





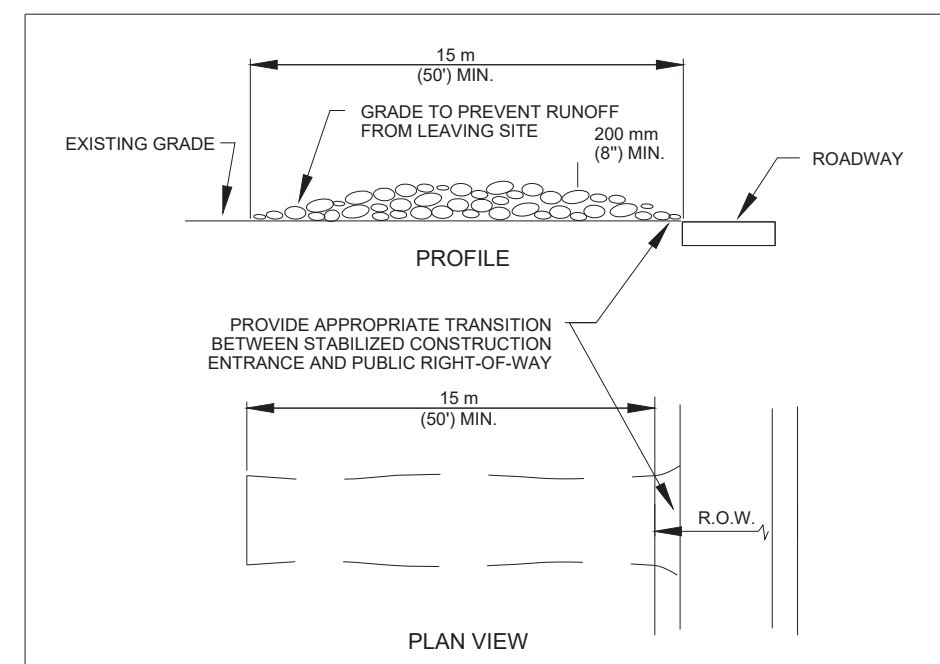
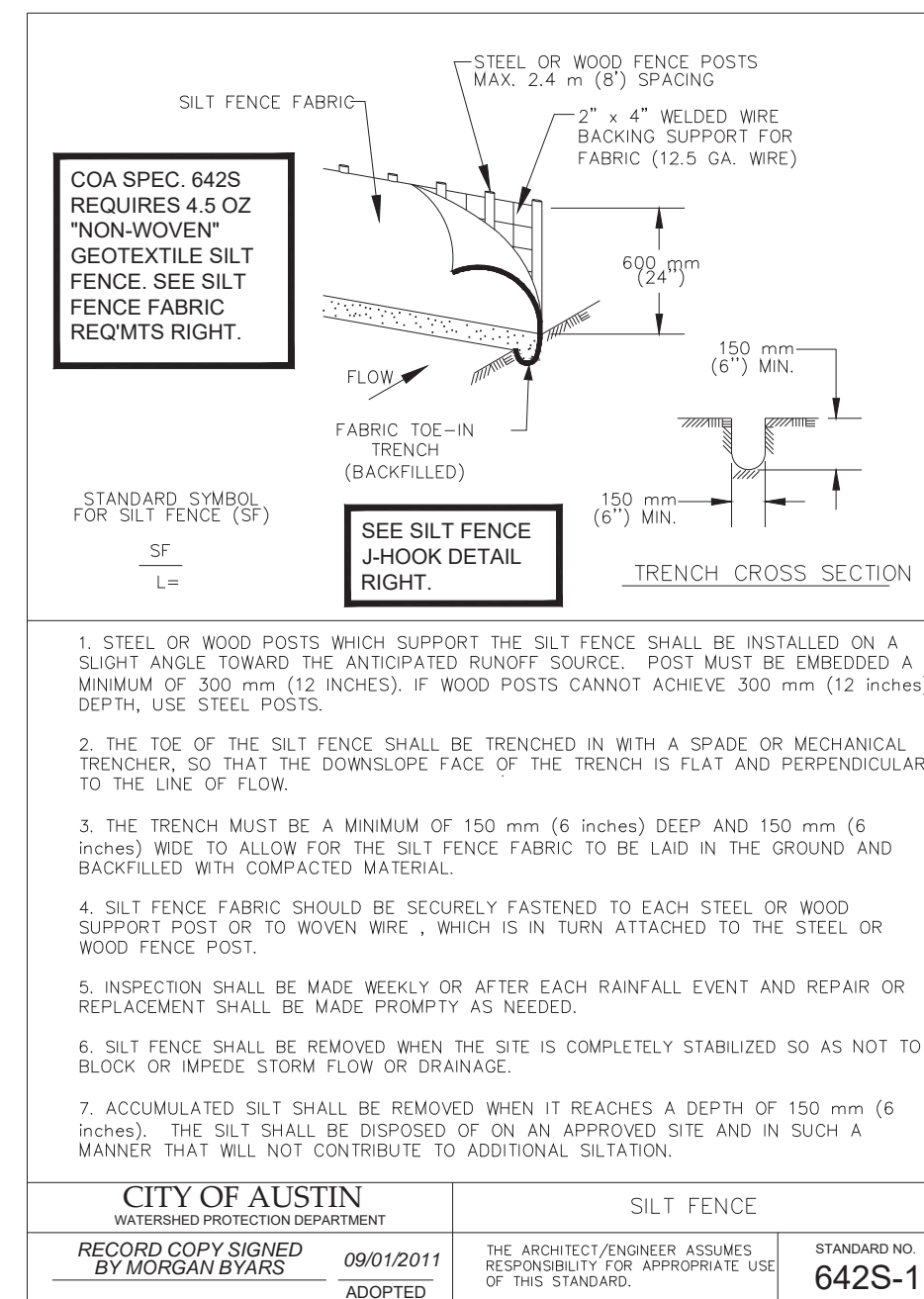






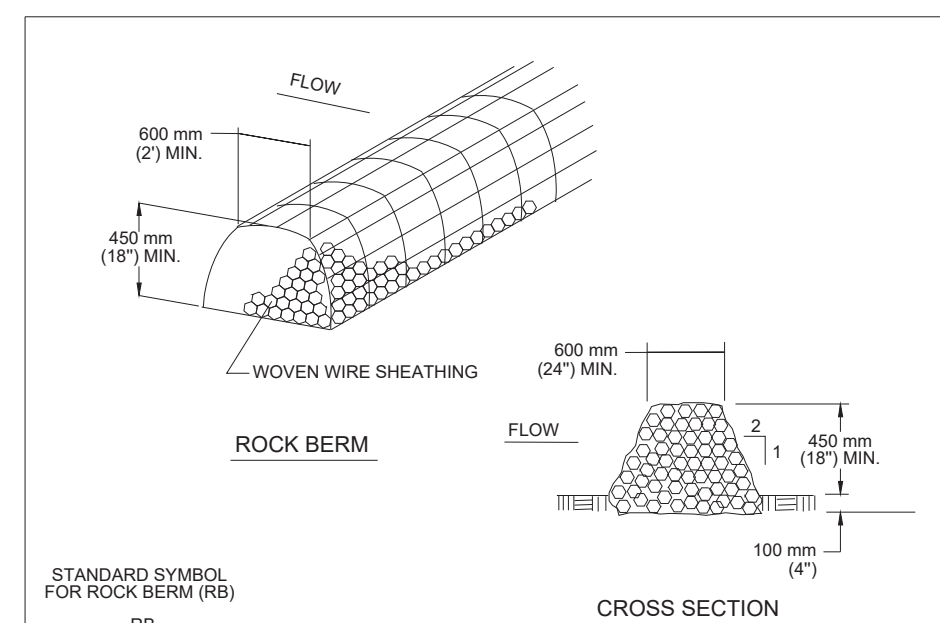


1 EROSION CONTROL PLAN (EXISTING & PROPOSED)  
SCALE: 1:20



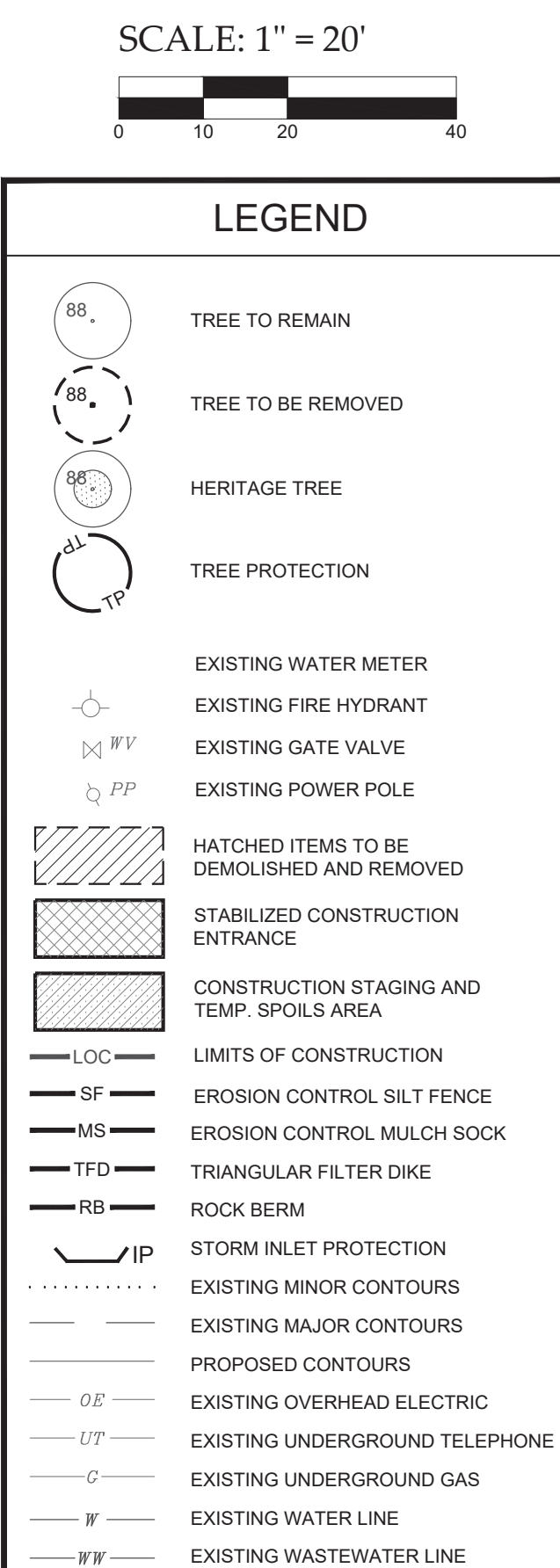
- NOTES:
1. STONE SIZE: 75-125 mm (3") OPEN GRADED ROCK.
  2. LENGTH: AS REQUIRED BUT NOT LESS THAN 15 m (50').
  3. THICKNESS: NOT LESS THAN 100 mm (4").
  4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
  5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE ALL EXCESS MUD AND DEBRIS FROM THE SURFACE OF THE DRAINAGE DRAINAGE WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN.
  6. SEDIMENT: SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT DOES NOT OBSTRUCT THE DRAINAGE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. THIS SHALL BE DONE AS, WELL AS REPAIR AND CLEAN OUT OF ANY MEASURED OBSTRUCTION TO THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT DOES NOT OBSTRUCT THE DRAINAGE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. THIS SHALL BE DONE AS, WELL AS REPAIR AND CLEAN OUT OF ANY MEASURED OBSTRUCTION TO THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT DOES NOT OBSTRUCT THE DRAINAGE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. THIS SHALL BE DONE AS, WELL AS REPAIR AND CLEAN OUT OF ANY MEASURED OBSTRUCTION TO THE ENTRANCE.
  8. DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  9. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SLOPE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION AREA.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1
ADOPTED			



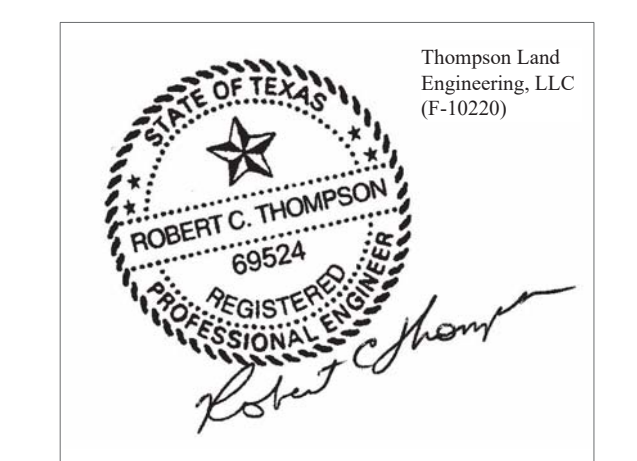
- NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5) INCH DIAMETER FOR ALL CONDITIONS.
  2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.5 mm (20 GAUGE). WHEN THE BERM IS EXPOSED TO EROSION, THE EXISTING ROCK BERM SHALL BE REPLACED WITH STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION ON THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
  3. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED IN AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENT PROBLEM.
  4. WHEN THE SITE IS COMPLETELY STABILIZED THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED IN AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENT PROBLEM.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS	8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



WHILE UNDER CONSTRUCTION, CONTRACTOR TO HAVE TFD LOCATED IN LOCATIONS APPROXIMATELY AS SHOWN AT THE END OF EACH DAY, OR PRIOR TO POSSIBLE RAIN EVENTS, CONTRACTOR TO LOCATE TFD ACROSS DISTURBED AREA. ONCE CONSTRUCTION IS COMPLETED AND PRIOR TO VEGETATION IS ESTABLISHED, CONTRACTOR TO LOCATE SILT FENCE IN SAME LOCATIONS WITH 5 FT. TURNED BACK UPHILL AT EACH END. SEE DETAIL 628S ON SHEET 8.

!!! WARNING !!!  
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A  
BEST ESTIMATE BASED ON RECORDS THAT COULD BE  
OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE  
GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS  
BEYOND THAT THEY ARE A BEST ESTIMATE AND AN  
ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE  
AREA. THE CONTRACTOR MUST CALL ONE CALL IN  
ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY  
(UNDERGROUND) UTILITIES.



3/23/20

<b>SITE PLAN RELEASE</b>			
SITE PLAN APPROVAL	SHEET	OF	8
FILE NUMBER: SP-2020-04	APPLICATION DATE:	03/	/2020
APPROVED BY COMMISSION ON	UNDER SECTION	112	OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.	CASE MGR.	---	
PROJECT EXP. DATE (25-5-81: LOC)	DWPK		DDZ
PROJECT EXP. DATE (ORD #970905-A)			
Director, Development Services Department			
RELEASED FOR GEN. COMPLIANCE:			
REV. 1	CORRECTION 1	ZONING:	CS-MU-CO
REV. 2	CORRECTION 2		
REV. 3	CORRECTION 3		
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS FOR THE PROJECT MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL PRIOR TO THE PROJECT EXPIRATION DATE. IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.			

SP-2020-	D
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**THOMPSON LAND ENGINEERING, LLC**  
Land Planning, Site Design, Subdivision Engineering  
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)  
www.theng.net email: rice@theng.net

EVERGREEN DRAINAGE IMPROVEMENTS  
1800 EVERGREEN AVENUE, AUSTIN, TX 78704  
ESC PLAN (EXISTING & PROPOSED)

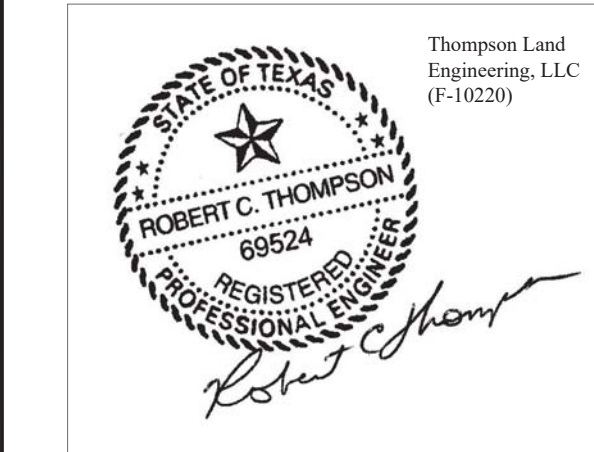
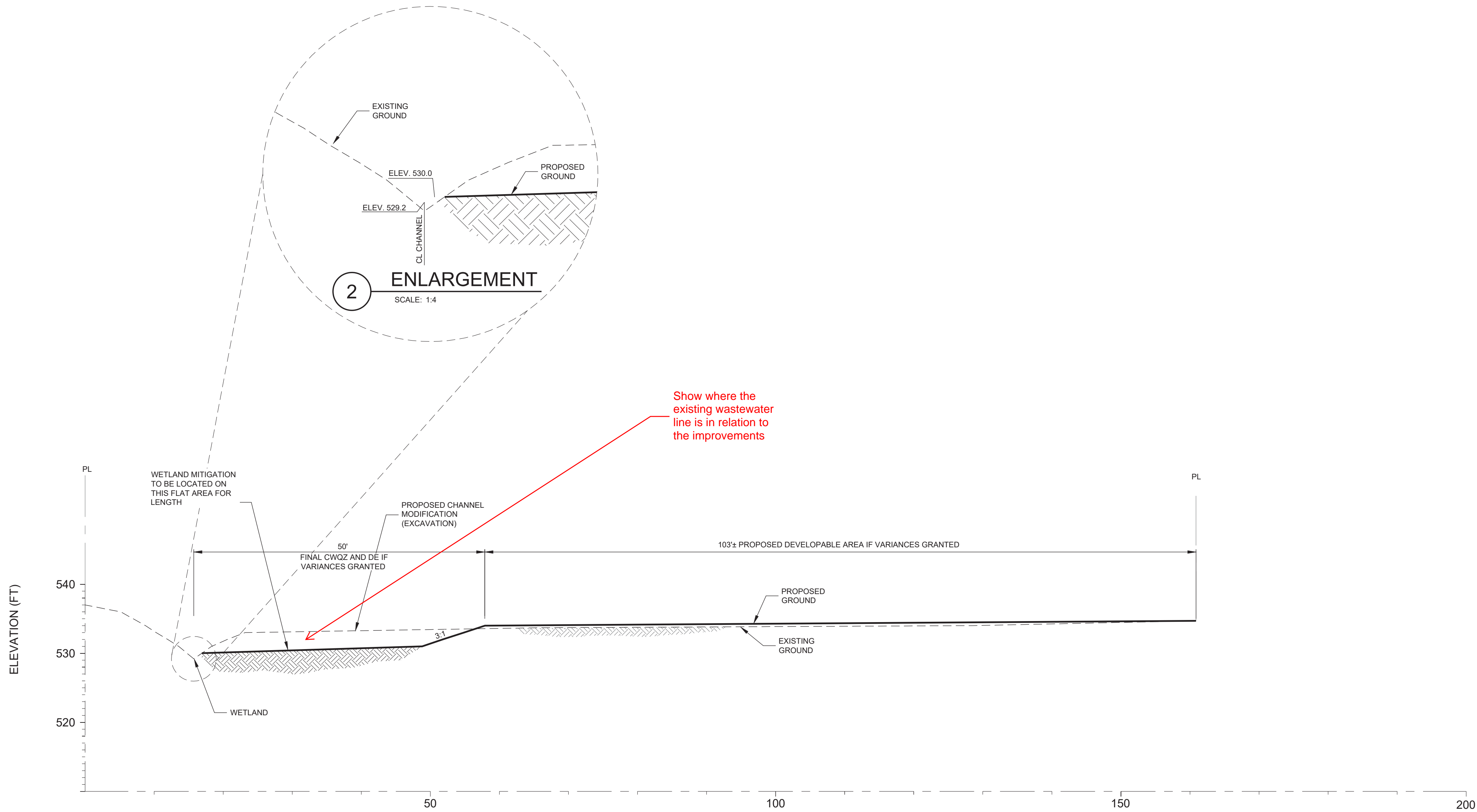
PROJECT	
DATE ISSUED March, 2020	
DESIGNED BY RCT	DRAFTED BY ???
JOB NUMBER 1472	
SHEET 4 OF 8	

STREET NAME









SITE PLAN RELEASE	
SITE PLAN APPROVAL SHEET 6 OF 8	DATE ISSUED March, 2020
FILE NUMBER: SP-2020-___D	APPLICATION DATE: 03/ /2020
APPROVED BY COMMISSION ON _____	UNDER SECTION 112 OF CHAPTER 285 OF THE CITY OF AUSTIN CODE
PROJECT EXP. DATE: (ORD #970895-A)	CASE NOS: ___ DWPZ ___
Director, Development Services Department	
RELEASED FOR GEN. COMPLIANCE: _____	
REV. 1 _____	CORRECTION 1 _____
REV. 2 _____	CORRECTION 2 _____
REV. 3 _____	CORRECTION 3 _____
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APP. CASE - SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS MUST BE OBTAINED PRIOR TO A BUILDING PERMIT TO NOT BE REQUIRED, ALSO ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

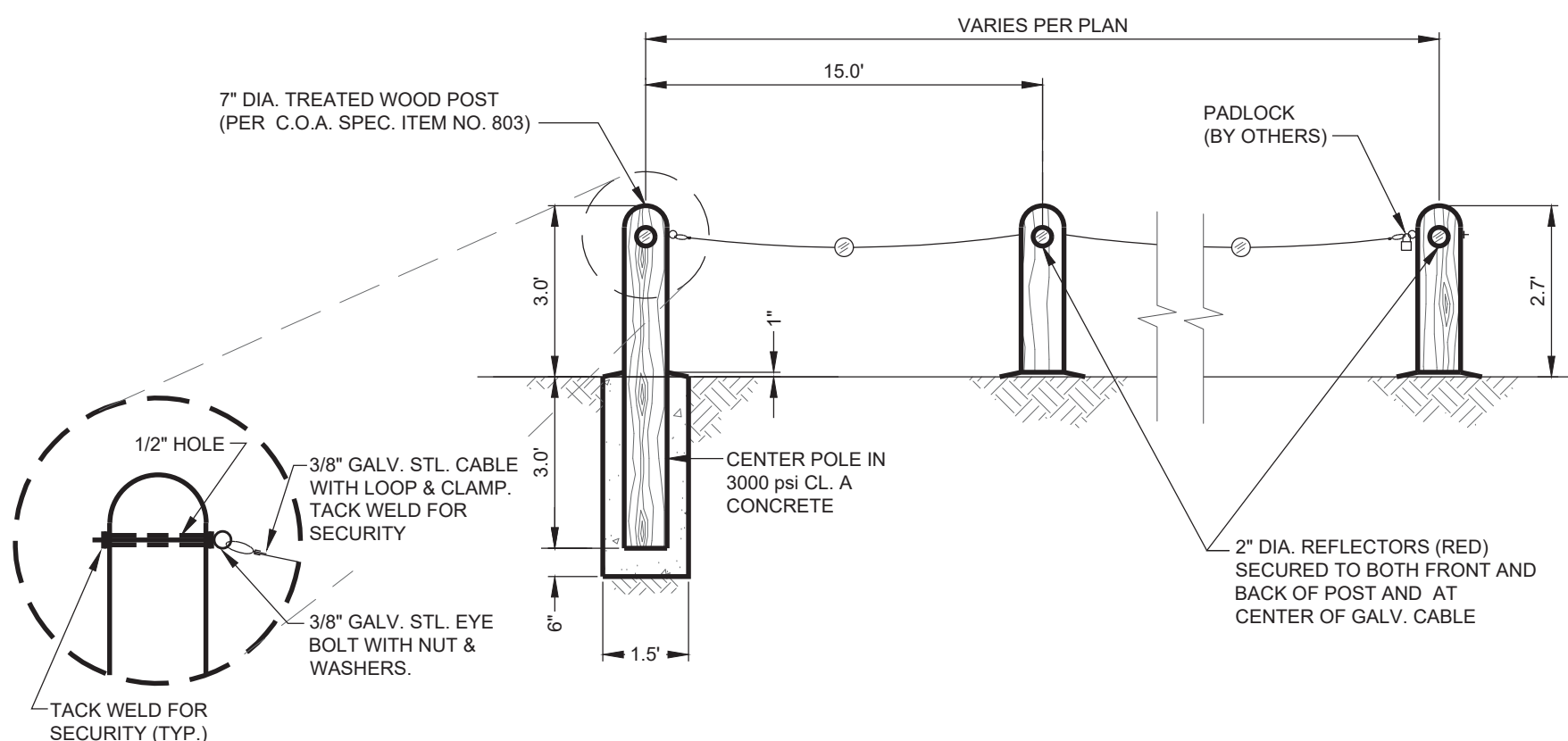
SP-2020-\_\_\_D

THOMPSON LAND ENGINEERING, LLC  
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P.O. Box 16062, Austin, Texas 78716 (512-328-0002)  
email: rlc@tleng.net  
www.tleng.net

EVERGREEN DRAINAGE IMPROVEMENTS  
1800 EVERGREEN AVENUE, AUSTIN, TX 78704  
CROSS SECTION & DETAILS

PROJECT  
SHEET NAME  
DATE ISSUED  
March, 2020  
DESIGNED BY  
RCT  
DRAFTED BY  
???  
JOB NUMBER  
1472  
SHEET  
6 OF 8





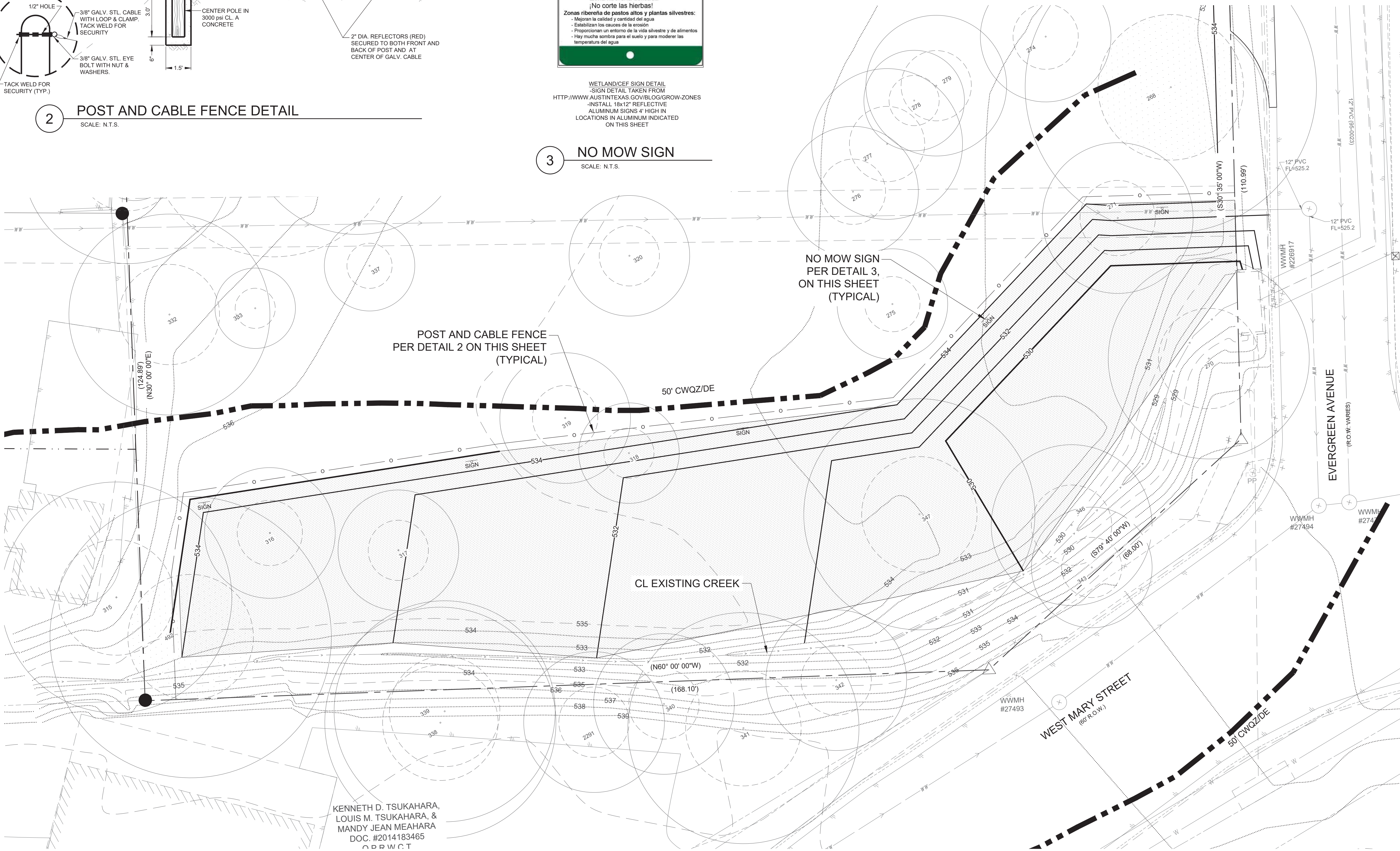
2 POST AND CABLE FENCE DETAIL  
SCALE: N.T.S.



WETLAND/CEF SIGN DETAIL  
-SIGN DETAIL TAKEN FROM  
[HTTP://WWW.AUSTINTEXAS.GOV/BLOG/GROW-ZONES](http://www.austintexas.gov/blog/grow-zones)  
-INSTALL 18x12\"/>

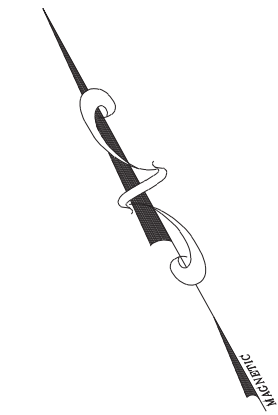
3 NO MOW SIGN  
SCALE: N.T.S.

HERBACEOUS PLANTINGS TO USE SPECIES LISTED IN TABLES 2 AND 3 OF SPECIFICATION 609S AND WILL USE A MINIMUM OF 5 SPECIES OF GRASSES AND 5 SPECIES OF WILDFLOWERS. SEEDLING PLANTING WILL UTILIZE A MINIMUM OF 5 TREE SPECIES AND 5 SHRUB SPECIES PER CITY OF AUSTIN WOODY VEGETATION SEEDLING PLANTING PROTOCOLS. WOODY SEEDLINGS WILL BE PLANTED ON 3-FOOT CENTERS AND A RATIO OF 2 UNDERSTORY SPECIES TO 1 CANOPY SPECIES. THE MITIGATION PLANTINGS WILL OCCUR BETWEEN NOVEMBER AND FEBRUARY. NO TEMPORARY IRRIGATION IS REQUIRED.

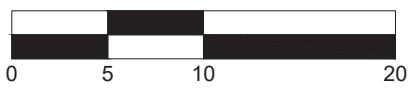


KENNETH D. TSUKAHARA,  
LOUIS M. TSUKAHARA, &  
MANDY JEAN MEAHARA  
DOC. #2014183465  
C P R W C T

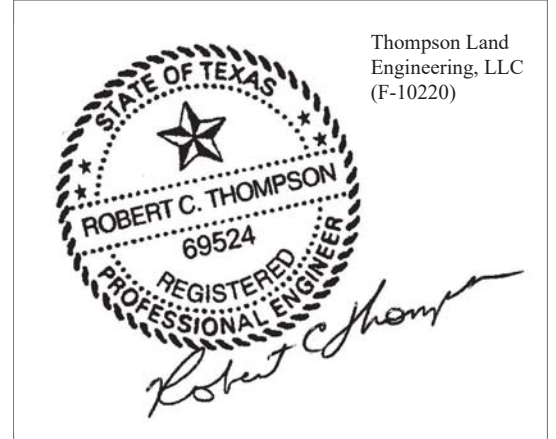
1 PROPOSED MITIGATION PLAN  
SCALE: 1:10



SCALE: 1" = 10'



LEGEND	
	PROPOSED 50' CWQZ (AND CEF SETBACK)
	AREA OF MITIGATION



3/23/20

SITE PLAN RELEASE	
SITE PLAN APPROVAL SHEET 7 OF 8	FILE NUMBER: SP-2020-03/2020
APPROVED BY COMMISSION ON	UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE
PROJECT EXP. DATE: (ORD #070895-A)	CASE NOS: DWPZ D02
Director, Development Services Department	
RELEASED FOR GEN. COMPLIANCE: ZONING: CS-MU-CO	
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APP. CABLE, SUBSEQUENT SITE PLANS WOULD NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILMS, AND ALL REQUIRED BUILDING PERMITS WOULD BE REQUIRED TO OBTAIN A BUILDING PERMIT FOR ANY REQUIRED, ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

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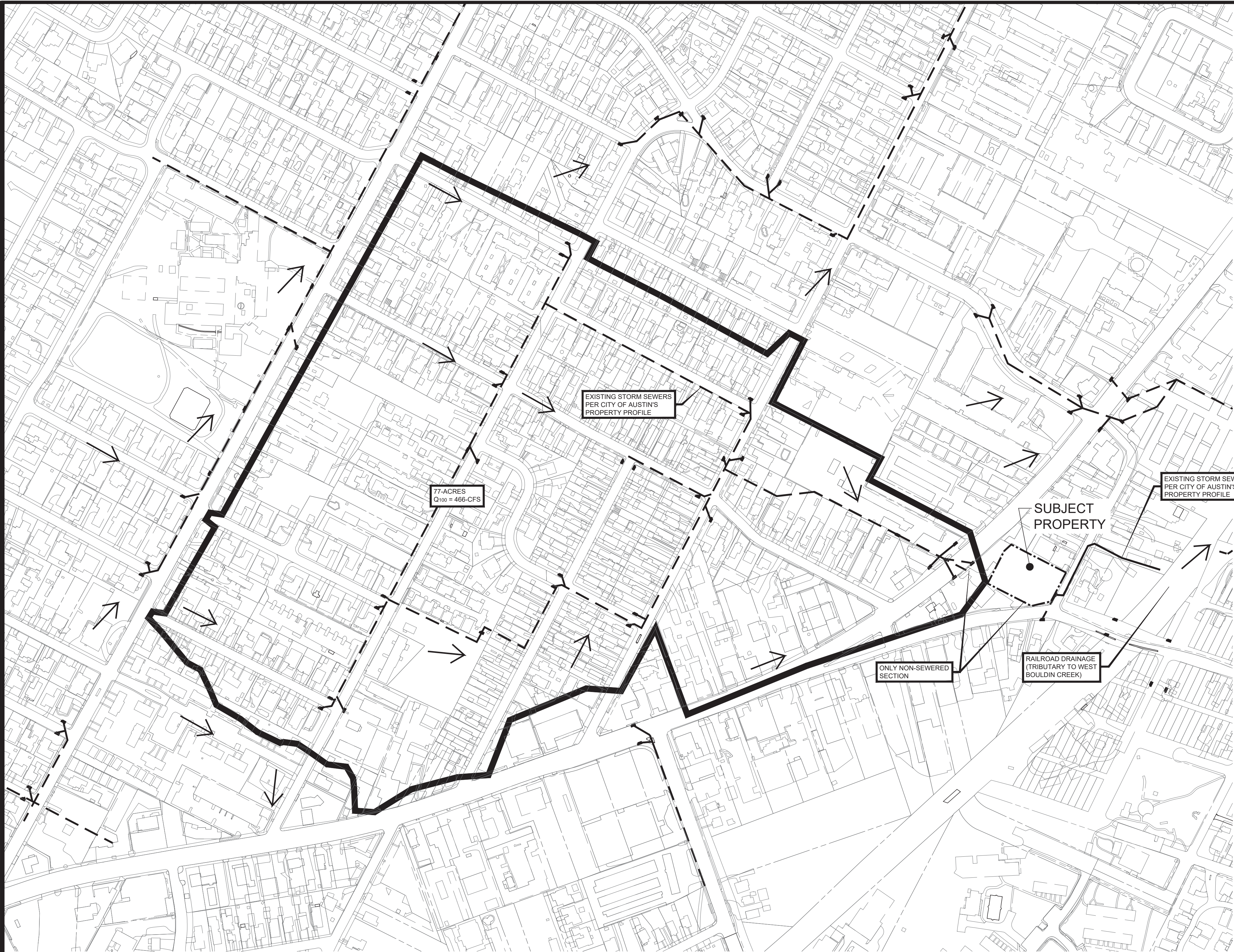
DATE	REVISION

EVERGREEN DRAINAGE IMPROVEMENTS  
1800 EVERGREEN AVENUE, AUSTIN, TX 78704  
MITIGATION PLAN

PROJECT	DATE ISSUED
	March, 2020
DESIGNED BY	DRAWN BY
RCT	???

JOB NUMBER  
1472  
SHEET  
7 OF 8





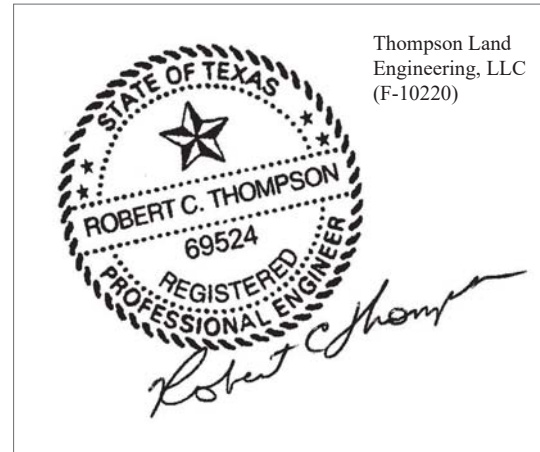
1 DRAINAGE AREA MAP  
SCALE: 1:200

SCALE: 1" = 200'

0 100 200 400

LEGEND

- ← DRAINAGE AREA ARROWS
- PROPOSED DRAINAGE AREA
- - - EXISTING STORM LINE
- EXISTING STORM INLETS



3/23/20

SITE PLAN RELEASE	
SITE PLAN APPROVAL SHEET 8 OF 8	FILE NUMBER: SP-2020-___D
APPROVED BY COMMISSION ON _____	APPLICATION DATE: 03/ /2020
CHAPTER 255 OF THE CITY OF AUSTIN CODE _____	UNDER SECTION 112 OF
PROJECT EXP. DATE: (ORD #070095-A) _____	CASE NOS. _____
Director, Development Services Department	DWPZ _____
RELEASED FOR GEN. COMPLIANCE: _____	
REV. 1 _____	CORRECTION 1 _____
REV. 2 _____	CORRECTION 2 _____
REV. 3 _____	CORRECTION 3 _____
FINAL PLANS 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 MUST BE OBTAINED PRIOR TO A BUILDING PERMIT TO NOT BE REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

SP-2020-\_\_\_D

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REVISION	DATE

EVERGREEN DRAINAGE IMPROVEMENTS  
1800 EVERGREEN AVENUE, AUSTIN, TX 78704  
EXISTING DRAINAGE AREA MAP

PROJECT	DATE ISSUED
	March, 2020
DESIGNED BY	DRAFTED BY
RCT	???
JOB NUMBER	SHEET
1472	8 OF 8