

# CONSOLIDATED SITE PLAN FOR CAMERON COMMERCIAL

## GENERAL CONSTRUCTION NOTES:

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
  - CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
  - CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
  - FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
  - ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
  - UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
    - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES
- DEPARTMENT (INSIDE THE CITY LIMITS);  
OR  
-INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

## TRAFFIC CONTROL NOTE:

PROPOSED CONSTRUCTION ACTIVITIES ARE ENTIRELY ONSITE AND IMPACT PRIVATE DRIVES. NO TRAFFIC CONTROLS BEYOND STANDARD DETAILS PROPOSED WITH THIS APPLICATION. IF CONSTRUCTION MEANS AND METHODS REQUIRE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AN APPROVED TRAFFIC CONTROL PLAN FROM ROW MANAGEMENT 6 WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.

## NOTES:

- 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.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.
- 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.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- THIS PROJECT IS NOT PROPOSED TO BE IN PHASES.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
- NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER.
- COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- THIS SITE IS SUBJECT TO A TRIP LIMITATION OF 4,000 TRIPS PER DAY PER ORDINANCE 20150825-003.

## AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT AND PROPERTY OWNER ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

## LEGAL:

LOT 1B, BLOCK A CAMERON INDUSTRIAL PARK 0.827 ACRES

## RELATED CASES:

ZONING: C14-2014-0136

SUBDIVISION: C8-2016-0219.0A.SH

## STORMWATER MANAGEMENT:

ONSITE WATER QUALITY (BIOFILTRATION) AND DETENTION.

## FLOODPLAIN:

NO PART OF THIS PROJECT SITE FALLS WITHIN THE 100-YR FLOODPLAIN OF LITTLE WALNUT CREEK, AS SHOWN ON FIRM 48453C0460K DATED 01/06/2016. NO FLOODPLAIN MODIFICATIONS ARE PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT.

## WATERSHED:

LITTLE WALNUT CREEK - URBAN

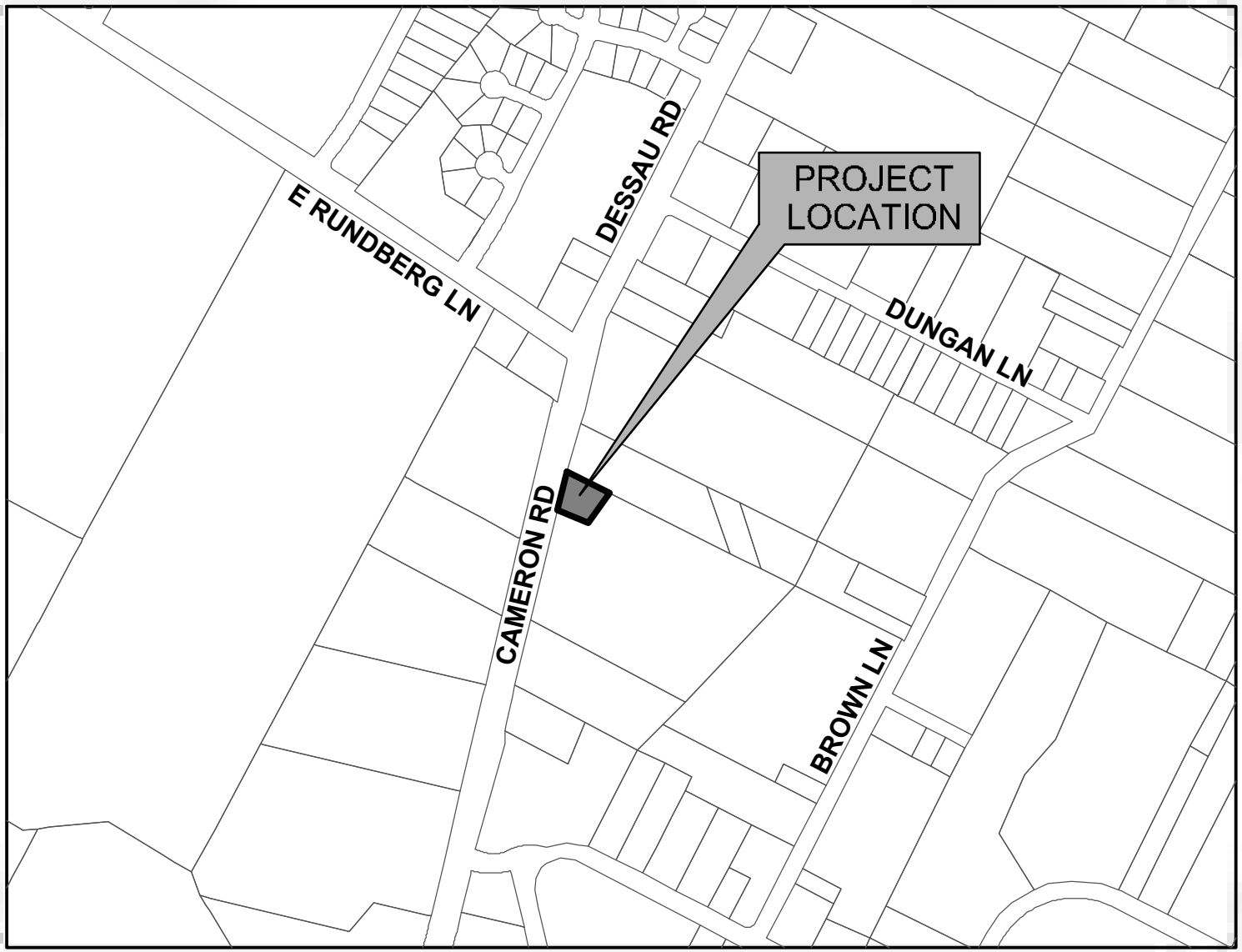
## WATER PRESSURE ZONE:

NORTH PRESSURE ZONE [600'-750']

## NOTES TO INSPECTOR:

- PONDS ON THE NEIGHBORING SITE TO TREAT THIS SITE. (SP-2017-0234C.SH)
- CERTIFICATE OF OCCUPANCY NOT TO BE ISSUED UNTIL NEIGHBOR SITE IS SIGNED OFF.

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODE:	IFC 2015 WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI:	1,500 GPM
INTENDED USE:	COMMERCIAL
CONSTRUCTION CLASSIFICATION:	III-A (TWO STORY)
BUILDING FIRE AREA:	10,400 SF (LARGEST BUILDING)
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE:	NFPA-13 (75% REDUCTION)
REDUCED FIRE FLOW DEMAND @ 20 PSI:	1000 GPM
AFD FIRE HYDRANT FLOW TEST DATE:	DECEMBER 12, 2016
AFD FIRE HYDRANT FLOW TEST LOCATION:	9200 CAMERON RD
HIGH RISE? (Y/N)	N
ALTERNATIVE METHOD OF COMPLIANCE (AMOC):	N/A



## VICINITY MAP

SCALE: N.T.S.  
CITY OF AUSTIN GRID: M29  
MAPSCO PAGE: 526R



## PROJECT DESCRIPTION:

COMMERCIAL DEVELOPMENT WITH ASSOCIATED IMPROVEMENTS

ADDRESS: 9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

PERMIT NUMBER:

SUBMISSION NO.:

SUBMITTAL DATE: JUNE 28, 2018

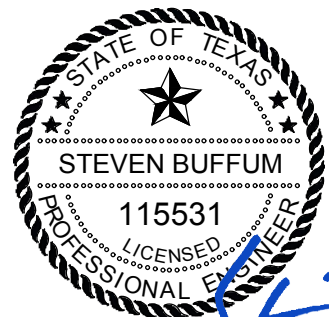
## ASSOCIATED SERS

WATER: 3976

WASTEWATER: N/A

REVISIONS/CORRECTIONS						
NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL NUMBER OF SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP COVER (SW. FT.) / %	CITY OF AUSTIN APPROVAL - DATE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL INFORMATION & CONSTRUCTION NOTES
3	GENERAL NOTES SHEET 1 OF 2
4	GENERAL NOTES SHEET 2 OF 2
5	PLAT 1 OF 2
6	PLAT 2 OF 2
7	EXISTING CONDITIONS AND SLOPE MAP
8	DEMOLITION & TREE REMOVAL PLAN
9	EROSION & SEDIMENTATION CONTROL PLAN
10	SITE PLAN
11	EXISTING DRAINAGE AREA MAP
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13	WATER PLAN
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15	EROSION CONTROL NOTES & DETAILS
16	MISCELLANEOUS DETAILS 1 OF 4
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21	LANDSCAPE ORDINANCE PLAN
22	LANDSCAPE DETAILS
23	LANDSCAPE NOTES



STEVEN BUFFUM, P.E.  
COSTELLO, INC. TBPE NO.  
280

5/28/2019

DATE

## APPROVED:

DEVELOPMENT SERVICES DEPARTMENT

DATE

AUSTIN WATER UTILITY

DATE

INDUSTRIAL WASTE

DATE

AUSTIN FIRE DEPARTMENT

DATE

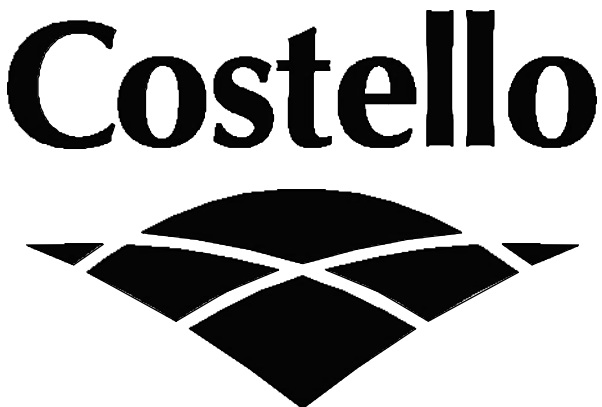
## DEVELOPER INFORMATION:

OWNER:	HOUSING AUTHORITY OF AUSTIN 1124 S. IH-35 AUSTIN, TX 78704	ENGINEER:	COSTELLO, INC. TBPE 280 1016 LA POSADA DRIVE, SUITE 288 AUSTIN, TX 78752 512-646-3456
DEVELOPER:	LDG DEVELOPMENT, LLC 1469 S. 4TH STREET LOUISVILLE, KY 40208 502-638-0534	ARCHITECT:	KELLY GROSSMAN 260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TX 78746 512-327-3397
PLANNER / LANDSCAPE ARCHITECT:	7GEN PLANNING 1016 LA POSADA DRIVE, SUITE 288 AUSTIN, TX 78752 512-646-3456		

SITE PLAN APPROVAL	SHEET <b>1</b> OF <b>23</b>
FILE NUMBER: <b>SP-2018-0282C</b>	APPLICATION DATE: <b>JUNE 28, 2018</b>
APPROVED BY COMMISSION ON:	
UNDER SECTION <b>112</b> OF CHAPTER <b>25-5</b> OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (00-00-0000, LDC):	CASE MANAGER: <b>ROBERT ANDERSON</b>
PROJECT EXPIRATION DATE (ORD. #000000-0) DWP2	DDZ

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: <b>GR-CO</b>
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.	

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION



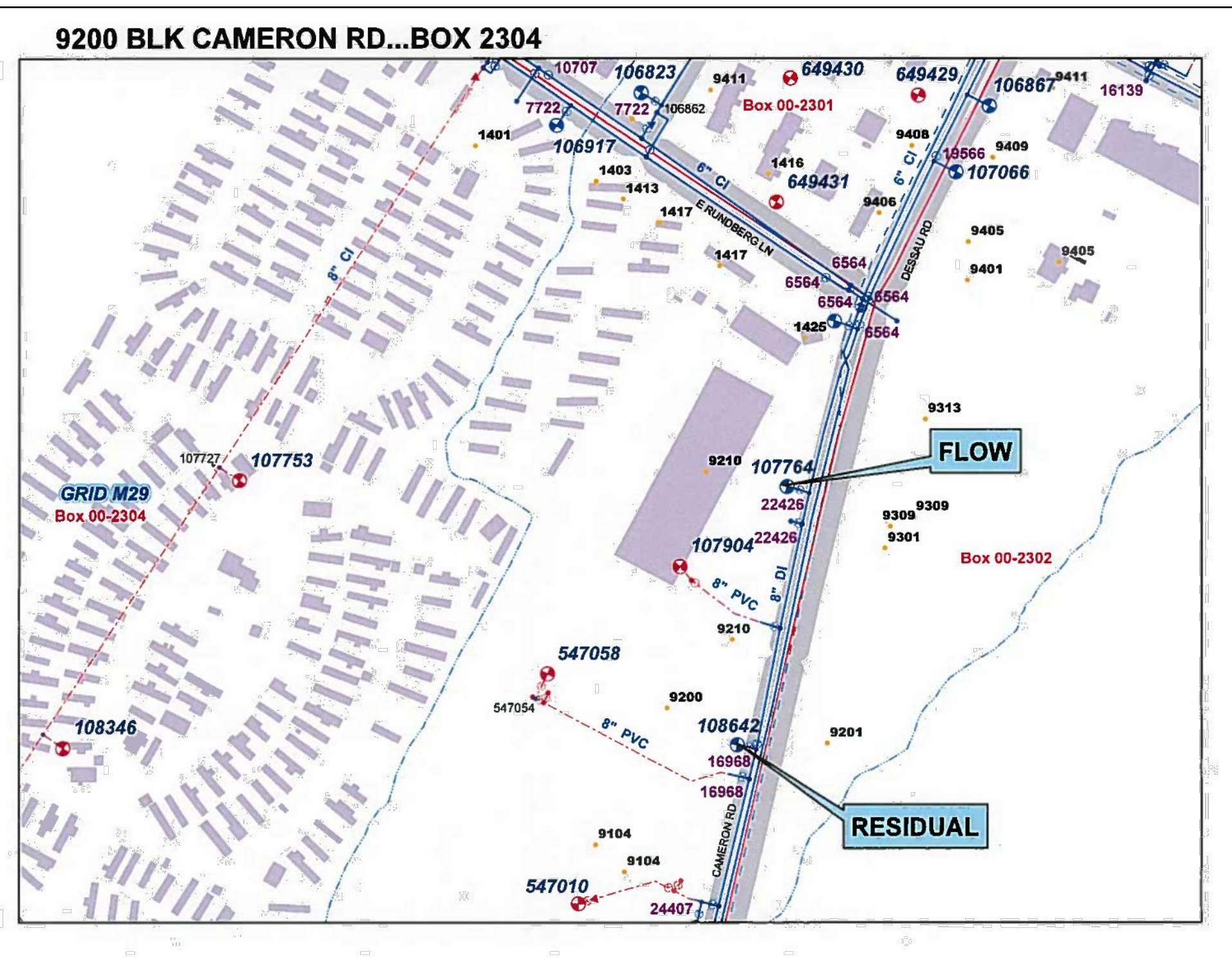
Engineering and Surveying  
1016 La Posada Drive Suite 288  
Austin, Texas 78752  
(512)646-3456  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

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





<b>AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION</b> Engineering Services Section One Texas Center, Ste 200 - 505 Barton Springs Road Austin, Texas 78704 Telephone (512) 974-0160 - Facsimile (512) 974-0162					
Austin Fire Department Hydrant Flow Test Report					
TEST DATE: 12/12/16				COMPANY: PREV	
TIME: 1510 HRS		SHIFT:		OFFICER: T/H	
RESIDUAL HYDRANT					
MAP GRID #	HYDRANT #	PIPE INTERSECTION #		MAIN SIZE	AED BOX #
M29	108642	16968		8	2304
BLK #	DIRECTION	STREET NAME			TYPE
9200		CAMERON			RD
STATIC PRESSURE (PSI): 80		RESIDUAL PRESSURE (PSI):		72	
COMMENTS:					
FLOW HYDRANT					
MAP GRID #	HYDRANT #	PIPE INTERSECTION #		MAIN SIZE	AED BOX #
M29	107764	22426		8	2304
BLK #	DIRECTION	STREET NAME			TYPE
9200		CAMERON			RD
STATIC PRESSURE (PSI): 78		VELOCITY PRESSURE (PSI):		64	
		dc = discharge coefficient straight 2½" butt = .9 w/45° elbow = .75			
		diffuser = N/A			
		FLOW RATE (GPM) = 1119			
NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.					




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

**PLEASE CALL DEVELOPMENT SERVICES DEPARTMENT, SITE AND SUBDIVISION INSPECTION AT 512.974.6360 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.**

PROJECT INFORMATION	
GRID NUMBER:	M29
MAPSCO NUMBER:	526R
AW INTERSECTION NUMBER:	22426
BUILDING SIZE IN SQUARE FEET:	10,400 SF
BUILDING TYPE PER IFC:	II-B
BUILDING HEIGHT:	32'
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	3,322 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	2,250 GPM
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	50%
*MINIMUM FIRE FLOW:	1,500 GPM
DOMESTIC WATER DEMAND:	
WATER SUPPLY FIXTURE UNITS (WSFU):	62
DOMESTIC DEMAND CALCULATED PER THE WSFU:	33 GPM
AUSTIN WATER PRESSURE ZONE:	NORTH
STATIC WATER PRESSURE:	78 PSI
HIGHEST LOT SERVED:	652'
LOWEST LOT SERVED:	642'
IRRIGATION DEMAND:	TBD
6" FIRE LINE VELOCITY:	9.64 FPS
2" DOMESTIC LINE VELOCITY:	1.42 FPS

**ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER)**

DESIGNED:					
DESIGN CHECKED:					
DRAWN:					
COGO CHECKED:					
SURVEY CHECKED:					
QA/QC:					
DATE:					
QA/QC REVISIONS:					
	NO.	REVISION	DATE	BY	



**Costello**

SITE PLAN APPROVAL

FILE NUMBER SP-2018-0282C

APPROVED BY COMMISSION ON:

UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (00-00-000, LDC) \_\_\_\_\_ CASE MANAGER ROBERT ANDERSON

PROJECT EXPIRATION DATE (ORD #000000-0 \_\_\_\_\_) DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: GR-CO

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_



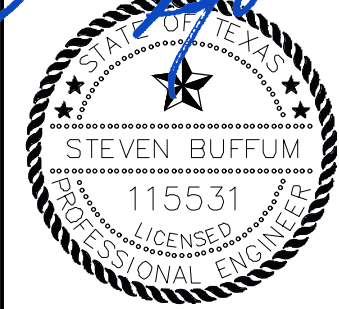
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

FINAL PLAN 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.

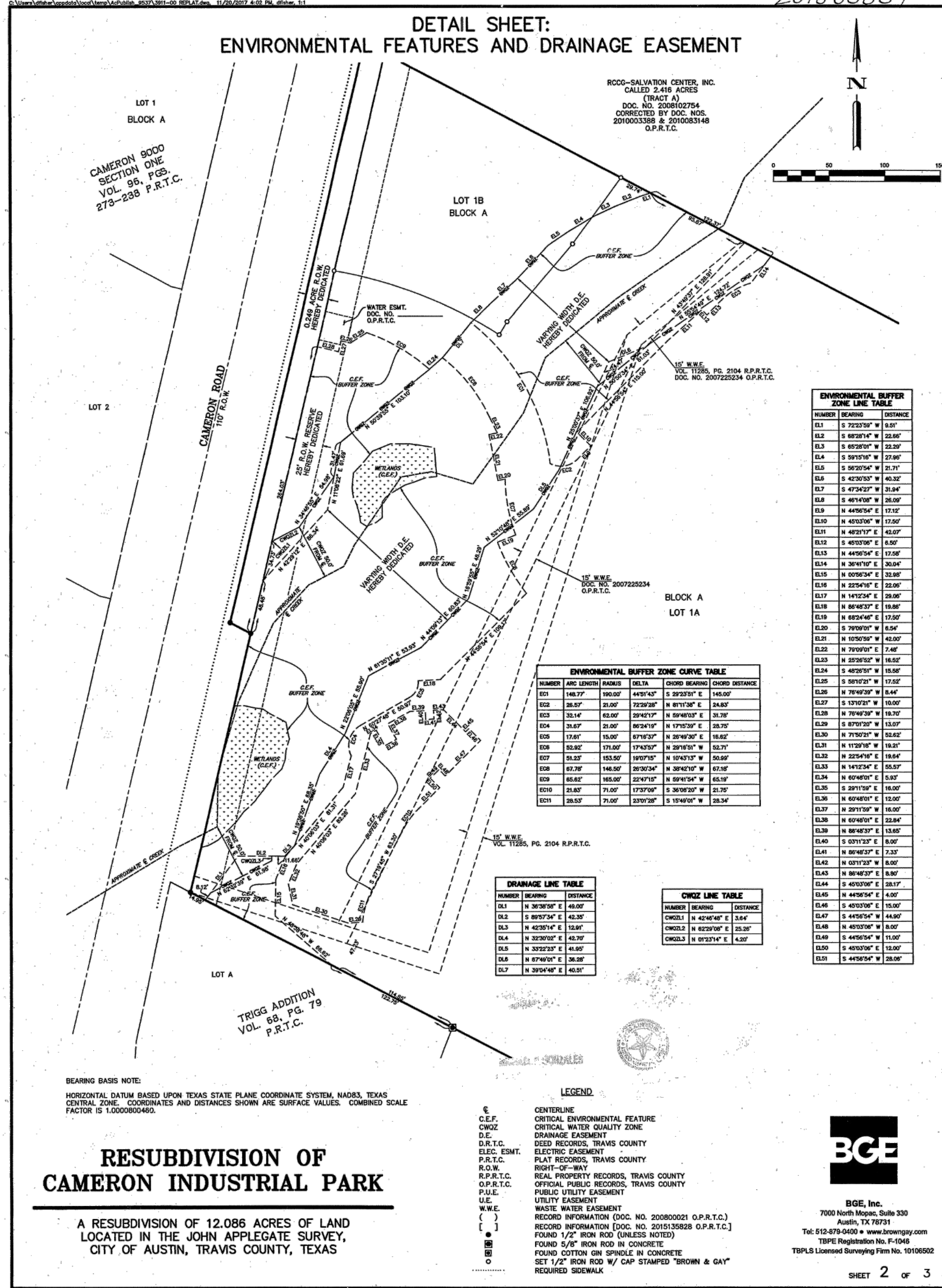
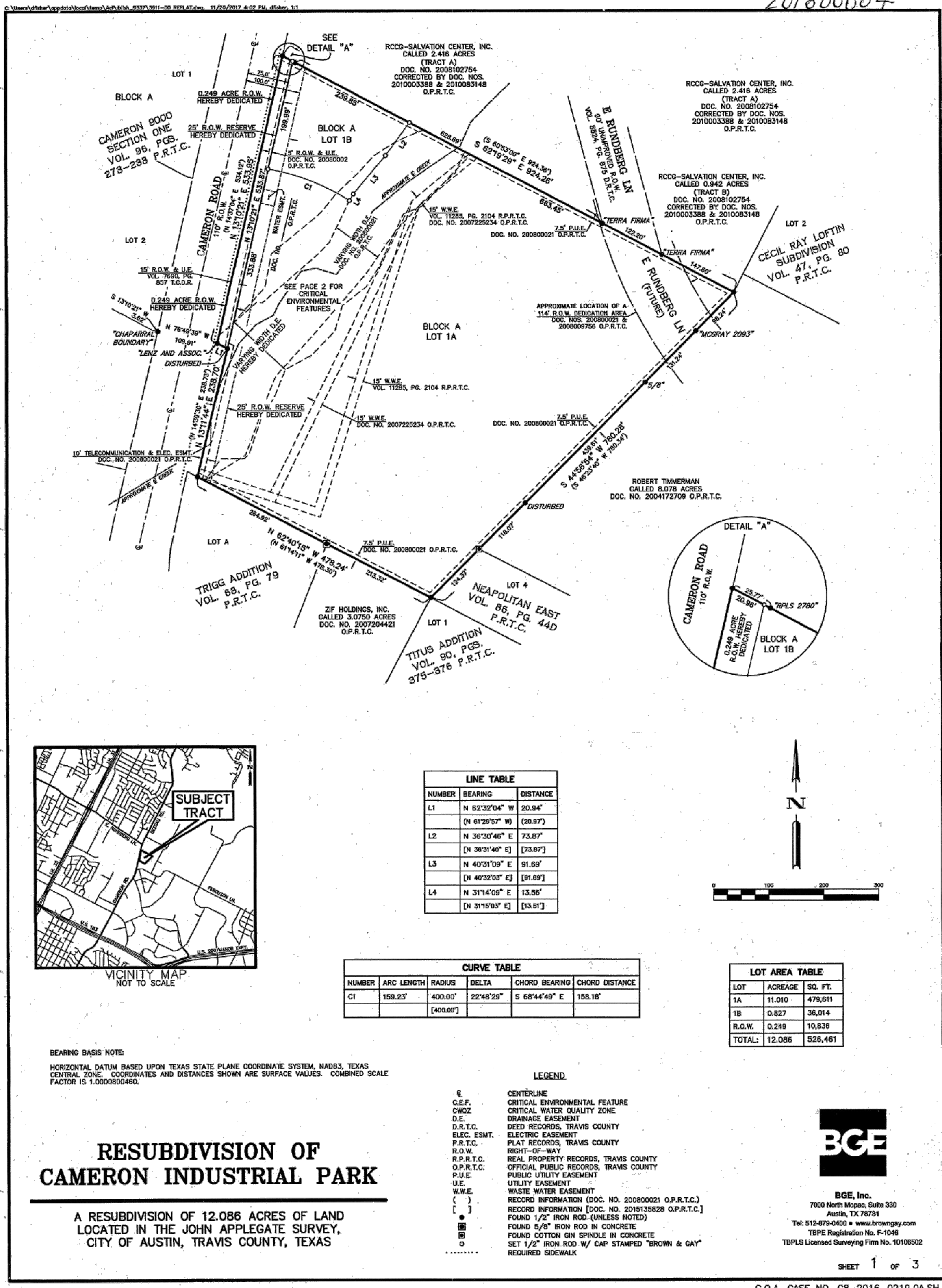






<div>CITY OF AUSTIN ECM APPENDIX P-4 STANDARD SEQUENCE OF CONSTRUCTION</div> <div>1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.</div> <div>2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.</div> <div>3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.</div> <div>4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).</div> <div>5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.</div> <div>6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.</div> <div>7. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.</div> <div>8. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTORS.</div> <div>9. PERMANENT WATER QUALITY OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.</div> <div>10. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING. PERMANENT STABILIZATION IS REQUIRED FOR ALL PERMANENT SPOIL PILES.</div> <div>11. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.</div> <div>12. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.</div> <div>13. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.</div> <div>PROJECT SPECIFIC CONSTRUCTION SEQUENCE CONSIDERATIONS</div> <div>1. CONSTRUCTION OF ADJACENT SITE (SP-2017-0234C.SH) WILL BE COMPLETED/UNDER CONSTRUCTION SIMULTANEOUSLY TO THIS DEVELOPMENT.</div> <div>2. THIS PROJECT WILL BE DISCHARGING STORMWATER INTO POND DESIGNED AND PERMITTED UNDER SP-2017-0234C.SH. POND MUST BE COMPLETED AND APPROVED PRIOR TO CONNECTING STORMWATER INFRASTRUCTURE OF THIS SITE TO THE POND.</div>		<div>CITY OF AUSTIN ECM APPENDIX P-6 REMEDIAL TREE CARE NOTES</div> <div>1. AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN UMAT/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST.</div> <div>2. PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING.</div> <div>3. POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT 1/2 RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST. DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.</div>	<div>AUSTIN TRANSPORTATION DEPARTMENT ROW NOTES</div> <div>1. APPROVAL OF SITE PLAN DOES NOT PERMIT ANY WORK IN THE RIGHT-OF-WAY TO BE CONDUCTED WITHOUT APPROVED PERMIT.<ul style="list-style-type: none"><li>EXCAVATIONS FOR UTILITIES REQUIRE AN EXCAVATION PERMIT (EX)</li><li>DRIVEWAYS AND CONCRETE WORK REQUIRED A DRIVEWAY/SIDEWALK PERMIT (DS)</li><li>TRAFFIC CONTROL AND PEDESTRIAN PROTECTION REQUIRE A TEMPORARY USE OF RIGHT-OF-WAY PERMIT (TURP)</li><li>ALL OTHER PERMITS SUCH AS BUILDING PERMIT MUST BE APPROVED BEFORE USE OF THE ROW WILL BE ALLOWED.</li></ul></div> <div>2. APPROVED SET OF PLANS MUST BE SUBMITTED TO ROW MANAGEMENT BEFORE EXCAVATION PERMITS WILL BE APPROVED. PLEASE DELIVER TO:  ISAIAH LEWALLEN 3701 LAKE AUSTIN BLVD. AUSTIN, TX 78703  (isaiah.lewallen@austintexas.gov) 512-974-1479</div> <div>3. DEVELOPMENT SERVICES' INSPECTION FEES MUST BE PAID AND RECORDED, AND DSD INSPECTOR ASSIGNED TO JOB BEFORE EXCAVATION PERMIT CAN BE ISSUED. CONTRACT <a href="mailto:Stephen.castleberry@austintexas.gov">Stephen.castleberry@austintexas.gov</a>.</div> <div>4. IF LICENSE AGREEMENT OR ENCROACHMENT AGREEMENTS ARE REQUIRED ALL AGREEMENTS MUST BE APPROVED AND RECORDED BEFORE ROW PERMITS CAN BE APPROVED. THIS INCLUDES:<ul style="list-style-type: none"><li>ALL PLAN REVISIONS/CORRECTIONS BE SUBMITTED AND APPROVED.</li><li>ALL UPDATED ENGINEERING ESTIMATES FOR ANY PLAN REVISION/CORRECTION BE SUBMITTED TO DEVELOPMENT SERVICES</li></ul></div> <div>5. COORDINATE WITH AUSTIN CENTER FOR EVENTS (<a href="mailto:betty.torres@austintexas.gov">betty.torres@austintexas.gov</a>), PUBLIC WORKS DEPARTMENT, AND ANY OTHER PROJECTS IDENTIFIED AS CONFLICT AT TIME OF PERMITTING.</div> <div>6. MOST ROW PERMITS CAN BE APPLIED FOR ONLINE AT: <a href="http://www.austintexas.gov/rowman">http://www.austintexas.gov/rowman</a></div>	<div>CITY OF AUSTIN AUSTIN ENERGY NOTES</div> <div>1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVED TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.</div> <div>2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.</div> <div>3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.</div> <div>4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.</div> <div>5. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, &amp; NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN &amp; PLANNING.</div>	<div>ENGINEERING AND SURVEYING 1016 LA POSADA DR, SUITE 288 AUSTIN, TEXAS 78752 (512)846-3456 (512) 514-0315 FAX  TBPB FIRM REG. No. 280 TBPB FIRM REG. No. 100486</div> <div><b>Costello</b></div> <div></div>	<div>CAMERON COMMERCIAL 9201 CAMERON ROAD AUSTIN, TEXAS 78754</div> <div>GENERAL NOTES SHEET 2 OF 2</div>	<div>SITE PLAN APPROVAL FILE NUMBER: <b>SP-2018-0282C</b> APPROVED BY COMMISSION ON: _____ UNDER SECTION <b>112</b> OF CHAPTER <b>25-5</b> OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (00-00-0000, LDC) _____ CASE MANAGER <b>ROBERT ANDERSON</b> PROJECT EXPIRATION DATE (ORD.#0000000-0) _____ DWPZ _____ DDZ _____</div> <div>SHEET <b>4</b> OF <b>23</b> APPLICATION DATE: <b>JUNE 28, 2018</b></div> <div>DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: <b>GR-CO</b> 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.</div>	<div>  5/28/2019</div> <div>SHEET <b>4</b> OF <b>23</b> SHEETS</div> <div>FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION SP-2018-0282C</div>
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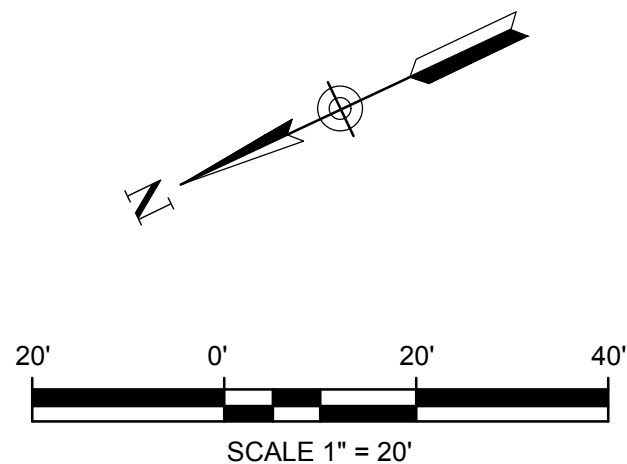
DESIGNED:	ENGINEERING AND SURVEYING	1016 LA POSADA DR. SUITE 288	AUSTIN, TEXAS 78762	(512) 646-3456	(512) 514-0315 FAX	DATE:	NO.	REVISION	DATE	BY
DRAWN:										
CHECKED:										
QA/QC:										
QA/QC REVISIONS:										
COSTELLO										
CAMERON COMMERCIAL										
9201 CAMERON ROAD										
AUSTIN, TEXAS 78754										
PLAT 1 OF 2										
FOR INFORMATION PURPOSES ONLY										
SHEET 5 OF 23										
OF 23 SHEETS										




SITE PLAN APPROVAL		SHEET 5 OF 23	
FILE NUMBER: SP-2018-0282C		APPLICATION DATE: JUNE 28, 2018	
APPROVED BY COMMISSION ON:			
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.			
EXPIRATION DATE (00-00-0000, LDC):		CASE MANAGER: ROBERT ANDERSON	
PROJECT EXPIRATION DATE (ORD. #000000-0):		DWPZ: D02	
DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT			
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-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.			
FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION			









Slopes Table				
NUMBER	Minimum Slope	Maximum Slope	Color	Area (SQ. FT.)
1	15.00%	25.00%		0.00
2	25.00%	35.00%		0.00
3	35.00%	500.00%		0.00

**\*ALL EXISTING SLOPES ARE LESS THAN 15%**

Line Table		
Line #	Length	Direction
L1	240.152	S62° 19' 29.43"E
L2	73.942	S36° 31' 08.83"W
L3	91.690	S40° 32' 03.00"W
L4	13.510	S31° 15' 03.00"W
L5	200.084	N13° 10' 20.54"E

Curve Table			
Curve #	Length	Radius	Delta
<b>C1</b>	159.484	399.760	022.8581

**EXISTING CONDITION NOTES:**

1. SURVEY PROVIDED BY LANDMARK SURVEYING ON FEBRUARY 26, 2018.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES, COMBINED SCALE FACTOR IS 1.0000336419.
3. THE ENGINEER MAKES NO GUARANTEE AS TO THE TYPES OF TREES LISTED IN SURVEY. IF CRITICAL, IT MAY BE PRUDENT TO HAVE AN ARBORIST VERIFY THIS INFORMATION.

**NOTES:**

1. ONLY SURVEY IMPROVEMENTS AND UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION METHODS AND METHODS.
2. HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY ANY DISCREPANCIES. CONTRACTOR TO CONTACT AUSTIN AREA "ONE CALL" SYSTEM AT 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
3. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR CLARITY. CLARITY SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. REFER TO COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.

BENCHMARK:

TBM 1-36CHISELED SQUARE AT THE NORTHEAST CORNER OF A CURB-INLET LOCATED ON THE WEST SIDE OF CAMERON RD. AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HERON.

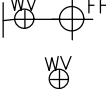



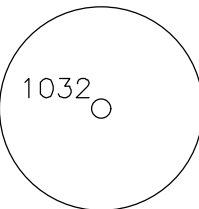

ELEV:631.55

NAVD 83

\* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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.



EXISTING		
—	—	PROPERTY LINE
—W—		EASEMENT
—WW—		WATER
—SO—		WASTEWATER
—UO—		STORM SEWER
—UE—		OVERHEAD ELECTRIC
—G—		UNDERGROUND ELECTRIC
		GAS
		CURB & GUTTER
		FIRE HYDRANT ASSEMBLY
		WATER VALVE
WWMH — 		WASTEWATER MANHOLE
SSMH 		STORM SEWER MANHOLE
—CWQZ—		CRITICAL WATER QUALITY ZON
—EHZ—		ENVIRONMENTAL HAZARD ZON
		TREE
		CEF BUFFER

DESIGNED:				
DESIGN CHECKED:				
DRAWN:				
COGO CHECKED:				
SURVEY CHECKED:				
QA/QC: _____ DATE: _____				
QA/QC REVISIONS:				
	NO.	REVISION	DATE	BY

ENGINEERING AND SURVEYING  
10106 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78752  
(512)646-3456 (512) 514-0315 FAX

TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486



CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

# EXISTING CONDITIONS AND SLOPE MAP

SITE PLAN APPROVAL SHEET 7 OF 23  
FILE NUMBER: SP-2018-0282C APPLICATION DATE: JUNE 28, 2018  
APPROVED BY: COMMISSION ON:  
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER ROBERT ANDERSON  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_\_ DWPZ DDZ

SHEET 7 OF 23  
DATE: JUNE 28, 2018

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-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.

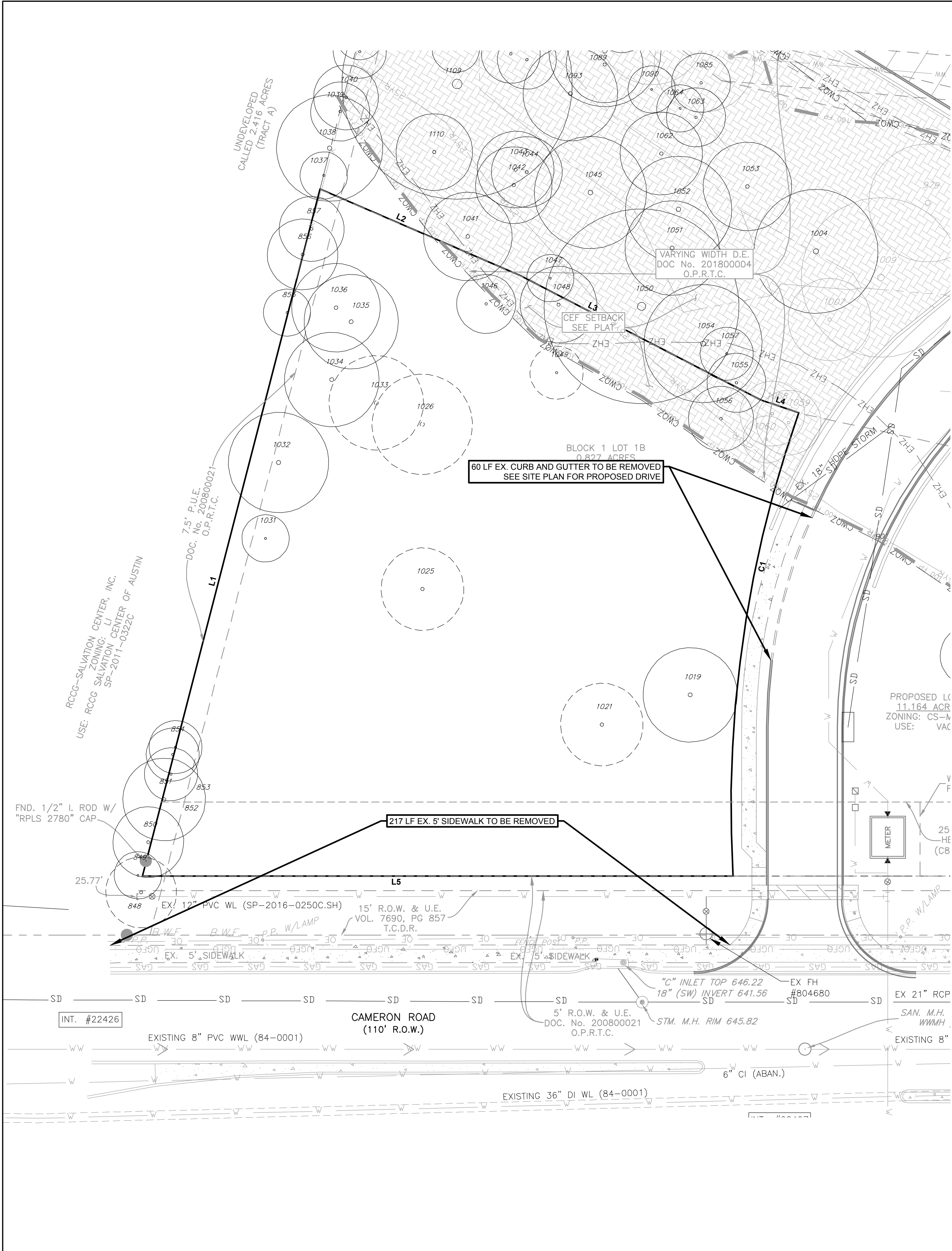
FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

5/28/2019

SHEET 7  
OF 23 SHEETS

**SP-2018-0282C**

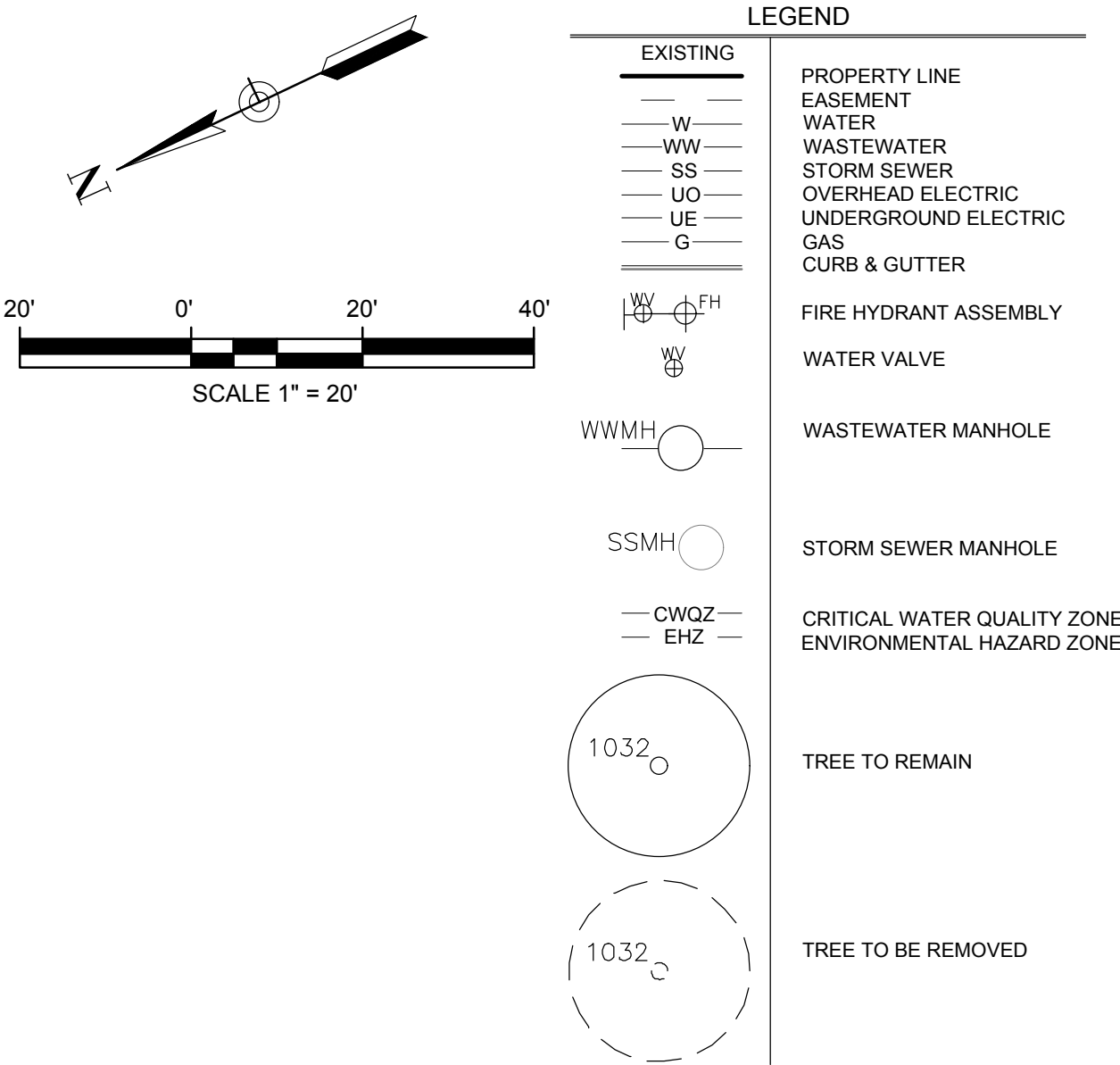




TREE LIST	
Tag #	Description
848 (ROW)	12" Ligustrum Tree (1-6", 1-5", 1-4", 1-3", 2-2")
849	8" Ligustrum Tree (1-6", 2-2")
850	12" Hackberry Tree (1-5", 2-4", 2-3")
851	14" Hackberry Tree (1-6", 1-5", 2-4", 1-3")
852	9" Hackberry Tree (2-4", 1-3", 1-2")
853	9" Hackberry Tree (1-4", 1-3", 3-2")
854	9" Hackberry Tree (1-5", 2-3", 1-2")
855	8" Hackberry Tree (1-6", 1-4")
856	12" Hackberry Tree
857	11" Hackberry Tree (1-8", 1-5")
1019	16" Hackberry (2-6", 2-5", 1-4")
1021 (R)	14" American Elm
1025 (R)	14" American Elm
1026 (R)	17" Hackberry (2-7", 1-5", 2-4")
1031	8" Hackberry
1032	17" Hackberry (1-12", 1-4", 2-3")
1033 (R)	16" Hackberry (1-8", 1-6", 2-5")
1034	16" Hackberry (1-8", 2-5", 1-4", 1-2")
1035	16" Hackberry (1-8", 2-5", 1-4", 1-2")
1036	15" Hackberry (1-7", 3-5")
1037	8" Hackberry
1041	15" Hackberry (1-8", 1-7", 1-4", 1-3")
1046	10" Cedar (1-7", 1-5")
1047	8" Hackberry (1-6", 1-3")
1048	13" Hackberry (2-7", 1-4")
1049 (R)	9" Hackberry (1-5", 1-4", 1-3")
1050	33" Boxelder Tree (1-15", 1-5", 3-4", 1-3")
1054	20" Hackberry (2-13")
1055	10" Hackberry
1056	11" Hackberry (1-5", 2-4", 1-3")
1057	9" Boxelder Tree (1-5", 1-4", 1-3")
1058	11" Hackberry (1-5", 1-4", 1-3", 2-2")
1059	11" Hackberry (2-5", 1-4", 1-2")
1060	8" American Elm
TREE SURVEY TAKEN 12/30/2015	
R = REMOVE	
ROW = REMOVE IN ROW	

Line Table			
Line #	Length	Direction	
L1	240.152	S62° 19' 29.43"E	
L2	73.942	S36° 31' 08.83"W	
L3	91.690	S40° 32' 03.00"W	
L4	13.510	S31° 15' 03.00"W	
L5	200.084	N13° 10' 20.54"E	

Curve Table			
Curve #	Length	Radius	Delta
C1	159.484	399.760	022.8581



- BENCHMARK:  
TBM 1-36CHISELED SQUARE AT THE NORTHEAST CORNER OF A CURB-INLET LOCATED ON THE WEST SIDE OF CAMERON RD. AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.  
ELEV: 631.55 NAVD 83
- NOTES:**
- EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITY. REFER TO EROSION & SEDIMENTATION CONTROL PLAN SHEET FOR EROSION & SEDIMENTATION CONTROL AND TREE PROTECTION LOCATIONS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
  - NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRE CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
  - TREE PROTECTION FENCE MOVED DURING DEMOLITION MUST BE RE-INSTATED AS SOON AS DEMOLITION WORK IS COMPLETED. ANY WORK BEING DONE WITHIN THE TREE PROTECTION FENCE AREA SHALL NOT IMPACT TREES. NO ROOT DAMAGE, BRANCH DAMAGE, OR TRUNK DAMAGE IS PERMITTED. ADD 12" LAYER OF MULCH WITHIN THE TREE PROTECTION FENCE AREA PRIOR TO CONDUCTING ANY WORK INSIDE FENCE AREA.
  - ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE "U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION" (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCES MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
  - ANY DAMAGE TO EXISTING PAVEMENT, DRAINAGE OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRE- CONSTRUCTION CONDITIONS AT THE CONTRACTOR'S EXPENSE.
  - ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED PER LDC 25-8-343.
  - UNLESS OTHERWISE NOTED, ALL EXISTING UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.

SITE PLAN APPROVAL		SHEET 8 OF 23	
FILE NUMBER: SP-2018-0282C		APPLICATION DATE: JUNE 28, 2018	
APPROVED BY COMMISSION ON:			
UNDER SECTION 112	OF CHAPTER 25-5	OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (00-00-0000, LDC)		CASE MANAGER: ROBERT ANDERSON	
PROJECT EXPIRATION DATE (ORD. #000000-0)		DWP2 DOZ	
DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT			
RELEASED FOR GENERAL COMPLIANCE:		ZONING: GR-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.			

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
COCO CHECKED: \_\_\_\_\_  
SURVEY CHECKED: \_\_\_\_\_  
QA/QC: \_\_\_\_\_  
DATE: \_\_\_\_\_

ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78762  
(512) 646-3456 (512) 514-0315 FAX

**Costello**

CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

DEMOLITION & TREE  
REMOVAL PLAN

SHEET 8 OF 23 SHEETS

DATE: 5/28/2019

BY: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
NO. \_\_\_\_\_

DATE: \_\_\_\_\_

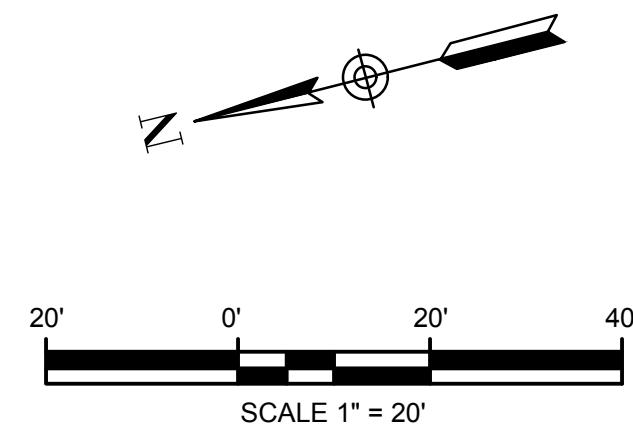
REVISION: \_\_\_\_\_










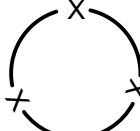
NO. \_\_\_\_\_

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

SP-2018-0282C





EXISTING	PROPOSED	
— —	— —	PROPERTY LINE
— W —	— W —	EASEMENT
— WW —	— WW —	WATER
— SS —	— SS —	WASTEWATER
— UO —		STORM SEWER
— UE —		OVERHEAD ELECTRIC
— G —		UNDERGROUND ELECTRIC
— — — — —		GAS
— CWQZ —		CURB & GUTTER
	— LOC —	CWQZ
	— SF —	LIMITS OF CONSTRUCTION
		SILT FENCE
		INLET PROTECTION
		FIRE HYDRANT ASSEMBLY
WWMH 		WATER VALVE
		WASTEWATER MANHOLE
		GUY WIRE
		TREE TO REMAIN
		STABILIZED CONSTRUCTION ENT. (2)
		CONSTRUCTION STAGING/ SPOILS AREA
		CONCRETE WASHOUT AREA
		TREE PROTECTION FENCING

Line Table		
Line #	Length	Direction
L1	240.152	S62° 19' 29.43"E
L2	73.942	S36° 31' 08.83"W
L3	91.690	S40° 32' 03.00"W
L4	13.510	S31° 15' 03.00"W
L5	200.084	N13° 10' 20.54"E

Curve Table			
Curve #	Length	Radius	Delta
C1	159.484	399.760	022.8581

- NOTES:**
1. IF DISTURBED AREA IS NOT WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA SHALL BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING (ECM 1.4.4.B.3 SECTION 5, 1)
  2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON THE SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. (LDC 25-8-183)
  3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
  4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4)
  5. PURSUANT TO 14-11-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOT PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
  6. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G)
  7. FOR OFF-SITE UTILITY CONSTRUCTION, PERPENDICULAR EROSION CONTROL MUST BE INSTALLED EVERY 30 FEET AS THE TRENCH IS BACKFILLED.
  8. TREE PROTECTION FENCE MUST ENCLOSE, AT A MINIMUM THE HALF CRITICAL ROOT ZONES OF TREES TO BE PRESERVED
  9. NO GRADING AND NO CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE TREE PROTECTION FENCE.
  10. NO UTILITY ASSIGNMENTS OR FENCE FOOTERS WILL BE ALLOWED WITHIN THE HALF CRITICAL ROOT ZONES OF TREES TO BE PRESERVED.
  11. REFER TO "GENERAL NOTES" SHEETS FOR ADDITIONAL EROSION CONTROL NOTES.
  12. REFER TO "TREE LIST" SHEET FOR TREE REMOVAL INFORMATION.
  13. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION AND WATER QUALITY POND(S).
  14. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND BMP'S SHOWN ON THIS SHEET. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL VEGETATION HAS BEEN FULLY RESTORED AND ENGINEER HAS INSPECTED AND APPROVED.
  15. CONTRACTOR IS RESPONSIBLE FOR ALL GRADING AROUND THE CRITICAL ROOT ZONES OF ALL TREES NOT SHOWN AS BEING REMOVED. GRADING TO MATCH EXISTING GRADE AROUND CRITICAL ROOT ZONES.

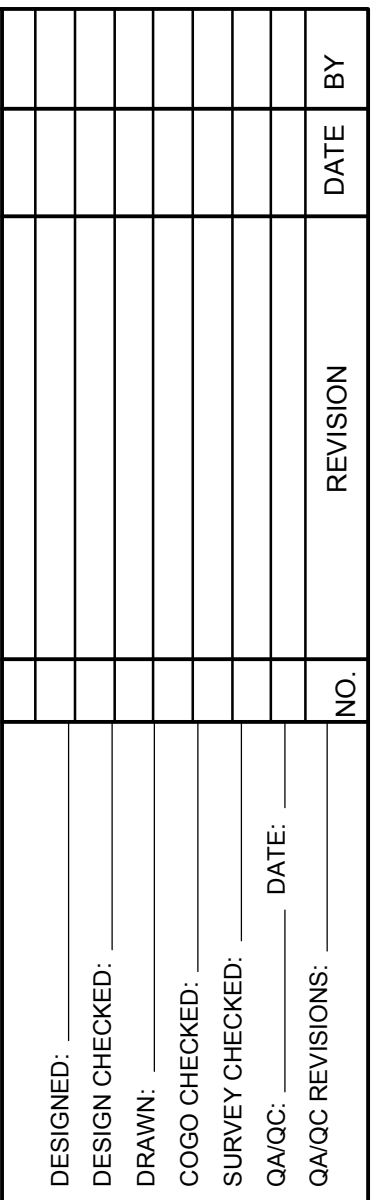
SITE PLAN APPROVAL \_\_\_\_\_ SHEET **9** OF **23**  
FILE NUMBER: **SP-2018-0282C** APPLICATION DATE: **JUNE 28, 2018**  
APPROVED BY COMMISSION ON \_\_\_\_\_  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER **ROBERT ANDERSON**  
PROJECT EXPIRATION DATE (ORD: #000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

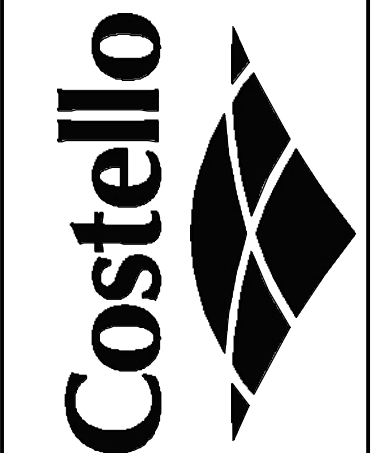
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-CO**

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

FINAL PLAN 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 NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



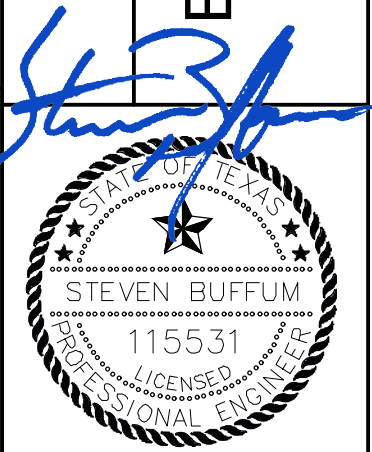
ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78752  
(512)646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486



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9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

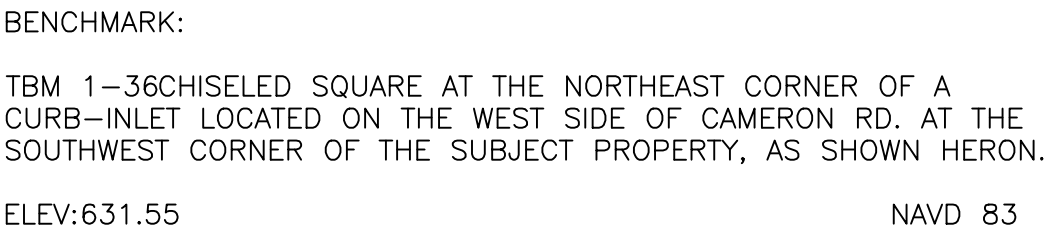
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N AND SEDIMENTATION  
CONTROL PLAN



SHEET 9  
OF 23 SHEETS





**PARKING COUNT LEGEND**

R =	REGULAR PARKING STALL 9.0' x 17.5'
C =	COMPACT PARKING STALL 7.5' x 15.5'
P =	PARALLEL PARKING STALL 8.0' x 22'
HC =	ACCESSIBLE PARKING STALL 9.0' x 17.5' W/ 8.0' x 17.5' STRIPING
HVC =	W/AN ACCESSIBLE PARKING STALL 11.0' x 17.5' W/5.0' x 17.5' STRIPING

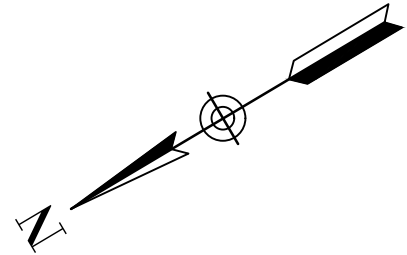
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Line #	Length	Direction
L1	192.062	N13° 10' 20.54"E
L2	130.511	N47° 43' 11.99"E






































































LOT AND MASSING COMPLIANCE		ZONING: GR-CO		COMMERCIAL	
STANDARD		CRITERIA (SF / %)		PROPOSED (SF / %)	
GROSS SITE AREA	36,014	100%		36,014	100%
IMPERVIOUS COVER	32,413	90%		28,053	78%
BUILDING COVERAGE	27,011	75%		5,200	14%
FLOOR TO AREA RATIO	36,014	100%		10,400	0.29:1
BLDG HEIGHT		60 FT			32 FT
MINIMUM SETBACKS		SHOWN ON PLANS			
LOT AND MASSING STANDARDS ACCORDING TO LDC ZONING REGULATIONS AND CONDITIONAL OVERLAYS ESTABLISHED IN ZONING ORDINANCE #20150825-003					

PARKING SPACES REQUIRED BY UNIT MIX:	SQUARE FOOTAGE	PARKING RATE	PARKING REQUIRED
OFFICE	5,200	275	19
GENERAL RETAIL	5,200	275	19
PARKING SUBTOTAL =			38
ACCESSIBLE SPACES =			2 (1 VAN)
BICYCLE SPACES =			5

STANDARD PARKING DEDUCTIONS	QUANTITY	RATE	DEDUCTION
TREE PRESERVATION	1	10%	-4
DEDUCTION SUBTOTAL =			-4

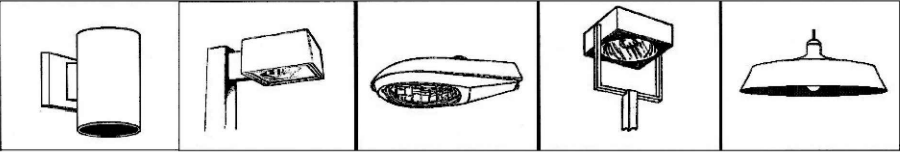
PARKING SUMMARY	REQUIRED	PROPOSED
TOTAL VEHICULAR SPACES	34	34
- STANDARD	--	32
- COMPACT	--	0
- ACCESSIBLE	2 (1 VAN)	2 (1 VAN)
BICYCLE	5	5
OFF-STREET LOADING	N/A	N/A



LEGEND	
EXISTING	PROPOSED
—	—
—W—	—W—
—WW—	—WW—
—SD—	—SD—
—UO—	
—UE—	
—G—	
—EHZ—	
—CWQZ—	
	—LOC—
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF CURB.
2. FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
3. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN GREEN ENERGY BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
4. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.
5. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
6. ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
7. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
8. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
9. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR LIGHTNING WILL BE CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 5.5.2.2.
11. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

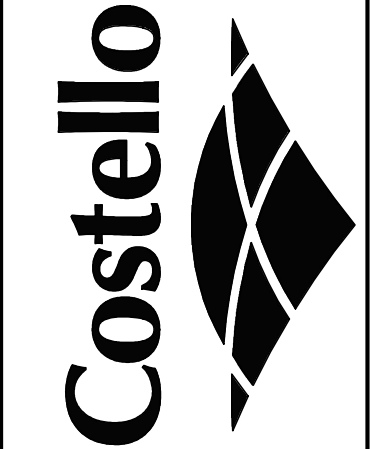


**Figure 34:**  
Examples of fully-shielded light fixtures.

SITE PLAN APPROVAL		SHEET <b>10</b> OF <b>23</b>
FILE NUMBER <b>SP-2018-0282C</b>	APPLICATION DATE <b>JUNE 28, 2018</b>	
APPROVED BY COMMISSION ON:		
UNDER SECTION <b>112</b>	OF CHAPTER <b>25-5</b>	OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (00-00-00-0000, LDC)	CASE MANAGER <b>ROBERT ANDERSON</b>	
PROJECT EXPIRATION DATE (ORD. #000000-0	DWPZ	DDZ

DESIGNED: _____						
DESIGN CHECKED: _____						
DRAWN: _____						
COGO CHECKED: _____						
SURVEY CHECKED: _____						
QA/QC: _____ DATE: _____						
QA/QC REVISIONS: _____						
	NO.	REVISION	DATE	BY		

ENGINEERING AND SURVEYING  
1016 LA POSADA DR, SUITE 288  
AUSTIN, TEXAS 78752  
(512)646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486



**CAMERON COMMERCIAL**  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

# SITE PLAN

SHEET 10  
OF 23 SHEETS

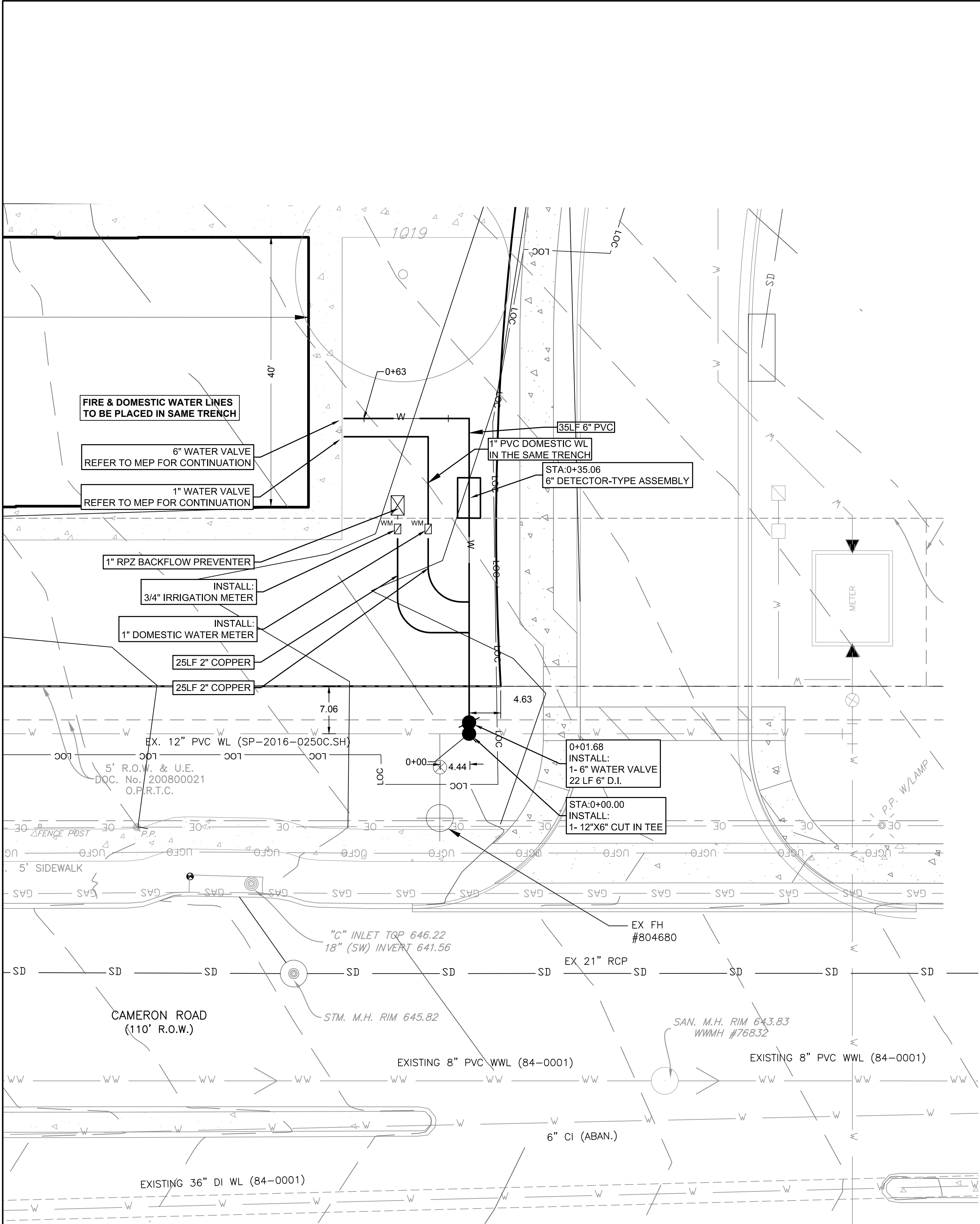






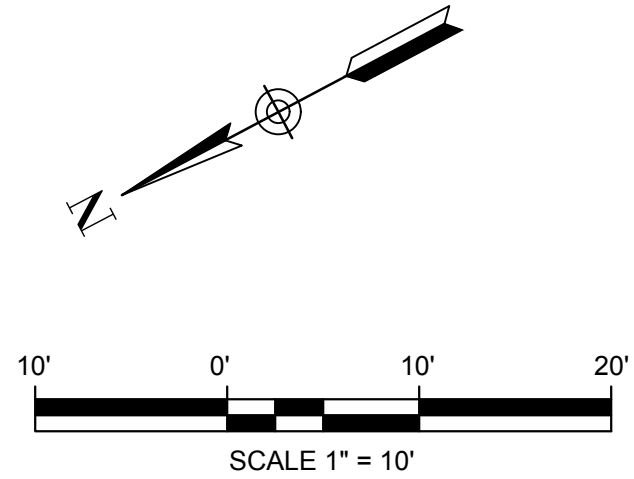






Line Table		
Line #	Length	Direction
L1	240.152	S62° 19' 29.43"E
L2	73.942	S36° 31' 08.83"W
L3	91.690	S40° 32' 03.00"W
L4	13.510	S31° 15' 03.00"W
L5	200.084	N13° 10' 20.54"E

Curve Table			
Curve #	Length	Radius	Delta
C1	159.484	399.760	022.8581



EXISTING	PROPOSED
W	W
WW	WW
SS	SS
UE	UE
G	G
LOC	LOC
WM	WM
WWMH	WWMH
SSMH	SSMH
SD	SD

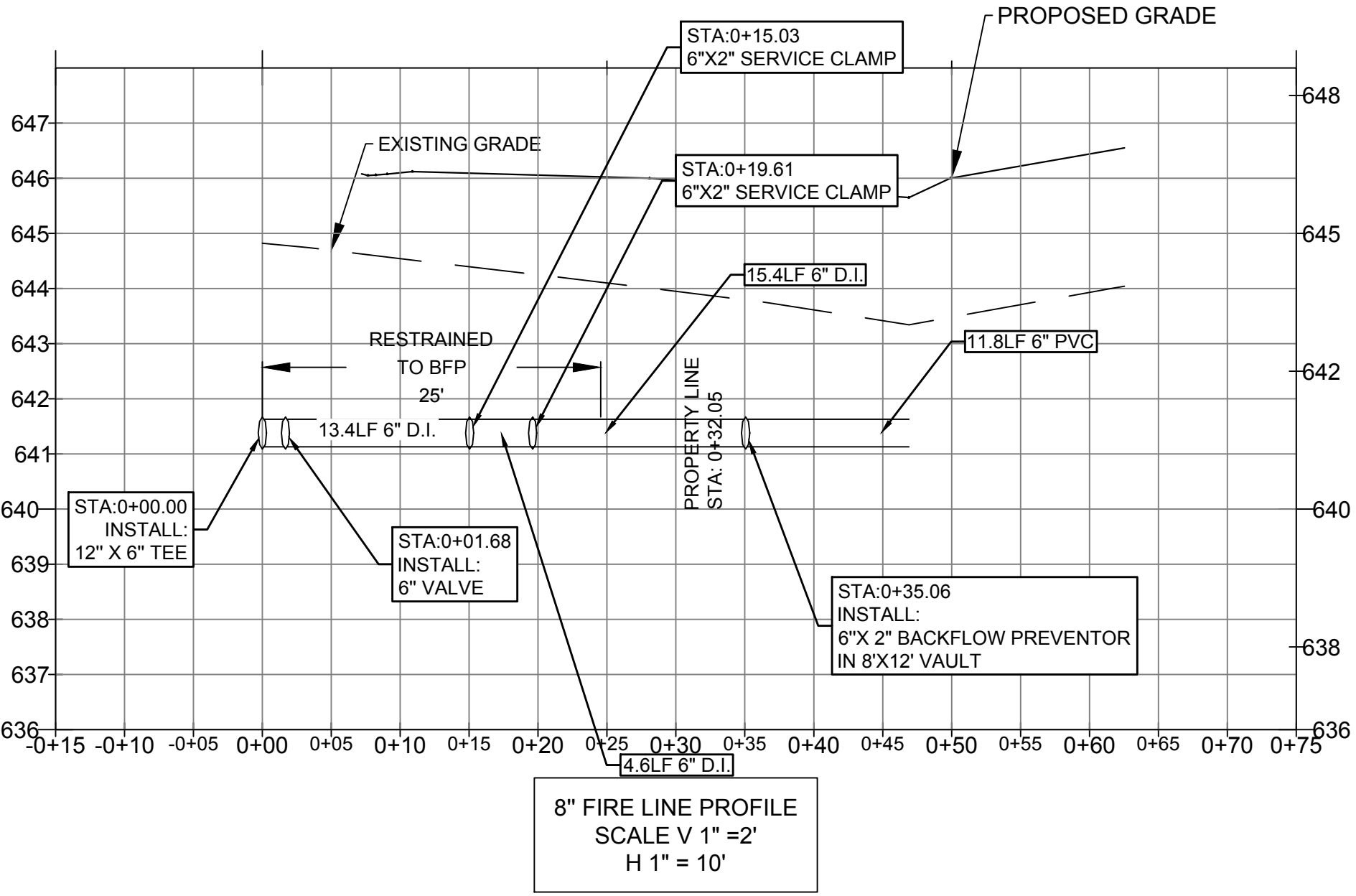
PROPERTY LINE  
EASEMENT  
WATER  
WASTEWATER  
STORM SEWER  
OVERHEAD ELECTRIC  
UNDERGROUND ELECTRIC  
GAS  
CURB & GUTTER  
WOOD FENCE  
LIMITS OF CONSTRUCTION  
FIRE HYDRANT ASSEMBLY  
WATER METER  
WATER VALVE  
BACKFLOW PREVENTOR  
WASTEWATER MANHOLE  
WASTEWATER CLEANOUT  
STORM SEWER MANHOLE

WATER LINE NOTE:

ALL WATER LINE C900 PVC UNLESS OTHERWISE NOTED.

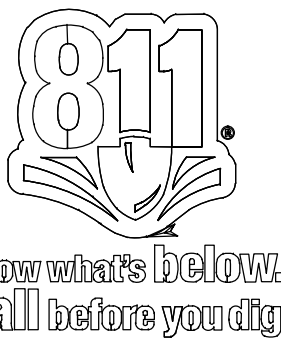
NOTES:

- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES ARE CALLED OUT ON PLANS.
- NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE PLAN UNTIL THE WATER LINE EXTENSION IS COMPLETED AND THE REQUIRED FLOW IS AVAILABLE.
- EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
- LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION AND SEDIMENTATION CONTROL PLANS.
- UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTS AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED IN BETWEEN TESTED SECTIONS.
- REFERENCE GENERAL NOTES FOR ADDITION UTILITY NOTES.
- THIS SHEET IS AN OVERALL VIEW OF UTILITIES, PLEASE REFER TO PLAN AND PROFILE VIEWS FOR DETAILED INFORMATION.
- UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.
- ALL PRIVATE HYDRANTS ARE TO BE PAINTED RED.
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- A DC FIRE BACKFLOW PREVENTOR WILL BE PROVIDED IN EACH BUILDING. SEE MEP PLANS.
- TYPICAL WATERLINE FLOWLINE= 4.0 FEET BELOW FINISHED FLOOR.



\* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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 IS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES



SITE PLAN APPROVAL  
FILE NUMBER: **SP-2018-0282C**  
APPROVED BY COMMISSION ON: \_\_\_\_\_  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER **ROBERT ANDERSON**  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ PDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-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.

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
COCO CHECKED: \_\_\_\_\_  
SURVEY CHECKED: \_\_\_\_\_  
QA/QC: \_\_\_\_\_  
DATE: \_\_\_\_\_

ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78762  
(512) 646-3456 (512) 514-0315 FAX

**Costello**

CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

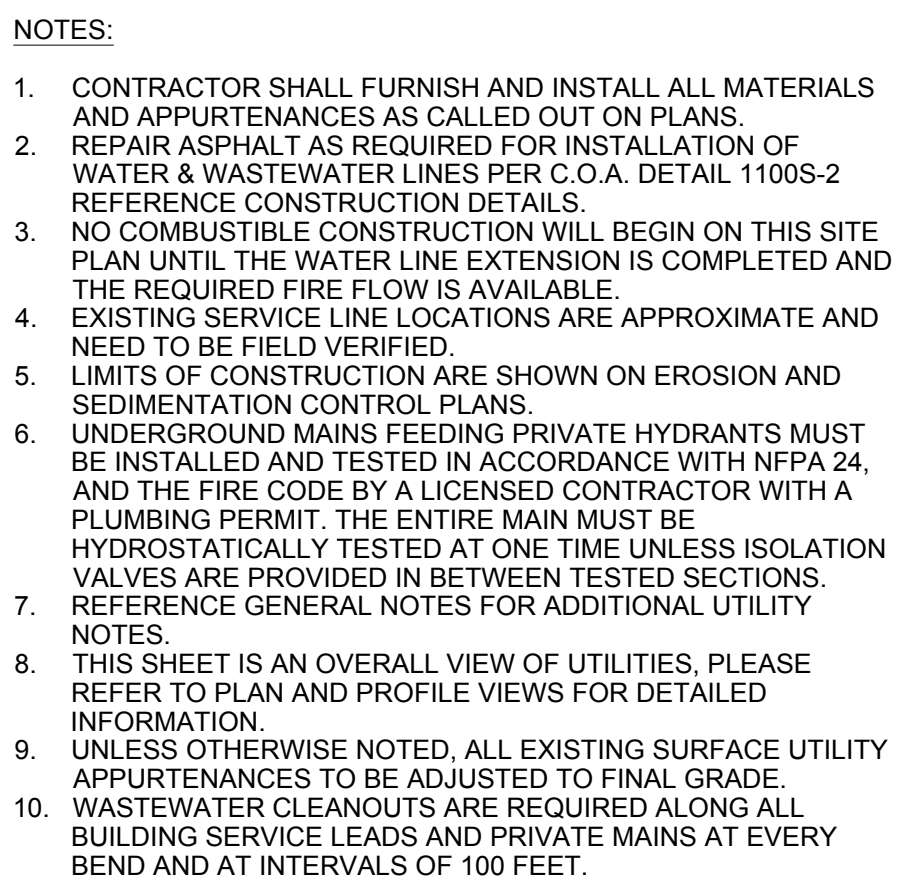
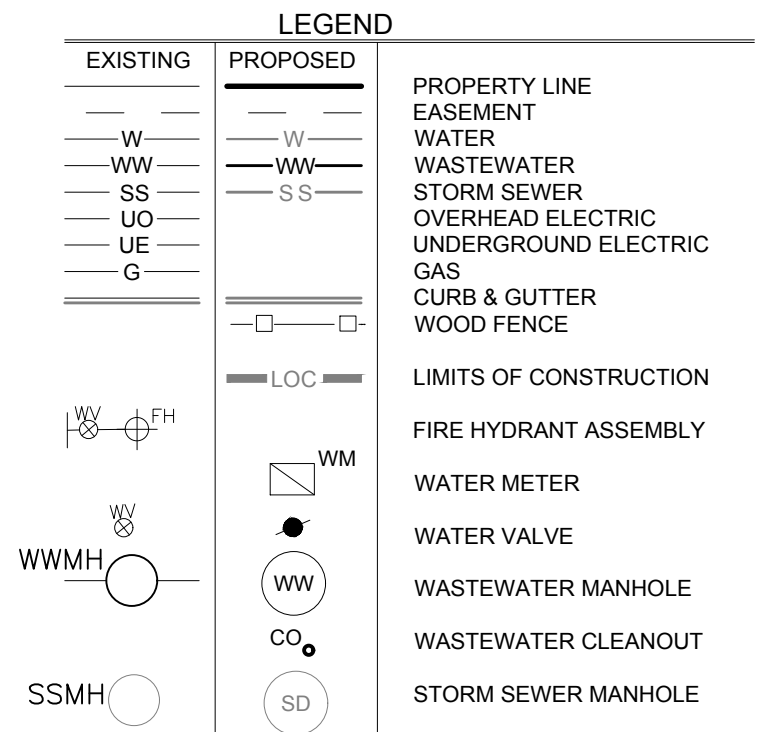
**WATER PLAN**

5/28/2019

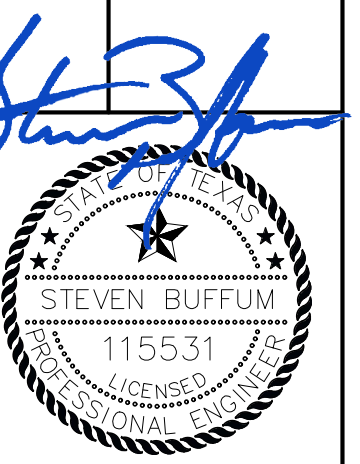
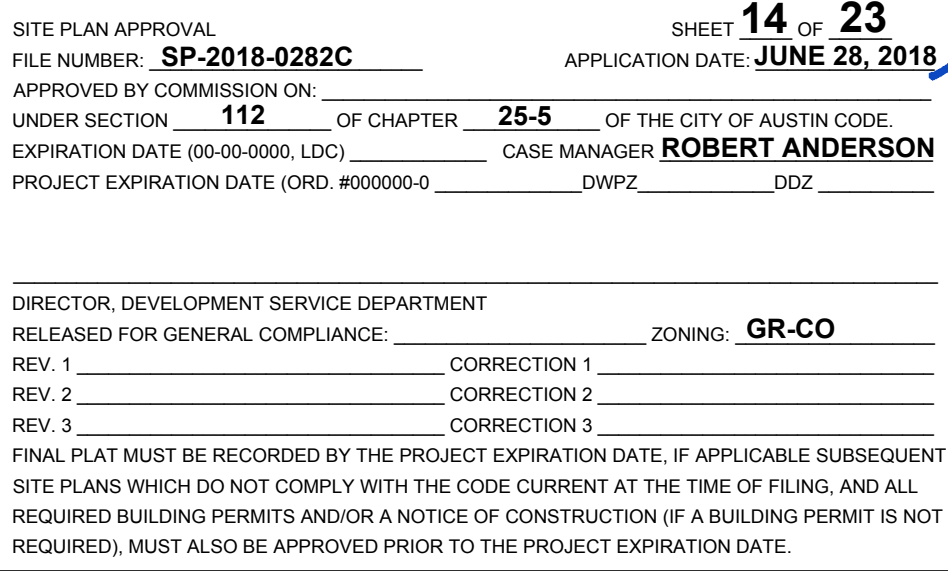
SHEET **13**  
OF **23** SHEETS

BY \_\_\_\_\_  
DATE \_\_\_\_\_  
REVISION \_\_\_\_\_  
NO \_\_\_\_\_

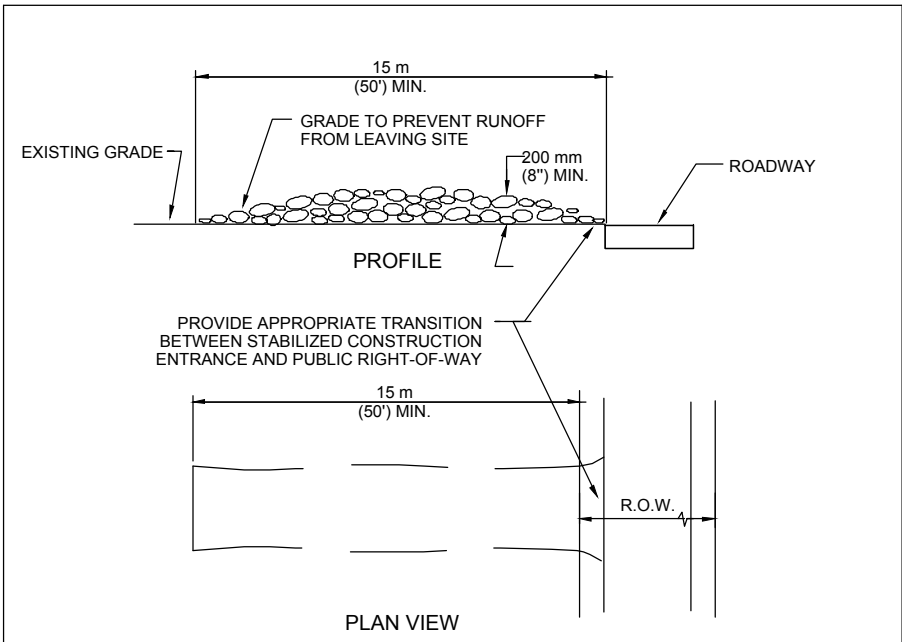




Curve Table			
Curve #	Length	Radius	Delta
<b>C1</b>	159.484	399.760	022.8581

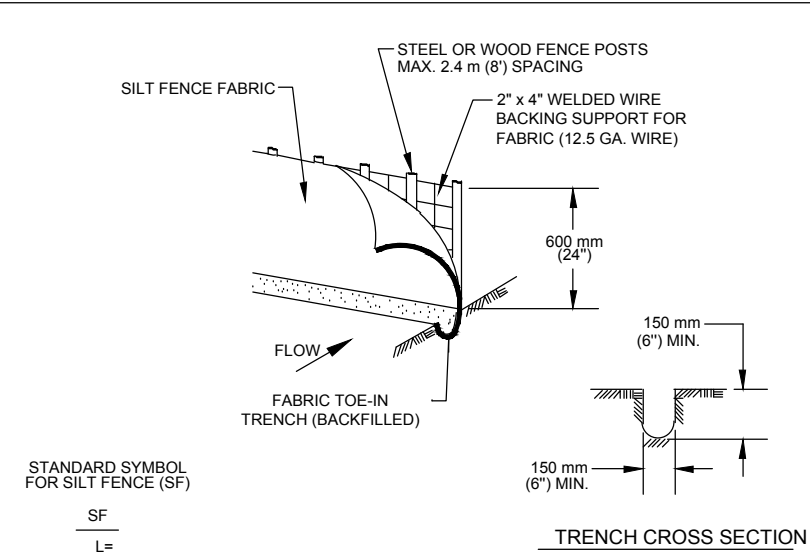






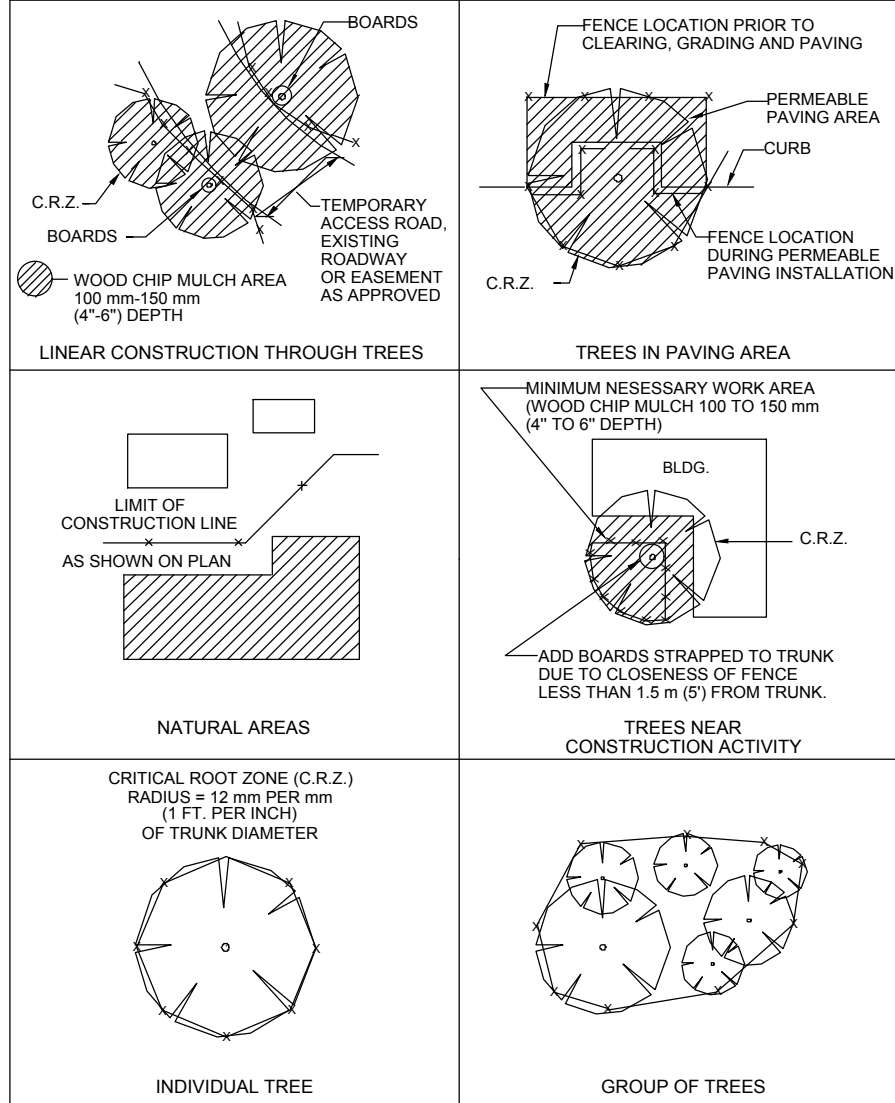
- NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
  2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
  3. THICKNESS: NOT LESS THAN 200 mm (8").
  4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
  5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

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

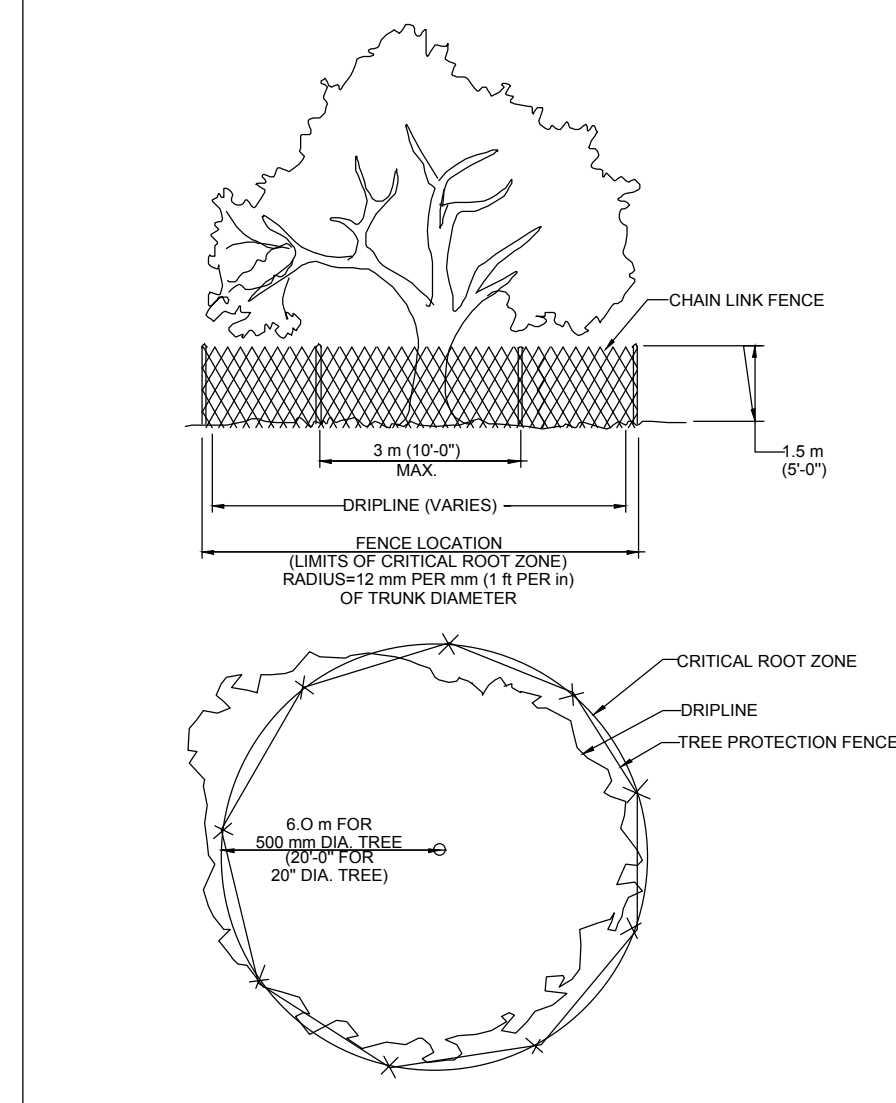


1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCHES) DEEP AND 150 mm (6 INCHES) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCHES). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN	SILT FENCE	STANDARD NO.
WATERSHED PROTECTION DEPARTMENT	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	642S-1
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011 ADOPTED	



CITY OF AUSTIN	TREE PROTECTION FENCE LOCATIONS	STANDARD NO.
WATERSHED PROTECTION DEPARTMENT	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-1
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	



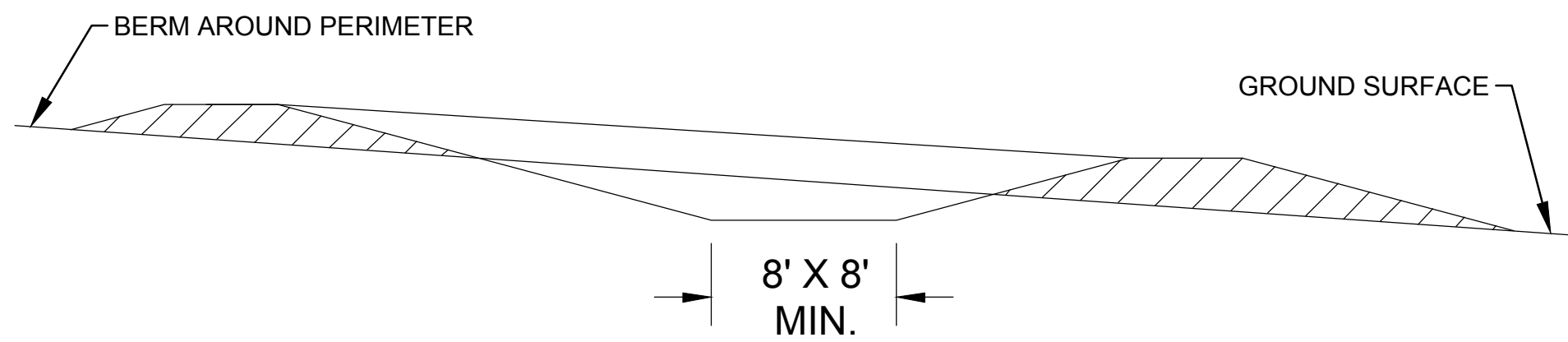
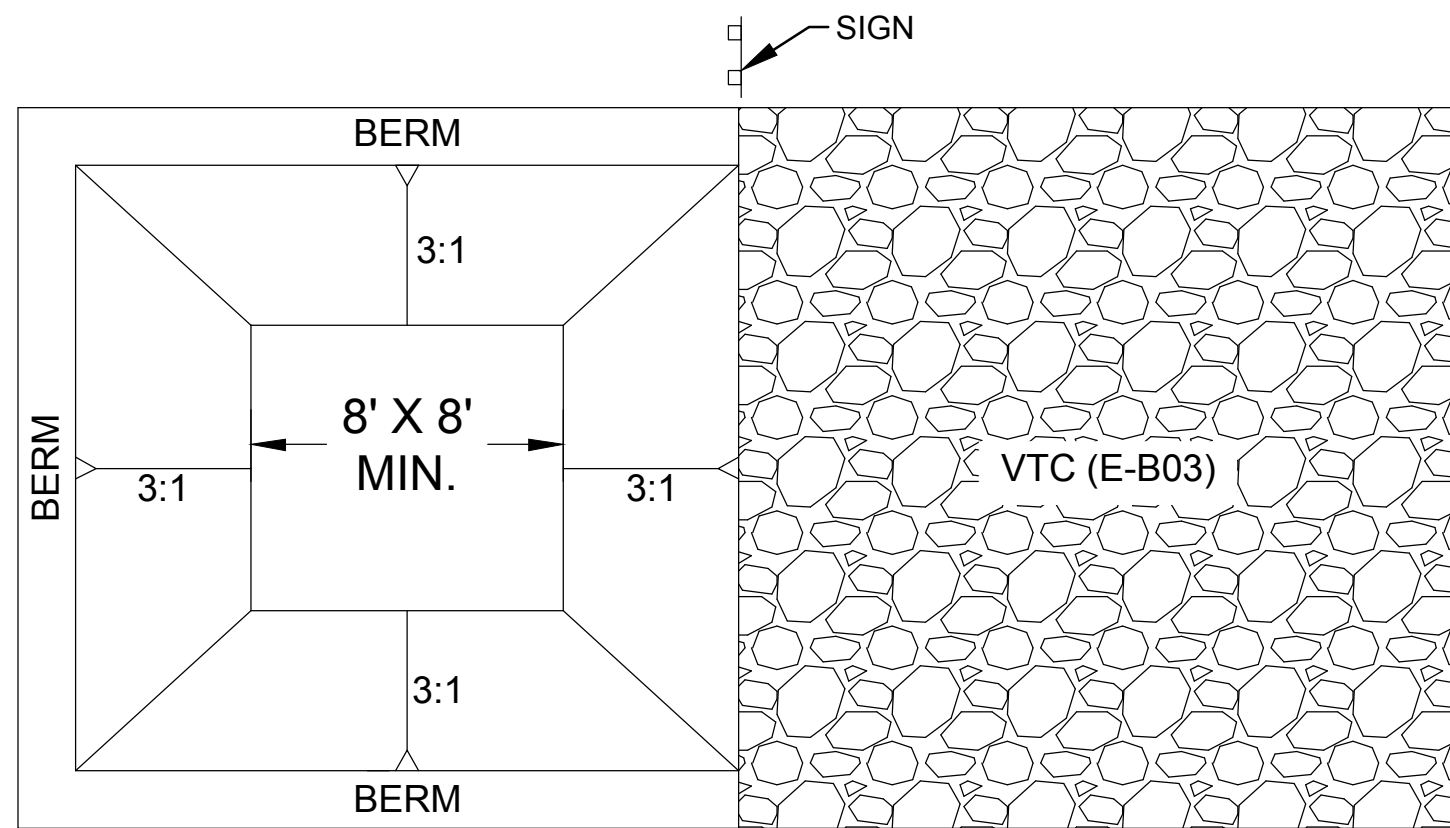
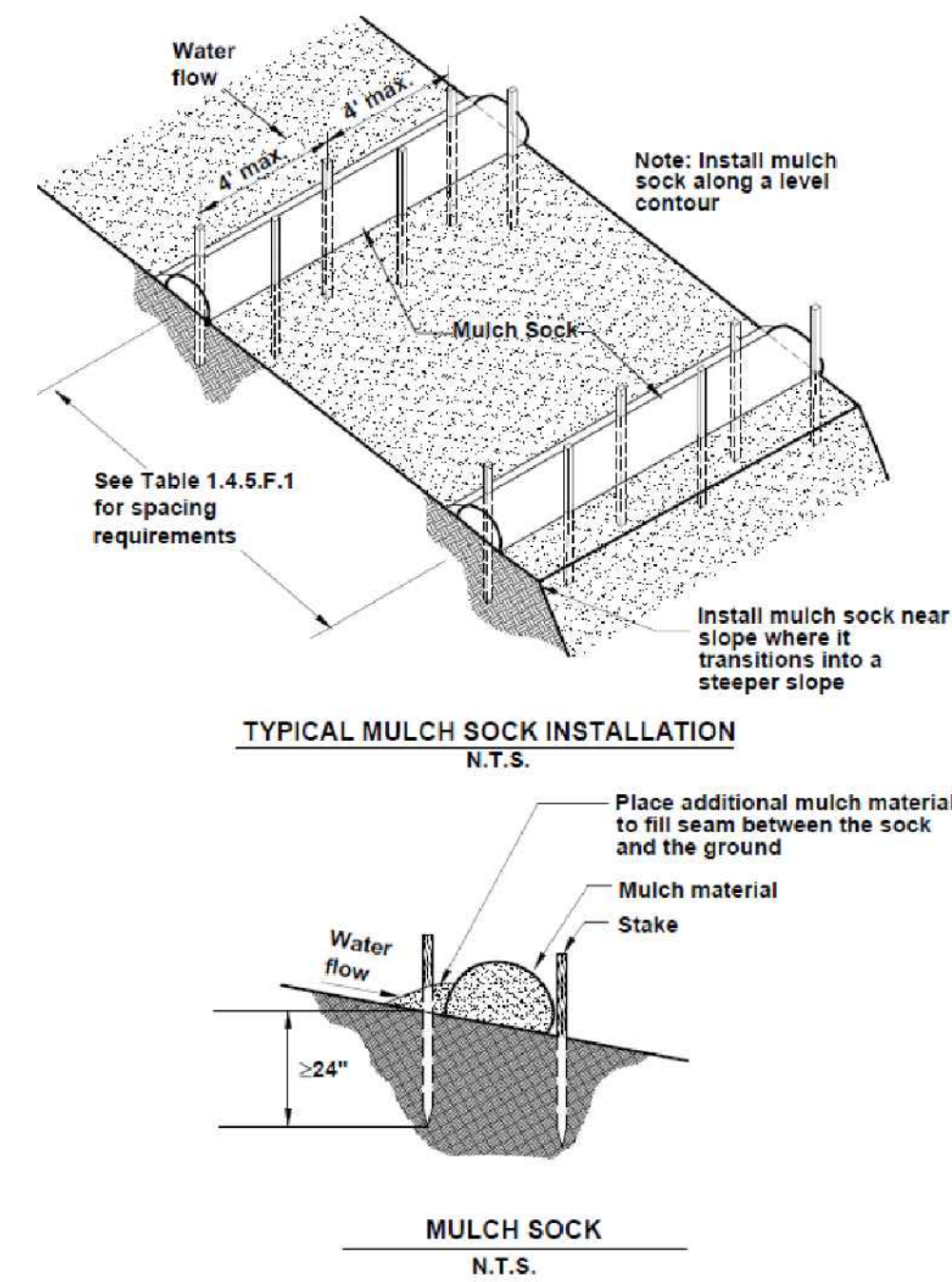
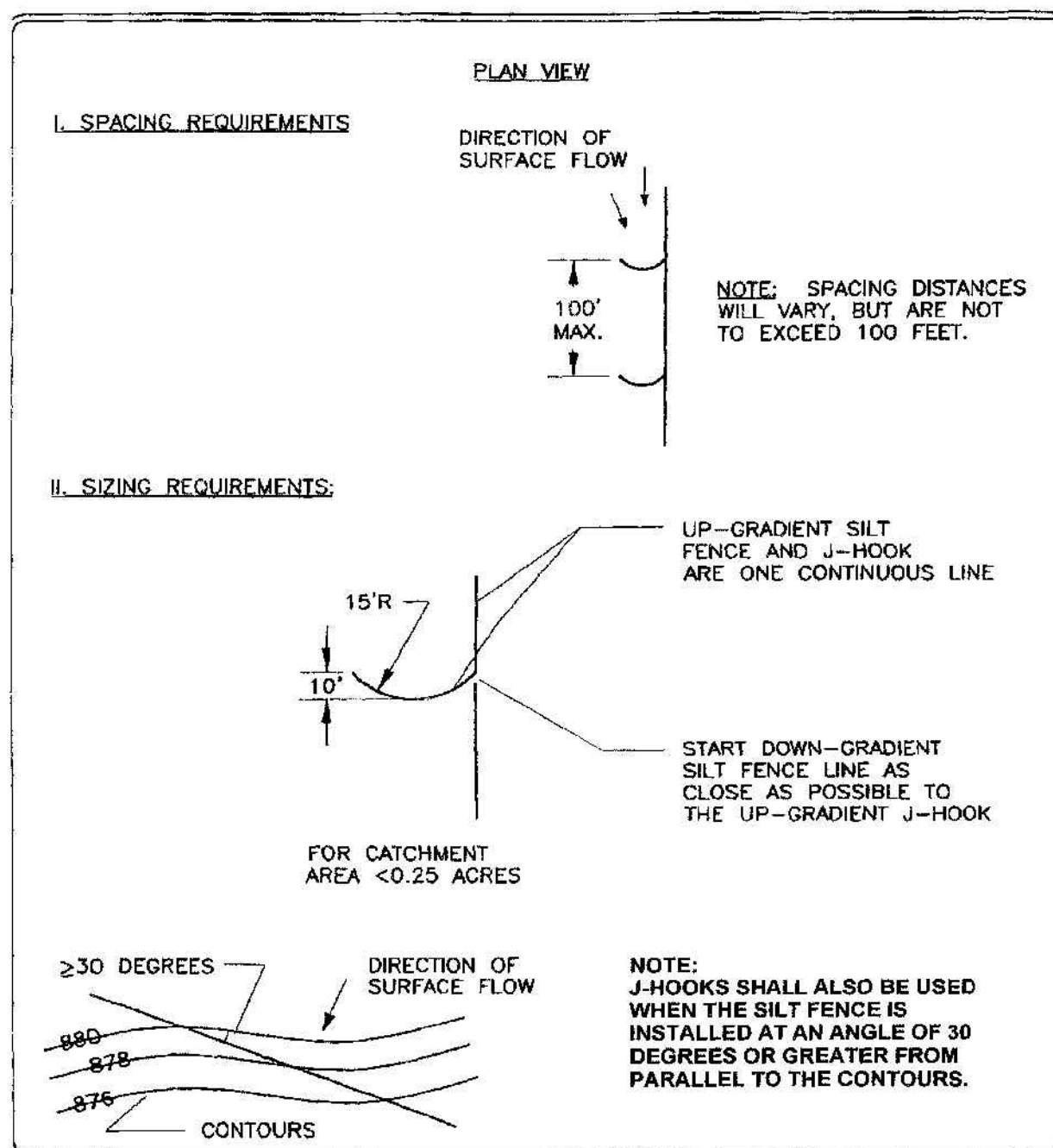
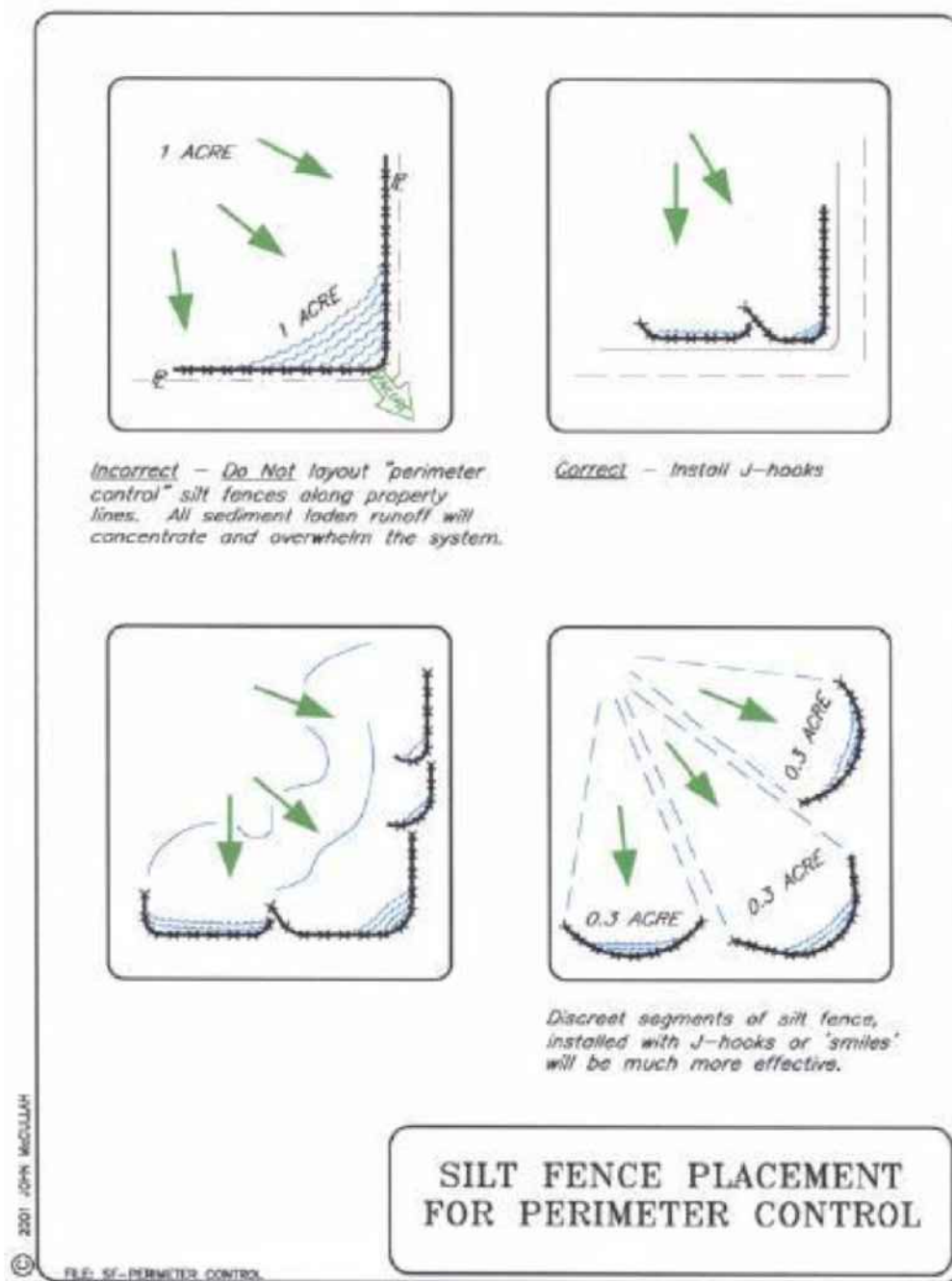
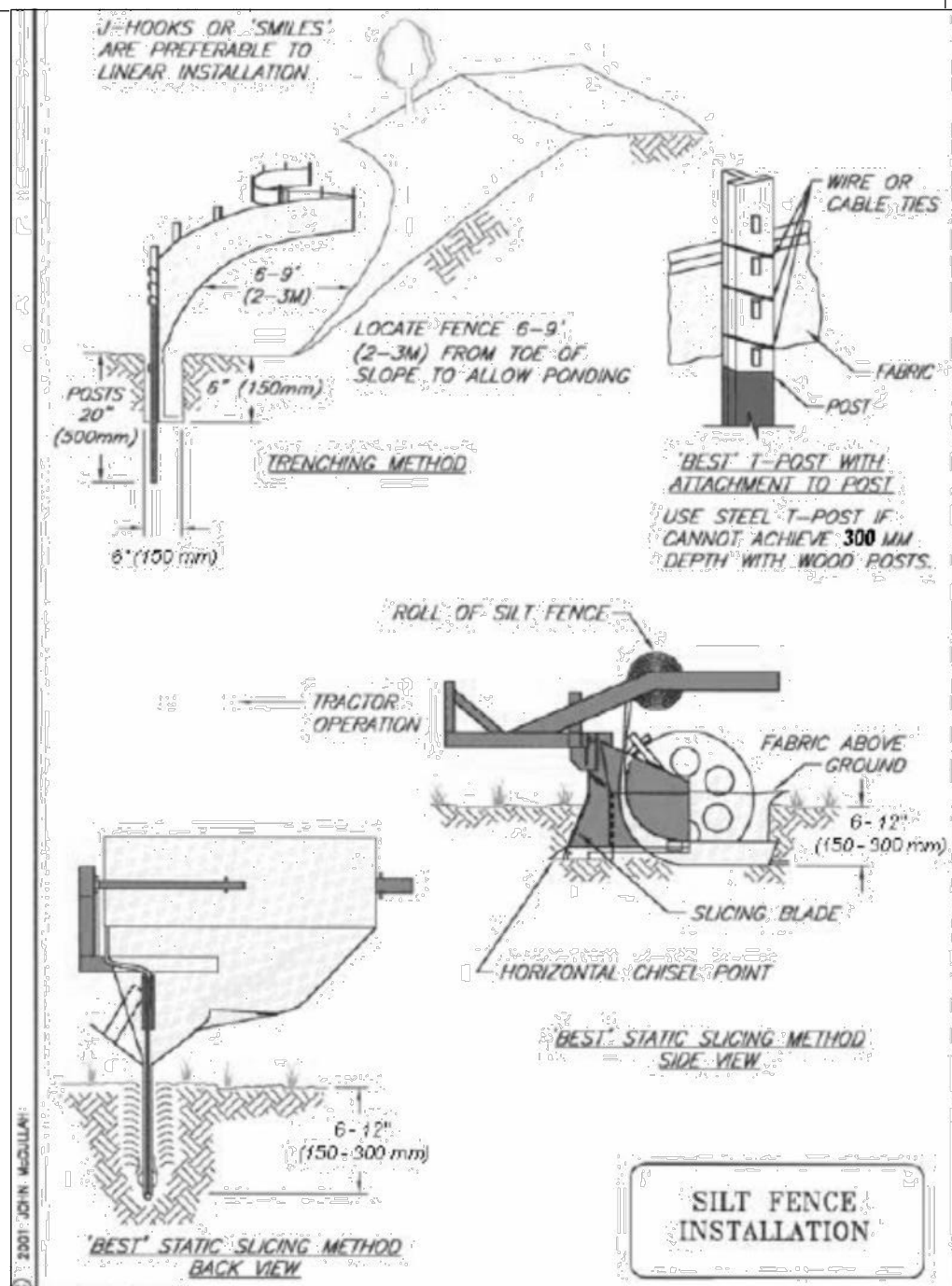
CITY OF AUSTIN	TREE PROTECTION FENCE TYPE A - CHAIN LINK	STANDARD NO.
WATERSHED PROTECTION DEPARTMENT	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-2
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	

#### CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

#### CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SELECT A SUITABLE LOCATION FOR CONCRETE WASHOUT AREA(S). (TO BE PLACED A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. LOCATION FOR CONCRETE WASHOUT SHALL BE ADDED TO APPROVED SWP3 KEPT ON SITE.
3. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ONSITE.
4. VEHICLE TRACKING CONTROL (VTC E-B02) IS REQUIRED AT THE ACCESS POINT.
5. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
6. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.



#### SECTION A N.T.S.

SITE PLAN APPROVAL  
FILE NUMBER: **SP-2018-0282C**  
APPROVED BY COMMISSION ON: \_\_\_\_\_  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER **ROBERT ANDERSON**  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ PDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-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.

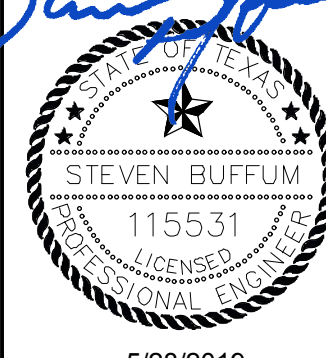
FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78762  
(512) 646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100486



CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

#### EROSION CONTROL NOTES & DETAILS



5/28/2019  
SHEET **15**  
OF **23** SHEETS

SP-2018-0282C



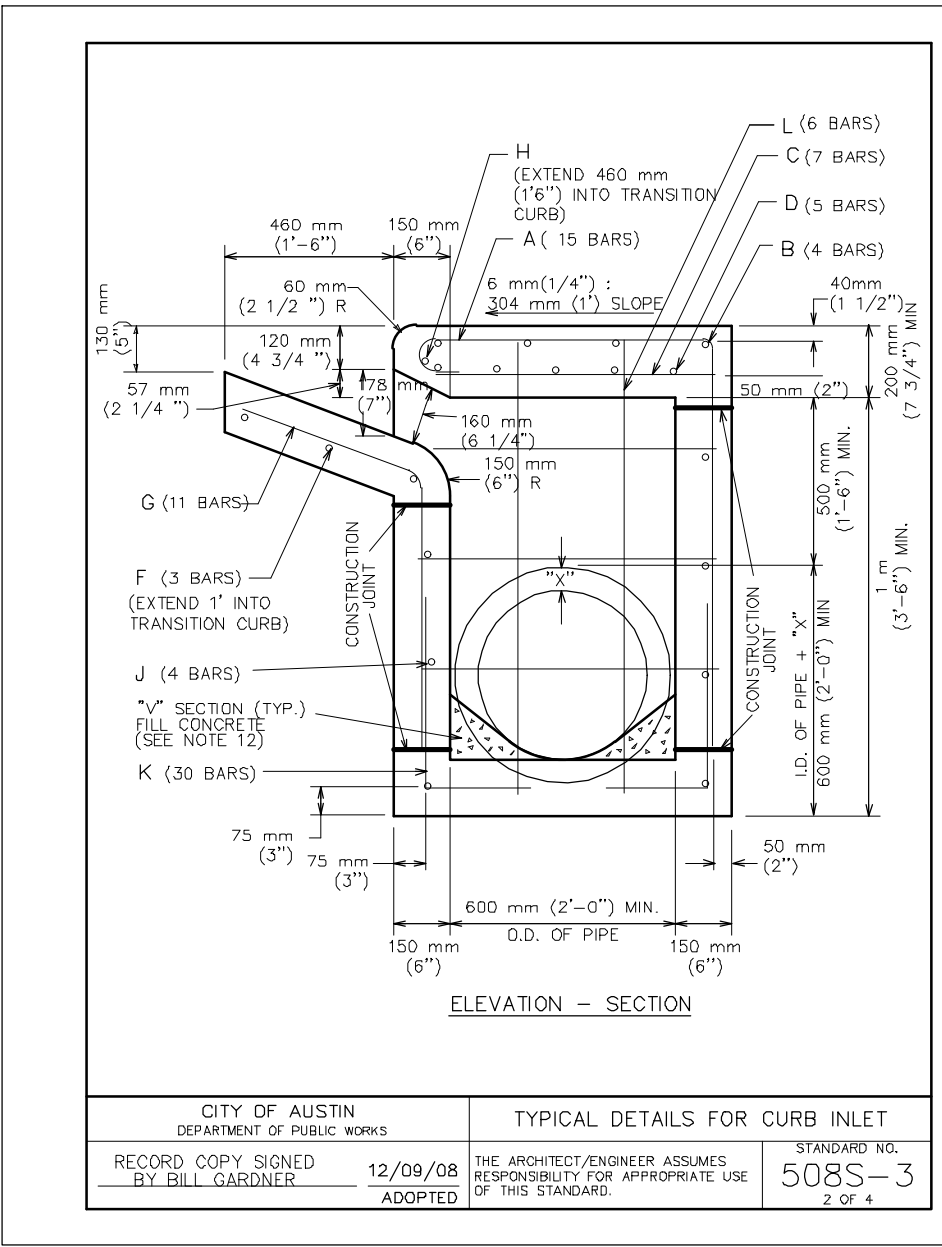
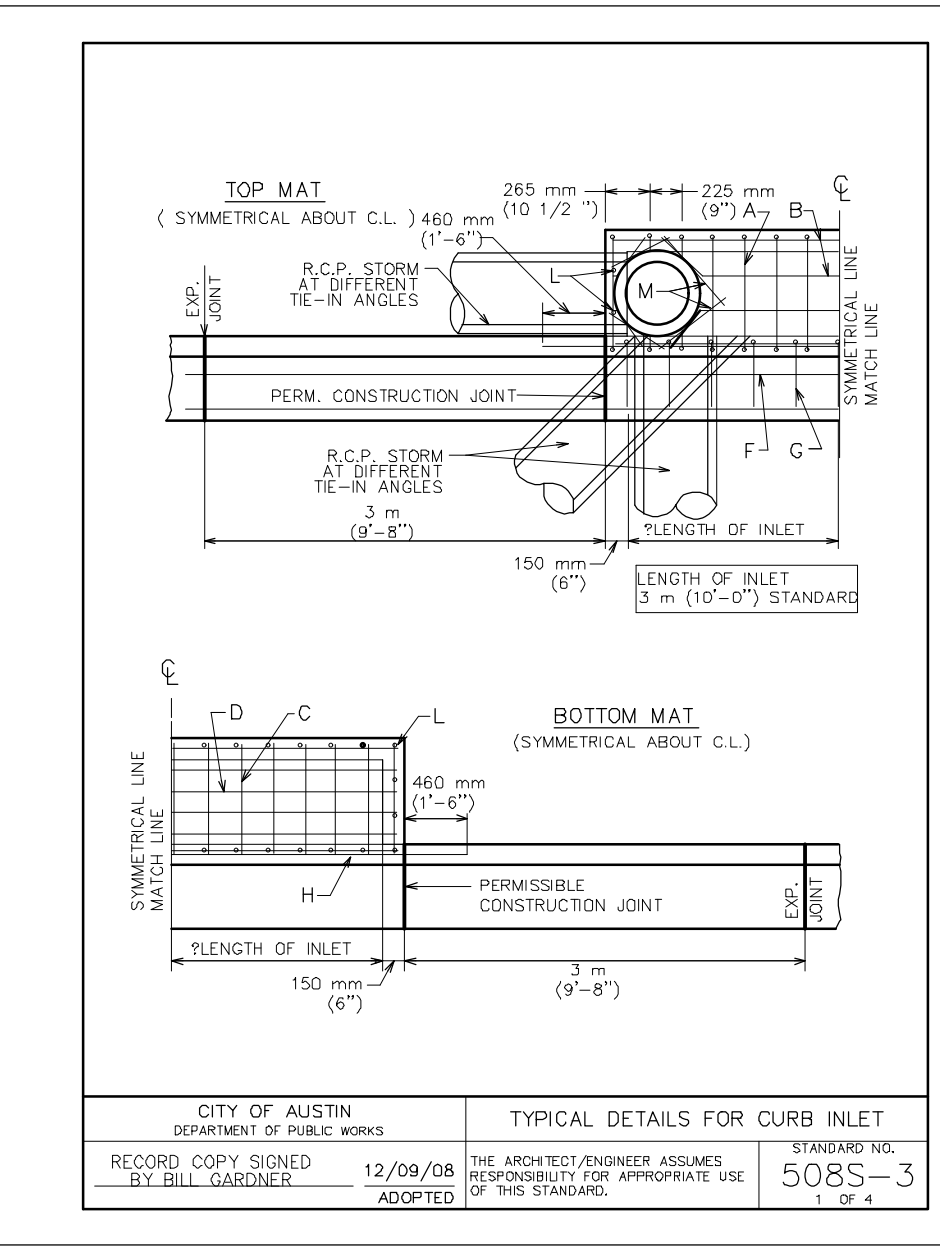
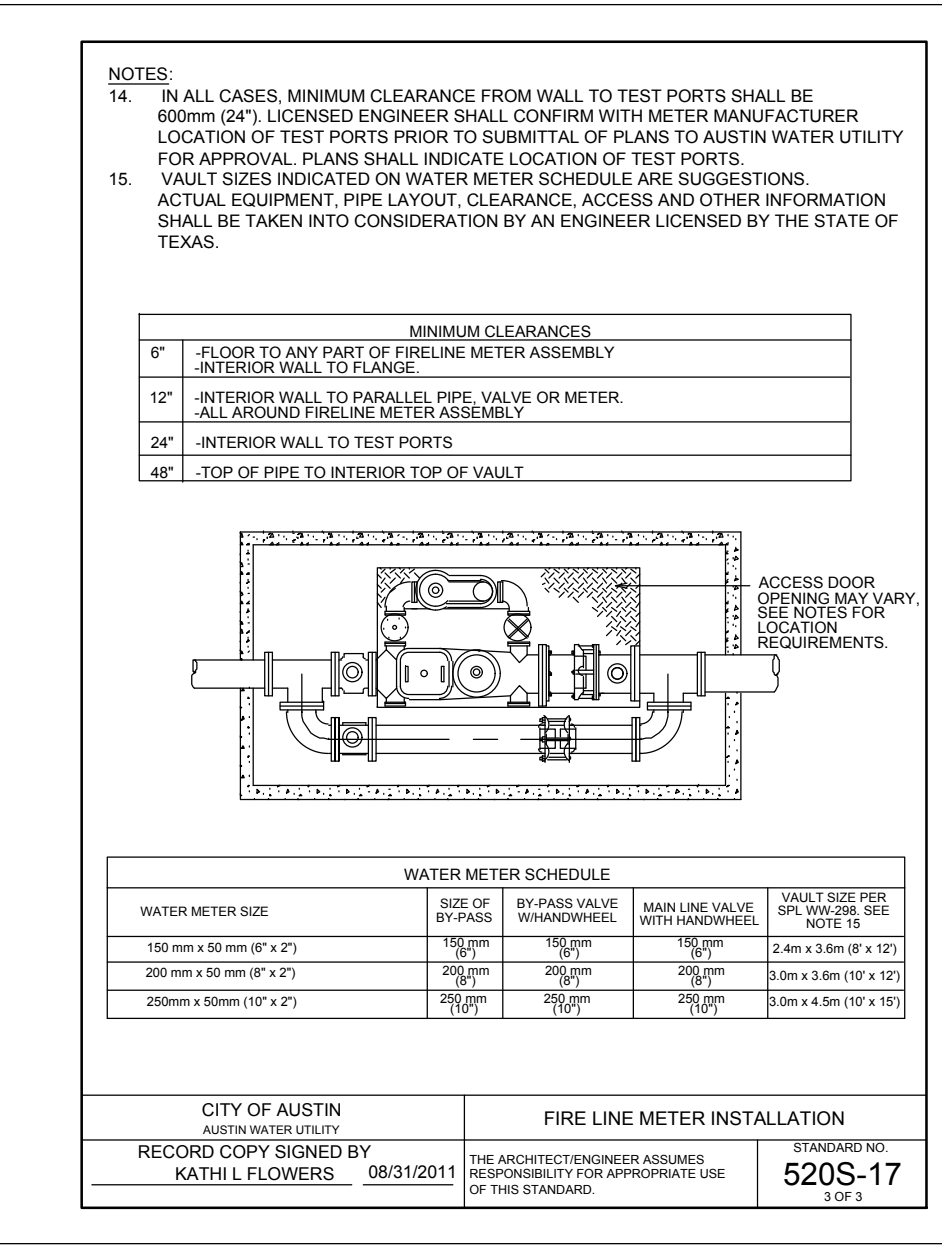
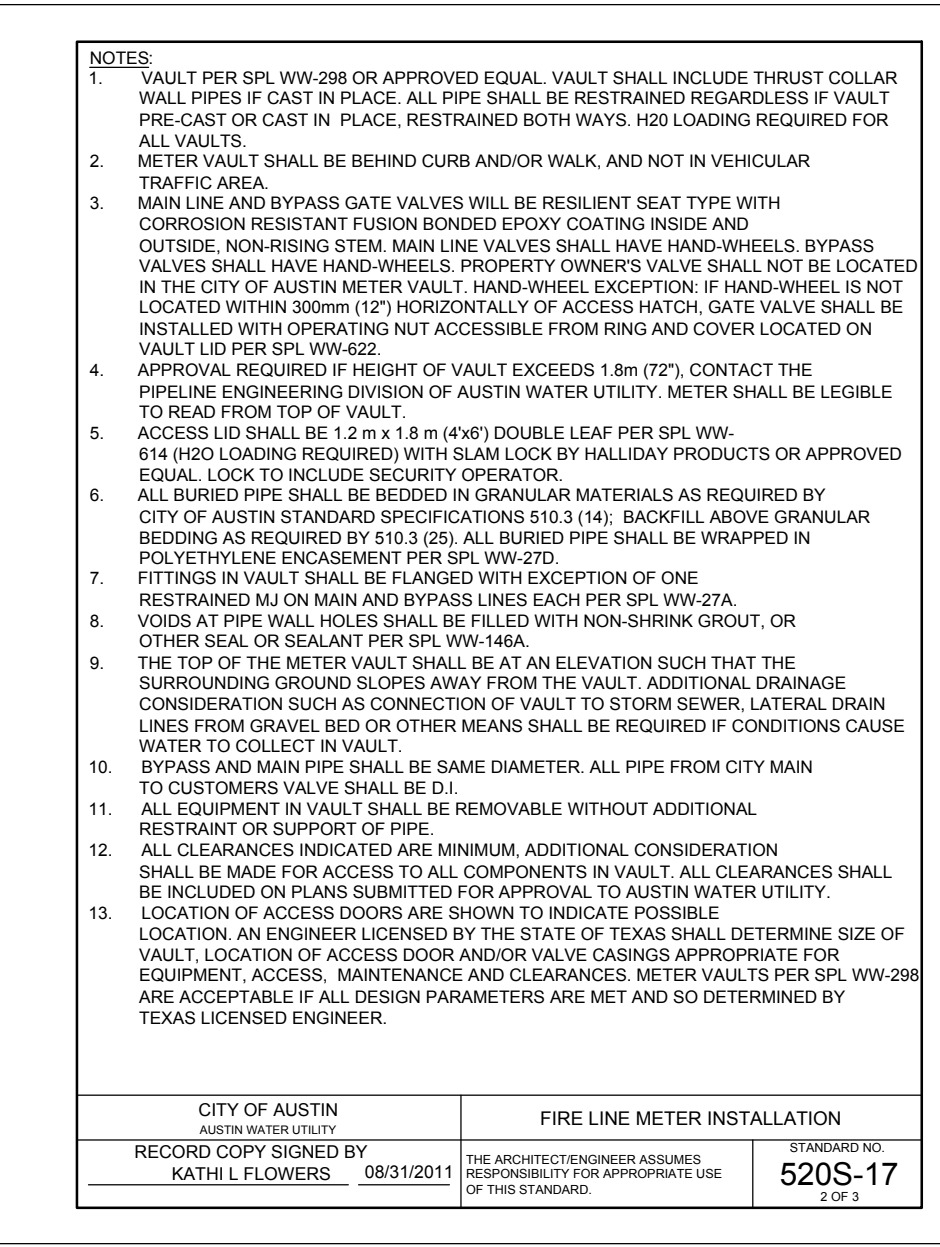
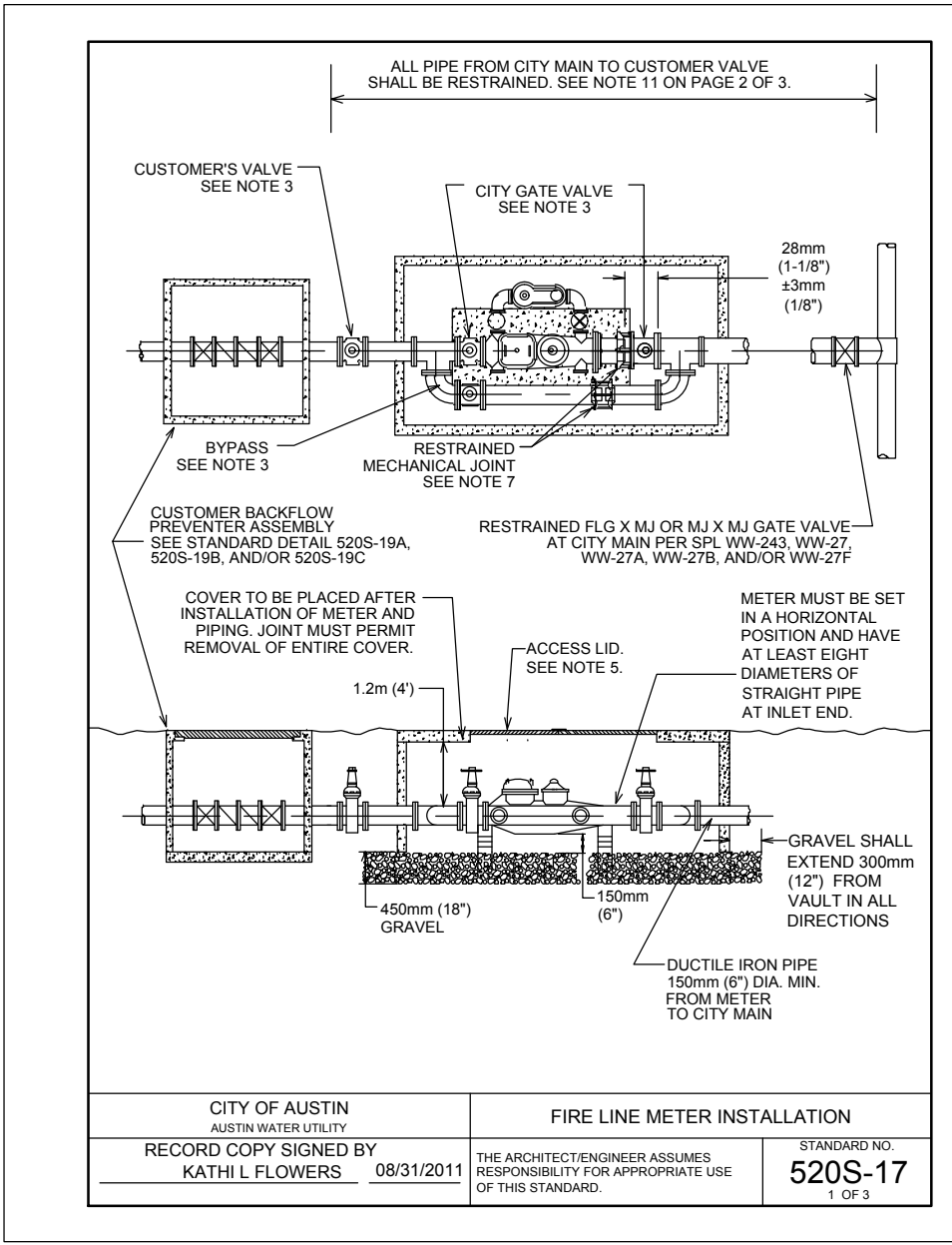
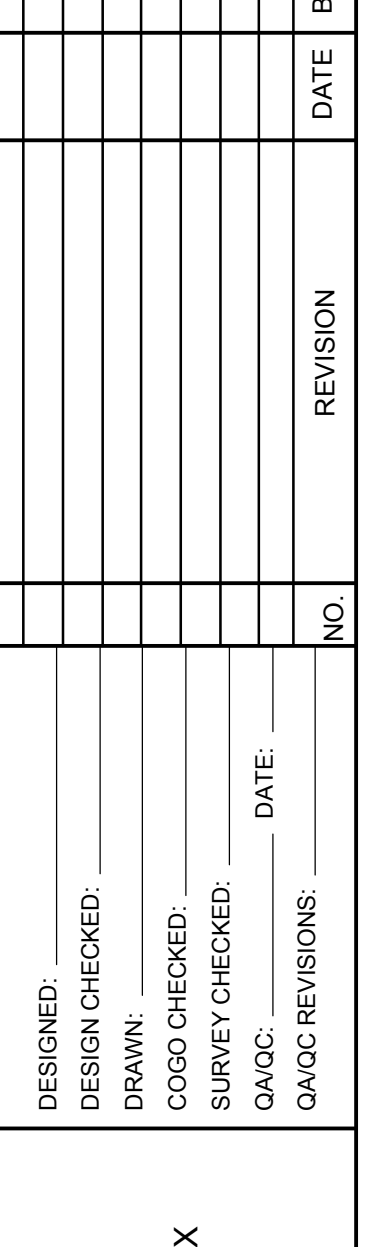
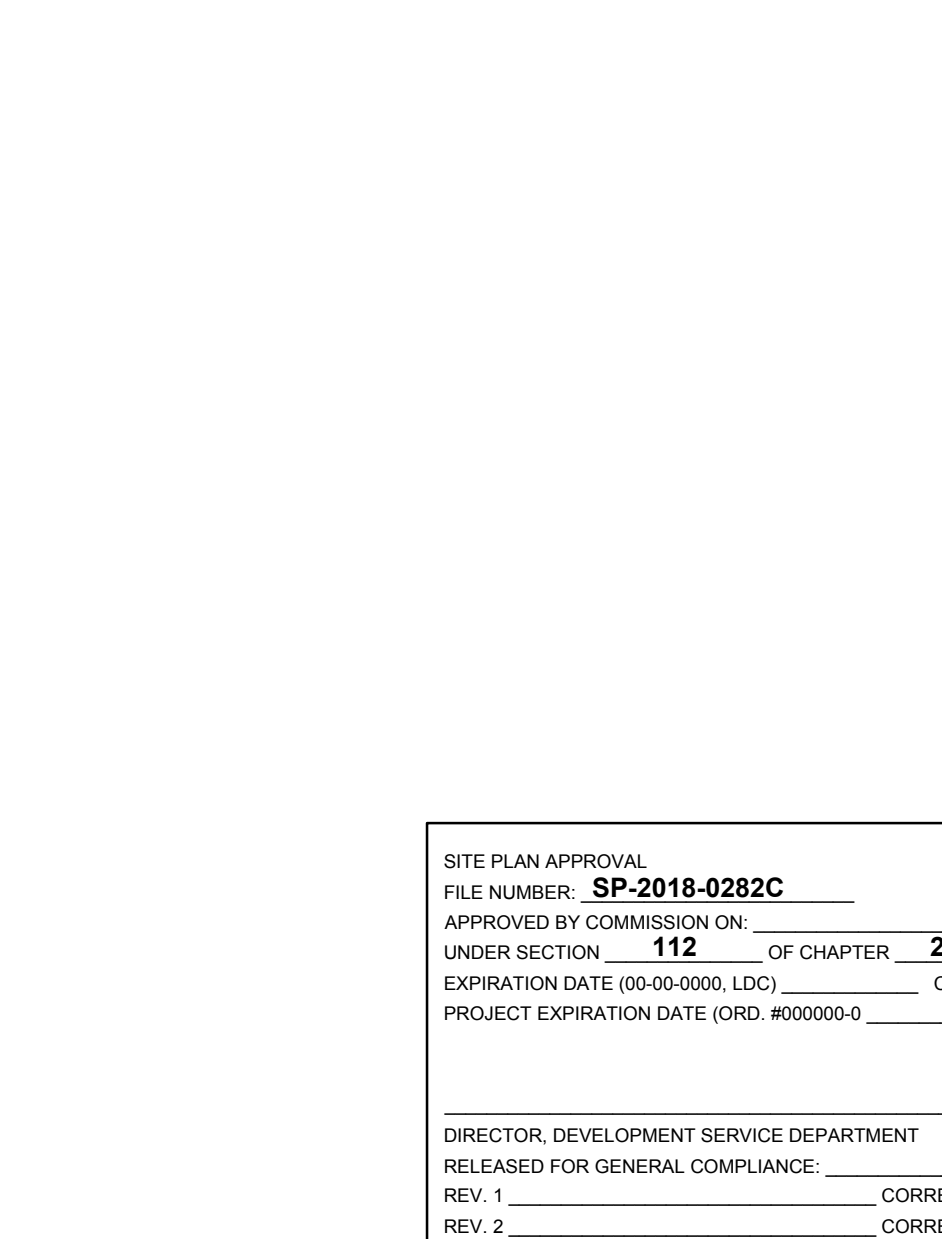
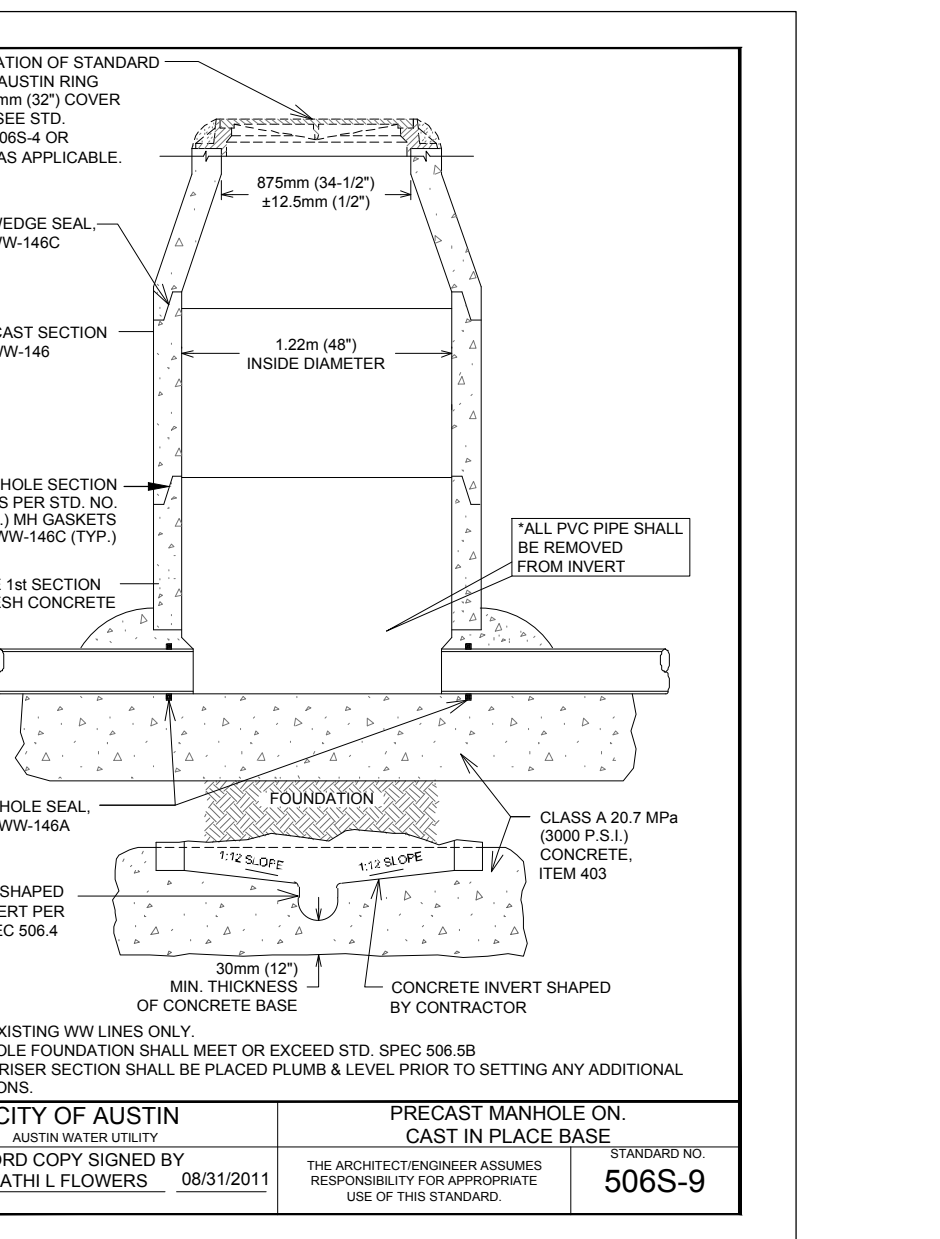
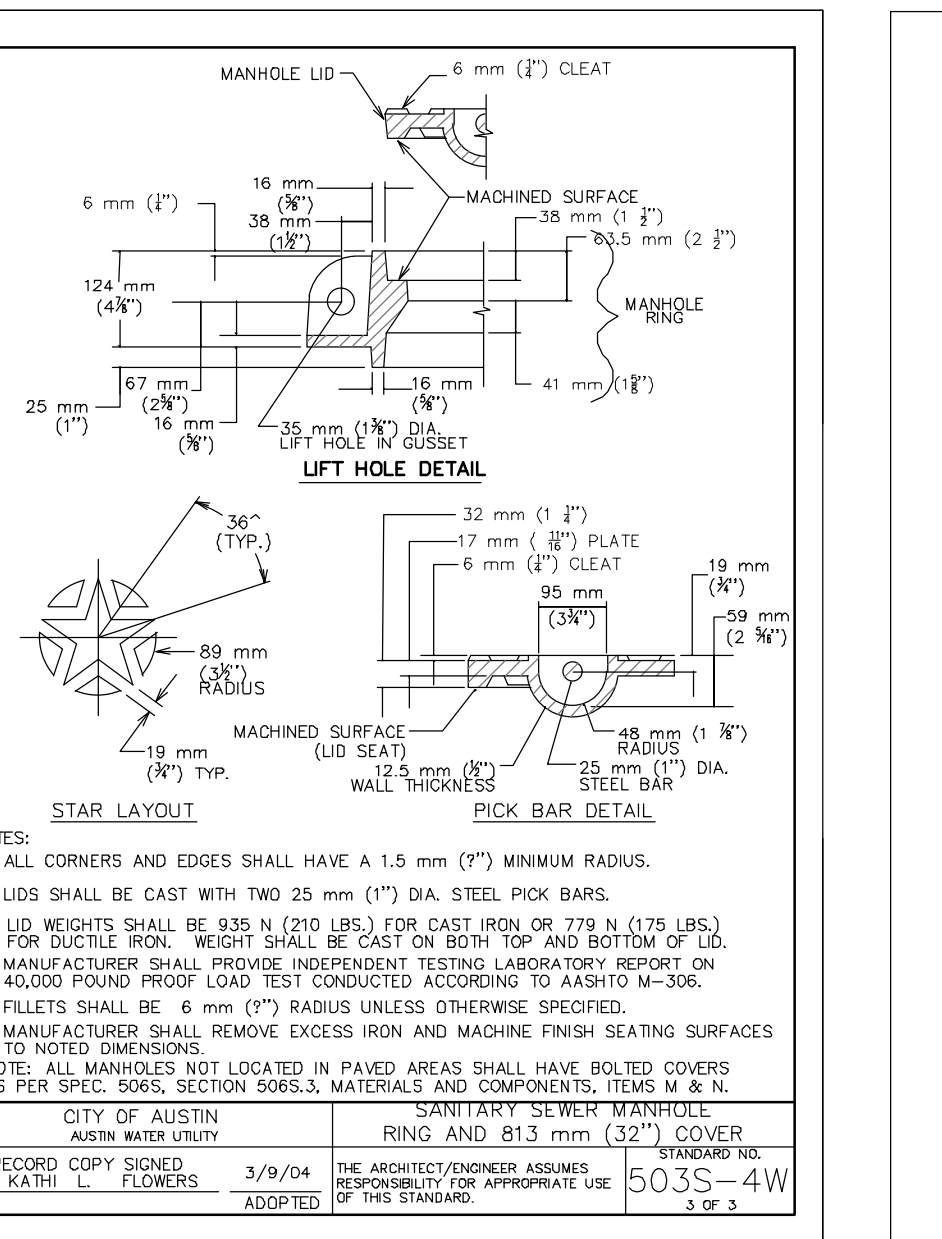
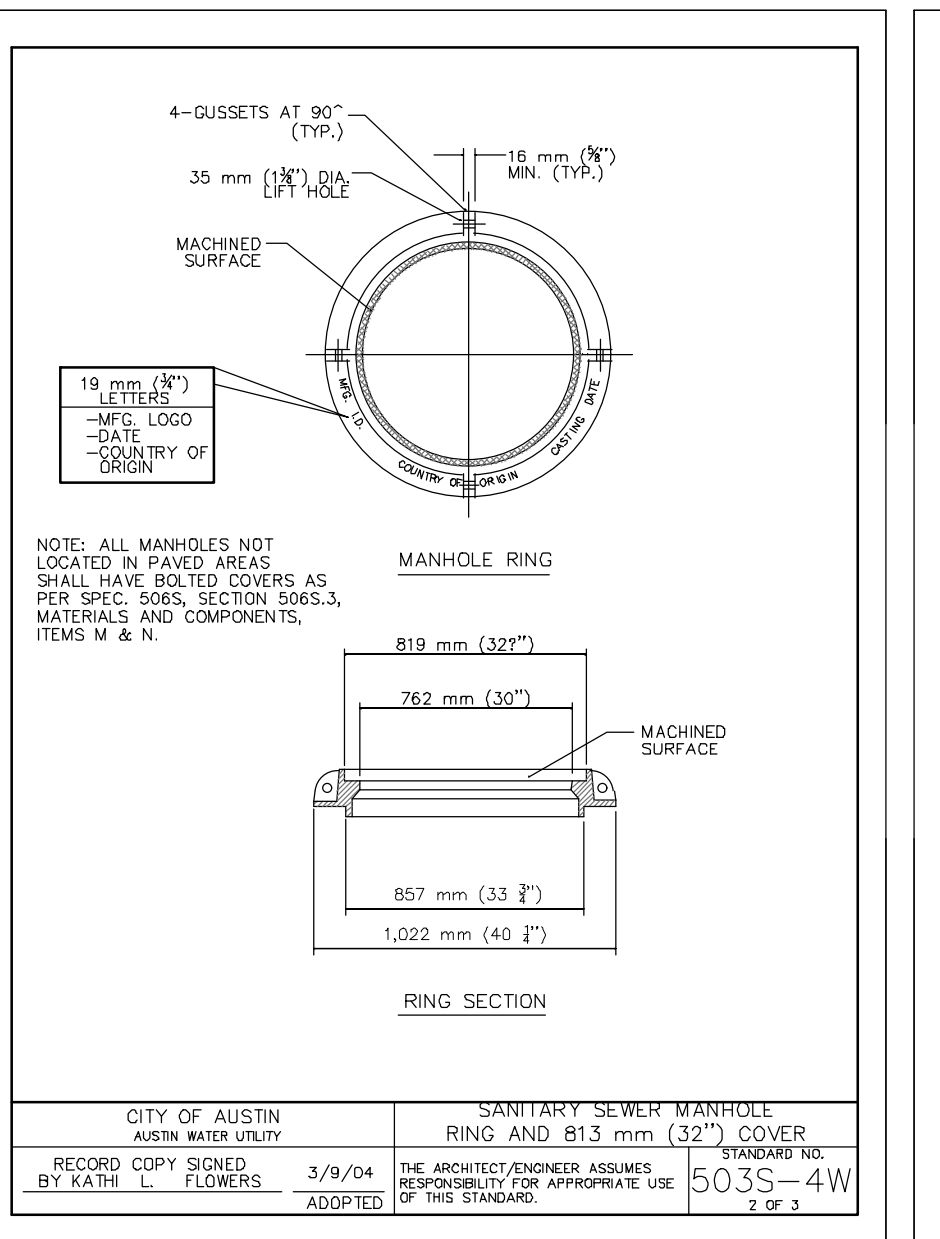
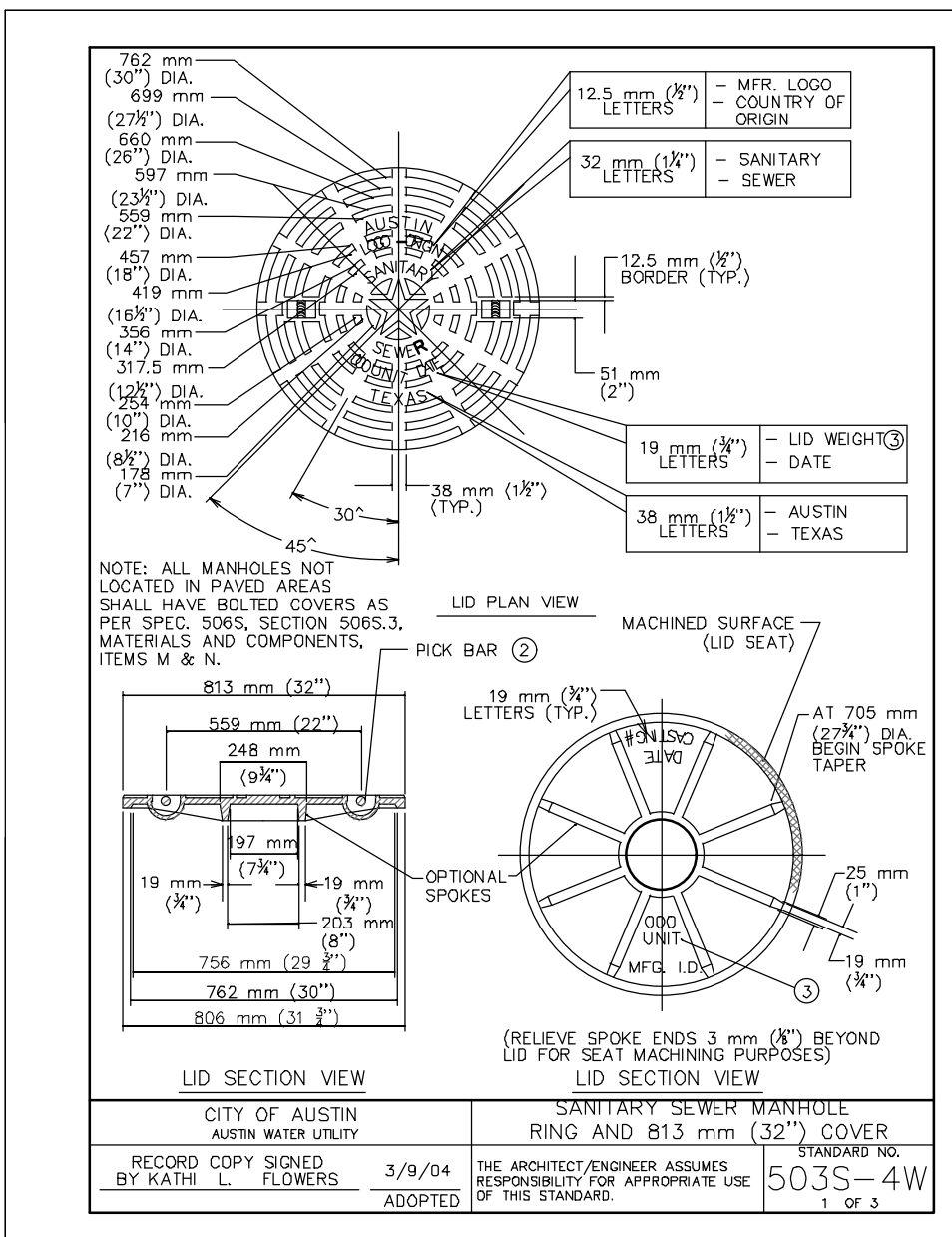
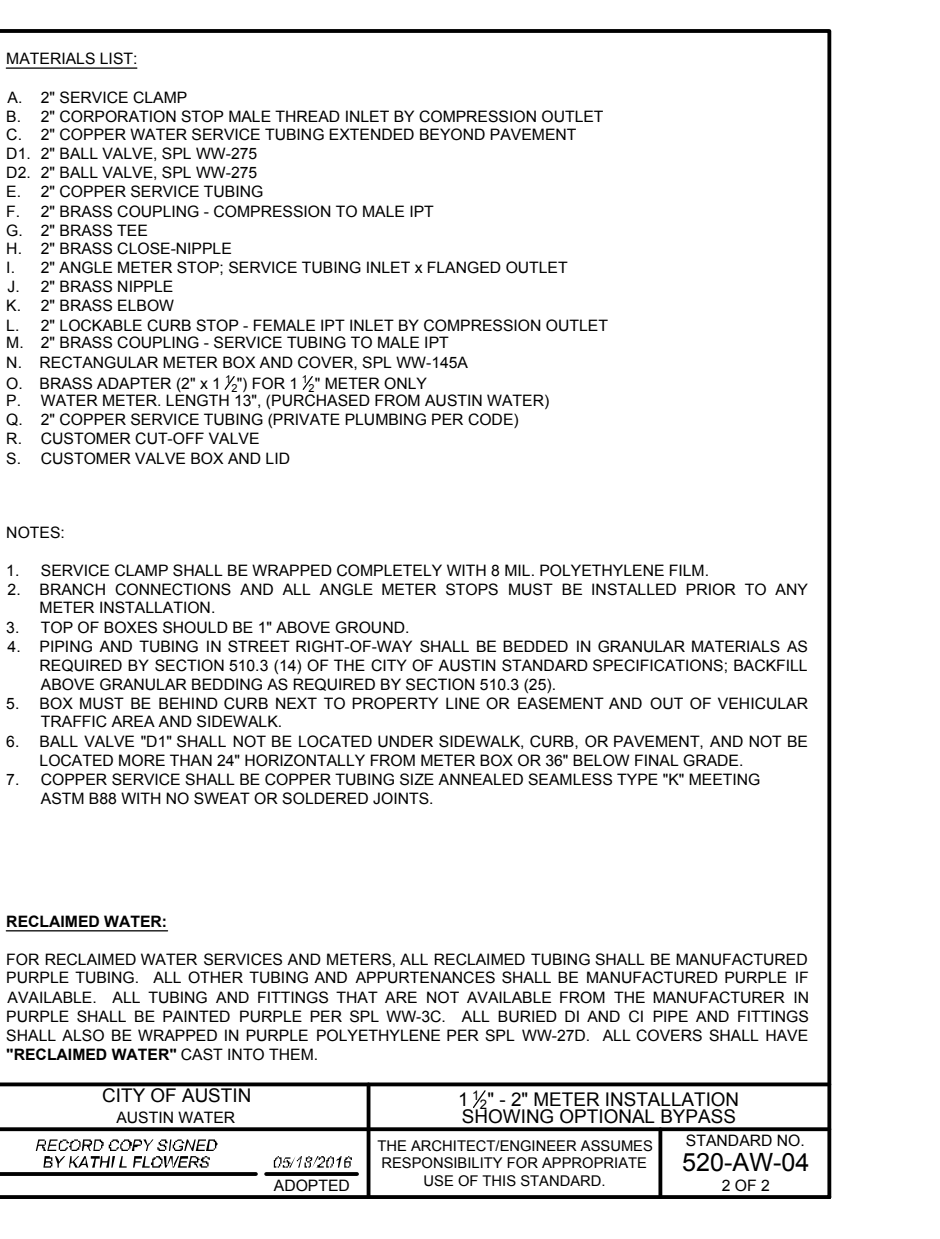
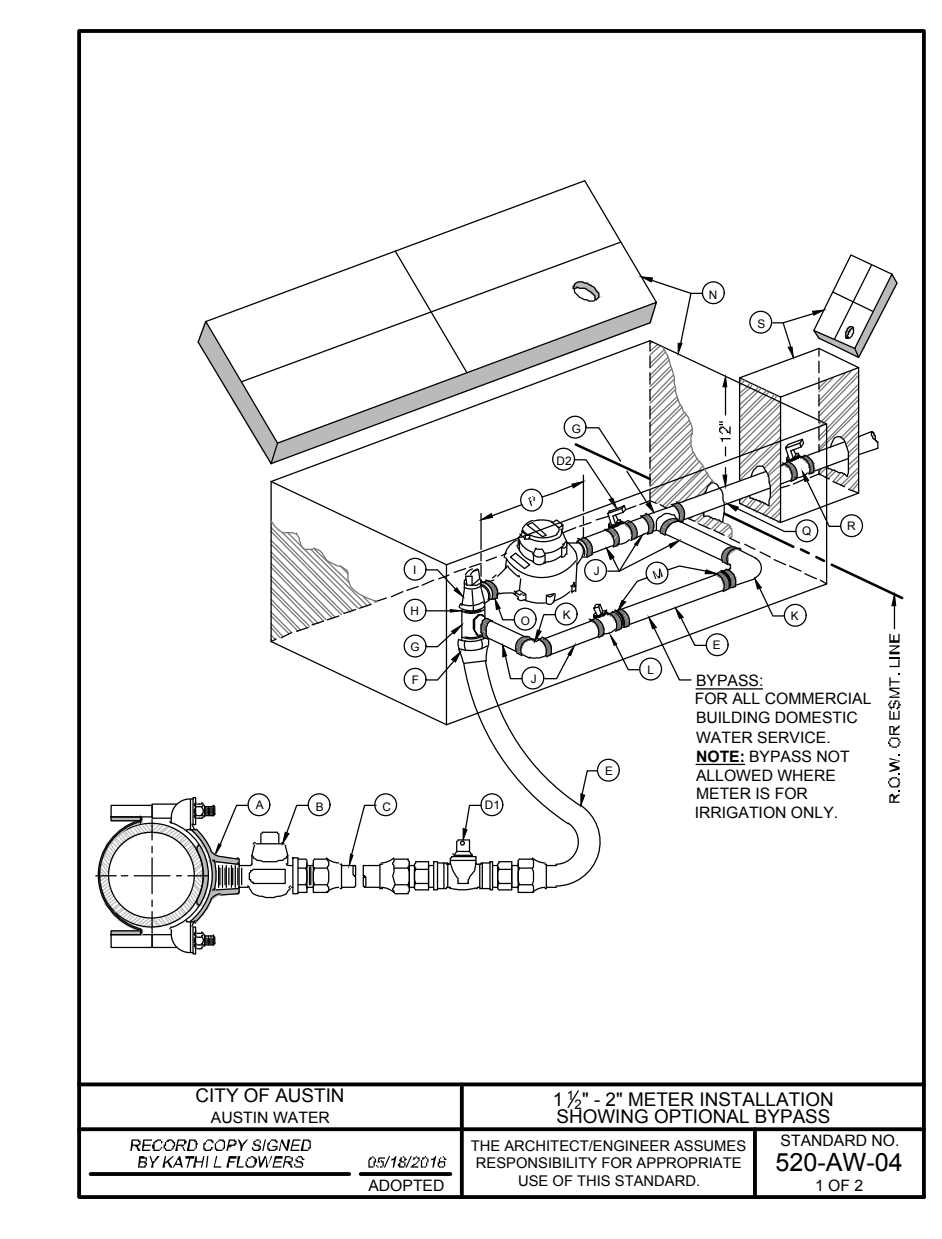
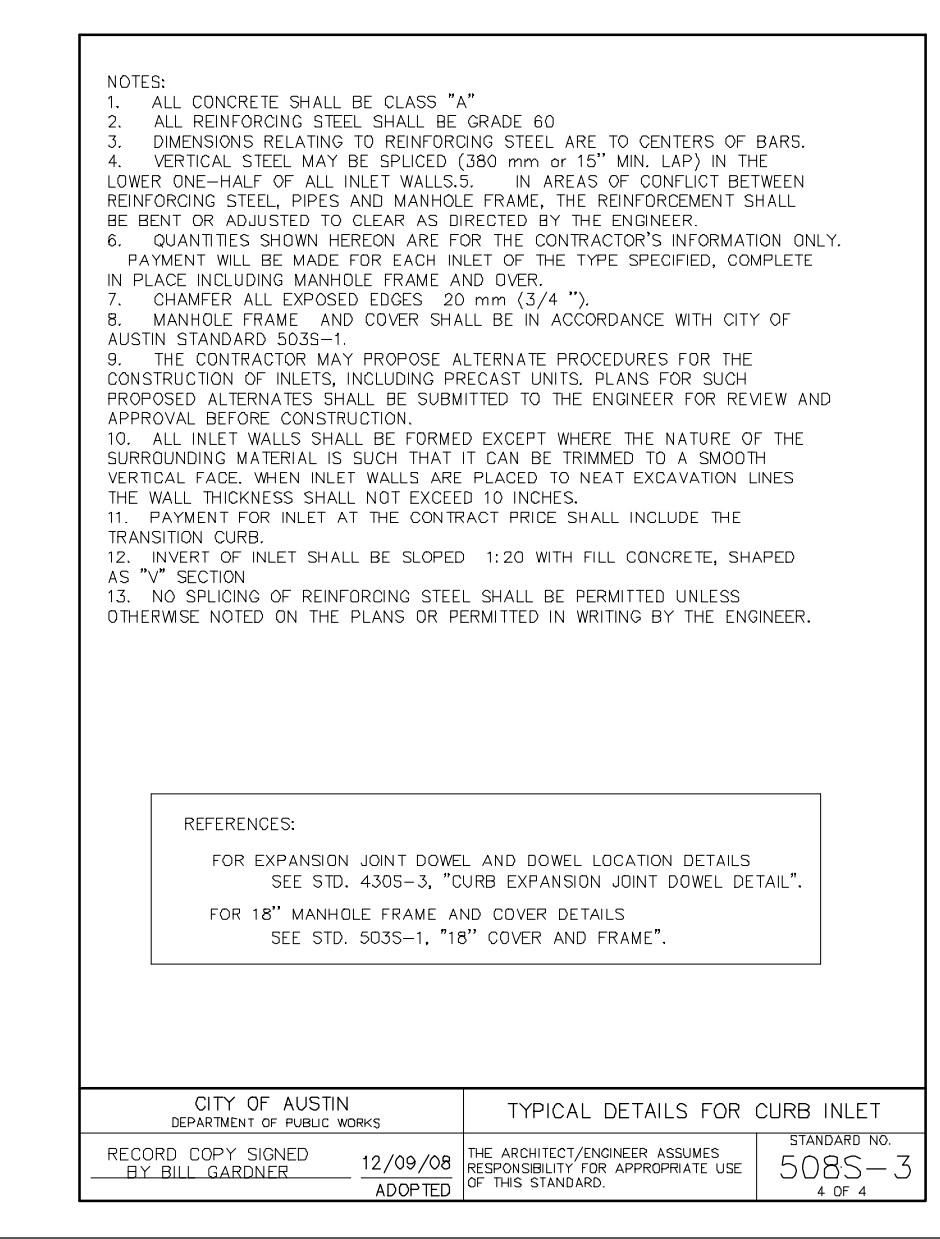
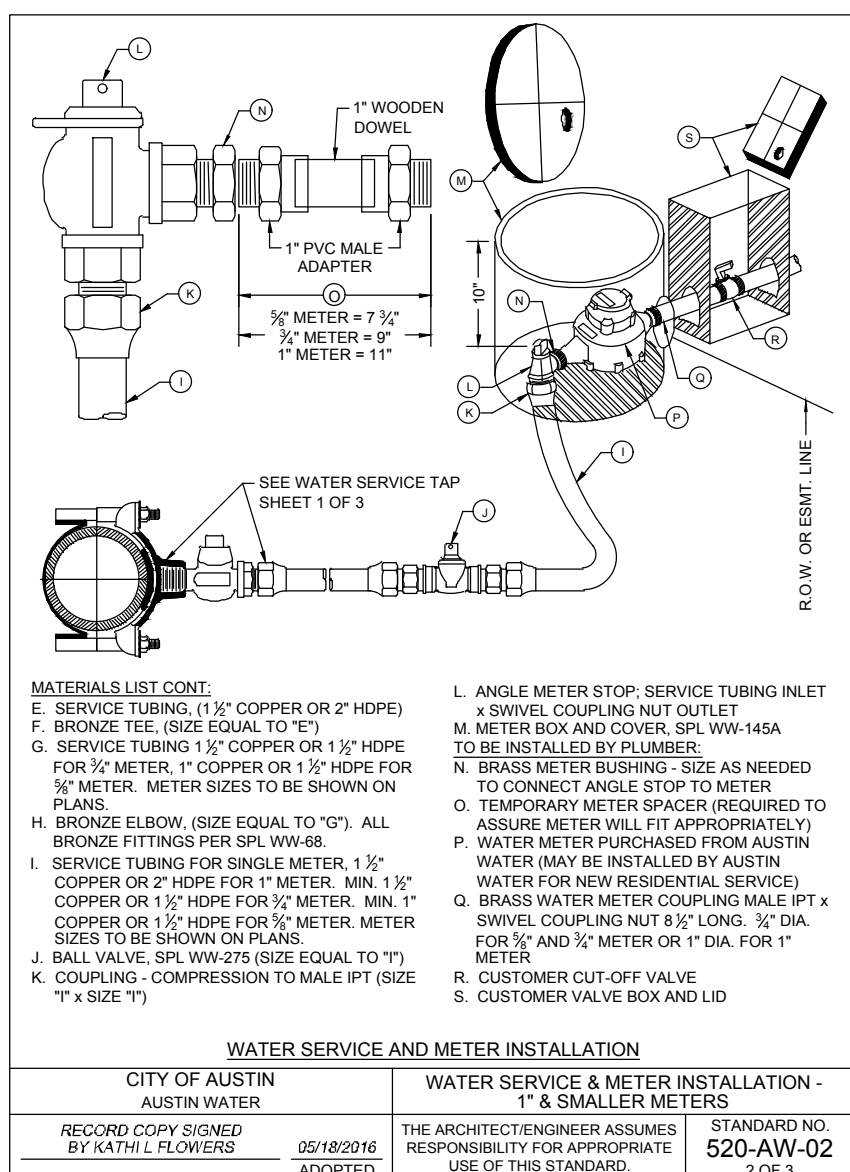


TABLE OF QUANTITIES FOR 18" OUTLET PIPE REINFORCING STEEL QUANTITIES				
BAR	SIZE	SPACING	NUMBER	LENGTH
A	4	230mm (9")	15	2 m (7'-0")
B	4	250 mm (10")	4	3.25 m (10'-8")
C	4	460 mm (18")	7	780 mm (2'-6")
D	6	150 mm (6")	5	3.25 m (10'-8")
E	4	300 mm (12")	6	750 mm (2'-6")
F	4	250 mm (10")	3	4 m (13'-0")
G	4	300 mm (12")	11	1.25 m (4'-3")
H	6	—	1	4.25 m (14'-0")
J	4	300 mm (12")	7	3.25 m (10'-8")
K	4	230 mm (9")	30	800 mm (2'-7 1/2")
L	4	300 mm (12")	6	1.3 m (4'-4")
M	4	—	4	500 mm (1'-8")
TOTAL STEEL, LB.				413
TOTAL CONCRETE, C.Y.				4.06
* EXCEPT AS SHOWN ON PLAN				







NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METEER STOPS MUST BE INSTALLED PRIOR TO METEER INSTALLATION.
3. TOP OF BOXES SHOULD BE ABOVE GROUND.
4. PONDING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (1.4) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL AS REQUIRED BY GRANULAR BEDDING AS REQUIRED BY SECTION 510.2 (1.4).
5. BOX MUST BE BOUND CURB NEXT TO PROPERTY LINE OR GRASSMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE 1/2" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 2' HORIZONTALLY FROM METEER BOX OR 30' BELOW FINAL GRADE.

COPPER:

1. COPPER SERVICE SHALL BE COPPER TUBING TYPE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B16 WITH NO SWEAT OR SOLDERED JOINTS.

HIDE:

1. INSTALL METALLIC WARNING TAPE MIN. 1' ABOVE HOPE TUBING FROM TAP CONNECTION TO TRENCH.
2. TUBING WHEN PLACED SO THAT IT IS RELATED AND "SNAKES" LOOSELY IN THE TRENCH.
3. TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 1.
4. IF A FITTING WILL BE INSTALLED WITH A BENT SECTION OF TUBING, THE TUBING SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 2.
5. INSERT STIFFENERS FOR HOPE TUBING PER SP-WW-658 TO BE INSTALLED INSIDE TUBING AT ALL COMPRESSION FITTINGS.

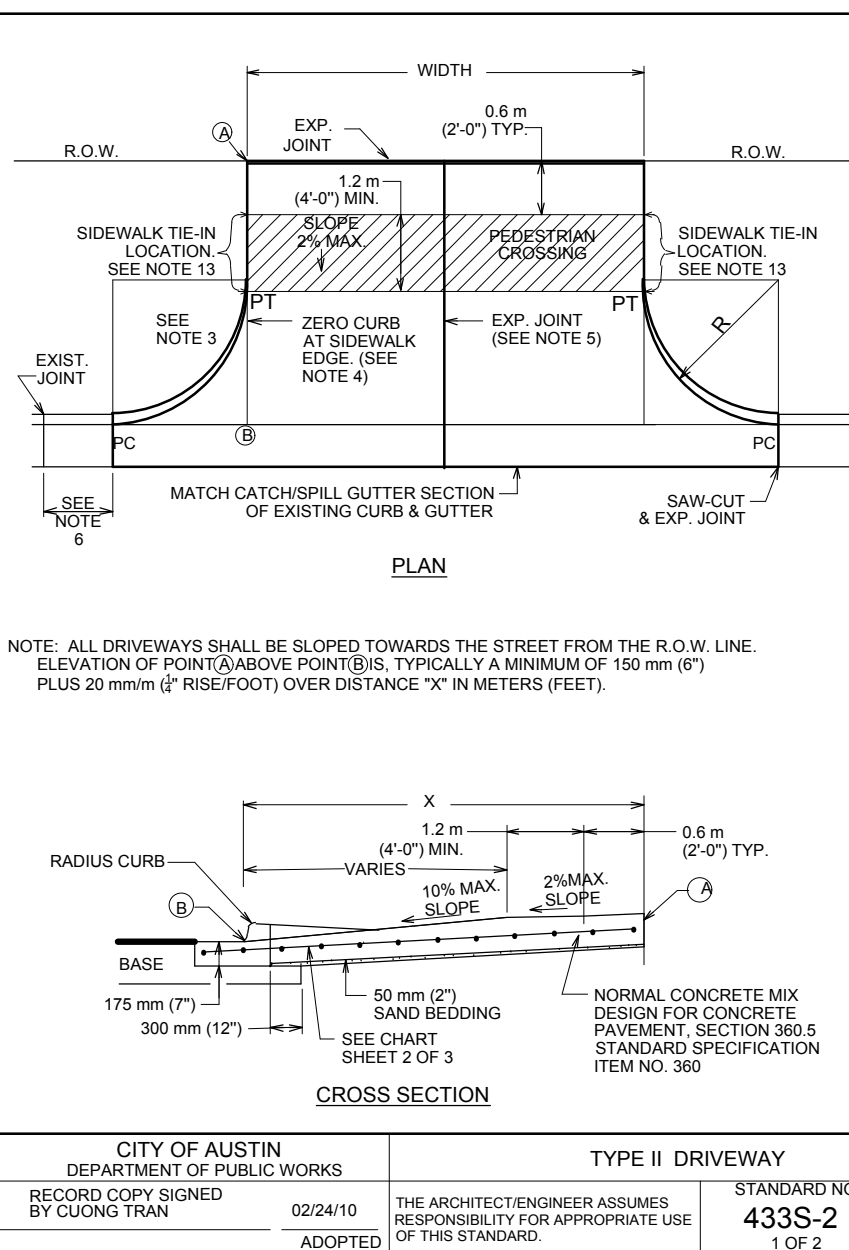
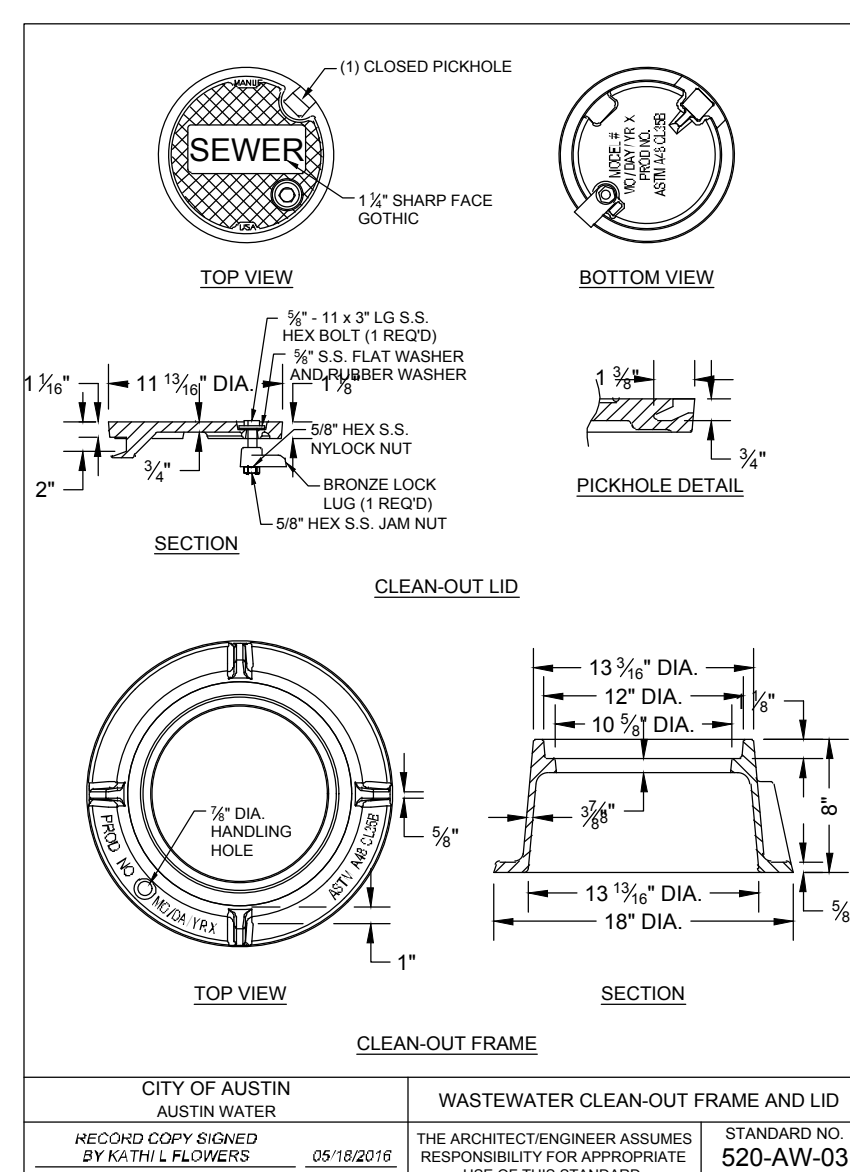
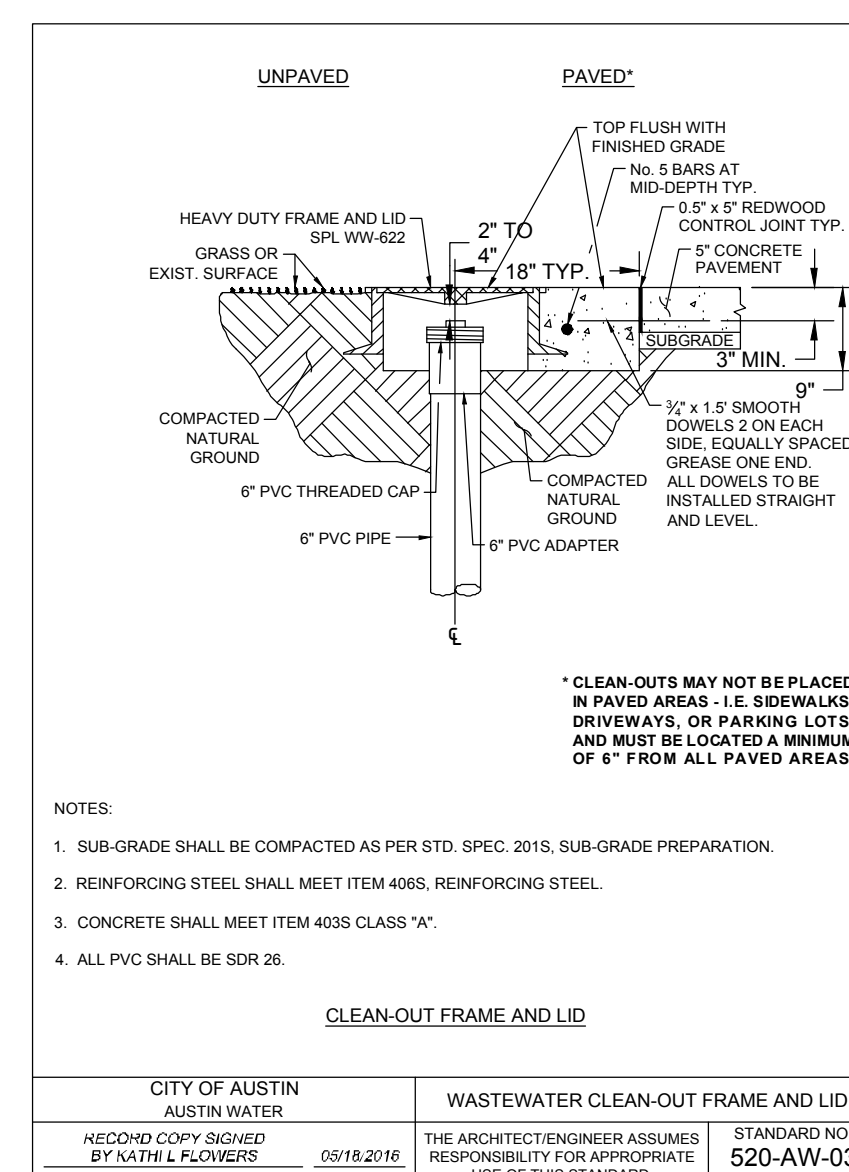
TABLE 1 (SEE NOTE H)		
NOMINAL TUBING DIA.	BENT RADIUS DIA.	MINIMUM TUBING PER DIA. AT LEAST
1" - 3"	3'	1"
1 1/2" - 4"	4'	1 1/2"
2" - 6"	6'	2"

TABLE 2 (SEE NOTE H)		
NOMINAL TUBING DIA.	BENT RADIUS DIA.	MINIMUM TUBING PER DIA. AT LEAST
1" - 3"	3'	1"
1 1/2" - 4"	4'	1 1/2"
2" - 6"	6'	2"

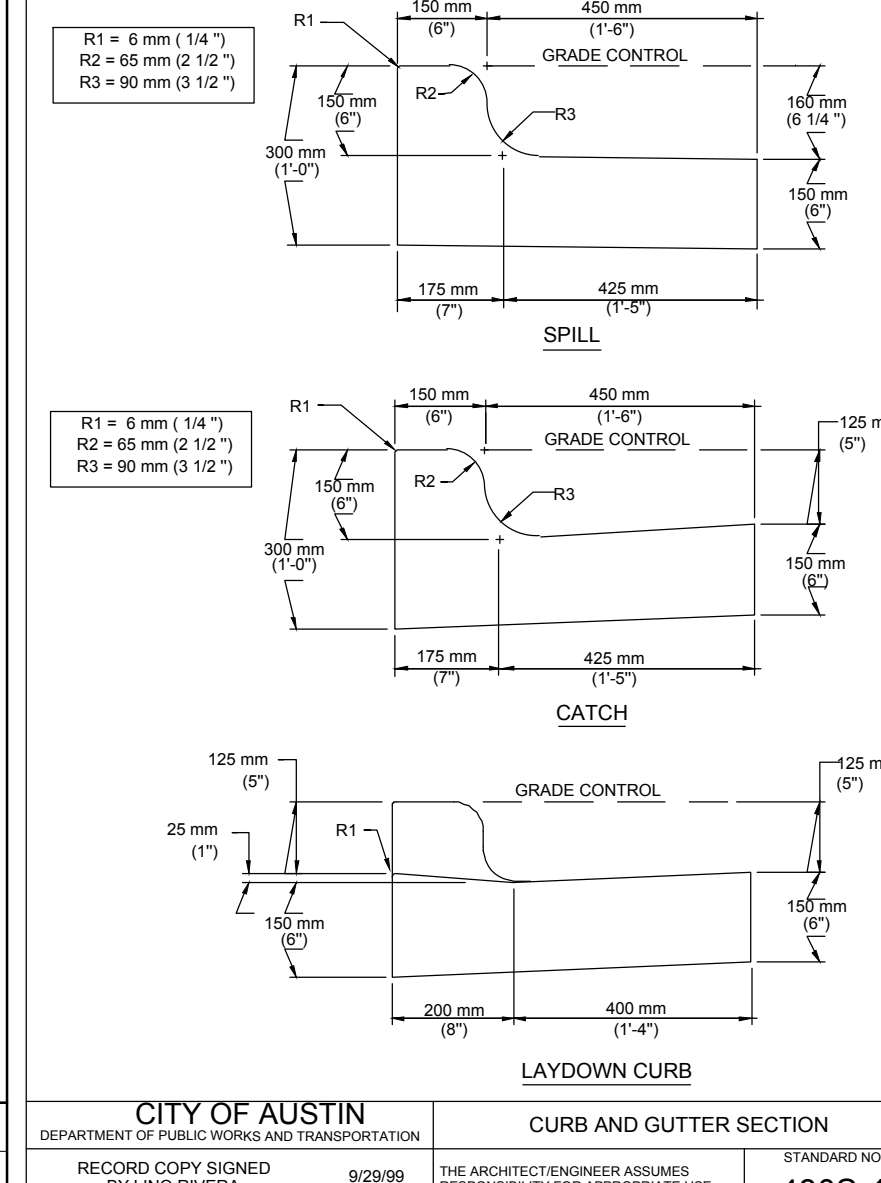
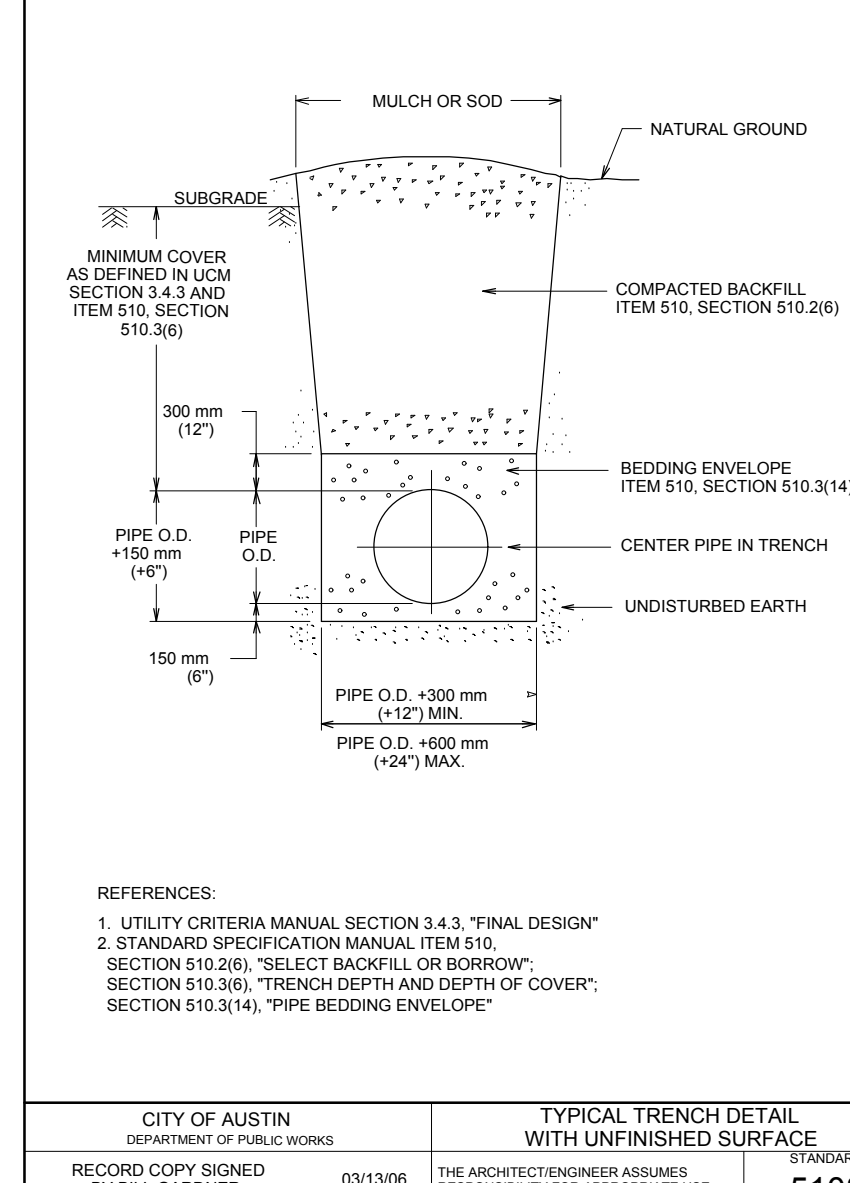
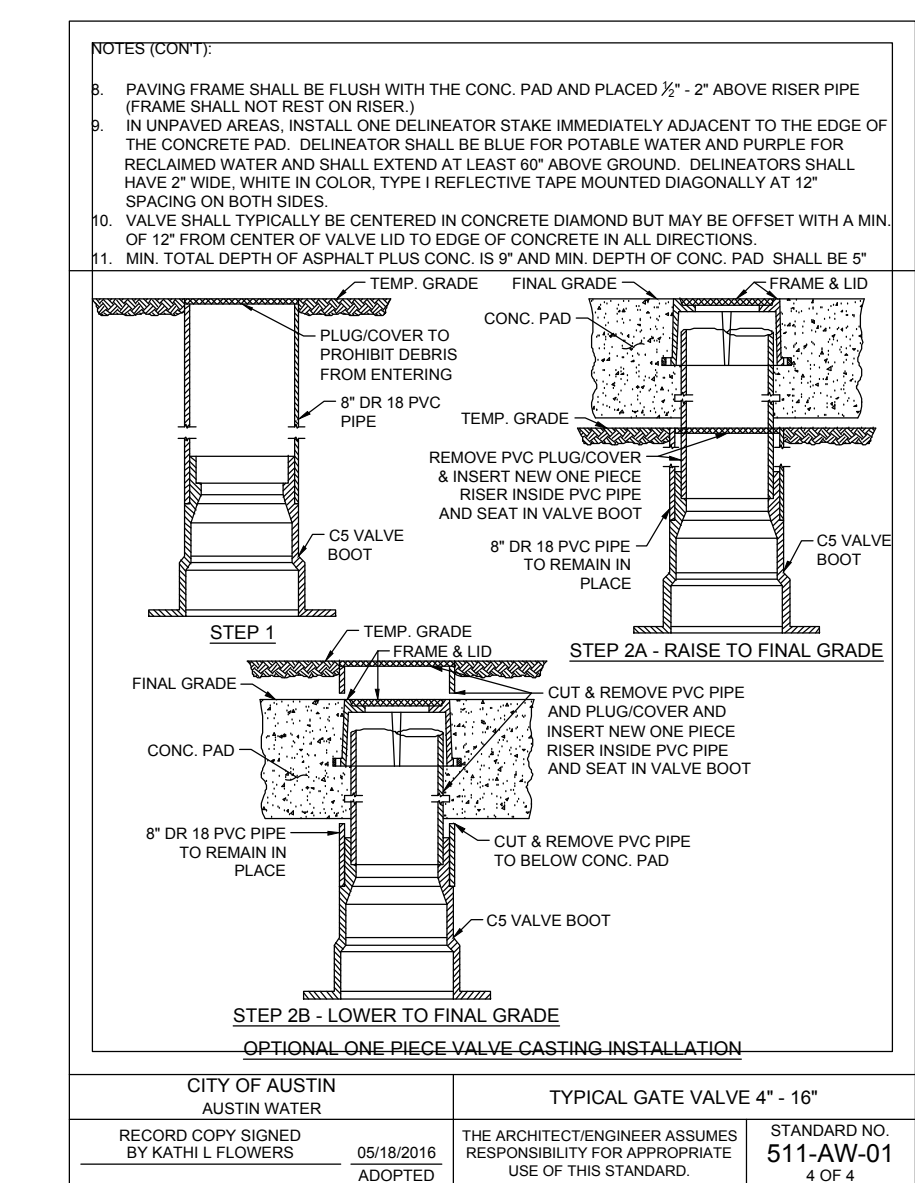
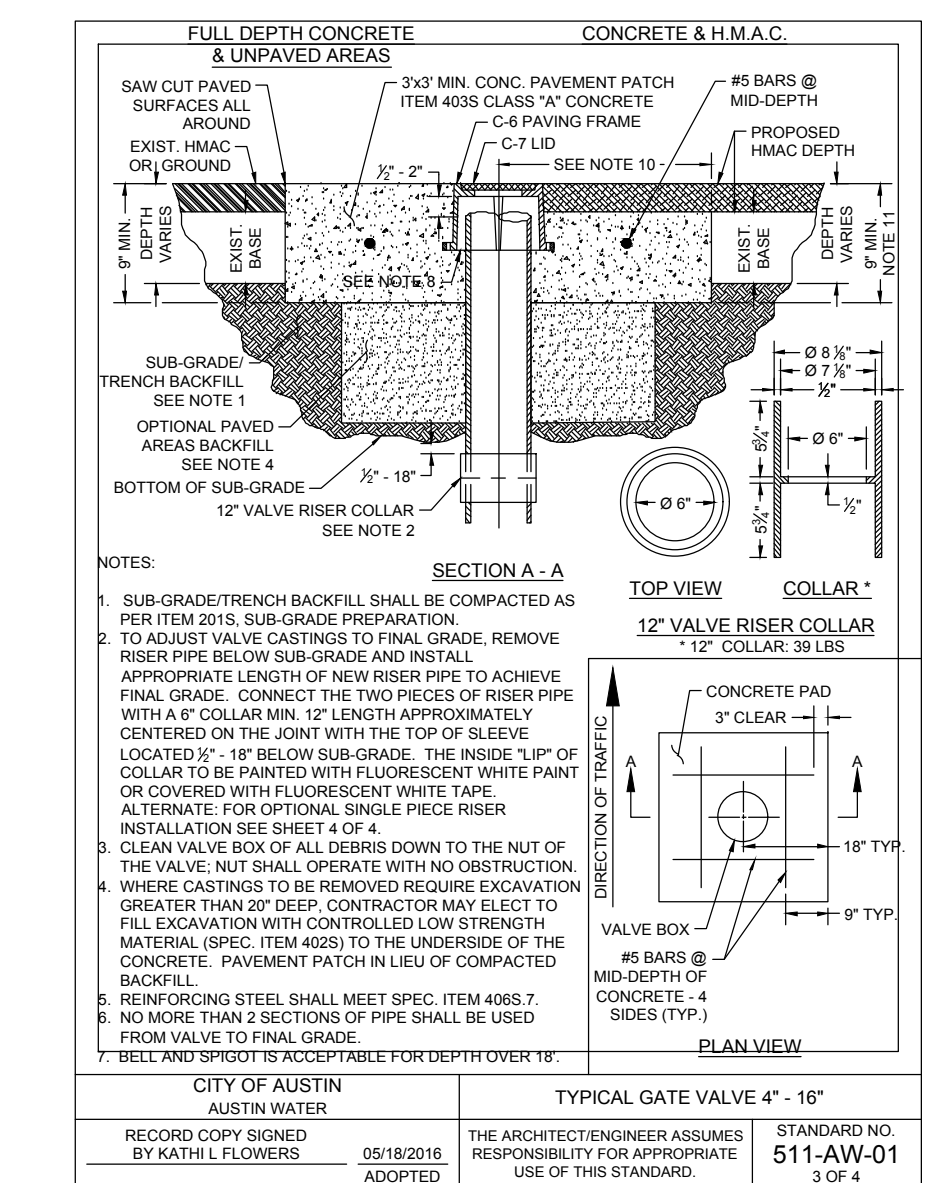
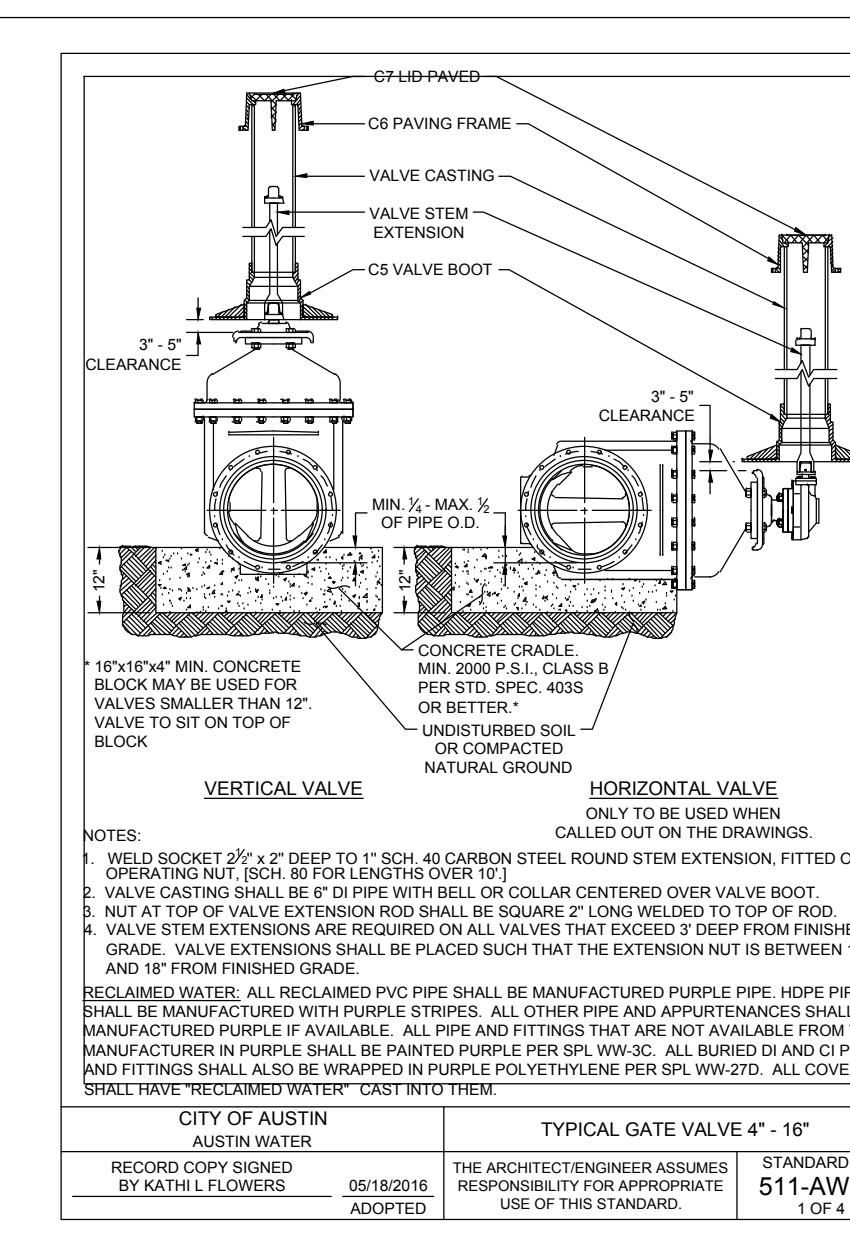
RECLAIMED WATER:

R1. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. HOPE TUBING SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SP-WW-521. ALL BURIED DI AND CI PIPE AND METERS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SP-WW-270. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02
RECORD COPY SIGNED BY IATHL FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



USE	THICKNESS	REINFORCEMENT														
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6 IN.)	125 mm (5 IN.) CONCRETE WITH ONE LAYER OF 18# BARS PLACED ON CHAIRS AT MIDTHICK OF SLAB AND NOT MORE THAN 50 mm (2 IN.) C. BOTH DIRECTIONS														
ALL OTHERS	175 mm (7 IN.)	125 mm (5 IN.) CONCRETE WITH ONE LAYER OF 18# BARS PLACED ON CHAIRS AT MIDTHICK OF SLAB AND NOT MORE THAN 50 mm (2 IN.) C. BOTH DIRECTIONS														
<p><b>ALLOWABLE GRADES</b></p> <table border="1"> <thead> <tr> <th rowspan="2">DRAINAGE VOLUME (ADT)</th><th colspan="2">D=GRADE CHANGE</th></tr> <tr> <th>STD.</th><th>MAX.</th></tr> </thead> <tbody> <tr> <td>0-500</td><td>0%</td><td>3%</td></tr> <tr> <td>500-1500</td><td>3%</td><td>5%</td></tr> <tr> <td>1500-3000</td><td>5%</td><td>7%</td></tr> </tbody> </table>		DRAINAGE VOLUME (ADT)	D=GRADE CHANGE		STD.	MAX.	0-500	0%	3%	500-1500	3%	5%	1500-3000	5%	7%	
DRAINAGE VOLUME (ADT)	D=GRADE CHANGE															
	STD.	MAX.														
0-500	0%	3%														
500-1500	3%	5%														
1500-3000	5%	7%														
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL TYPE I DRIVEWAYS SHALL HAVE RADIUS ENDS.</li> <li>DRIVEWAY WIDTHS AND RADIUS DIMENSIONS (ONE-WAY) MAY VARY REQUIREMENTS, AND GEOMETRIC LAYOUT OR HOW EVER VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE SECTION 5.04.01 DRIVEWAY COUNTERMEASURES, SECTION 5.04.02 DRIVEWAY COUNTERMEASURES.</li> <li>THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TEN (10) FEET BEYOND BEGINNING OF THE RADUS POLINE.</li> <li>"ZERO" CURB AT PK OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.</li> <li>MAKE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.</li> <li>IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND REPAIR MONOLITHICALLY WITH DRIVEWAY.</li> <li>IF THE BASE IS OVERLAPPED BY 1.5 METERS (5 FEET), CURB AND GUTTER WERE REMOVED, BACKFILL JOINT WITH CONCRETE MONOLITHICALLY WITH DRIVEWAY.</li> <li>TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING R/W OF THAN 60% OF PARCELS FRONTS AT 30 METERS (100 FEET) WHICHEVER IS LESS.</li> <li>TYPE II DRIVEWAYS ARE NOT TO BE CONSTRUCTED WITH THE CURB RETURN OF A STREET INTERSECTION.</li> <li>WHERE THE PROPERTY OWNERS BEHIND RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND TO BE GREATER THAN 10%.</li> <li>USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK AT THE R.O.W. AND AT THE DRIVEWAY SEE NOTE 3.</li> <li>USE TRANSITION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.</li> <li>THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONSIDERED TO BE THE SIDEWALK. SIDEWALKS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.</li> <li>WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.</li> </ol>																
<p><b>CITY OF AUSTIN</b> DEPARTMENT OF PUBLIC WORKS</p> <p>RECORD COPY SIGNED BY CLUNK'S TRAIL 02/24/10 ADOPTED</p>		<p><b>TYPE II DRIVEWAY</b></p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD <b>4335</b></p>														



SITE PLAN APPROVAL

FILE NUMBER: **SP-2018-0282C**

APPROVED BY COMMISSION ON:

UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (00-00-0000, LOC) **CASE MANAGER ROBERT ANDERSON**

PROJECT EXPIRATION DATE (ORD. #000000-0) DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-CO**

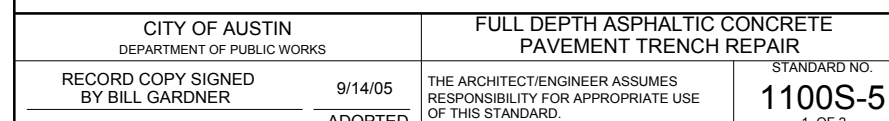
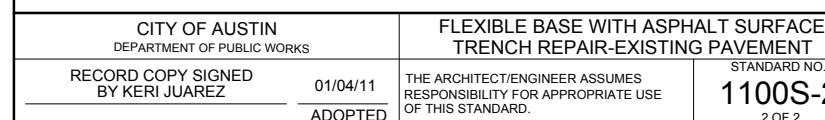
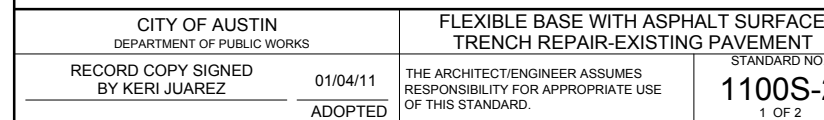
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

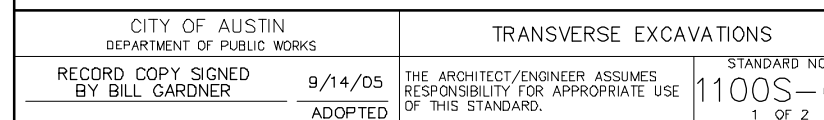
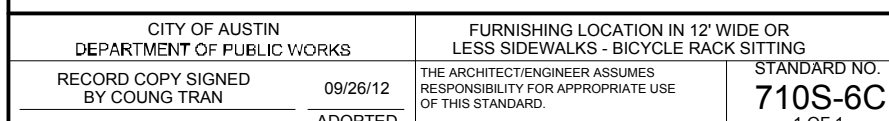
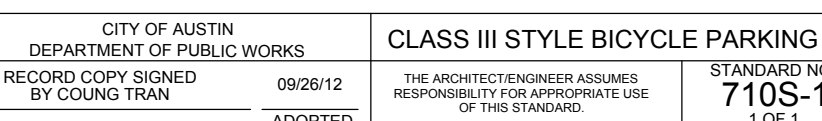
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

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  
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REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

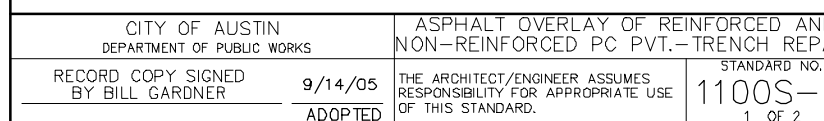
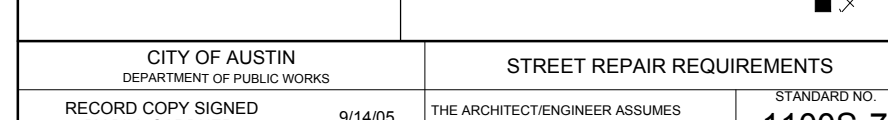
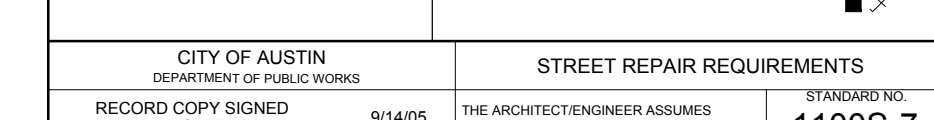
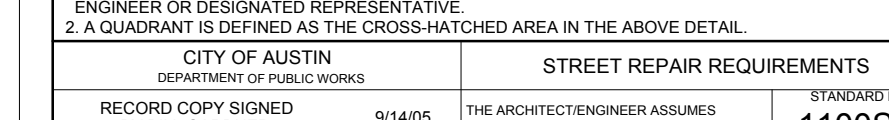




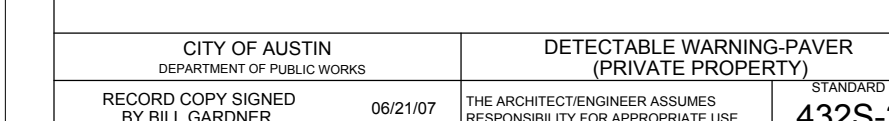
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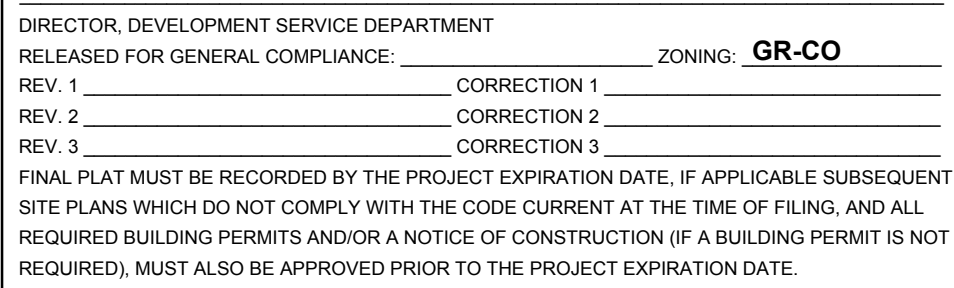
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RECORD COPY SIGNED BY BILL GARDNER	9/14/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-6 2 OF 2
		ADOPTED	



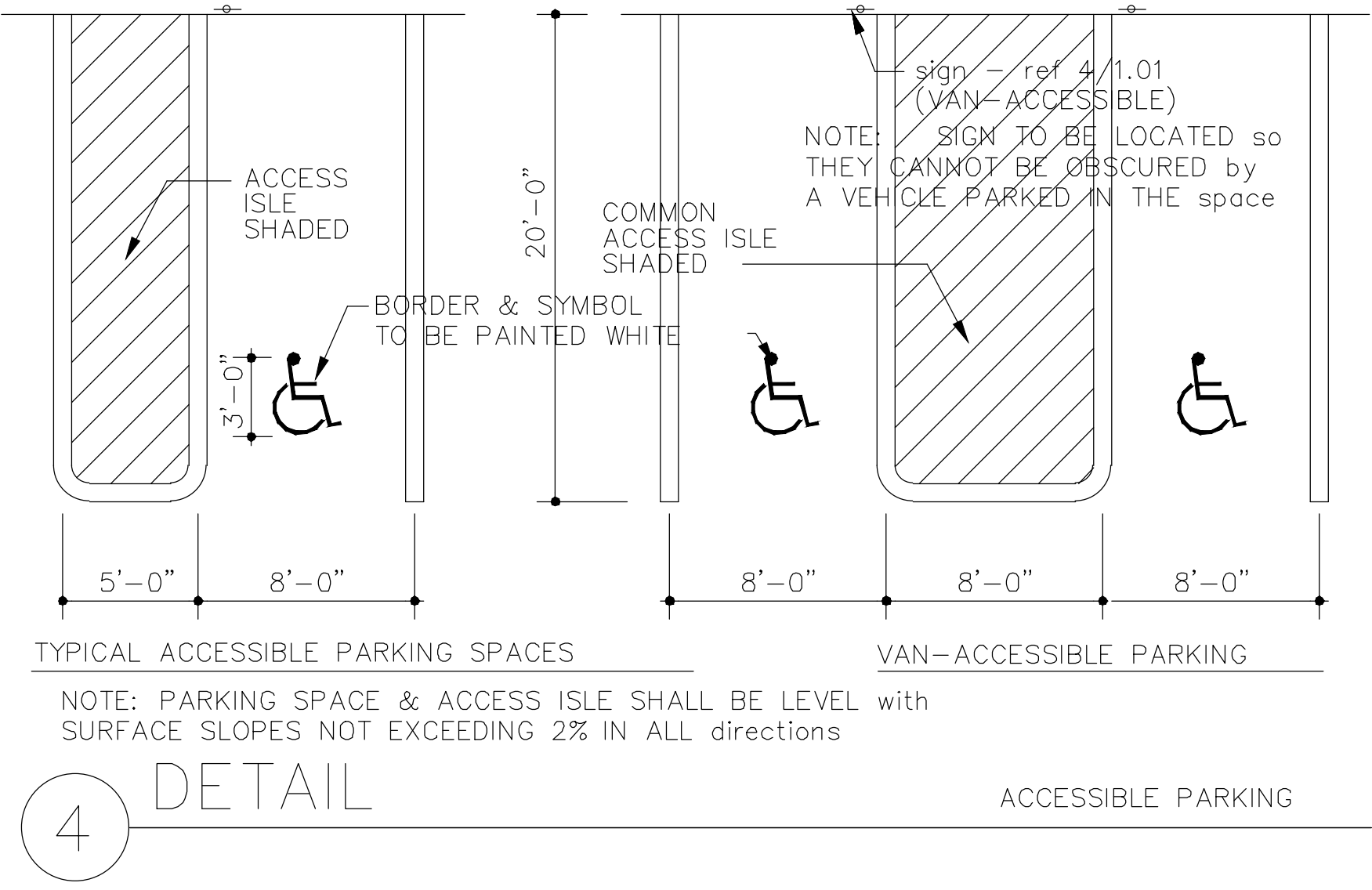
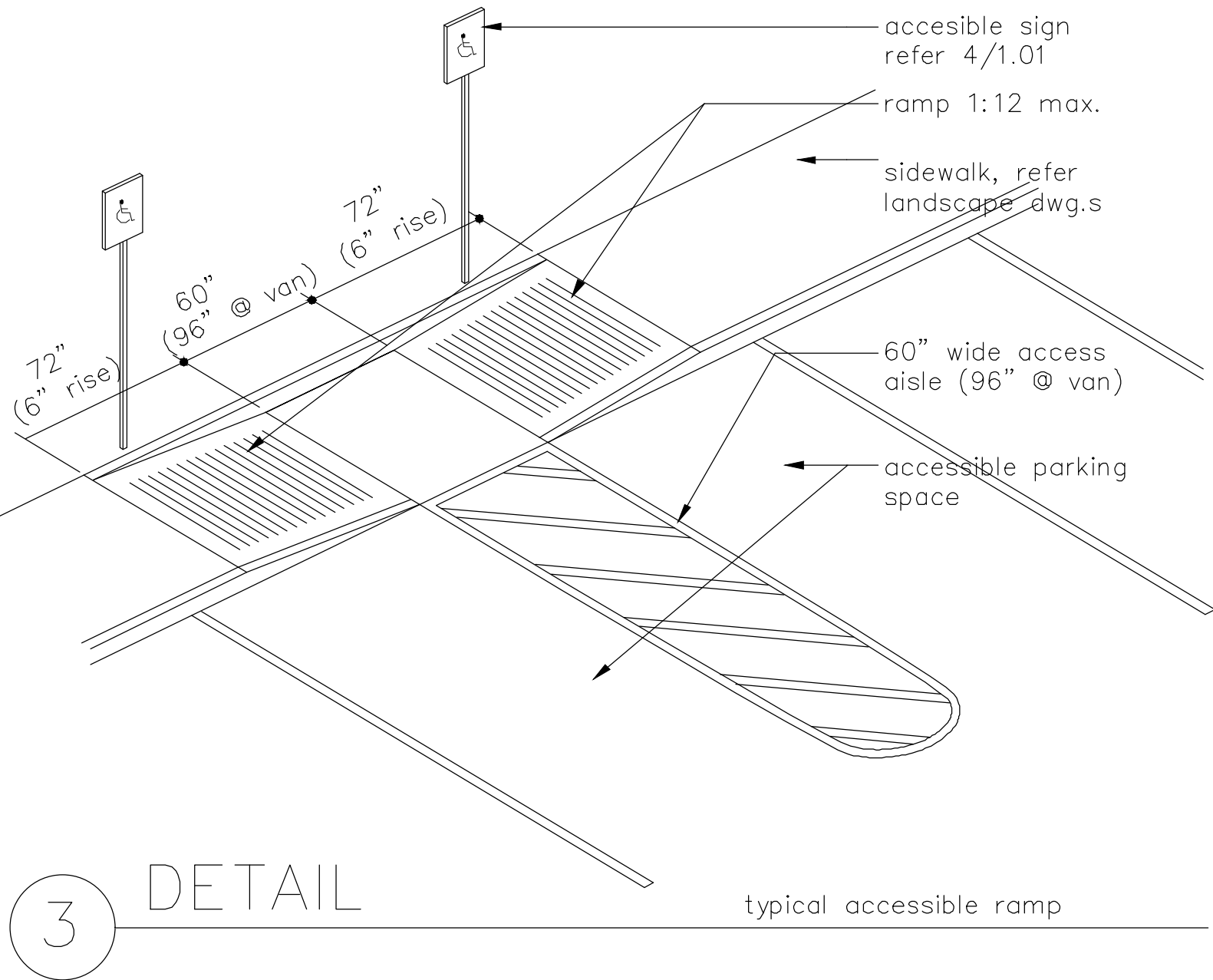
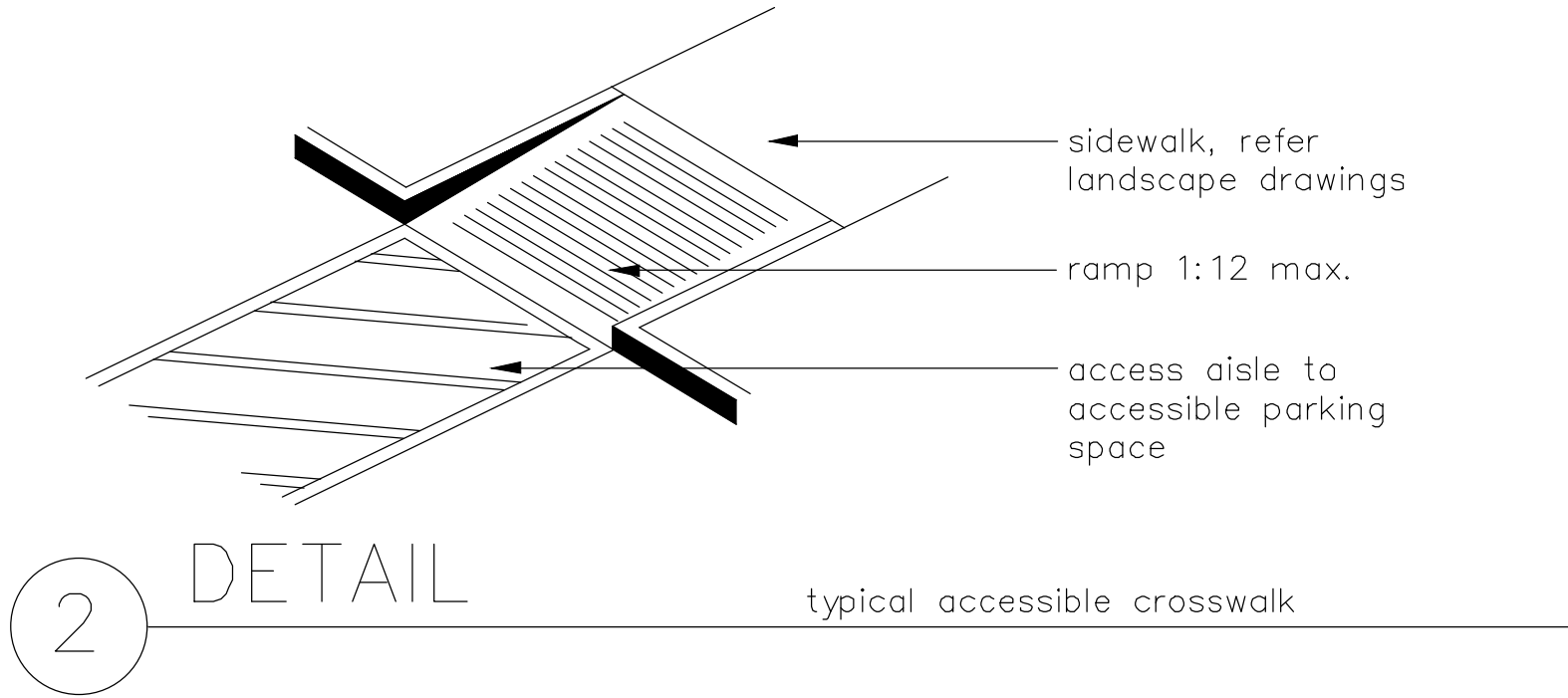
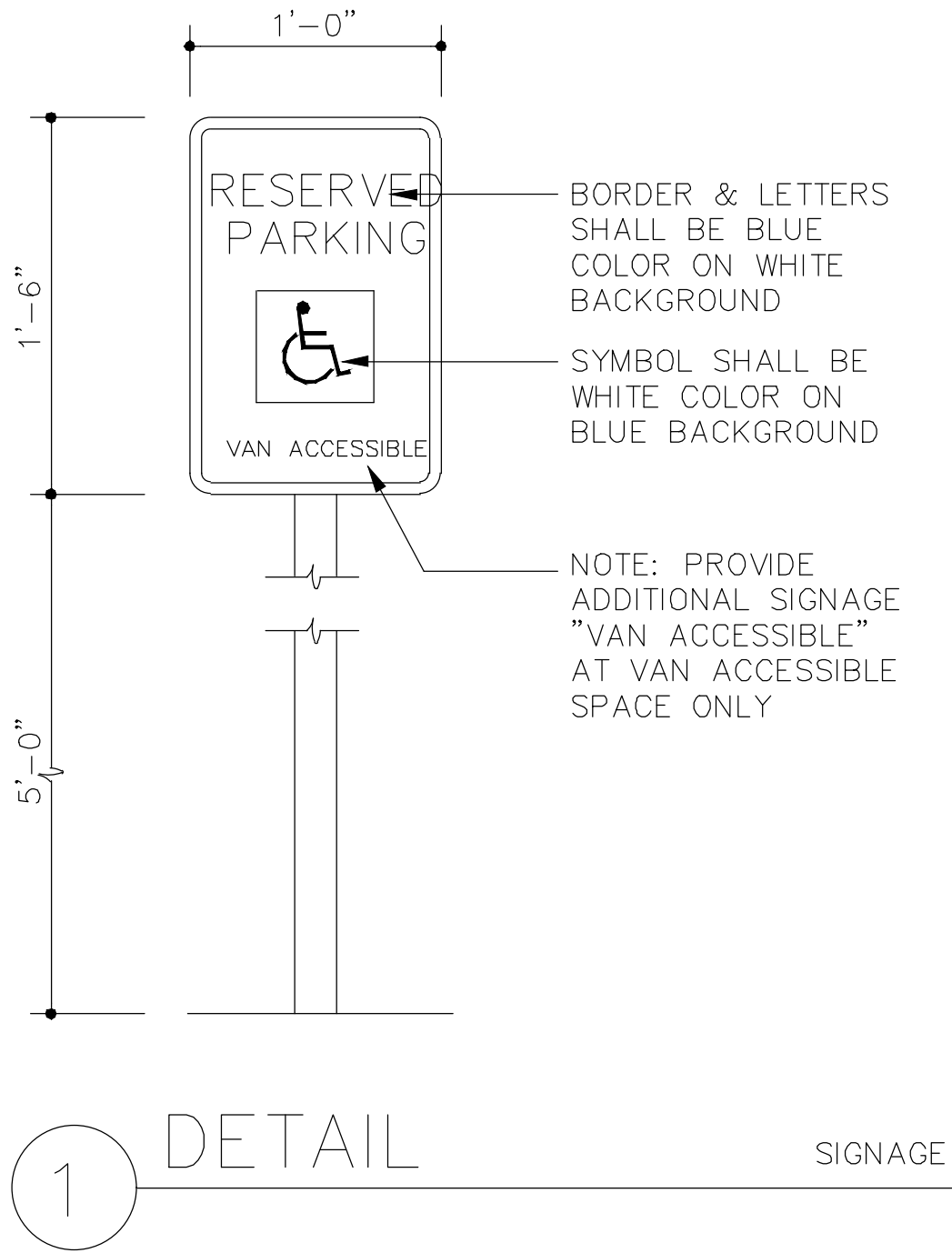
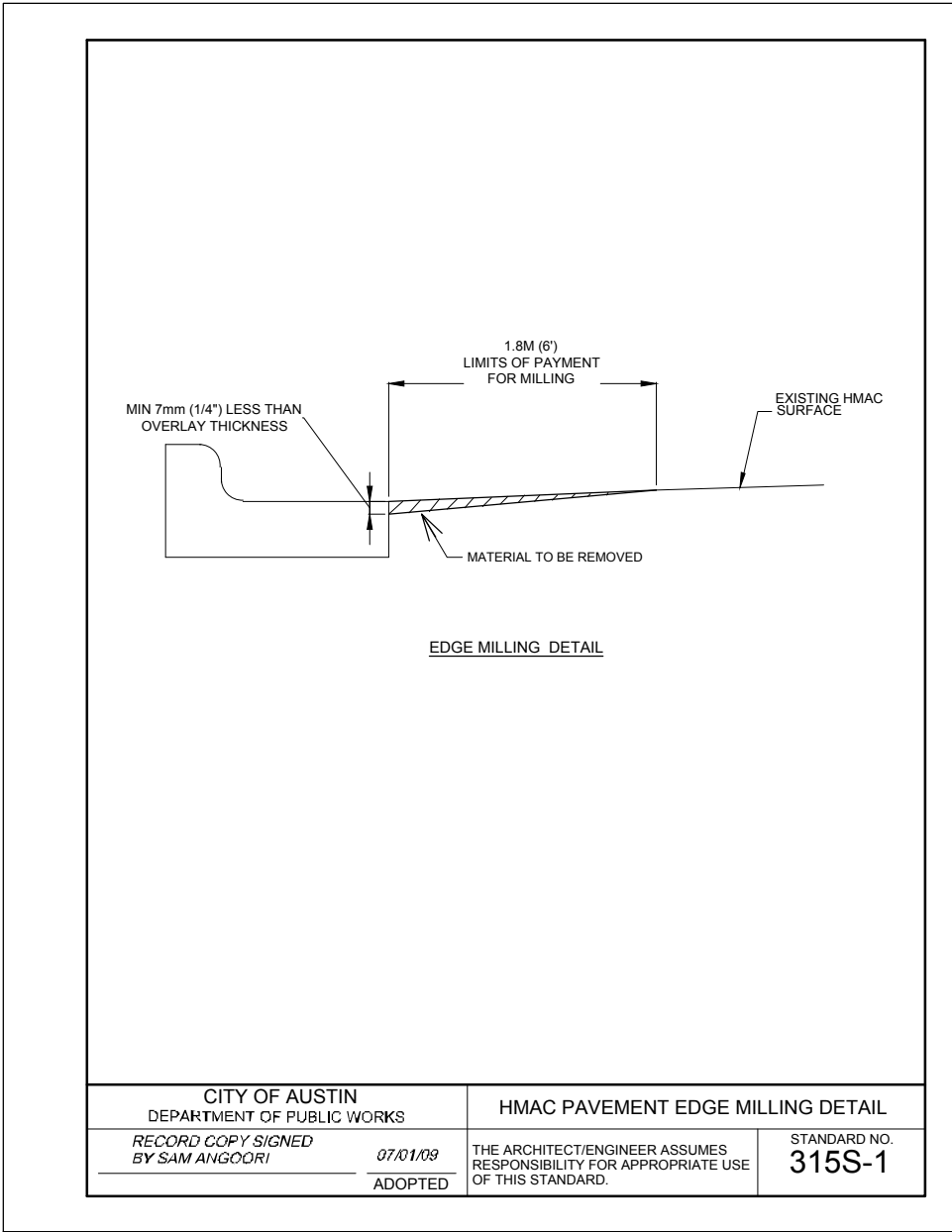
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		ASPHALT OVERLAY OF REINFORCED AND NON-REINFORCED PC PVT.-TRENCH REPAIR	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-3 2 OF 2
ADOPTED			



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)	
RECORD COPY SIGNED BY RILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE	STANDARD NO. 432S-2B







SITE PLAN APPROVAL		SHEET <b>19</b> OF <b>23</b>	
FILE NUMBER: <b>SP-2018-0282C</b>		APPLICATION DATE: <b>JUNE 28, 2018</b>	
APPROVED BY COMMISSION ON: _____			
UNDER SECTION <b>112</b> OF CHAPTER <b>25-5</b> OF THE CITY OF AUSTIN CODE.			
EXPIRATION DATE (00-00-0000, LDC): _____		CASE MANAGER: <b>ROBERT ANDERSON</b>	
PROJECT EXPIRATION DATE (ORD. #000000-0) _____		DWPZ _____ DOZ _____	
DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT			
RELEASED FOR GENERAL COMPLIANCE: _____		ZONING: <b>GR-CO</b>	
REV. 1 _____		CORRECTION 1 _____	
REV. 2 _____		CORRECTION 2 _____	
REV. 3 _____		CORRECTION 3 _____	
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DESIGNED: _____	DESIGN CHECKED: _____	DATE: _____	BY: _____
DRAWN: _____	COGO CHECKED: _____	REVISION	
SURVEY CHECKED: _____	QA/QC: _____	NO	
QA/QC REVISIONS: _____			

ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78762  
(512)646-3456 (512) 514-0315 FAX

**Costello**

TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

MISCELLANEOUS DETAILS 4 OF 4

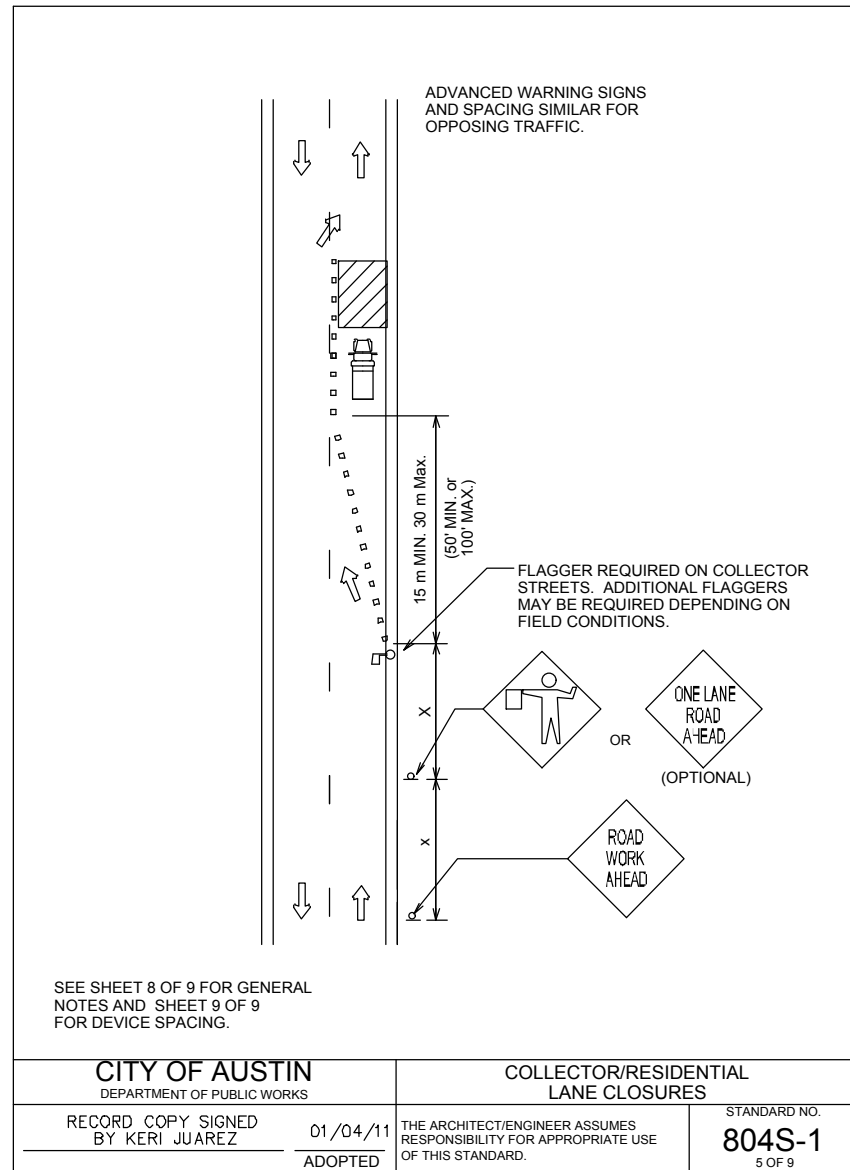
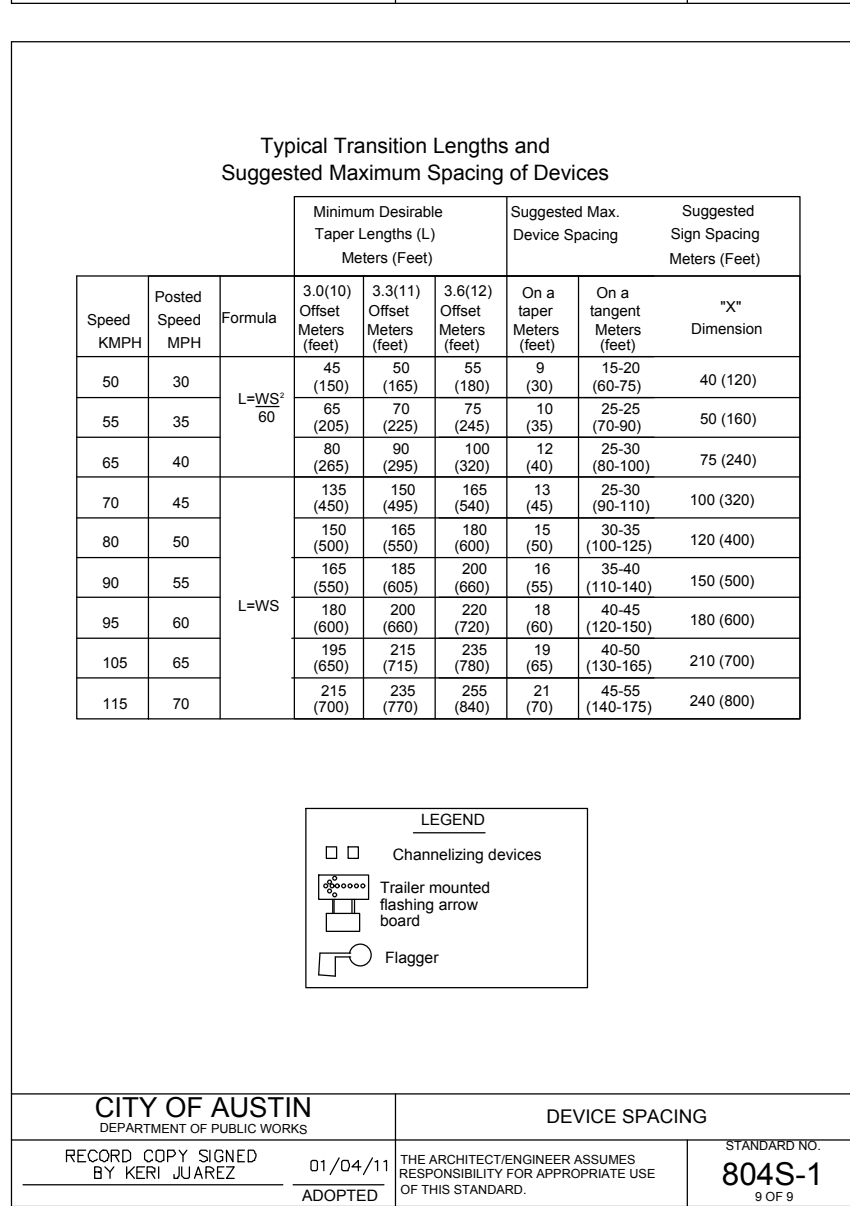
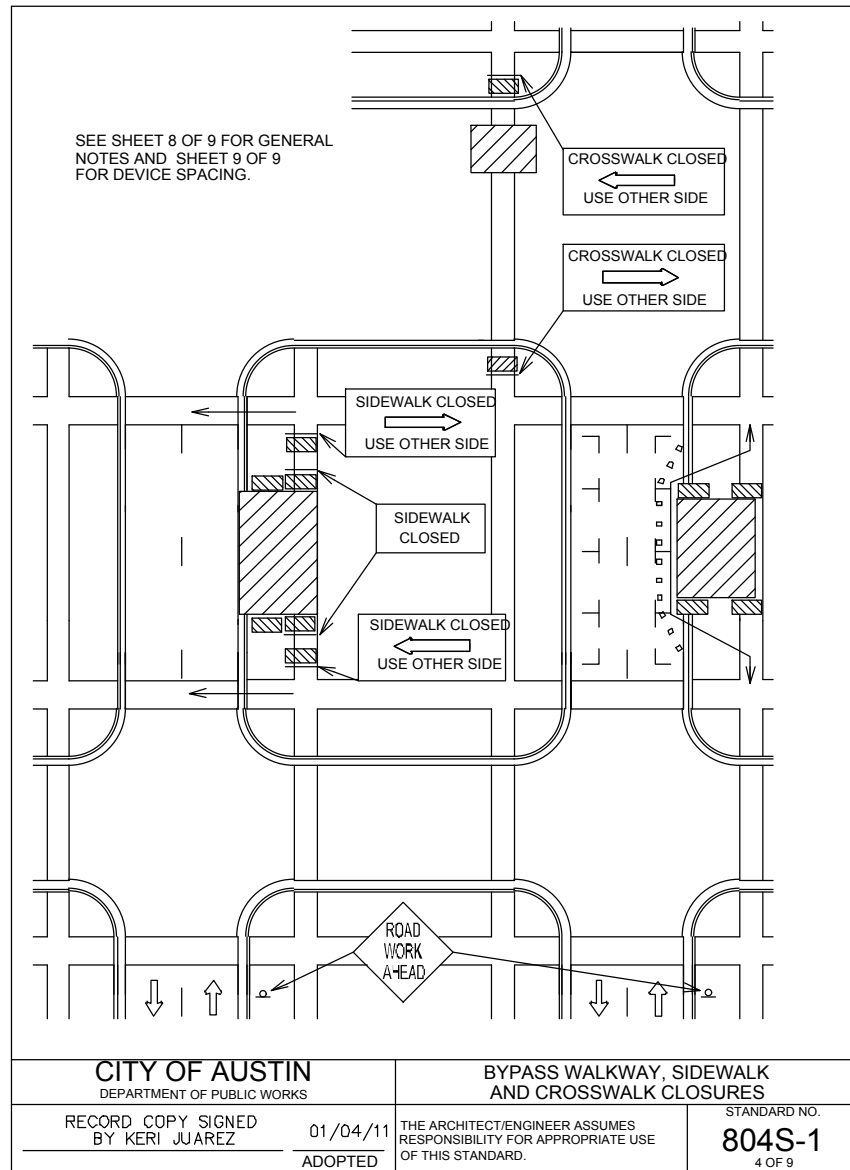
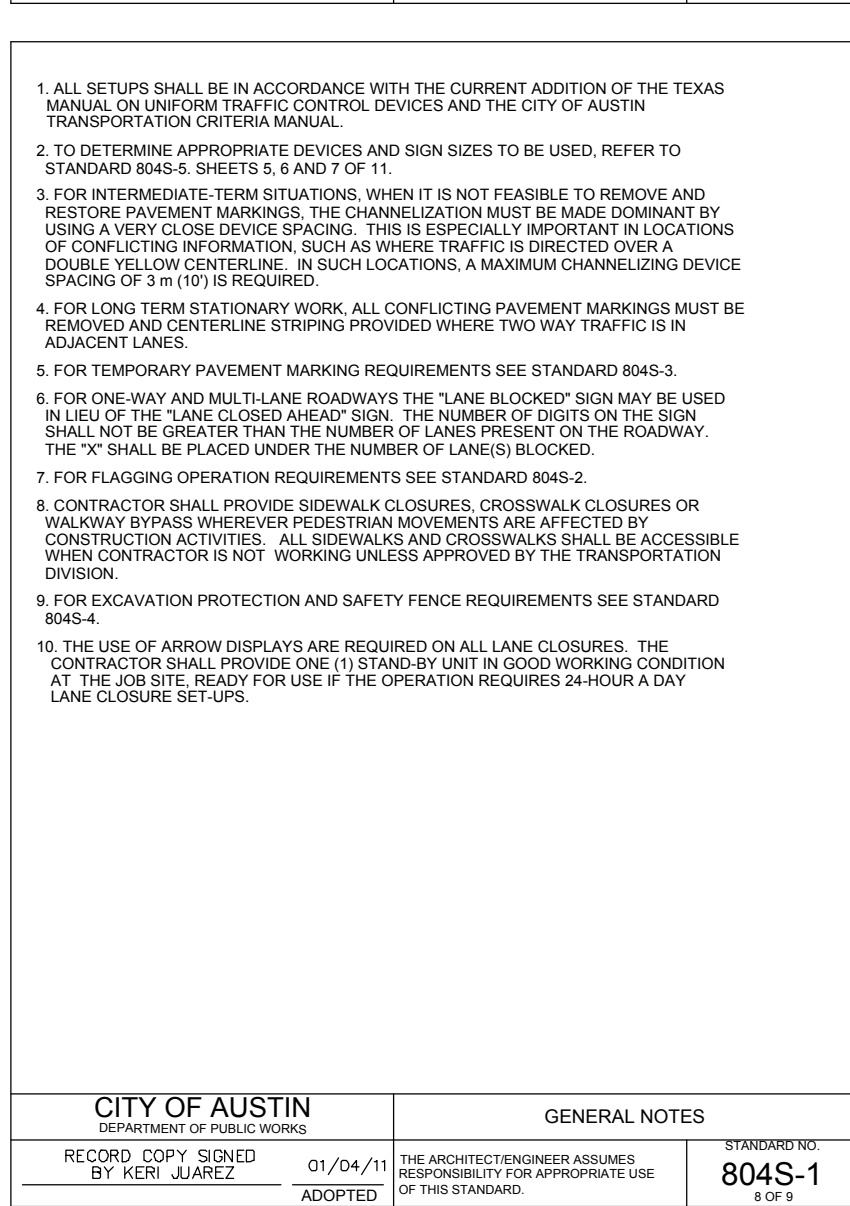
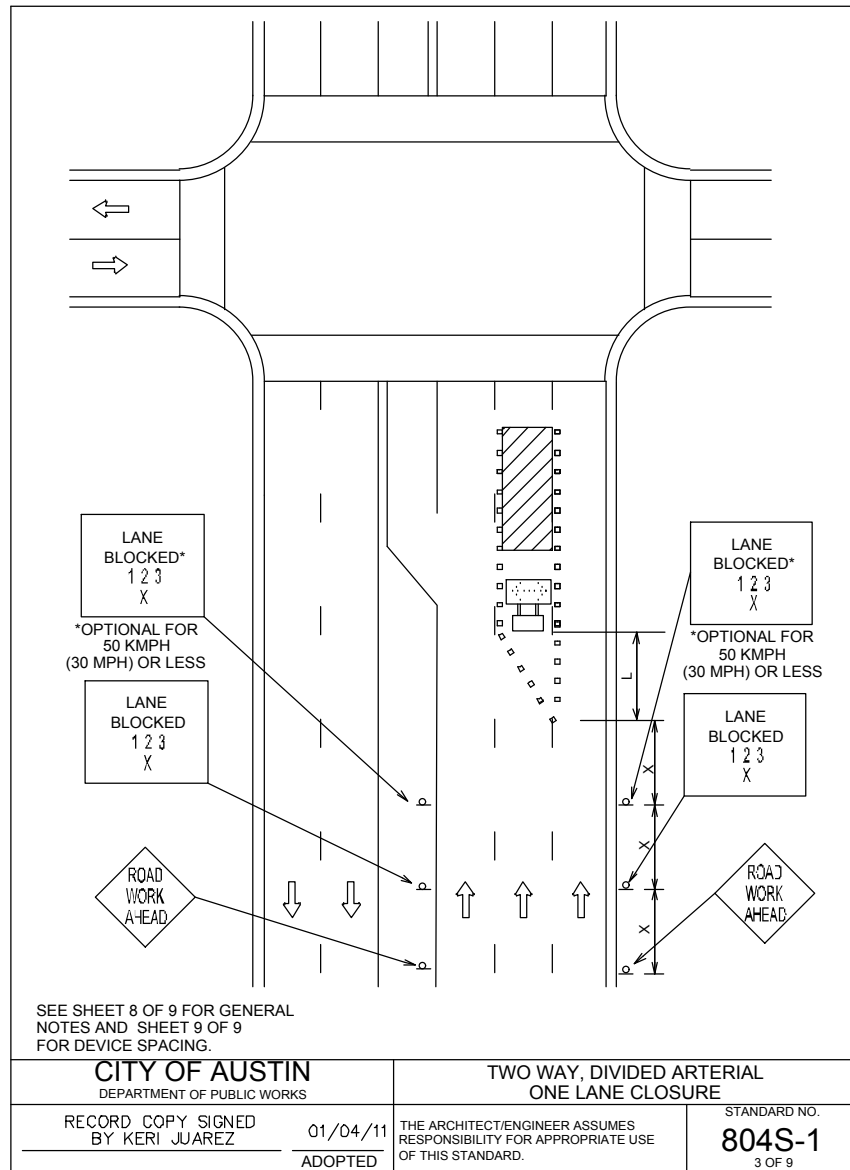
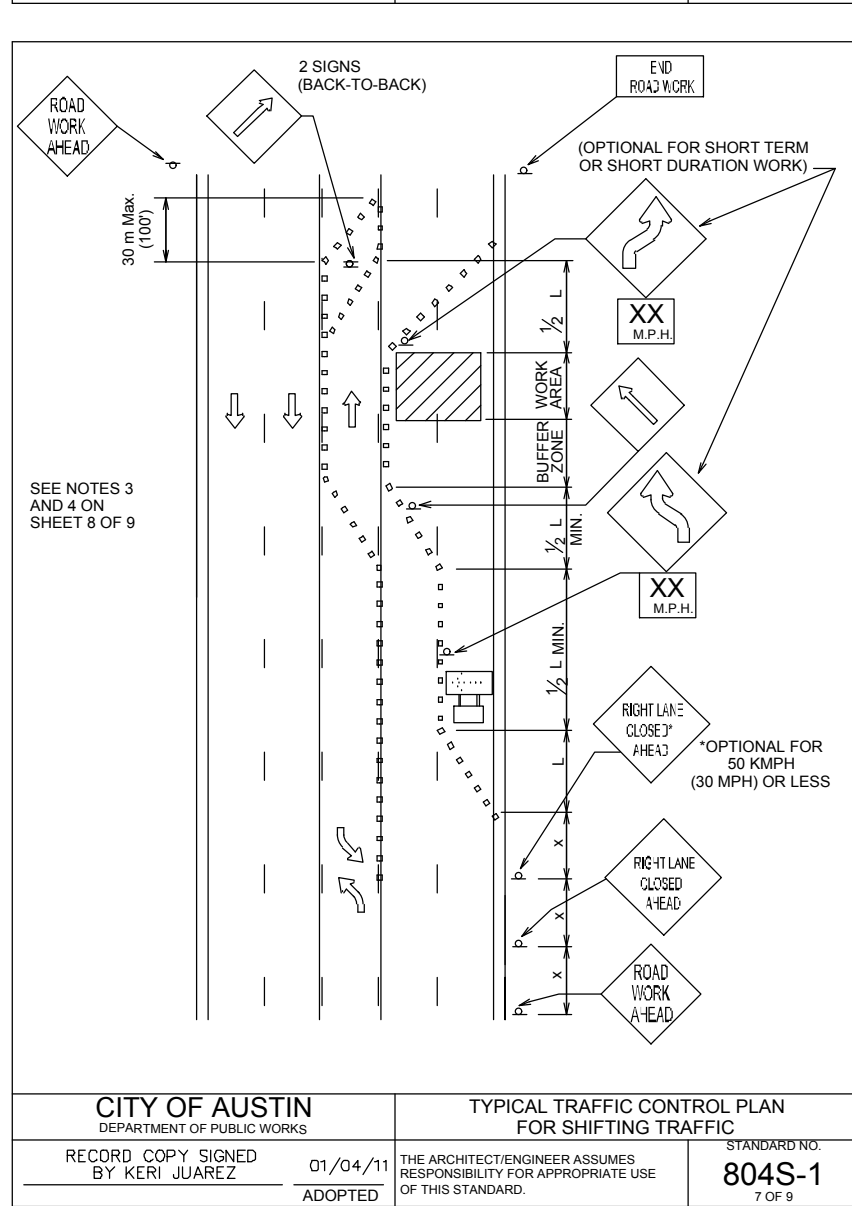
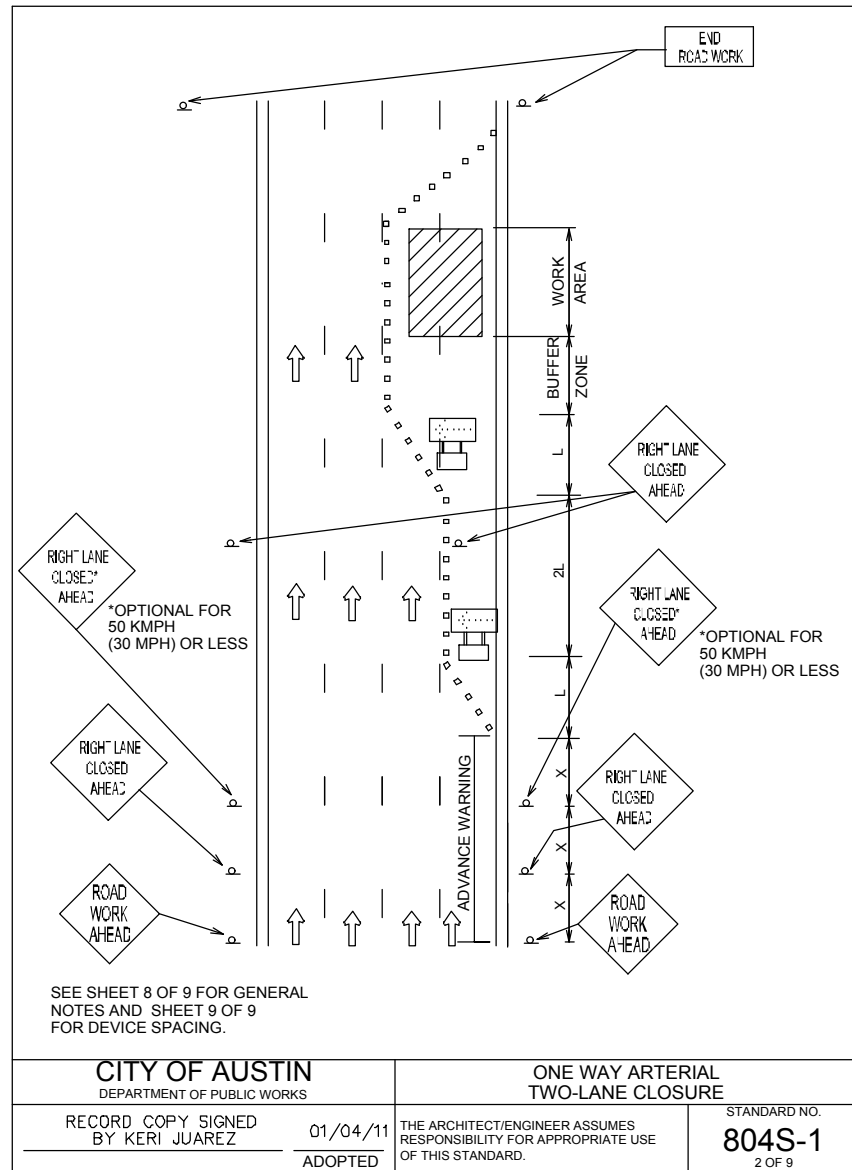
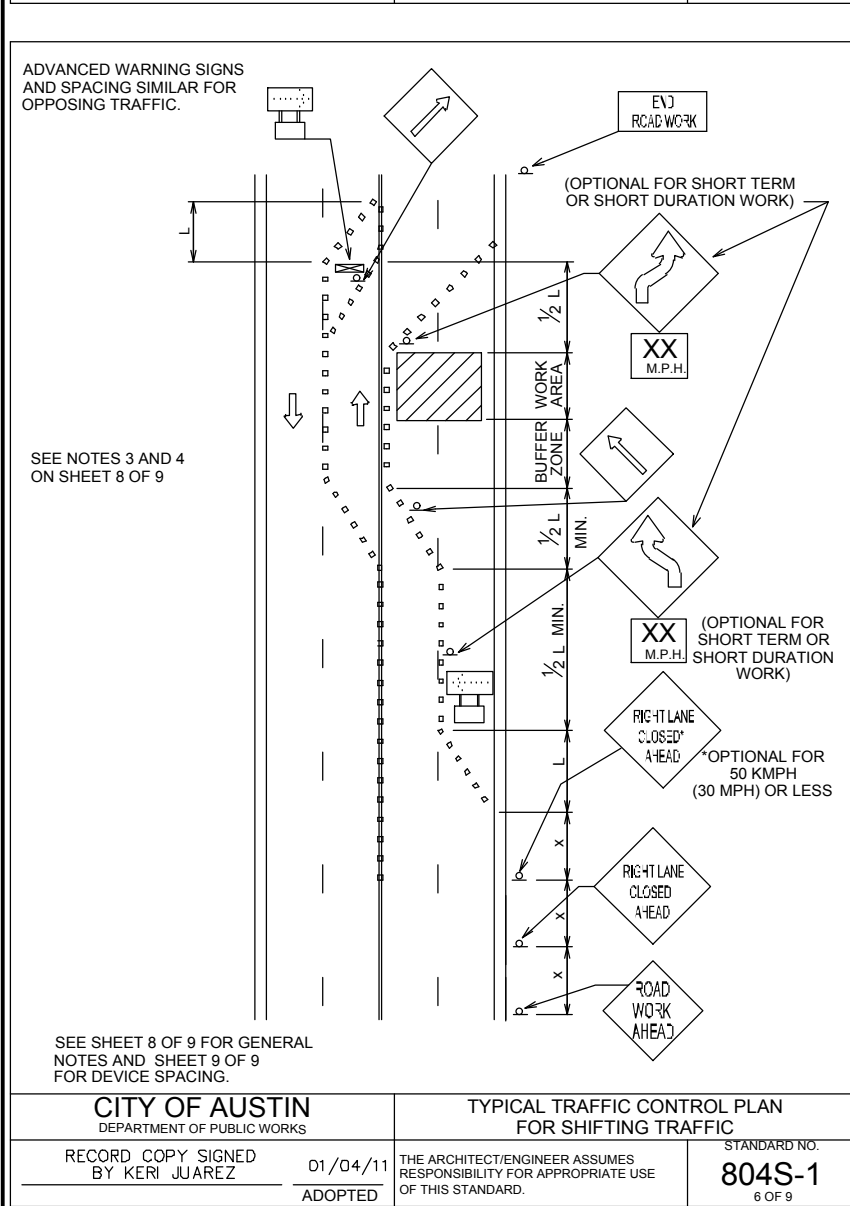
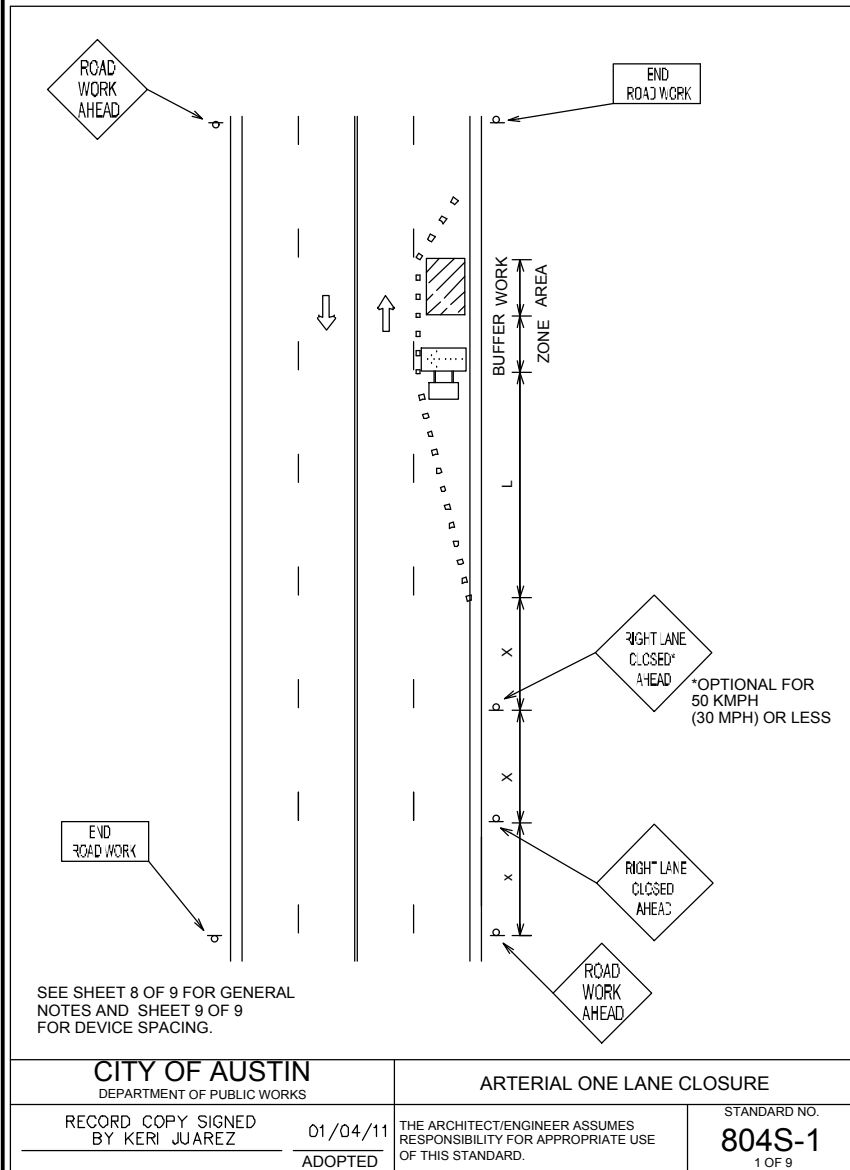
5/28/2019

SHEET **19** OF **23** SHEETS

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

SP-2018-0282C





CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

TRAFFIC CONTROL DETAILS

ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78762  
(512)646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

Costello

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_  
NO. \_\_\_\_\_  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

SITE PLAN APPROVAL  
FILE NUMBER: **SP-2018-0282C**  
APPROVED BY COMMISSION ON: \_\_\_\_\_  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER **ROBERT ANDERSON**  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ PDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-CO**  
REV. 1 \_\_\_\_\_ CORRECTION 1  
REV. 2 \_\_\_\_\_ CORRECTION 2  
REV. 3 \_\_\_\_\_ CORRECTION 3

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20 OF 23  
APPLICATION DATE: **JUNE 28, 2018**

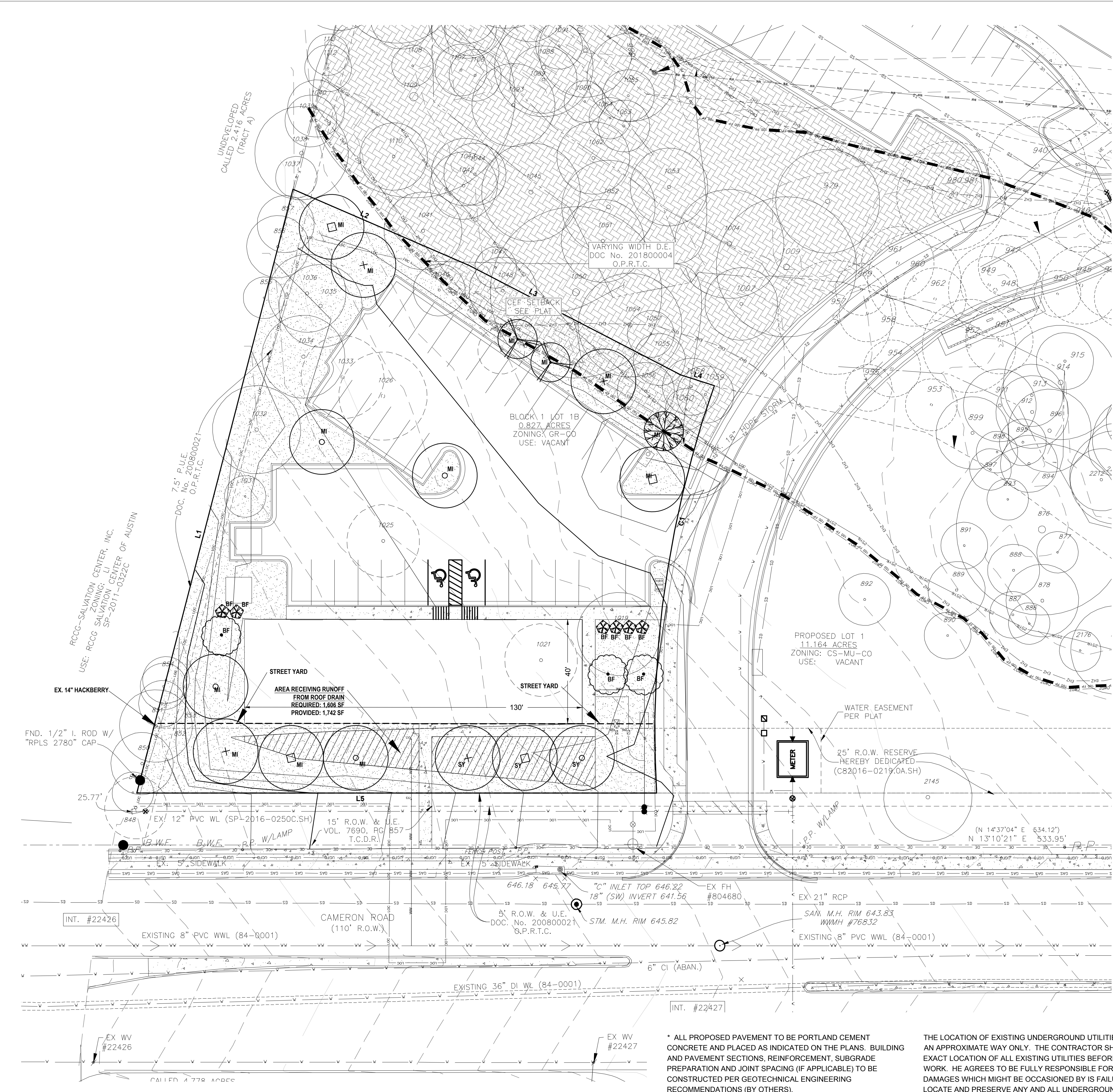
STEVEN BUFFUM  
115531  
LICENSE  
PROFESSIONAL ENGINEER

5/28/2019  
SHEET **20**  
OF **23** SHEETS

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

SP-2018-0282C





PLANT MATERIALS SCHEDULE

CANOPY TREES				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
+	CJA 4	ARIZONA CYPRESS <i>Cupressus arizonica</i>	3" cal. / 16' Min. Height	B&B or container grown; single straight leader; Min. 5' Clear trunk; full symmetrical canopy
□	QUL 4	LACEY OAK <i>Quercus laceyi</i>	3" cal. / 16' Min. Height	B&B or container grown; single straight leader; Min. 5' Clear trunk; full symmetrical canopy
○	QUT 5	TEXAS RED OAK <i>Quercus texana</i>	3" cal. / 16' Min. Height	B&B or container grown; single straight leader; Min. 5' Clear trunk; full symmetrical canopy

ORNAMENTAL TREES				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
	CEC 2	TEXAS RED BUD <i>Cercis canadensis</i> var. 'texensis'	2" cal.	B&B or container grown; single-trunk
•	ILV 3	YAUPON HOLLY <i>Ilex vomitoria</i>	2" cal.	B&B or container grown; multi-trunk
	SOS 1	TEXAS MOUNTAIN LAUREL <i>Sophora secundiflora</i>	2" cal.	B&B or container grown; multi-trunk

SHRUBS				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
	IVN 6	DWARF YAUPON HOLLY <i>Ilex vomitoria</i> 'Nana'	5 gal.	

TURF GRASSES				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
	BER 16,000	BERMUDA <i>Cynodon dactylon</i>		seeded

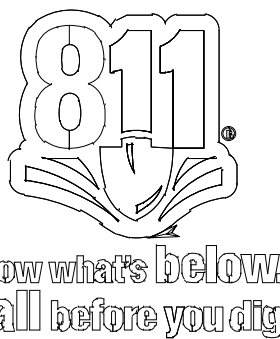
TREE REQUIREMENT CATEGORY

SY - Streetyard  
MI - Mitigation  
BF - Buffer

TREE MITIGATION				
TREES REMOVED			TREES PLANTED	
TREE #	SPECIES	SIZE	SPECIES	SIZE
#1021	American Elm	14" cal.	(3) Arizona Cypress	3" cal.
#1025	American Elm	14" cal.	(3) Lacey Oak	3" cal.
#1026	Hackberry	17" cal.	(4) Texas Red Oak	3" cal.
#1033	Hackberry	16" cal.	(2) Texas Redbud	2" cal.
#1049	Hackberry	9" cal.	(1) Texas Mountain Laurel	2" cal.
TOTAL: 70" (at 50% ea. = 35" mitigation required)			TOTAL: 36" provided	

URBAN FOREST

Total App. F tree inches surveyed - 409"  
Total App. F tree inches removed - 70"  
Total Non-App. F and Invasive trees removed - 0"  
Total mitigation inches planted on site - 36"  
Total dead inches removed - 0"  
Total non-mitigation inches planted on site - 15"



SITE PLAN APPROVAL  
FILE NUMBER: **SP-2018-0282C**  
APPROVED BY COMMISSION ON: \_\_\_\_\_ OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE:  
UNDER SECTION **112**  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER **ROBERT ANDERSON**  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-CO**  
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_  
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CITY COMMENTS #00  
10/24/19  
CITY COMMENTS #00 UPDATE U2  
02/26/19

DESIGNED: JER  
DESIGN CHECKED:  
DRAWN: ER  
COGO CHECKED:  
SURVEY CHECKED:  
DATE:  
QA/QC REVISIONS:  
NO.

1  
2  
NO.

7gen  
PLANNING  
PLANNING & LANDSCAPE ARCHITECTURE  
2107 CITYWEST BLVD., 4TH FLOOR HOUSTON, TEXAS 77042  
1016 LA POSADA DR., SUITE 288 AUSTIN, TEXAS 78752  
512.646.3443

CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

LANDSCAPE ORDINANCE PLAN

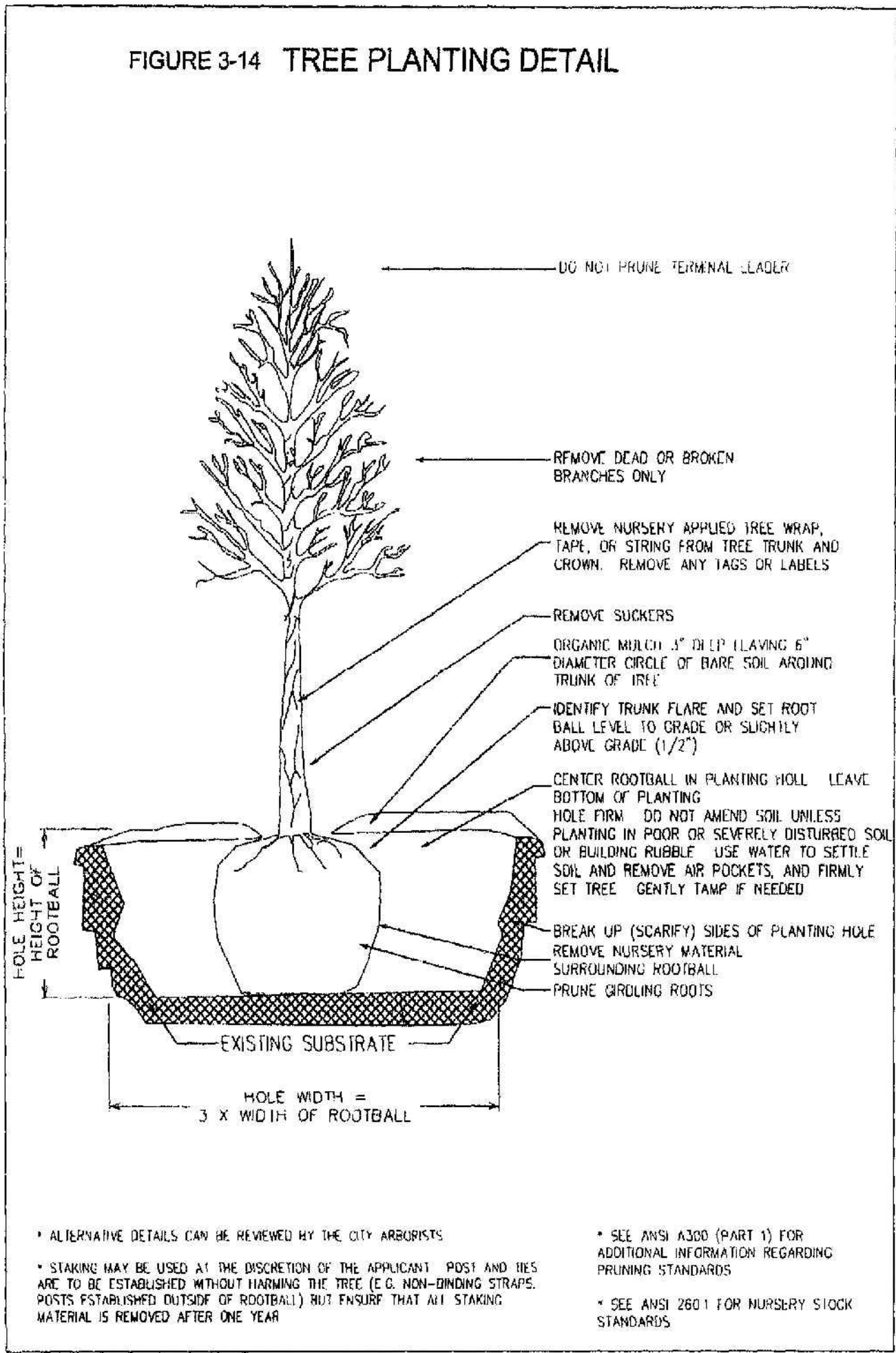
REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
3296

SHEET  
21  
OF 23 SHEETS

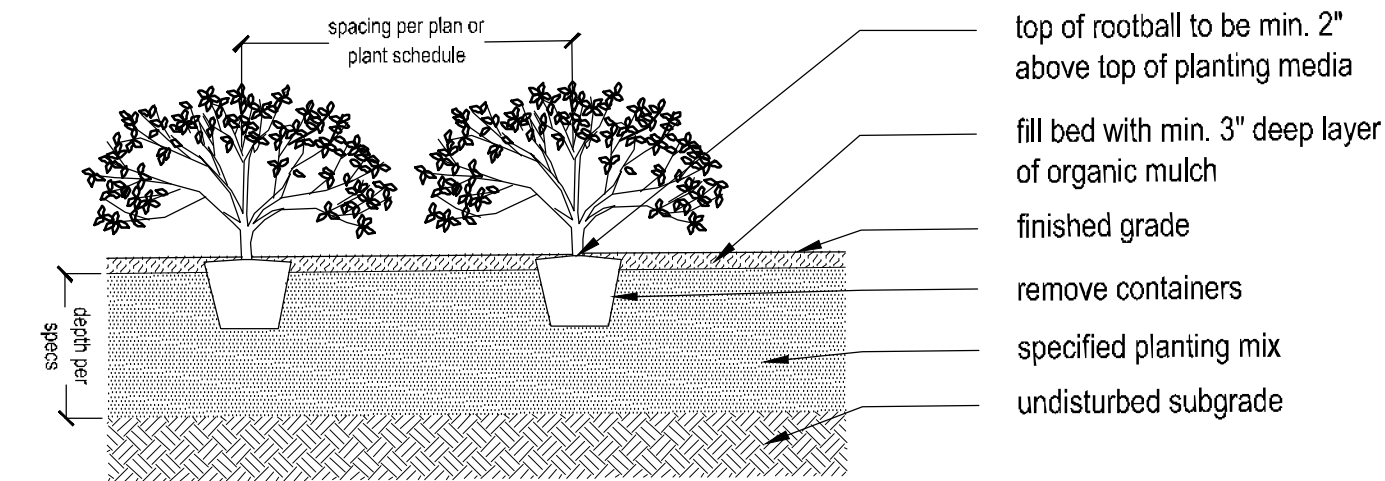
SP-2018-0282C



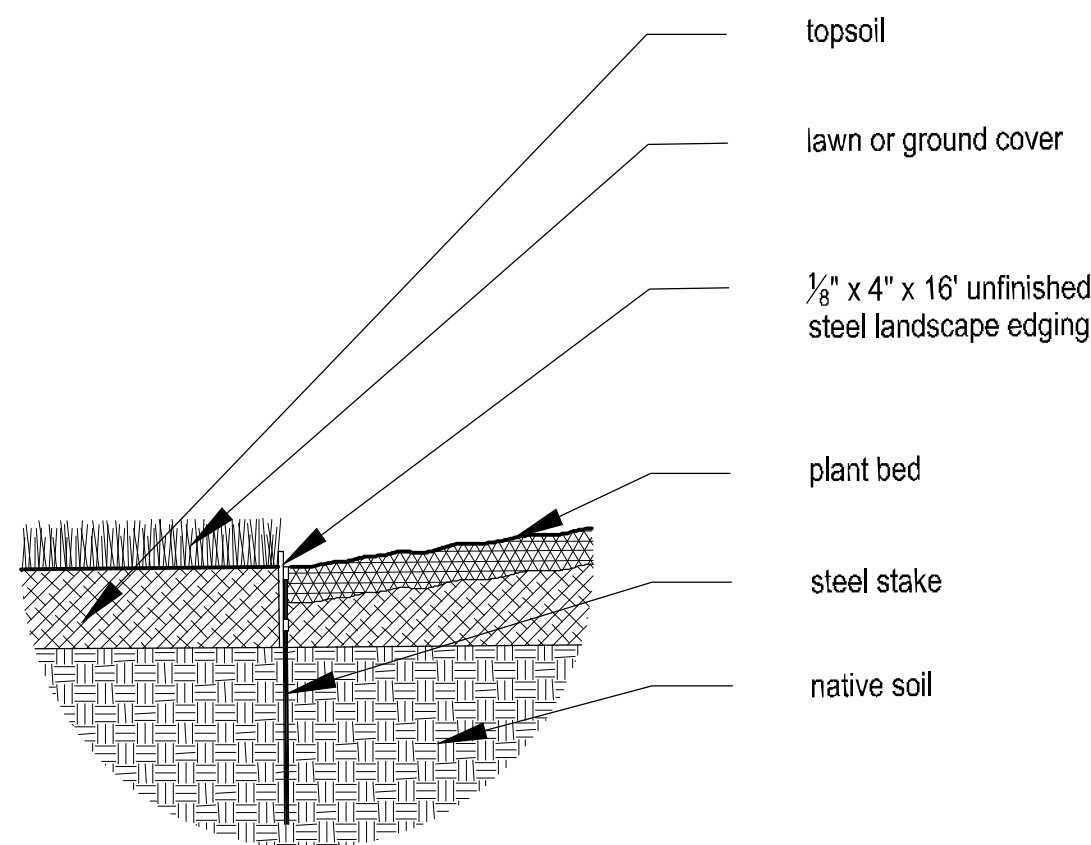
1 TREE PLANTING DETAIL  
SECTION SCALE: 1/2" = 1'



2 SHRUB PLANTING DETAIL  
SECTION SCALE: 1/2" = 1'



3 PLANT BED EDGING DETAIL  
SECTION SCALE: 1" = 1'



4 CITY OF AUSTIN APPENDIX C  
LANDSCAPE CALCULATIONS

4/18/2018 Austin, TX Environmental Criteria Manual		
APPENDIX C: - LANDSCAPE CALCULATIONS		
APPENDIX C LANDSCAPE CALCULATIONS		
STREET YARD		
	Required	Provided
Total Site Area	N/A	36,071 sf
Total Street-yard Area	N/A	5,255 sf
Street-yard/ Landscape ( 20%)	1,051 sf	4,798 sf ( 91 % )
TREES (street yard)		
	Required	Provided
	5	5 (including existing tree credit)
Existing Trees Credit		
2" diameter to 6" diameter	0 ea. x 1 =	0 ea.
6" diameter or greater	1 (#851) ea. x 2 =	2 ea.
Proposed Trees (street yard)	3 ea.	3 ea.
Replacement Trees		
Required caliper inches replaced	36"	
Number & Size of replacement tree total	(10) 3" cal. (3) 2" cal.	
ISLANDS, MEDIANS, OR PENINSULAS		
	Required	Provided
Street-yard area	0 sf	0 sf
Non street-yard area	170 sf	>170 sf
INNOVATIVE WATER MANAGEMENT		
Required Landscaped Area (Section 2.4.9.1)	1,221 sf	
50 Percent of Required Landscaped Area	610 sf	
	Required	Provided
Landscaping Receiving Stormwater Runoff	610 sf	1,742 sf
Undisturbed Natural Areas	0 sf	0 sf
Undisturbed Existing Trees	0 sf	0 sf
Total	610 sf	1,742 sf

\* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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 IS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

4/18/2018 Austin, TX Environmental Criteria Manual	
BUFFERING POINTS Required 36 Total Provided 36	
SIZE	QUANTITY PREFERRED OTHER PROVIDED
Larger Trees	0 0 0 pts. 0 pts. 0 pts.
Small Trees	2' 3 6 pts. 0 pts. 18 pts.
Large Shrubs	0 0 0 pts. 0 pts. 0 pts.
Medium Shrubs	5 gal. 6 3 pts. 0 pts. 18 pts.
Small Shrubs	0 0 0 pts. 0 pts. 0 pts.
Decorative Wall (3' minimum height)	0 0 If x 3 0 pts.
Berm (3' min. @ no < 4 : 1 slope)	0 0 If x 1 0 pts.
ALTERNATIVE COMPLIANCE CALCULATIONS	
Landscape area / Street-yard	0 pts.
Islands, medians & peninsula	0 pts.
Trees / Street-yard	0 pts.
Trees/ parking areas	0 pts.
Islands, medians, peninsulas within 50' of parking	0 pts.
Trees within 50' of parking	0 pts.
Total Negative	0 pts.
ALTERNATIVE COMPLIANCE - COMPENSATION	
0 % of installed Street-yard trees	0 pts.
0 % of increased Buffering	0 pts.
0 Other (specify)	0 pts.
Total Compensation	0 pts.

5 CITY OF AUSTIN APPENDIX C  
LANDSCAPE CALCULATIONS

SITE PLAN APPROVAL SHEET 22 OF 23  
FILE NUMBER: SP-2018-0282C APPLICATION DATE: JUNE 28, 2018  
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE:  
EXPIRATION DATE (00-00-0000, LDC) CASE MANAGER ROBERT ANDERSON  
PROJECT EXPIRATION DATE (ORD. #000000-0) DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-CO  
REV. 1 CORRECTION 1  
REV. 2 CORRECTION 2  
REV. 3 CORRECTION 3  
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SP-2018-0282C

10/24/18 02/26/19

CITY COMMENTS #00

CITY COMMENTS #00 UPDATE U2

1 2

DESIGNED: ER

DESIGN CHECKED: ER

DRAWN: ER

COGO CHECKED:

SURVEY CHECKED:

QA/QC:

DATE:

QA/QC REVISIONS:

NO.

REVISION

DATE

BY

CAMERON COMMERCIAL  
9201 CAMERON ROAD  
AUSTIN, TEXAS 78754

LANDSCAPE DETAILS

7gen PLANNING  
PLANNING & LANDSCAPE ARCHITECTURE  
2107 CRYSTAL BLVD., 4TH FLOOR HOUSTON, TEXAS 77042  
1016 LA POSADA DR., SUITE 288 AUSTIN, TEXAS 78752  
512.646.3445

SEAL: LANDSCAPE ARCHITECT  
STATE OF TEXAS  
3296

SHEET 22 OF 23 SHEETS



1. All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "American Standard for Nursery Stock 2004."
2. All planting shall be in accordance with standard American Nursery & Landscape Association (ANLA) procedures and specifications.
3. Contractor shall verify the correct location of all underground utilities in the field prior to installation of any plant materials.
4. Plant Materials location to be staked in the field and approved by the Landscape Architect prior to planting.
5. All plant beds to be mulched to a depth of 3 inch unless otherwise noted on drawings or specifications.
6. All areas disturbed by planting operations shall be fine graded and seeded.
7. Obtain approval from Landscape Architect or Owner's Representative before making any substitutions or changes.
8. Should no steel edging be specified then plant bed shall be contained with a spaded edge.
9. Should steel edging be specified, then plant bed shall be contained with a steel edging per plans and in accordance with details.
10. Quantities show on the plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.
11. If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at [waterusecompvar@austintexas.gov](mailto:waterusecompvar@austintexas.gov) or call (512)974-2199.
12. The Owner will continuously maintain the required landscaping in accordance with LDC25-2-984.
13. All landscaped areas are to be protected by 6-inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7.
14. Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
  - a. the system must provide a moisture level adequate to sustain growth of the plant materials;
  - b. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
  - c. circuit remote control valves have adjustable flow controls;
  - d. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
  - e. a master valve installed on the discharge side of the backflow preventer;
  - f. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
  - g. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch ( $\frac{1}{2}$ " rainfall; and
  - h. newly planted trees shall have permanent irrigation consisting of drip or bubblers.
2. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
  - a. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
3. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
  - a. a laminated copy of the water budget containing zone numbers, precipitation rate, gallons per minute and the location of the isolation valve; and an as built plan.
4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

SITE PLAN APPROVAL		SHEET <b>23</b> OF <b>23</b>	
FILE NUMBER: <b>SP-2018-0282C</b>		APPLICATION DATE: <b>JUNE 28, 2018</b>	
APPROVED BY COMMISSION ON:			
UNDER SECTION: <b>112</b>	OF CHAPTER: <b>25-5</b>	OF THE CITY OF AUSTIN CODE:	
EXPIRATION DATE (00-00-0000, LDC)	CASE MANAGER: <b>ROBERT ANDERSON</b>		
PROJECT EXPIRATION DATE (ORD, 0000000-0)	DWPZ	DDZ	

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-CO**

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

FINAL PLAN 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.