

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. 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.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.

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:

LOTS 1&2 NORWOOD PARK RSB LT 6&7 REPLAT OF REPLAT LTS 2-4

RELATED CASES:

ZONING: C14-2010-0160, C14-2018-0140(IN REVIEW)  
NEIGHBORHOOD: NP-2010-0028  
SUBDIVISION: C8-2008-0008.0A

STORMWATER MANAGEMENT:

ONSITE WATER QUALITY (PARTIAL SEDIMENTATION) TYING INTO EXISTING OFF-SITE DETENTION FACILITIES

FLOODPLAIN:

NO PART OF THIS PROJECT SITE FALLS WITHIN THE 100-YR FLOODPLAIN AS SHOWN ON FIRM 48453C0455J DATED 01/06/2016. NO FLOODPLAIN MODIFICATIONS ARE PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT.

WATERSHED:

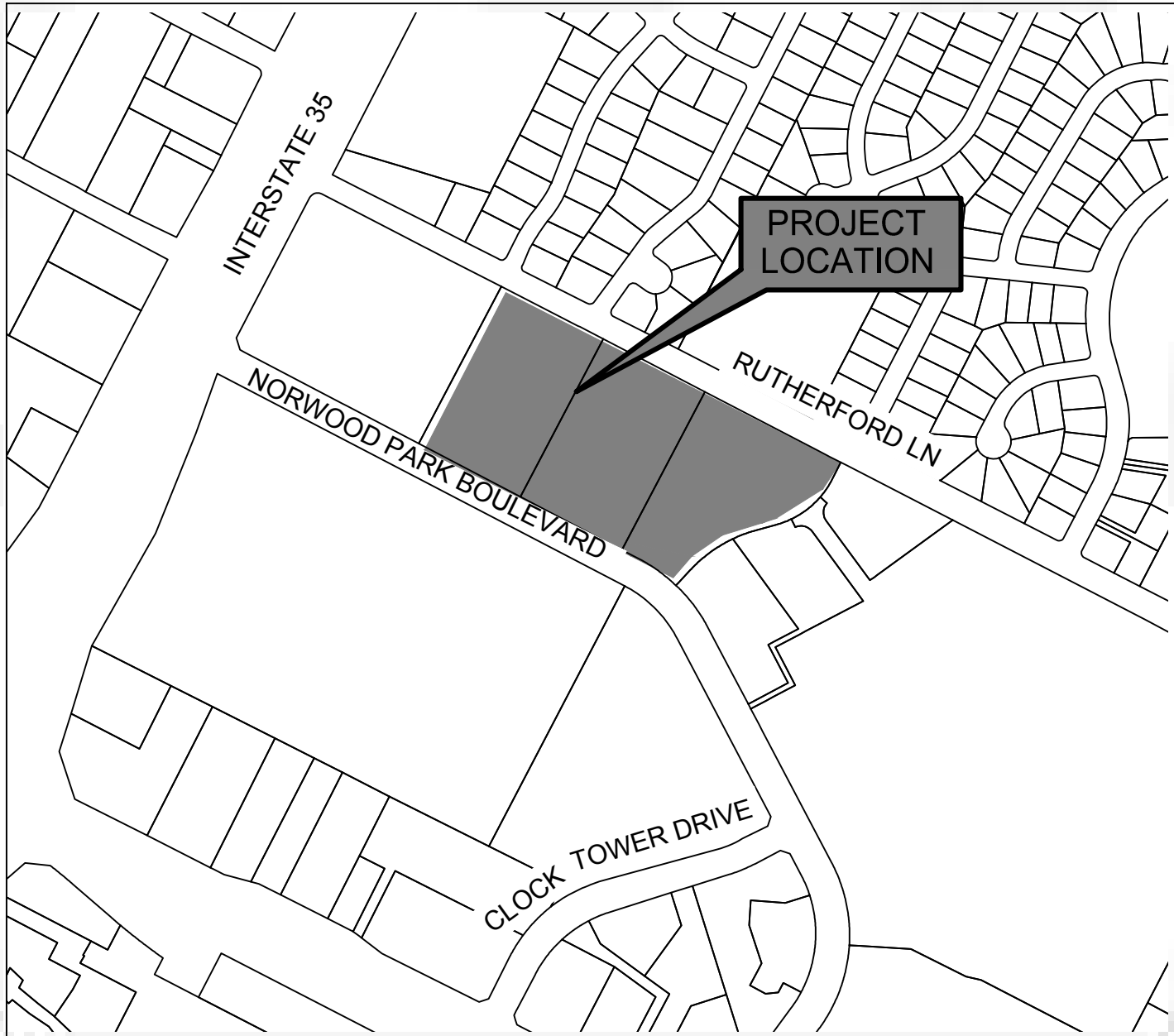
LITTLE WALNUT CREEK - URBAN  
BUTTERMILK BRANCH - URBAN  
PROJECT SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE

WATER PRESSURE ZONE:

NORTH PRESSURE ZONE [835'-860']

| AUSTIN FIRE DEPARTMENT                   |   |
|--|---|
| FIRE DESIGN CODE:                        | IFC 2012 WITH CITY OF AUSTIN LOCAL AMENDMENTS |
| FIRE FLOW DEMAND @ 20 PSI:               | 3,000 GPM                                     |
| INTENDED USE:                            | MULTIFAMILY                                   |
| CONSTRUCTION CLASSIFICATION:             | V-A (THREE STORY)                             |
| BUILDING FIRE AREA:                      | 29,232 SF (LARGEST BUILDING)                  |
| AUTOMATIC FIRE SPRINKLER SYSTEM TYPE:    | NFPA-13R (75% REDUCTION)                      |
| REDUCED FIRE FLOW DEMAND @ 20 PSI:       | 1,500 GPM                                     |
| AFD FIRE HYDRANT FLOW TEST DATE:         | November 3, 2018                              |
| AFD FIRE HYDRANT FLOW TEST LOCATION:     | 900 NORWOOD PARK BLVD.                        |
| HIGH RISE? (N/Y)                         | N   |
| ALTERNATIVE METHOD OF COMPLIANCE (AMOC): | N/A   |

# CONSOLIDATED SITE PLAN FOR NORWORD PARK



## VICINITY MAP SCALE: N.T.S.

CITY OF AUSTIN GRID: L28  
MAPSCO PAGE: 526T

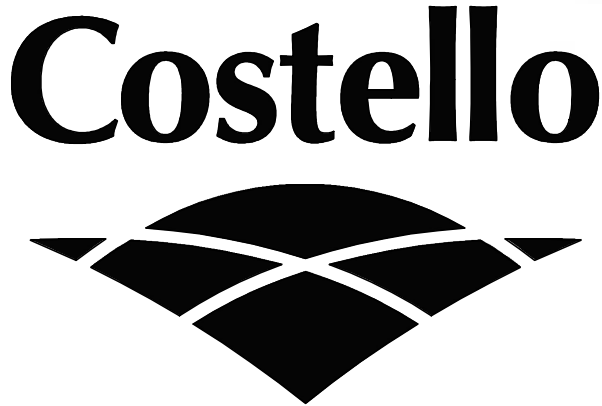
PROJECT DESCRIPTION:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED IMPROVEMENTS

ADDRESS: 916 NORWOOD PARK BLVD  
AUSTIN, TX 78752  
PERMIT NUMBER:  
SUBMISSION NO.:  
SUBMITTAL DATE: \_\_\_\_, 2018

APPROVED SERS  
WATER: N/A  
WASTEWATER: N/A

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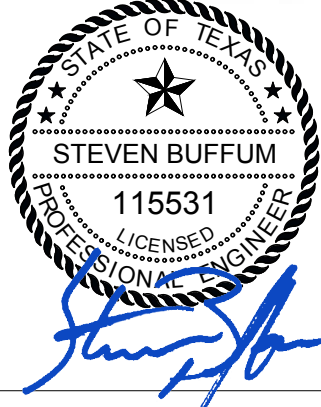


Engineering and Surveying  
1016 La Posada Drive Suite 288  
Austin, Texas 78752  
(512)646-3456  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

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



| Sheet List Table |  |
|------------------|--|
| Sheet Number     | Sheet Title                              |
| 1                | COVER SHEET                              |
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| 3                | GENERAL NOTES 1 OF 2                     |
| 4                | GENERAL NOTES 2 OF 2                     |
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| 6                | EXISTING CONDITIONS AND SLOPE MAP        |
| 7                | PROJECT LAYOUT                           |
| 8                | EROSION CONTROL PLAN                     |
| 9                | SITE PLAN                                |
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| 23               | LANDSCAPE ORDINANCE PLAN                 |
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| 26               | ARCHITECTURAL ELEVATIONS AND TABULATIONS |



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

01/17/2019

DATE

## APPROVED:

DEVELOPMENT SERVICES DEPARTMENT DATE

AUSTIN WATER UTILITY DATE

INDUSTRIAL WASTE DATE

AUSTIN FIRE DEPARTMENT DATE

## DEVELOPER INFORMATION:

OWNER / DEVELOPER: LDG DEVELOPMENT, LLC  
1305 E. 6TH ST. #13  
AUSTIN, TX 78702  
502-931-5795

ARCHITECT: KELLEY GROSSMAN ARCHITECTS  
260 ADDIE ROY RD., SUITE 210  
AUSTIN, TX 78746  
512-327-3397

ENGINEER: COSTELLO, INC. TBPE 280  
1016 LA POSADA DRIVE, SUITE 288  
AUSTIN, TX 78752  
512-646-3456

LANDSCAPE ARCHITECT: 7 GEN PLANNING  
1016 LA POSADA DRIVE, SUITE 288  
AUSTIN, TX 78752  
512-646-3454

SITE PLAN APPROVAL  
FILE NUMBER: \_\_\_\_ SP-2018-0612C \_\_\_\_ APPLICATION DATE: SEPTEMBER 18, 2019  
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 \_\_\_\_  
PROJECT EXPIRATION DATE (ORD. #000000-0) \_\_\_\_ DWP2 \_\_\_\_ DDZ \_\_\_\_

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

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.



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.

## FIRE DEPARTMENT DATA

**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.**

**WATER SER NO.: N/A**

## PROJECT INFORMATION

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER. ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER)

**Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.**

**Address: 916 NORWOOD PARK BLVD.**

**Type: Compound**

**Size: 2"** **GPM:**

**Service Units:****Meter(s) Requirement for Project:**

**Address:**

**Proposed Use: Irrigation**

Type: Turbine

Size: 2" GPM:

**Service Units:**

Reclaimed Meter(s) Requirement for Project:

**Address:**

Proposed Use:

Type:

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AWP PLAN REVIEWER.
4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
5. NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
6. THE CITY SPECIFICATION ITEM 5095 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 18045.04.
8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS WILL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3.2(22) AND SPL WW 27-A AND WW 27-F.
10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511.5.4 AND SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPURTENANCES.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3.7 (29)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
12. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
13. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
14. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
15. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
16. WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE TIGHTWRIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
19. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEC RULES.
20. CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELOY OR COMPARABLE TRAINING PROGRAM.
21. SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
22. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
23. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
24. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO: PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AWP PIPELINE TECHNICIAN AT 512-972-1133
25. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
26. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
27. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
28. ALL GRAVEDY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
29. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
30. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

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



|   |   |                             |
|---|---|-----------------------------|
| SITE PLAN APPROVAL  |   | SHEET <b>2</b> OF <b>26</b> |
| FILE NUMBER: <u>SP-2018-0612C</u>                                   | APPLICATION DATE: <u>SEPTEMBER 18, 2018</u> |                             |
| APPROVED BY COMMISSION ON: _____                                    |   |                             |
| UPPER <u>112</u> OF CHAPTER <b>25-5</b> OF THE CITY OF AUSTIN CODE. |   |                             |
| EXPIRATION DATE <u>(00-00-00, LDC)</u>                              | CASE MANAGER _____                          |                             |
| PROJECT EXPIRATION DATE (ORD. #000000-0) _____                      | DWPZ _____                                  | DDZ _____                   |


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DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

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

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

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

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

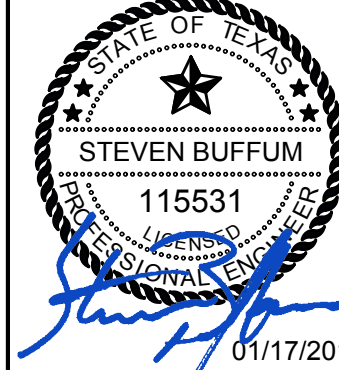
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ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78752  
(512)646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

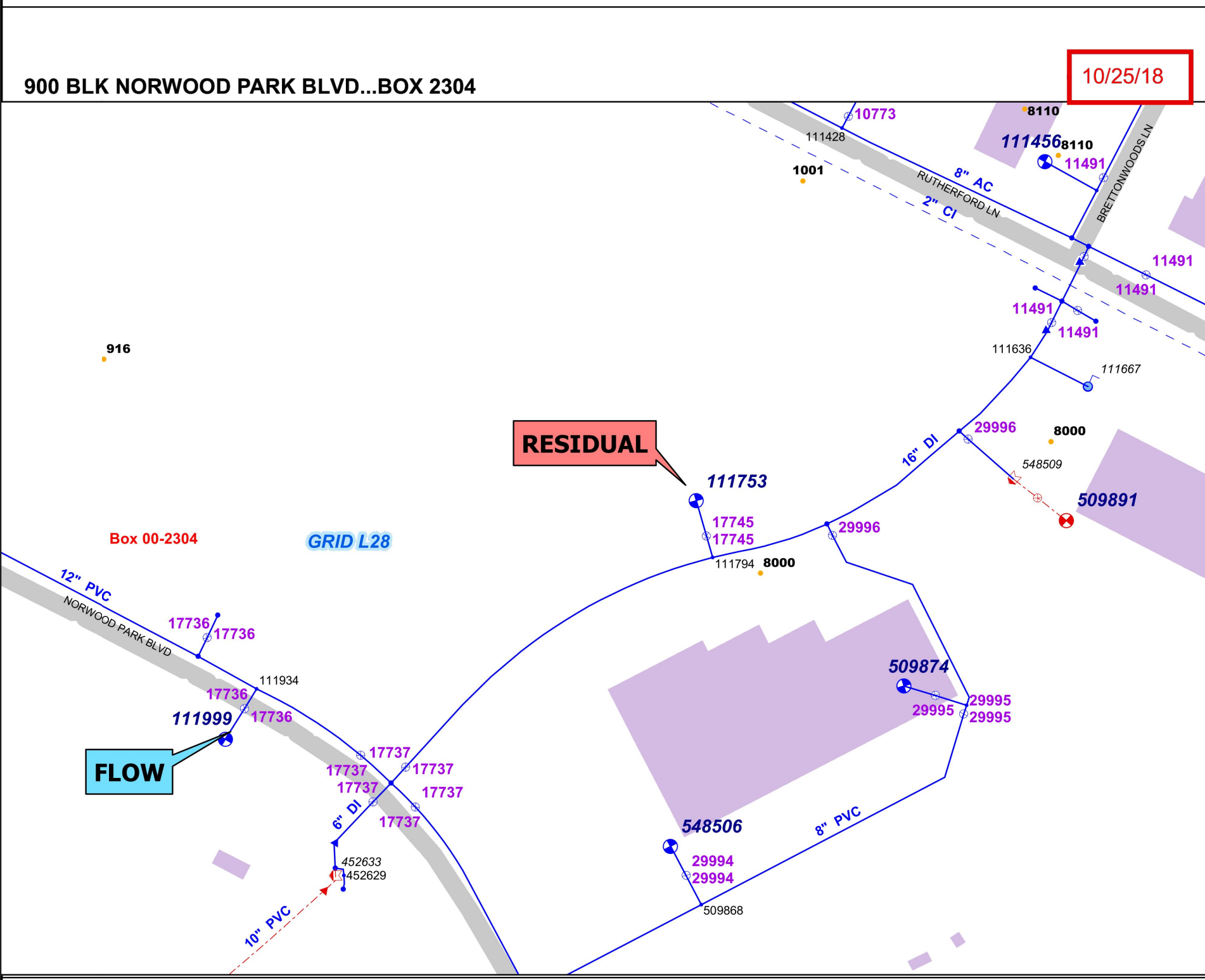


**Costello**

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752



SHEET 2  
OF 26 SHEET









[illegible]



**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S82°17'10"W | 55.08'   |
| L2   | S74°38'21"W | 82.29'   |
| L3   | S63°09'07"W | 60.00'   |
| L4   | S77°59'50"W | 104.84'  |
| L5   | S28°59'50"W | 54.28'   |
| L6   | N26°56'52"E | 43.73'   |
| L7   | N77°59'50"W | 98.00'   |
| L8   | N26°47'07"E | 15.51'   |

**CURVE TABLE**

| CURVE | DELTA     | RADIUS  | LENGTH  | CB          | CHORD   |
|-------|-----------|---------|---------|-------------|---------|
| C1    | 47°21'14" | 250.00' | 208.62' | S50°57'22"W | 200.79' |
| C2    | 31°29'32" | 450.00' | 219.86' | S85°53'33"W | 141.10' |
| C3    | 18°45'37" | 440.00' | 121.03' | N54°44'59"W | 120.80' |
| C4    | 15°17'13" | 440.00' | 15.97'  | N55°56'16"W | 15.97'  |

**LOT SUMMARY**

| LOT | TOTAL ACRES | COMMERICAL/ARMD USE | TOTAL NUMBER OF LOTS | TOTAL NUMBER OF BLOCKS |
|-----|-------------|---------------------|----------------------|------------------------|
| 1   | 6.988       |                     | 2                    | 1                      |
| 2   | 4.300       |                     | 2                    | 1                      |
| 3   |             |                     | 2                    | 1                      |
| 4   |             |                     | 2                    | 1                      |
| 5   |             |                     | 2                    | 1                      |

**OWNER**  
NORWOOD WOOD, L.P.  
435 HUDSON STREET, 4TH FLOOR  
NEW YORK, NY 10014  
PHONE: (212) 477-8028  
FAX: (212) 477-8028


**SURVEYOR**  
CFALKNER ENGINEERING, L.P.  
907 WEST 5TH STREET, STE 200  
AUSTIN, TEXAS 78703  
PHONE: (512) 496-9470  
FAX: (512) 496-9473

**ENGINEER**  
CFALKNER ENGINEERING, L.P.  
907 WEST 5TH STREET, STE 200  
AUSTIN, TEXAS 78703  
PHONE: (512) 496-9470  
FAX: (512) 496-9473

**LEGEND:**

- 3/4" IRON ROD FOUND
- 3/4" IRON ROD WITH CAP SET
- ▲ NAIL FOUND AS LABELED
- ..... SIDEWALK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT

**SCALE:** 1" = 100'  
JANUARY 2008  
TRAVIS COUNTY, TEXAS

|  |   |  |   |  |
|--|---|--|---|--|
|  <p>907 West 5th Street, Suite 250<br/>Austin, Texas 78703<br/>P: 512.495.9470<br/>F: 512.495.9473</p> <p>P.O. Box 1528<br/>Austin, Texas 78767-1528<br/>www.cfeamerica.com</p> <p>C FAULKNER<br/>ENGINEERING</p> | <p><b>TRAVIS COUNTY, TEXAS</b></p> <p>DATE: JANUARY 2008<br/>SURVEYOR: BRYAN D. NEWSOME, RPLS No.5557<br/>TECHNICIAN: RLM<br/>FIELDBOOK: 126<br/>JOB NUMBER: 2176.001.03<br/>DESCRIPTION: N/A<br/>DRAWING: A-Corpus Design/Norwood Data Center<br/>Survey (CADD) Final Plot</p> | <p>NORWOOD WOO, LP</p> <p>435 HUDSON STREET, 4TH FLOOR<br/>NEW YORK, NY 10014</p> <p>PH: 212-477-8008<br/>FX: 212-477-2528</p> | <p><b>REPLAT OF LOT 2, LOT 3 AND LOT 4<br/>OF RESUBDIVISION OF<br/>LOT 6 AND LOT 7<br/>REPLAT OF NORWOOD PARK</b></p> | <p>C/E PLAT</p> <p>Norwood-PP.dwg</p> <p><b>2</b><br/>OF 2</p> |
|--|---|--|---|--|

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Know what's below.  
Call before you dig.









SITE PLAN APPROVAL SHEET **7** OF **26**  
FILE NUMBER: SP-2019-0612C APPLICATION DATE: SEPTEMBER 18, 2019  
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 \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD. #000000-0) DWPZ DDZ

\_\_\_\_\_  
DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-NP**  
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 NEEDED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

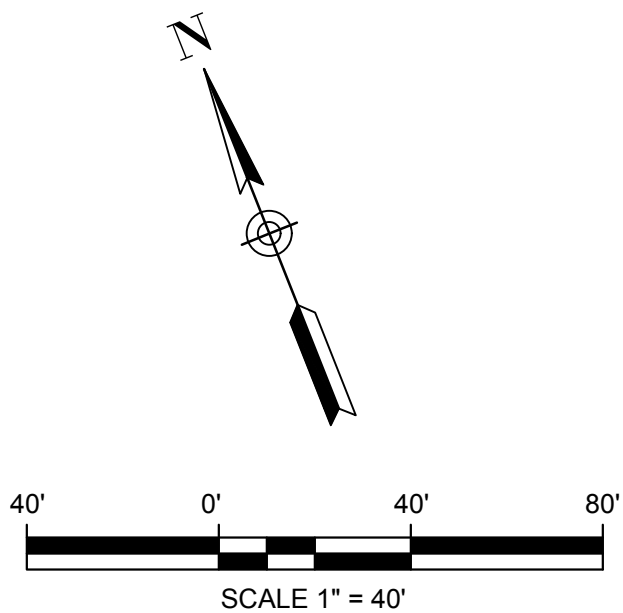
**FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION**

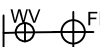





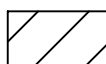

STEVEN BUFFUM  
115531  
PROFESSIONAL ENGINEER  
01/17/201



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 1.4.8.3 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. 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 SHALL MAINTAIN 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.



| LEGEND  |                                   |
|---|-----------------------------------|
| EXISTING  | PROPOSED                          |
| — W —   | PROPERTY LINE                     |
| — WW —  | EASEMENT                          |
| — SS —  | WATER                             |
| — UO —  | WASTEWATER                        |
| — UE —  | STORM SEWER                       |
| — G —   | OVERHEAD ELECTRIC                 |
|   | UNDERGROUND ELECTRIC              |
|   | GAS                               |
|   | CURB & GUTTER                     |
|   | WOOD FENCE                        |
|   | METAL FENCE                       |
|   | 100 YR FLOOD PLAIN                |
| — LOC —   | LIMITS OF CONSTRUCTION            |
| — SF —  | SILT FENCE                        |
|   | INLET PROTECTION (5)              |
|  | FIRE HYDRANT ASSEMBLY             |
|  | WATER VALVE                       |
|  | WASTEWATER MANHOLE                |
|  | GUY WIRE                          |
|  | TREE TO REMAIN                    |
|  | STABILIZED CONSTRUCTION ENT. (2)  |
|  | CONSTRUCTION STAGING/ SPOILS AREA |
|  | CONCRETE WASHOUT AREA             |

| Building Summary |            |           |                |                   |                          |
|------------------|------------|-----------|----------------|-------------------|--------------------------|
| Building ID      | Use        | Area (SF) | Height in Feet | Height in Stories | Finished Floor Elevation |
| 1                | Apartments | 17,867    | 40             | 3                 | 706.00                   |
| 2                | Apartments | 22,905    | 40             | 3                 | 704.00                   |
| 3                | Apartments | 13,505    | 40             | 3                 | 710.00                   |
| 4                | Apartments | 19,200    | 40             | 3                 | 715.00                   |
| 5                | Apartments | 22,905    | 40             | 3                 | 712.00                   |
| 6                | Apartments | 19,200    | 40             | 3                 | 704.00                   |
| 7                | Apartments | 17,867    | 40             | 3                 | 705.50                   |
| Clubhouse        | Clubhouse  | 5,151     | 15             | 1                 | 705.50                   |

|  |  |                                      |  |
|--|--|--------------------------------------|--|
| SITE PLAN APPROVAL _____   |  | SHEET <b>8</b> OF <b>26</b>          |  |
| FILE NUMBER _____ SP-2018-0612C _____  |  | APPLICATION DATE: SEPTEMBER 18, 2018 |  |
| 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 _____                   |  |
| PROJECT EXPIRATION DATE (RD# 0000000-0 _____   |  | DWPZ _____ DOZ _____                 |  |
| DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT _____   |  |                                      |  |
| RELEASED FOR GENERAL COMPLIANCE: _____   |  | ZONING: <b>GR-NP</b>                 |  |
| 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, IS AND     |  |                                      |  |
| 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.                 |  |                                      |  |
| <b>FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION</b>                               |  |                                      |  |


[illegible]

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



**Costello**

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752



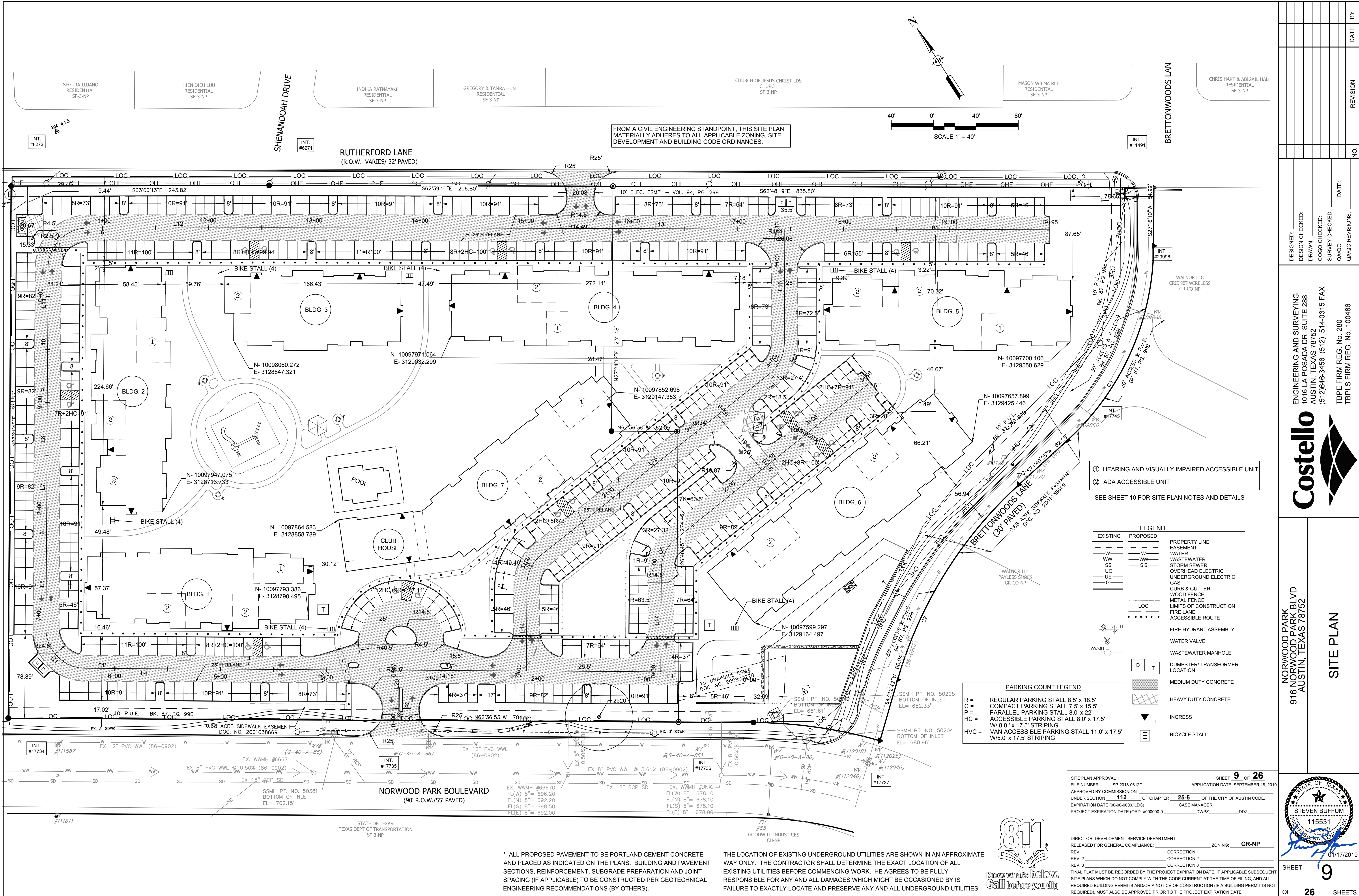
STATE OF TEXAS  
STEVEN BUFFUM  
115531  
01/17/2019

SHEET 8

OF 26 SHEETS

SP-2018-0612C







| Line Table: Alignments |        |                  |                          |                          |
|------------------------|--------|------------------|--------------------------|--------------------------|
| Line #                 | Length | Direction        | Start Point              | End Point                |
| L1                     | 150.30 | N62° 36' 36.85"W | (3129139.12,10097559.79) | (3129005.67,10097628.94) |
| L2                     | 143.69 | N62° 36' 36.85"W | (3129005.67,10097628.94) | (3128878.08,10097695.05) |
| L3                     | 222.50 | N62° 36' 34.45"W | (3128878.08,10097695.05) | (3128680.53,10097797.41) |
| L4                     | 111.05 | N62° 36' 34.98"W | (3128680.53,10097797.41) | (3128581.93,10097848.50) |
| L5                     | 84.36  | N27° 23' 11.14"E | (3128565.88,10097899.04) | (3128604.69,10097973.95) |
| L6                     | 9.00   | N27° 23' 11.14"E | (3128604.69,10097973.95) | (3128608.83,10097981.94) |
| L7                     | 81.00  | N27° 23' 11.14"E | (3128608.83,10097981.94) | (3128646.08,10098053.86) |
| L8                     | 9.00   | N27° 23' 11.14"E | (3128646.08,10098053.86) | (3128650.22,10098061.85) |
| L9                     | 81.00  | N27° 23' 11.14"E | (3128650.22,10098061.85) | (3128687.48,10098133.78) |
| L10                    | 9.00   | N27° 23' 11.14"E | (3128687.48,10098133.78) | (3128691.62,10098141.77) |
| L11                    | 67.57  | N27° 23' 11.14"E | (3128691.62,10098141.77) | (3128722.71,10098201.76) |
| L12                    | 171.39 | S63° 05' 55.35"E | (3128772.97,10098217.96) | (3128925.81,10098140.41) |
| L13                    | 737.56 | S62° 48' 01.34"E | (3128925.81,10098140.41) | (3129581.81,10097803.28) |
| L14                    | 81.05  | N27° 23' 25.02"E | (3128951.78,10097656.86) | (3128989.07,10097728.83) |
| L15                    | 274.21 | N78° 38' 42.68"E | (3129014.98,10097748.34) | (3129283.82,10097802.33) |
| L16                    | 107.73 | N27° 11' 55.68"E | (3129309.79,10097821.96) | (3129359.03,10097917.77) |
| L17                    | 96.76  | N27° 23' 23.15"E | (3129064.50,10097598.46) | (3129109.02,10097684.37) |
| L18                    | 235.62 | N78° 13' 49.62"E | (3129134.66,10097703.83) | (3129365.33,10097751.89) |
| L19                    | 66.45  | S11° 46' 10.38"E | (3129222.55,10097790.03) | (3129236.11,10097724.97) |
| L20                    | 47.50  | N27° 23' 25.55"E | (3128824.81,10097669.16) | (3128846.66,10097711.33) |

| Curve Table: Alignments |        |        |                  |                          |                          |
|-------------------------|--------|--------|------------------|--------------------------|--------------------------|
| Curve #                 | Radius | Length | Chord Direction  | Start Point              | End Point                |
| C1                      | 37.50  | 58.90  | N17° 36' 41.92"W | (3128581.93,10097848.50) | (3128565.88,10097899.04) |
| C2                      | 37.50  | 58.59  | N72° 08' 37.89"E | (3128722.71,10098201.76) | (3128772.97,10098217.96) |
| C3                      | 37.50  | 33.55  | N53° 01' 03.85"E | (3128989.07,10097728.83) | (3129014.98,10097748.34) |
| C4                      | 37.50  | 33.67  | N52° 55' 19.18"E | (3129283.82,10097802.33) | (3129309.79,10097821.96) |
| C5                      | 37.50  | 33.28  | N52° 48' 36.39"E | (3129109.02,10097684.37) | (3129134.66,10097703.83) |

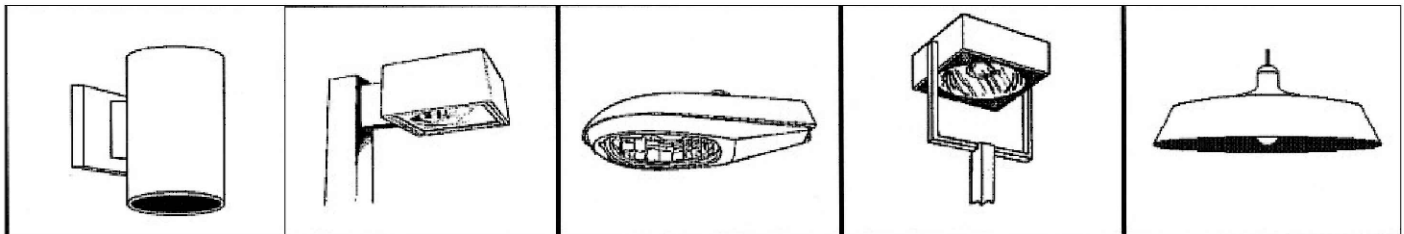
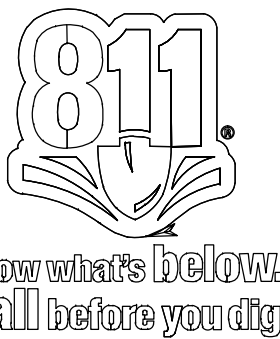


Figure 34:  
Examples of fully-shielded light fixtures.

\* 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



NOTES:

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB.
- FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN GREEN ENERGY BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.
- 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.
- ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
- A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
- 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.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- 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 2.5.2.E.
- POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOX BOX KEY SWITCH. GATES INSTALLED ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325 AND ASTM F2200. A MANUAL MEANS OF OPENING THE GATES IN THE EVENT OF POWER LOSS IS REQUIRED.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

| Building Summary |            |           |                |                   |                          |
|------------------|------------|-----------|----------------|-------------------|--------------------------|
| Building ID      | Use        | Area (SF) | Height in Feet | Height in Stories | Finished Floor Elevation |
| 1                | Apartments | 17,867    | 40             | 3                 | 706.00                   |
| 2                | Apartments | 22,905    | 40             | 3                 | 704.00                   |
| 3                | Apartments | 13,505    | 40             | 3                 | 710.00                   |
| 4                | Apartments | 19,200    | 40             | 3                 | 715.00                   |
| 5                | Apartments | 22,905    | 40             | 3                 | 712.00                   |
| 6                | Apartments | 19,200    | 40             | 3                 | 704.00                   |
| 7                | Apartments | 17,867    | 40             | 3                 | 705.50                   |
| Clubhouse        | Clubhouse  | 5,151     | 15             | 1                 | 705.50                   |

| LOT AND MASSING COMPLIANCE  |  | ZONING: GR-MU-NP  |      | USE: MULTIFAMILY         |        |
|---|--|-------------------|------|--------------------------|--------|
| STANDARD  |  | CRITERIA (SF / %) |      | PROPOSED (SF / %)        |        |
| GROSS SITE AREA   |  | 491,705           | 100% | 491,705                  | 100%   |
| IMPERVIOUS COVER  |  | 442,535           | 90%  | 296,193                  | 60%    |
| BUILDING COVERAGE   |  | 368,779           | 75%  | 138,600                  | 28%    |
| GFA / FLOOR TO AREA RATIO   |  | 491,705           | 1:1  | 258,755                  | 0.53:1 |
| OPEN SPACE  |  | 24,585            | 5%   | 43,200                   | 9%     |
| BLDG HEIGHT   |  | 60 FT             |      | 40 FT (MAX.) / 3 STORIES |        |
| DENSITY   |  | MSA               |      | SEE BELOW                |        |
| MINIMUM SETBACKS  |  | SHOWN ON PLANS    |      |                          |        |
| LOT AND MASSING STANDARDS ACCORDING TO LDC ZONING REGULATIONS AND<br>CONDITIONAL OVERLAYS ESTABLISHED IN ZONING ORDINANCE #20110113-060,<br>REZONING TO GR-MU-NP IN PROCESS |  |                   |      |                          |        |

| MINIMUM SITE AREA (MSA) | # UNITS<br>228 TOTAL | MSA<br>RATE | REQUIRED MSA |
|-------------------------|----------------------|-------------|--------------|
| SINGLE BEDROOM          | 36                   | 1,000       | 36,000       |
| TWO BEDROOM             | 108                  | 1,200       | 129,600      |
| THREE BEDROOM           | 84                   | 1,200       | 100,800      |
| MINIMUM SITE AREA =     |                      |             | 266,400      |
| AVAILABLE SITE AREA =   |                      |             | 491,705      |

| PARKING SPACES REQUIRED<br>BY UNIT MIX: | # UNITS<br>228 TOTAL | PARKING<br>RATE | PARKING REQUIRED |
|---|----------------------|-----------------|------------------|
| SINGLE BEDROOM                          | 36                   | 1.5             | 54               |
| TWO BEDROOM                             | 108                  | 2.0             | 216              |
| THREE BEDROOM                           | 84                   | 2.5             | 210              |
| LDC 25-6 APP A SUBTOTAL =               |                      |                 | 480              |
| ACCESSIBLE SPACES =                     |                      |                 | 9 (2 VAN)        |
| BICYCLE SPACES =                        |                      |                 | 24               |

| STANDARD PARKING DEDUCTIONS  | QUANTITY | RATE     | DEDUCTION |
|------------------------------|----------|----------|-----------|
| CAR SHARING SPACES           | 0        | 20 / PER | 0         |
| SHOWER / CHANGING FACILITIES | 1        | 10%      | -48       |
| TREE PRESERVATION            | 0        | 10%      | 0         |
| DEDUCTION SUBTOTAL =         |          |          | -48       |

| PARKING SUMMARY        | CRITERIA          | PROPOSED   |
|------------------------|-------------------|------------|
| TOTAL VEHICULAR SPACES | 432               | 473        |
| - GARAGE               | --                | 16         |
| - COVERED              | --                | 24         |
| - STANDARD             | --                | 465        |
| - COMPACT              | 130 (MAX ALLOWED) | 0          |
| - ACCESSIBLE           | 9 (2 VAN)         | 18 (3 VAN) |
| BICYCLE                | 24                | 24         |
| OFF-STREET LOADING     | N/A               | N/A        |

SITE PLAN APPROVAL  
FILE NUMBER: \_\_\_\_\_ SP-2018-0612C \_\_\_\_\_  
APPROVED BY COMMISSION ON: \_\_\_\_\_ APPLICATION DATE: SEPTEMBER 18, 2019  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER  
PROJECT EXPIRATION DATE (ORD. #0000000-0) \_\_\_\_\_ DWP2 \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-NP**  
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: \_\_\_\_\_  
QA/QC: \_\_\_\_\_  
QA/QC REVISIONS: \_\_\_\_\_

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

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

SITE PLAN NOTES & DETAILS

SHEET **10** OF **26**

115531

STEVEN BUFFUM  
PROFESSIONAL ENGINEER

01/17/2019

SHEET **10**

OF **26** SHEETS

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

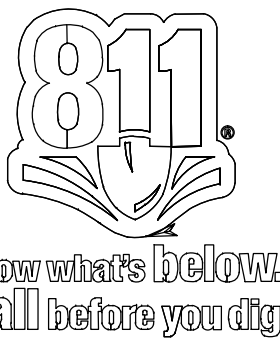
SP-2018-0612C

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2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES ARE CALLED OUT ON PLANS.
3. NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE UNTIL THE WATER LINE EXTENSION IS COMPLETED AND THE REQUIRED FLOW IS AVAILABLE.
4. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
5. ALL CONSTRUCTION ARE SUBJECT TO EROSION AND SEDIMENTATION CONTROLS.
6. 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 TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED IN BETWEEN TESTED SECTIONS.
7. REFERENCE GENERAL NOTES FOR ADDITION UTILITY NOTES.
8. THIS SHEET IS AN OVERALL VIEW OF UTILITIES, PLEASE REFER TO PLAN AND PROFILE VIEWS FOR DETAILED INFORMATION.
9. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.
10. ALL PRIVATE HYDRANTS ARE TO BE PAINTED RED.
11. 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.
12. A DC FIRE BACKFLOW PREVENTOR WILL BE PROVIDED IN EACH BUILDING. SEE MEP PLANS.
13. TYPICAL WATERLINE FLOWLINE= 4.0 FEET BELOW FINISHED FLOOR.

ALL WATER LINE C900 PVC UNLESS OTHERWISE NOTED.



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

**PRIVATE HYDRANT NOTE**  
THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER. TO REPAIR, MAINTAIN, OR REPLACE PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY. USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT HAS 5 PRIVATE HYDRANTS

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.

Profile view of STA 0+00.00 to STA 0+17.73. The profile shows a saddle, DI @ 0%, and a 12' 8" REDUCER. The vertical axis shows elevation from 685 to 710 feet. The horizontal axis shows stationing from -0+15 to 0+45. The profile includes a 12' x 8' TEE and a 6' x 2' FD WATER line. The profile is labeled with '8" WATER PROFILE' at the bottom.

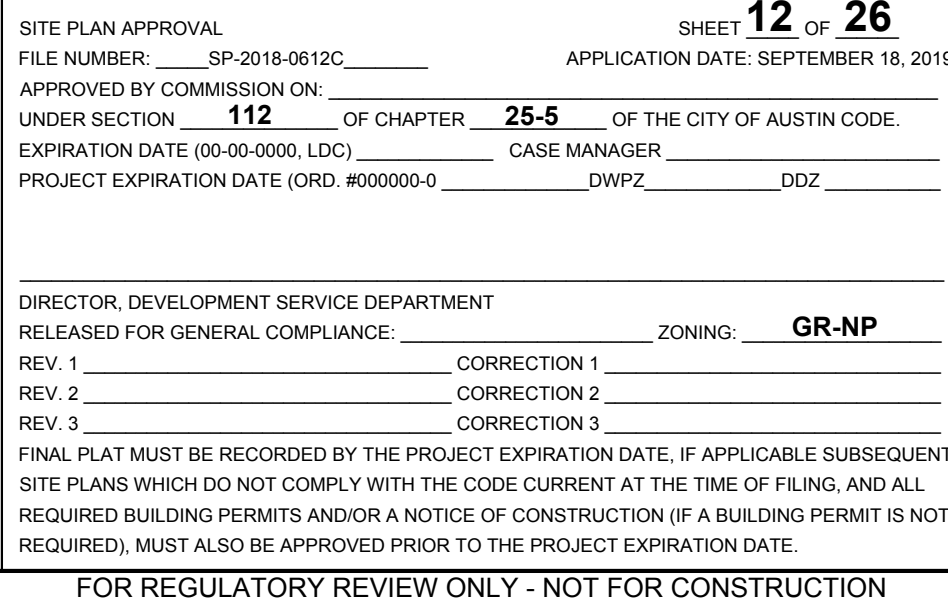
NORWOOD PARK  
NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

WATER PLAN





1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
2. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES PER C.O.A. DETAIL 1100S-2 REFERENCE CONSTRUCTION DETAILS.
3. NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE PLAN UNTIL THE WATER LINE EXTENSION IS COMPLETED AND THE REQUIRED FIRE FLOW IS AVAILABLE.
4. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION AND SEDIMENTATION CONTROL PLANS.
6. 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 TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED IN BETWEEN TESTED SECTIONS.
7. REFERENCE GENERAL NOTES FOR ADDITIONAL UTILITY NOTES.
8. ALL WW PIPE TO BE BE SDR-26 UNLESS OTHER OTHERWISE NOTED
9. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.
10. WASTEWATER CLEANOUTS ARE REQUIRED ALONG ALL BUILDING SERVICE LEADS AND PRIVATE MAINS AT EVERY BEND AND AT INTERVALS OF 100 FEET.



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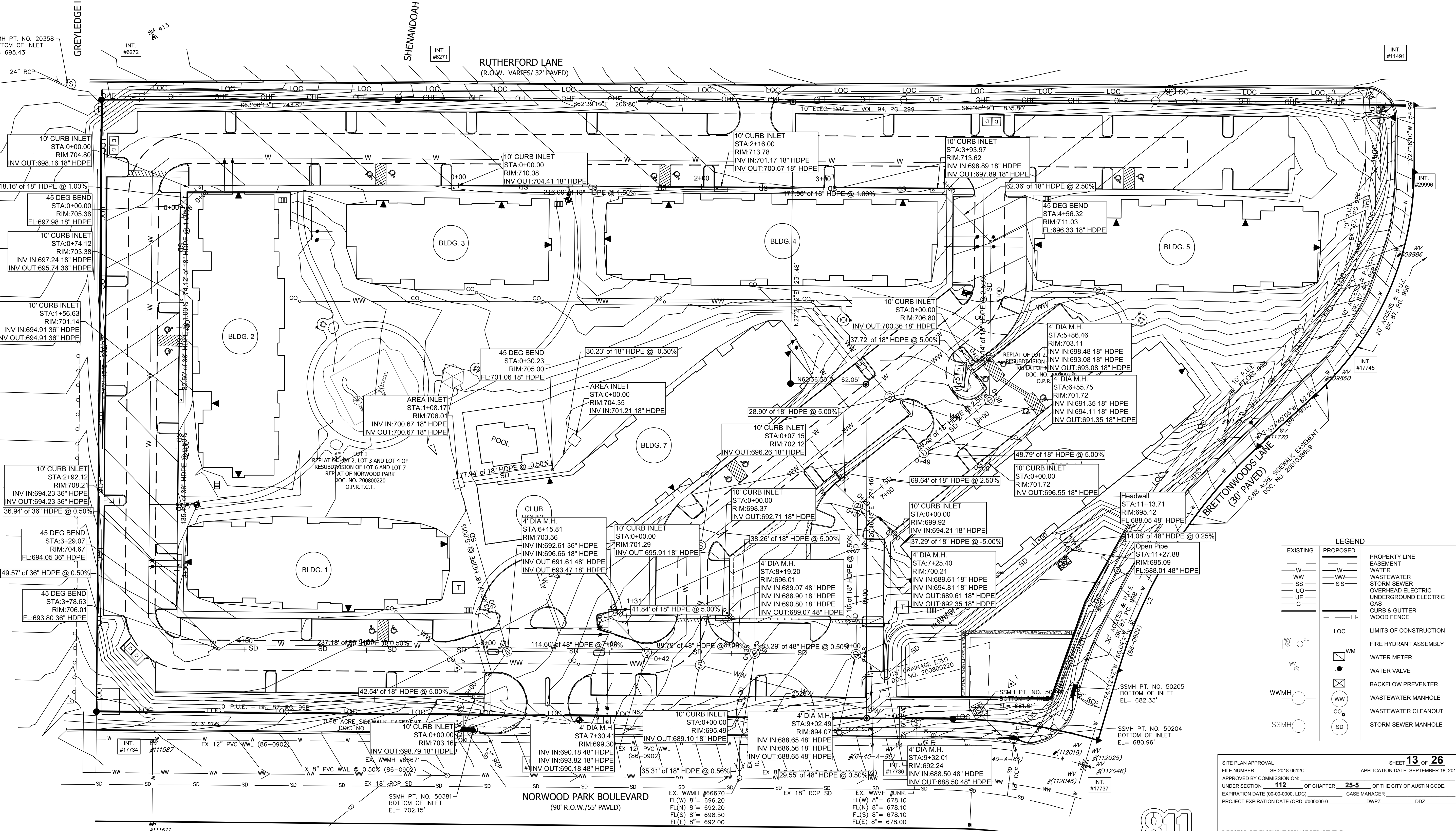


Know what's below.  
Call before you dig

STEVEN BUFFUM  
115531  
LICENSED  
PROFESSIONAL ENGINEER  
01/17/2019



- NOTES:**
1. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE US 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.)
  2. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING THE PRESENCE, TYPE, AND SIZE OF EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. CONTRACTOR TO FIELD-VERIFY THE LOCATIONS AND TIE-IN ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
  3. ANY DAMAGE TO EXISTING PAVEMENT, DRAINAGE OR EXISTING STRUCTURES SHALL BE PREPARED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
  4. ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED PER LDC 25-8-343.
  5. ALL PROPOSED SIDEWALK AND ACCESSIBLE PATHS TO BE CONSTRUCTED PER CITY OF AUSTIN AND TEXAS ACCESSIBILITY STANDARDS.
  6. UNLESS OTHERWISE INDICATED, AREAS MARKED AS AN ACCESSIBLE PATH SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48" AND SHALL NOT EXCEED A RUNNING SLOPE OF 1:20".
  7. NEW SIDEWALK, ACCESS DRIVES, AND PAVEMENT TO MATCH EXISTING GRADES AND ELEVATIONS AT ALL TIE-IN LOCATIONS.
  8. REFER TO ARCHITECTURAL DRAWINGS FOR GRADES WITHIN THE BUILDING ENVELOPE.
  9. CONTRACTOR TO MATCH EXISTING PAVEMENT SECTIONS AND GRADES AT ALL PROPOSED TIE-INS.
  10. UNLESS OTHERWISE NOTED, ALL GRADING CALLS ARE TO THE TOP, FACE OF THE CURB.



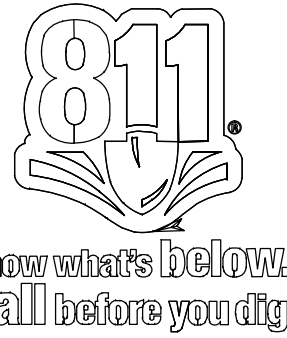
| LEGEND   |          |
|----------|----------|
| EXISTING | PROPOSED |
| ---      | ---      |
| W        | W        |
| WW       | WW       |
| SS       | SS       |
| UO       | UO       |
| UE       | UE       |
| G        | G        |
| LOC      | LOC      |
| WM       | WM       |
| WV       | WV       |
| SSMH     | SSMH     |
| WWMH     | WWMH     |
| SSMH     | SSMH     |
| SD       | SD       |
| SD       | SD       |

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

|  |                                   |   |  |
|--|-----------------------------------|---|--|
| SITE PLAN APPROVAL   |                                   | SHEET <b>13</b> OF <b>26</b>                      |  |
| FILE NUMBER: SP-2018-0612C   | APPROVAL DATE: SEPTEMBER 18, 2019 |   |  |
| 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                      | PROJECT EXPIRATION DATE (ORD: 0000000-0) DWP2 DDZ |  |
| DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT   |                                   |   |  |
| RELEASED FOR GENERAL COMPLIANCE: _____   |                                   | ZONING: <b>GR-NP</b>                              |  |
| REV. 1   | CORRECTION 1                      |   |  |
| REV. 2   | CORRECTION 2                      |   |  |
| REV. 3   | CORRECTION 3                      |   |  |
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| DATE: 01/17/2019   |                                   | SHEET <b>13</b> OF <b>26</b> SHEETS               |  |
| FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION  |                                   |   |  |

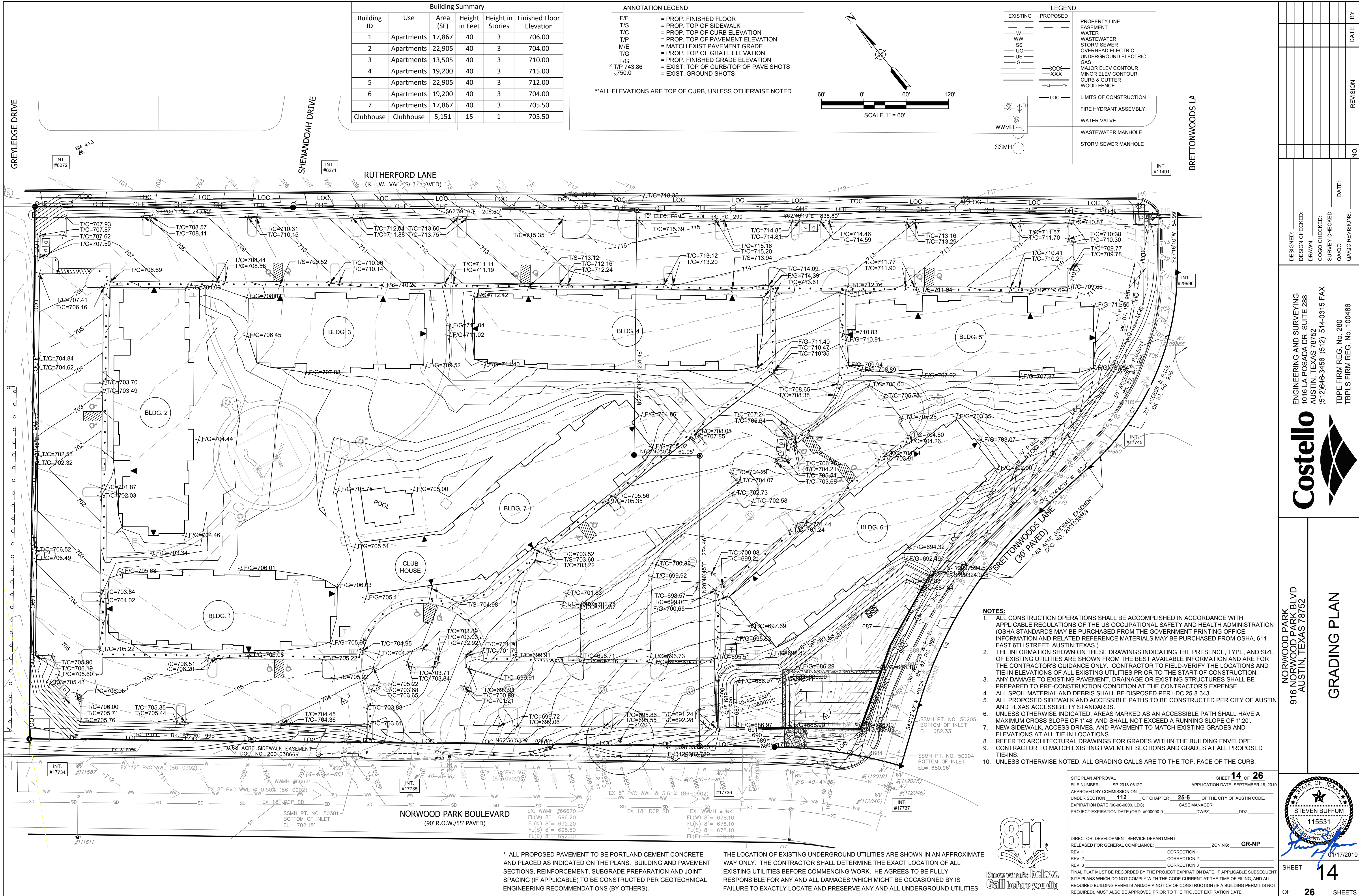
\* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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|                  |                 |                                  |                 |                            |                   |  |        |
|------------------|-----------------|----------------------------------|-----------------|----------------------------|-------------------|--|--------|
| DESIGNED:        | DESIGN CHECKED: | ENGINEERING AND SURVEYING        | <b>Costello</b> |                            | <b>STORM PLAN</b> | 916 NORWOOD PARK BLVD<br>AUSTIN, TEXAS 78752 |        |
| DRAWN:           | COGO CHECKED:   | 1016 LA POSADA DR, SUITE 288     |                 |                            |                   |  |        |
| SURVEY CHECKED:  | QA/QC:          | AUSTIN, TEXAS 78752              |                 |                            |                   |  |        |
| QA/QC REVISIONS: | DATE:           | (512)646-3456 (512) 514-0315 FAX |                 |                            |                   |  |        |
| NO               | REVISION        | DATE                             | BY              | TBPE FIRM REG. No. 280     |                   |  | 115531 |
| NO               | REVISION        | DATE                             | BY              | TBPLS FIRM REG. No. 100486 |                   |  |        |





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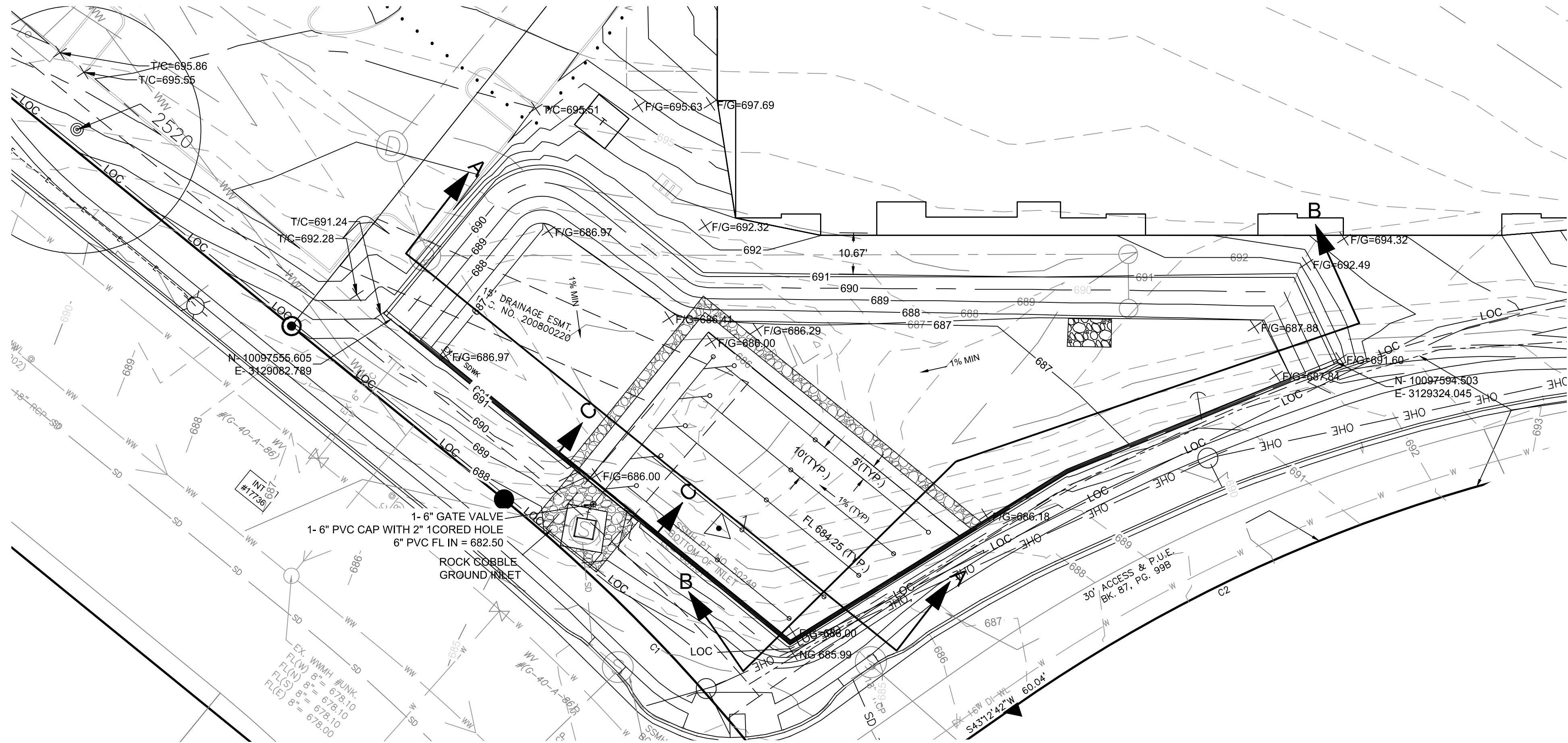
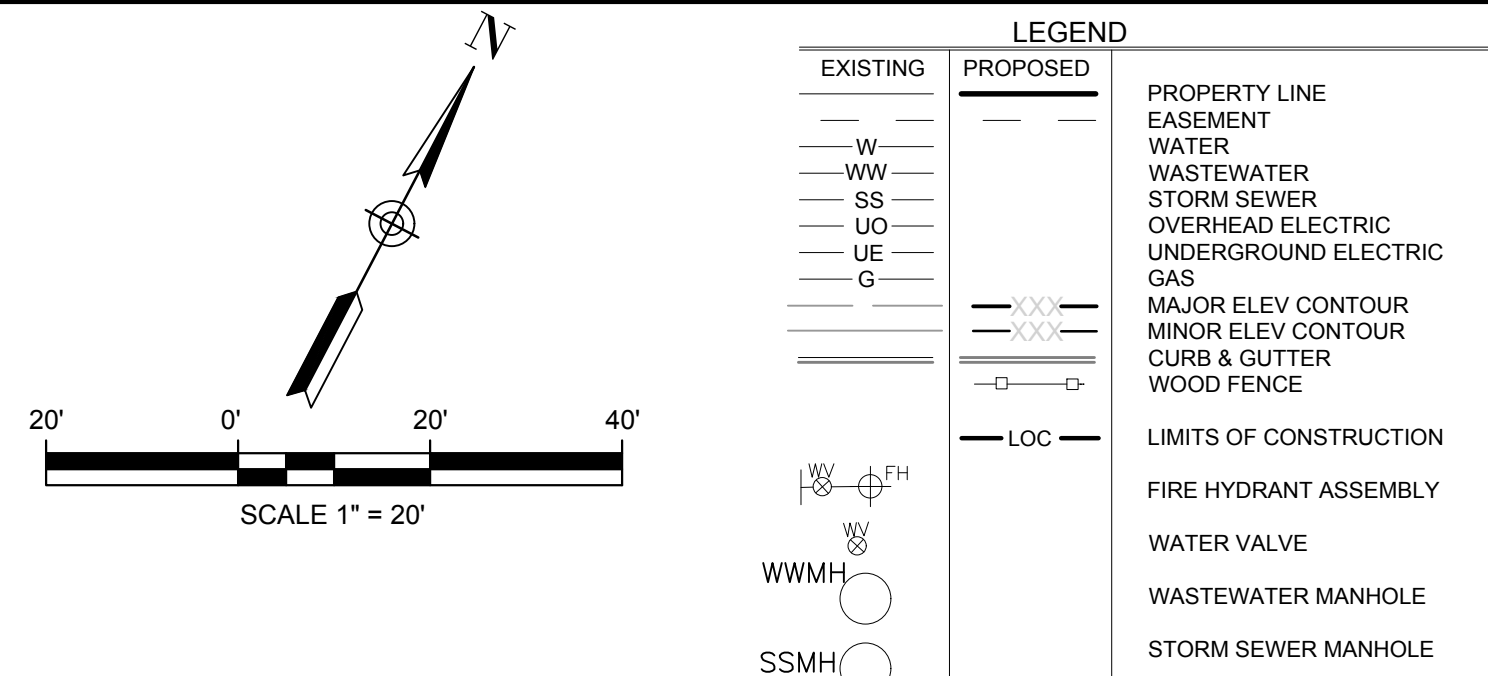
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NOTES:

- STRUCTURAL DETAILS FOR POND WALL TO BE ISSUED WITH BUILDING STRUCTURAL DETAILS.
- STRUCTURAL DETAILS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF AUSTIN.
- WATER QUALITY TREATMENT IS FOR ONSITE IMPERVIOUS COVER ONLY.
- WATER DETENTION & OVERALL STORM WATER IS MANAGED BY SP-2018.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- 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.
- ALL POND BOTTOM, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS. EXPANSION JOINTS ON FREESTANDING WALLS SHALL HAVE WATERTIGHT SEALS AS NEEDED.

- SAND LAYER SHOULD BE A MINIMUM OF 18 INCHES OF 0.02-0.04 INCH DIAMETER SAND. BELOW SAND LAYER SHOULD BE A LAYER OF 0.5-1.5 INCH DIAMETER WASHED, ROUNDED, RIVER GRAVEL WHICH PROVIDES 3-5 INCH OF COVER OVER THE TOP OF UNDERDRAIN LATERAL PIPES. CLEAN, SCREENED, CRUSHED RECYCLED GLASS NO SMALLER THAN 3/8 INCH IS ALSO ACCEPTABLE. SAND AND GRAVEL LAYERS MUST BE SEPARATED BY A LAYER OF GEOTEXTILE.
- GEOTEXTILE FABRIC MUST MEET THE FOLLOWING MINIMUMS:
  - WEIGHT- 3 OZ./YD.<sup>2</sup>
  - MULLEN BURST STRENGTH- 120LB./IN.<sup>2</sup>
  - UV RADIATION STABILITY- 70% STRENGTH RETAINED AFTER 500 HRS. IN XENON ARC DEVICE
  - WATER FLOW RATE- 275 GAL./MIN./FT.<sup>2</sup>
- UNDERDRAIN PIPING SHALL BE SCHEDULE 40 OR GREATER STRENGTH PVC, BE 6 INCHES IN DIAMETER OR GREATER WITH 3/8 INCH PERFORATIONS. MAXIMUM SPACING BETWEEN LATERALS IS 10 FEET, 5 FEET FROM A WALL/SIDE. SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED 6 INCHES. PIPING SHALL HAVE A MINIMUM OF 1% SLOPE. ACCESS FOR CLEANING ALL UNDERDRAIN PIPING IS REQUIRED. CLEANOUTS WITH A REMOVABLE PVC CAP ARE REQUIRED WITHIN FIFTY (50) FEET OF EVERY PORTION OF LATERAL, AT COLLECTOR DRAIN LINES, AND AT EVERY BEND. AT LEAST ONE LATERAL MUST BE ACCESSIBLE FOR CLEANING WHEN THE POND IS FULL. THE FULL POND CLEANOUT SHOULD EXTEND ABOVE THE WATER QUALITY ELEVATION AND/OR BE LOCATED OUTSIDE OF THE WATER QUALITY VOLUME PONDING AREA. EXPOSED PIPING SHALL BE AVOIDED OR MINIMIZED.



| WATER QUALITY STAGE-STORAGE ANALYSIS |           |                |                |           |       |
|--------------------------------------|-----------|----------------|----------------|-----------|-------|
| ELEV. (FT)                           | AREA (SF) | AREA INC. (SF) | VOL. INC. (CF) | VOL. CUM. |       |
|                                      |           |                |                | CF        | AC-FT |
| 686.00                               | 4,100     | 0              | 0              | 0         | 0.00  |
| 687.00                               | 9,155     | 6,628          | 6,628          | 6,628     | 0.15  |
| 688.00                               | 11,465    | 10,310         | 10,310         | 16,938    | 0.39  |
| 689.00                               | 12,455    | 11,960         | 11,960         | 28,898    | 0.66  |
| 690.00                               | 13,490    | 12,973         | 12,973         | 41,870    | 0.96  |
| 691.00                               | 14,560    | 14,025         | 14,025         | 55,895    | 1.28  |
| 691.25                               | 14,750    | 14,655         | 3,664          | 59,559    | 1.37  |

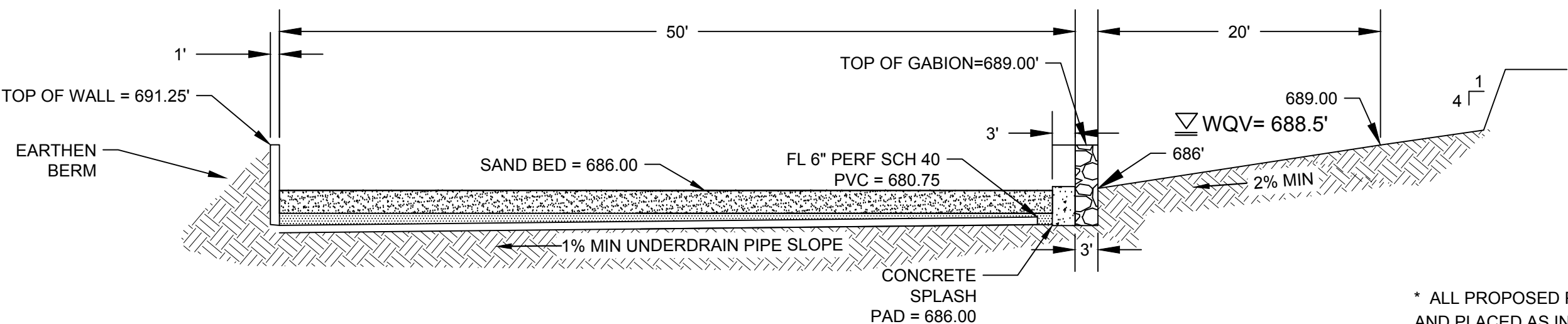
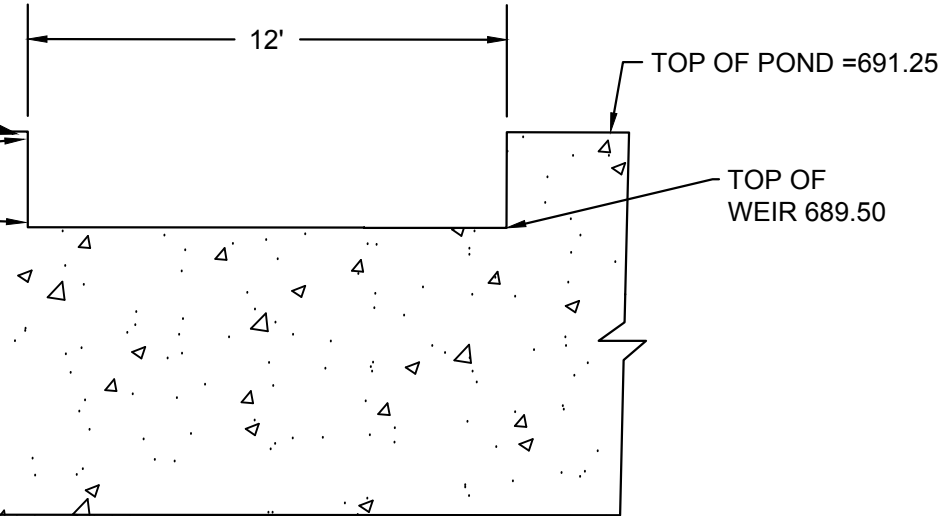
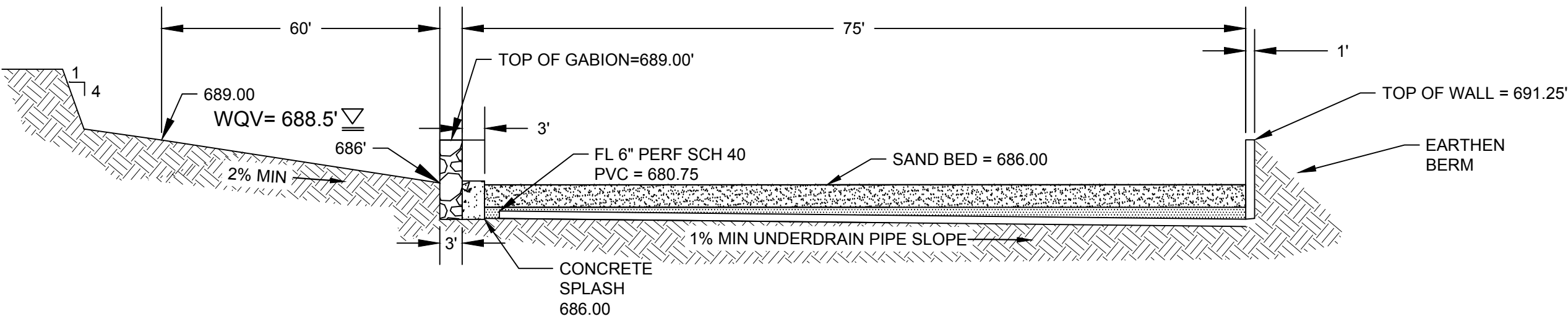
| WATER QUALITY VOLUME |                                   |  |  | 35,200 | 0.81 |
|----------------------|-----------------------------------|--|--|--------|------|
| 689.52               | WATER QUALITY DRAWDOWN RATE (CFS) |  |  | 0.178  | --   |
| 688.30               | 24-HOUR DRAWDOWN VOLUME           |  |  | 19,778 | 0.45 |

| DETENTION STAGE STORAGE VOLUME - ANALYSIS |           |                |                |           |       |
|---|-----------|----------------|----------------|-----------|-------|
| ELEV. (FT)                                | AREA (SF) | AREA INC. (SF) | VOL. INC. (CF) | VOL. CUM. |       |
|   |           |                |                | CF        | AC-FT |
| 688.30                                    | 0         | 0              | 0              | 0         | 0.00  |
| 689.00                                    | 12,455    | 6,228          | 4,378          | 4,378     | 0.10  |
| 690.00                                    | 13,490    | 12,973         | 12,973         | 17,350    | 0.40  |
| 691.00                                    | 14,560    | 14,025         | 14,025         | 31,375    | 0.72  |
| 691.50                                    | 14,750    | 14,655         | 7,328          | 38,703    | 0.89  |

|        |                    |        |      |
|--------|--------------------|--------|------|
| 690.30 | 2-YR DETENTION *   | 21,475 | 0.49 |
| 690.76 | 10-YR DETENTION *  | 28,053 | 0.64 |
| 691.01 | 25-YR DETENTION *  | 31,450 | 0.72 |
| 691.37 | 100-YR DETENTION * | 36,808 | 0.85 |

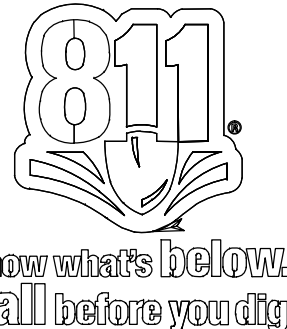
\* DETENTION ELEVATIONS AND VOLUMES DEVELOPED WITHIN HEC-HMS

| APPENDIX R-3<br>PARTIAL SEDIMENTATION/FILTRATION POND CALCULATIONS<br>FOR DEVELOPMENT PERMITS<br>Norwood Park, |          |          |          |        |  |
|--|----------|----------|----------|--------|--|
| DRAINAGE AREA DATA:  |          |          |          |        |  |
| Drainage Area to Control (DA)  | 10.18    | ac.      |          |        |  |
| Drainage Area Impervious Cover   | 65.00%   |          |          |        |  |
| Capture Depth (CD)   | 0.950    | in       |          |        |  |
| WATER QUALITY CONTROL CALCULATIONS:  |          |          |          |        |  |
|  | Required |          | Provided |        |  |
| The Water Quality Control is to be PARTIAL SEDIMENTATION FILTRATION  |          |          |          |        |  |
| 25-year Peak Flow Rate to Control (Q25)  | ≥ 52.06  | cfs      | 164.00   | cfs    |  |
| 100-year Peak Flow Rate to Control (Q100)  | ≥ 71.37  | cfs      |          |        |  |
| Water Quality Volume (WQV=CD * DA * 3630)  | 35095    | cf       | 35200    | cf     |  |
| Maximum Ponding Depth above Sand Bed (H)   |          |          | 3.50     | ft     |  |
| Sedimentation Pond Area  |          |          | 6008     | sf     |  |
| Sedimentation Pond Volume (≥20%WQV)  | ≥ 7040   | cf       | 12500    | cf     |  |
| Filtration Pond Area (WQV/(4 + 1.33*H))  | ≥ 4067   | sf       | 4100     | sf     |  |
| Filtration Pond Volume   |          |          | 11200    | cf     |  |
| Water Quality Elevation  |          |          | 689.50   | ft msl |  |
| Elevation of Splitter/Overflow Weir  | ≥ 689.50 | ft msl   | 689.50   | ft msl |  |
| Height of Gabion Wall  | ≥ 689.00 | ft msl   | 689.00   | ft msl |  |
| Gabion Wall under 6 ft (check)   | ≤ 6.00   | ft (max) | 3.00     | ft     |  |
| Length of Splitter Weir  |          |          | 12.00    | ft     |  |
| Required Head to Pass Q <sub>100</sub>   | ≤ N/A    | ft (max) | N/A      | ft     |  |
| Pond Freeboard Provided to Pass Q <sub>100</sub>   | ≥ N/A    | ft (min) | N/A      | ft     |  |
| 48 Hour Drawdown Time Orifice Opening diameter (inches)  |          |          | 2.00     | in     |  |
| Drawdown Time COA Calc. Avg. Head (min 48 hrs)   | ≥ 48     | hrs      | 62.59    | hrs    |  |



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SITE PLAN APPROVAL  
FILE NUMBER: SP-2018-0612C APPLICATION DATE: SEPTEMBER 18, 2019  
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  
PROJECT EXPIRATION DATE (ORD. #000000-0) DWP2 DDZ

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

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

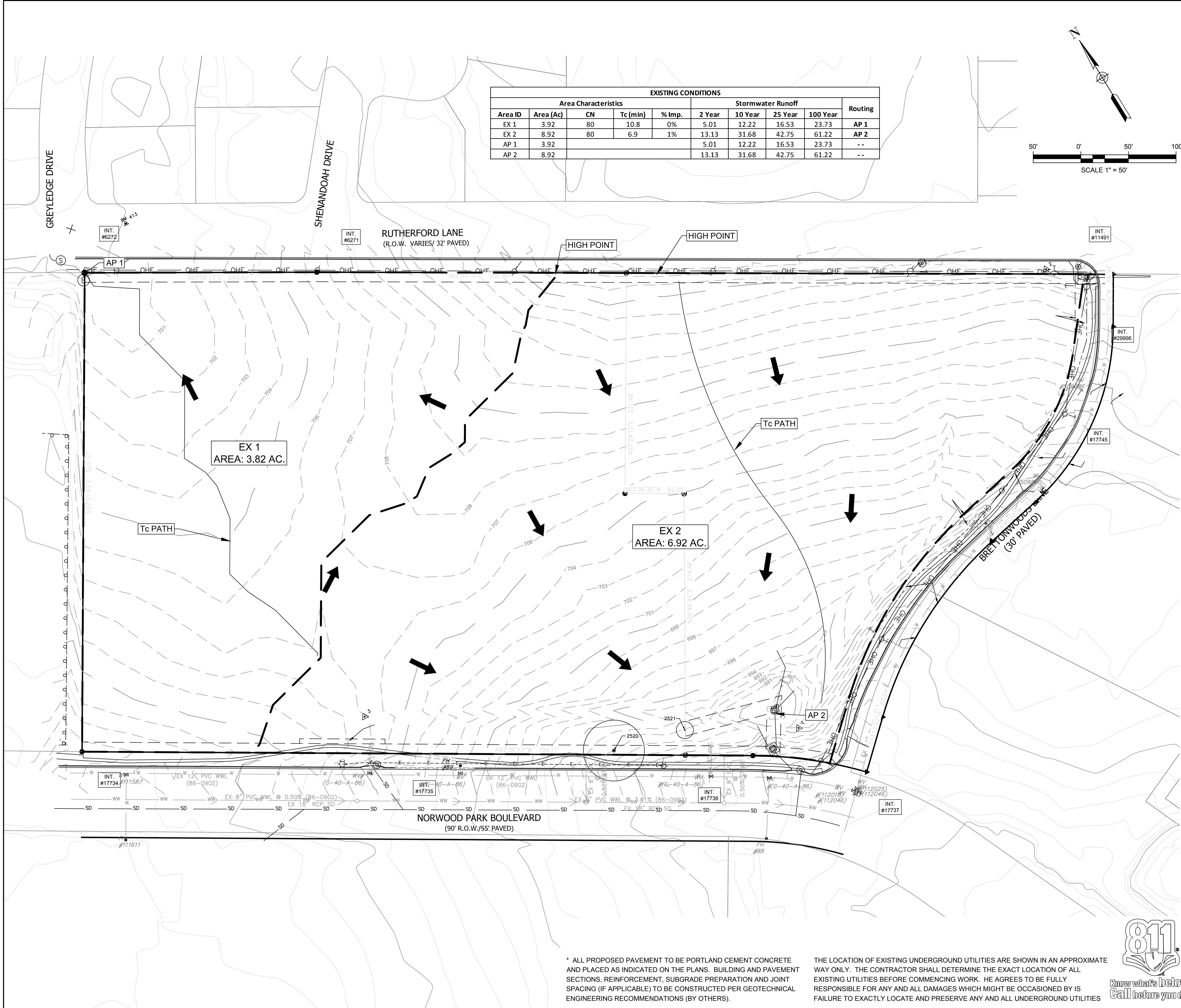
ENGINEERING AND SURVEYING  
1016 LA POSADA DR. SUITE 288  
AUSTIN, TEXAS 78752  
(512)646-3456 (512) 514-0315 FAX  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

POND & SECTION DETAILS

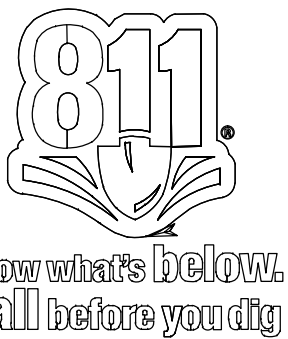
SHEET 15  
OF 26 SHEETS





\* 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).

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SITE PLAN APPROVAL

FILE NUMBER: SP-2018-0612C SHEET 16 OF 26

APPROVED BY COMMISSION ON: SEPTEMBER 18, 2019

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

EXPIRATION DATE (00-00-0000, LDC) CASE MANAGER

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

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-NP

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.

DESIGNED: DRAWN: COGO CHECKED: SURVEY CHECKED: QA/QC: QA/QC REVISIONS:

ENGINEERING AND SURVEYING  
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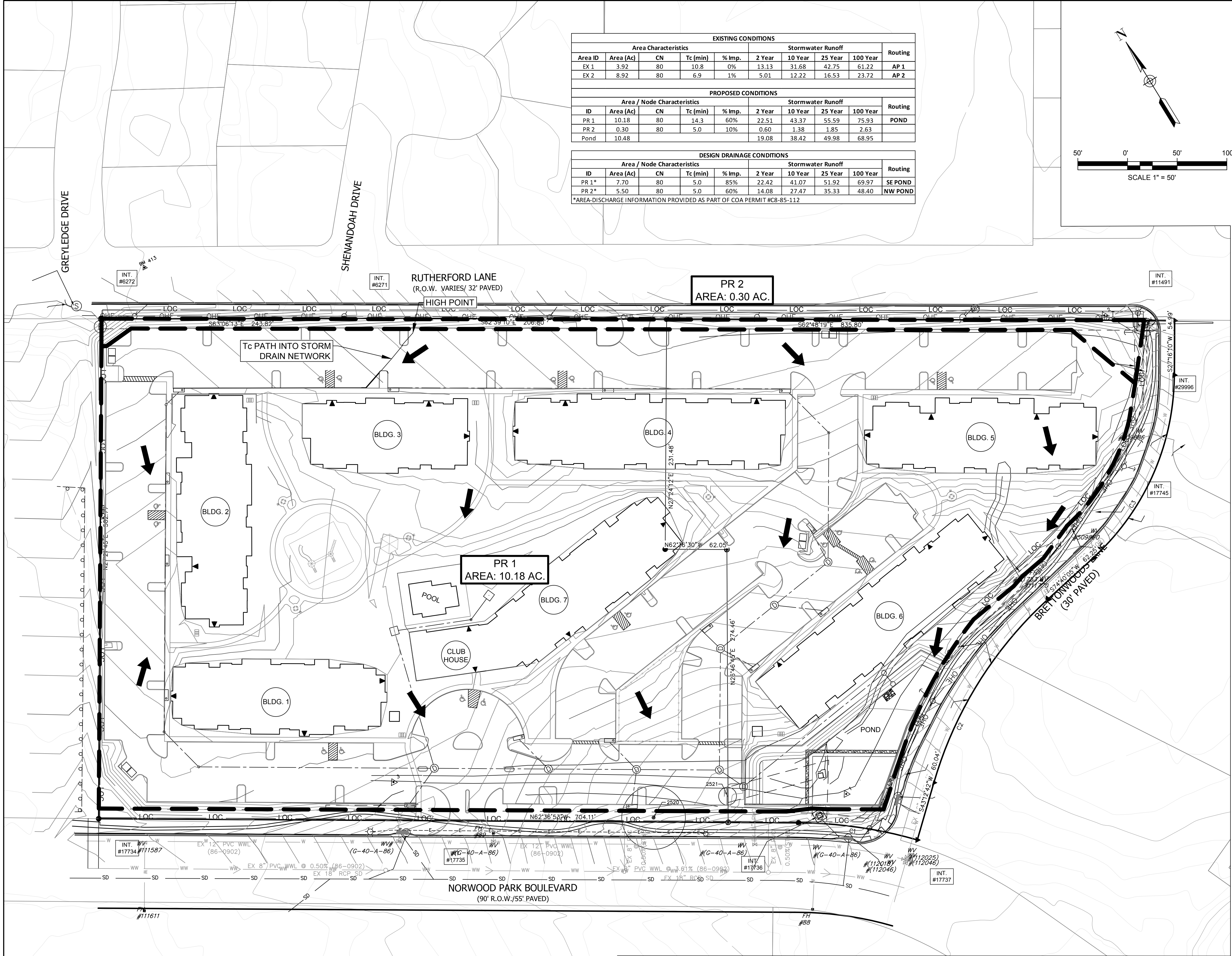
**Costello**

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

OVERALL EXISTING DRAINAGE  
AREA MAP

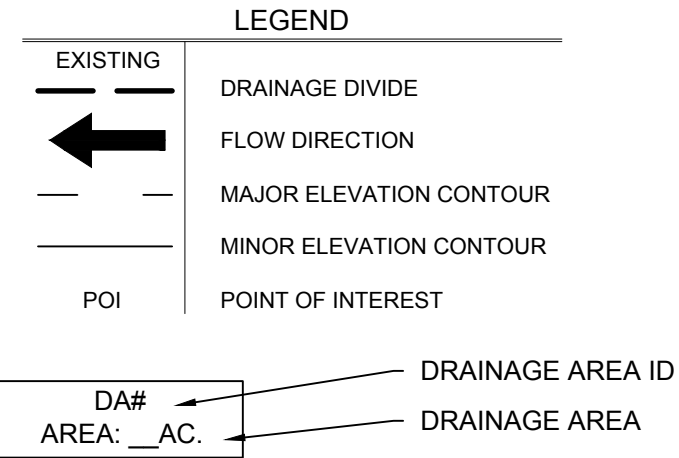
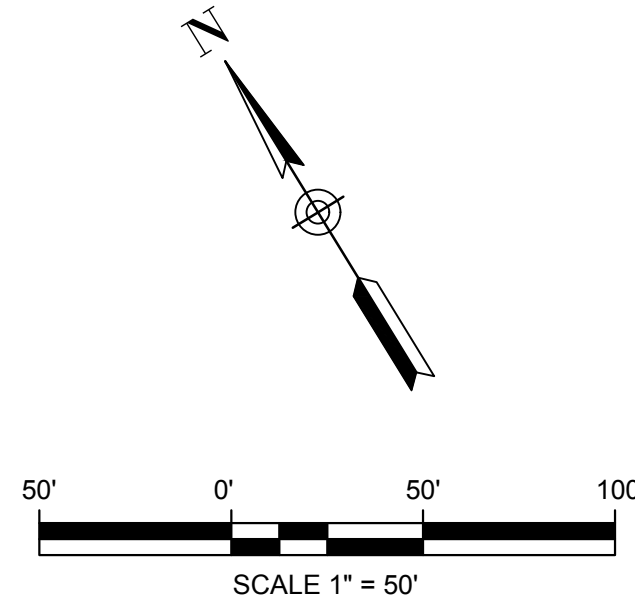
SHEET 16 OF 26 SHEETS





| EXISTING CONDITIONS   |           |    |          |        |                   |         |         |          |         |
|---|-----------|----|----------|--------|-------------------|---------|---------|----------|---------|
| Area Characteristics  |           |    |          |        | Stormwater Runoff |         |         |          | Routing |
| Area ID   | Area (Ac) | CN | Tc (min) | % Imp. | 2 Year            | 10 Year | 25 Year | 100 Year |         |
| EX 1  | 3.92      | 80 | 10.8     | 0%     | 13.13             | 31.68   | 42.75   | 61.22    |         |
| EX 2  | 8.92      | 80 | 6.9      | 1%     | 5.01              | 12.22   | 16.53   | 23.72    |         |
|   |           |    |          |        |                   |         |         |          |         |
| PROPOSED CONDITIONS   |           |    |          |        |                   |         |         |          |         |
| Area / Node Characteristics   |           |    |          |        | Stormwater Runoff |         |         |          | Routing |
| ID  | Area (Ac) | CN | Tc (min) | % Imp. | 2 Year            | 10 Year | 25 Year | 100 Year |         |
| PR 1  | 10.18     | 80 | 14.3     | 60%    | 22.51             | 43.37   | 55.59   | 75.93    |         |
| PR 2  | 0.30      | 80 | 5.0      | 10%    | 0.60              | 1.38    | 1.85    | 2.63     |         |
| Pond  | 10.48     |    |          |        | 19.08             | 38.42   | 49.98   | 68.95    |         |
|   |           |    |          |        |                   |         |         |          |         |
| DESIGN DRAINAGE CONDITIONS  |           |    |          |        |                   |         |         |          |         |
| Area / Node Characteristics   |           |    |          |        | Stormwater Runoff |         |         |          | Routing |
| ID  | Area (Ac) | CN | Tc (min) | % Imp. | 2 Year            | 10 Year | 25 Year | 100 Year |         |
| PR 1*   | 7.70      | 80 | 5.0      | 85%    | 22.42             | 41.07   | 51.92   | 69.97    |         |
| PR 2*   | 5.50      | 80 | 5.0      | 60%    | 14.08             | 27.47   | 35.33   | 48.40    |         |
| *AREA-DISCHARGE INFORMATION PROVIDED AS PART OF COA PERMIT #C8-85-112 |           |    |          |        |                   |         |         |          |         |

\*AREA-DISCHARGE INFORMATION PROVIDED AS PART OF COA PERMIT #C8-85-112



NOTES:  
1. DRAINAGE CALCULATIONS BASED ON CITY OF AUSTIN DRAINAGE CRITERIA MANUAL (REV. SEPTEMBER 2014).

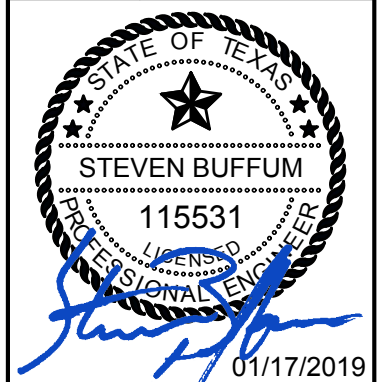
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|-----------|-----------------|--------|---------------|-----------------|--------|------------------|-----|------|----|
|           |                 |        |               |                 |        |                  |     |      |    |

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NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

PROPOSED OVERALL DRAINAGE  
AREA MAP



SHEET  
17  
OF 26 SHEETS

SITE PLAN APPROVAL  
FILE NUMBER: SP-2018-0612C APPLICATION DATE: SEPTEMBER 18, 2019  
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  
PROJECT EXPIRATION DATE (ORD. #000000-0) DWPZ DDZ

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

REV. 1 CORRECTION 1  
REV. 2 CORRECTION 2  
REV. 3 CORRECTION 3

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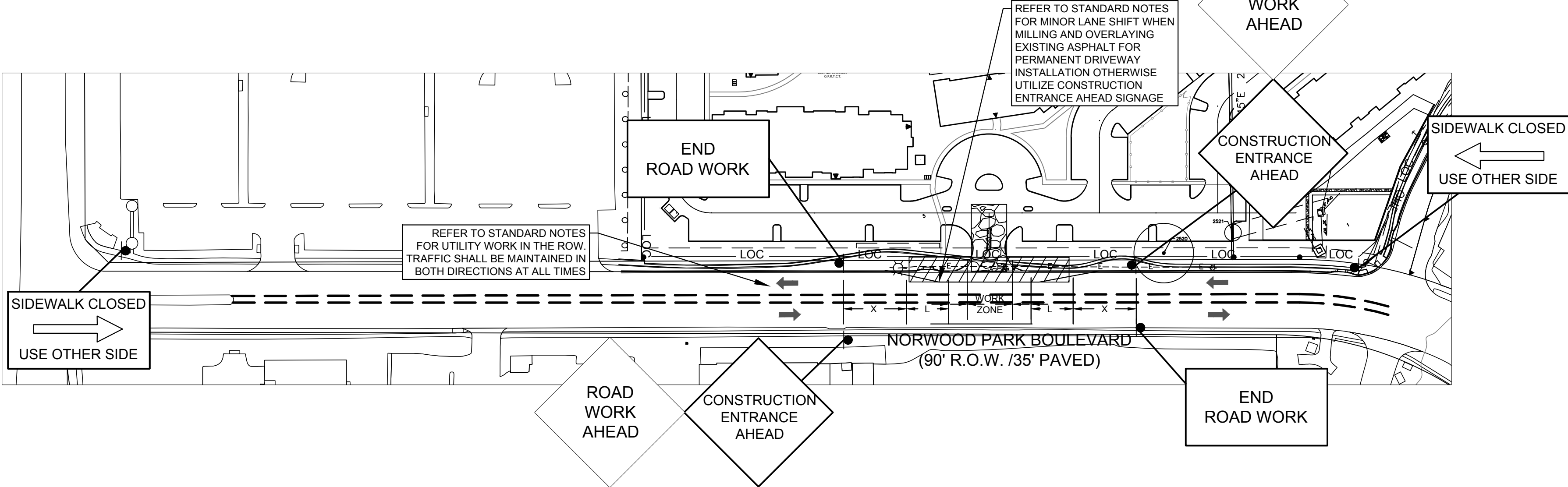
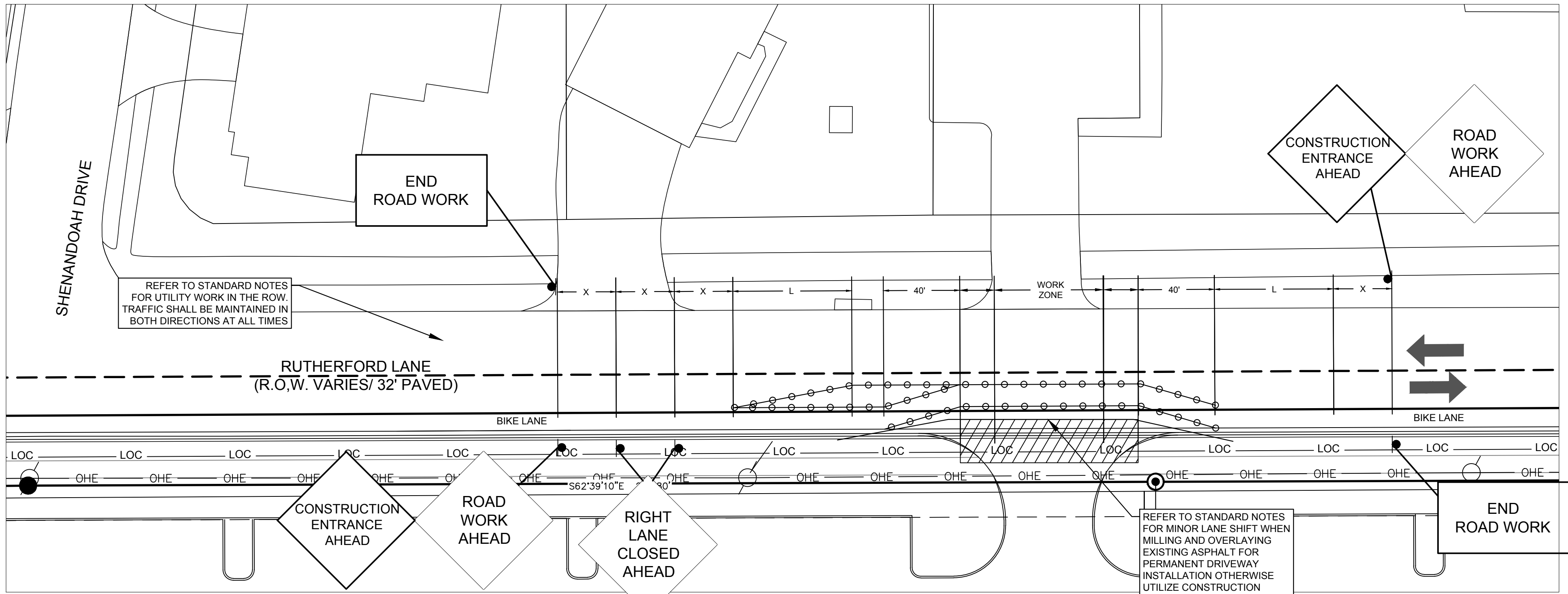
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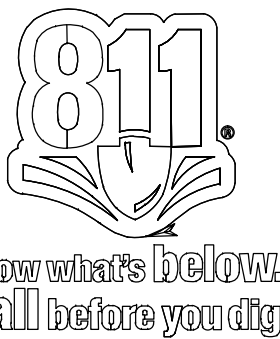


BARRICADING SUMMARY TABLES

| STREETS            |                |            |                  |                 |                                |                                     |                                   |                             |  |
|--------------------|----------------|------------|------------------|-----------------|--------------------------------|-------------------------------------|-----------------------------------|-----------------------------|--|
| Street             | Classification | Protection | Street From      | Street To       | Planned Improvements           | Traffic Control Plan Sheet / Detail | Traffic Control Plan Sheet/Detail | Allowed Barricading Hours   |  |
| Norwood Park Blvd. | Collector      | RCI > 7.0  | I 35 SVC RD NB N | Brettonwoods Ln | Wastewater Connection          | Sheet 18                            | 3 Weeks                           | 7am-6pm Weekends            |  |
| Norwood Park Blvd. | Collector      | RCI > 7.0  | I 35 SVC RD NB N | Brettonwoods Ln | Driveway                       | Sheet 18                            | 2 Weeks                           | 7am-7pm Weekdays & Weekends |  |
| Norwood Park Blvd. | Collector      | RCI > 7.0  | I 35 SVC RD NB N | Brettonwoods Ln | Site Construction Entrance     | Sheet 18                            | Duration of the Project           | 7am-7pm Weekdays & Weekends |  |
| Rutherford Ln.     | Collector      | RCI > 7.0  | I 35 SVC RD NB N | Brettonwoods Ln | Flat Work, Driveway & Sidewalk | Sheet 18                            | 2 Weeks                           | 7am-7pm Weekdays & Weekends |  |

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- RIGHT OF WAY MANAGEMENT STANDARD NOTES:**
- FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF AUSTIN ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE UNTIL THE VIOLATION IS CORRECTED. FOLLOWING IS THE INVESTIGATION FEE SCHEDULE FOR VIOLATIONS OF PUBLIC SAFETY.
    - NO OR EXPIRED PERMIT = EQUAL TO THE COST OF THE PERMIT
    - VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250
    - IMPROPER ADVANCE WARNING SIGN = \$250
    - IMPROPER USE OF DEVICE = \$250
    - FAILURE TO CORRECT DEFICIENCY = \$250
    - RESTRICTING TRAFFIC DURING PEAK HOURS = EQUAL TO THE COST OF THE PERMIT
    - MULTIPLE VIOLATIONS = UP TO A 4 DAY SUSPENSION OF WORK
  - CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.
  - CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512) 974-1150 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
  - FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP. TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
  - CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
  - CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK.
  - CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK.
  - STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW.
    - STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
    - STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND BARRICADES.
    - EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
  - NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
  - PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4 PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
  - EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEEDING A TRANSVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
  - EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRED PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
  - "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF AUSTIN STANDARD DETAILS FOR SIGN SPACING.
  - DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
  - ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
  - BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
  - FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD 804S-4 SERIES DETAILS.
  - ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF AUSTIN STANDARD DETAIL 1100S-4.
  - INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
  - THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD 800 SERIES DETAILS.

SITE PLAN APPROVAL  
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PROJECT EXPIRATION DATE (ORD: #000000-0) DWP2 DDZ

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: GR-NP  
REV. 1 CORRECTION 1  
REV. 2 CORRECTION 2  
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DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
COCO CHECKED: \_\_\_\_\_  
QA/QC: \_\_\_\_\_  
DATE: \_\_\_\_\_

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916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

TRAFFIC CONTROL PLAN

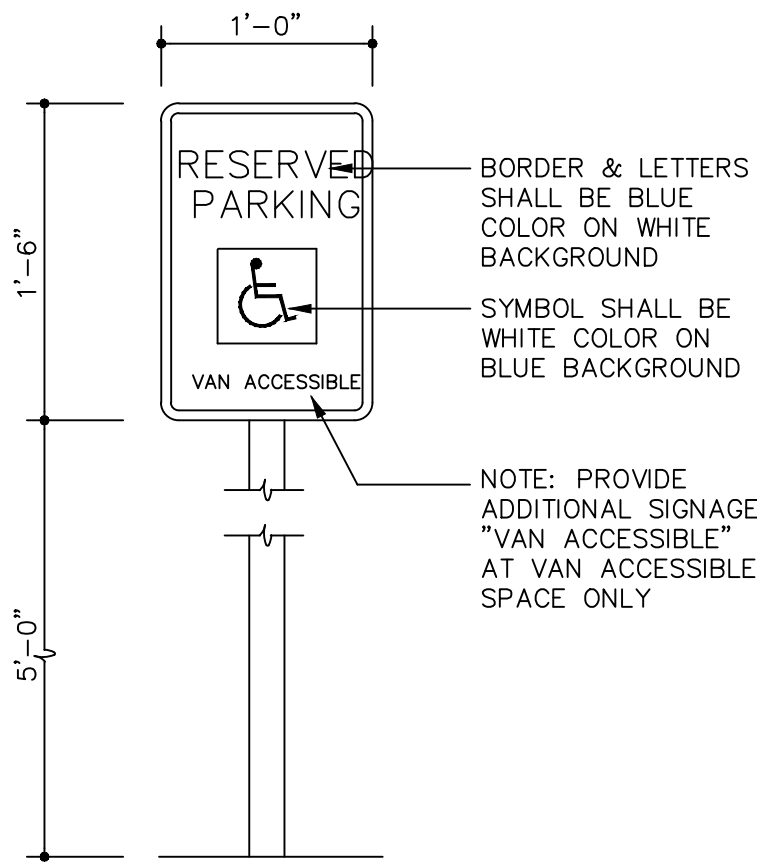
811  
Know what's below.  
Call before you dig.

SHEET 18 OF 26

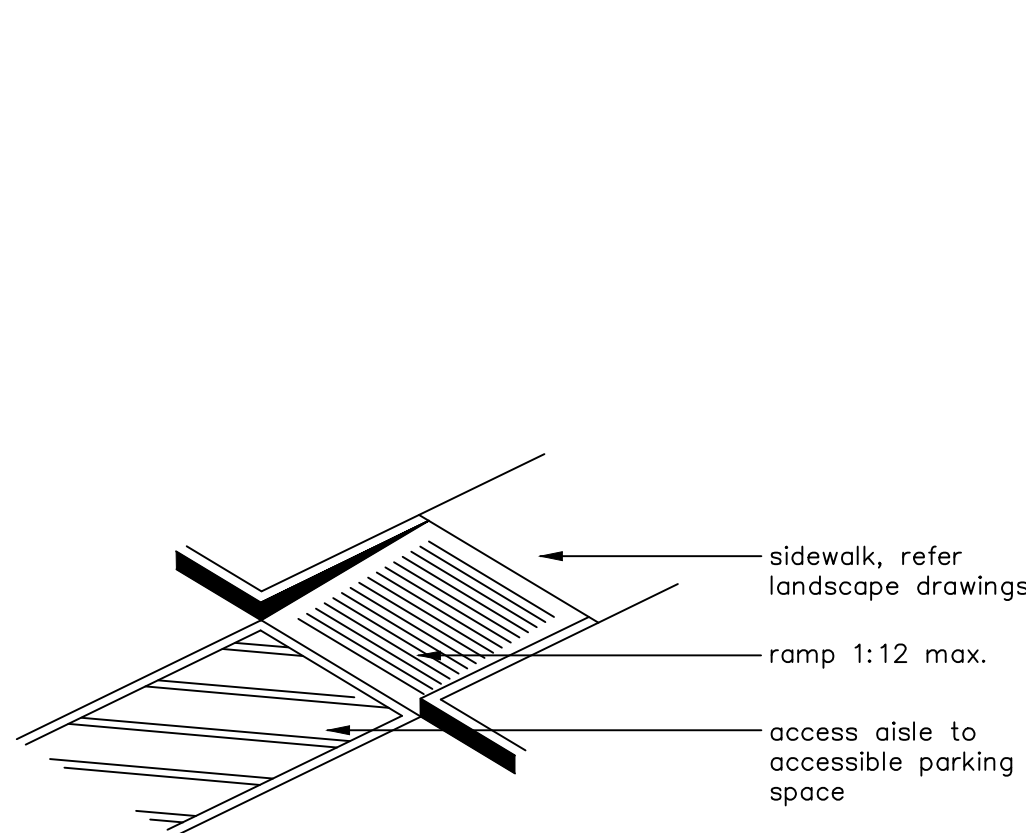
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SP-2018-0612C

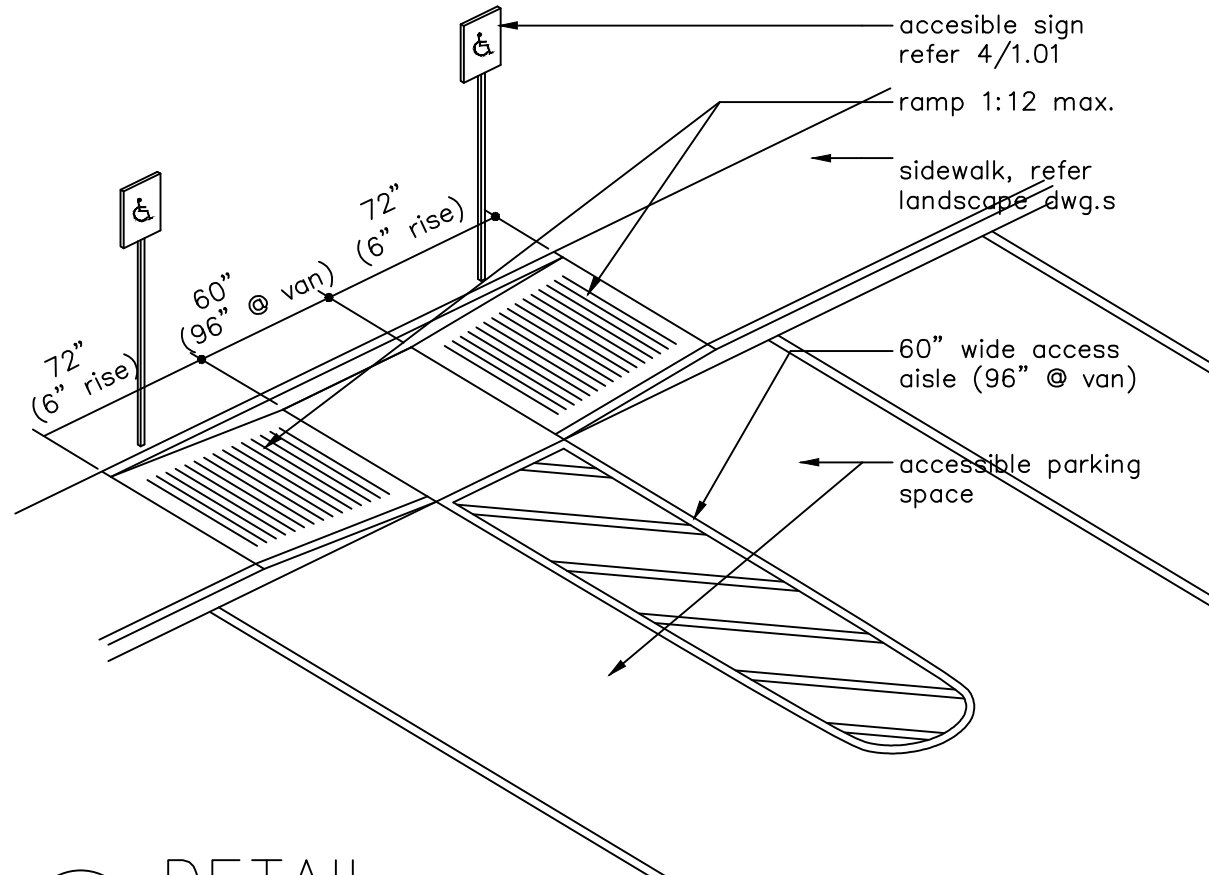




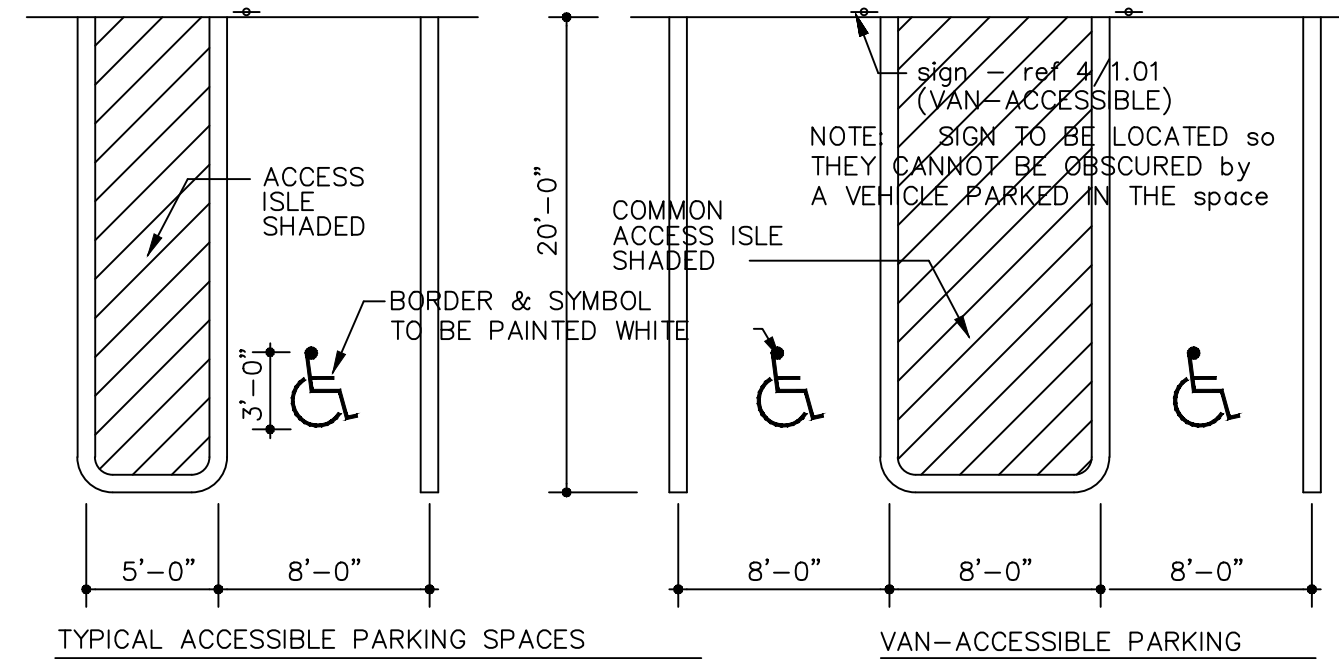
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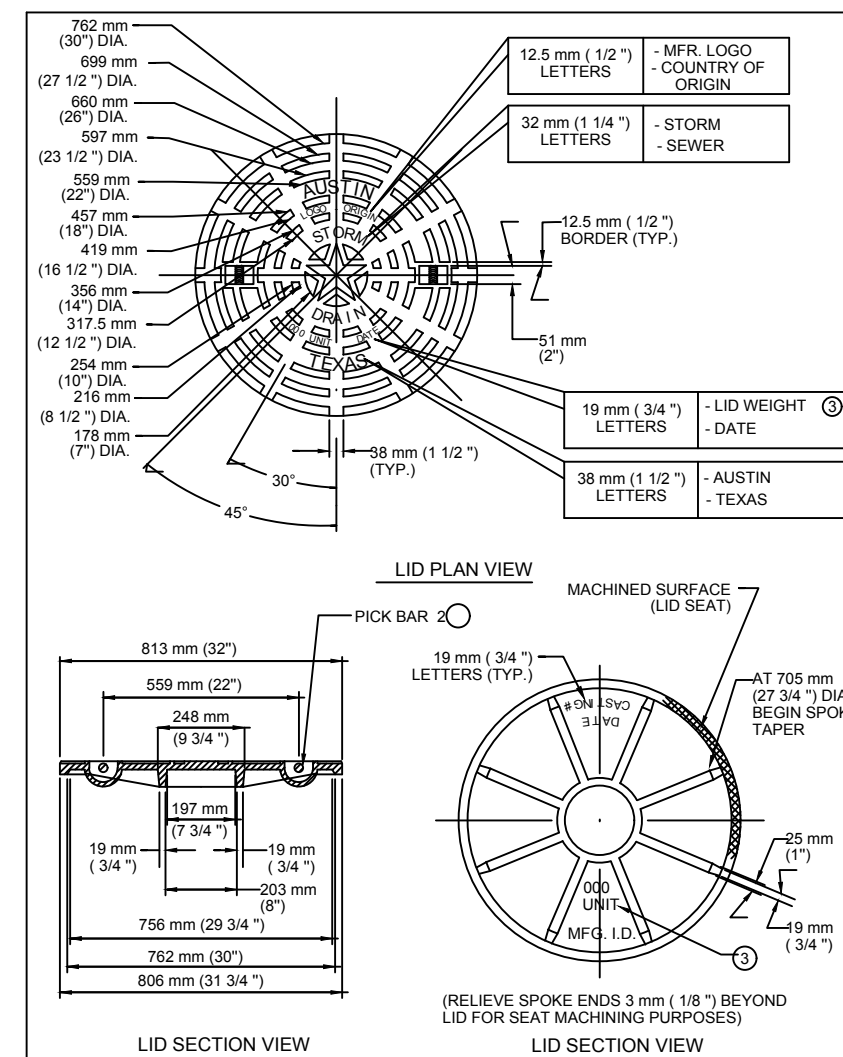
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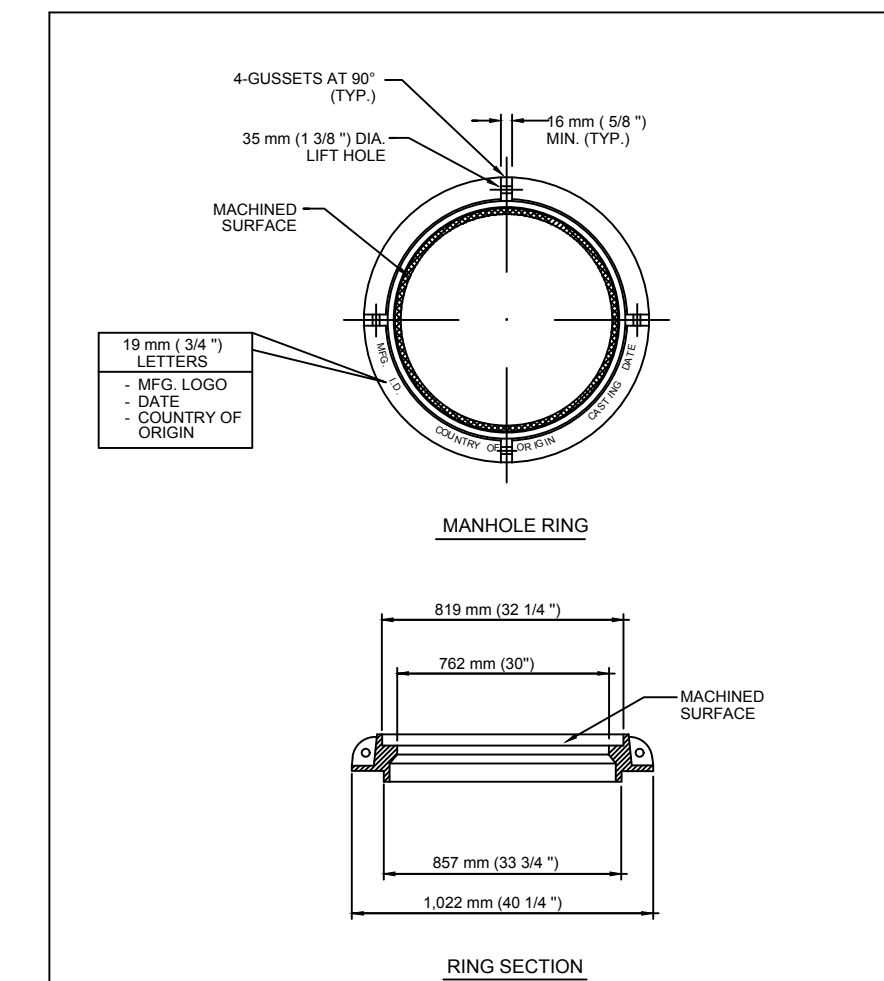
3 DETAIL TYPICAL ACCESSIBLE RAMP



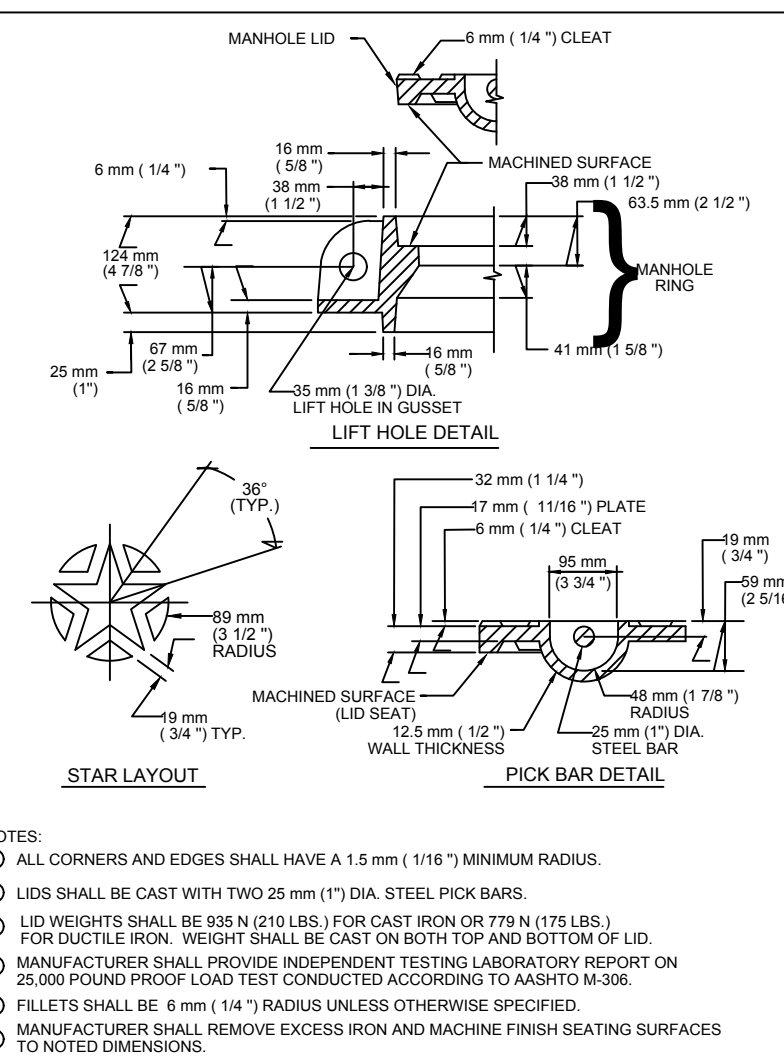
4 DETAIL ACCESSIBLE PARKING



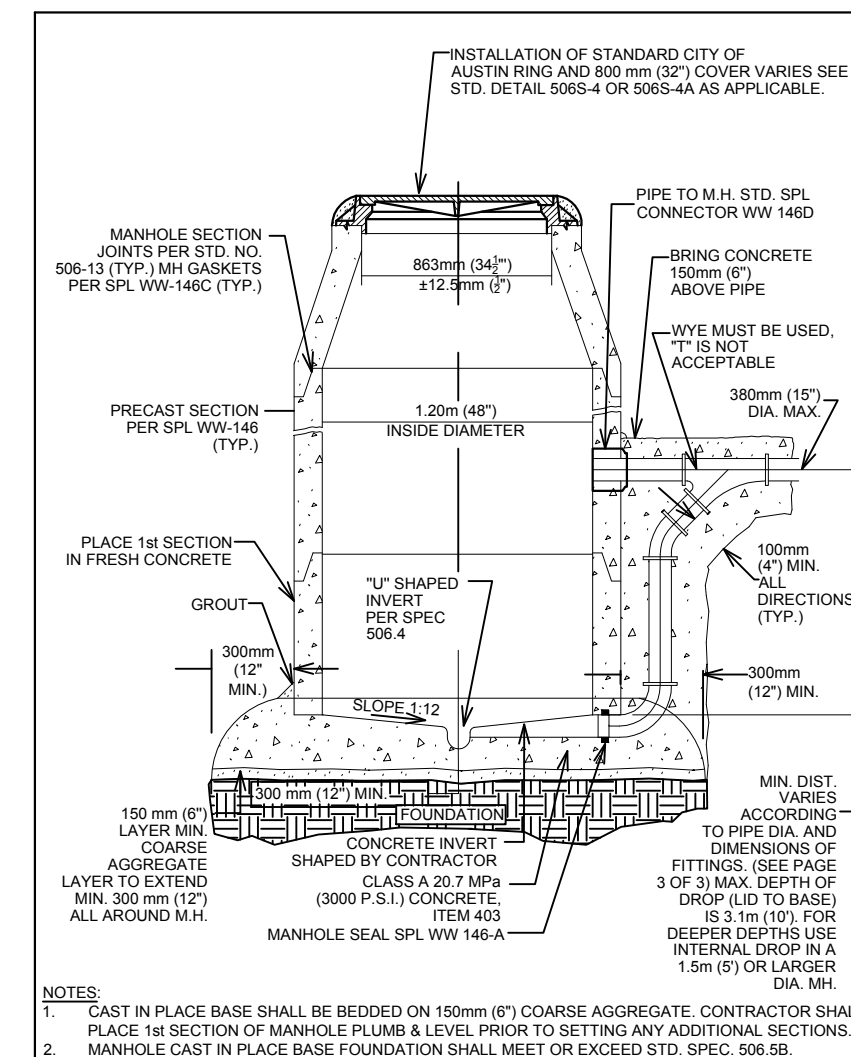
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503S-4S  
1 OF 2



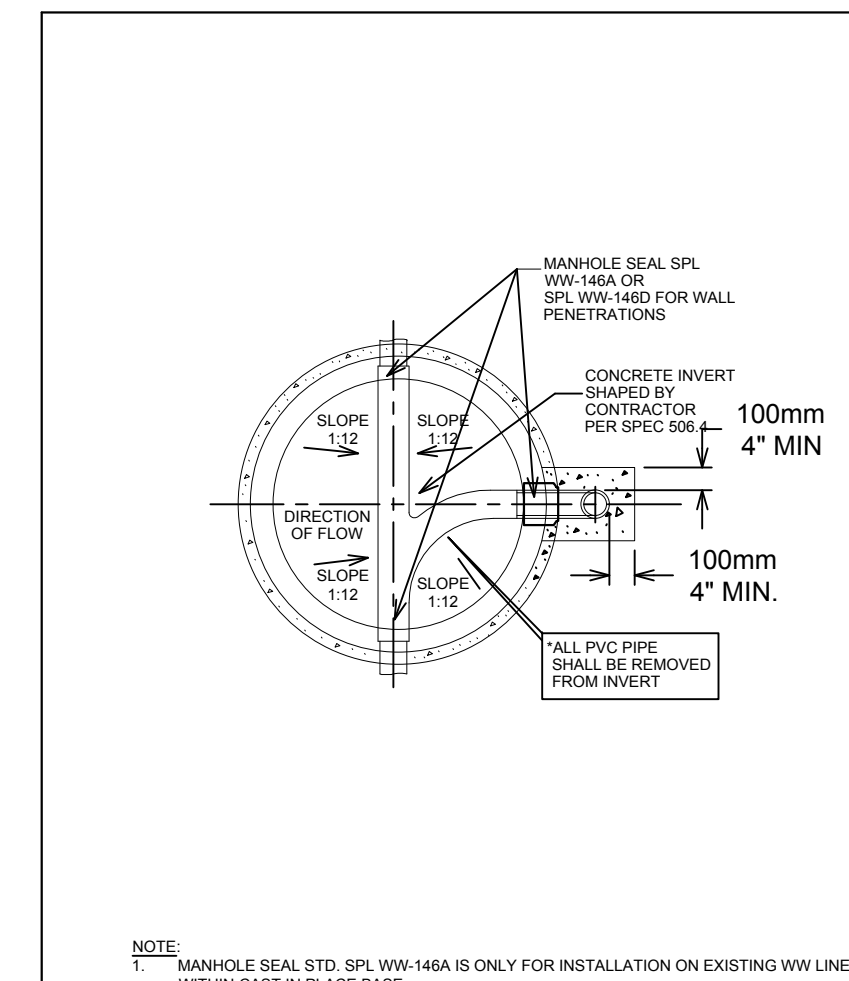
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503S-4S  
2 OF 2



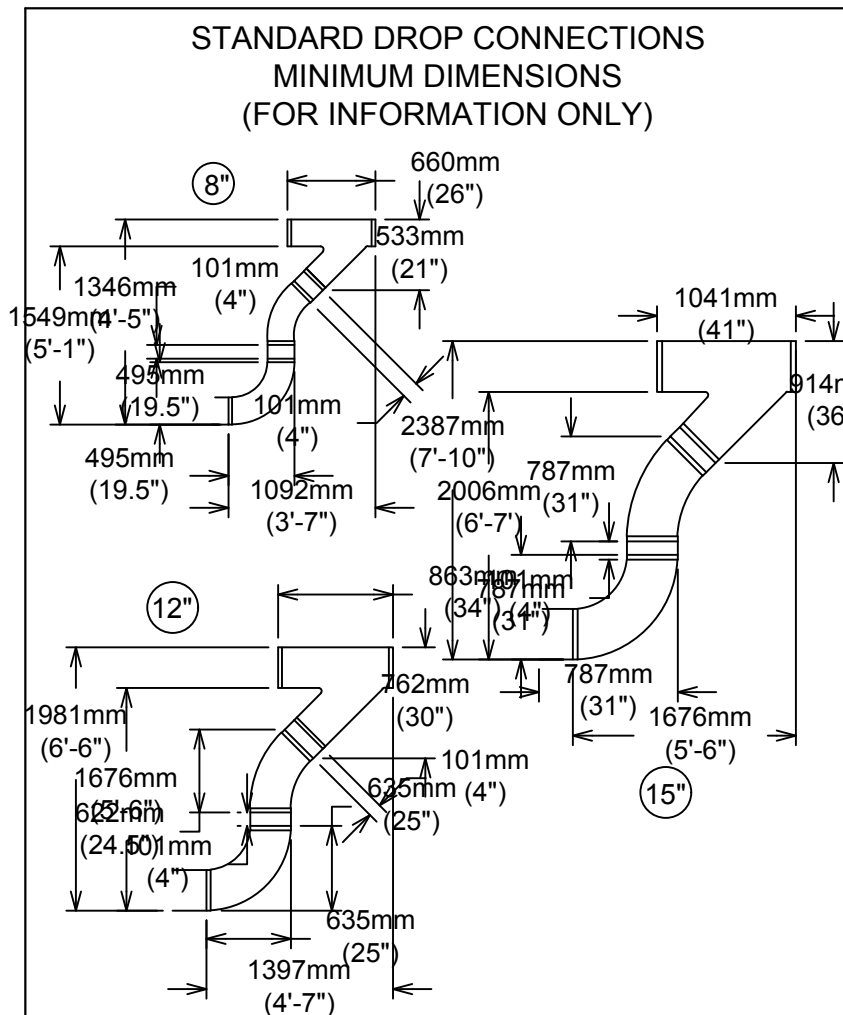
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503S-4S  
3 OF 2



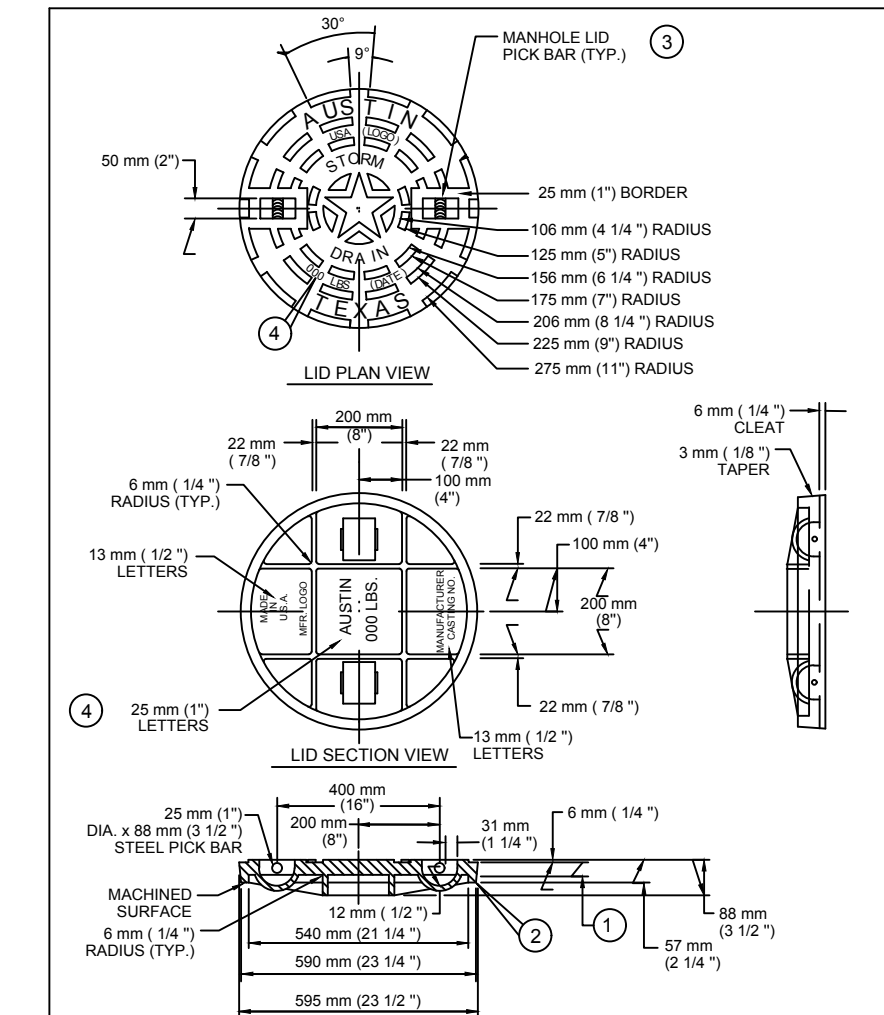
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506S-7  
1 OF 2



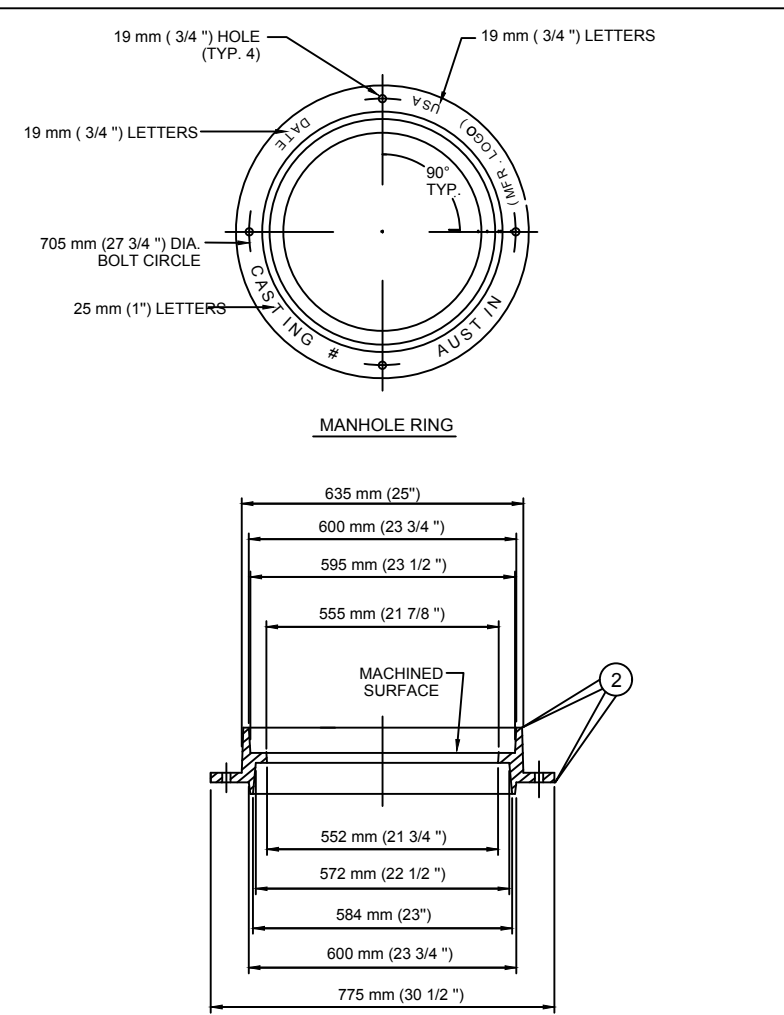
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506S-7  
2 OF 2



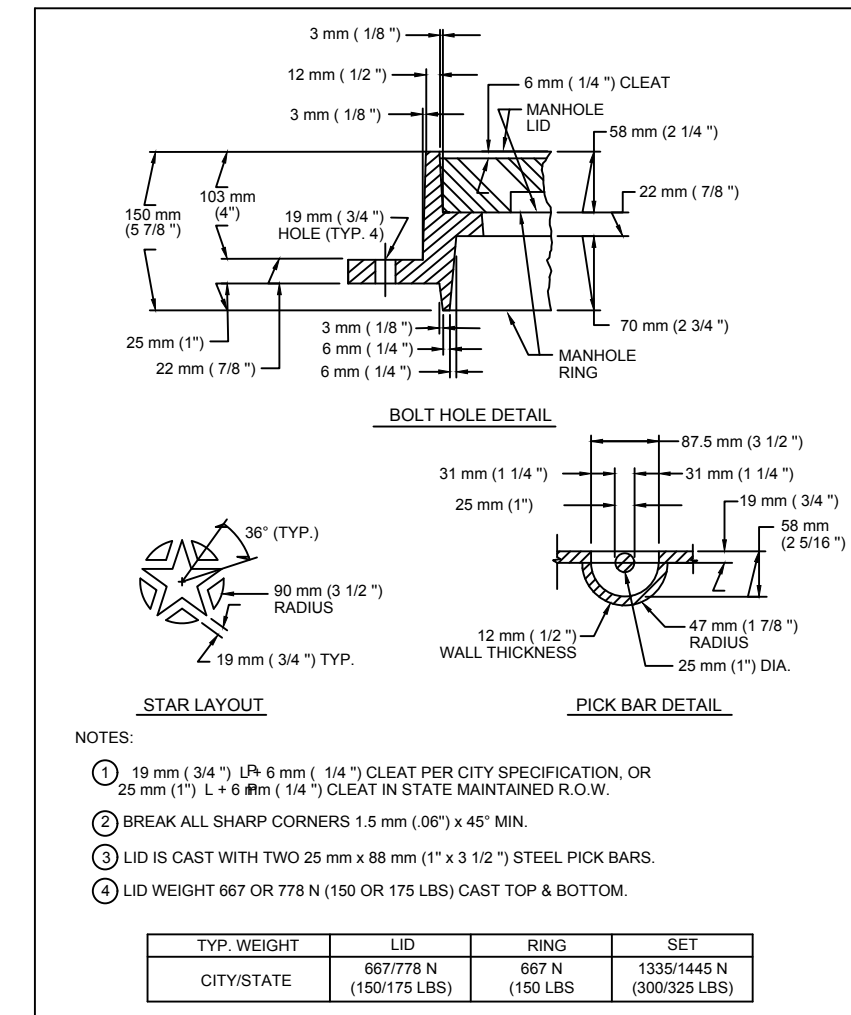
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506S-7  
3 OF 2



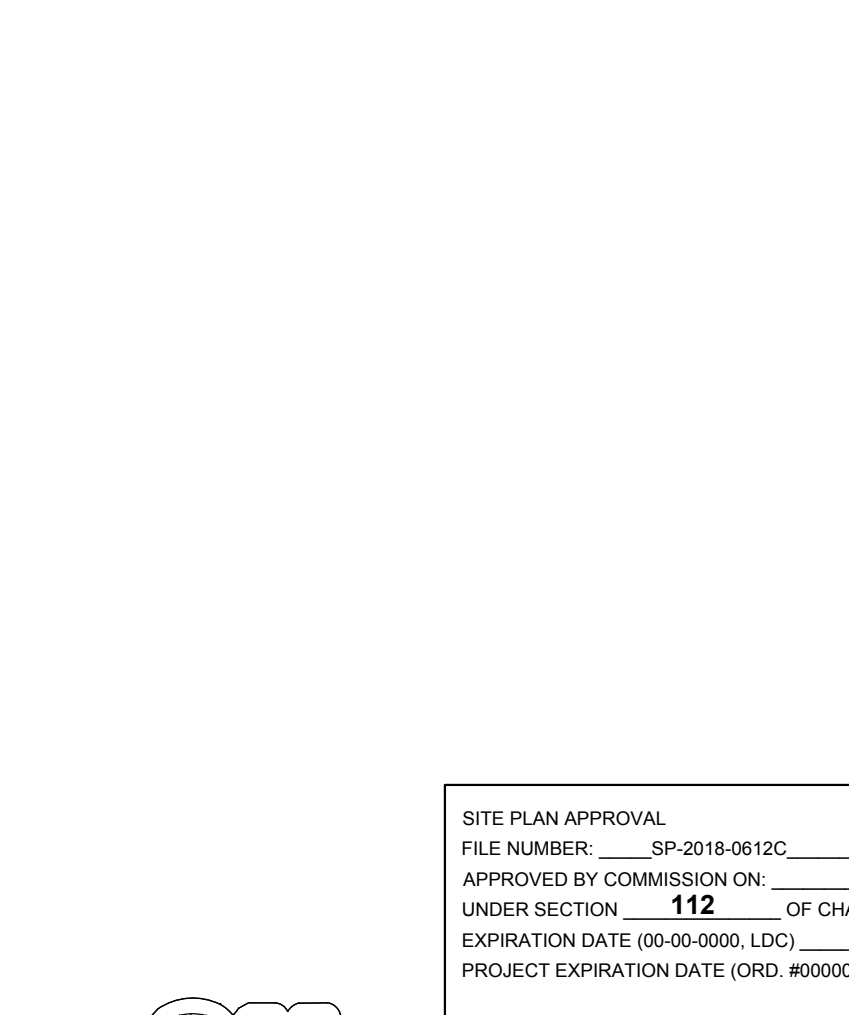
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503S-2S  
1 OF 2



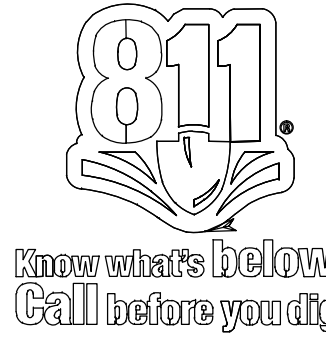
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503S-2S  
2 OF 2



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503S-2S  
3 OF 2



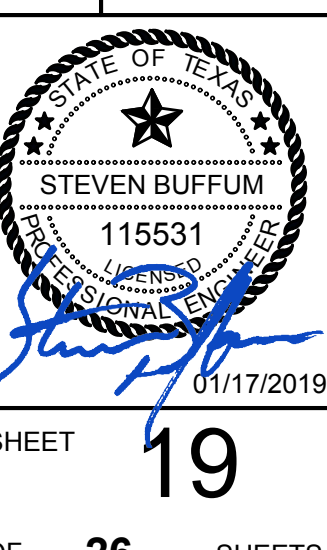
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506S-7  
4 OF 2



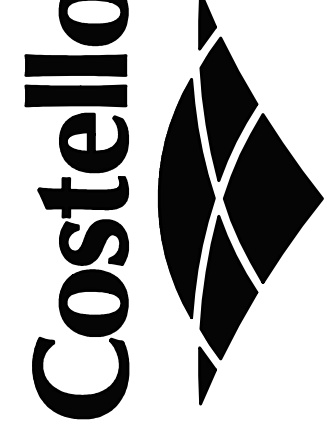
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FILE NUMBER: SP-2018-0612C APPLICATION DATE: SEPTEMBER 18, 2019  
APPROVED BY COMMISSION: \_\_\_\_\_ OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (00-00-0000, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD: 0000000-0) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

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



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



NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

MISCELLANEOUS DETAILS 1 OF 4







|  |
|--|
|  |
|--|

**FULL DEPTH CONCRETE & UNPAVED AREAS**

**CONCRETE & H.M.A.C.**

SAW CUT PAVED SURFACES ALL AROUND EXIST CURB OR GROUND

1/2" MIN. CONC. PAVEMENT PATCH 1/2" MIN. CONC. CLASS #3 CONCRETE

3" x 3" PAVING FRAME

SEE NOTE 10.

PROPOSED HMA DEPTH

12" VALVE RISER COLLAR

12" VALVE RISER COLLAR

SEE NOTE 2

SUB-GRADE TRENCH BACKFILL

OPTIONAL PAVED AREAS BACKFILL

SEE NOTE 4

BOTTOM OF SUB-GRADE

12" VALVE RISER COLLAR

SEE NOTE 2

**NOTES:**

SUB-GRADE/REINFORCED CONCRETE SHALL BE COMPACTED AS PER ITEM 2015. SUB-GRADE/REINFORCED CONCRETE SHALL BE ADJUSTED VALVE CASTINGS TO FINAL GRADE. REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR NUT. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT. LOCATED 2" IN, BELOW SUB-GRADE. THE INSIDE 1/2" OF COLLAR BE PAINTED WITH FLOURLESS WHITE PAINT OR COVERED WITH FLOURLESS WHITE PAPE. ALTERNATE FOR OPTIONAL SINGLE PIECE RISER

INSTALLATION SEE SHEET 4

CLEAN VALVE BOX ALL DEBRIS DOWN TO THE NUT OF THE VALVE. NUT SHALL OPERATE WITH NO OBSTRUCTION. WHEN CASTINGS TO BE REMOVED REQUIRE EXCAVATION MORE THAN 20" DEEP. CONTRACTOR MAY ELECT TO FULL EXCAVATION WITH CONTROLLED LOW SLOPE. MATERIAL SHALL BE FILL AROUND TO THE TOP/SIDE OF THE CONCRETE. PAVEMENT PATCH NUT/PIECE OF CONCRETE BACKFILL.

REINFORCING STEEL SHALL MEET SPEC. ITEM 4068-7. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.

BELL AND SPOUT IS ACCEPTABLE FOR DEPTH OVER 16"

**SECTION A - A**

**TOP VIEW**

**COLLAR**

12" VALVE RISER COLLAR

12" COLLAR 30 LB LBS

CONCRETE PAD 3" CLEARANCE

DIRECTION OF TRAFFIC

VALVE BOX

#5 BARS @ 12" DEPTH OF CONCRETE - 4 SIDES (TYP.)

**PLAN VIEW**

**CITY OF AUSTIN**

**AUSTIN WATER**

RECORD COPY SIGNED BY KATHI L FLOWERS

06/18/2016

ACCEPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

**TYPICAL GRAVE VALVE 4" - 16"**

**STANDARD**

**511-A**

(NOTES: CONT.)

- PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED 1/2" ABOVE FRAME (MAY NOT REST ON RISER)
- IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE CONC. PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND RECLAIMED WATER AND SHALL EXTEND AT LEAST 6' ABOVE GROUND. DELINEATOR HAVE 2" WIDE, WHITE IN COLOR. TYPE I REFLECTIVE TAPE MOUNTED DIAGONAL SPACING ON BOTH SIDES
- VALVE SHALL, TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFF OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS
- MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 5" AND MIN. DEPTH OF CONC. PAD IS 4"

The diagram is a cross-sectional view of a water valve installation. It shows a concrete pad (CONC. PAD) at the base. Above it is a paving frame (PAVING FRAME) which is flush with the concrete pad. A valve (VALVE) is installed in the center of the frame. The valve has a C3 valve boot (C3 VALVE BOOT) at its base. A 6" DR 18 PVC PIPE (6" DR 18 PVC PIPE) is shown extending from the valve to the surface. The diagram is divided into several steps: STEP 1 shows the initial state with the valve and pipe. STEP 2A shows the process of raising the grade (RAISE TO) around the valve and pipe. The diagram also shows the placement of a plug-over (PLUG-OVER) to protect the pipe from entering the valve. The final state shows the grade raised to the final grade (FINAL GRADE) and the valve and pipe protected by the plug-over. The diagram includes labels for various components: CONC. PAD, PAVING FRAME, VALVE, C3 VALVE BOOT, 6" DR 18 PVC PIPE, PLUG-OVER, TEMP. GRADE, FINAL GRADE, RAISE TO, and STEP 1, STEP 2A.

TEMP. GRADE

CONC. PAD

PLUG-OVER TO PROMISENT DEBRIS FROM ENTERING

6" DR 18 PVC PIPE

TEMP. GRADE

REMOVE PVC PLUG-OVER & INSERT NEW ONE PIECE RISER INSIDE PVC PIPE AND SEAT IN VALVE BOOT

6" DR 18 PVC PIPE TO REMAIN IN PLACE

C3 VALVE BOOT

STEP 1

TEMP. GRADE

PAVING FRAME & LID

STEP 2A - RAISE TO

CUT & REMOVE PVC PIPE AND PLUG-OVER AND INSERT NEW ONE PIECE RISER INSIDE PVC PIPE AND SEAT IN VALVE BOOT

CUT & REMOVE PVC PIPE TO BELOW CONC. PAD

6" DR 18 PVC PIPE TO REMAIN IN PLACE

C3 VALVE BOOT

FINAL GRADE


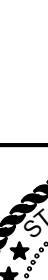
CONC. PAD

STEP 2B - LOWER TO FINAL GRADE

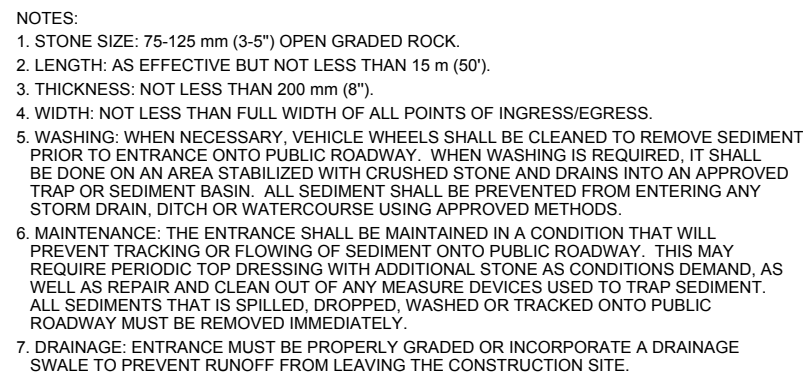
OPTIONAL ONE-PIECE-VALVE CASTING-INSTALLATION

[illegible]

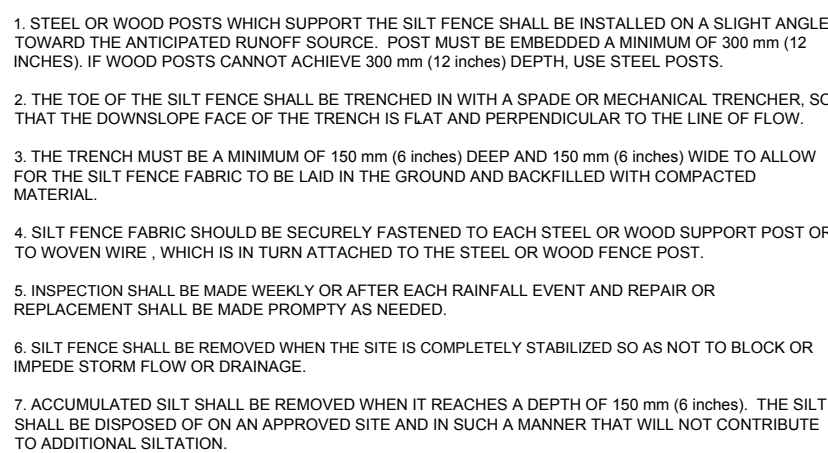
|   |                        |                                      |  |
|---|------------------------|--------------------------------------|--|
| AN APPROVAL                             |                        | SHEET <b>21</b> OF <b>26</b>         |  |
| MBER: _____                             | SP-2018-0612C _____    | APPLICATION DATE: SEPTEMBER 18, 2018 |  |
| ED BY COMMISSION ON: _____              |                        |                                      |  |
| SECTION <b>112</b>                      | OF CHAPTER <b>25-5</b> | OF THE CITY OF AUSTIN CODE           |  |
| ION DATE (00-00-0000, LDC) _____        | CASE MANAGER _____     |                                      |  |
| T EXPIRATION DATE (ORD. #000000-0 _____ | DWPZ _____             | DDZ _____                            |  |
| DR, DEVELOPMENT SERVICE DEPARTMENT      |                        |                                      |  |
| ED FOR GENERAL COMPLIANCE: _____        |                        | ZONING: _____                        |  |
|   |                        | <b>GR-NP</b>                         |  |

|  |  |  |  |
|--|--|--|--|
|  <p><b>Costello</b><br/>ENGINEERING AND SURVEYING<br/>1016 LA POSADA DR, SUITE 288<br/>AUSTIN, TEXAS 78752<br/>(512)646-3456 (512) 514-0315 FAX</p> |  | <p>ENGINEERING AND SURVEYING<br/>1016 LA POSADA DR, SUITE 288<br/>AUSTIN, TEXAS 78752<br/>(512)646-3456 (512) 514-0315 FAX</p> |  |
| <p>NORWOOD PARK<br/>916 NORWOOD PARK BLVD<br/>AUSTIN, TEXAS 78752</p>  |  | <p>MISCELLANEOUS DETAILS 1 OF 4</p>  |  |
|  <p>STEVEN BUFFUM<br/>115531<br/>Professional Engineer<br/>01/17/2019</p>   |  | <p>01/17/2019</p>  |  |
| <p>SHEET</p>   |  | <p>21</p>  |  |
| <p>OF 26</p>   |  | <p>SHEETS</p>  |  |





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

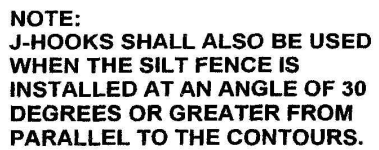


|   |                       |   |                               |
|---|-----------------------|---|-------------------------------|
| CITY OF AUSTIN<br>WATERSHED PROTECTION DEPARTMENT |                       | SILT FENCE  |                               |
| RECORD COPY SIGNED<br>BY MORGAN BYARS     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



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 SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

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-802) 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.

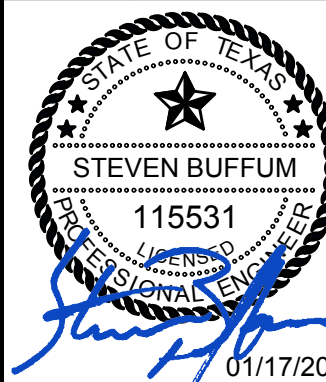


|   |   |                              |
|---|---|------------------------------|
| SITE PLAN APPROVAL  |   | SHEET <b>23</b> OF <b>26</b> |
| FILE NUMBER: <u>SP-2018-0612C</u>   | APPLICATION DATE: <u>SEPTEMBER 18, 2018</u> |                              |
| APPROVED BY COMMISSION ON:  |   |                              |
| 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                                |                              |
| PROJECT EXPIRATION DATE (ORD, #000000-0)                                    | DWPZ  | DDZ                          |

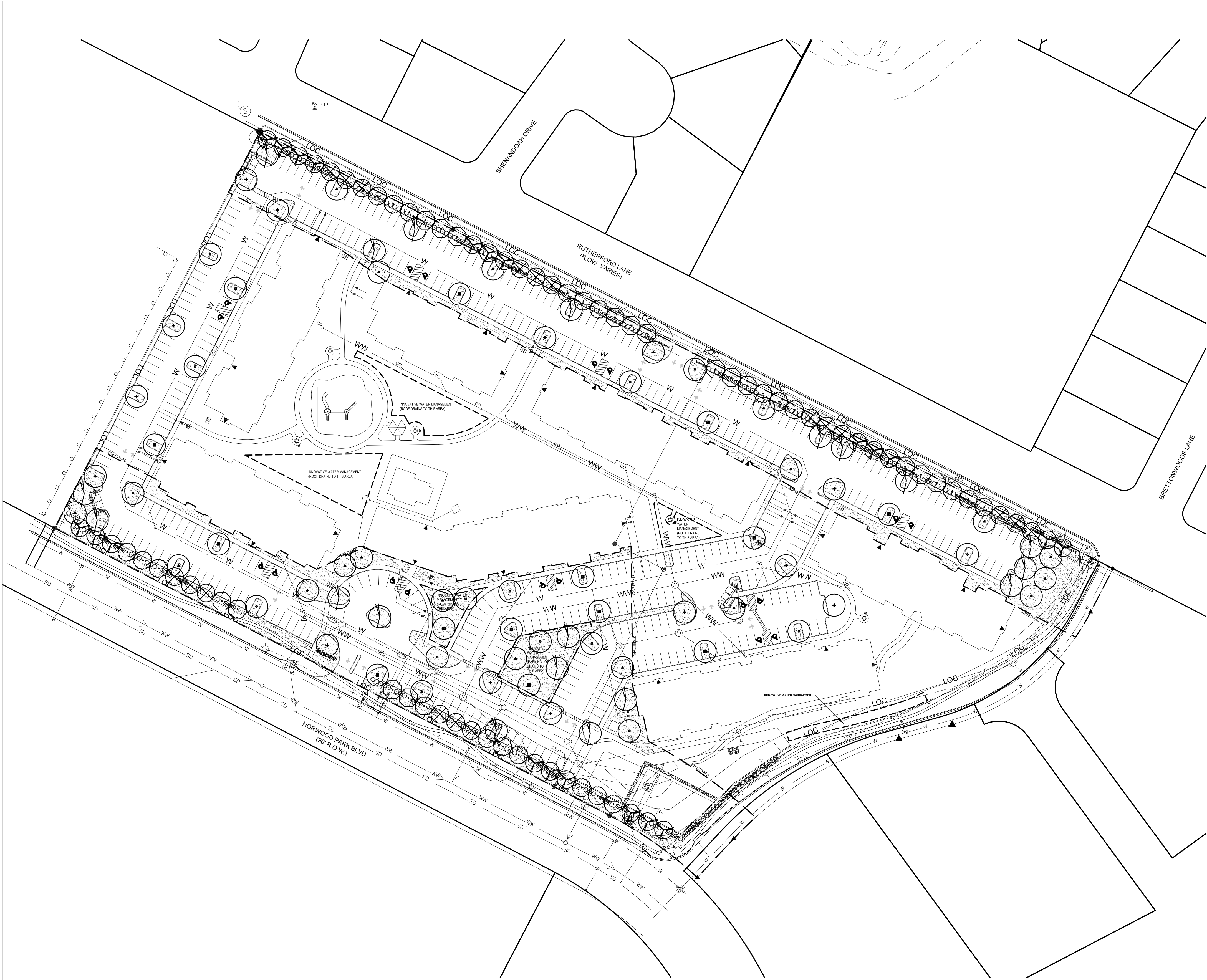
|   |                      |
|---|----------------------|
| _____<br>DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT |                      |
| RELEASED FOR GENERAL COMPLIANCE: _____            | ZONING: <b>GR-NP</b> |
| REV. 1 _____                                      | CORRECTION 1 _____   |
| REV. 2 _____                                      | 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.



SHEET 22  
OF 26 SHEETS





PLANT MATERIALS SCHEDULE

| STREETYARD/PARKING LOT TREES |        |  |                            |   |
|------------------------------|--------|--|----------------------------|---|
| SYMBOL                       | QTY    | COMMON / Scientific                          | SIZE                       | NOTES   |
|                              | AGR 20 | BIGTOOTH MAPLE<br><i>Acer grandidentatum</i> | 1.5" cal. / 6' Min. Height | B&B or container grown; single straight leader;<br>Min: 5' Clear trunk; full symmetrical canopy |
|                              | PME 13 | MEXICAN SYCAMORE<br><i>Platanus mexicana</i> | 1.5" cal. / 6' Min. Height | B&B or container grown; single straight leader;<br>Min: 5' Clear trunk; full symmetrical canopy |
|                              | QLA 22 | LACEY OAK<br><i>Quercus laceyi</i>           | 1.5" cal. / 6' Min. Height | B&B or container grown; single straight leader;<br>Min: 5' Clear trunk; full symmetrical canopy |
|                              | GSH 14 | SHUMARD OAK<br><i>Quercus shumardii</i>      | 1.5" cal. / 6' Min. Height | B&B or container grown; single straight leader;<br>Min: 5' Clear trunk; full symmetrical canopy |
|                              | UCR 13 | CEDAR ELM<br><i>Ulmus crassifolia</i>        | 1.5" cal. / 6' Min. Height | B&B or container grown; single straight leader;<br>Min: 5' Clear trunk; full symmetrical canopy |

| BUFFER TREES |        |   |         |                                      |
|--------------|--------|---|---------|--------------------------------------|
| SYMBOL       | QTY    | COMMON / Scientific                                       | SIZE    | NOTES                                |
|              | CCA 17 | TEXAS RED BUD<br><i>Cercis canadensis</i> var. 'texensis' | 3" cal. | B&B or container grown; single-trunk |
|              | CLI 18 | DESERT WILLOW<br><i>Chilopsis linearis</i>                | 3" cal. | B&B or container grown; multi-trunk  |
|              | IVO 20 | YAUPOH HOLLY<br><i>Ilex vomitoria</i>                     | 3" cal. | B&B or container grown; multi-trunk  |
|              | SSE 18 | TEXAS MOUNTAIN LAUREL<br><i>Sophora secundiflora</i>      | 3" cal. | B&B or container grown; multi-trunk  |

| SHRUBS |         |  |        |       |
|--------|---------|--|--------|-------|
| SYMBOL | QTY     | COMMON / Scientific                          | SIZE   | NOTES |
|        | AEL 157 | CAST IRON PLANT<br><i>Aspidistra elatior</i> | 5 gal. |       |
|        | COT 133 | COTONEASTER<br><i>Cotoneaster</i> spp.       | 5 gal. |       |
|        | RIN 128 | INDIAN HAWTHORN<br><i>Raphiolepis indica</i> | 5 gal. |       |

| TURF GRASSES |            |                                    |      |        |
|--------------|------------|------------------------------------|------|--------|
| SYMBOL       | QTY        | COMMON / Scientific                | SIZE | NOTES  |
|              | BER 53,712 | BERMUDA<br><i>Cynodon dactylon</i> |      | seeded |

| TREE MITIGATION        |         |      |               |      |
|------------------------|---------|------|---------------|------|
| TREES REMOVED          |         |      | TREES PLANTED |      |
| TREE #                 | SPECIES | SIZE | SPECIES       | SIZE |
| NO MITIGATION REQUIRED |         |      |               |      |

URBAN FOREST

Total App. F tree inches surveyed - 0"

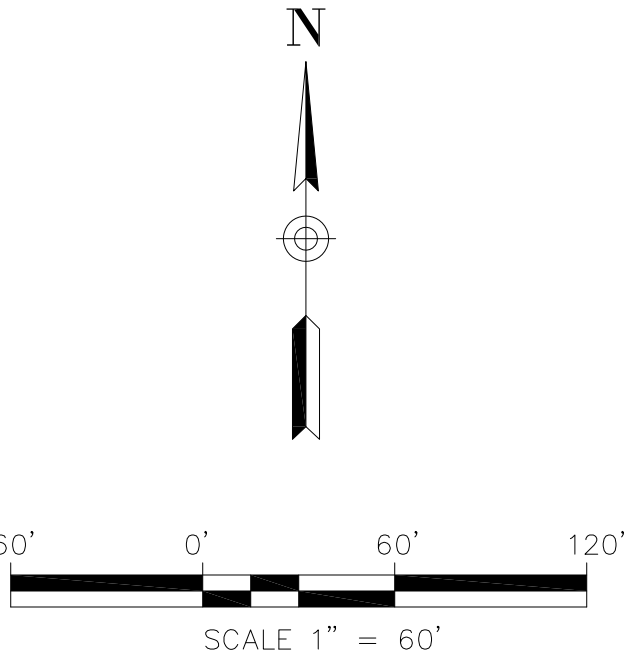
Total App. F tree inches removed - 0"

Total Non-App. F and Invasive trees removed - 9"

Total mitigation inches planted on site - 0"

Total dead inches removed - 0"

Total non-mitigation inches planted on site - 123"



\* 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-2018-0612C

APPROVED BY COMMISSION ON: 112

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

EXPIRATION DATE (00-00-0000, LOC) CASE MANAGER

PROJECT EXPIRATION DATE (ORD #000000-0) JWPZ DDZ

SHEET 23 OF 26

APPLICATION DATE: SEPTEMBER 18, 2019

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: CORRECTION 1 ZONING: GR-NP

REV. 1 CORRECTION 2

REV. 2 CORRECTION 3

REV. 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.

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

DESIGNED: ER

DESIGN CHECKED: SM

DRAWN: ER

COGO CHECKED:

SURVEY CHECKED:

QA/QC: DATE: 11/17/19

QA/QC REVISIONS:

NO.

REVISION

DATE

BY

7gen

PLANNING

PLANNING & LANDSCAPE ARCHITECTURE

2107 CITYWEST BLVD, 4TH FLOOR HOUSTON, TEXAS 77042

713.793.7788

1016 LA POSADA DR, SUITE 288 AUSTIN, TEXAS 78752

512.646.3456

NORWOOD PARK

916 NORWOOD PARK BLVD

AUSTIN, TEXAS 78752

LANDSCAPE ORDINANCE PLAN

REGISTERED LANDSCAPE ARCHITECT

LILOTT T. RICHARDS

3296

STATE OF TEXAS

01/17/2019

SHEET

23

OF

26

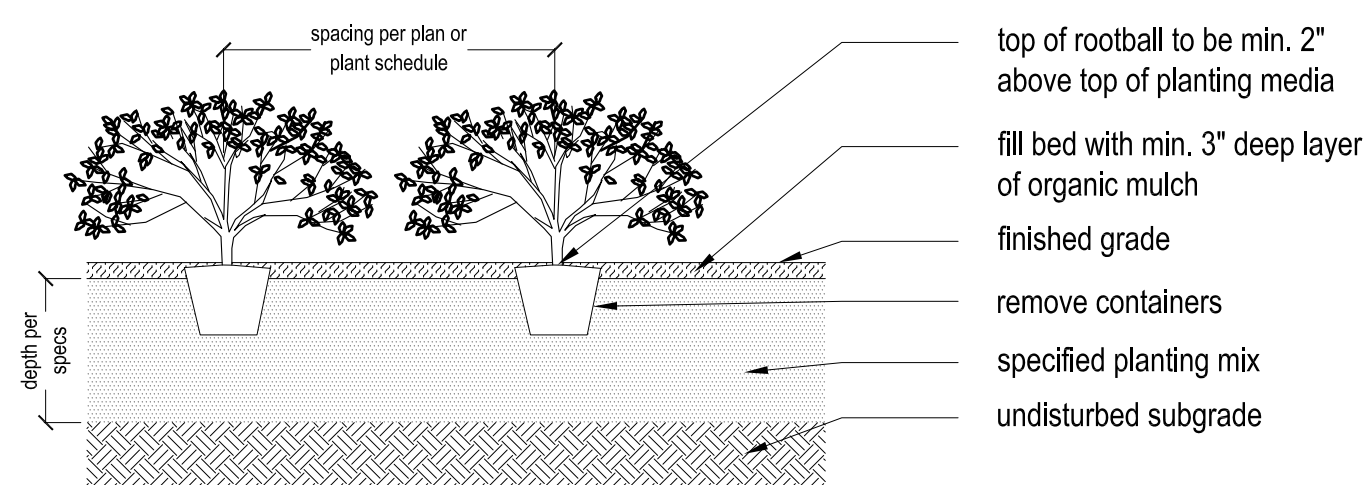
SHEETS

SP-2018-0612C



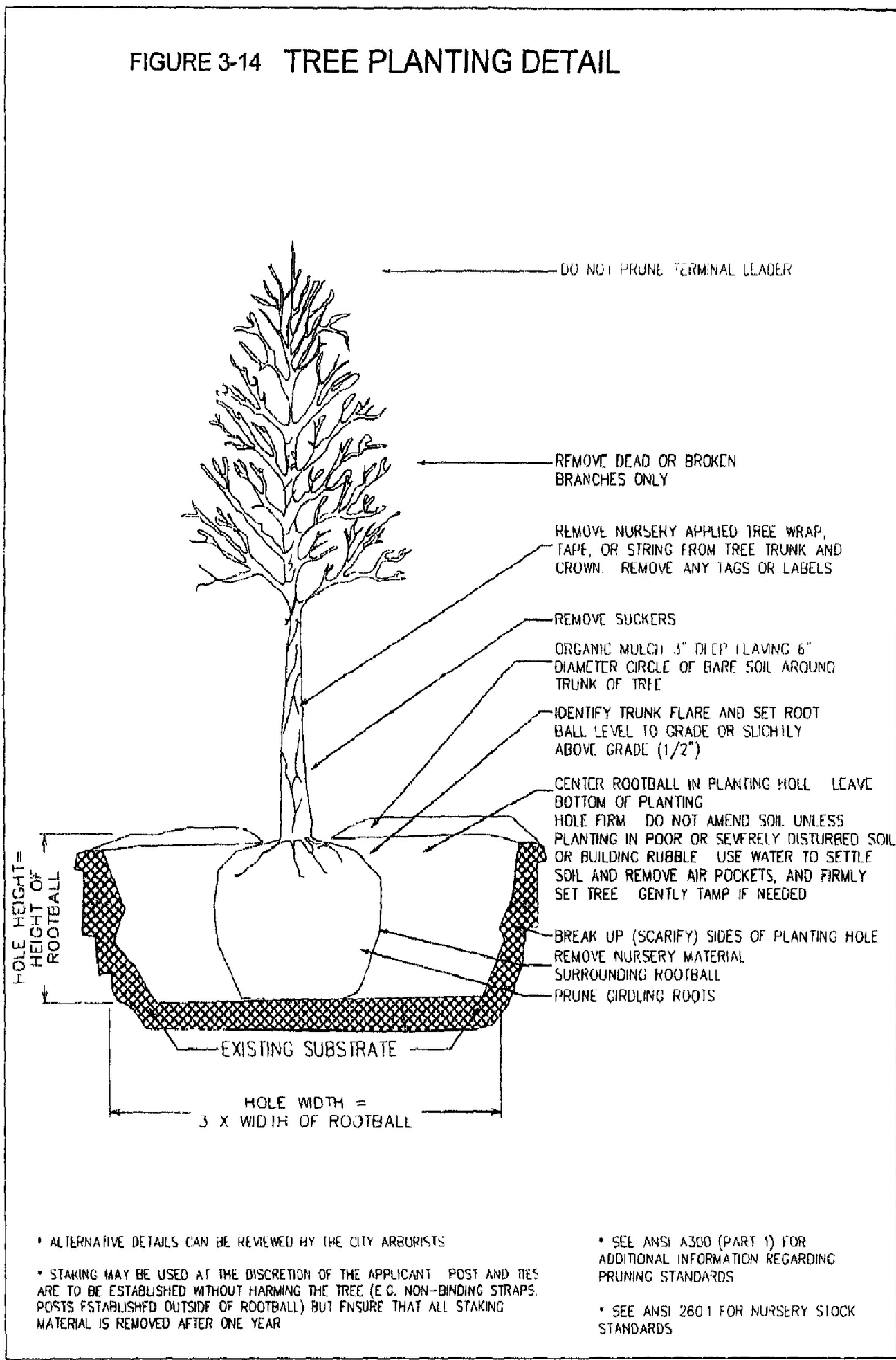
1 TREE PLANTING DETAIL  
SECTION

SCALE: 1/2" = 1'



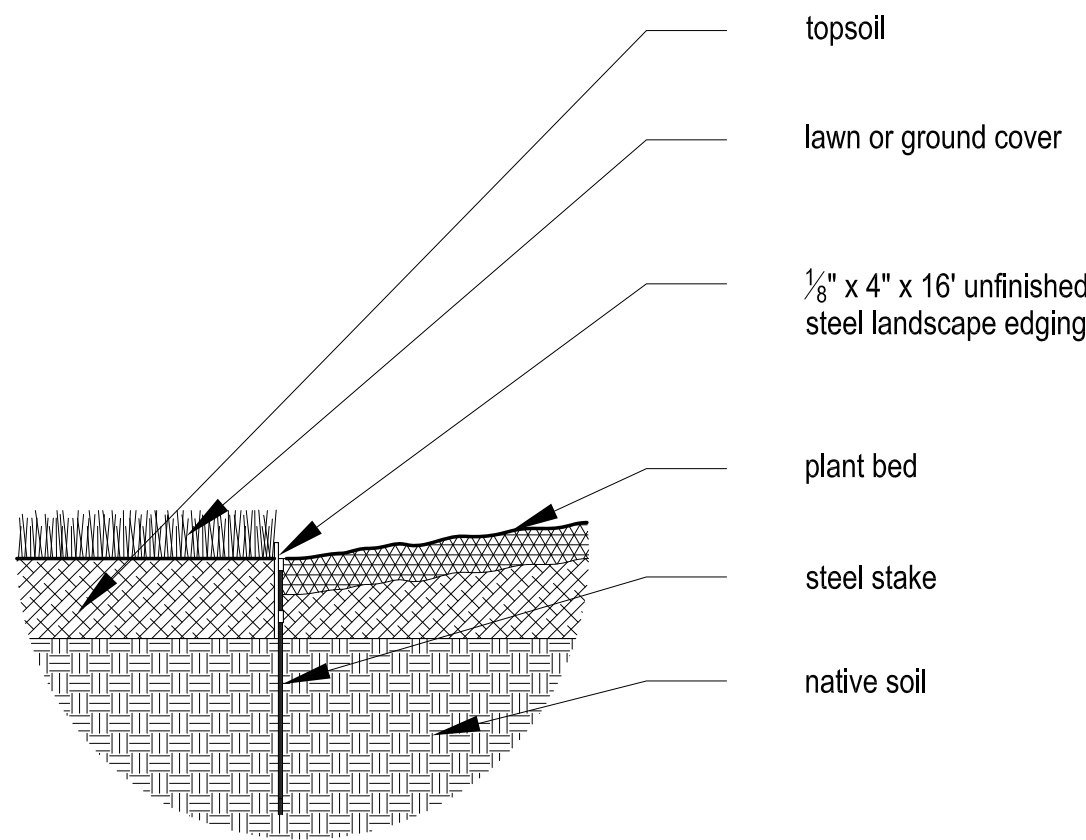
2 SHRUB PLANTING DETAIL  
SECTION

SCALE: 1/2" = 1'



3 PLANT BED EDGING DETAIL  
SECTION

SCALE: 1" = 1'



4/18/2018

Austin, TX Environmental Criteria Manual

APPENDIX C: - LANDSCAPE CALCULATIONS

APPENDIX C  
LANDSCAPE CALCULATIONS

STREET YARD

|                               | Required  | Provided            |
|-------------------------------|-----------|---------------------|
| Total Site Area               | N/A       | 491,642 sf          |
| Total Street-yard Area        | N/A       | 202,849 sf          |
| Street-yard/ Landscape ( 20%) | 40,570 sf | 41,677 sf ( 20.5 %) |

TREES (street yard)

|                              | Required            | Provided                            |
|------------------------------|---------------------|-------------------------------------|
|                              | 69                  | 69 (Including existing tree credit) |
| Existing Trees Credit        |                     |                                     |
| 2" diameter to 6" diameter   | 0 ea. x 1 =         | 0 ea.                               |
| 6" diameter or greater       | (1) #2520 ea. x 2 = | 2 ea.                               |
| Proposed Trees (street yard) | 67 ea.              | 67 ea.                              |

Replacement Trees

|   |    |
|---|----|
| Required caliper inches replaced        | 0" |
| Number & Size of replacement tree total | 0" |

ISLANDS, MEDIANS, OR PENINSULAS

|                      | Required | Provided |
|----------------------|----------|----------|
| Street-yard area     | 2,520 sf | 9,065 sf |
| Non street-yard area | 660 sf   | 2,667 sf |

INNOVATIVE WATER MANAGEMENT

|  |           |           |
|--|-----------|-----------|
| Required Landscaped Area (Section 2.4.9.1) | 41,230 sf |           |
| 50 Percent of Required Landscaped Area     | 20,615 sf |           |
|  | Required  | Provided  |
| Landscaping Receiving Stormwater Runoff    | x sf      | 20,746 sf |
| Undisturbed Natural Areas                  | x sf      | x sf      |
| Undisturbed Existing Trees                 | x sf      | x sf      |
| Total                                      | 20,615 sf | 20,746 sf |

1/18

4 CITY OF AUSTIN APPENDIX C  
LANDSCAPE CALCULATIONS

\* 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).

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4/18/2018

Austin, TX Environmental Criteria Manual

**BUFFERING POINTS** Required 1,700 Total Provided 1,702

|                                     | SIZE   | QUANTITY | PREFERRED | OTHER  | PROVIDED |
|-------------------------------------|--------|----------|-----------|--------|----------|
| Larger Trees                        | 0      | 0        | 0 pts.    | 0 pts. | 0 pts.   |
| Small Trees                         | 3"     | 77       | 9 pts.    | 0 pts. | 693 pts. |
| Large Shrubs                        | 0      | 0        | 0 pts.    | 0 pts. | 0 pts.   |
| Medium Shrubs                       | 5-gal. | 255      | 9 pts.    | 0 pts. | 765 pts. |
| Small Shrubs                        | 5-gal. | 122      | 2 pts.    | 0 pts. | 244 pts. |
| Decorative Wall (3' minimum height) |        |          | 0         | If x 3 | 0 pts.   |
| Berm (3' min. @ no < 4 : 1 slope)   |        | 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

|          |                                  |          |      |
|----------|----------------------------------|----------|------|
| <u>0</u> | % of installed Street-yard trees | <u>0</u> | pts. |
| <u>0</u> | % of increased Buffering         | <u>0</u> | pts. |
| <u>0</u> | Other (specify)                  | <u>0</u> | pts. |

**Total Compensation** 0 pts.

2/18

5 CITY OF AUSTIN APPENDIX C  
LANDSCAPE CALCULATIONS



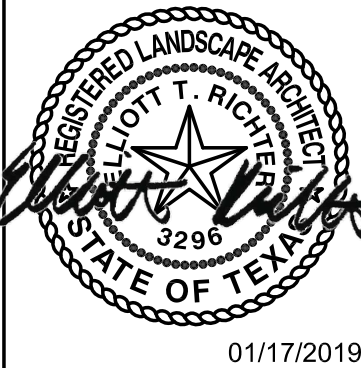
PLANNING & LANDSCAPE ARCHITECTURE  
2107 CITYWEST BLVD., 4TH FLOOR HOUSTON, TEXAS 77042  
713.793.7788  
1016 LA POSADA DR., SUITE 288 AUSTIN, TEXAS 78752  
512.646.3456

NORWOOD PARK BLVD  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752

LANDSCAPE DETAILS

SITE PLAN APPROVAL  
FILE NUMBER: SP-2018-0612C  
APPROVED BY COMMISSION ON: 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (06/06/2020, LDC) CASE MANAGER  
PROJECT EXPIRATION DATE (ORD: #000000-0) JWPZ DDZ

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



01/17/2019  
SHEET 24  
OF 26 SHEETS  
SP-2018-0612C



LANDSCAPE NOTES:

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.

IRRIGATION NOTES:

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 (½") 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.

\* 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-2018-0612C

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 \_\_\_\_\_

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

SHEET **25** OF **26** SHEETS

FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

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

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.

01/17/2019

DATE



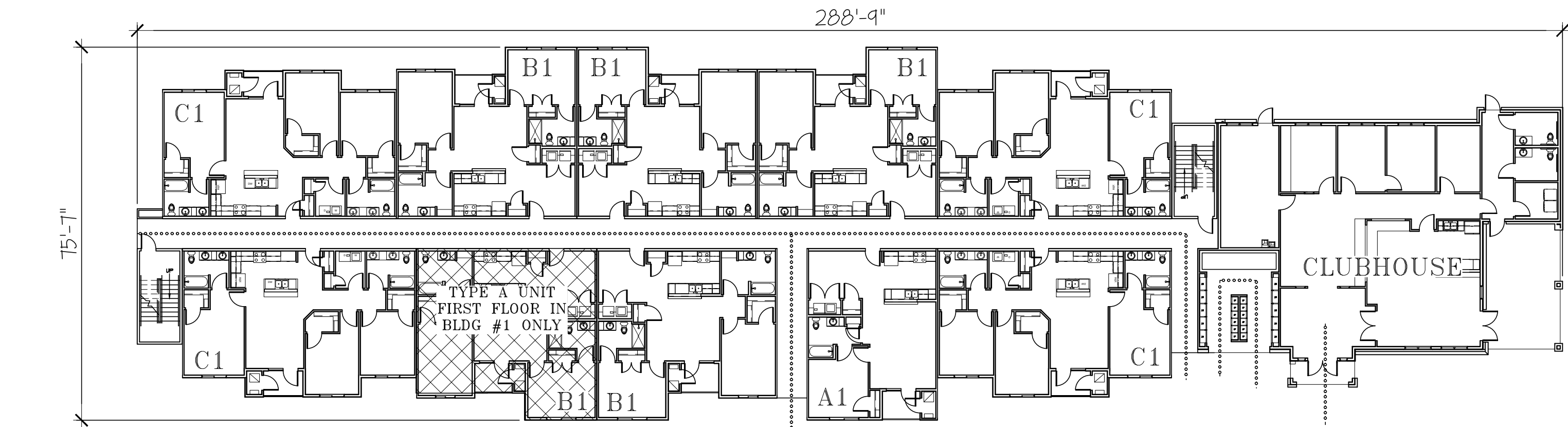
SHEET **25** OF **26** SHEETS  
**SP-2018-0612C**

**7gen** PLANNING  
PLANNING & LANDSCAPE ARCHITECTURE  
2107 CITYWEST BLVD, 4TH FLOOR HOUSTON, TEXAS 77042  
713.793.7788  
1016 LA POSADA DR, SUITE 288 AUSTIN, TEXAS 78752  
512.646.3456

NORWOOD PARK  
916 NORWOOD PARK BLVD  
AUSTIN, TEXAS 78752  
  
LANDSCAPE NOTES

|                            |     |          |      |    |
|----------------------------|-----|----------|------|----|
| DESIGNED: _____            | NO. | REVISION | DATE | BY |
| DESIGN CHECKED: <u>SM</u>  |     |          |      |    |
| DRAWN: _____               |     |          |      |    |
| COGO CHECKED: _____        |     |          |      |    |
| SURVEY CHECKED: _____      |     |          |      |    |
| QA/QC: _____ DATE: 1/17/19 |     |          |      |    |
| QA/QC REVISIONS: _____     |     |          |      |    |

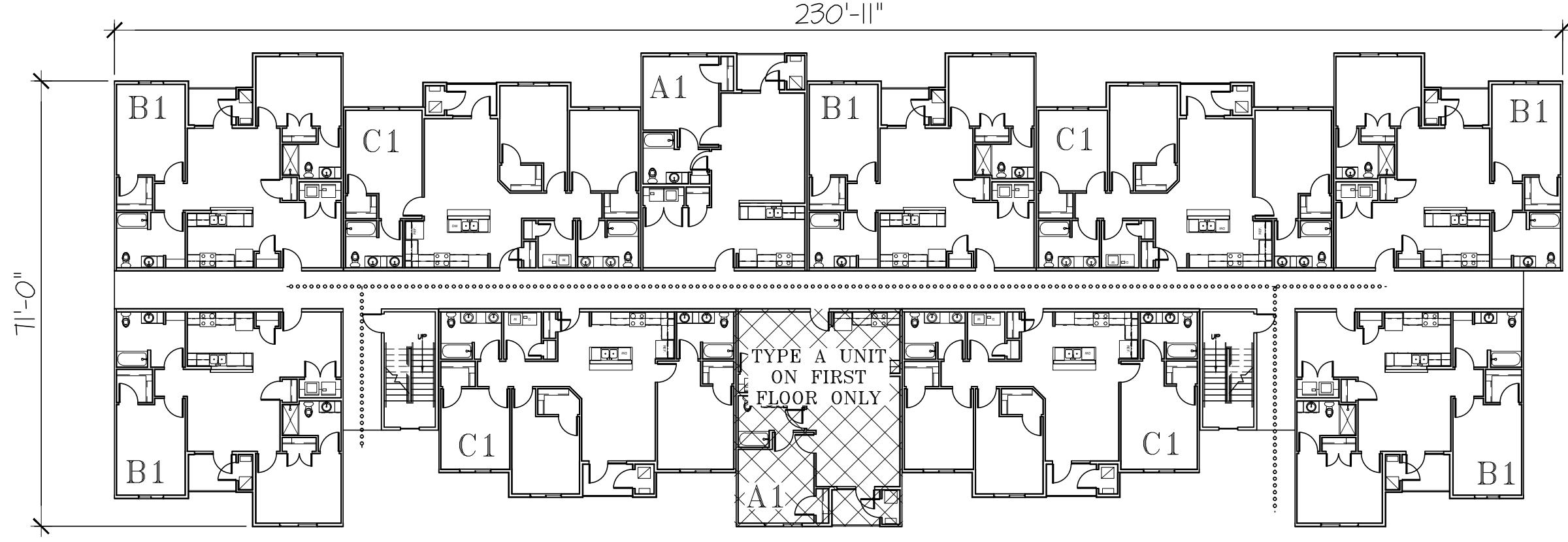




BUILDING TYPE I  
3 STORY  
OVERALL HEIGHT = 42'-1"



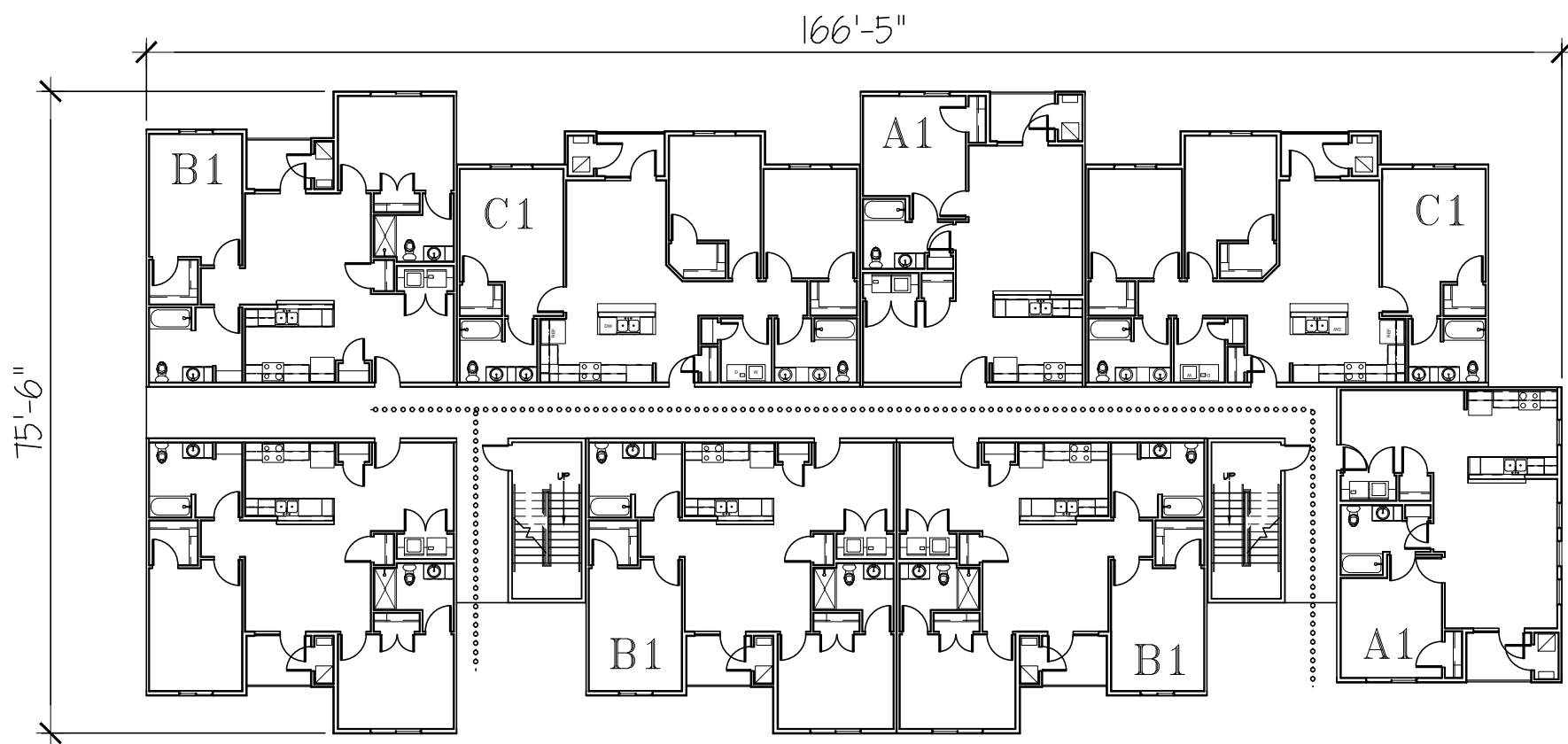
BUILDING TYPE I  
FRONT ELEVATION



BUILDING TYPE II  
3 STORY  
OVERALL HEIGHT = 42'-1"



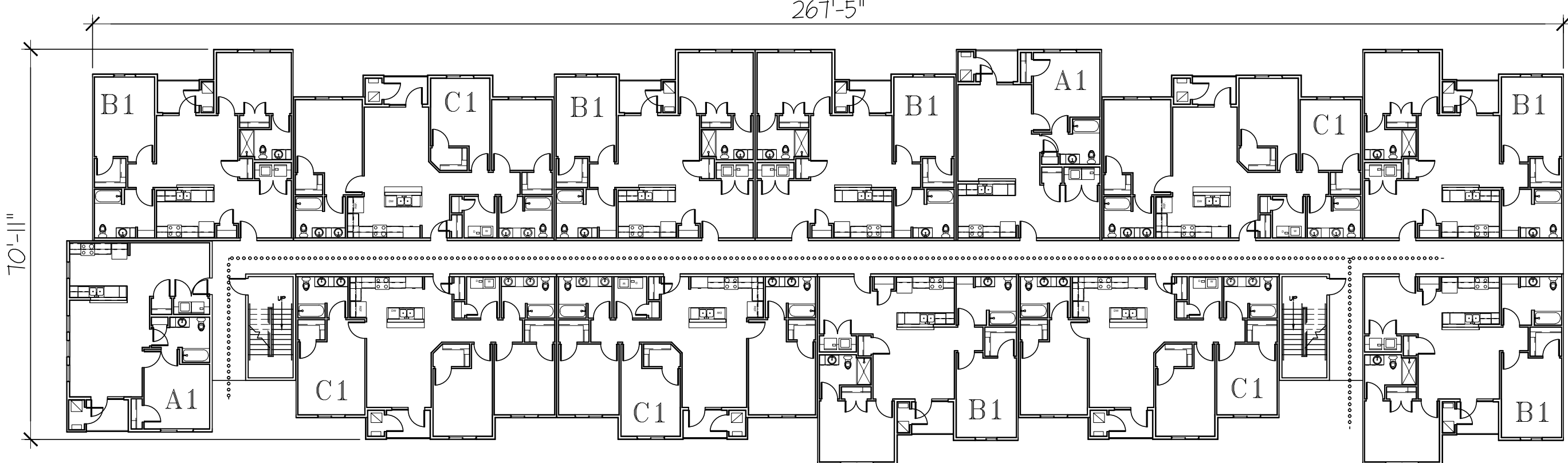
BUILDING TYPE II  
FRONT ELEVATION



BUILDING TYPE III  
3 STORY  
OVERALL HEIGHT = 42'-1"



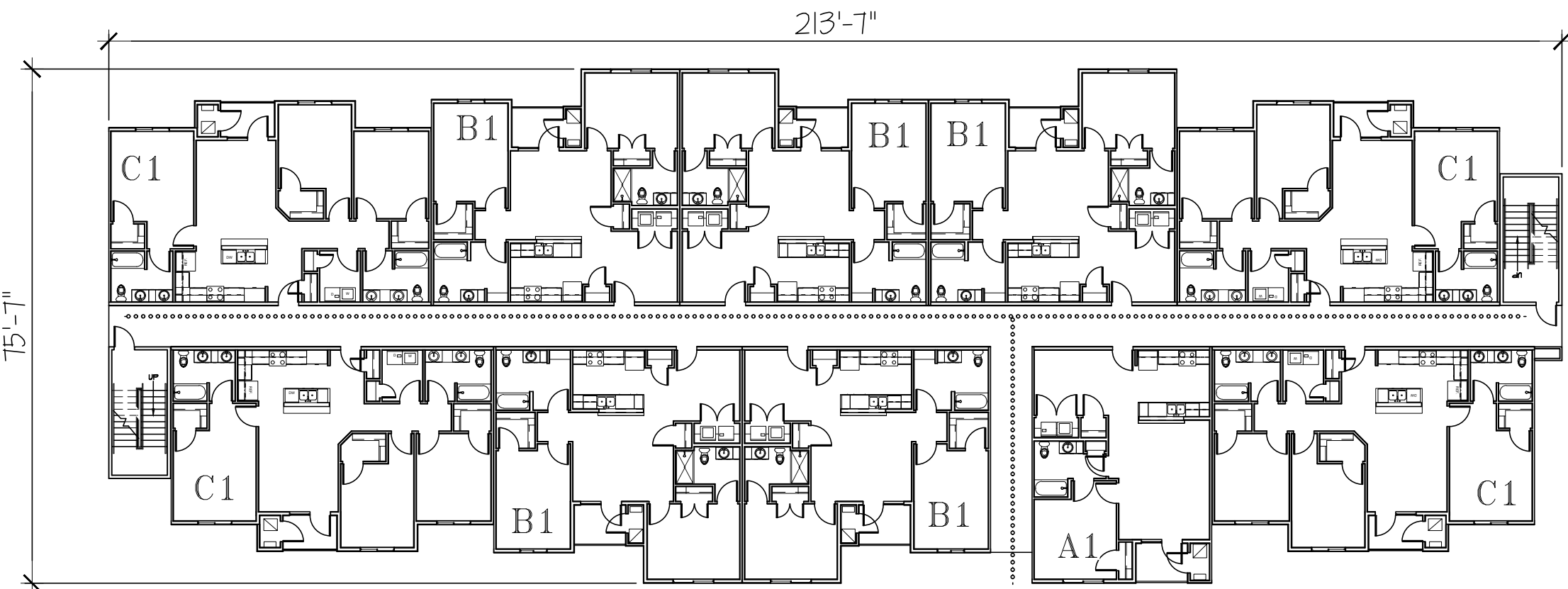
BUILDING TYPE III  
FRONT ELEVATION



BUILDING TYPE IV  
3 STORY  
OVERALL HEIGHT = 42'-1"



BUILDING TYPE IV  
FRONT ELEVATION



BUILDING TYPE VI  
3 STORY  
OVERALL HEIGHT = 42'-1"



BUILDING TYPE VI  
FRONT ELEVATION

ACCESSIBLE ROUTE NOTE:

- INTERIOR ACCESSIBILITY IS PROVIDED FROM ALL DWELLING UNITS TO THE COMMON FACILITIES AND ACCESSIBLE PARKING SPACES
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT

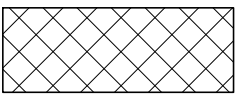
PARKING SIZE NOTE:

- STANDARD PARKING SPACES ARE 9'-0" WIDE x 17'-6" DEEP
- ACCESSIBLE PARKING SPACES ARE (MIN) 8'-0" WIDE x 17'-6" DEEP AND HAVE A 5'-0" WIDE (MIN) x 17'-6" AISLE ADJACENT TO THEM
- VAN ACCESSIBLE SPACES ARE THE SAME SIZE AS ACCESSIBLE SPACES BUT HAVE A (MIN) 8'-0" WIDE AISLE
- ALL DRIVE AISLES ARE 25'-0" WIDE WHERE PARKING IS PROVIDED UNLESS NOTED OTHERWISE.
- MINIMUM CLEARANCE FOR ACCESSIBLE VAN PARKING IS 98"
- MINIMUM CLEARANCE FOR ALL NON VAN ACCESSIBLE PARKING IS 84"

TYPE A UNITS

96 TOTAL UNITS  
2 HCM UNITS REQUIRED (2% OF TOTAL)  
  
1 ONE BEDROOM  
1 TWO BEDROOM  
2 TOTAL PROVIDED

ACCESSIBLE ROUTE  
oooooooooooo



THE FOLLOWING UNITS ARE DESIGNATED "TYPE A" UNITS PER SECTION 1107.6.2.1.1.

NOTE: ALL OTHER GROUND FLOOR UNITS ARE "TYPE B" UNITS

FOR CITY USE ONLY: CASE # SP-2018-0612C

SITE PLAN APPROVAL SHEET \_\_\_\_ OF \_\_\_\_  
FILE NUMBER: SP-2018- APPLICATION DATE: \_\_\_\_  
APPROVED BY COMMISSION ON: \_\_\_\_ UNDER SECTION 112 OF  
CHAPTER 25.5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25.5-R.L.D.C.): \_\_\_\_ CASE MANAGER: \_\_\_\_  
PROJECT EXPIRATION DATE (ORD. #970905-A) \_\_\_\_ DWFX \_\_\_\_ DDZ \_\_\_\_

Director, Planning and Development Review Department

RELEASE FOR GENERAL COMPLIANCE: \_\_\_\_ ZONING \_\_\_\_  
Rev. 1: \_\_\_\_ Correction 1: \_\_\_\_  
Rev. 2: \_\_\_\_ Correction 2: \_\_\_\_  
Rev. 3: \_\_\_\_ Correction 3: \_\_\_\_

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DRAWN BY: **AJS**  
CHECKED BY: **JMK**  
PROJECT #:  
  
  
1469 SOUTH 4TH ST.  
LOUISVILLE, KY 40208

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
A R C H I T E C T S . L L C  
280 MADISON ROAD, SUITE 200, AUSTIN, TEXAS 78704 PH: 512.527.2887  
www.kellygrossmanarchitects.com  
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**NORWOOD PARK**  
AUSTIN, TX

|                         |                                    |
|-------------------------|------------------------------------|
| ISSUED FOR PERMIT       | 07-31-2018                         |
| ISSUED FOR BID          |                                    |
| ISSUED FOR CONSTRUCTION |                                    |
| DWG NAME                |                                    |
| DATE                    | 10-17-2018                         |
| DESCRIPTION             | BUILDING FLOORPLANS<br>TABULATIONS |
| SHEET                   | 26 of 26                           |