

VICINITY MAP  
(MAPSCO GRID 614K) (COA GRID G20)

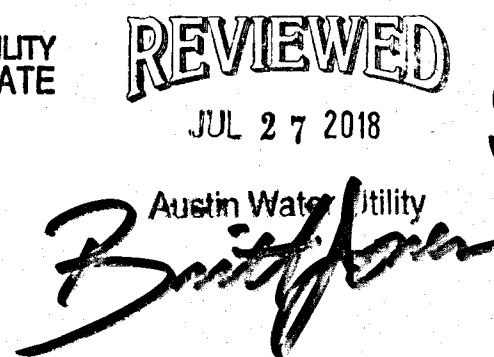
REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES ARE THE PROPERTY OF THE CITY OF AUSTIN AND ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

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.

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN METHODS OF FLANG OR SWIVEL TEES, FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANG OR SWIVEL TEES WHEN CALLED OUT ON PLANS BY DESIGN ENGINEER.

Inspection Notice: Please call Development Services Department, Site and Subdivision Inspection Division at 978-6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any pre-construction meeting can be held.

AUSTIN WATER UTILITY  
EXPIRATION DATE  
JUL 27 2021



# SITE DEVELOPMENT PERMIT PLANS

FOR

# PATHWAYS AT GOODRICH PLACE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ONE (1) S.M.A.R.T. HOUSING MULTIFAMILY RESIDENTIAL BUILDING WITH 120 UNITS TOTALING 109,375 SQ. FT. (GSF) ON A 4.36-ACRE SITE WITH ASSOCIATED PARKING, DETENTION, WATER QUALITY, AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 64.81%.

OWNER: HOUSING AUTHORITY OF THE CITY OF AUSTIN  
1124 SOUTH IH-35  
AUSTIN, TEXAS 78704  
(512) 477-4488

DEVELOPER: PATHWAYS AT GOODRICH PLACE DEVELOPMENT, LLC  
2950 S.W. 27TH AVENUE, STE 200  
MIAMI, FL 33133  
(305) 357-4737

ARCHITECT: HUMPHREYS & PARTNERS ARCHITECTS, LP  
CONTACT: ROBERT FINA  
5339 ALPHA ROAD, STE 300  
DALLAS, TEXAS 75240  
(972) 701-9636

ENGINEER: STANTEC  
CONTACT: DANIEL M. MAHONEY, PE  
1905 ALDRICH STREET, STE 300  
AUSTIN, TEXAS 78723-3544  
(512) 328-0011

LANDSCAPE ARCHITECT: STANTEC  
CONTACT: MARK MALDONADO, PLA  
1905 ALDRICH STREET, STE 300  
AUSTIN, TEXAS 78723-3544  
(512) 328-0011

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. NO PORTION OF THIS PROPERTY IS LOCATED IN THE EDWARDS AQUIFER RECHARGE OR TRANSITION ZONE PER THE CITY OF AUSTIN AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

**FLOODPLAIN INFORMATION:**

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, MAP PANEL NO. 48453C0585 H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**LEGAL DESCRIPTION:**

LOT 2, GOODRICH SUBDIVISION

**BENCHMARK NOTE:**

REFERENCE THE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION

SUBDIVISION No.: C8S-72-002

ZONING ORDINANCE No.: 20180614-097

1905 Aldrich Street, Suite 300  
Austin, Texas 78723-3544  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPFLS # F-10194230  
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**PRIVATE FIRE HYDRANT NOTE:**

THIS PROJECT HAS 2 PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY WILL RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES TWO (2) PRIVATE HYDRANTS.

**PARKLAND DEDICATION NOTE:**

A FEE IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 10 MARKET-RATE DWELLING UNITS. AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 110 CERTIFIED AFFORDABLE DWELLING UNITS. THE PARKLAND DEDICATION ORDINANCE IS SUBJECT TO ENFORCEMENT IF THIS DEVELOPMENT NO LONGER COMPLIES WITH AFFORDABLE HOUSING REQUIREMENTS SET FORTH IN THE APPROVAL FROM THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

**NOTES:**

- 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.
- COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (SUBCHAPTER E: DESIGN STANDARDS AND MIXED USE).
- REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY ORDINANCE 20130627-090.
- 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 CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO RELEASE OF THE BUILDING PERMIT.
- CONTACT CHRISTIAN POPE AT CHRISTIAN.POPE@AUSTINENERGY.COM OR (512) 505-7674 TO BEGIN THE PROCESS FOR POLE REMOVAL AND UNDERGROUND ELECTRIC DESIGN. IF OPEN TRENCHING WITHIN 5' OF A POWER POLE (MEASURED O.D. OF POLE TO EDGE OF TRENCH, NOT CENTER TO CENTER) OR A DOWN-GUY/ANCHOR, SHOW NOTE (PREFERABLY AT EACH APPLICABLE LOCATION) STATING TO CONTACT AUSTIN ENERGY FOR POLE SUPPORT (CHARGES APPLY).
- THIS SITE PLAN IS SUBJECT TO INTEGRATED PEST MANAGEMENT (IPM) PLAN RESTRICTIVE COVENANT DOC. NO. 2018104606.
- THIS SITE PLAN IS SUBJECT TO SUBSURFACE POND MAINTENANCE PLAN RESTRICTIVE COVENANT DOC. NO. 2018104605.

**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 FOLLOWINGS 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.

BUILDING FIRE AREA	CONSTRUCTION TYPE	FIRE AREA (S.F.)	*REQUIRED FIRE DEMAND (GPM)	FIRE SPRINKLER	**SPRINKLER REDUCTION	**REDUCED FIRE DEMAND (GPM)
1	V-A	36,995	-	NFPA 13R	-	-
2	V-A	29,852	-	NFPA 13R	-	-
CLUB	V-A	4,286	-	NFPA 13	-	-
SUBTOTAL	V-A	71,133	4,750	-	75%	1,500 (MIN)
3	V-A	32,248	-	NFPA 13R	-	-
4	V-A	38,327	-	NFPA 13R	-	-
SUBTOTAL	V-A	70,575	4,750	-	75%	1,500 (MIN)
MAINT.	V-B	576	1,500	N/A	0%	1,500 (MIN)

FIXTURE UNITS				
BUILDING	WSFU (GPM)	DFU (TOTAL)		
1	2,348 (342)	2,015		

FIRE FLOW TEST RESULTS					
GIS #	TYPE	STATIC PRESSURE (PSI)	RESIDUAL PRESSURE	FLOW RATE (GPM)	AVAILABLE FIRE FLOW (GPM)
612535	RESIDUAL	59	44	-	1,623
165219	FLOW	62	-	969	-

\*REQUIRED FIRE FLOW DEMAND CALCULATED PER 2015 INTERNATIONAL FIRE CODE (IFC) APPENDIX B TABLE B105.1 (2).  
\*\*REDUCTION IN FIRE FLOW DEMAND CALCULATED PER 2015 IFC APPENDIX B TABLE B105.2.

**PRESSURE ZONE**

SOUTH REDUCED (507)

**IRRIGATION**

DEMAND (GPM) = 30.8 GPM

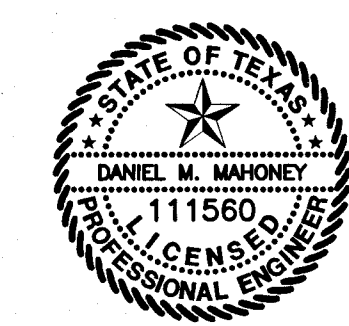
I, DANIEL M. MAHONEY, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: v:\2220\active\222010805\civil\cad\222010805CVR.dwg

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30	STORM SEWER C PLAN & PROFILE	
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43	WATER & WASTEWATER DETAILS 3	
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45	ARCHITECTURAL ELEVATIONS 2	
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47	LANDSCAPE CITY SUBMITTAL PLAN 2	
48	LANDSCAPE CITY SUBMITTAL NOTES AND CALCULATIONS	
49	TYPICAL CROSS-SECTIONS, DETAILS & NOTES	
50	TYPICAL CROSS-SECTIONS, DETAILS & NOTES	
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52	PLAN VIEW	
53	DETENTION POND & TREE BRIDGE PLANS	
54	DETENTION POND & TREE BRIDGE PLANS	
55	DETENTION POND & TREE BRIDGE PLANS	
56	POND & TREE BRIDGE DETAILS	
57	POND & TREE BRIDGE DETAILS	
58	Phasing Plan	
59	SUPPLEMENTAL DETAILS	

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
1C	MOVE WALL & SIDEWALK, RAISE WALL, REMOVE GRADING ABOVE UNDERGROUND DETENTION POND PRIVATE STORM CHANGES, ADD PHASING PLAN	(R) 18, 19, 24, 29 (A) 58	58	0	123,024.58 (64.81%)	7/2/18	
2C	ADDED HANDRAILS, REVISED DRAINAGE PIPE SIZE, ADDED TRENCH DETAIL, REBOLTED WATER PIPE, ADDED CONCRETE RETARDS, ADDED DETAIL DETAIL	(R) 1, 19, 20, 28, 34, 36, 38, 39, 42 (A) 59	59	0	123,024.58 (64.81%)	7/2/18	
3C	REMOVED WATER VALVE FROM DRIVEWAY.	(R) 1, 33	51	0	123,024.58 (64.81%)	12/11/19	



PERMIT NO.: SP-2017-0503C.SH  
UC TRACKING # UCC-180503-08-01 / ROW ID # 11923060

ADDRESS: 2126 GOODRICH AVENUE  
AUSTIN, TEXAS (TRAVIS COUNTY)

SUBMITTAL DATE: DECEMBER 11, 2017

SUBMITTED BY: DATE: 07/11/2018

DANIEL M. MAHONEY, PE  
STANTEC  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723-3544  
(512) 328-0011

APPROVED FOR ACCEPTANCE:

DATE: 7/2/18  
DEVELOPMENT SERVICES DEPARTMENT

DATE: 7/27/18  
AUSTIN WATER UTILITY DEPARTMENT

DATE: 7-31-18  
CITY OF AUSTIN FIRE DEPARTMENT

DATE: 7-13-18  
INDUSTRIAL WASTE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 57  
FILE NUMBER: SP-2017-0503C.SH APPLICATION DATE: DECEMBER 11, 2017  
APPROVED BY COMMISSION ON: 7/2/18 UNDER SECTION 112 OF CHAPTER 263 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC) 7/11/21 CASE MANAGER: DMS  
PROJECT EXPIRATION DATE (ORD. 070905-A) DWPZ DDD

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: 7/2/18  
Rev. 1: 7/2/18 Correction 1: 7/2/18  
Rev. 2: 7/2/18 Correction 2: 7/2/18  
Rev. 3: 7/2/18 Correction 3: 7/2/18

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 CONSTRUCTED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET  
1  
OF 57

SERVICE EXTENSION REQUEST (SER)  
WATER & WASTEWATER SER NUMBER: SER-4119  
WATER & WASTEWATER SER NUMBER: SER-4120