

TREE LIST TREE SURVEY DATE 10/03/2018

TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)		
HERITAGE TREE		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
H,R	20003	LIVE OAK 46
R	20005	HACKBERRY 30
R	24424	LIVE OAK 19
R	24528	GRAPE MRTL 18
R	24529	GRAPE MRTL 18
R	24530	GRAPE MRTL 18
R	24536	GRAPE MRTL 20
R	24537	GRAPE MRTL 20
R	24538	GRAPE MRTL 20
R	24540	GRAPE MRTL 20
H,R	24583	LIVE OAK 42
R	24588	LIVE OAK 40
R	24643	BRADFR PEAR 14
R	24697	LIVE OAK 12
H	24714	LIVE OAK 14
R	50258	LIVE OAK 24
R	50259	LIVE OAK 11
R	50260	LIVE OAK 15
R	50261	LIVE OAK 25
R	50262	LIVE OAK 17
R	50551	LIVE OAK 18
R	51091	LIVE OAK 18
R	51097	SOAPBERRY 9
R	51098	SOAPBERRY 14
R	51110	SOAPBERRY 10
R	51145	PECAN 8
R	51149	PECAN 9
R	51150	PECAN 11
R	51176	CEDAR ELM 16
R	51177	CEDAR ELM 16
R	51178	SYCAMORE 20
R	51507	LIVE OAK 19
R	51681	LIVE OAK 21
R	51682	LIVE OAK 16
R	51683	SPANISH OAK 16
R	51684	SPANISH OAK 22
R	51710	PINE 14
R	51713	PALM 12
R	51772	BRADFR PEAR 8
R	51789	PINE 10
R	51839	HACKBERRY 20
R	51840	HACKBERRY 12
R	51841	HACKBERRY 13
R	51856	CHINABERRY 14
R	51872	CEDAR ELM 15
R	51873	HACKBERRY 13
R	51891	HACKBERRY 15
R	51937	SYCAMORE 8
R	51995	TREE HEAVEN 21

(H) INDICATES HERITAGE TREE
(R) INDICATES ROW TREE

INST: 2006117044 &
INST: 2007092434
O.P.R.T.C.T.



EROSION AND SEDIMENTATION CONTROL NOTES

1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. SPOILS TO BE WASTED WITHIN LIMITS OF CONSTRUCTION OR REMOVED TO AN APPROVED SPOILS DISPOSAL SITE. ON-SITE SPOILS DISPOSAL AREA SHALL BE CONTINUOUSLY MAINTAINED WITH SILT FENCE CONTROLS DOWNSTREAM. ALL CONSTRUCTION ENTRANCES SHALL BE STABILIZED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.
3. ANY SPOILS DISPOSED OF OFF-SITE SHALL BE DISPOSED OF ONLY AT A CITY APPROVED SITE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY'S INSPECTOR ABOUT THE LOCATION AND PERMIT NUMBER OF THE DISPOSAL SITE 48 HOURS PRIOR TO THE REMOVAL.
5. REFER TO NOTE SHEET FOR CONSTRUCTION SEQUENCING.
6. CONTRACTOR SHALL NOTIFY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT 512-974-2278 AT LEAST 24 HOURS PRIOR TO STARTING CLEARING OPERATIONS.
7. IF ADDITIONAL EROSION CONTROLS ARE NECESSARY, THEY MAY BE ADDED AT THE DIRECTION OF THE ENVIRONMENTAL INSPECTOR.
8. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY.
9. CONTRACTOR MAY RELOCATE TEMPORARY SPOILS, STAGING AND CONCRETE WASHOUT AREAS, WITH APPROVAL BY THE ENVIRONMENTAL INSPECTOR.
10. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
11. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
12. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
13. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
14. CONTRACTOR SHALL RE-VEGETATE AND STABILIZE ALL AREAS DISTURBED BY DEMOLITION.
15. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
16. THE DEWATERING PLAN DEVELOPED BY THE CONTRACTOR SHALL CONFORM WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 1.4.4.G.
17. CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRECONSTRUCTION MEETING.
18. INTERIOR SILT FENCES ARE TO BE INSTALLED AFTER DEMOLITION ACTIVITIES ARE COMPLETE.
19. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION/WATER QUALITY POND(S).

TREE PROTECTION

1. PRIOR TO EXCAVATION WITHIN TREE DRILINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION, WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (8) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
6. ALL WORK WITHIN CRITICAL ROOT ZONE (CRZ) OF TREES TO BE DONE BY HAND AND ANY UTILITY TO BE ABANDONED IN PLACE.
7. IF FENCING CANNOT BE INSTALLED AROUND THE 1/2 CRZ, PROVIDE VERTICAL WOOD STRAPPING (2X4X6 OR GREATER) AROUND TRUNK AND PROVIDE (8) INCHES OF HARDWOOD MULCH WITH IN THE FULL CRZ.
8. CONSTRUCTION OF THE OUTSIDE OF THE BUILDING WILL BE ACCOMPLISHED BY MODIFYING THE SCAFFOLDING AND/OR UTILIZATION OF LIFTS OR SIMILAR EQUIPMENT TO PROTECT THE REMAINING TREE CANOPY. ADDITIONALLY, CONSTRUCTION STRATEGIES INCLUDING INSTALLING WINDOWS FROM INSIDE OF THE STRUCTURE WILL BE UTILIZED TO PROTECT THE CANOPIES.

ESC LEGEND

- MULCH SOCK
- SILT FENCE
- INLET SEDIMENT FILTER
- EXCAVATION AREA
- TRIANGULAR FILTER DIKE

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> STANDARD PARKING SPACE NUMBER COMPACT PARKING SPACE ACCESSIBLE PARKING SPACE TOP OF CURB BOTTOM OF CURB HIGH POINT GROUND FLOW LINE TOP OF GRATE TOP OF WALL PAVEMENT MANHOLE CLEANOUT REF. DET. REFER DETAIL REF. ARCH. REFER ARCHITECTURAL PLANS TYP. TYPICAL CONC. CONCRETE EXIST. EXISTING SURVEY DATA RECORD DATA BENCHMARK TEMPORARY BENCHMARK SURVEY MONUMENT IRON ROD FOUND IRON ROD SET COTTON GUN BOLT PROPERTIES LIMITS OF CONSTRUCTION EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING CONTOUR BOTTOM OF POND | <ul style="list-style-type: none"> PROPOSED CONCRETE WALK PROPOSED ASPHALT PAVING PROPOSED CONTOUR WASTEWATER ROCK WALL RETAINING WALL "X" HT. WOOD FENCE WATER LINE WASTE WATER LINE STORM DRAIN LINE OVERHEAD UTILITIES DOWN CUY UNDERGROUND UTILITIES GAS LINE EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED SILT FENCE FILTER DIKE TREE PROTECTION FENCE EXIST. SIGN EXIST. LIGHT POLE DOWNSPOUTS HAND RAILS TRAFFIC GUARD RAIL FIRE LANE DESIGNATION ACCESSIBLE ROUTE UNDERGROUND ELECTRIC |
|--|---|

SITE PLAN RELEASE

FILE NUMBER: SP-2019-0056C EXPIRATION DATE: 02/12/2019
CASE MANAGER: RENE JOHNS APPLICATION DATE: 02/12/2019
REVIEWED FOR GENERAL COMPLIANCE ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112. of Chapter 25-5 of Austin City Code.

Director, Development Services Department
RELEASED FOR: _____ Zoning: PUD & CS-H
GENERAL COMPLIANCE: _____
Rev. 1 _____ Correction 1
Rev. 2 _____ Correction 2
Rev. 3 _____ Correction 3

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 THEIR SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

CONSTRUCTION ENTRANCE NOTE

CONSTRUCTION ENTRANCES ARE TO BE ADJUSTED AS NEEDED DURING CONSTRUCTION WITH APPROVAL OF ENVIRONMENTAL INSPECTOR.

EXISTING TREE REMOVAL/SAVED CHART

TREES TO BE REMOVED AND MITIGATED AS PART OF 2018-01690 SITE PLAN

APPENDIX-F SAVED TREES									
TAG#	T1	T2	T3	T4	T5	CALIPER	SPECIES		
H 50258	24"					24"	LIVE OAK		
H 50259	11"					11"	LIVE OAK		
H 50260	15"					15"	LIVE OAK		
H 50261	25"					25"	LIVE OAK		
R 50262	17"					17"	LIVE OAK		
ROW, P 51681	21"					21"	LIVE OAK		
ROW, P 51682	11"					11"	LIVE OAK		
ROW, P 51683	16"					16"	SPANISH OAK		
P 51937	8"					8"	SYCAMORE		
P 51995	21"					21"	WHITE OAK		
TOTAL							174"		

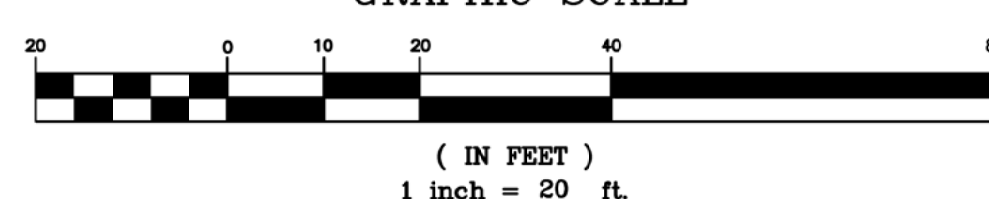
NON APPENDIX-F SAVED TREES									
TAG#	T1	T2	T3	T4	T5	CALIPER	SPECIES		
-	-	-	-	-	-	-	-	-	-
TOTAL							0"		

NOTE: TREES THAT ARE DEAD, DECLINING, IN POOR CONDITION, OR OF INVASIVE SPECIES ARE NOT INCLUDED IN THE CALCULATION TOTALS.
* TREE DEAD, DECLINING OR IN POOR CONDITION.
** INVASIVE SPECIES.
P PROTECTED TREE
H HERITAGE TREE
M MULTI-TRUNK TREE
ROW RIGHT OF WAY TREE

APPENDIX-F REMOVED TREES									
TAG#	T1	T2	T3	T4	T5	CALIPER	SPECIES		
50551	18"					18"	LIVE OAK		
51091	18"					18"	LIVE OAK		
51097	9"					9"	SOAPBERRY		
51098	14"					14"	SOAPBERRY		
51110	10"					10"	SOAPBERRY		
51145	8"					8"	PECAN		
51149	9"					9"	PECAN		
51150	11"					11"	PECAN		
51176	16"					16"	CEDAR ELM		
51177	16"					16"	CEDAR ELM		
51178	20"					20"	SYCAMORE		
51507	19"					19"	LIVE OAK		
51684	22"					22"	SPANISH OAK		
51839	20"					20"	HACKBERRY		
51840	12"					12"	HACKBERRY		
51841	13"					13"	HACKBERRY		
51872	15"					15"	CEDAR ELM		
51873	15"					15"	HACKBERRY		
51891	15"					15"	HACKBERRY		
TOTAL							278"		

NON APPENDIX-F REMOVED TREES									
TAG#	T1	T2	T3	T4	T5	CALIPER	SPECIES		
51710	14"					14"	PINE		
51713	12"					12"	PALM		
51772	8"					8"	BRADFORD PEAR		
51789	10"					10"	PINE		
51886	14"					14"	CHINABERRY		
TOTAL							44"		

GRAPHIC SCALE



ADD AS A TELECOM SERVICE DUCTHANE PLAN & PROFILE. UPDATE SANTIAGO FOREMAN PLAN & PROFILE. ADJUST FPC LOCATION. UPDATE TRAFFIC SIGNAL DETAILS. REPLACE RAIN WATER HARVESTING PLAN SHEET 27. UPDATE REPAVING PLAN. ADD CONSTRUCTION ENTRANCE ON RIVERSIDE DRIVE.

ATTENTION

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (TXESS) AT (800)344-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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RIVERSIDE AND LAMAR MIXED-USE
1211 WEST RIVERSIDE BLVD.
EROSION SEDIMENTATION CONTROL AND
TREE PROTECTION

Consort, Inc.
3000 Bee One Road Suite 100 / Austin, TX 78746 / (512) 466-9200
T.B.P.E. Firm Registration No. 1-859



JOB NO.: 1559-001
DRAWN BY: _____
SCALE: 1"=20'
DATE: 06/01/20
FILE: _____
XREF: _____

SHEET
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of
43

SP-2019-0056C