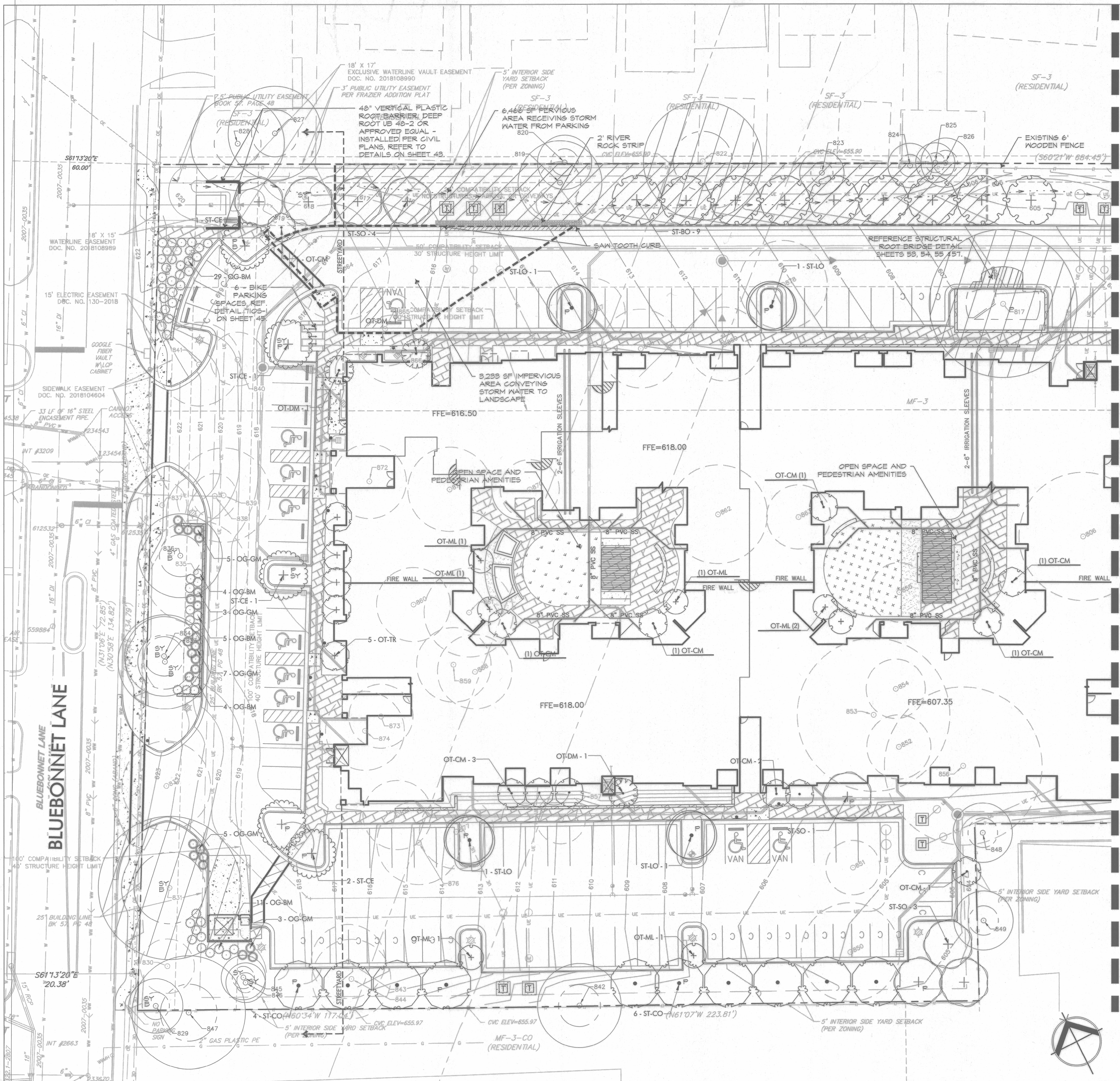
18' X 17' EXCLUSIVE WATERLINE VAULT EASEMENT DOC. NO. 2018108990
3' PUBLIC UTILITY EASEMENT PER FRAZIER ADDITION PLAT
7.5' PUBLIC UTILITY EASEMENT BOOK 57, PAGE 48
5' INTERIOR SIDE YARD SETBACK (PER ZONING)
SF-3 (RESIDENTIAL)
48" VERTICAL PLASTIC ROOT BARRIER, DEEP ROOT UB 48-2 OR APPROVED EQUAL - INSTALLED PER CIVIL PLANS, REFER TO DETAILS ON SHEET 43.
6,466 SF PERVIOUS AREA RECEIVING STORM WATER FROM PARKING
2' RIVER ROCK STRIP
CVC ELEV=655.90
EXISTING 6' WOODEN FENCE
(S60°21'W 684.45')
S61°13'20"E 60.00'
18' X 15' WATERLINE EASEMENT DOC. NO. 2018108989
15' ELECTRIC EASEMENT DOC. NO. 130-2018
GOOGLE FIBER VAULT W/LCP CABINET
SIDEWALK EASEMENT DOC. NO. 2018104604
33 LF OF 16" STEEL ENCASEMENT PIPE.
CANNOT ACCESS
20' COMPATIBILITY SETBACK NO STRUCTURES, PARKING, OR DRIVEWAYS
50' COMPATIBILITY SETBACK 30' STRUCTURE HEIGHT LIMIT
SAW TOOTH CURB
REFERENCE STRUCTURAL ROOT BRIDGE DETAIL SHEETS 53, 54, 55 & 57.
1 - ST-CE
ST-SO - 4
ST-BO - 9
OT-CM
29 - OG-BM
6 - BIKE PARKING SPACES, REF. DETAIL 710S-1 ON SHEET 45.
ST-LO - 1
1 - ST-LO
STREETYARD
VAN
OT-DM
COMPATIBILITY SETBACK 30' STRUCTURE HEIGHT LIMIT
3,233 SF IMPERVIOUS AREA CONVEYING STORM WATER TO LANDSCAPE
ST-CE - 1
OT-DM - 1
FFE=616.50
FFE=618.00
FFE=607.35
MF-3
2-6" IRRIGATION SLEEVES
OPEN SPACE AND PEDESTRIAN AMENITIES
OT-CM (1)
8" PVC SS
OT-ML (1)
FIRE WALL
(1) OT-ML
(1) OT-CM
OT-ML (2)
5 - OG-GM
4 - OG-BM
3 - OG-GM
5 - OG-BM
7 - OG-GM
5 - OT-TR
100' COMPATIBILITY SETBACK 40' STRUCTURE HEIGHT LIMIT
25' BUILDING LINE BK 57, PG 48
BLUEBONNET LANE
OT-CM - 3
OT-DM - 1
OT-CM - 2
2 - ST-CE
11 - OG-BM
3 - OG-GM
ST-LO - 1
ST-SO - 1
OT-CM - 1
ST-SO - 3
OT-ML - 1
4 - ST-CO
6 - ST-CO
(N60°34'W 117.04')
(N61°07'W 223.81')
S61°13'20"E 20.38'
5' INTERIOR SIDE YARD SETBACK (PER ZONING)
CVC ELEV=655.97
MF-3-CO (RESIDENTIAL)
NO PARKING SIGN
2" GAS PLASTIC PE
MATCH LINE REF. SHEET 47

0 10 20 40 60
SCALE: 1"=20'

TREE LIST - Date: September 26, 2017

NO.	DESCRIPTION
800 (R)	32" MULBERRY
801	11" PECAN
802	20" PECAN
803	16" CEDAR ELM
804 (R)	20" COTTONWOOD
805 (R)	20" AMERICAN ELM
806 (R)	26" SYCAMORE
807 (R)	19" SYCAMORE
808 (R)	18" AMERICAN ELM
809 (R)	11" MULBERRY(6, 5, 5)
810 (R)	14" CEDAR
811 (H)	27" LIVE OAK (15, 11, 7, 5)
812 (H)	13" CEDAR (9, 7)
813	9" CEDAR
814 (R)	19" LIVE OAK
815 (R)	29" COTTONWOOD
816 (R)	12" COTTONWOOD
817 (H)	30" LIVE OAK
818	18" PECAN
819	17" CEDAR
820	11" PECAN
821 (R)(H)	30" AMERICAN ELM
822 (H)	24" PECAN
823	9" CATALPA
824	9" CATALPA
825	8" CATALPA
826	10" CATALPA
827 (*)	19" PECAN
828 (*)	19" PECAN (10, 10, 7)
829	11" PECAN
830 (R)	11" CRAPE MYRTLE (4, 4, 4, 3, 3, 2)
831 (H)	29" CEDAR ELM
832 (R)	18" CEDAR
833	19" HACKBERRY (14, 10)
834	16" CEDAR
835 (R)	21" CEDAR
836	17" CEDAR
837	10" PALM
838 (R)	9" CEDAR ELM
839 (R)	19" CEDAR ELM
840 (R)	11" CRAPE MYRTLE (4, 4, 3, 3, 3, 3)
841 (R)	17" CHINESE TALLOW (12, 10)
842	17" CEDAR
843 (R)	15" CEDAR
844 (R)	16" CEDAR ELM
845	9" CEDAR
846	8" CEDAR
847	23" PECAN
848	12" PECAN
849	12" CHINABERRY
850 (R)	20" SYCAMORE
851 (R)	11" YAUPON HOLLY (4, 4, 4, 3, 3, 3)
852 (R)	13" AMERICAN ELM
853 (R)	31" COTTONWOOD
854 (R)	12" COTTONWOOD
855 (R)	12" PECAN
856 (R)	32" COTTONWOOD
857 (R)	10" PECAN
858 (R)	15" CEDAR
859 (R)	15" CEDAR
860 (R)	15" CEDAR
861 (R)	18" CEDAR
862 (R)	20" TEXAS ASH (15, 9)
863 (R)	13" TEXAS ASH
864 (R)	20" CHINABERRY (15, 10)
865 (R)	15" TEXAS ASH
866 (R)	14" PECAN
867 (R)	14" CHINESE TALLOW
868 (R)	16" CHINESE TALLOW (11, 9)
869 (R)	15" PECAN
870 (R)	12" HACKBERRY
871 (R)	17" COTTONWOOD
872 (R)	15" HACKBERRY
873 (R)	13" CEDAR
874 (R)	16" CEDAR
875 (R)	14" CEDAR
876 (R)	17" CEDAR ELM
877 (R)	15" CEDAR ELM
878 (R)	18" MULBERRY
879 (R)	11" PECAN
(H)	INDICATES CITY OF AUSTIN HERITAGE TREE DESIGNATION
(R)	INDICATES A TREE TO BE REMOVED
(*)	DRIP LINE OF THESE TREES OVERHANG INTO SITE

KEY:

SY = STREETYARD TREE
P = PARKING TREE
B = BUFFER TREE
⌖ = TREE SHOWN TO REMAIN BUT INCHES ACCOUNTED FOR IN MITIGATION CALCULATIONS

OPEN SPACE TABLE - 5% REQUIRED
TOTAL SITE AREA: 189,816 SF
OPEN SPACE PROVIDED: 10,246 SF
PERCENTAGE PROVIDED: 5%

REVIEWED
JUL 27 2018
Austin Water Utility
Britt Jone

CAUTION:
48" VERTICAL PLASTIC ROOT BARRIER INSTALLED DURING UTILITY CONSTRUCTION FOR UTILITY PROTECTION FROM ROOT INVASION. LANDSCAPE CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING FOR TREES/SHRUBS AND SHALL REPLACE ANY DAMAGED ROOT BARRIER WITH DEEP ROOT UB 48-2, OR APPROVED EQUAL. REFERENCE UTILITY ROOT BARRIER INSTALLATION DETAIL ON SHEET 43.

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 43 of 45
FILE NUMBER: SP-2017-0503C.SH APPLICATION DATE: December 11, 2017
APPROVED BY COMMISSION ON: 7/31/18 UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) 7/31/21 CASE MANAGER C. Davis
PROJECT EXPIRATION DATE (ORD.#970905-A)_______DWPZ____DDZ____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:__________ ZONING:______
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.

SP-2017-0503C.SH

Stantec

1905 Aldrich, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Client/Project
HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS AT GOODRICH PLACE
2126 GOODRICH AVENUE
AUSTIN, TEXAS

Title
LANDSCAPE CITY SUBMITTAL PLAN

Permit-Seal
J. MARK MALDONADO
2980
05/31/2018

Project Number: 222310968
File Name: l1-l3.dwg
Dwn. Chkd. Dsgn. YY.MM.DD
Drawing No. DWGNO
Revision Sheet
---- 46 of 57

V:\2220\active\222010805\landscape\la 06 City Submittal\Sheet Files\L1-L3.dwg
2018/07/23 1:55 PM By: Krouse, Adam