and confirms the protected street status as determined by the Street and Bridge Division as of the date of the Engineer's signature. Protected street status is subject to change over time. It is the owner's / engineer of record'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 of the Street and Bridge Division is required.

Fire Flow Demand:
BUILDING TYPE: ~~II-B~~ sprinkled II-B
BUILDING AREA: ~~1022 SF~~ 32,44 SF
REQUIRED FIRE FLOW: 1500 GPM
AVAILABLE FIRE FLOW: 2828 GPM

Water Demand:
Domestic Demand: ~~100~~ 100 GPM
Fixture Units: ~~38~~ 250
Irrigation Demand: 15 GPM
Backflow Preventer #: 1 total

THE SEAL OF JEFFREY B. SHINDLER, P.E.
APPEARS ON THESE PLANS IN RELATION TO REVISION 1 ONLY. ALL OTHER ITEMS REMAIN THE RESPONSIBILITY OF THE ORIGINAL DESIGN ENGINEER.



TEXAS DESIGN INTERESTS, LLC
73 FIRM REG. F-8001

GARRETT-IHNEN CIVIL ENGINEERS

TBPE FIRM #F-630
12007 TECHNOLOGY SUITE 150
AUSTIN, TEXAS 78727
(512) 454-2400

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Subdivision Plat
3	Notes
4	Erosion and Sedimentation
5	Erosion Control Notes
6	Demolition Plan
7	Dimensional Control
8	Grading and Drainage Plan
9	Offsite Drainage Area Map
10	Utility Tap Plan
11	Construction Details 1
12	Construction Details 2
13	Landscape Plan
14	Building Elevations Sheet

Reviewed By:

Planning and Development Review Department
Development Permit No. SP-2014-0245C

City of Austin Fire Department
Austin Water Utility

Central Pressure Zone 55 p.s.i. 1500 gpm
Fire Flow Demand per AFD

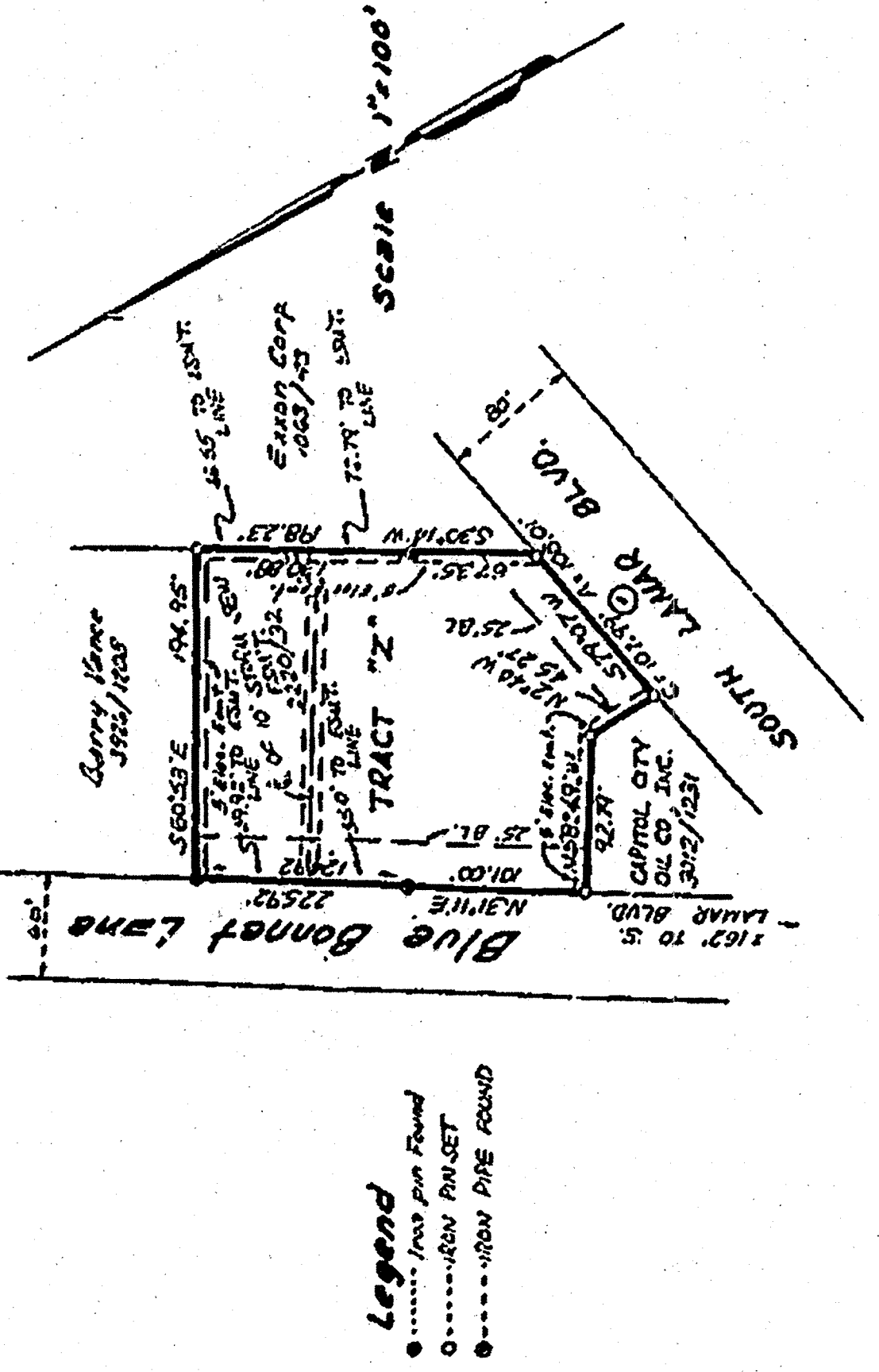
Traffic Control Plan Note:
This note is being placed on the plan set in place of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/ representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

- The following must be taken into consideration when developing future traffic control strategies:
- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
 - No long-term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
 - Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

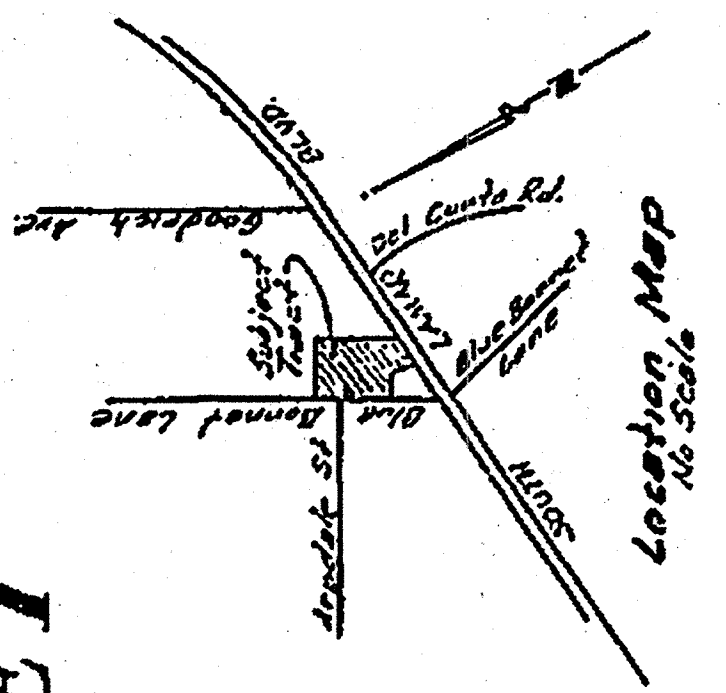
SITE PLAN APPROVAL
FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014 SHEET 1 of 14
APPROVED ON 7.28.15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) 7-28-18 CASE MANAGER Christine Barton-Holmes
DWPZ DDZ X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 7.28.15 ZONING CS
Rev.1 M.A. Poston Correction 1
Rev.2 M.A. Poston Correction 2
Rev.3 M.A. Poston 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.



2401 BLUE BONNET ADDITION



CURVE DATA

I	376.24'
R	150.00'
T	54.02'
A	103.01'
C	137.99'

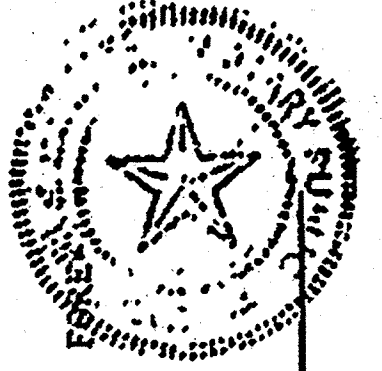
STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE GILBERTH OWNER OF 1.050 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 499 PAGE 237 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS, 2401 BLUE BONNET ADDITION, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

JOE GILBERTH
[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE GILBERTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE GOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 18th DAY OF JANUARY, 1974, A.D.



[Signature]
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE 4-23-74 1974, A.D.

ACCEPTED AND APPROVED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS April 23 1974, A.D.
CHAIRMAN *[Signature]* SECRETARY *[Signature]*

FILED FOR RECORD AT 10:00 O'CLOCK A.M. THE 24 DAY OF April, 1974, A.D.
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TX
[Signature] DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF April, 1974 A.D. 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY. IN PLAT BOOK 68 PAGE 97.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.
[Signature]
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TX
[Signature] DEPUTY

NOTE: A restrictive covenant prepared by your attorney coordinating with the City Legal Department is required to provide for a six (6) foot privacy fence on the north boundary line.

"THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH"

AS SURVEYED BY:
[Signature]
RALPH W. HARRIS
REG. SUR. #1729
2330 South Lamar
Austin, TX 78704
January 15, 1974



CBs-74-14

SITE PLAN APPROVAL SHEET 2 of 14
FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014
APPROVED ON 7-25-15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) 7-25-16 CASE MANAGER Christine Barton-Holmes
DWPZ DPZ X
[Signature]
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 7-25-15 ZONING CS
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.

Abel's Rib House
2330 S. Lamar Blvd.
Austin, Texas 78704

Subdivision Plat

SHEET NUMBER

2 of 14

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL DATE

GARRETT-IHNNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2400
TELE FIRM NO. F-930

DATE: 01-16-15
DESIGNED: J.P.
DRAWN: R.C.
CHECKED: J.P.
JOB NO.: ABEL-14080

Site Plan Release Notes

General Construction Notes

- 1. 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.
2. Contractor shall call One Call Center (1-800-245-4545) for utility locations prior to any work in City easements or street right-of-way.
3. Contractor shall notify the City of Austin Planning & Development Review Site/Subdivision Inspection at 974-7034 at least 24 hours prior to the installation of any drainage facility within a drainage easement or street right-of-way.
4. 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, 811 East 6th Street, Austin, Texas.)
5. All site work must also comply with Environmental requirements.
6. 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 Planning and Development Review Department (inside the City Limits); or
• Installation of an electric or water meter (in the five mile ETJ).

Developer Information

Owner's Representative Responsible for Plan Alterations:
Garrett-Ihnen Civil Engineers Phone: (512) 454-2400

Person or Firm Responsible for Erosion/Sedimentation Control Maintenance:
TBD Phone: _____

Person or Firm Responsible for Tree/Natural Area Protection Maintenance:
TBD Phone: _____

Americans with Disabilities Act

The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.

Right of Way Management Standard Notes:

- 1. For Right-of-Way violations including but not limited to working without a permit or an expired permit within the City of Austin ROW an investigation fee will be assessed for each offense until the violation is corrected. Following is the investigation fee schedule for violations of public safety:
a. No or Expired Permit - Equal to the cost of the permit
b. Violation of permit conditions, restrictions limits, times and locations, on ROW Permit - \$250
c. Improper Advance Warning Sign - \$250
d. Improper Use of Device - \$250
e. Failure to Correct Deficiency - \$250
f. Restricting Traffic During Peak Hours - Equal to the cost of the permit
g. Multiple Violations - Up to a 4 day Suspension of work
2. Contractors and their subcontractors must be licensed by the City of Austin for conducting work within the Right-of-Way.
3. Contractor must obtain Right-of-Way excavation permits from Right-of-Way Management Division, for each street prior to commencement of work. Please call (512) 974-1150 for additional information regarding permitting process and the most current right-of-way permitting fee schedule.
4. For work at signalized intersections Contractor must dial 311 or (512) 974-2000 to initiate a Citizens Service Request (CSR) for the Traffic Signals Group; to coordinate and gain approval a minimum of 1 week prior to change of project location or phase.
5. Contractor shall have an approved Right-of-Way permit on site at all times when working in the ROW.
6. Contractor must dial 311 or (512) 974-2000 to initiate a Citizens Service Request (CSR) for Right-of-Way Management a minimum of 1 week prior to start of work.
7. Contractor must provide training certification of competent person that will be responsible for the traffic control placement, to Right-of-Way Inspector, prior to start of work.
8. Storage of Equipment and/or Material within the ROW.
a. Storage of equipment in the ROW is permissible only within the current limits or long-term or intermediate-term closures and shall be limited to the equipment required for the current work activity. This equipment shall be protected behind barricades.
b. Storage of material in the ROW is permissible only within the current limits of long-term or intermediate-term closures and shall be limited to no more than the material required for three days of production. This material shall be protected behind water-filled barrier.
c. Equipment or material stored in the ROW shall not create a visual barrier to traffic.
9. No more than one work zone location may be set at one time.
10. Peak Hours for arterial and collector streets are 6 a.m. to 9 p.m. and 4 p.m. to 6 p.m., Monday through Friday. No disruption or reduction of active roadway or pedestrian route capacity shall occur during these times, unless allowed by traffic control plan.
11. Excavations shall be backfilled or plated when required to open impacted traffic lanes. For excavations exceeding a transverse width of 6 feet, the Contractor shall provide an engineered plating plan to the Owner's Representative for review by Right-of-Way Management Division.
12. Existing sidewalks and beaten paths shall be maintained as ADA compliant throughout the project duration with the exception of final flatwork and utility tie-ins. Any work overhead within 25 feet of existing pedestrian pathways will require pedestrian covered walkways. Sidewalk closures for major sidewalk improvements have a 14-day maximum period and shall be completed in phases as to not close more than one block at a time.
13. "Road Work Ahead" and "Construction Entrance Ahead" signs must be placed at all approaches to Stabilized Construction Entrance. See the City of Austin standard details for sign spacing.
14. Driveways shall not be closed for more than 3 consecutive calendar days.
15. ADA compliance shall be maintained through Stabilized Construction Entrance.
16. Barrier shall be placed within guidelines set forth by the TMUTCD crash testing requirements (NCHRP Report 350) for that particular barrier used. Any modifications to that testing application shall be approved by the Engineer of Record.
17. For overnight protection of work zones within the ROW, refer to City of Austin Standard 804S-4 Series Details.
18. All temporary paving shall conform to City of Austin Standard Detail 1100S-4.
19. Initial and phase change traffic control changes shall be installed on the weekends.
20. The name and telephone number of the Contractor or Supplier shall be shown on the non-reflective surface of all channelizing devices in accordance with the City of Austin Standard 800 Series Details.

Ordinance Requirements

- 1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning Development Review Department.
2. Approval of this site plan does not include Building Code and Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easement may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
7. Water and wastewater service will be provided by the City of Austin

Electric 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 electric 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. Any relocation of electric facilities shall be at the landowner's/developer's expense.

Fire Department

- 1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface".
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
6. Fire lanes designated on site plan shall be registered with the City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.
8. The required fire flow for this site is 1500 gpm. This is based on 1,142 sf (average size of condominium unit), building of Type V-B construction with no automatic sprinklers.

- 1. Location and depth of all existing utilities must be verified by the contractor prior to construction. The contractor shall be responsible for the protection of all utilities during construction.
2. The contractor shall notify all governmental and/or utility companies regarding the location of existing facilities prior to construction.
3. All existing items not specifically noted to be removed, within the limits of construction, shall remain. The contractor is responsible for replacing existing items removed during demolition that were to remain.
4. Contractor is responsible for coordination with all utility companies regarding removal of existing services, verifying utilities are shut off or disconnected, and all possible safety precautions have been enacted to ensure the safest environment for all personnel. Any fees or submittals required for termination and/or removal of services are the contractor's responsibility.
5. Contractor to protect all items shown to remain and shall repair any damage at no additional cost to the owner.
6. The contractor shall saw-cut existing pavement, curbs and sidewalks at locations as shown on the plans. No jagged or irregular cuts in pavement, curbs or sidewalks will be accepted.
7. The contractor shall be responsible for acquiring, tests, approvals and acceptances required to complete construction of this project.
8. All items not specifically called for in the plans, or in the specifications, but necessary to reasonably construct the facilities or improvements shall be considered incidental to the overall project and no separate payments will be made for these items.
9. It is the contractor's responsibility to provide all traffic handling devices and flag personnel as required to maintain safe and efficient traffic circulation. All traffic control set ups and devices shall be per the Texas M.U.T.C.D. (Latest Edition.)
10. Contractor shall be responsible for restoring the site to its original state or better conditions. Any damage done to existing utilities, pavement, curbs, driveways, sidewalks, trees to remain, shall be replaced at the contractor's expense.
11. Due to Federal Regulation Title 49, Part 192.181, Texas Gas must maintain access to gas valves at all times. The contractor must protect and work around any gas valves that are in the project area.
12. Contractor shall install tree protection fencing as shown on the plans. Reference City of Austin standard detail on sheet 11.

Legend table listing symbols for Benchmark, Property Pin, Existing Easement, Record Information, Existing Concrete, Existing Light Pole, Existing Area Light, Existing Power Pole & Down Guy, Existing Electric Meter, Existing Transformer Pad, Existing Telephone Pedestal, Existing Cable TV Pedestal, Existing Overhead Electric Line, Existing Telephone Line, Existing Fiber Optic Line, Existing Gas Riser, Existing Gas Line, Existing Gas Meter, Existing Sanitary Sewer, Existing Sanitary Manhole, Existing Water Line, Existing Water Valve, Existing Water Meter, Existing Fire Hydrant, Existing Irrigation Box, Existing Water Plug, Existing Sign, Existing Storm Sewer Line, Existing Contour, Property Line, Temporary Benchmark, Proposed Easement, Proposed Wastewater Cleanout, Proposed Wastewater Double Cleanout, Proposed Wastewater Inspection Port, Proposed Inlet, Proposed Curb Inlet, Proposed Trench Drain, Proposed Transformer Pad, Proposed Water AARV, Proposed Water Tee, Proposed Overhead Electric Line, ADA Accessible Route, ADA Ramp/Handrails, Proposed Firelanes, Proposed Gas Line, Proposed Gas Meter, Proposed Sanitary Sewer, Proposed Sanitary Manhole, Proposed Water Line, Proposed Water Valve, Proposed Water Meter, Proposed Fire Hydrant, Proposed Water Reducer, Proposed Water Plug, Proposed Water Flush Valve, Proposed Storm Sewer Line, Proposed Contour, Tree, Tree to be Removed.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact the Texas Excavation Safety System @ 1-800-344-8377 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of water and gas crossings prior to beginning construction.

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 or not the application is reviewed for Code compliance by City engineers.

SITE PLAN APPROVAL SHEET 3 of 14
FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014
APPROVED ON 7-28-15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) 7-28-16 CASE MANAGER Christine Barton-Holmes
DWFP [Signature]

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 7-28-15 ZONING CS:
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.

Legal Description
Lot Z 2401 Bluebonnet Addition, T.C.P.R., Vol. 68, Pg. 97

DATE: 01/16/15
DESIGNED: J.P.
DRAWN: R.C.
CHECKED: J.P.
JOB NO: ABEL 14090

Table with columns: REVISIONS/CORRECTIONS, DESCRIPTION, NO.

GARRETT-IHNEN CIVIL ENGINEERS
15007 TECHNOLOGY BLVD. SUITE 100
AUSTIN, TEXAS 78757
PHONE: (512) 454-2400
FACSIMILE: (512) 454-2440
TELETYPE FIRM NO. F-660



Abel's Rib House
2330 S. Lamar Blvd.
Austin, Texas 78704

Notes

SHEET NUMBER

Erosion Control Notes:

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
- The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
- A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
- Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by the Planning and Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
- The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- All work must stop if a void in the rock substrate is discovered which is: one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.
- Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
 - A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S-3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:

Textural Class	Minimum	Maximum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%
 - B. Shall be free of trash, weeds, deleterious materials, rocks, and debris.
 - 100% shall pass through a 1.5-inch (38-mm) screen.
 - C. Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:
 - An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
 - Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

The vegetative stabilization of areas disturbed by construction shall be as follows:

Temporary Vegetative Stabilization:

- From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
 - A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
 - B. Hydromulch shall comply with Table 1, below.
 - C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Application	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1 ditions	1500 to 2000 lbs per acre)

PERMANENT VEGETATIVE STABILIZATION:

- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
 - B. Hydromulch shall comply with Table 2, below.
 - C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - D. Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Material	Description	Longevity	Typical Application	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic dehydrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	85% Organic dehydrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

10. Developer Information:

Owner: Ms. Lora Margaret Gilbreth Phone # (512) ???-????
 Address: 1151 County Road 330
 Granger, Texas 76530

Owner's representative responsible for plan alterations:
 Garrett-Ihnen Civil Engineers Phone # (512) 454-2400

Person or firm responsible for erosion/sedimentation control maintenance:
 TBD Phone # _____

Person or firm responsible for tree/natural area protection Maintenance:
 TBD Phone # _____

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

Tree and Natural Area Protection Notes:

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
 - Protective fences shall be erected according to City of Austin Standards for Tree Protection.
 - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
 - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
 - Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning and fires.
 - Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
- Special Note:** For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 6 ft. (or to the limits of lower branching) in addition to the reduced fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
 - No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs. (ripping of branches, etc.)
 - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
 - Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

Special Construction Techniques

- Prior to excavation within tree driplines, or the removal of trees adjacent to the 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.
- In critical root zone areas that cannot be protected during construction with fencing, and where heavy vehicular traffic is anticipated, cover those areas with four (4) inches of organic mulch to be produced on site, to minimize soil compaction.
- Perform all grading within critical root zone areas with small equipment to minimize root damage.
- 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.
- 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.

Remedial Tree Care Notes

Aeration and Supplemental Nutrient requirements for trees within construction areas

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 (512-974-1876) 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 with 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 1/2 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.

Erosion, Sedimentation Control, and Tree Protection:

- All erosion requirements of the City of Austin Developmental Codes shall apply to the construction of the proposed project, as described in these plans.
- All sedimentation controls shall be observed as prescribed by the requirements found in these plans.
- All tree protection requirements of the City of Austin Developmental Codes shall be applied.
- Contractor shall utilize dust control measures during site construction, such as irrigation trucks and mulching, as per EMC 1.4.5 (D), or as directed by the Environmental Inspector.

Notes:

- An on site environmental manager will be identified at the pre-construction meeting pursuant to LDC 25-8-181.
- It is a violation to allow sedimentation from a construction site to enter a classified waterway, pursuant to LDC 25-8-181.
- A mid-construction conference with the environmental inspector is required for all projects within the Barton Springs Contributing Zone. Notify the environmental inspector at 974-2278 at least 3 days prior to the meeting date.

General Notes (Silt Fence):

- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. post must be embedded a minimum of one (1) foot.
- The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that a down slope face of the trench is flat and perpendicular to the line of flow.
- The trench must be a minimum of 1 in. deep and 6 in. wide to allow for the silt material to be laid in the ground and backfilled with compacted material.
- Silt fence should be securely fastened to each post or to woven wire, which is in turn attached to the steel fence post.
- Inspection shall be made weekly or after each rainfall event, and repair or replacement shall be made promptly as needed.
- Silt fence shall be removed when the site is completely stabilized, so as to block or impede storm flow or drainage. Accumulated silt shall be disposed of in No. 7 below.
- Accumulated silt shall be removed when it reaches a depth of six (6) inches. The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

Dust Control Note

Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.

Environmental Inspector Note

Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations.

Spoils Control Note

All spoils will be cleaned off of all roads, driveways, and any other impervious cover located outside the LOC at the end of each day.

Sequence of Construction	
1	Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2	The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3	The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4	Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
5	Begin site clearing/construction activities.
7	Execute demolition activities, as shown on the Demolition Plan.
8	Complete construction and start revegetation of the site and installation of landscaping.
9	Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Watershed Protection and Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
10	Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Watershed Protection and Development Review Department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
11	After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

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 or not the application is reviewed for Code compliance by City engineers.

SITE PLAN APPROVAL SHEET 5 of 14
 FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014
 APPROVED ON 7-28-15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81,LDC) 7-28-19 CASE MANAGER Christine Barton-Holmes
 DWZ DDZ X
 Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 7-28-15 ZONING CS
 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.

DATE: 9/16/15
 DESIGNED: J.P.
 DRAWN: R.C.
 CHECKED: J.P.
 JOB NO: ABEL 14080

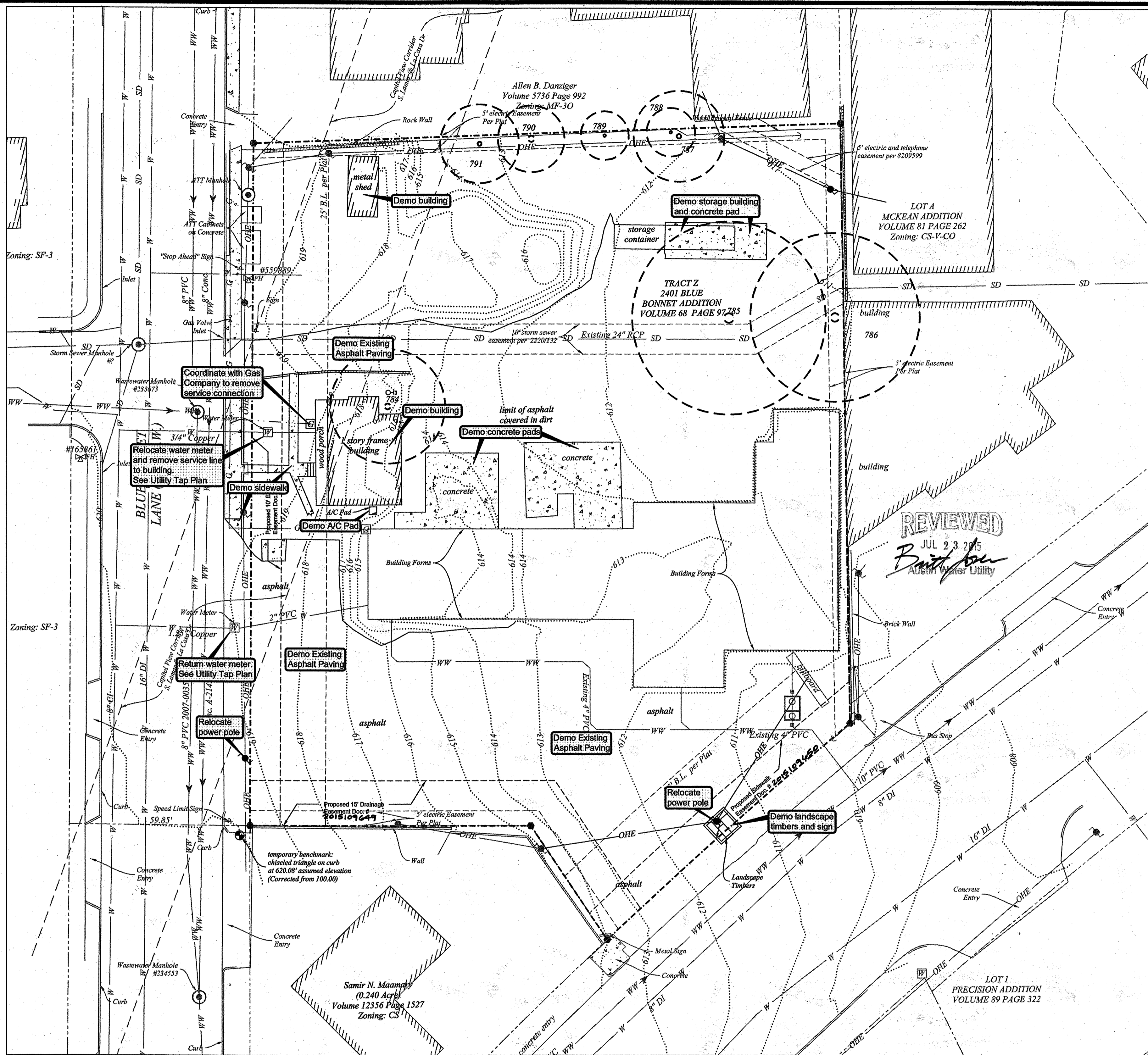
NO.	DESCRIPTION

GARRETT-IHNEN CIVIL ENGINEERS
 12007 TECHNOLOGY CENTER BLVD
 SUITE 100
 AUSTIN, TEXAS 78757
 TELEPHONE: (512) 454-2400
 FACSIMILE: (512) 454-2400
 TBE FIRM NO. F-690



Abel's Rib House
 2330 S. Lamar Blvd.
 Austin, Texas 78704

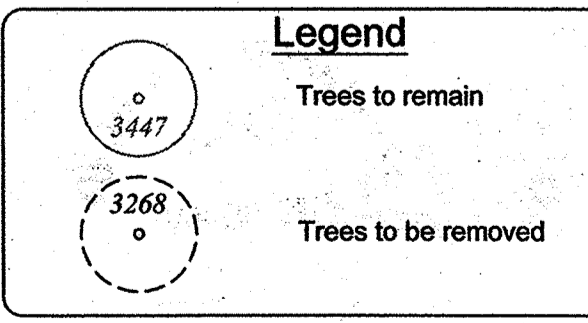
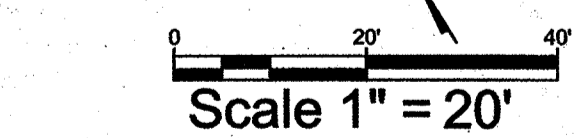
SHEET NUMBER
 5 of 14



REVIEWED
 JUL 23 2015
Barton-Holmes
 Austin Water Utility

TAG	TYPE	CHARACTERISTICS	DIAMETER	COMMENTS
784	Cedar Elm		19"	Removed
785	Cottonwood		32"	Removed
786	Chinaberry		28"	Removed
787	Hackberry		15"	Removed
788	Hackberry		8"	Removed
789	Hackberry		8"	Removed
790	Hackberry		11"	Removed
791	Hackberry	Multi-trunk - 8", 9"	13"	Removed

- Site Demolition Notes**
1. Install all tree protection fencing as per sheet 4.
 2. All abandoned piping is to be plugged.
 3. Existing trees on the site are to remain unless noted otherwise.
 4. Contractor is to remove all demolished materials from site, and to repair or replace any materials or items designated to remain.
 5. Demolition work should be completed prior to any commencement of work on the proposed building.
 6. Contractor to remove gas & water meters and return meters to respective utility companies.
 7. Contractor to use "Sidewalk Closed" signs during sidewalk closures.
 8. Notify contracting officer and arborist before commencement of work which may jeopardize the well-being of any trees to remain.



Benchmarks
 Temporary Benchmark - Chiseled triangle on curb at 620.08' (Corrected from 100.00 assumed elevation)

Legal Description
 Lot 2 2401 Bluebonnet Addition, T.C.P.R., Vol. 68, Pg. 97

Note: A pre-construction meeting with the Environmental Inspector is required prior to any site disturbance.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact the Texas Excavation Safety System @ 1-800-344-8377 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of water and gas crossings prior to beginning construction.

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 or not the application is reviewed for Code compliance by City engineers.

SITE PLAN APPROVAL
 FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014 SHEET 6 of 14
 APPROVED ON 7-28-15 UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC) 7-28-18 CASE MANAGER Christine Barton-Holmes
 DWPZ DDZ X

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 7-28-15 ZONING CS
 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 a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DATE: 01-16-15
 DESIGNED: J.P.
 DRAWN: R.C.
 CHECKED: J.P.
 JOB NO: ABEL-14880

NO.	REVISIONS/CORRECTIONS	DESCRIPTION	CITY APPROVAL DATE

GARRETT-INGENERS
 CIVIL ENGINEERS
 12007 TECHNOLOGY BLVD. SUITE 150
 AUSTIN, TEXAS 78727
 TELEPHONE: (512) 454-2400
 FACSIMILE: (512) 454-2420
 TYPE FIRM NO. F-630



Abel's Rib House
 2330 S. Lamar Blvd.
 Austin, Texas 78704

Demolition Plan

SHEET NUMBER
 6 of 14

ALTERNATIVE EQUIVALENT COMPLIANCE WAS GRANTED FOR THIS PROJECT PER APPROVAL LETTER DATED DECEMBER 21, 2016. FOR THE FOLLOWING:

- 1) SECTION 2.2.2.B- SIDEWALKS
- 2) SECTION 2.2.2.B- OFF STREET PARKING
- 3) SECTION 2.2.3 - URBAN ROADWAY SIDEWALKS
- 4) SECTION 2.3.1.A- ADDITIONAL CONNECTIVITY
- 5) SECTION 2.4.B - BUILDING ENTRY WAYS.

C1
S79°16'25"W C=107.99'
A=108.00' R=1950.09'
(S79°07'W) (C=107.99')
(A=108.01') (R=1950.09')

L1
N02°41'02"W 45.49'
(N02°39'W 45.27')
(N02°40'W 45.27') PER 68/97

L2
N58°51'02"W
(N58°59'W 92.79')
(N58°49'W 92.79') PER 12356/1527
92.86' PER 68/97

SITE PLAN NOTES

THIS PROJECT IS PROVIDING THE FOLLOWING CONNECTIVITY OPTIONS FROM 2.3.2, TABLE B: 100% SHADED SIDEWALK ALONG BUILDING FAÇADE AND SHOWER FACILITIES WITH INCREASED BIKE PARKING.

TRASH COLLECTION SHALL BE LIMITED TO OFF HOURS (9PM TO 7AM).

THIS PROJECT SHALL PROVIDE A MINIMUM OF ONE SHOWER AND CHANGING FACILITIES AVAILABLE TO EACH GENDER TO RECEIVE THE SHOWER PARKING REDUCTION PER TCM 25-6-478(D)(2).

PARKING TABLE

medical office 1920 @ 1425	TOTAL
RETAIL (9,391 SF @ 1:275)	34
OFFICE (14,945 SF @ 1:275)	70
SUB TOTAL:	113
URBAN CORE REDUCTION (20%)	-23
SHOWER REDUCTION (10%)	-11
CAR TO GO REDUCTION (20 MAX)	-12
TOTAL REQUIRED:	67
STANDARD SPACES PROVIDED	52
COMPACT PARKING SPACES PROVIDED	12
HANDICAP SPACES PROVIDED	3
CARS TO GO PROVIDED	1
TOTAL PROVIDED	67
BICYCLE SPACES REQ'D (5%, 5 MIN.)	5
BICYCLE SPACES PROVIDED	6
LOADING SPACES	1

SITE DATA TABLE

ZONING:	LO			CS			TOTAL		
	SF	ACRES	%	SF	ACRES	%	SF	ACRES	%
SITE AREA:	18,721	0.430		27,072	0.621		45,793	1.051	
EX IMP CVR:	7,522	0.173	40.2	24,966	0.573	92.1	32,488	0.746	71.0
PROP IMP CVR:	13,072	0.300	69.8	23,103	0.53	85.3	36,175	0.830	79.0
ALLOWABLE IMP CVR:	13,110	0.301	70.0	25,718	0.590	95.0	38,828	0.891	84.8
PROP BLDG COVERAGE:	1,830	0.042	1.0	7,997	0.184	0.3	9,827	0.225	0.2
ALLOWABLE BLDG COVERAGE:	9,364	0.215	50.0	25,718	0.590	95.0	35,082	0.805	76.6

FIRE ZONE NOTE

ESTABLISH FIRE ZONE AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE / TOW AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35 FOOT INTERVALS ALONG THE CURB. ADDITIONALLY, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT INTERVALS OF 50 FEET OR LESS. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

CAR-SHARING SERVICE NOTES

1. THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR-SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
2. THE CAR-SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR-SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST OF CITY OF AUSTIN INSPECTORS.
5. ANNUAL REPORTING OF THE CAR-SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
8. IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

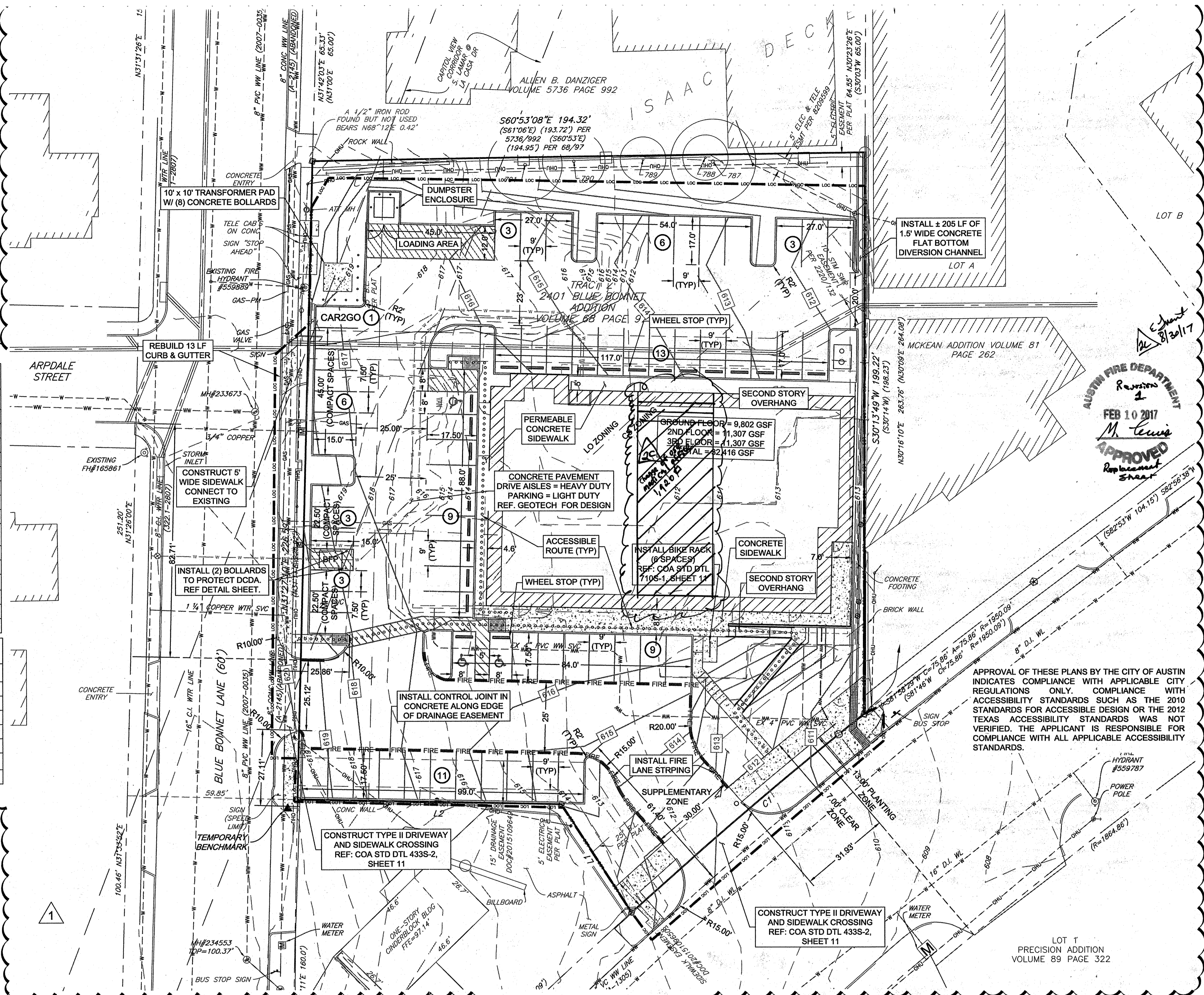
SIDEWALK SHADING NOTE

AT LEAST 50% OF THE FRONT FAÇADE SIDEWALK SHALL BE SHADED. SHADING SHALL BE ACCOMPLISHED BY EITHER TREE SHADING, OVERHEAD SHADING, OR AWNING SHADING PER SECTION 2.8 OF THE SUBCHAPTER E ORDINANCE.

COMPATIBILITY STANDARDS NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
3. 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. [SECTION 25-2-1067]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]

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



NOTE

EACH COMPACT PARKING SPACE WILL BE SIGNED "SMALL CAR ONLY". LDC 25-6-477

WATER UTILITY NOTE

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

LIGHTING NOTES

ALL EXTERIOR LIGHTING WILL BE FULL CUT OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPS/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. SEE FIGURE 42 BELOW

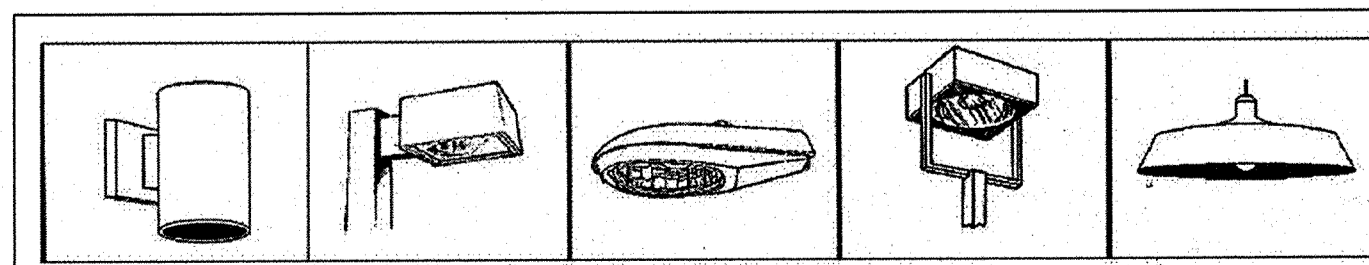


FIGURE 42
EXAMPLES OF FULLY SHIELDED LIGHT FIXTURES

LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING LINE
- EASEMENT
- CONCRETE SIDEWALK
- PERMEABLE CONCRETE SIDEWALK
- PARKING COUNT

SCALE: 1" = 20'

1 UPDATE PROPOSED SITE IMPROVEMENTS

BENCHMARK

TEMPORARY BENCHMARK - CHISELED TRIANGLE ON CURB AT 620.08' (CORRECTED FROM 100.00 ASSUMED ELEVATION)

LEGAL DESCRIPTION

LOT 2, 2401 BLUEBONNET ADDITION, T.C.P.R., VOL 68, PG 97

*** REPLACEMENT SHEET ***

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM @ 1-800-344-8377 FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF WATER AND GAS CROSSINGS PRIOR TO BEGINNING CONSTRUCTION.

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 OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SITE PLAN APPROVAL SHEET 2 OF 14
 FILE NUMBER: 21-014-0245C APPLICATION DATE: 10-25-14
 APPROVED BY COMMISSION ON: 7-28-15 UNDER SECTION 112 CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC): 7-20-18 CASE MANAGER: Cracker Holmes
 PROJECT EXPIRATION DATE (ORD #970905-A): DDZ DDZ
 Director, Planning & Development Review
 RELEASED FOR GENERAL COMPLIANCE: 2-28-15 ZONING: CS
 Rev. 1: M. J. [Signature] Correction 1: 8-31-17
 Rev. 2: Correction 2:
 Rev. 2: Correction 2:
 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.

SP-2014-0245C

6001 W. WILLIAM CANNON
 BUILDING 2, SUITE 203-C
 AUSTIN, TX 78749
 (512) 301-3389 (O)
 (512) 301-3348 (F)

TEXAS
 DESIGN
 INTERESTS, LLC
 AUSTIN • HOUSTON

COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

MIRABEAU OFFICES
 2330 S. LAMAR BLVD.
 AUSTIN, TEXAS 78704

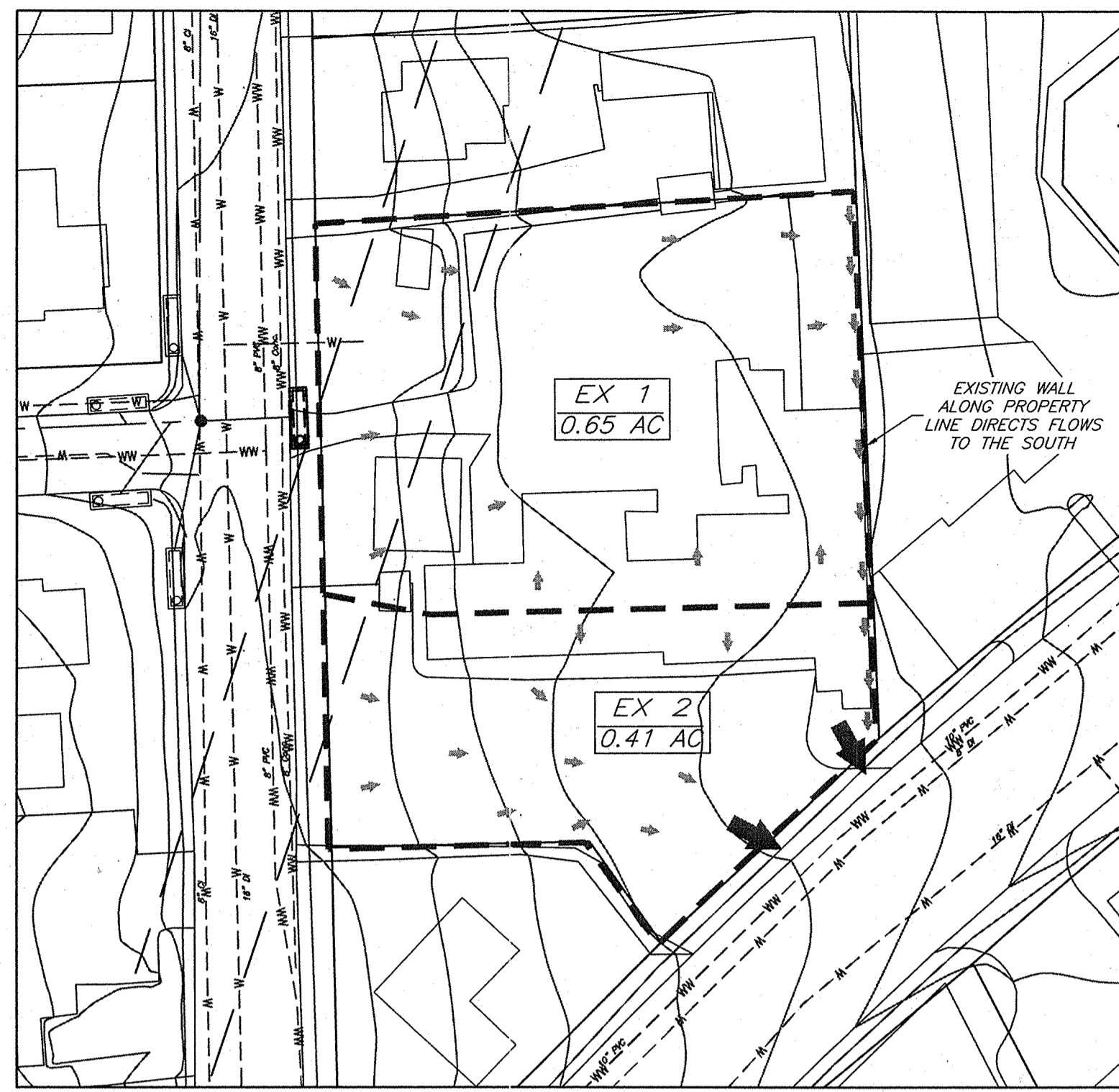
MIRABEAU OFFICE PARTNERS, LLC

JEFFREY B. SHINDLER
 91160
 REGISTERED PROFESSIONAL ENGINEER
 FIRM REG. # F-8601

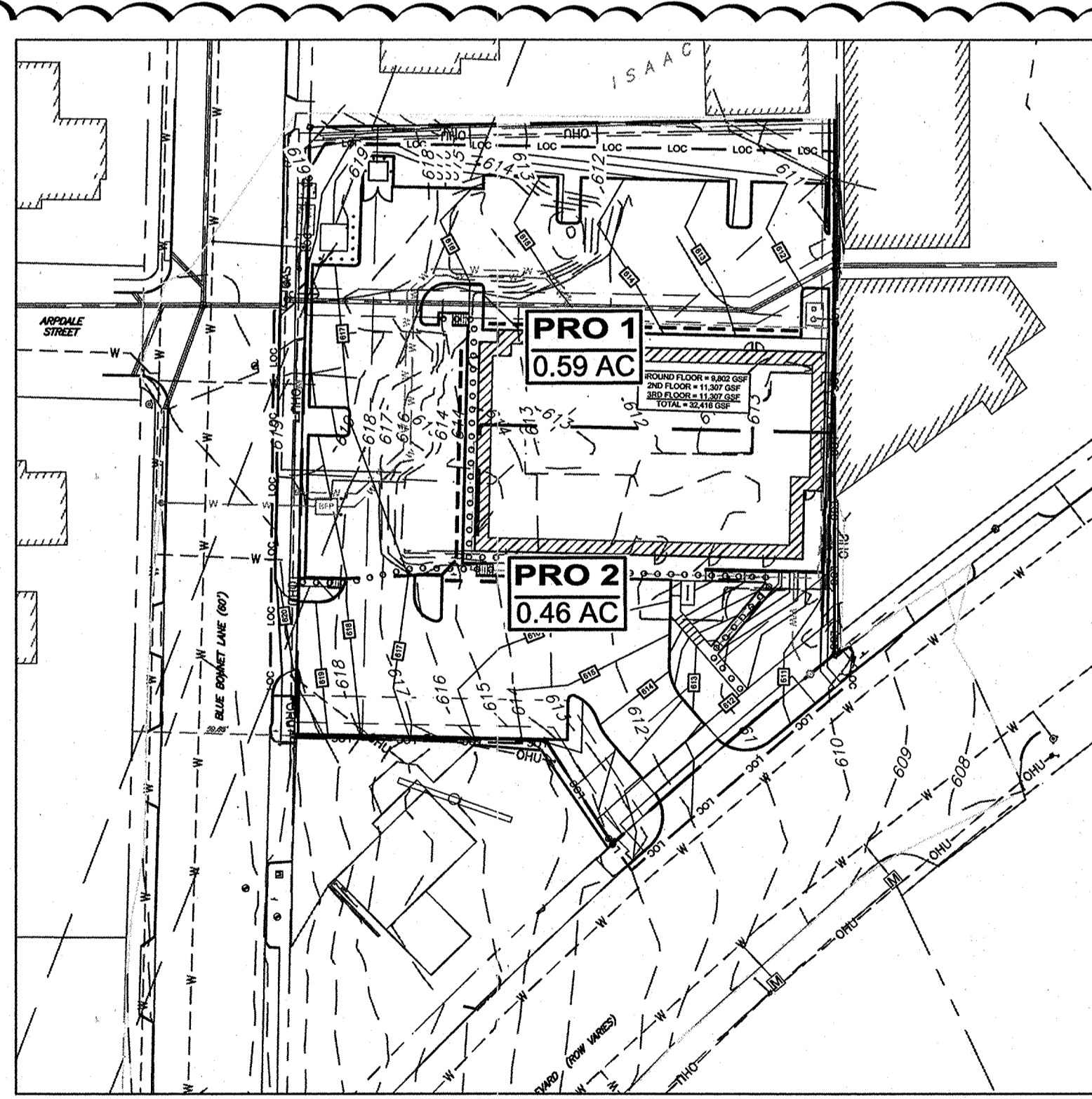
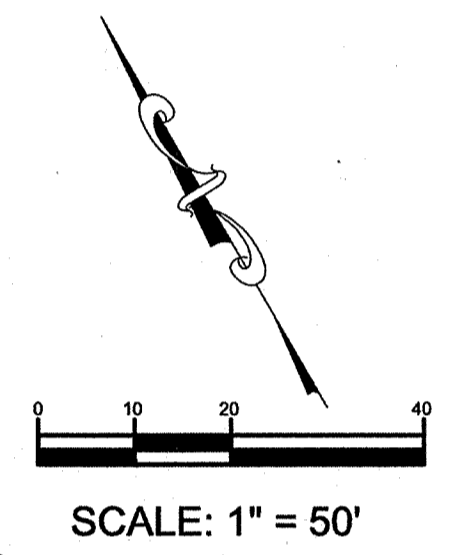
DIMENSIONAL CONTROL
 PROJECT #
 874-100

DATE
 12/30/16

SHEET
 7
 OF 14



EXISTING DRAINAGE AREA MAP



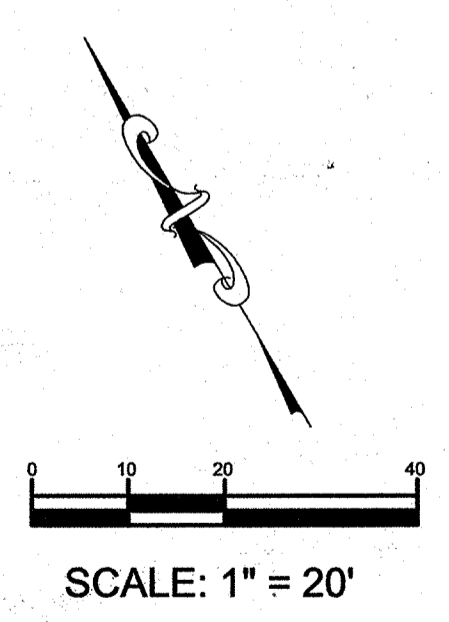
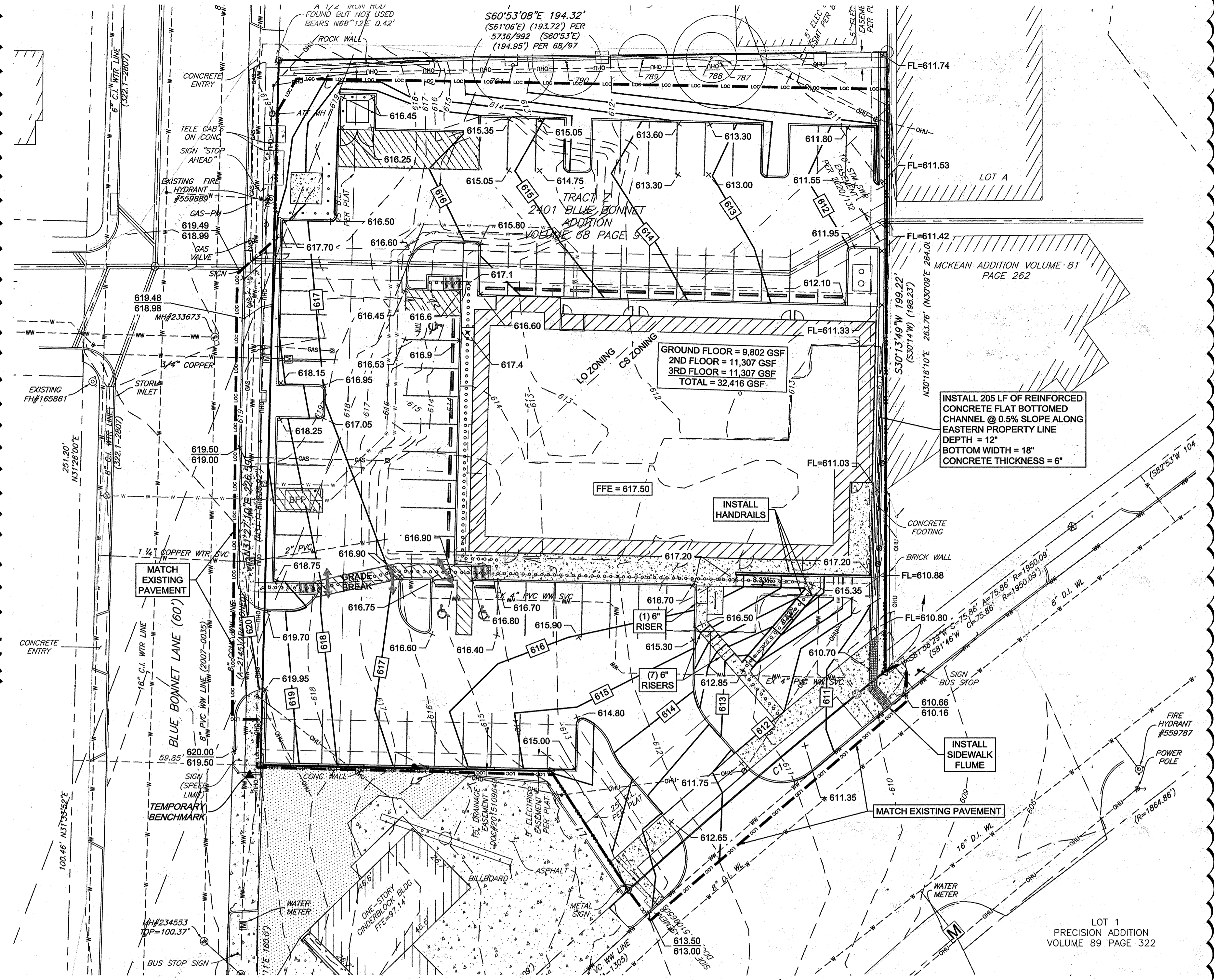
PROPOSED DRAINAGE AREA MAP

Onsite Drainage Summary								
Area Label	Total Area acres	Tc hours	Impervious Cover %	Weighted CN	SCS Type III, 24hr Flows (cfs)			
					2-yr	10-yr	25-yr	100-yr
Ex 1	0.65	0.0830	75.44	95.00	1.9	3.4	4.2	5.6
Ex 2	0.41	0.0830	96.35	97.00	1.2	2.1	2.6	3.5
Pro 1	0.59	0.0830	78.07	94.00	1.7	3	3.8	5.1
Pro 2	0.47	0.0830	82.45	95.00	1.4	2.4	3.0	4.1

Onsite Drainage Summary					
Discharge Point	Condition	SCS Type III, 24hr Flows (cfs)			
		2-yr	10-yr	25-yr	100-yr
Lamar	Existing	3.1	5.5	6.9	9.2
	Proposed	3.1	5.5	6.9	9.2

CURB NOTE

GRADING LINES THAT INDICATE FLOWS TOWARD CURB SHALL BE CONSTRUCTED AS A CATCH CURB. GRADING LINES THAT INDICATE FLOWS AWAY FROM CURB SHALL BE CONSTRUCTED AS A SPILL CURB.



LEGEND

- XXX---
- 43.95
-
- EX 1
X.XX AC
-
- 43.95
-
-
- DA-1
X.XX AC
-
-

BENCHMARK

TEMPORARY BENCHMARK - CHISELED TRIANGLE ON CURB AT 620.08' (M.S.L. EQUALS SITE ASSUMED DATUM 620.0. CONTOURS SHOWN BASED ON ASSUMED DATUM.)

LEGAL DESCRIPTION

LOT 2, 2401 BLUEBONNET ADDITION, T.C.P.R., VOL 68, PG 97

*** REPLACEMENT SHEET ***

SITE PLAN APPROVAL
 FILE NUMBER: SP-2014-0245C
 APPROVED BY COMMISSION ON: 3/20/16
 EXPIRATION DATE (25-6-81, LDC): 7/20/16
 PROJECT EXPIRATION DATE (ORD 39000-01-A): 7/20/16
 APPLICATION DATE: 6/24/14
 UNDER SECTION: 162 CHAPTER: 26.5 OF THE CITY OF AUSTIN CODE
 CASE MANAGER: Christina...
 DWP: CS
 ZONING: CS
 RELEASED FOR GENERAL COMPLIANCE: 7/20/15
 Director, Planning & Development Review
 REVISIONS:
 Rev. 1: W. Dean Correction 1
 Rev. 2: W. Dean Correction 2
 Rev. 2: W. Dean Correction 2
 Final plan 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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 BUILDING 2, SUITE 203-C
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TEXAS DESIGN INTERESTS, LLC
 AUSTIN • HOUSTON

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MIRABEAU OFFICES
 2330 S. LAMAR BLVD.
 AUSTIN, TEXAS 78704

MIRABEAU OFFICE PARTNERS, LLC

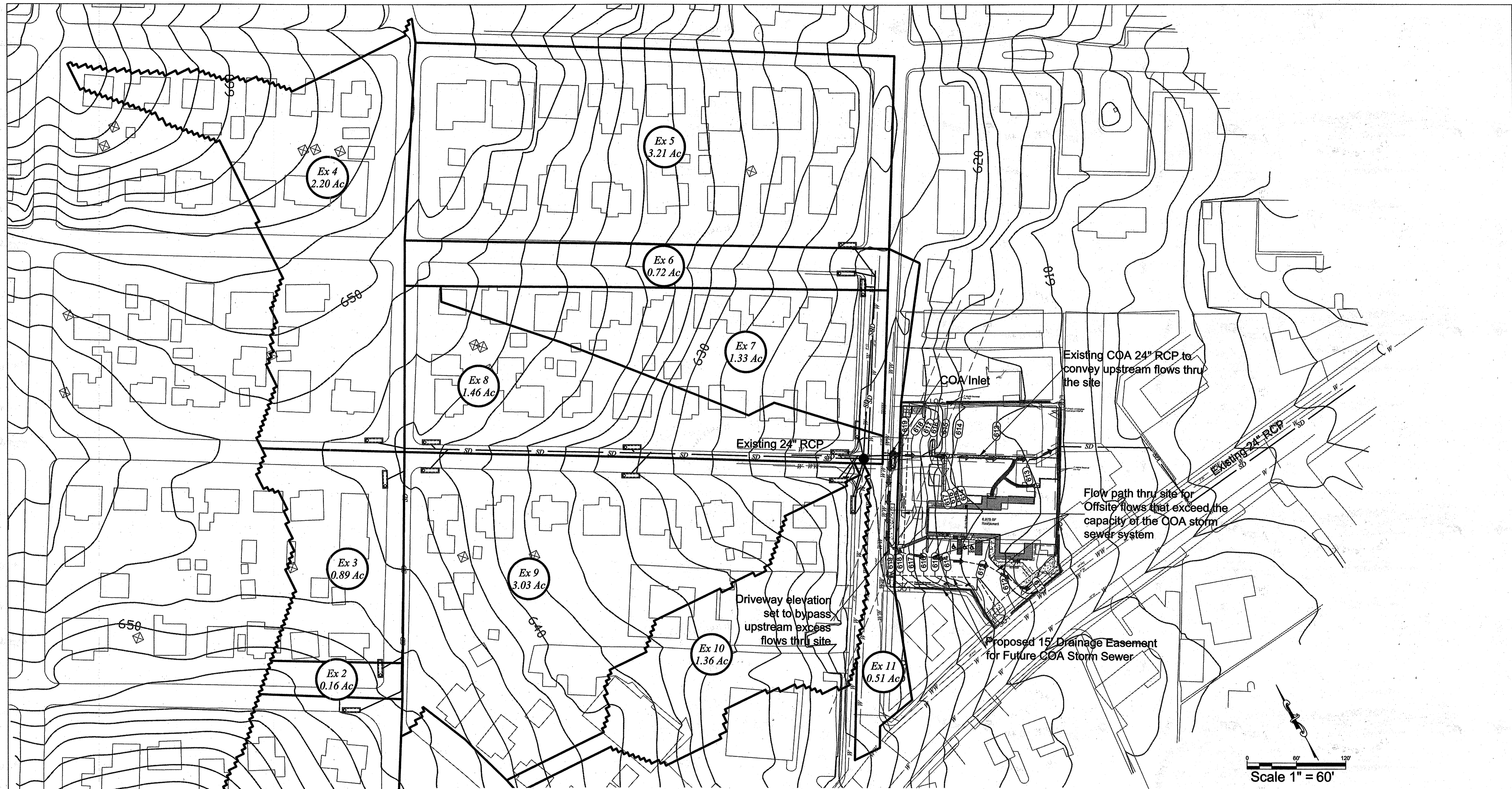
JEFFREY B. SHINDLER
 91160
 REGISTERED PROFESSIONAL ENGINEER
 FIRM REG. # F-8601

GRADING AND DRAINAGE PLAN

PROJECT # 874-100

DATE 12/30/16

SHEET 8 OF 14



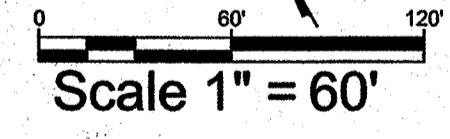
Fully-Developed Rational Method Runoff Calculations

Basin Name	Area (ac)	Impervious Cover (%)	Impervious Area (ac)	Pervious Area (ac)	T _c (min)	2-Year Storm			10-Year Storm			25-Year Storm			100-Year Storm			
						Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	
Ex1	2.18	45.00	0.98	1.20	10	0.58	4.62	5.83	0.61	6.89	9.11	0.63	8.19	11.22	0.67	10.40	15.10	
Ex2	0.16	45.00	0.07	0.09	5	0.58	5.76	0.53	0.61	8.57	0.83	0.63	10.11	1.02	0.67	12.54	1.34	
Ex3	0.89	45.00	0.40	0.49	10	0.58	4.62	2.38	0.61	6.89	3.72	0.63	8.19	4.58	0.67	10.40	6.17	
Ex4	2.20	45.00	0.99	1.21	10	0.58	4.62	5.88	0.61	6.89	9.19	0.63	8.19	11.32	0.67	10.40	15.24	
Ex5	3.21	45.00	1.44	1.77	10	0.58	4.62	8.58	0.61	6.89	13.41	0.63	8.19	16.51	0.67	10.40	22.24	
Ex6	0.72	45.00	0.32	0.40	5	0.58	5.76	2.40	0.61	8.57	3.74	0.63	10.11	4.57	0.67	12.54	6.02	
Ex7	1.33	45.00	0.60	0.73	10	0.58	4.62	3.55	0.61	6.89	5.56	0.63	8.19	6.84	0.67	10.40	9.22	
Ex8	1.46	45.00	0.66	0.80	10	0.58	4.62	3.90	0.61	6.89	6.10	0.63	8.19	7.51	0.67	10.40	10.12	
Ex9	3.03	45.00	1.36	1.67	10	0.58	4.62	8.10	0.61	6.89	12.66	0.63	8.19	15.59	0.67	10.40	20.99	
Ex10	1.36	45.00	0.61	0.75	10	0.58	4.62	3.63	0.61	6.89	5.68	0.63	8.19	7.00	0.67	10.40	9.42	
Ex11	0.51	45.00	0.23	0.28	5	0.58	5.76	1.70	0.61	8.57	2.65	0.63	10.11	3.24	0.67	12.54	4.26	
Total:						46.47	Total:			72.65	Total:			89.39	Total:			120.13

PIPE SYSTEM ANALYSIS

STORM EVENT	COA STORM SEWER PIPE DATA					PIPE FLOWS (CFS)	ACCUM. FLOWS Q(100) (CFS)	CAPACITY (CFS)	OVERFLOW (CFS)
	SIZE (in.)	MATERIAL TYPE	AREA (ft ²)	LENGTH (ft)	SLOPE (%)				
2 YR	24	RCP	3.140	100.0	2.50	46.47	46.47	46.49	0.00
10 YR	24	RCP	3.140	100.0	2.50	72.65	72.65	46.49	26.16
25 YR	24	RCP	3.140	100.0	2.50	89.39	89.39	46.49	42.90
100 YR	24	RCP	3.140	100.0	2.50	120.13	120.13	46.49	73.64

Flows from Manning's Equation for a pipe flowing full



Scale 1" = 60'
Offsite Drainage Area Map
Offsite drainage areas provided by COA.

SITE PLAN APPROVAL SHEET 9 of 14
 FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014
 APPROVED ON 7-28-15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81.LDC) 7-28-19 CASE MANAGER Christine Barton-Holmes
 DWPZ DDZ
 Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 7-28-15 ZONING CS
 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.

DATE: 01-16-15
 DESIGNED: J.P.
 DRAWN: R.C.
 CHECKED: J.P.
 JOB NO.: ABEL-1080

NO.	REVISIONS/CORRECTIONS	DESCRIPTION

GARRETT-IHNNERS
 CIVIL ENGINEERS
 12007 TECHNICAL SUITE 1750
 AUSTIN, TEXAS 78727
 TELEPHONE: (512) 454-2400
 FACSIMILE: (512) 454-2420
 TEXAS PROFESSIONAL ENGINEERING FIRM NO. P-650



Abel's Rib House
 2330 S. Lamar Blvd.
 Austin, Texas 78704
 Offsite Drainage Area Map

SHEET NUMBER
 9 of 14

UTILITY DEMAND

FIXTURE UNITS: 250 WSFU
DOMESTIC DEMAND: 100 GPM
FIRE FLOW: 1,500 GPM

LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING LINE
- EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- XXX --- EXISTING CONTOURS

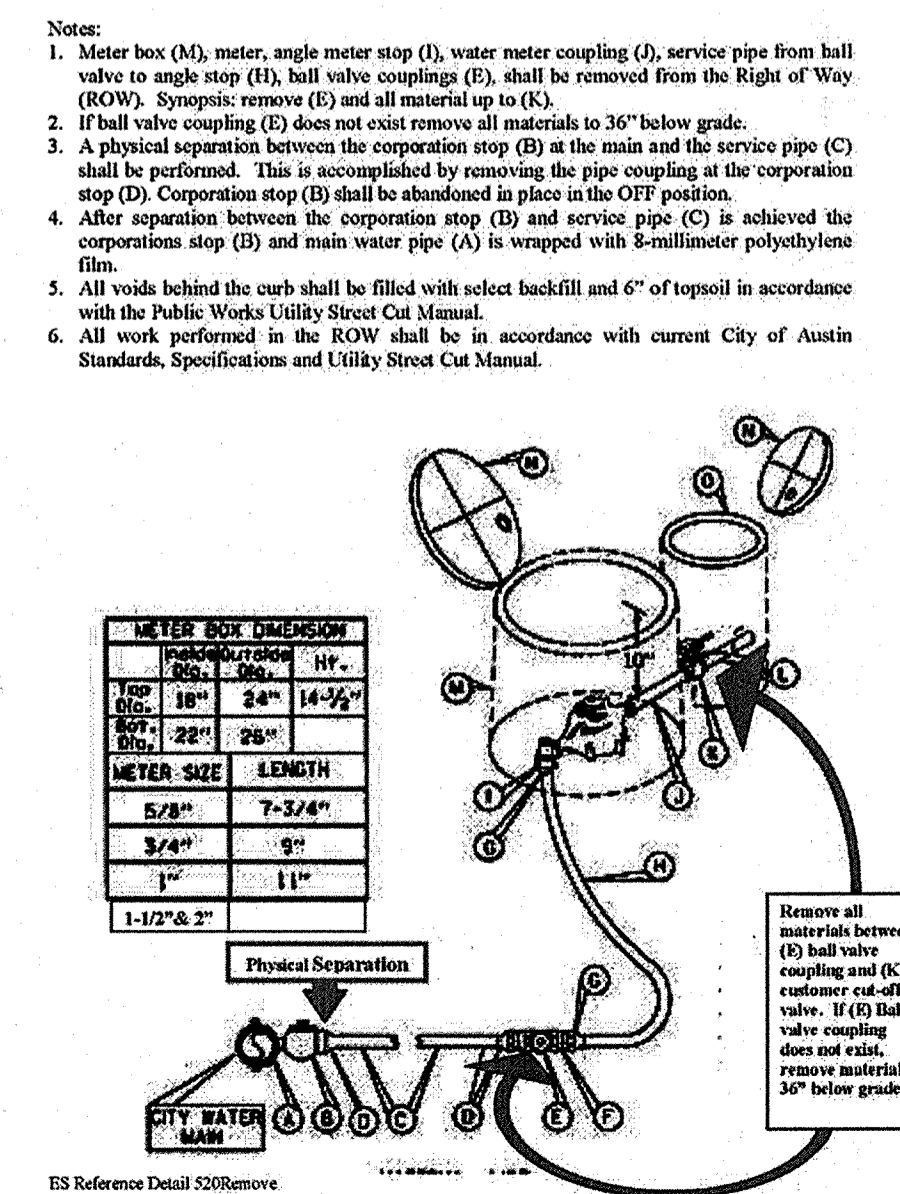
UTILITY NOTES

- ALL MATERIALS, METHODS, TESTING, AND STANDARDS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, MATERIALS, AND SIZES OF ALL EXISTING UTILITIES SHOWN.
- CONTRACTOR SHALL NOTIFY CITY OR OTHER UTILITY LOCATION SERVICES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH UTILITY SERVICE PROVIDERS PRIOR TO TAPPING EXISTING LINES. COORDINATE REMOVAL OF MAINS TEMPORARILY FROM SERVICE AS NECESSARY.
- CONTRACTOR SHALL INSTALL MECHANICAL JOINT RESTRAINTS ON ALL JOINTS/FITTINGS AND THRUST BLOCKING ON ALL BENDS IN FIRE LINE.
- BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- CONTRACTOR SHALL NOTIFY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY WATERSHED PROTECTION AND DEVELOPMENT REVIEW INSPECTION OR WATER AND WASTEWATER UTILITY TAPS INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWW 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 TAPS/APPURTENANCES 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 508S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1004.04.
- PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HANDSHIP TO THE SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING DEVICE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (22).
- ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.
- A. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511.5 (4 B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (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 IS SHUT OUT IT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE AUSTIN WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER UTILITY 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.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ON-SITE UTILITY WORK.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.
- REVIEW BY THE AUSTIN WATER UTILITY 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 INSPECTION.
- ALL WATER, RECLAIMED WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS, OF TCEQ 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 SHALL BE SUBMITTED FOR AWW 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.
- ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF AUSTIN WATER UTILITY'S WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. AUSTIN WATER UTILITY'S INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE FOR THE PROJECT. CONTRACTORS AND SUBCONTRACTORS MUST BE ALERT TO THE POSSIBLE PRESENCE OF AC PIPE WITHIN THE LIMITS OF THE PROJECT AND BE KNOWLEDGEABLE OF HOW TO IDENTIFY IT. DISTURBANCE, REMOVAL OR CUTTING OF ASBESTOS CONTAINING PIPE IS TO BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE 26, SECTION 15, ARTICLE 4477-3A AND 29 CFR 1926.1101. REFERENCE STANDARD SPECIFICATION SECTION 01901. CONTACT THE CITY OF AUSTIN ASBESTOS MANAGER AT 512-974-7154 THIRTY (30) DAYS PRIOR TO THE PLANNED DISTURBANCE OF THE AC PIPE. ONLY LICENSED PERSONNEL ARE PERMITTED TO DISTURB, REMOVE, TRANSPORT AND DISPOSE OF AC PIPE.

AUSTIN WATER UTILITY GENERAL CONSTRUCTION NOTES
JUNE 07, 2016

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT REVIEW 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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW INSPECTION OR WATER AND WASTEWATER UTILITY TAPS INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWW 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 TAPS/APPURTENANCES 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 508S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1004.04.
- PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HANDSHIP TO THE SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING DEVICE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (22).
- ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.
- A. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511.5 (4 B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (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 IS SHUT OUT IT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE AUSTIN WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER UTILITY 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.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ON-SITE UTILITY WORK.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.
- REVIEW BY THE AUSTIN WATER UTILITY 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 INSPECTION.
- ALL WATER, RECLAIMED WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS, OF TCEQ 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 SHALL BE SUBMITTED FOR AWW 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.
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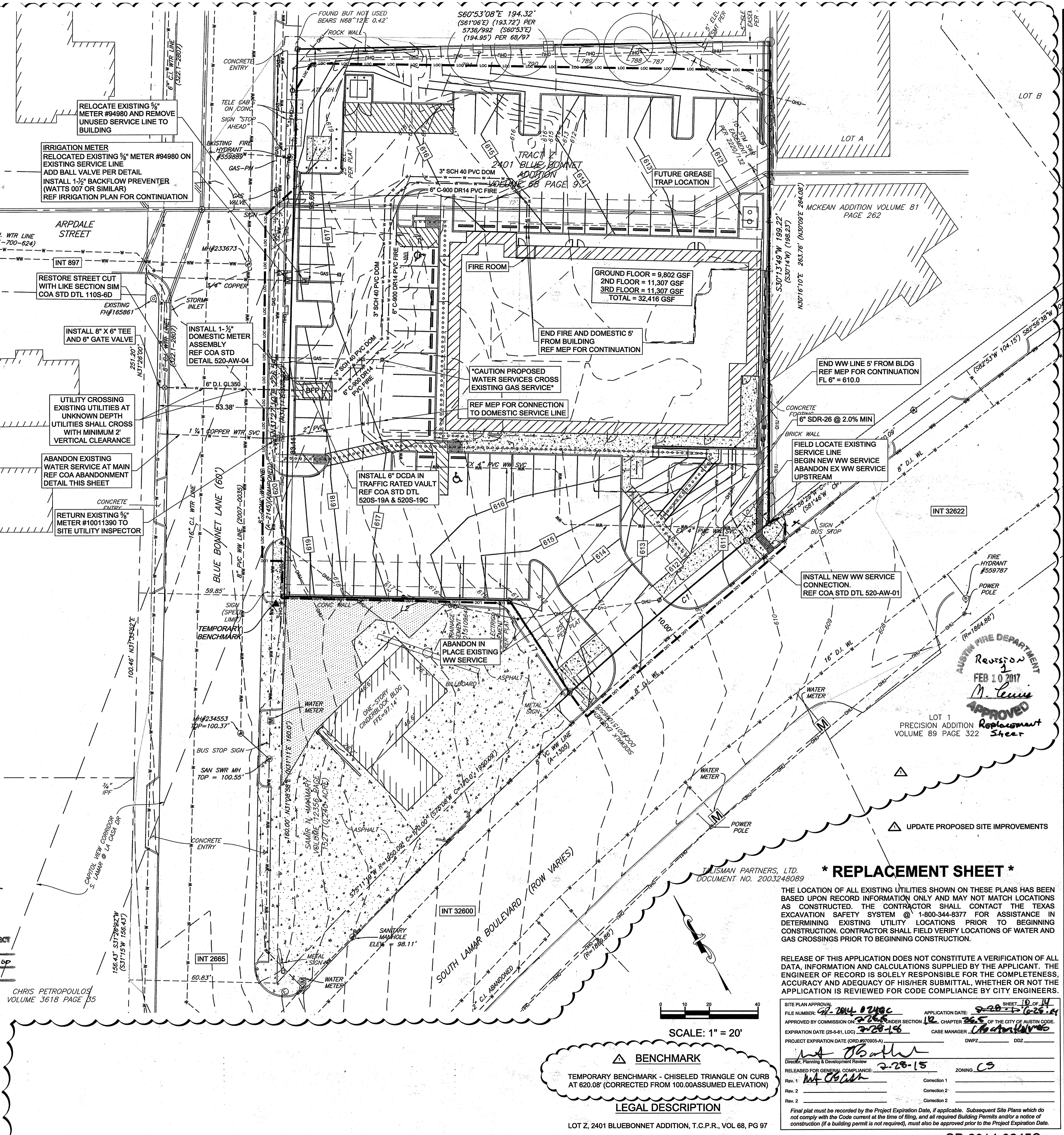
ABANDONMENT OF SERVICES AT THE MAIN REFERENCE DETAIL
RESIDENTIAL/COMMERCIAL



REVIEWED
FEB 08 2017
Austin Water Utility
Larry Miller

Domestic
METER REFERENCE FOR PROJECT
TYPE P.D.
SIZE 1.5" x 5.0-10p

CHRIS PETROPOULOS
VOLUME 3618 PAGE 35



SCALE: 1" = 20'

△ BENCHMARK
TEMPORARY BENCHMARK - CHISELED TRIANGLE ON CURB AT 620.08' (CORRECTED FROM 100.00 ASSUMED ELEVATION)

LEGAL DESCRIPTION

LOT 2, 2401 BLUEBONNET ADDITION, T.C.P.R., VOL 68, PG 97

*** REPLACEMENT SHEET ***

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM @ 1-800-344-8377 FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF WATER AND GAS CROSSINGS PRIOR TO BEGINNING CONSTRUCTION.

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 OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SITE PLAN APPROVAL
FILE NUMBER: 22-2014-0245C
APPROVED BY COMMISSION ON 2/26/17 UNDER SECTION 12, CHAPTER 265, OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: 05-31-18, L.D.O. 2-28-15
PROJECT EXPIRATION DATE (CDD #07000-A):
CASE MANAGER: M. Chatterjee
DWZ: DOZ

APPLICANT DATE: 2-28-17
SHEET 10 OF 14

RELEASED FOR GENERAL COMPLIANCE: 2-28-15
ZONING: C9

Rev. 1: M. Chatterjee
Rev. 2:
Rev. 2:

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.

6001 W. WILLIAM CANNON
BUILDING 2, SUITE 203-C
AUSTIN, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

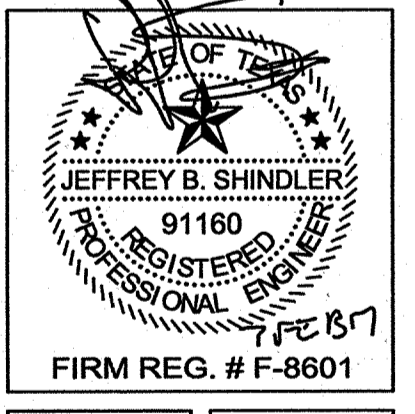
TEXAS
DESIGN
INTERESTS, LLC
AUSTIN • HOUSTON



COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

MIRABEAU OFFICES
2330 S. LAMAR BLVD.
AUSTIN, TEXAS 78704

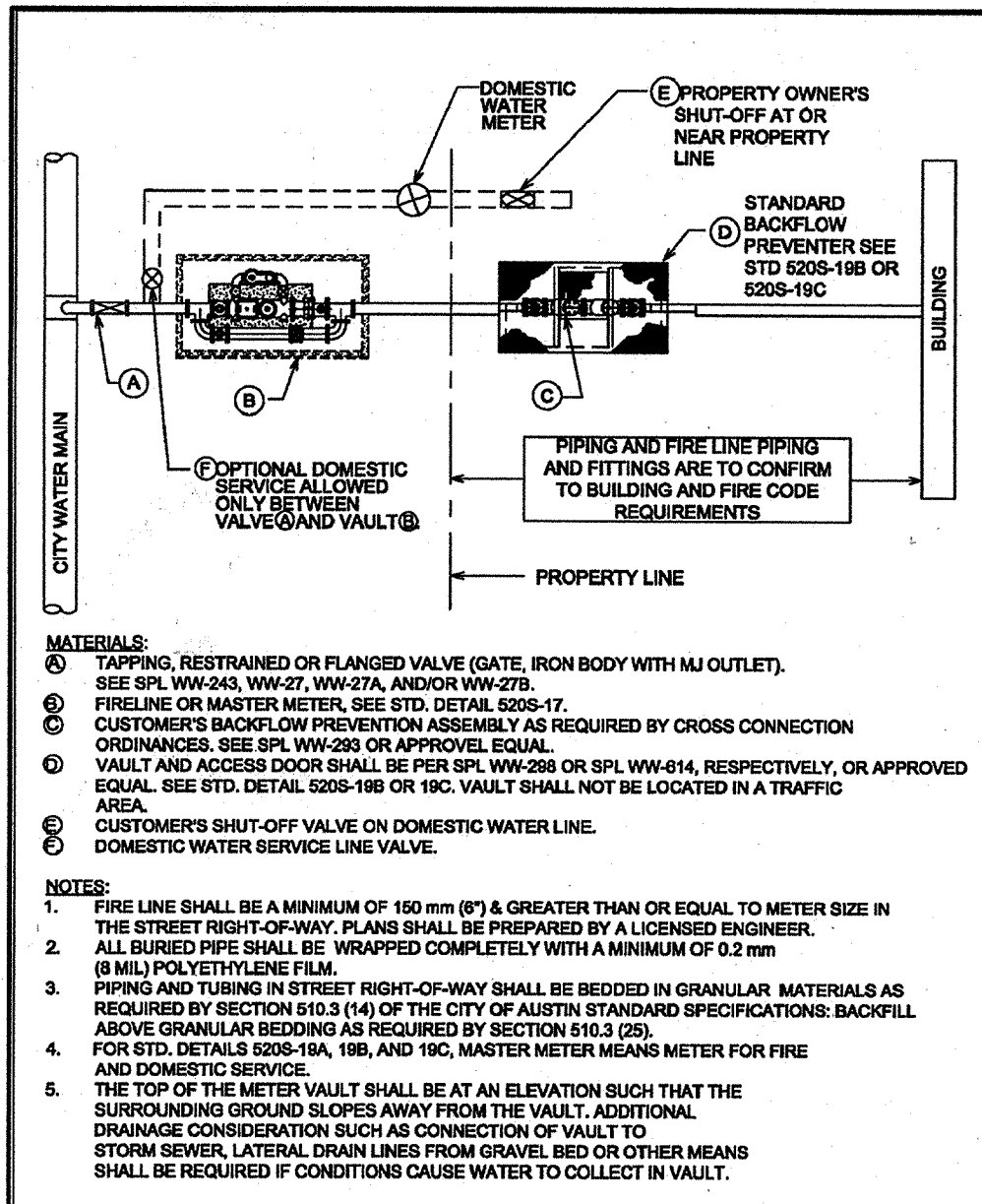
MIRABEAU OFFICE PARTNERS, LLC



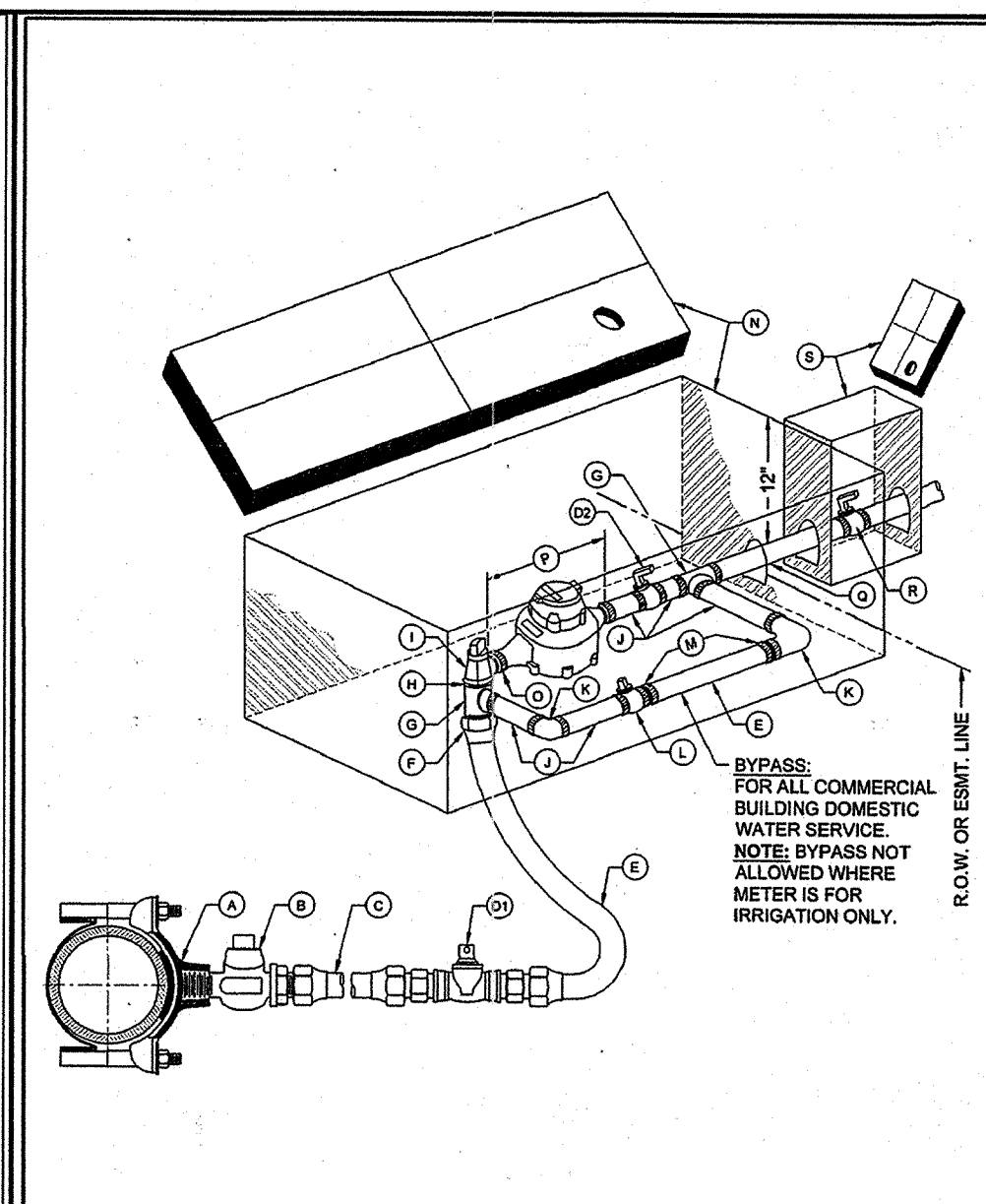
UTILITY TAP PLAN
PROJECT # 874-100

DATE 12/30/16

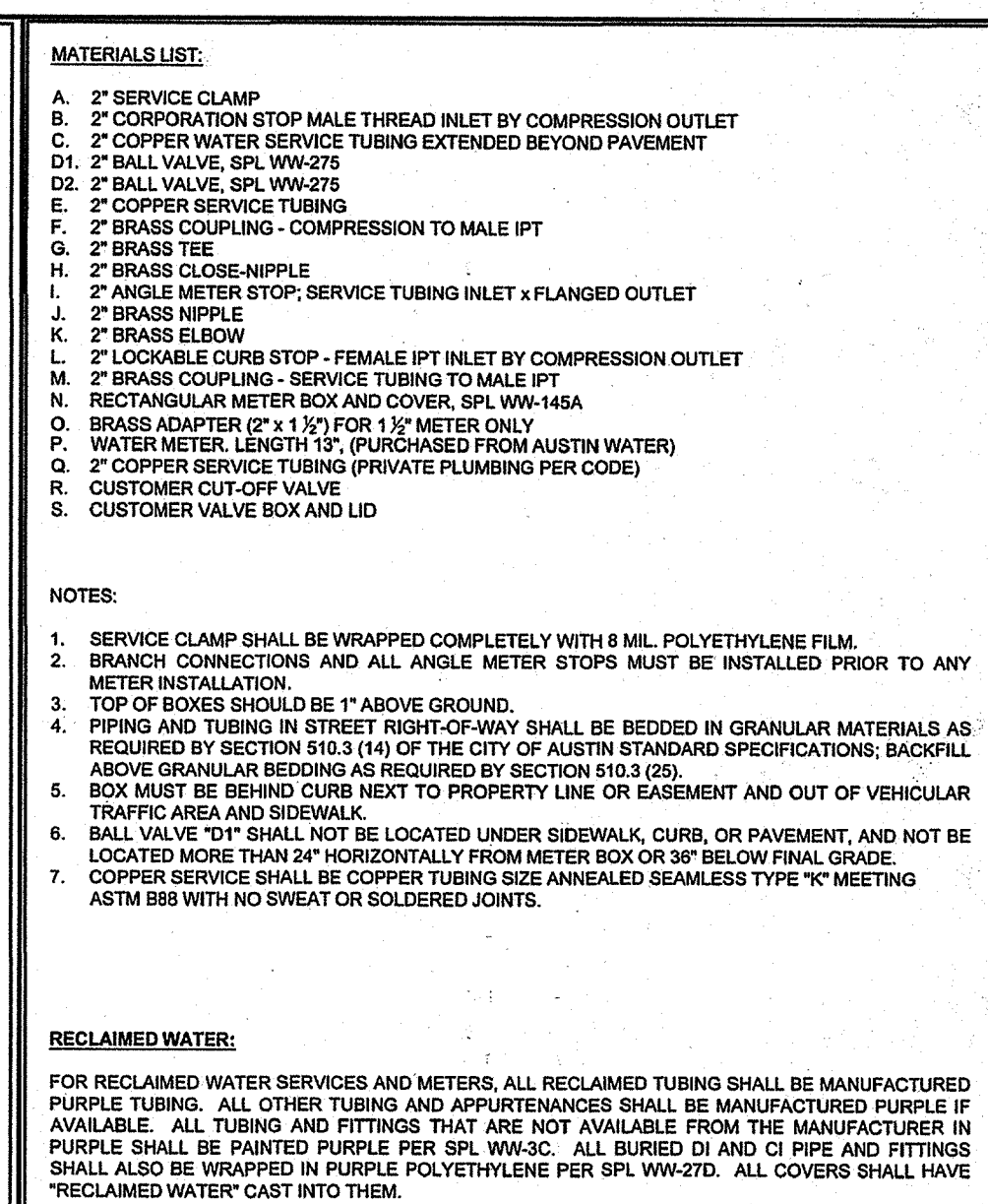
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10 OF 14



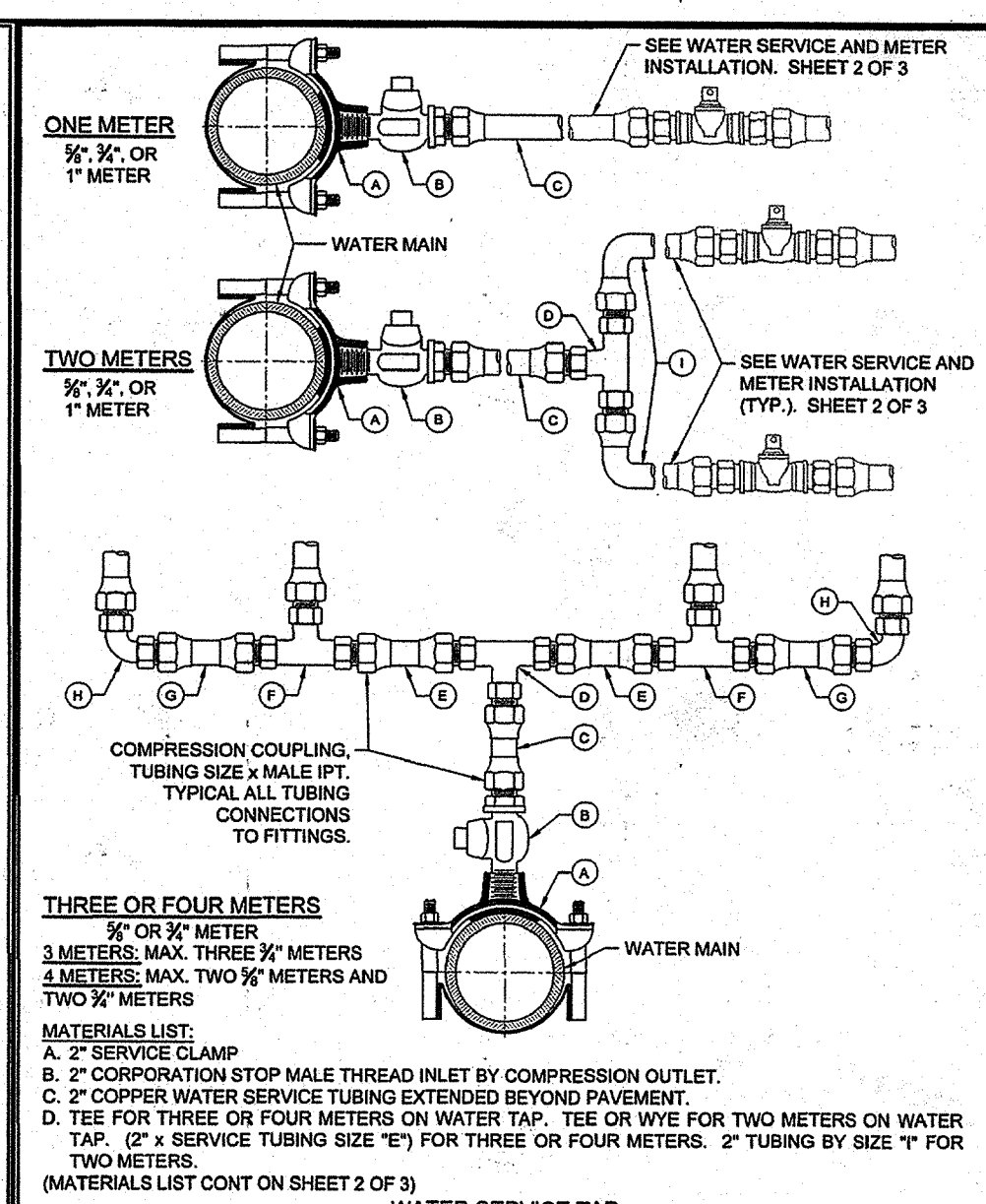
CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER	STANDARD NO. 520S-19A
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/12/2011



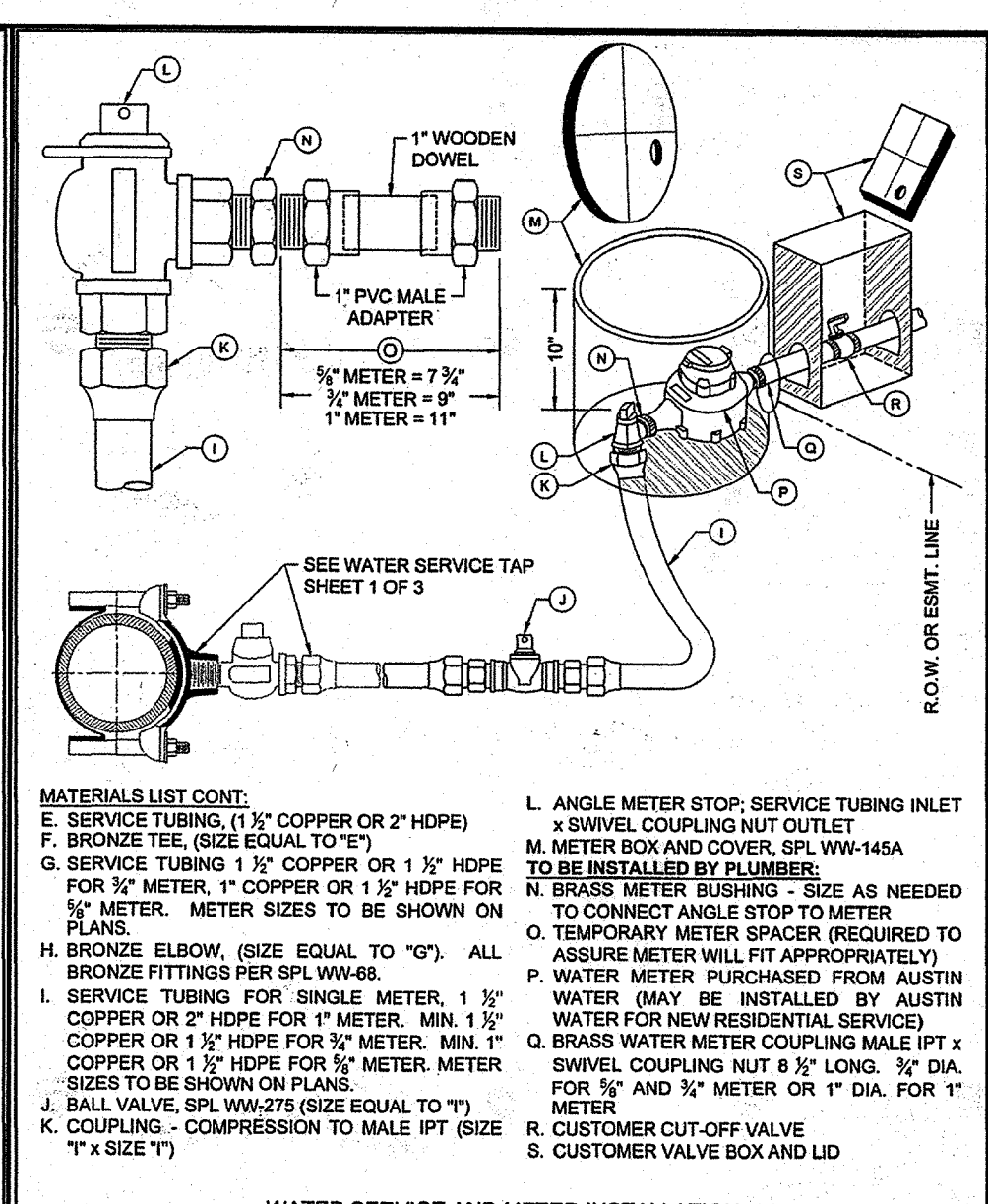
CITY OF AUSTIN AUSTIN WATER UTILITY	1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	STANDARD NO. 520-AW-04
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



CITY OF AUSTIN AUSTIN WATER UTILITY	1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	STANDARD NO. 520-AW-04
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016

NOTES:

- SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
- BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
- TOP OF ROVER SHALL BE 1" ABOVE GROUND.
- PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
- BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
- BALL VALVE 1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.

COPPER:

- COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

HDPE:

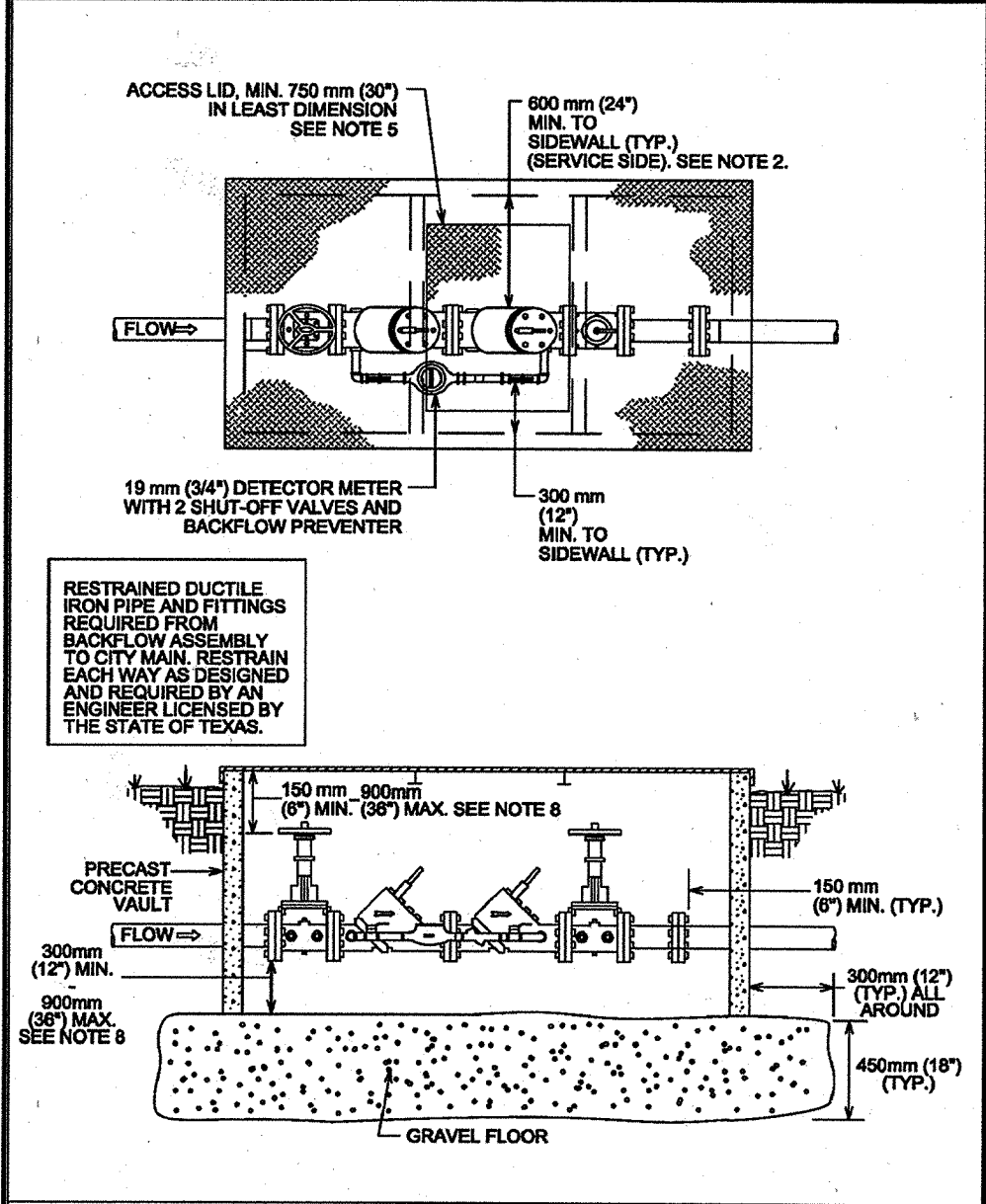
- INSTALL METALLIC WARNING TAPE MIN. 1' ABOVE HDPE TUBING FROM TAP CONNECTION TO METER.
- TUBING SHALL BE PLACED SO THAT IT IS RELAXED AND "SNAKES" LOOSELY IN THE TRENCH.
- TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 1.
- IF A FITTING WILL BE INSTALLED WITHIN A BENT SECTION OF TUBING, THE TUBING SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 2.
- INSERT STIFFENERS FOR HDPE TUBING PER SPL WW-65B TO BE INSTALLED INSIDE TUBING AT ALL COMPRESSION FITTINGS.

NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	3'
1 1/2"	4'
2"	20'

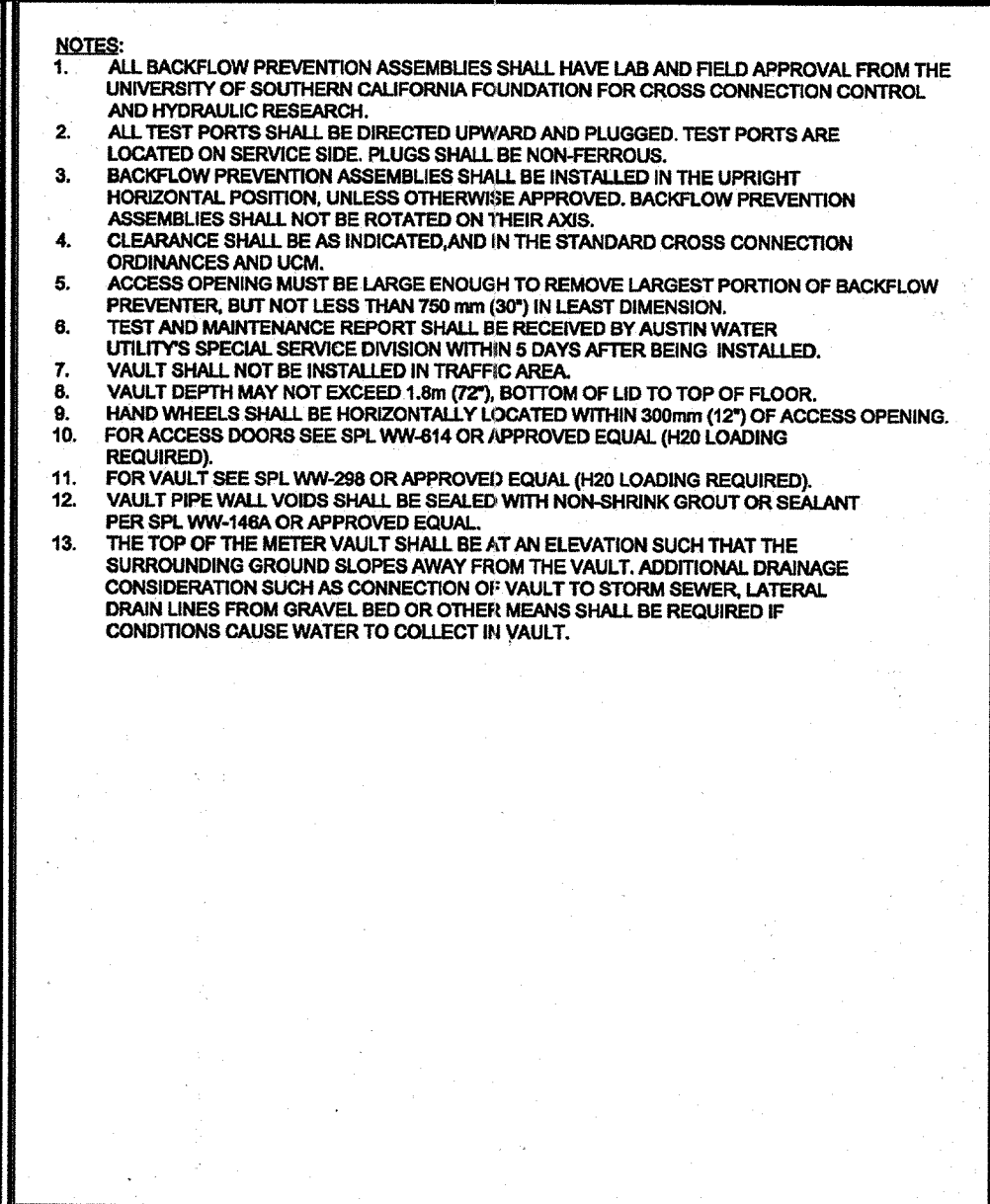
NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	12"
1 1/2"	16"
2"	20"

RECLAIMED WATER:

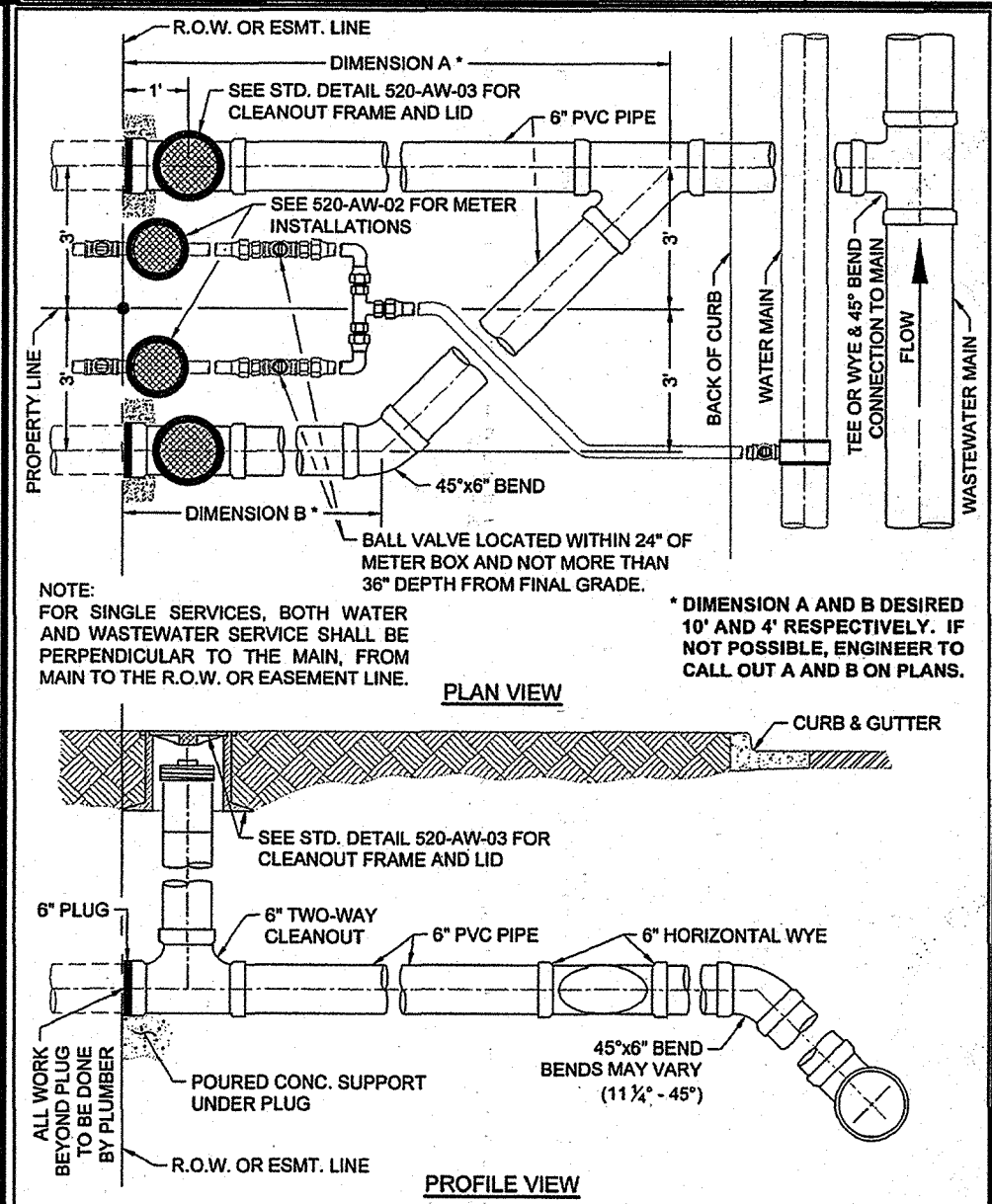
- FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. HOPE TUBING SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-5C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-2TD. ALL COVERS SHALL HAVE RECLAIMED WATER CAST INTO THEM.



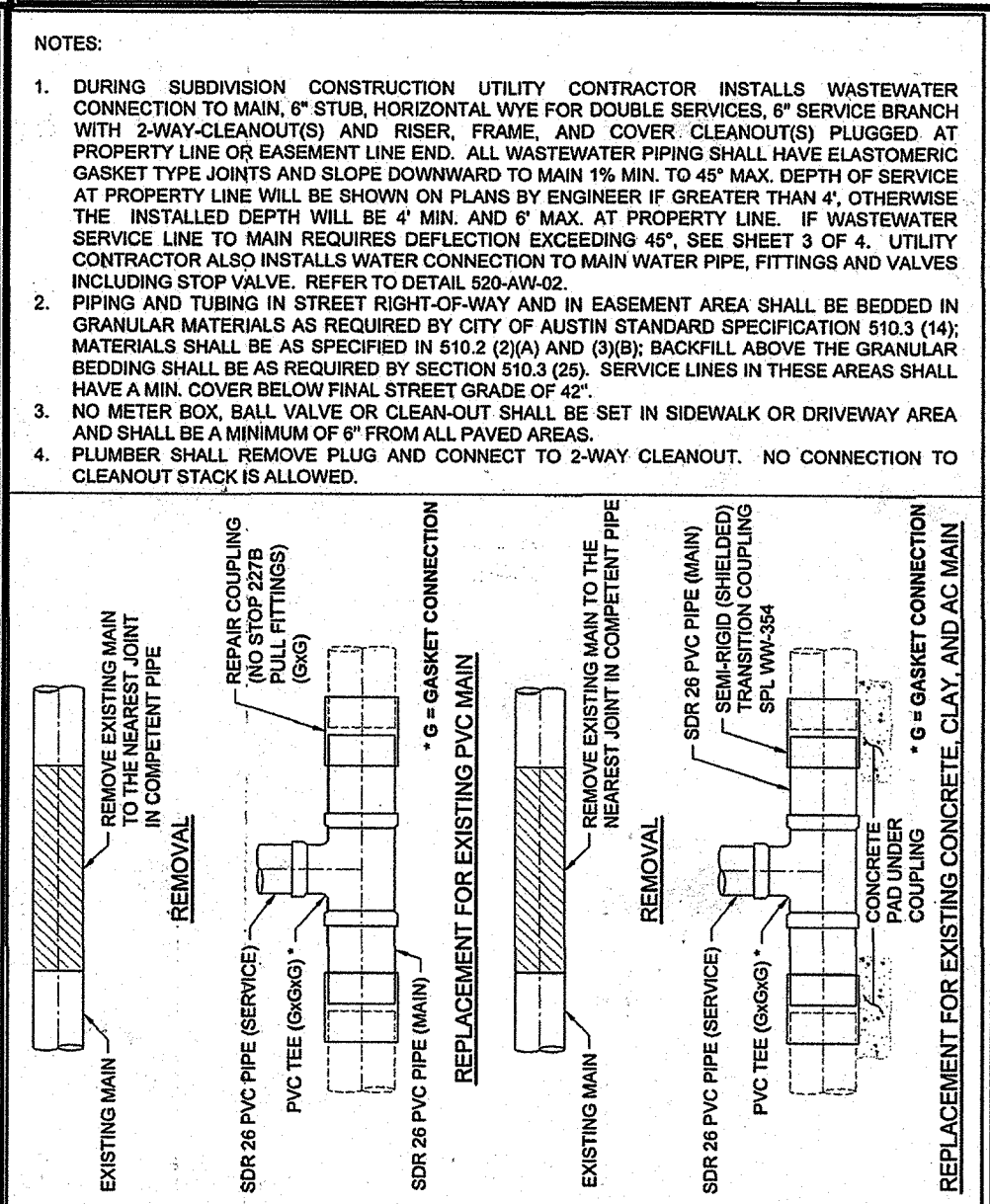
CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	STANDARD NO. 520S-19C
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/12/2011



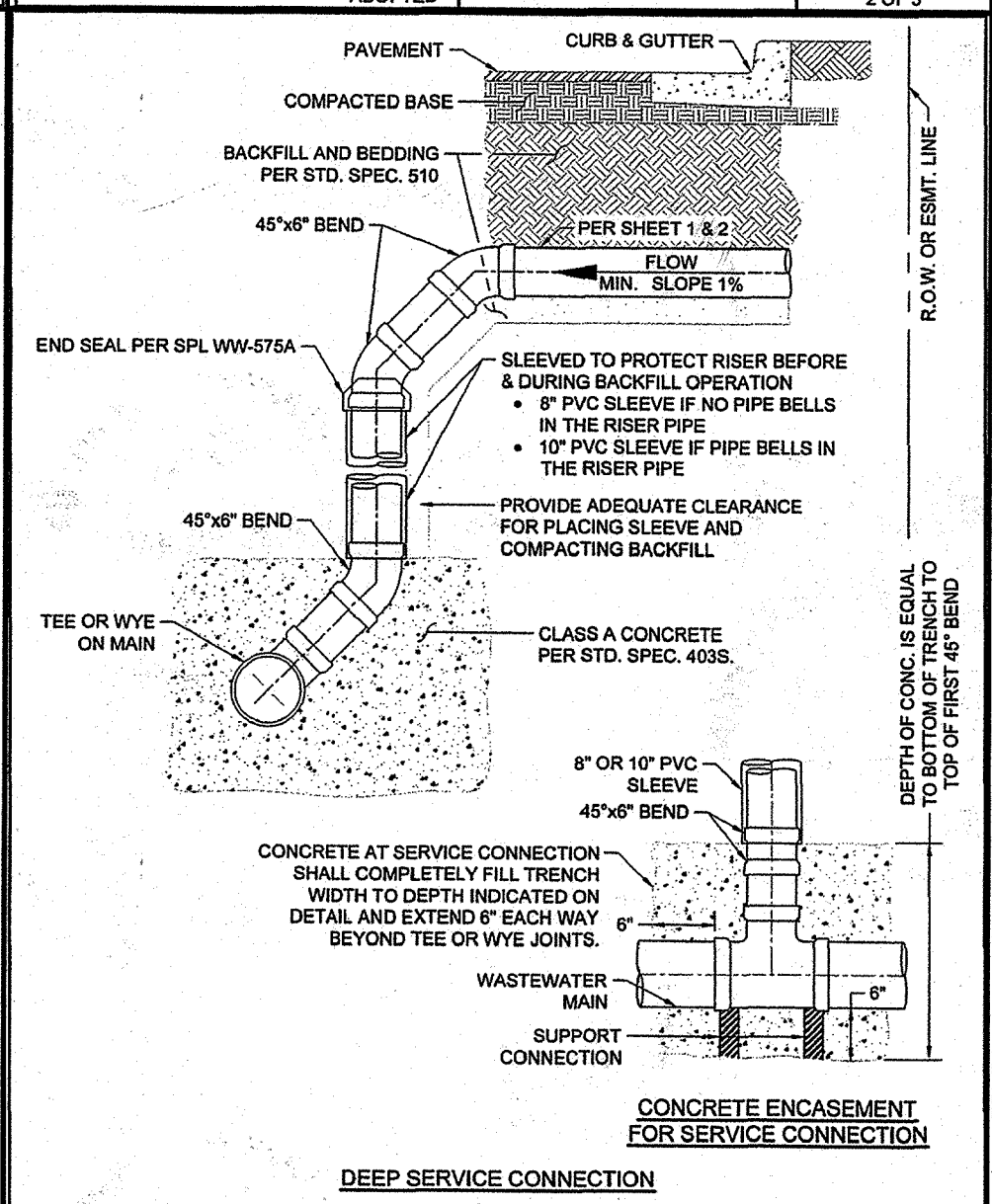
CITY OF AUSTIN AUSTIN WATER UTILITY	1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	STANDARD NO. 520-AW-04
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



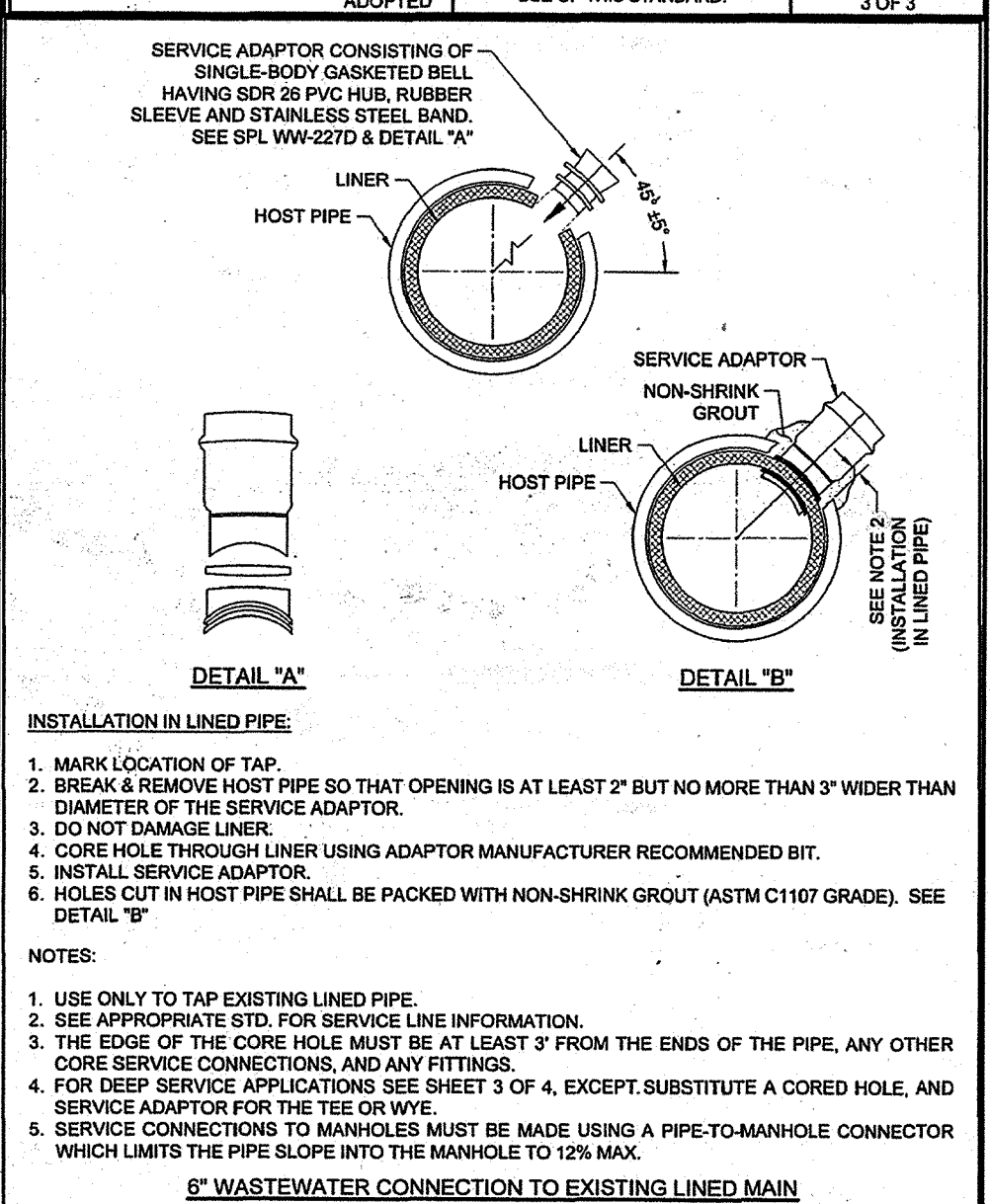
CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



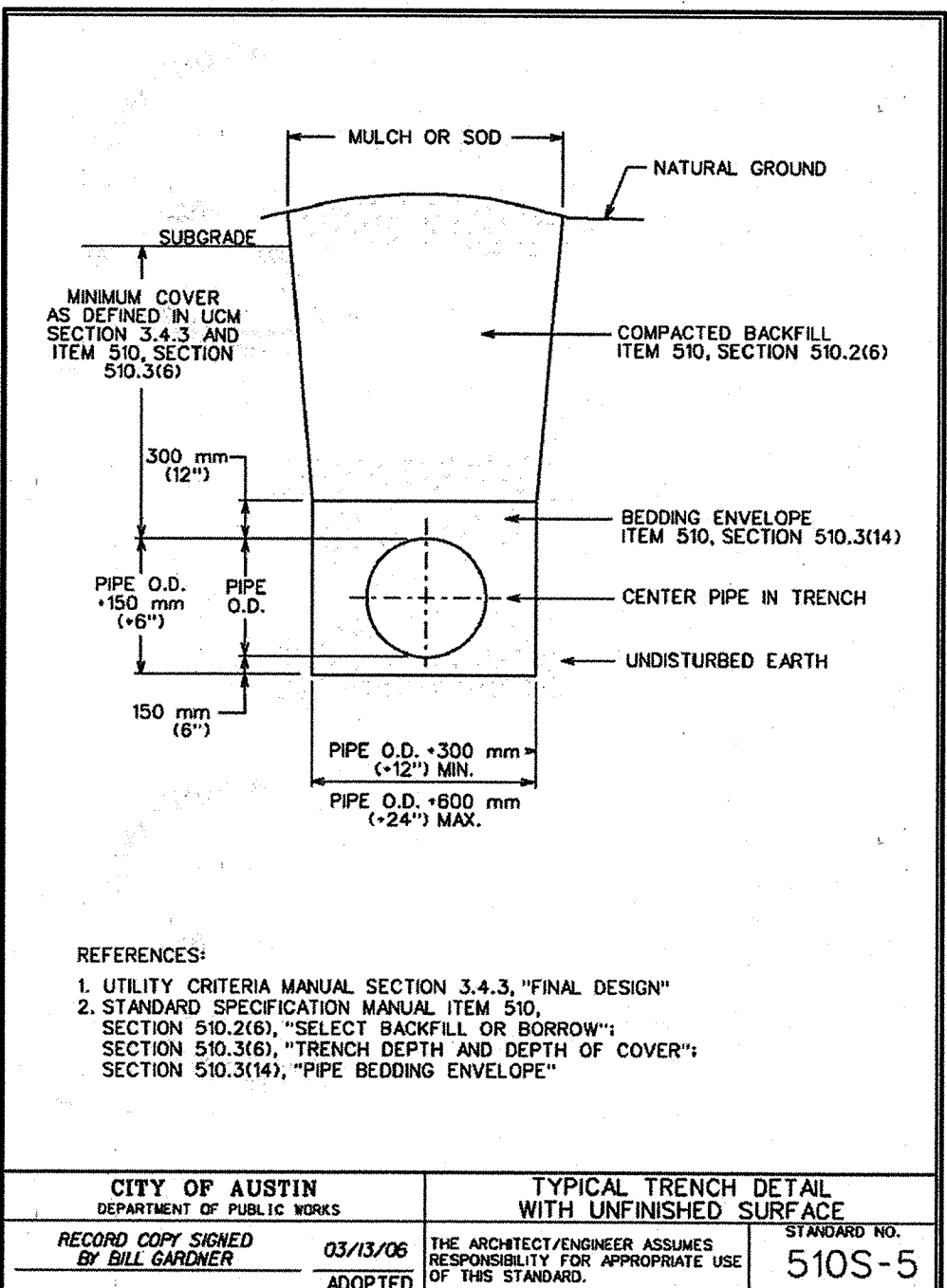
CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



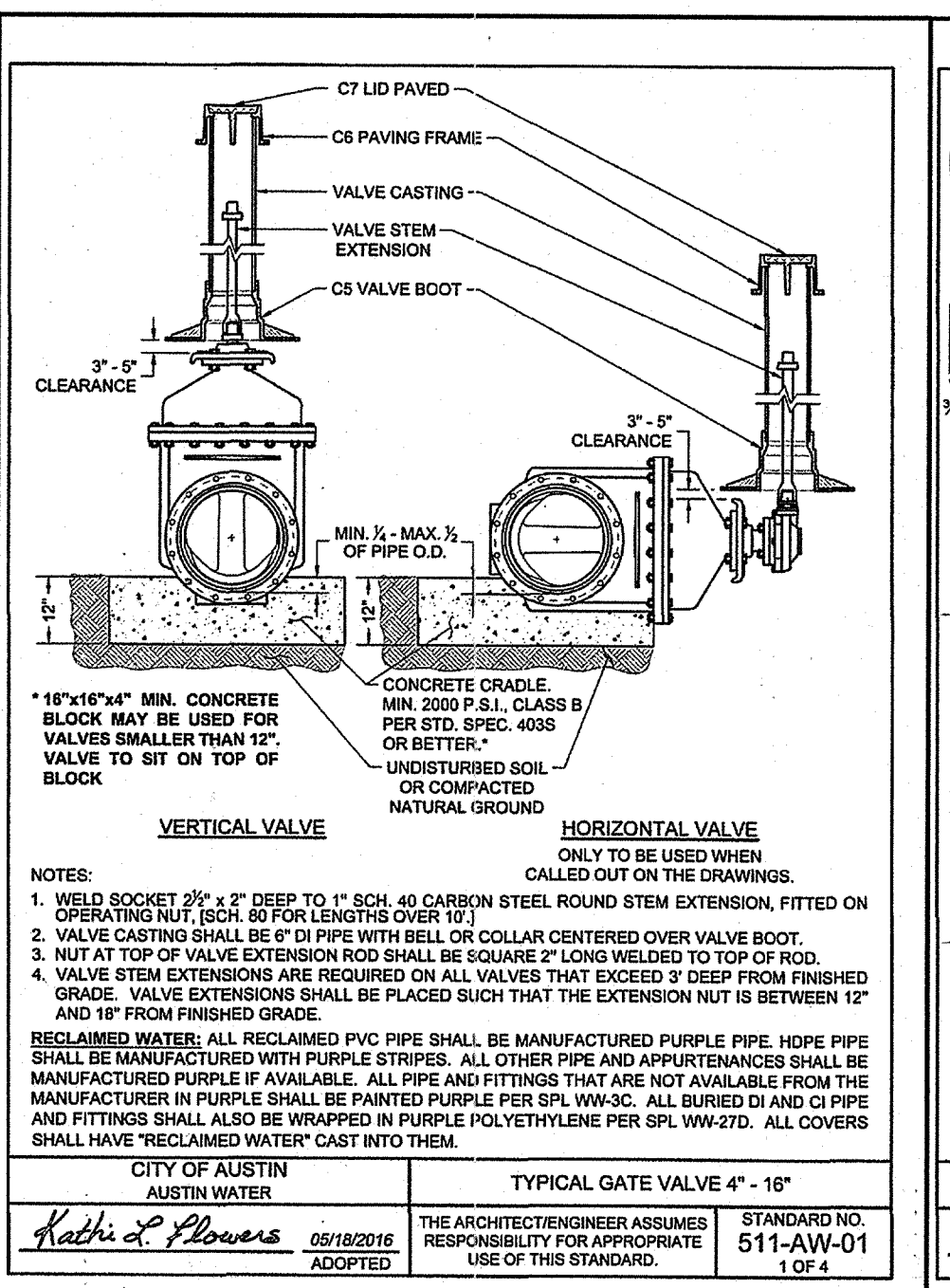
CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



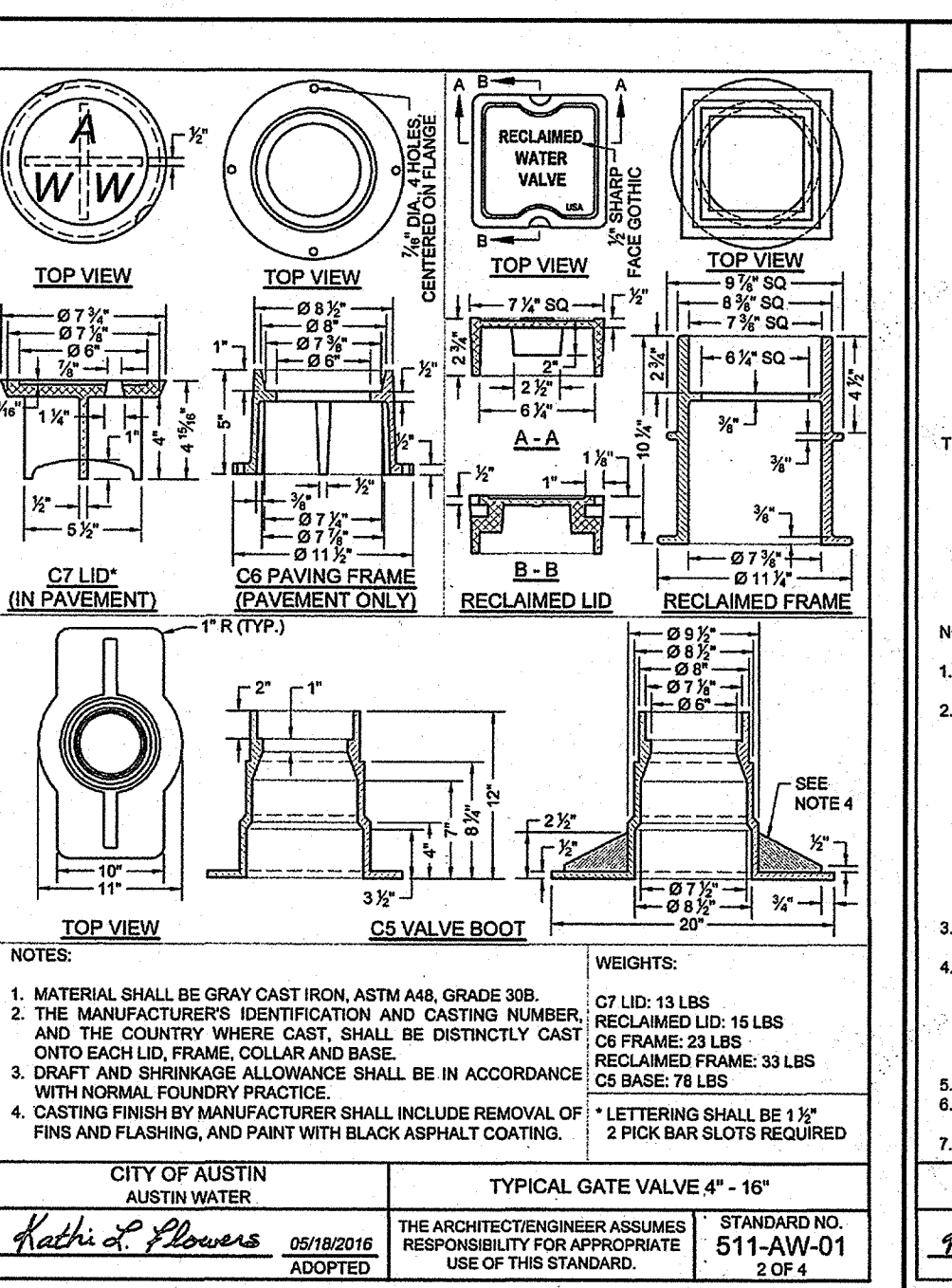
CITY OF AUSTIN AUSTIN WATER UTILITY	WATER SERVICE & WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



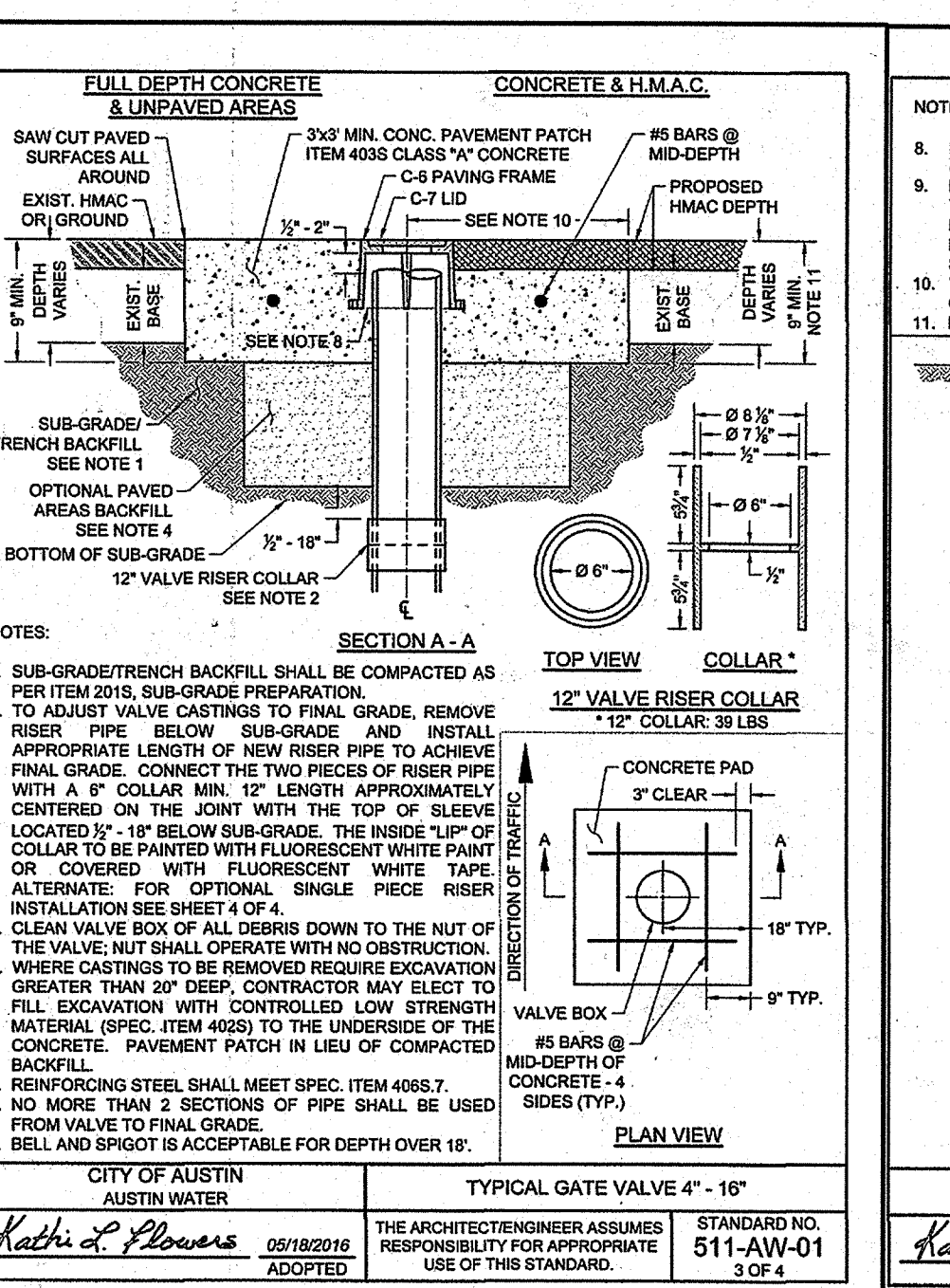
CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	STANDARD NO. 510S-5
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/15/06



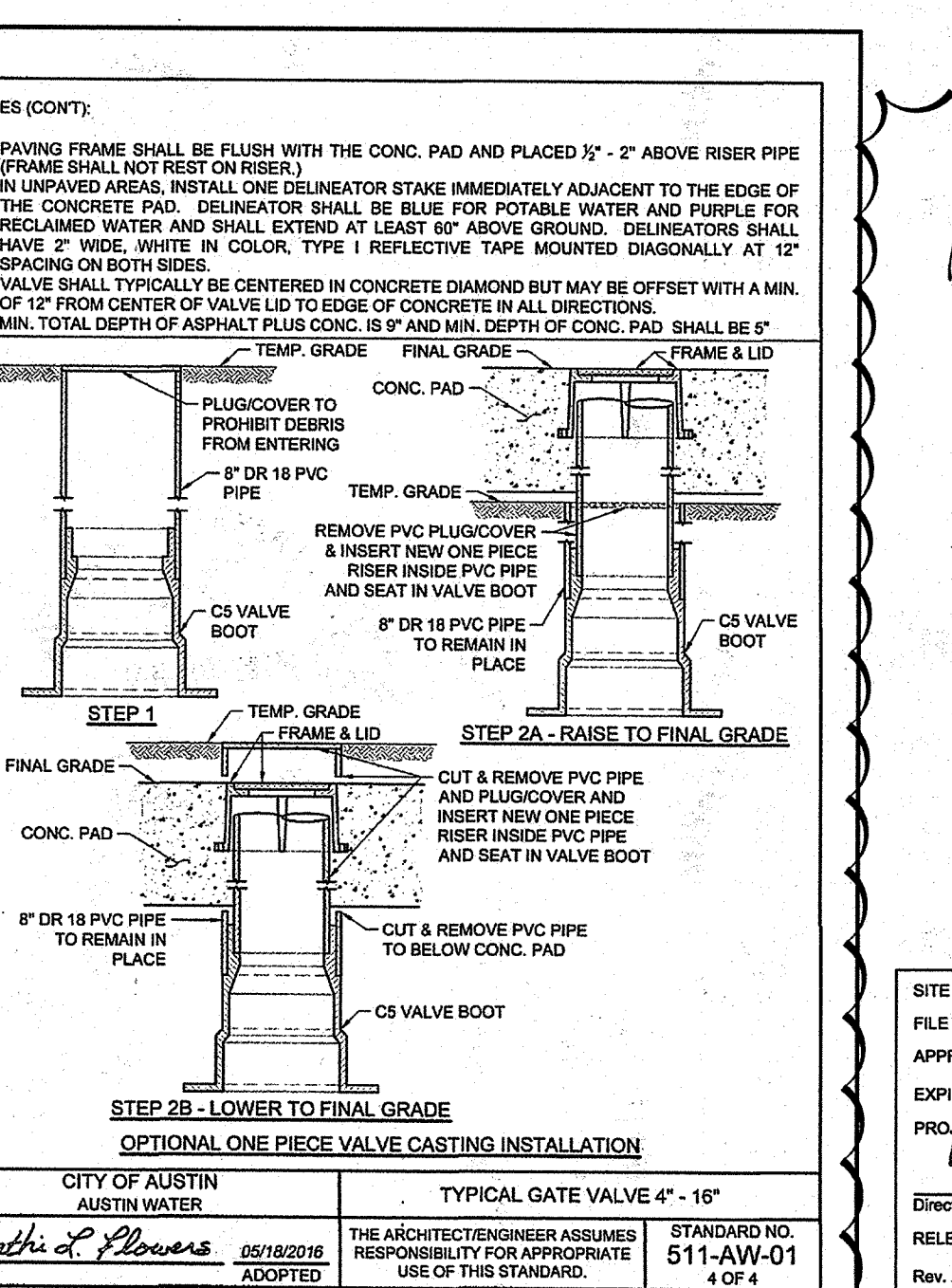
CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL GATE VALVE 4" - 16"	STANDARD NO. 511-AW-01
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016



CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL GATE VALVE 4" - 16"	STANDARD NO. 511-AW-01
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CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL GATE VALVE 4" - 16"	STANDARD NO. 511-AW-01
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CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL GATE VALVE 4" - 16"	STANDARD NO. 511-AW-01
RECORD COPY SIGNED BY KATHI L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/18/2016

REPLACEMENT SHEET

NEW DETAILS ADDED

APPROVED BY: *Larry Wilcox*

DATE: 12/30/16

SHEET: 12 OF 14

PROJECT #: 874-100

DATE: 12/30/16

SHEET: 12 OF 14

6001 W. WILLIAM CANNON
BUILDING 2, SUITE 203-C
AUSTIN, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

TEXAS
DESIGN
INTERESTS, LLC
AUSTIN + HOUSTON

COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

MIRABEAU OFFICES
2330 S. LAMAR BLVD.
AUSTIN, TEXAS 78704

MIRABEAU OFFICE PARTNERS, LLC

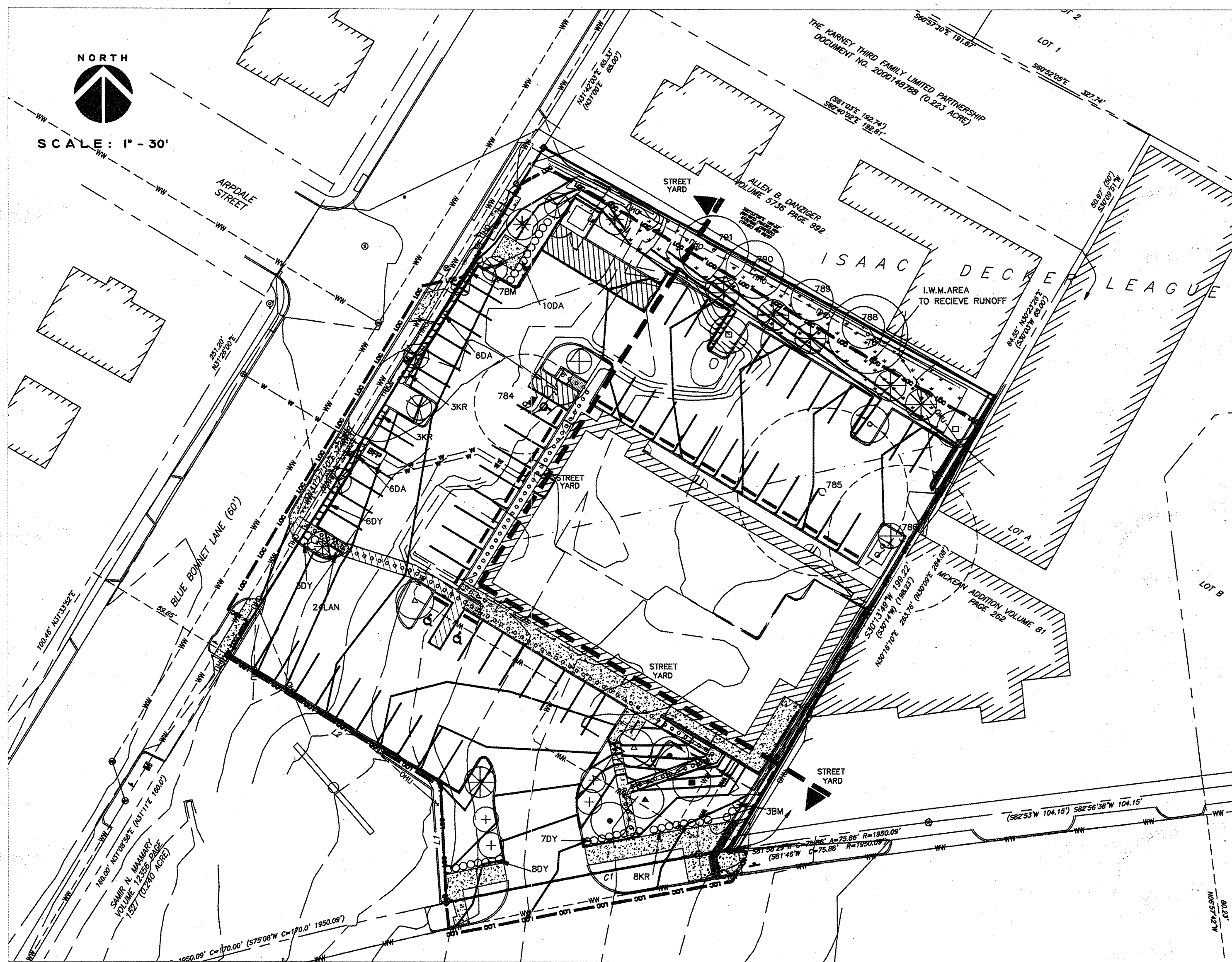
JEFFREY B. SHINDLER
REGISTERED PROFESSIONAL ENGINEER
9160
FIRM REG. # F-8601

DETAILS

PROJECT #
874-100

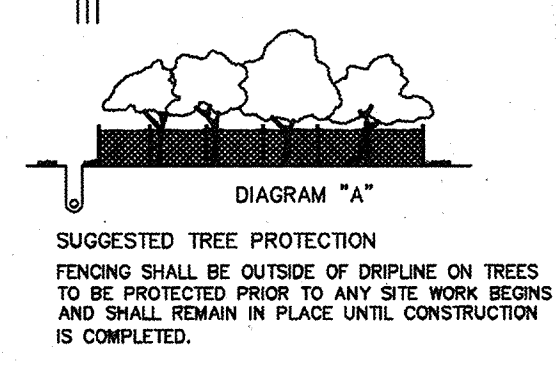
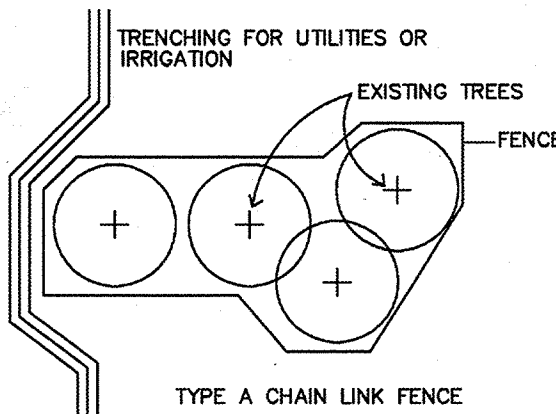
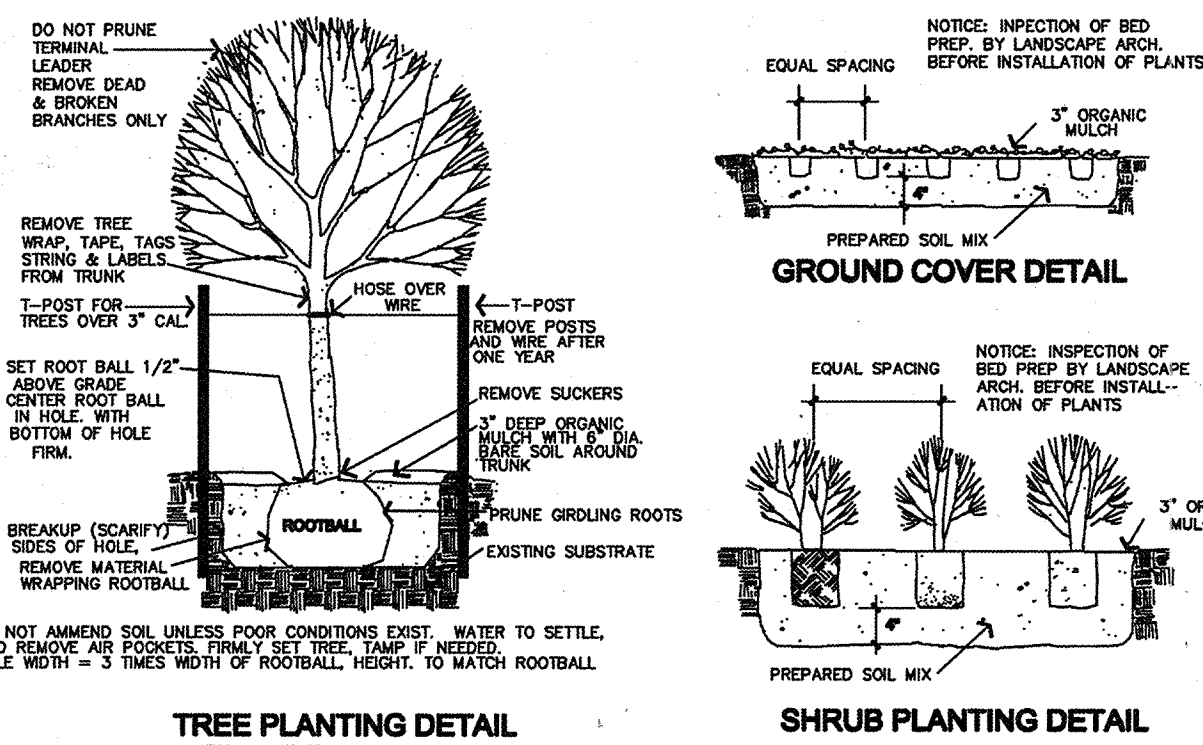
DATE
12/30/16

SHEET
12 OF 14



LANDSCAPE NOTES

1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EOM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
2. IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.G.A. GUIDELINES.
3. ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984.
4. ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6') FOOT PRIVACY FENCE.
5. SHRUB AND TREE BEDS SHALL BE COVERED WITH AN ORGANIC BARK MULCH TO A DEPTH OF THREE (3") INCHES.
6. ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8) FEET OF SOIL AREA.
7. ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.
8. THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.
9. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPARISON@CITYOF.AUSTIN.TX OR CALL 312-2159.
10. ANY CHANGES IN PLANT SPECIES, QUANTITY OR LOCATION OF PLANT MATERIAL MAY RESULT IN NON-ACCEPTANCE OF THIS PROJECT BY THE CITY INSPECTORS.



REVIEWED
 FEB 08 2017
 Austin Water Utility
Larry Williams

NEW COMMERCIAL AND MULTI-FAMILY LANDSCAPE IRRIGATION

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - a. THERE IS NOT DIRECT OVERSPRAY ON NON-IRRIGATED AREAS;
 - b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - c. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - d. THE IRRIGATION SYSTEM HAS A MASTER VALVE;
 - e. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - f. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - g. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;
 - h. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
 - i. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
 - j. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
 - k. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE: (1) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (2) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY SEPARATELY REFERRED TO THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST.
5. IRRIGATION SHALL COMPLY WITH CITY CODE CHAPTER 9-4, ART. 2, DIVISION 2, REGARDING THE CITY'S WATER CONSERVATION REGULATIONS.

TREE LIST

TAG	SIZE / TYPE
R 784	18" CEDAR ELM
R 785	32" COTTONWOOD
R 788 INV.	28" CHINABERRY
787	15" HACKBERRY
788	8" HACKBERRY
789	8" HACKBERRY
790	11" HACKBERRY
791	13" HACKBERRY

LANDSCAPE CALCULATIONS

STREET YARD	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A sq. ft.	N/A sq. ft.
TOTAL STREET YARD AREA	N/A sq. ft.	25,896 sq. ft.
STREET YARD / LANDSCAPE (20%)	5,179 sq. ft.	6,112 sq. ft. (23.6%)

TREES (STREET YARD)	REQUIRED	PROVIDED
	16	>16

EXISTING TREE CREDIT	REQUIRED	PROVIDED
2" DIAMETER TO 6" DIAMETER	0 EA. x 1 =	0 EACH
6" DIAMETER OR GREATER	0 EA. x 2 =	0 EACH

PROPOSED TREES (STREET YARD)	REQUIRED	PROVIDED
	>16 EA. + 0 EXISTING =	>16

REPLACEMENT TREES	REQUIRED	PROVIDED
REQUIRED CALIPER INCHES REPLACED:	51"	
NUMBER & SIZE OF REPLACEMENT TREE TOTAL:	51"	

ISLANDS, MEDIANS OR PENINSULAS	REQUIRED	PROVIDED
STREET YARD AREA	383 sq. ft.	> 400 sq. ft.
NON STREET YARD AREA	110 sq. ft.	> 200 sq. ft.

BUFFERING POINTS	REQUIRED:	TOTAL PROVIDED:
SIZE	283	294

SMALL TREES	QUANTITY	PREFERRED	OTHER	PROVIDED
3" CAL.	8	9 pts.	0 pts.	72 pts.
MEDIUM SHRUBS	5 GAL	70	0 pts.	210 pts.
SMALL SHRUBS	1 GAL	24	1/2 pts.	12 pts.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES. FENCES SHALL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT;
 - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - A. WHERE THERE IS TO BE A GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
 - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING) SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE;
 - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
 - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING OTHER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BAGGELL ROOT AREA WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS AND REFERENCES OF THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

PLANT LIST

REPLACEMENT TREES
 ALL REPLACEMENT TREES COUNT 100% TOWARD REPLACEMENT

KEY	#	TREE / CALIPER IN. / HT.	REPLACEMENT CREDIT
▲	1	4" CAL. LIVE OAK, 12' HT., MIN.	4" CAL. INCHES FOR REPLACEMENT
■	1	4" CAL. CEDAR ELM, 12' HT., MIN.	4" CAL. INCHES FOR REPLACEMENT
●	2	4" CAL. CHINQUAPIN OAK, 12' HT., MIN.	8" CAL. INCHES FOR REPLACEMENT
⊗	6	3" CAL. MEX. PLUM, 9' HT., MIN.	18" CAL. INCHES FOR REPLACEMENT

TOTAL OF REPLACEMENT TREE INCHES: 34" CAL. INCHES

ORDINANCE TREES

ALL ORDINANCE TREES ARE TO BE INSTALLED LARGER THAN ORDINANCE REQUIRES (1 1/2") WITH THE EXCESS TO COUNT TOWARD REPLACEMENT

KEY	#	TREE / CALIPER IN. / HT.	REPLACEMENT CREDIT
△	2	4" CAL. LIVE OAK, 12' HT., MIN.	5" CAL. INCHES FOR REPLACEMENT
□	2	4" CAL. CEDAR ELM, 12' HT., MIN.	5" CAL. INCHES FOR REPLACEMENT
○	1	4" CAL. CHINQUAPIN OAK, 12' HT., MIN.	2.5" CAL. INCHES FOR REPLACEMENT
⊗	3	3" CAL. TX. PISTACHE, 9' HT., MIN.	4.5" CAL. INCHES FOR REPLACEMENT

TOTAL OF ORDINANCE TREE REPLACEMENT INCHES: 17" CAL. INCHES

TOTAL OF ALL REPLACEMENT INCHES: 51" CAL. INCHES

BUFFER TREES

KEY	#	TREE / CALIPER IN. / HT.
⊗	5	3" CAL. TREE YAUPON, 6' HT., MIN.
⊕	2	3" CAL. TEXAS REDBUD, 7' HT., MIN.
⊕	4	3" CAL. GRAPE MYRTLE, 7' HT., MIN.

STREET YARD BUFFER SHRUBS

DA	22	5 GAL.	.36" O.C.
BM	10	5 GAL.	.36" O.C.
DY	24	5 GAL.	.36" O.C.
KR	14	5 GAL.	.36" O.C.
LAN	24	1 GAL. NEW GOLD LANTANA,	18" O.C.

TURF
 HYDROSEED BERMUDA ON 6" OF TOPSOIL

APPENDIX F

ARBORIST'S OVERALL TREE CALCULATIONS
 TOTAL NUMBER OF APPENDIX F CALIPER INCHES ON SITE = 106"
 TOTAL NUMBER OF APPENDIX F CALIPER INCHES REMOVED = 51"
 TOTAL NUMBER OF APPENDIX F CALIPER INCHES SAVED = 55"
 TOTAL NUMBER OF CALIPER INCHES REPLACED = 51"
 TOTAL NEW OF CALIPER INCHES PROPOSED = 96"
 TOTAL CALIPER INCHES INVASIVE TREES REMOVED = 28"
 TOTAL CALIPER INCHES NON APPENDIX F TREES REMOVED = 0"

PROPOSED TREE REMOVAL AND MITIGATION

APPENDIX F TREES - 15" OF CEDAR ELM, PROTECTED @ 100% REPLACEMENT = 15"
 APPENDIX F TREES - 32" OF COTTONWOOD, PROTECTED @ 100% REPLACEMENT = 32"
 TOTAL 51" REQUIRED FOR REPLACEMENT

INNOVATIVE WATER MANAGEMENT CALCULATIONS

TOTAL REQUIRED STREET YARD AREA = 5,179 S.F.
 TOTAL OF NON ST. YD. REQUIRED ISLANDS = 110 S.F.
 TOTAL OF ALL AREAS = 5,289 S.F.
 REQUIRED AREA (5,289 S.F. x 50%) = 2,645 S.F.
 AREAS TO RECEIVE RUNOFF = > 2,700 S.F.
 SEE SHADED AREAS THIS SHEET

I, THOMAS D. BROWN, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEVELOPMENT CODE.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ARCHITECT AND ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ARCHITECT AND ENGINEER.

CITY OF AUSTIN APPROVAL BLOCK

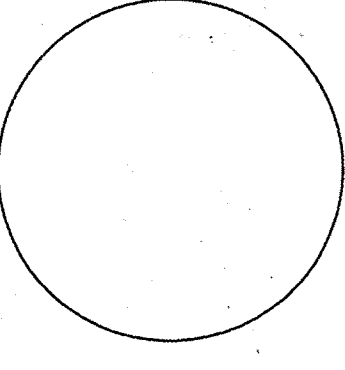
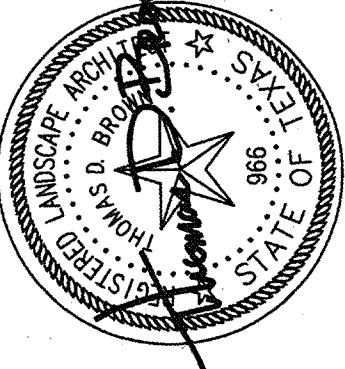
SITE PLAN APPROVAL SHEET 13 OF 14
 FILE NUMBER: SP-2014-0245C APPLICATION DATE: 6-25-14
 APPROVED BY PLANNING COMMISSION ON: 2-28-15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-1 LDC): 2-28-19 CASE MANAGER: *Christina Holmes*
 PROJECT EXPIRATION DATE (25-5-1 LDC): DWG# 2014-0245C
 Director, Department of Development Services
 RELEASED FOR GENERAL COMPLIANCE: 2-28-15 ZONING: CS
 Rev. 1: *M. Abast* Correction 1
 Rev. 2: *M. Abast* Correction 2
 Rev. 3: *M. Abast* Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE IF APPLICABLE. SUBSEQUENT REVISIONS MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF THE PLAN DOES NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLAN AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

REPLACEMENT SHEET

DATE
 5/25/16, 6/29/16
 10/18/16, 11/22/16

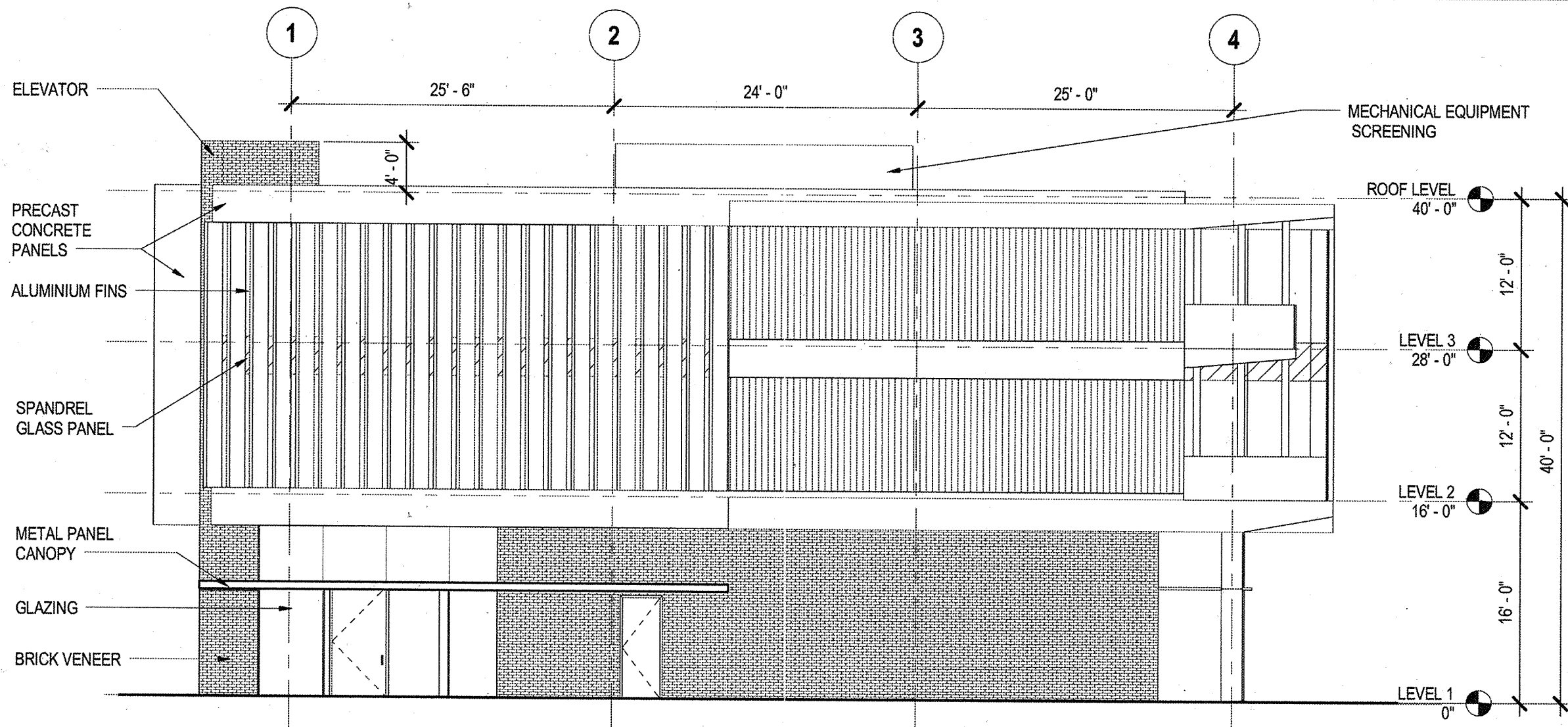
THOMAS D. BROWN & ASSOCIATES
 2 DEBOUT SQUARE, SUITE B
 ELGIN, TEXAS 78020
 METRO: 832-28-0808
 LANDSCAPE ARCHITECTURE / LAND PLANNING



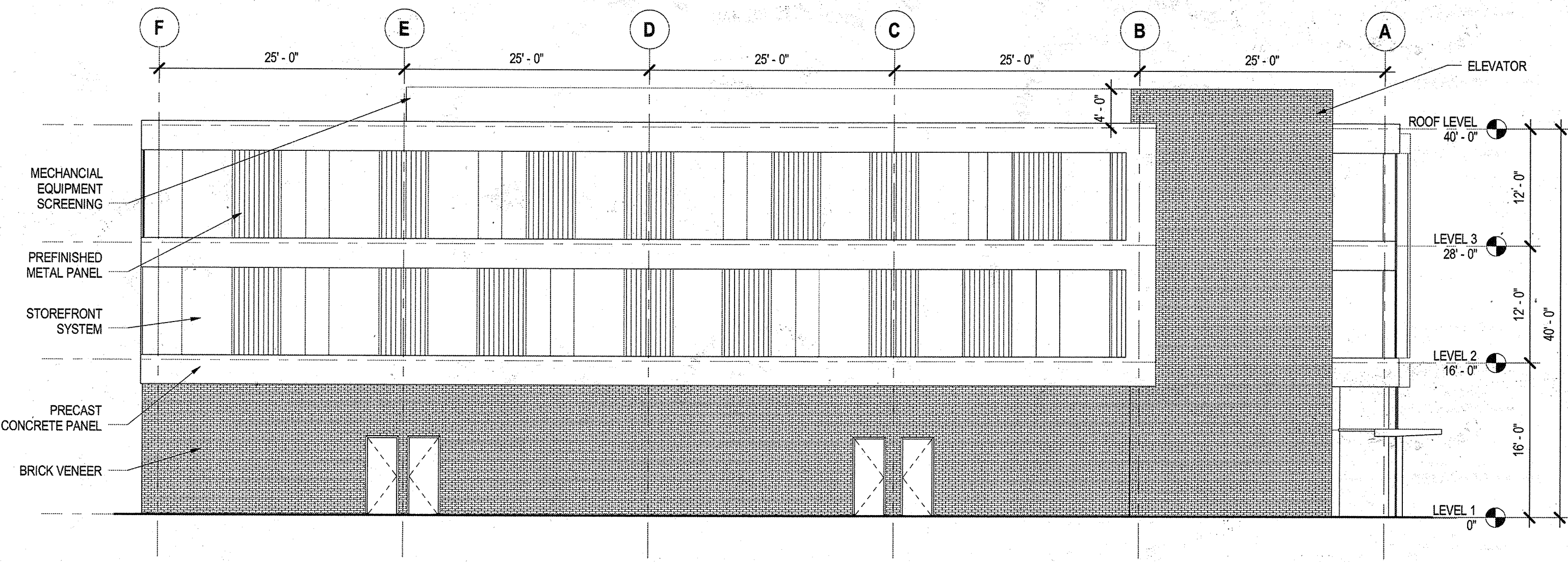
2330 SOUTH LAMAR
 AUSTIN, TEXAS
 LANDSCAPE PLAN

PROJECT No.
 DESIGN
 TDB
 DRAWN
 TDB
 CAD FILE

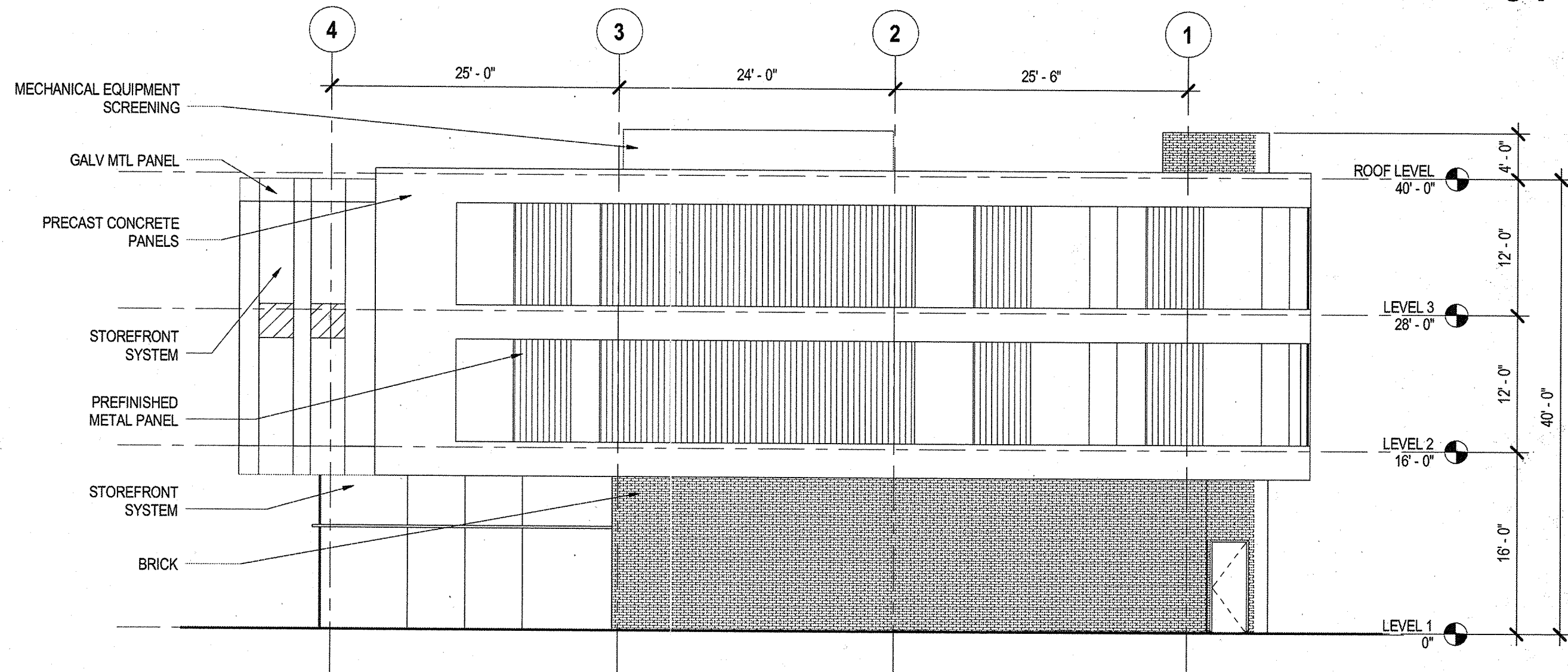
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 13 OF 14



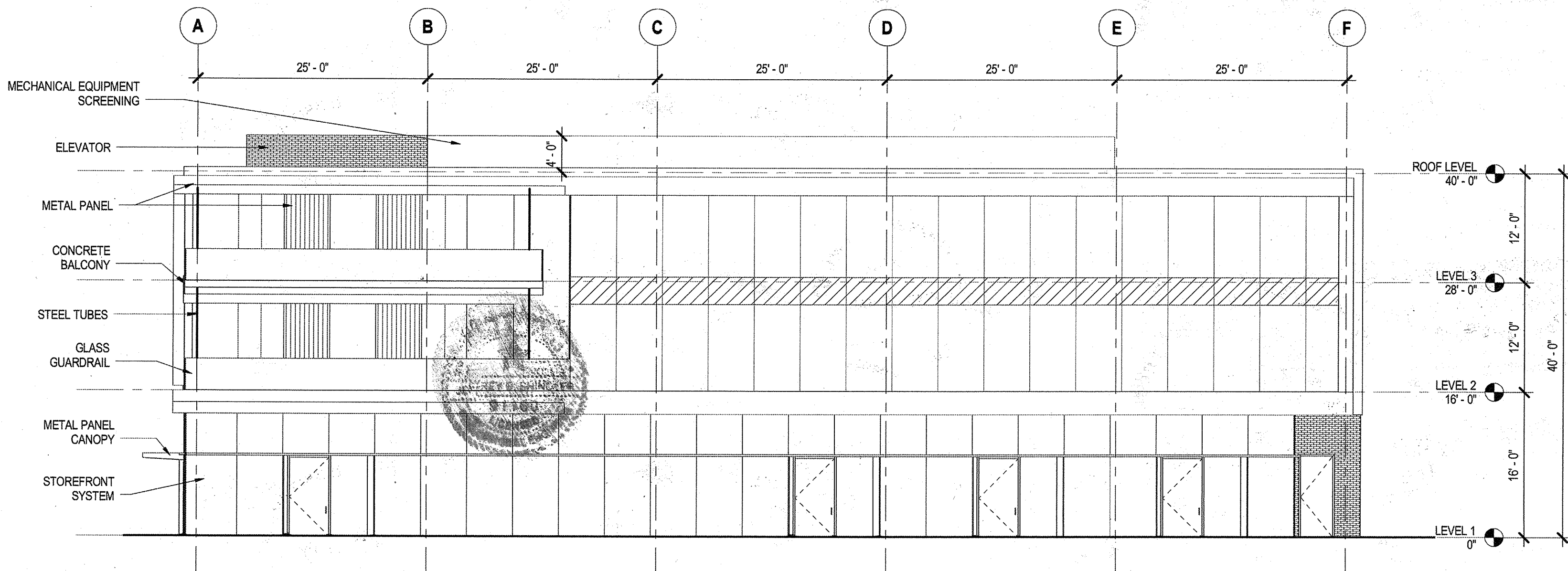
D6 WEST ELEVATION
1/8" = 1'-0"



C4 NORTH ELEVATION
1/8" = 1'-0"



B6 EAST ELEVATION
1/8" = 1'-0"



A4 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:
COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E IS REQUIRED, AN IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

GSC Architects
901 South MoPac Expy
Bldg III, Suite 400
Austin, Texas 78746
Phone: 512.477.9417

SITE PLAN APPROVAL SHEET 14 OF 14
FILE NUMBER 2014-0101 APPLICATION DATE 6/20/14
APPROVED BY COMMISSION ON 2/28/15 UNDER SECTION 112 OF CHAPTER 205 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-4), LDC 2009 CASE MANAGER *Chad Adams*
PROJECT EXPIRATION DATE (ORD 997905-A) DWPZ DDZ
WA Beck
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE ZONING CS
Rev. 1 *W Beck* 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.

MIRABEAU
2330 SOUTH LAMAR BLVD, AUSTIN TX
78704

NO.	REVISION	DATE
PRELIMINARY		
FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.		
JOSEPH NICHOLAS LAROCCA TX ARCHITECT LIC # 15387		
SHEET NAME:		
EXTERIOR ELEVATIONS		
DATE:		
REVIEWED BY: GSC		
PROJECT NO.: 201610200		
SHEET NO.:		
A05-01		

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Project Status: GSC - 201610200 MIRABEAU