

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 TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN – SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT: [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
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, 611 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 DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
  - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETU).
7. DEVELOPER INFORMATION:  
OWNERS  
PFLUGER WR & MC & PFLUGER SPOUSAL  
AUSTIN, TEXAS, 78719  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
GARZA EMC \_\_\_\_\_PHONE 512-298-3284  
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:  
GENERAL/ANAL COMMERCIAL PROPERTIES.PHONE (512) 853-9650  
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:  
GENERAL/ANAL COMMERCIAL PROPERTIES.PHONE (512) 853-9650
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-12-161 THROUGH 15-12-181 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT OF WAY.
9. WHEN THERE IS A CONFLICT BETWEEN PROJECT PLANS AND PROJECT SPECIFICATIONS, THE APPLICABLE PROJECT PLANS WILL GOVERN.
10. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
11. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE, SIDEWALK, DRIVEWAY, CURB & GUTTER, OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, COULACHES, CRACKS, CRACKING, DEPRESSIONS, AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE REPAIRS WILL BE INCLUDED IN THE TOTAL AREA OF RESTORATION. THESE AREAS SHALL BE SAW CUT IN STRAIGHT, NEAT LINES, PARALLEL TO THE EXCAVATION OR UTILITY TRENCH, AND TO THE NEXT EXISTING JOINT FOR SIDEWALKS AND CURB & GUTTER. ALL SUCH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL MEET ALL CITY TESTING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
12. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
13. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

PAVING NOTE:

1. CONTRACTOR TO REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN, BY KLEINFELDER, DATED SEPTEMBER 10, 2019. CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY THAT THE REPORT HAS NOT BEEN MODIFIED PRIOR TO CONSTRUCTION.

ACCESSIBILITY NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
4. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 – 405.6]

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENINGS OF FIRE HYDRANTS SHALL HAVE THE APPROVED ACCESS DRIVEWAY OF PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS, EMERGENCY ACCESS ROADS OR DRIVEWAYS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DEGRADED PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

EROSION & SEDIMENTATION NOTES:

1. THE 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.
2. ALL DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION AND SEDIMENTATION CONTROLS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED TO INSURE THAT DISTURBED AREAS ARE ADEQUATELY PROTECTED. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT THAT IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE CONTRACTOR FROM THE PROJECT.
3. IN AREAS WHERE HYDROMULCH IS UTILIZED, SEVERAL APPLICATIONS MAY BE REQUIRED TO ESTABLISH ADEQUATE STABILIZATION IF FREQUENT RAINFALL OCCURS DURING SEEDING ATTEMPTS.

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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE – CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. THE OUTLET SYSTEM SHALL BE 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. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO FLOODING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MEETING TO COORDINATE AND APPROVE ANY CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR, ENVIRONMENTAL PROJECT MANAGER, AND SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCRETE/VEGETATION WITH REVEGETATION OF LANDSCAPING.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES 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.
11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES 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.
12. 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. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

AMERICANS WITH DISABILITIES ACT

1. 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.

SPECIAL CONSTRUCTION TECHNIQUES:

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE AN OPEN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE ROOT COMPACTURE. IN AREAS WITH HIGH PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

AUSTIN ENERGY STANDARD NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL 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. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL 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.

GRADING NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM AN ON THE GROUND TOPOGRAPHIC SURVEY PREPARED BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. SURVEYING AND MAPPING, DATED 05/21/2018.
2. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
3. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
5. ANY TEMPORARY SPILLS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPILLS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
6. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY OF AUSTIN ENVIRONMENTAL INSPECTION AT (512) 974-2278 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
7. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER PRIOR ACCEPTANCE OF THE PROJECT.
8. THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FILL MATERIAL PROVIDED PRIOR TO PLACING AND COMPACTING. THE PLASTIDITY INDEX MUST BE LESS THAN 15.
9. UNLESS NOTED OTHERWISE, SPREAD FILL MATERIAL IN 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% TO 105% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE SDHPT TEST METHOD TEX 113-E, WITHIN +/- 3% OF THE OPTIMUM MOISTURE CONTENT FOR ALL PLACEMENT OF FILL MATERIAL.
10. A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDE A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION PONDS, AND OTHER SIMILAR AREAS.
11. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY RIP RAP OR OTHER APPROVED METHODS. A STRUCTURAL ENGINEER MUST PROVIDE DETAILS FOR CONCRETE OR ROCK RIP RAP. EARTH SLOPES GREATER THAN 3 TO 1 WILL REQUIRE RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN CORRECTION AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; 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 EASEMENTS 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 COMMISSION APPROVED SITE PLANS.
7. WATER & WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

STANDARD SPECIFICATIONS

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING WORK ON THE SITE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS TO BE REMOVED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING THAT IS NOT SHOWN ON THE PLANS TO BE REMOVED.
4. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS.
5. CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS FOR ALL PIPE, FITTINGS, FIXTURES, VALVES, BOXES, INLETS, COVERS, RINGS, BEDDING, AND ANY OTHER MATERIAL ASSOCIATED WITH UNDERGROUND UTILITY CONSTRUCTION. UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, ALL CONSTRUCTION SHALL COMPLY WITH CITY OF AUSTIN SPECIFICATIONS. IN ADDITION, ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S SPECIFICATIONS. APPROVAL OF A SUBMITTED MATERIAL DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PROPERLY INSTALL MATERIALS.
6. ALL DISTURBED AREAS MUST BE REVEGETATED BY CONTRACTOR AS REQUIRED BY CITY OF AUSTIN STANDARDS. (REGARDLESS OF WHO IS RESPONSIBLE FOR SITE LANDSCAPING)
7. UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, ALL SITE CONCRETE, PAVING, STRIPING AND SIGNAGE SHALL COMPLY WITH CITY OF AUSTIN SPECIFICATIONS.
8. UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, NO WORK SHALL TAKE PLACE OUTSIDE THE BOUNDARIES OF THE OWNER'S PROPERTY. IN THE EVENT THAT WORK NEEDS TO TAKE PLACE OFFSITE, THE OWNER'S REPRESENTATIVE MUST BE NOTIFIED TWO WEEKS PRIOR TO THE WORK, SO THAT THE PROPER COORDINATION MAY TAKE PLACE. NO OFFSITE WORK, INCLUDING STORAGE OF MATERIAL OR STAGING, MAY TAKE PLACE OFFSITE WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
9. ADEQUATE TREE PROTECTION MUST BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL TREES SHOWN TO BE PROTECTED IN THE CONTRACT DOCUMENTS ARE TO REMAIN, UNLESS SPECIFIC, WRITTEN PERMISSION IS GRANTED FOR THE REMOVAL BY THE OWNER'S REPRESENTATIVE. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREE LOST DUE TO CONTRACTOR'S NEGLIGENCE. IN AREAS WHERE A TREE WELL CONDITION EXISTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE SOIL FROM THE TREE'S CRITICAL ROOT ZONE TO ENSURE WATER CAN INFILTRATE PROPERLY.
10. CONTRACTOR SHALL KEEP ALL ADJACENT ROADWAYS CLEAR OF DIRT, MUD AND DUST THROUGHOUT THE DURATION OF CONSTRUCTION. PERIODIC CLEANING OF ROADWAYS WILL BE REQUIRED AS DEEMED NECESSARY BY OWNER'S REPRESENTATIVE.
11. ALL TRENCHES MADE UNDER AREAS TO BE PAVED SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
12. CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. CONTRACTOR SHALL FORWARD A COPY OF THE SWPPP APPLICATION TO OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
13. CONTRACTOR SHALL FORWARD A COPY OF A "FORM SURVEY" TO OWNER'S REPRESENTATIVE PRIOR TO POURING BUILDING SLABS. CONTRACTOR SHALL ALSO FORWARD A COPY TO OWNER'S REPRESENTATIVE OF ALL MATERIALS REQUIRED UNDER THE CITY OF AUSTIN SPECIAL INSPECTIONS CHECKLIST.
14. PRIOR TO ACCEPTANCE BY OWNER, ALL STORMWATER DRAINAGE PIPING, BOXES AND STRUCTURES WILL BE CLEAN AND FREE OF SEDIMENT. IN ADDITION, THE FILTER MEDIA ASSOCIATED WITH ANY WATER QUALITY STRUCTURES ON THE PROJECT WILL BE CLEAN AND FREE OF DEBRIS.
15. CONTRACTOR SHALL STOCKPILE TOPSOIL AND MACHINE GRADE WITHIN 2 INCHES OF TOP OF CURB WITH ONSITE MATERIAL, WHICH SHALL BE FREE OF ROCKS AND OTHER DEBRIS. VERIFY GRADE WITH LANDSCAPE SPECIFICATIONS.
16. PRIOR TO PLACEMENT, CONTRACTOR MUST SUBMIT PROPOSED ROAD/PARKING LOT BASE MATERIAL TO OWNER FOR TESTING BY OWNER'S TESTING LABORATORY. ONLY BASE MATERIAL APPROVED BY OWNER MAY BE USED. REFER TO PROJECT GEOTECHNICAL REPORT FOR EXACT SPECIFICATIONS.
17. PROJECT WILL BE INTERNALLY PIPED TO CONNECT TO FUTURE EXPANSION OF THE CITY OF AUSTIN RECLAIMED WATER PURPLE PIPE SYSTEM.

PUD NOTES:

1. THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF DRIVEWAYS AT THE TIME OF SITE DEVELOPMENT PERMIT.
2. DRIVEWAYS ALONG TOOMEY ROAD WILL BE PERMITTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PERMIT PROCESS CONFORMING TO APPLICABLE TRANSPORTATION CRITERIA MANUAL ORDINANCES, INCLUDING THE TRANSPORTATION CRITERIA MANUAL, AND APPLICABLE TIA REQUIREMENTS, UNLESS WHERE SPECIFICALLY MODIFIED WITH THE PUD. ANY WAIVERS TO THE TRANSPORTATION CRITERIA MANUAL WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PERMIT. A MAXIMUM OF TWO (2) DRIVEWAYS WILL BE ALLOWED WITH THE PUD. ACCESS WILL BE ALLOWED ON BOTH SOUTH LAMAR BOULEVARD AND TOOMEY ROAD. ONE (1) DRIVEWAY ON SOUTH LAMAR SHALL PROVIDE FIRE, SERVICE AND EMERGENCY ACCESS ONLY.
3. NO GATED ROADWAYS WILL BE PERMITTED WITHIN THE PUD. HOWEVER, THE STRUCTURED PARKING AREA MAY BE GATED SUBJECT TO THROAT DEPTH, STACKING AND CIRCULATION STANDARDS.
4. AN INTEGRATED PEST MANAGEMENT PROGRAM WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM IN ORDER TO LIMIT THE USE OF PESTICIDES ON SITE.
5. THIS PLANNED UNIT DEVELOPMENT WILL COMPLY WITH THE CITY OF AUSTIN GREEN BUILDING PROGRAM AT A THREE-STAR LEVEL, AT A MINIMUM.
6. THE PROJECT SHALL PROVIDE AN ART PIECE APPROVED BY THE ART IN PUBLIC PLACES PROGRAM IN A PROMINENT LOCATION, EITHER BY PROVIDING THE ART DIRECTLY OR BY MAKING A CONTRIBUTION TO THE CITY OF AUSTIN'S ART IN PUBLIC PLACES PROGRAM. SAID ART PIECE MAY BE INCORPORATED INTO ADDITIONAL ASPECTS OF THE PROJECT INCLUDING THE BUS STOP OR OTHER PUBLIC USE.
7. THE PROJECT SHALL MEET OR EXCEED ALL CURRENT LAND DEVELOPMENT CODE REQUIREMENTS WITH RESPECT TO ON-SITE WATER QUALITY TREATMENT AS REVIEWED AND APPROVED BY THE CITY OF AUSTIN AT THE TIME OF SITE DEVELOPMENT PERMIT APPLICATION.
8. THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE WATER QUALITY VOLUME REQUIRED BY CODE.
9. THE PROJECT SHALL COMPLY WITH THE DARK SKY INITIATIVE.
10. ALL REQUIRED TREE PLANTINGS SHALL UTILIZE NATIVE TREE SPECIES SELECTED FROM APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX DESCRIPTIVE CATEGORIES OF TREE SPECIES) AND UTILIZE CENTRAL TEXAS NATIVE SEED STOCK.
11. 100% OF ALL NON-TURF PLANT MATERIALS SHALL BE SELECTED FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST) OR THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE."
12. ALL SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER INCHES. THE LANDOWNER SHALL PROVIDE AT LEAST 1,000 CUBIC FEET OF SOIL VOLUME PER TREE FOR THE REQUIRED 42 CALIPER INCHES OF STREET TREES WITHIN THE 218 S. LAMAR PUD. UP TO 25 PERCENT OF THE SOIL VOLUME MAY BE SHARED AND ADJUSTED FOR TREES IN CONTINUOUS PLANTINGS. LOAD-BEARING SOIL CELLS SHALL BE USED TO MEET THE SOIL VOLUME REQUIREMENT IF NECESSARY. THE CITY ARBORIST, HOWEVER, MAY REDUCE THE MINIMUM SOIL VOLUME REQUIREMENT IF NEEDED DUE TO UTILITY CONFLICTS OF OTHER CONTRACTABILITY ISSUES.
13. ALL PARKING FOR THE PROJECT WILL BE LOCATED IN A BELOW-GRADE PARKING STRUCTURE. PARKING FOR TENANTS SHALL BE DECOUPLED FROM RENT.
14. THE STRUCTURED PARKING PROVIDED WITH THE PROJECT WILL BE AVAILABLE FOR PUBLIC USE. PARKING SHALL BE ON A PAID BASIS TO THE PUBLIC.
15. THE PROJECT SHALL CONTAIN A ROOFTOP AMENITY SPACE. SUCH SPACE SHALL BE AVAILABLE TO COMMUNITY GROUPS AND NON-PROFIT ORGANIZATIONS. USE OF THE SPACE SHALL BE ON A RESERVATION BASIS AND SHALL BE SUBJECT TO SUCH REASONABLE RULES AND REGULATIONS AS SHALL BE IMPOSED BY THE OWNER OF THE PROPERTY OR ANY ASSOCIATION FOR THE PROJECT.
16. NOTE INTENTIONALLY REMOVED.
17. THE PROJECT WILL PROVIDE BICYCLE PARKING FOR PATRONS OF THE PROJECT AT A LEVEL EQUAL TO OR EXCEEDING THE GREATER OF (1) 120% OF CODE REQUIRED BICYCLE PARKING SPACES OR (2) 10 BICYCLE PARKING SPACES. ALL BICYCLE PARKING WILL BE LOCATED WITHIN THE STRUCTURED PARKING GARAGE, WITHIN THE PLAZA AREA OR WITHIN THE PLANTING OR SUPPLEMENTAL ZONE ALONG ANY OF THE ADJACENT ROADWAYS. A MINIMUM OF 50% OF CODE REQUIRED BICYCLE PARKING SHALL BE LOCATED IN THE PLAZA OR WITHIN THE PLANTING OR SUPPLEMENTAL ZONE.
18. THE PROJECT WILL PROVIDE TWO PUBLIC DEDICATED SPACES FOR ELECTRIC VEHICLE CHARGING WITHIN THE PROJECT'S PARKING GARAGE. SUCH ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY OFFICE TENANTS AND PATRONS OF THE RETAIL LEASE SPACE.
19. LOADING AND TRASH COLLECTION FACILITIES FOR THE PUD SHALL BE LOCATED ON-SITE. MANEUVERING FOR LOADING AND TRASH FACILITIES SHALL ALSO BE LOCATED ON-SITE. PUBLIC RIGHT OF WAY SHALL NOT BE USED FOR MANEUVERING.
20. EXCEPT WHERE MODIFIED HEREIN, DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO THE SUBCHAPTER E REQUIREMENTS OF CITY CODE.
21. THE PROJECT WILL ACHIEVE A MINIMUM OF SIX (6) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
22. THE PUD WILL COMPLY WITH SECTION 2.5.2.B.2, REQUIREMENTS FOR EXCEEDING BASELINE, OF THE PUD REGULATIONS BY PROVIDING A FEE IN THE AMOUNT ESTABLISHED UNDER SECTION 2.5.6 (IN LIEU DONATION) FOR EACH SQUARE FOOT OF BONUS SQUARE FOOTAGE ABOVE THE BASELINE TO THE AFFORDABLE HOUSING TRUST FUND TO BE USED FOR PRODUCING OR FINANCING AFFORDABLE HOUSING, AS DETERMINED BY THE DIRECTOR OF THE HOUSING AND PLANNING DEPARTMENT.
23. THE MINIMUM AMOUNT OF OPEN SPACE WITHIN THE PROJECT SHALL EXCEED THE TIER 1 MINIMUM REQUIREMENTS. OPEN SPACE SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.7 PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES. A MINIMUM OF 38% GROUND FLOOR SHALL BE OPEN SPACE.
24. THE PROJECT SHALL PROVIDE IMPROVEMENTS TO THE AUSTIN TRANSPORTATION DEPARTMENT FOR BUS STOP IMPROVEMENTS ON SOUTH LAMAR BOULEVARD IN AN AMOUNT NOT TO EXCEED \$27,800.
25. THE PROJECT SHALL PROVIDE FOUR (4) ADA ACCESSIBLE SHOWER FACILITIES FOR TENANTS OF THE BUILDING.
26. THE PROJECT WILL INCLUDE A GROUND-FLOOR PLAZA WITH A MINIMUM SQUARE FOOTAGE OF 5,000 SQUARE FEET. SUCH PLAZA SHALL BE PUBLICLY ACCESSIBLE. A PUBLIC ACCESS EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT FOR THE PROJECT.
27. THE PUD WILL EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS OF THE CITY CODE. 100% OF ALL LANDSCAPE PLANTING ON SITE WILL BE THOSE DESIGNATED BY THE CITY OF AUSTIN GROW GREEN NATIVE AND ADAPTED PLANT GUIDE OR CITY OF AUSTIN GARDEN PLANT LIST.
28. 100% OF ALL LANDSCAPING ON SITE WILL BE IRRIGATED BY EITHER STORM WATER RUNOFF CONVEYED TO RAIN GARDENS, COLLECTION OF AIR CONDENSATE OR DEWCOLLECTOR, OR THROUGH THE USE OF RAINWATER HARVESTING (OR A COMBINATION OF THE ABOVE). PROVIDED, HOWEVER, THE APPLICANT SHALL HAVE THE RIGHT TO SUPPLEMENT SUCH LANDSCAPE IRRIGATION WITH POTABLE WATER, IF NECESSARY.
29. IMPROVEMENTS ALONG SOUTH LAMAR BOULEVARD WILL BE COORDINATED WITH THE CORRIDOR PROGRAM OFFICE. SOUTH LAMAR WILL BE CONSTRUCTED SUCH THAT SIDEWALK AND BICYCLE IMPROVEMENTS ALONG SOUTH LAMAR SHALL INCLUDE A 7-FOOT PLANTING ZONE WITH TREES AND A 10-FOOT TWO-WAY CYCLE TRACT, NOT LOCATED ON THE PUD PROPERTY, AS WELL AS A 15-FOOT LANDSCAPE/SIDEWALK ZONE, UNLESS MODIFICATIONS TO THIS CROSS-SECTION ARE DIRECTED BY THE CORRIDOR PROGRAM OFFICE. TOOMEY ROAD WILL BE A PROTECTED INTERSECTION AND WILL BE REVIEWED AT THE TIME OF SITE DEVELOPMENT PERMIT.
30. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES IS DESIGNATED FOR PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691 (C) (WATERFRONT OVERLAY DISTRICT USES) ON THE GROUND FLOOR.
31. THE PROJECT SHALL PROVIDE AN ACCESSIBLE ROUTE FROM SOUTH LAMAR BOULEVARD AND TOOMEY ROAD.
32. NOTE INTENTIONALLY REMOVED.
33. A SUPPLEMENTAL ZONE SHALL BE PROVIDED ALONG BOTH TOOMEY ROAD AND SOUTH LAMAR BOULEVARD. SUCH SUPPLEMENTAL ZONE SHALL INCLUDE OUTDOOR SEATING.
34. BICYCLE FACILITIES ALONG TOOMEY ROAD AND SOUTH LAMAR WILL BE REVIEWED AT THE TIME OF SITE PLAN AND CONSTRUCTION SHALL BE REQUIRED IN ACCORDANCE WITH THE BICYCLE MASTER PLAN.
35. APPLICANT SHALL PROVIDE FUNDS IN THE AMOUNT OF \$25,000 OF THE AUSTIN TRANSPORTATION DEPARTMENT FOR CYCLE TRACT IMPROVEMENTS ALONG SOUTH LAMAR.
36. THE PUD SHALL NOT EXCEED THE CODE REQUIRED PARKING FOR THE USES AT THE TIME OF SITE DEVELOPMENT PERMIT AS DEPICTED IN APPENDIX A OF CHAPTER 25-6 OF THE LAND DEVELOPMENT CODE.
37. NOTE INTENTIONALLY REMOVED.
38. THE DEVELOPMENT SHALL PROVIDE RAINWATER HARVESTING FOR ALL ROOFTOPS AND VERTICAL STRUCTURES. RUNOFF FROM SURFACE DRIVEWAY, PLAZAS, OR PARKING SHALL BE DIRECTED TO RAINWATER CISTERNS OR ON-SITE RAINGARDENS FOR TREATMENT UNLESS DIRECTION OF RUNOFF FROM THOSE SURFACES IS INFEASIBLE DUE TO SITE CONDITIONS AND WOULD RESULT IN A DRAINAGE PATTERN LIKELY TO CAUSE NUISANCE OR STANDING WATER CONDITIONS. CISTERN OUTFLOW SHALL BE DIRECTED TOWARDS ON-SITE RAINGARDENS, LANDSCAPING, OR OTHERWISE DIRECTED TO THE NORTHWEST CORNER OF THE SITE. RAINWATER CISTERNS SHALL BE DESIGNED NOT ONLY FOR THE REQUIRED WATER QUALITY TREATMENT VOLUME PER THE ENVIRONMENTAL CRITERIA MANUAL, BUT ALSO SHALL BE OVERSIZED FOR REQUIRED STORMWATER DETENTION VOLUME PER THE DRAINAGE CRITERIA MANUAL. AN ALTERNATIVE METHOD OF STORMWATER DETENTION MAY BE ALLOWED ONLY WITH THE APPROVAL OF THE DIRECTOR OF THE WATERSHED PROTECTION DEPARTMENT. THE DETENTION COMPONENT IS REQUIRED SINCE FLOW PATTERNS ON THE SITE ARE TO BE MODIFIED SO THAT CISTERN OUTFLOWS ARE DIRECTED TO THE NORTHWEST CORNER. TREATMENT REQUIREMENTS FOR IMPERVIOUS COVER ARE NOT TREATED BY RAINWATER CISTERNS OR ON-SITE RAINGARDENS UP TO 3,000 SQUARE FEET MAY BE ALLOWED BY PAYMENT IN LIEU OF STRUCTURAL CONTROLS WITH THE APPROVAL OF THE DIRECTOR OF THE WATERSHED PROTECTION DEPARTMENT.
39. STREET YARD LANDSCAPING WILL EXCEED MINIMUM CODE REQUIREMENTS BY 35%. LANDSCAPE AREA SOIL DEPTH WILL EXCEED MINIMUM CODE REQUIREMENTS BY 6 INCHES.
40. A MINIMUM 1,000 SQUARE FOOT PUBLICLY ACCESSIBLE ARTIST STUDIO SHALL BE PROVIDED ON THE GROUND FLOOR OF THE DEVELOPMENT.
41. PROJECT WILL BE INTERNALLY PIPED TO CONNECT TO FUTURE EXPANSION OF THE CITY OF AUSTIN RECLAIMED WATER PURPLE PIPE SYSTEM.

GENERAL UTILITY NOTES:

1. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS/HER FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. THE ENGINEER, IN PREPARING THESE PLANS HAS ATTEMPTED TO LOCATE ALL EXISTING UTILITIES IN THE AREAS OF EXPANSION OR NEW CONSTRUCTION. HOWEVER, THERE MAY BE UTILITIES THAT COULD NOT BE LOCATED OR WERE NOT LOCATED.
4. UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
5. CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES FOR LOCATIONS OF THEIR UTILITIES AT LEAST 48 HOURS BEFORE COMMENCING EXCAVATION. IN THE EVENT THAT A UTILITY IS LOCATED SUCH THAT CONSTRUCTION CANNOT PROCEED AS SHOWN ON THE PLANS, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
7. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREAS.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY SERVICES TO BUILDING INCLUDING SANITARY SEWER, LATERALS, DOMESTIC AND FIRE WATER SERVICE, AND ELECTRICAL, TELEPHONE, AND GAS SERVICE.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH LOCAL UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
10. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN (10) FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
11. THE TOP ELEVATION OF MANHOLES IN PAVED AREAS SHALL MATCH FINISH GRADE. THE TOP ELEVATION OF MANHOLES IN UNPAVED AREAS SHALL BE 3" (MIN.) ABOVE FINISH GRADE.
12. ALL EXISTING APPURTENANCES, INCLUDED BUT NOT LIMITED TO: MANHOLES; VALVE BOXES; METER BOXES; AND CLEANOUTS; LOCATED AT EXISTING GRADE SHALL BE RAISED TO FINISHED GRADE IN PAVED AND UNPAVED AREAS WITH THE EXCEPTION OF MANHOLES IN UNPAVED AREAS, WHICH SHALL BE BROUGHT TO 3" MINIMUM ABOVE FINISHED GRADE.
13. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY LINES WITH APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
14. SANITARY SEWER PIPE (6-INCH TO 15-INCH DIAMETER) SHALL BE PVC, ASTM D-3034 SDR 26 OR MEETING WITH A MINIMUM PIPE STIFFNESS OF 115 PSI AND ELASTOMERIC GASKET JOINTS UNLESS ASTM D 3212 AND GASKETS MEETING F 477, UNLESS OTHERWISE NOTED.
15. ALL WATER LINE PIPE WITHIN AN EASEMENT OR PUBLIC R.O.W. SHALL BE D.I. PIPE (CLASS 350 UP TO 12-INCH DIAMETER AND CLASS 250 FOR 16-INCH DIAMETER AND LARGER) AND SHALL MEET ALL APPLICABLE CITY OF AUSTIN DETAILS AND SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN AND THE ENGINEER.
16. ALL PRIVATE WATER LINE OR FIRE LINE PIPE SHALL BE AWWA C900 DR-14 CLASS 200 PVC (4-INCH THROUGH 12-INCH DIAMETER) OR CLASS 350 DUCTILE IRON PIPE. ALL DOMESTIC WATER PIPE SHALL BE SCH. 40 PVC.
17. ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE UNIFORM PLUMBING CODE.
18. ALL PRIVATE FIRE SPRINKLER LINES WILL COMPLY WITH NFPA-24 REQUIREMENTS.
19. ALL WATER AND WASTEWATER LINES IN PUBLIC R.O.W. AND EASEMENTS WILL MEET THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DETAILS AND SPECIFICATIONS AT A MINIMUM.
20. SEE MECHANICAL / PLUMBING PLANS FOR EXACT LOCATION AND ELEVATION OF WATER AND WASTEWATER LINES AT THE BUILDING.
21. ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.
22. ALL BACKFLOW DEVICES WILL BE LOCATED WITHIN THE BUILDING SHELL, UNLESS SHOWN OTHERWISE.
23. ALL ON-SITE WATER AND WASTEWATER LINES WILL BE EXTENDED TO A MINIMUM OF 5 FEET FROM THE BUILDING.
24. CITY MAINTENANCE OF UTILITIES ENDS AT THE PROPERTY LINE UNLESS THE UTILITY IS IN AN EASEMENT.
25. PROVIDE CLEAN-OUTS ON WASTEWATER LINE PER CITY OF AUSTIN STANDARDS (MIN. 100' O.C.).
26. EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS OTHERWISE NOTED.
27. ALL UNDERGROUND UTILITY CONSTRUCTION WITHIN CITY R.O.W. OR PUBLIC EASEMENTS MUST BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS SERIES 500.
28. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL GOVERN MATERIAL AND METHODS USED TO DO THIS WORK.</