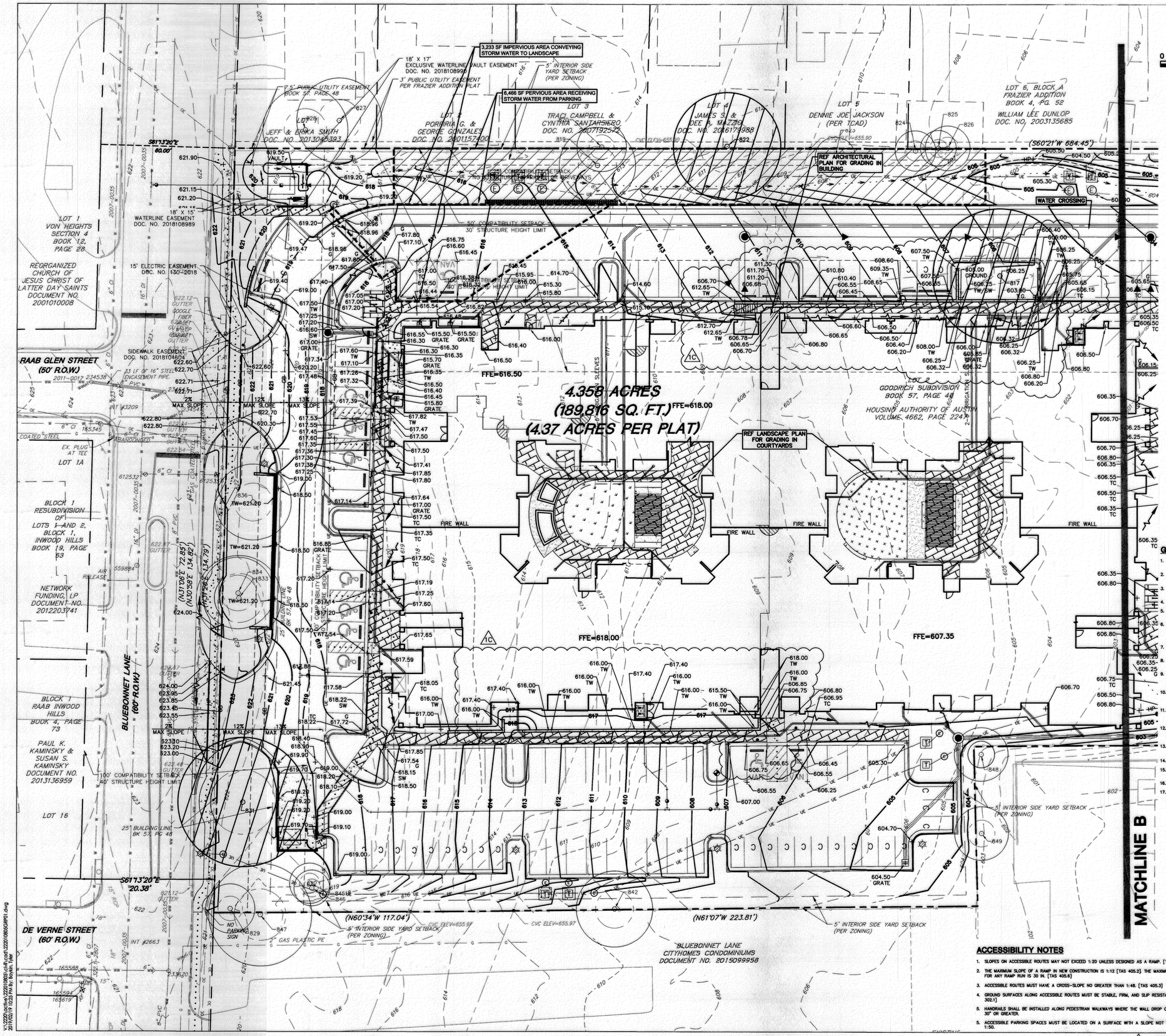
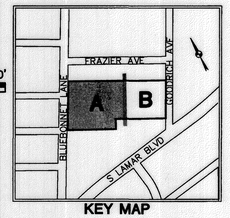


SCALE: 1"=20'



KEY MAP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE/ (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		GRATE INLET
		CURB INLET (SIZE VARIES)
SS		STORMSEWER LINE
W		WATER LINE
WW		WASTEWATER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
		CURB & GUTTER EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		HANDICAP ACCESSIBLE ROUTE
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
		HANDICAP SPACE
678	678	CONTOUR
		HIGHPOINT
		SWALE
		DIRECTION OF FLOW
		RIP RAP/GABION
	FFE 100.0 x	FINISH FLOOR ELEVATION
100.0 x	100.0 x	SPOT ELEVATION
	G	GUTTER ELEVATION
	TC	TOP OF CURB ELEVATION
	GRATE	TOP OF STORM GRATE ELEVATION
		TREE TO BE SAVED W/ 1/2 CRITICAL ROOT ZONE
		HERITAGE TREE TO BE SAVED W/ 1/2 CRITICAL ROOT ZONE

GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM AN ON THE GROUND TOPOGRAPHIC SURVEY PREPARED BY STANTEC ON SEPTEMBER 26, 2017.
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 SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS 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 PLASTICITY 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 PROVIDED 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.
12. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING AROUND ELECTRIC TRANSMISSION STRUCTURES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT 512.505.7023 TO SCHEDULE A MEETING.
13. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
14. GRADING IMPACTS WITHIN THE HALF CRITICAL ROOT ZONE OF HERITAGE TREES SHALL BE NO GREATER THAN 4".
15. FOR GRADING DETAILS OUTSIDE THE BACK OF CURB LIMITS, REFER TO LANDSCAPE ARCHITECTURAL PLANS. CONTOURS SHOWN ON THESE PLANS OUTSIDE THE BACK OF CURB LIMITS ARE FOR REFERENCE PURPOSES ONLY.
16. FOR DESIGN OF RETAINING WALLS, REFER TO STRUCTURAL ENGINEER.
17. THIS SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHAGE ZONE OR CONTRIBUTING ZONE; HOWEVER, PLEASE BE ADVISED THAT SHALLOW OR PERCHED GROUNDWATER IS PRESENT IN THIS AREA AND MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES.

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 402.2]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 [TAS 405.2]. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 405.6]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:48. [TAS 405.3]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 302.1]
5. HANDRAILS SHALL BE INSTALLED ALONG PEDESTRIAN WALKWAYS WHERE THE WALL DROP OFFS ARE 30" OR GREATER.
5. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 25 of 58
FILE NUMBER: SP-2017-0503C.SH APPLICATION DATE: DECEMBER 11, 2017
APPROVED BY COMMISSION ON: N/A UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER C. DAVIS
PROJECT EXPIRATION DATE (ORD. 970705-A) _____ DWZ ___ DDZ ___

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: SF-6-CO

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.

1C *REPLACEMENT SHEET* SP-2017-0503C.SH

Stantec
1905 Aldrich Street, Suite 300
Austin, TX 78723-3544
TBPE # F-0324 TBPLS # 10194230
www.stantec.com

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Revision	By	Appd.	YY.MM.DD
1C - GRADING CHANGES RELATING TO WALLS			