

GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

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FIRE DEPARTMENT DATA



AUSTIN FIRE DEPARTMENT
FIRE PREVENTION DIVISION
6310 Wilhelmina Delco Dr., Austin, Texas 78752
afd.hydrants@austintexas.gov



Hydrant Flow Test Report			
TEST DATE	FIRE BOX	COMPANY	PREVENTION
03/07/2021	1104		
TIME	MAP GRID ID	AFD STAFF	
1435 HRS	H22	AFD STAFF	DECUIR, SCOTT
RESIDUAL HYDRANT			
RESIDUAL HYDRANT #		MAIN SIZE (in.)	
573219		12	
BLK #	DIRECTION	STREET NAME	TYPE
300		JESSIE	ST
STATIC PRESSURE (PSI)		RESIDUAL PRESSURE (PSI)	
110		108	
FLOW HYDRANT			
FLOW HYDRANT #		MAIN SIZE (in.)	
559196		12	
BLK #	DIRECTION	STREET NAME	TYPE
1400		TOOMEY	RD
STATIC PRESSURE (PSI)		RESIDUAL PRESSURE (PSI)	
112		102	
Comments		0.9	
dc = discharge coefficient straight 2 1/2" butt = 0.9 w/ 45° elbow = 0.75		1695	
FLOW RATE (GPM) =		1695	

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that the information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

HFTR #14888773

INSPECTION NOTES

Please call Development Services Department, Site and Subdivision Inspection at 512.974.6360 for arrangements for payment of Inspection fees and job assignment for Inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

SERVICE EXTENSION REQUESTS WATER AND WASTEWATER SERS ARE NOT REQUIRED PER THE EMAIL BELOW:

Based on the information you have provided below, water and wastewater SERs will not be required for this project. The 8" wastewater main (Project No. 2001-0008) in Toomey Road will be able to serve the project. The existing 12" water main (Project No. 2007-0819) will be able to provide service to the project. Please note that the 6" water main (Project No. 95-0727) that stubs up to the property will need to be upsized. This improvement is less than 100 feet in length and can worked out during plan review. The water SER will not be required.

If in the future a question arises about the need for an SER, please feel free to reference this email and bring the SER group into the discussion.

Thank you,

Alberto Ramirez
Utility Development Services
Austin Water
512-972-0211

PROJECT INFORMATION

GRID NUMBER:	H22
MAPSCO NUMBER:	584Z
AW INTERSECTION NUMBER:	1140, 19199
BUILDING SIZE IN SQUARE FEET:	431,759 s.f.
BUILDING TYPE PER IFC:	IB
BUILDING HEIGHT:	96'-0"
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	7920 gpm
REQUIRED BUILDING FIRE FLOW PER IFC:	6000 gpm
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	75
*MINIMUM FIRE FLOW:	1500
DOMESTIC WATER DEMAND:	92 gpm
WATER SUPPLY FIXTURE UNITS (WSFU):	594
DOMESTIC DEMAND CALCULATED PER THE WSFU:	154 gpm
AUSTIN WATER PRESSURE ZONE:	Central South
STATIC WATER PRESSURE:	113 psi
HIGHEST LOT SERVED:	460
LOWEST LOT SERVED:	458
IRRIGATION DEMAND:	
8" FIRE LINE VELOCITY:	6.4 FT/S
6" DOMESTIC LINE VELOCITY:	2.6 FT/S

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

Meter Notice:

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

Meter(s) Requirement for Project:

Address: 218 S. Lamar Boulevard

Proposed Use: Office

Type: P.D.

Size: 2" GPM: 8-160

Service Units: 8

Meter(s) Requirement for Project:

Address: 218 S. Lamar Boulevard

Proposed Use: Irrigation

Type: Turbine

Size: 1.5" GPM: 4-120

Service Units: 8

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size: GPM:

STANDARD CONSTRUCTION NOTES

November 23, 2017

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSO) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
4. 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.
5. NO OTHER UTILITY SERVICE/APERTENANCES 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.
6. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(2) AND SPL WW 27-A and WW 27-F.
10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4. AND SHALL BE PAINTED FL/YMT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APERTENUNANCES.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27+28). 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.
12. 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.
13. 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.
14. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
15. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
16. WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORKING AND INSIGNIA FOR THE CITY OF AUSTIN.
18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
19. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES.
20. 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.
21. SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS. THE SUBMITTAL WILL NEED TO BE INCLUDED IN THE PLAN SET AS THRU A CORRECTION PROCESS.
22. 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.
23. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS.
24. APPROPRIATE 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.
25. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO AW PIPELINE TECHNICIAN AT 512-972-1133.
26. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
27. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
28. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
29. ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
30. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
31. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	82	12"	N/A
FIRE SERVICE	49	8"	1
WATER SERVICE	10	4"	1
WASTEWATER SERVICE	15	8"	1
RECLAIMED WATER SERVICE	N/A	N/A	N/A

EXPAND OR REDUCE TABLE AS NEEDED
THE INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

DOES THIS PROJECT NEED AULCC REVIEW ?

☒ YES
☐ NO

IF YES, PLEASE PROVIDE UCC#
UCC# 190822-09-01

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-OF-WAY REVIEW, THROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

☐ YES
☒ NO

AW EXPIRATION STAMP
THREE YEARS FROM THE DATE OF SIGN-OFF

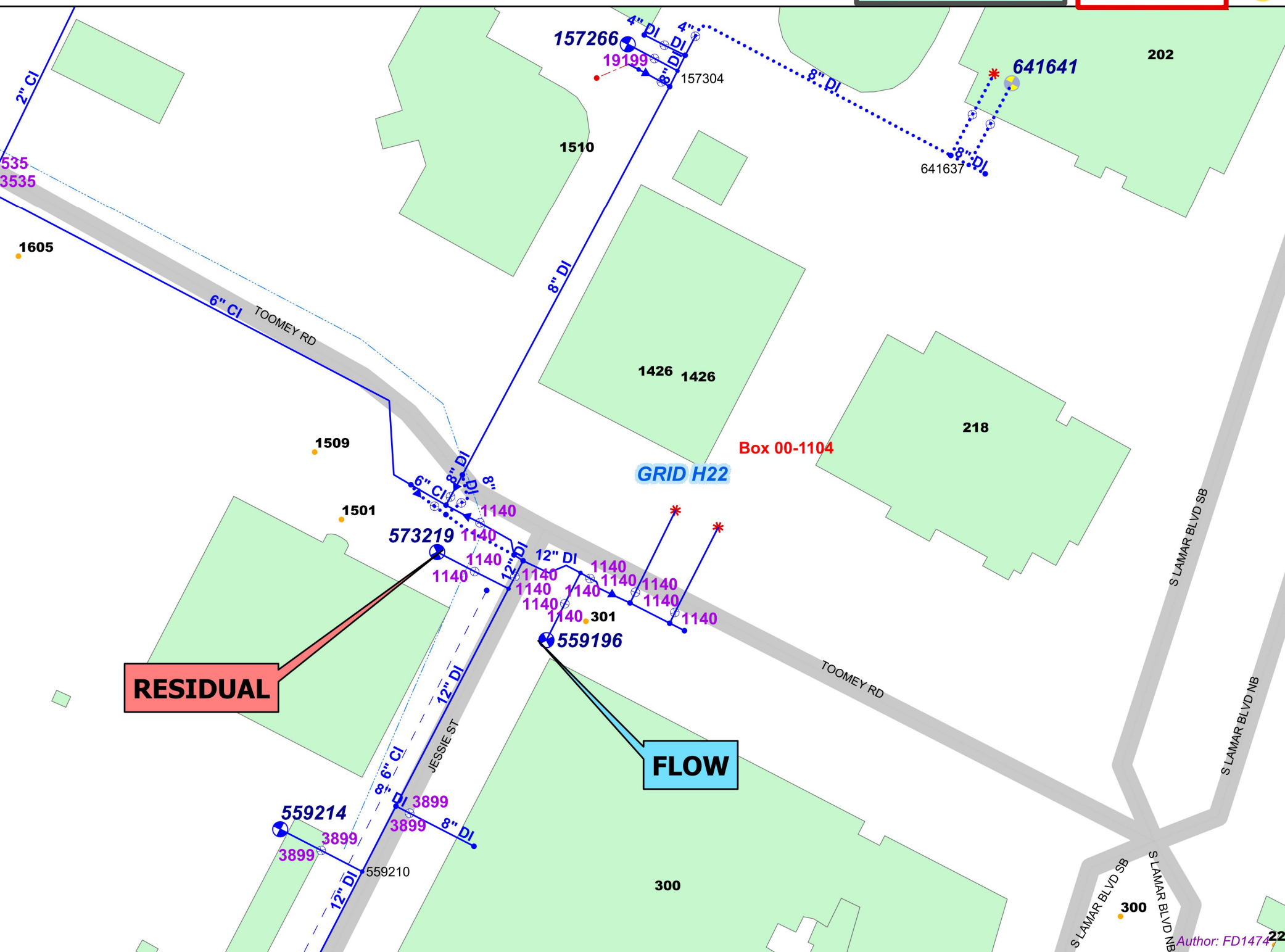
REVIEWED
July 22, 2021
Austin Water
George R.

FOR CITY USE ONLY:

SITE PLAN APPROVAL	Sheet 3 of 37	APPLICATION DATE: JULY 15, 2019
FILE NUMBER: SP-2019-0297C	APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 265.1 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-31.LDC)	CASE MANAGER I. SULTALA	PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ X
Director, Development Services Department:		
RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD		
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.		

300 BLK JESSIE ST...BOX 1104

REF # 14855126
03/03/2021



AWU INFORMATION AND
CONSTRUCTION NOTES

218 SOUTH LAMAR
218 SOUTH LAMAR, AUSTIN, TEXAS 78704

PFLUGER WR & MC & PFLUGER
SPOUSAL

DRAWN BY: MBIRM

DESIGNED BY: JDM

QA / QC:

PROJECT NO.: 113586-00002

SHEET
3
OF
37