

# SITE DEVELOPMENT PLANS FOR GIBSON / LAMAR

## LEGAL DESCRIPTION:

LOTS 19-22, BLOCK 18, SOUTH HEIGHTS  
SUBDIVISION, AN ADDITION IN TRAVIS COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 1 PAGE 112 PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS.

## PROJECT CONTACT INFORMATION:

OWNER: GSGB, LP  
1105 S. LAMAR  
AUSTIN, TX 78704  
PHONE: (512) 567-2600  
CONTACT: DARIN DAVIS

ENGINEER: ATS ENGINEERS, INSPECTORS, & SURVEYORS  
4611 BEE CAVE ROAD, #200  
AUSTIN, TX 78746  
PHONE: (512) 328-6995  
CONTACT: ANDREW EVANS

LANDSCAPE ARCHITECT: V. LOFTIN & ASSOCIATES  
4806 SAVOREY LANE  
AUSTIN, TX 78744  
PHONE: (512) 383-8998  
CONTACT: VIVIAN LOFTIN

## PROJECT INFORMATION:

1105 S. LAMAR BLVD.  
AUSTIN TX: 78704

ZONING: CS-1-CO

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF  
THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN  
STANDARDS). LAMAR BLVD IS THE PRINCIPAL  
STREET, AND IS IN THE CORE TRANSIT CORRIDOR.

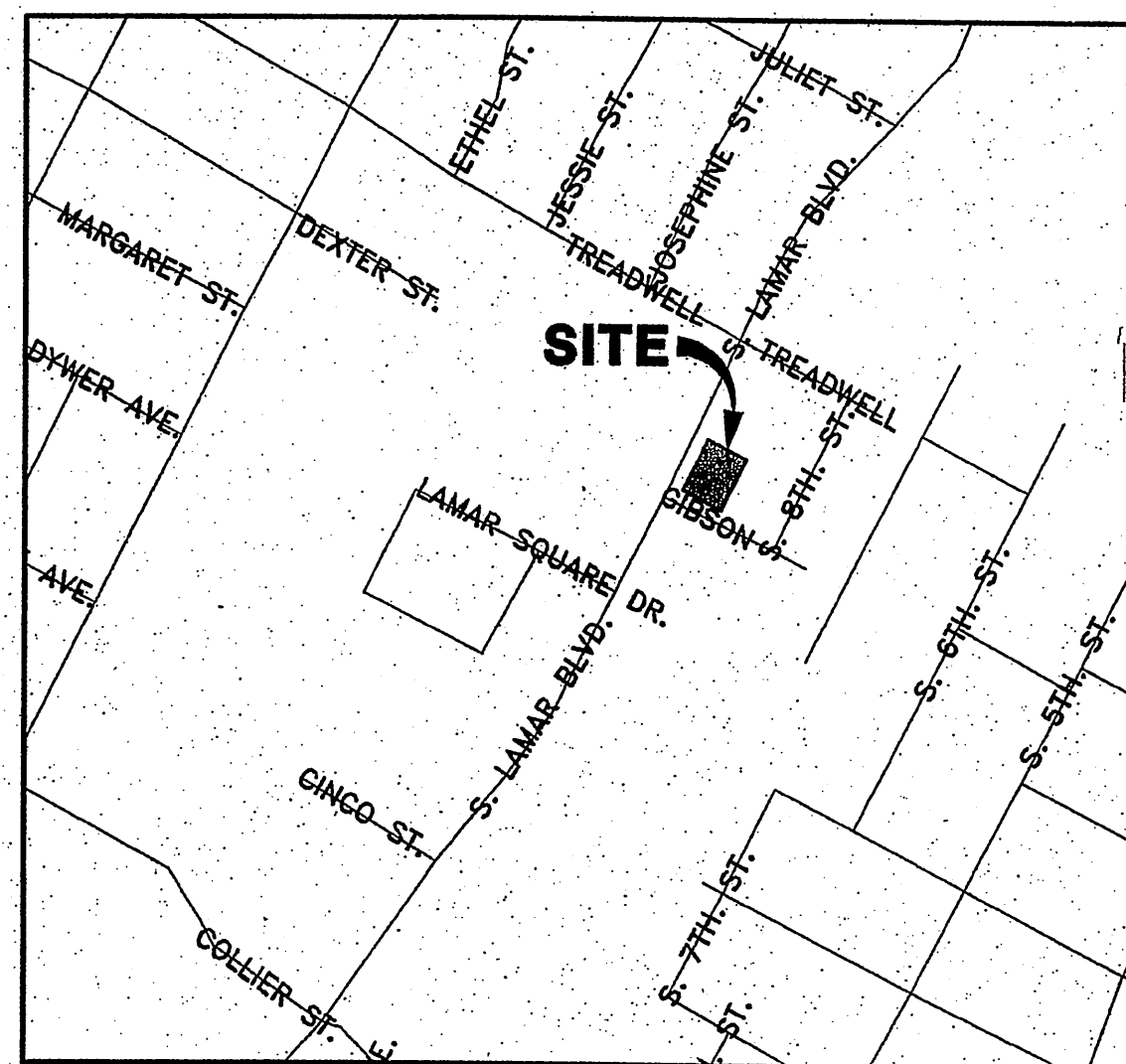
## WATERSHED STATUS:

THIS PROJECT IS WITHIN THE WEST BOULDIN  
CREEK WATERSHED, AND IS CLASSIFIED AS AN  
URBAN WATERSHED.

NO PART OF THIS PROJECT IS WITHIN A 100-YEAR  
FLOOD PLAIN AS PER FEMA FIRM PANEL  
48453C0205E DATED JUNE 13, 1993.

THIS PROJECT IS SUBJECT TO WATERSHED  
PROTECTION REGULATIONS

NO PART OF THIS PROJECT IS LOCATED OVER  
THE EDWARD'S AQUIFER CONTRIBUTING ZONE



### LOCATION MAP

SCALE: 1" = 500'  
GRID: H21  
MAPSCO: MH21 PG.614

### REVISIONS

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

### CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT.)	TOTAL SITE IMP. COVER (SQ.FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
1	Revised grading (R) Building layout (R) New roof levels Landscape plan (R) ADA ROUTE	(R) 1, 8, 9 (R) 1, 8 (R) 8	17	0	988.2 78%	12/10/09	12/10/09
2	Revised grading (R) Building layout (R) New roof levels Landscape plan (R) ADA ROUTE	(R) 1, 8, 9 (R) 1, 8 (R) 8	17	(-25)	885.7 78%	12/10/09	12/10/09
3	Revised grading (R) Building layout (R) New roof levels Landscape plan (R) ADA ROUTE	(R) 1, 8, 9 (R) 1, 8 (R) 8	17	0	885.7 78%	12/10/09	12/10/09
4	Revised grading (R) Building layout (R) New roof levels Landscape plan (R) ADA ROUTE	(R) 1, 8, 9 (R) 1, 8 (R) 8	17	0	885.7 78%	12/10/09	12/10/09

## SHEET INDEX

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17	LANDSCAPE PLAN

AUSTIN WATER UTILITY  
EXPIRATION DATE  
NOV 13 2009

Inspection Notice:  
Please contact Austin Water Utility, Customer Service  
Division at 512-328-6995 for arrangements for payment of  
inspection fees and job assignment for inspection of the  
public utilities related to this site. Inspection fees must  
be paid before any pre-construction meeting can be held.

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.

30.5 FIXTURE UNITS  
210 GPM.

APPROVED  
NOV 05 2008  
INDUSTRIAL WASTE CONTROL  
AUSTIN WATER UTILITY

01-15-08  
SUBMITTED FOR APPROVAL  
REVIEWED BY: D.M. P.K. DATE: 7/21/9  
FOR DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT  
DEVELOPMENT PERMIT NUMBER: SPC-2008-0024C  
AUSTIN WATER UTILITY: George Lamb DATE: 7/20/08  
PRESSURE ZONE: CENTRAL SOUTH  
CITY OF AUSTIN FIRE DEPARTMENT: Yvonne Espinoza DATE: 11/20/08  
TYPE V-A 4,305 S.F. 1500  
FIRE FLOW DEMAND: 1500  
INDUSTRIAL WASTE: 11/5/08 DATE: 11/5/08  
THIS PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25-8  
SUBCHAPTER A OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.  
KERRI K. PENNA DATE: 9/25/08  
KERRI K. PENNA P.E.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE  
AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT  
ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CITY OF AUSTIN DISCLAIMER:  
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.

SITE PLAN RELEASE Sheet 1 of 17  
FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/2/12  
CASE MANAGER: DORNA GALATI APPLICATION DATE: 01-15-2008  
APPROVED ADMINISTRATIVELY ON: 7/21/09  
APPROVED BY PLANNING COMMISSION ON: 10/29/08  
APPROVED BY CITY COUNCIL ON: NA  
under Section 112 of Chapter 25-5 of the Austin City Code.  
Director, Watershed Protection & Development Review Department  
DATE OF RELEASE: 7/21/12 Zoning: CS-1-CO  
Rev. 1 Correction 1 02-23-09  
Rev. 2 Correction 2 02-10-09  
Correction 3 02-19-10  
Correction 4 06-17-10

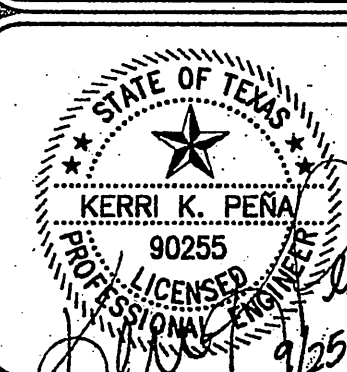
SPC-2008-0024C

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CIVIL  
STRUCTURAL  
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ELECTRICAL  
PLUMBING  
SURVEYING  
INSPECTIONS

oileen merriitts  
Engineers  
Inspectors  
& Surveyors  
ATS  
www.ats-engineers.com  
4611 BEE CAVE ROAD, STE 200  
AUSTIN, TEXAS 78746  
PHONE: (512) 328-6995  
FAX: (512) 328-6996

BIG CHIEF NO. TWO  
CAPTIVITY INVESTMENTS  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704



DATE ISSUED: 01-15-08

NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	8-13-08	
4	8-12-08	
5	9-5-08	

COVER SHEET

FILE NAME  
0708140C.1  
SHEET NO.

1 of 17



APPENDIX P-1:  
EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, 974-2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.

THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:
BROADCAST SEEDING:
1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
A. FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.

HYDRAULIC SEEDING:
1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
A. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 11/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

11. DEVELOPER INFORMATION:
OWNER GCGP, LP PHONE # (512) 567-2600
ADDRESS 1105 S LAMAR AUSTIN, TEXAS 78704

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
ATS ENGINEERING PHONE # (512) 328-8995

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
GCGP, LP PHONE # (512) 567-2600
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
GCGP, LP PHONE # (512) 567-2600

12. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) ; FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST.
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

- 6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.
SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

REMEDIAL TREE CARE NOTES  
AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

TREES WILL BE AERATED AND PROVIDED NUTRIENTS PRIOR TO ANY CONSTRUCTION ACTIVITY. AS A CONDITION OF FINAL ACCEPTANCE OF THE SITE, AND IN CONFORMANCE WITH ECM SECTION 3.5.4 - ALL PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION WILL BE AERATED AND PROVIDED WITH SUPPLEMENTAL NUTRIENTS PER THE FOLLOWING GUIDELINES. MACRO AND MICRONUTRIENTS ARE REQUIRED, HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. THESE SOLUTIONS ARE COMMONLY UTILIZED TO PROVIDE REMEDIATION FOR TREES AFFECTED BY CONSTRUCTION. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBORIST (PH. 974-1876). TREATMENT IS TO COMMENCE PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE AERATED BY WATER INJECTED INTO THE SOIL (UNDER PRESSURE VIA A SOIL PROBE AT 50-125 PSI) OR BY OTHER METHOD AS APPROVED BY WPOR. THE PROPOSED NUTRIENT MIX SPECIFICATIONS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 974-3010). APPLICANTS MAY ALSO SPECIFY SOIL INJECTION OF DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIALS AT 1/2 RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPT. P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

STANDARD SITE PLANS NOTES (if applicable)

ORDINANCE REQUIREMENTS

- 1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
3. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
4. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
5. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
6. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT; MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF BUILDING PERMIT.
8. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
9. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
10. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
11. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

COMPATIBILITY

- 1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

SEQUENCE OF CONSTRUCTION

- 1. INSTALL ALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION PRIOR TO START OF DEMOLITION AND CONSTRUCTION AS PER APPROVED PLANS.
2. CONDUCT A PRECONSTRUCTION MEETING WITH A COA INSPECTOR AND ENGINEER.
3. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-VEL OUTLET AND AN EMERGENCY OVERFLOW OUTLET MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL (SECTION 8.3) AND/OR THE ENVIRONMENTAL CRITERIA MANUAL (SECTION 1.4.2.K) AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
4. ROUGH-CUT SITE GRADING.
5. INSTALL ALL UTILITY IMPROVEMENTS.
6. CONSTRUCT PROPOSED BUILDINGS.
7. COMPLETE CONSTRUCTION OF GRADING, DRAINAGE AND PAVING IMPROVEMENTS.
8. AFTER ALL CONSTRUCTION IS COMPLETE, CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. ISSUANCE OF ENGINEER'S CONCURRENCE LETTER AND CITY OF AUSTIN FINAL INSPECTION.
9. COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS. REMOVE SILT FENCE.
10. COMPLETE ANY FINAL DRESS-UP OF AREAS DISTURBED DURING CONSTRUCTION.

SITE RESTORATION

- 1. ALL DISTURBED AREAS SHALL BE RESTORED AS PER THE LANDSCAPE PLAN.
2. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
3. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
4. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
5. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE WATERSHED PROTECTION DEPARTMENT AT 499-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

GENERAL CONSTRUCTION NOTES

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-545-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. 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 STANDARD MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. 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. REUSE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT (INSIDE THE CITY LIMITS); OR INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).
7. IF AN UNDERGROUND STORAGE TANK IS LOCATED AT THE SITE AT ANY TIME DURING CONSTRUCTION, THE CONTRACTOR OR OWNER REPRESENTATIVE MUST CONTACT THE CITY OF AUSTIN'S UNDERGROUND STORAGE TANK PROGRAM AT 974-2715.

LIGHTING SCHEDULE table with columns: SYMBOL, CATALOG, LAMP No., LAMP TYPE, WATTS, VOLTS, VA, DESCRIPTION. Includes entries for WIDELITE-EFFEX WALL LUMINAIRE.

\* ELECTRICAL CONTRACTOR TO VERIFY FIXTURES AND ACCESSORIES WITH THE OWNER / ARCHITECT PRIOR TO PURCHASE.
\*\* CONTACT LEGACY LIGHTING FOR FIXTURE INFORMATION AND PURCHASING. (512) 481-9971.

AUSTIN ENERGY NOTES

- 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO THE CLEARANCE OF OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

AUSTIN WATER UTILITY GENERAL CONSTRUCTION NOTES  
JULY 7, 2008

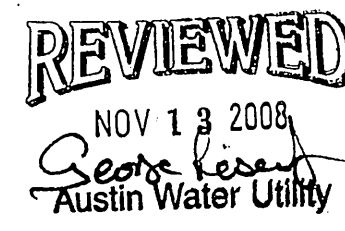
- 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION 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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW INSPECTION OR WATER AND WASTEWATER UTILITY TAPS INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWU 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 WORKS WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, 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 IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARSHSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (22).
10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.
11. A. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.
12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(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.
13. 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.
14. 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 PE 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.
15. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE AUSTIN WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER UTILITY 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.
17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORKING AND INSULATION OF THE CITY OF AUSTIN.
18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ONSITE UTILITY WORK.
19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.
20. REVIEW BY THE AUSTIN WATER UTILITY 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 INSPECTION.
21. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS, OF TCEQ RULES.

FIRE DEPARTMENT

- 1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE THE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE LEAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

AMERICANS WITH DISABILITIES

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES 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.



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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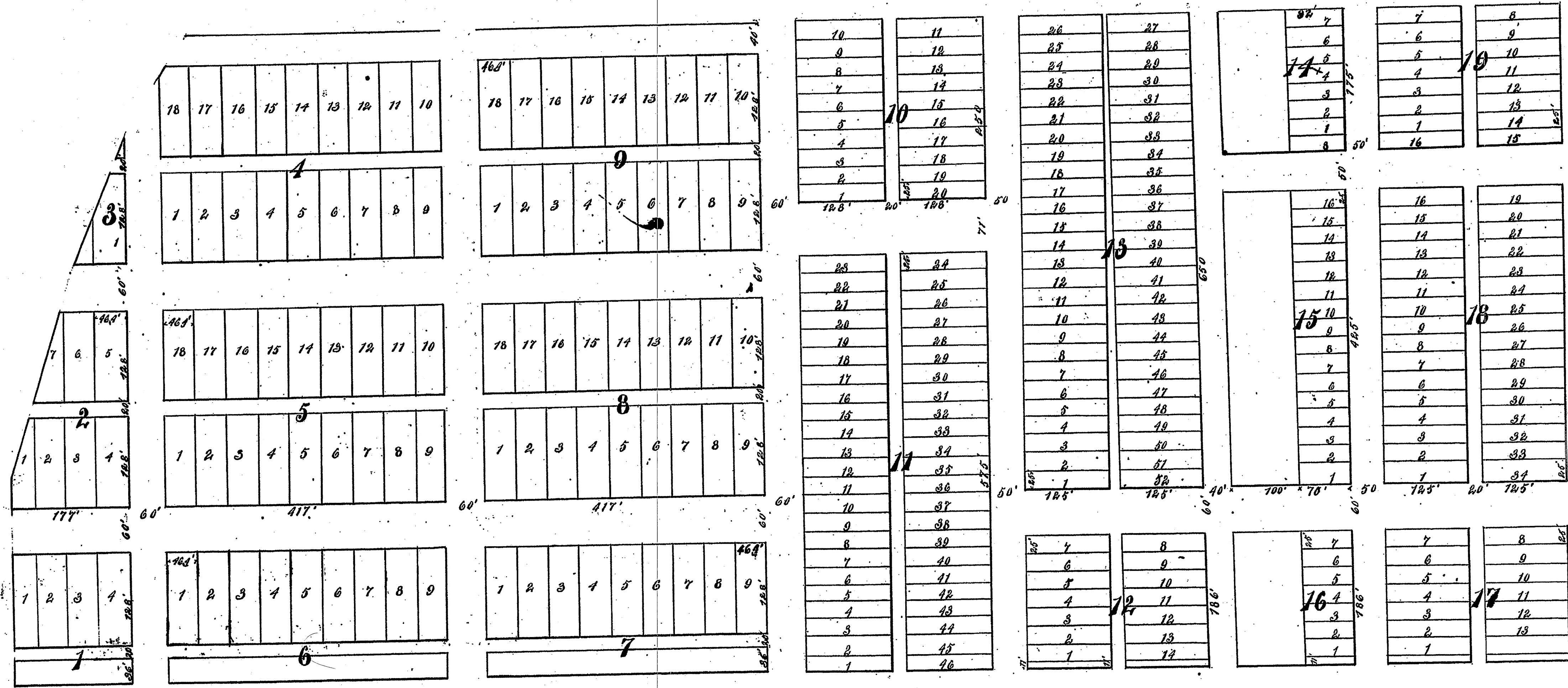
SITE PLAN RELEASE form with fields for FILE NUMBER, EXPIRATION DATE, CASE MANAGER, APPROVED ADMINISTRATIVELY ON, APPROVED BY PLANNING COMMISSION ON, APPROVED BY CITY COUNCIL ON, under Section, of Chapter, Director, Date of Release, and Correction fields.

ellen meritts Engineers Inspectors & Surveyors logo and contact information: 4611 LEE GAINES ROAD, STE. 200, AUSTIN, TEXAS 78746. Phone: (512) 328-6686, Fax: (512) 328-6986.

BIG CHIEF NO. TWO CAPTIVITY INVESTMENTS logo and address: 1109 S. LAMAR BLVD, AUSTIN, TX. 78704.

GENERAL NOTES section with a table for RELEASERS (NO., DATE, BY) and SHEET NO. 2 of 17.





State of Texas } Know all men by these presents: That the HOME  
 County of Travis } BUILDERS ASSOCIATION, a corporation existing under  
 and by virtue of the laws of the state of Texas, hereby dedicates to the  
 free use and benefit of the public, the streets and alleys exhibited on the a-  
 bove plat; it being a division into lots and blocks of forty-four acres of land  
 out of the Isaac Decker L. Payne, in Travis County, Texas, it being the forty-  
 four acres of land out of block 'C' of the partition of the Jas. E. Bouldin's  
 estate, sold to Jas. E. Bouldin, Jr., by A. M. Bouldin and wife Belle Bouldin, and P. W.  
 Bouldin and wife Lucy Bouldin, by quit claim deed, of date October 7<sup>th</sup> 1890,  
 recorded in Volume 106, page 19, of the Record Records of Travis County, which  
 deed is hereby referred to for a more accurate description.

The HOME BUILDERS ASSOCIATION =  
 By, N. A. Dawson, - Pres.

Attested by  
 P. B. George, Sec'y.  
 (S)

Filed Nov 7, 1894 And recorded same  
 day, Frank Brown, clk. C.E.S.C.  
 By Frank Brown, Jr. clerk

~ South Heights ~  
 an addition to the  
 ~ City of Austin ~

State of Texas } Before me a Notary Public in and for Travis  
 County of Travis } County Texas, on this day personally appear-  
 ed N. A. Dawson as President and P. B. George as Secretary  
 of the HOME BUILDERS ASSOCIATION, a corporation exist-  
 ing under and by virtue of the laws of the State of Texas, both  
 know to me the persons whose names are subscribed to the fore-  
 going instrument, and acknowledged to me that they execut-  
 ed the foregoing instrument for the purposes and consider-  
 ations therein expressed as such President and Secretary,  
 as the act and deed of said corporation.  
 Given under my hand and seal of office at Austin Texas, this  
 the second day of November, A. D. 1894.



Frederick C. Von Rosenberg,  
 Notary Public, Travis County  
 State of Texas.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE  
 AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT  
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 APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SITE PLAN RELEASE Sheet 2 of 2

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12  
 CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-2008  
 APPROVED ADMINISTRATIVELY ON: 4/21/12  
 APPROVED BY PLANNING COMMISSION ON: 10/29/12  
 APPROVED BY CITY COUNCIL ON: NR  
 under Section 142 of Chapter 25-5 of the Austin City Code.  
 Director, Watershed Protection & Development Review Department  
 DATE OF RELEASE 4/21/12 Zoning: CS-120  
 Rev. 1 Correction 1  
 Rev. 2 Correction 2

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CIVIL ENGINEERS  
 STRUCTURAL MECHANICAL  
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 SURVEYING INSPECTIONS

eileen meritt's  
**A.T.S.**  
 Engineers  
 Inspectors  
 & Surveyors  
 www.ats-engineers.com  
 (512) 328-6888  
 (512) 328-6890  
 4811 BEE CAVES ROAD, STE 200  
 AUSTIN, TEXAS 78746

**BIG CHIEF NO. TWO**  
 CAPTIVITY INVESTMENTS  
 1109 S. LAMAR BLVD  
 AUSTIN, TX. 78704

PLAT

DATE ISSUED  
 01-15-08

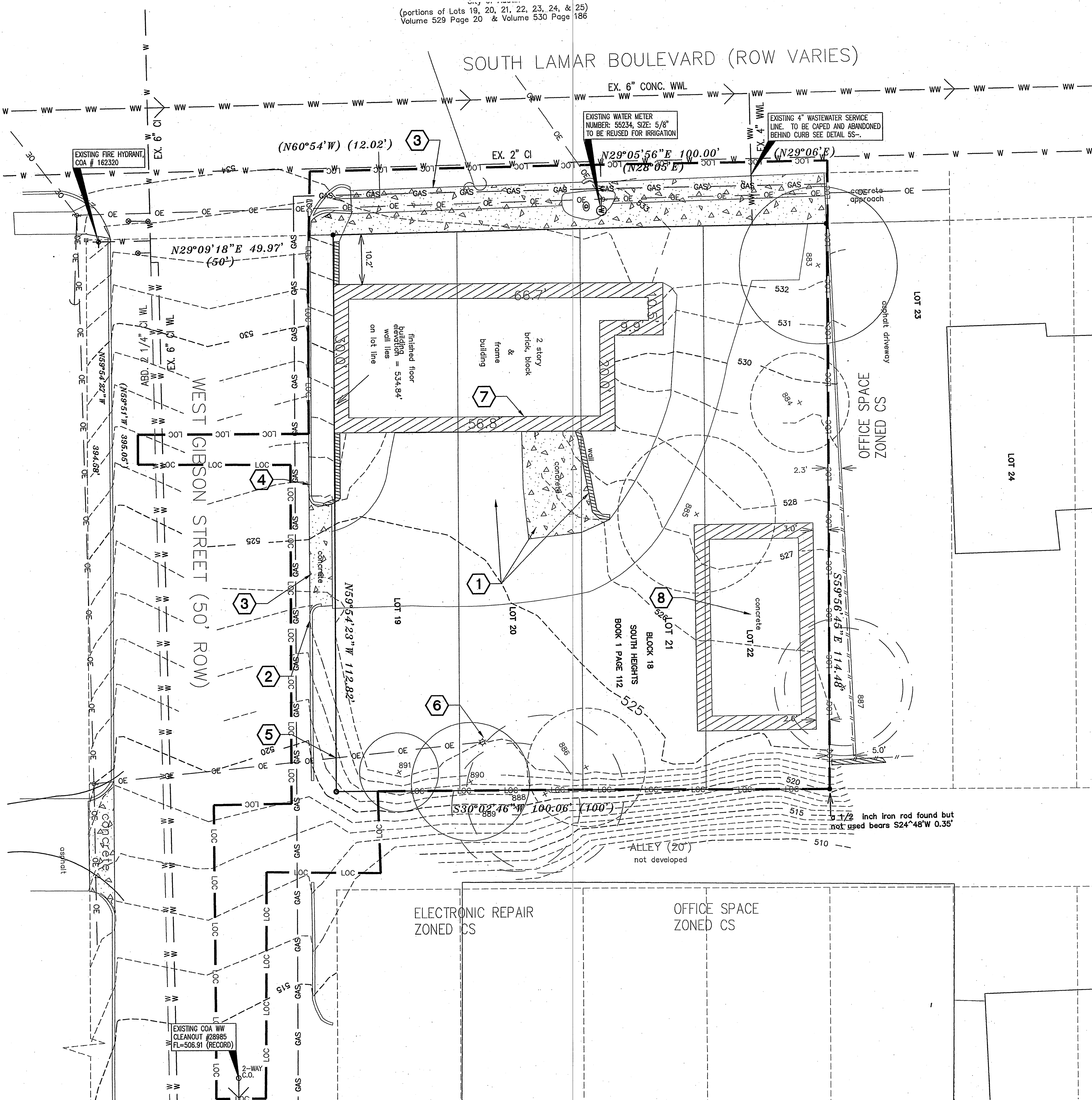
RELEASES

NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	6-13-08	
4	8-12-08	
5	9-5-08	

DRAWN BY

FILE NAME  
 0708140C.1

SHEET NO.  
**3 of 17**



TREE LIST

TREES TO REMAIN	
883	16" LIVE OAK
890	12" CEDAR
891	8" HACKBERRY
TREES TO BE REMOVED	
884	10" ELM
885	16" HACKBERRY
886	12" PECAN
TREE OFF-SITE	
887	14" HACKBERRY & 12" CHINABERRY
888	16" MULTI-TRUNK CEDAR
889	13" HACKBERRY

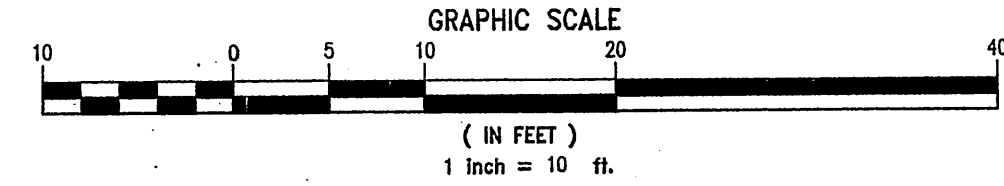
**KEY NOTES**

**DEMOLITION PLAN**

- 1 CLEAR PROPERTIES FOR IMPROVEMENTS.
- 2 REMOVE APPROX. 20 LF OF CURB FOR DRIVEWAY INSTALLATION.
- 3 REMOVE EXISTING DRIVEWAY, SAW CUT PAVEMENT.
- 4 REMOVE APPROX. 4.5 LF OF CURB FOR DRIVEWAY INSTALLATION.
- 5 REMOVE EXISTING OVERHEAD ELECTRIC LINES, RELOCATE AS NECESSARY, CONTRACTOR TO COORDINATE DEMOLITION WITH UTILITY COMPANY.
- 6 REMOVE POWER POLE, AND OVERHEAD LINE, COORDINATE WITH ELEC. COMPANY FOR DEMO.
- 7 EXISTING BUILDING TO BE REMODELED SEE ARCH. SHEETS FOR DEMOLITION PLAN.
- 8 REMOVE BUILDING FOUNDATION

**DEMOLITION NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT LOCAL STANDARDS AND SPECIFICATIONS.
2. ROUTING FOR TRUCKS APPROACHING AND LEAVING THE SITE SHALL BE COORDINATED IN ACCORDANCE WITH LOCAL REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING ON-SITE UNDERGROUND UTILITIES ARE APPROXIMATE. THEY HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE RECORDS AND ON-SITE INSPECTIONS. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND DEPTHS IN THE FIELD.
4. IF CONTRACTOR HAS ANY QUESTIONS REGARDING DEMOLITION NOT COVERED BY THIS DRAWING, CONSULT WITH ENGINEER.
5. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
6. PERMIT REQUIRED FOR PLACING FENCE IN ROW. CONTACT RIGHT OF WAY MANAGEMENT AT 974-7180 FOR PERMIT REQUIREMENTS.



**LEGEND**

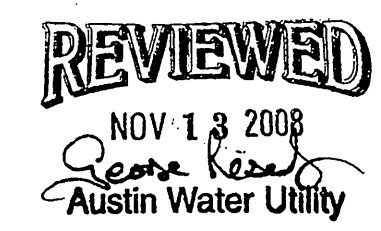
SYMBOLS	DESCRIPTION
---	BOUNDARY LINES
---	EXISTING CONTOUR
W	EXT. WATER SERVICE LINE
OE	EXT. OVERHEAD ELEC
⊕	MANHOLE
⊙	FIRE HYDRANT
⊕	GATE VALVE
⊙	TELEPHONE PEDESTAL
⊕	POWER POLE
⊙	ELECTRIC MANHOLE
⊕	SIGN
⊙	LIGHT POLE
⊕	GUY WIRE
⊙	EXIST. TREE TO REMAIN
⊕	EXIST. TREE TO BE REMOVED
⊙	EXIST. TREE OFF-SITE

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**SITE PLAN RELEASE** Sheet 4 of 7

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/24/12  
CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-2008  
APPROVED ADMINISTRATIVELY ON: 4/21/12  
APPROVED BY PLANNING COMMISSION ON: 10/29/12  
APPROVED BY CITY COUNCIL ON: AM  
under Section 192 of Chapter 205 of the Austin City Code.  
Director, Watershed Protection & Development Review Department  
DATE OF RELEASE: 4/24/12 Zoning: ES-1-CO  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_



**EXISTING CONDITIONS AND DEMOLITION PLAN**  
SCALE: 1" = 10'

EX. CONDITION & DEMO PLAN

**eleen merritts**  
**Engineers**  
**Inspectors**  
**& Surveyors**

**DATS**  
www.dats-engineers.com  
4611 BEE CAVES ROAD, STE 200  
AUSTIN, TEXAS 78746  
PHONE: (512) 328-6985  
FAX: (512) 328-6986

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STRUCTURAL  
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SURVEYING  
INSPECTIONS

**BIG CHIEF NO. TWO**  
**CAPTIVITY INVESTMENTS**  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704

STATE OF TEXAS  
KERRI K. PERA  
90255  
LICENSURE # 0000000000  
PROFESSIONAL ENGINEER  
EXPIRES 12/31/2010

**DATE ISSUED**  
01-15-08

NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	6-15-08	
4	8-12-08	
5	9-5-08	

DRAWN BY \_\_\_\_\_

FILE NAME  
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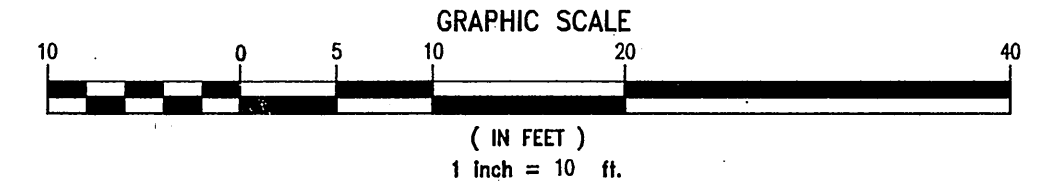
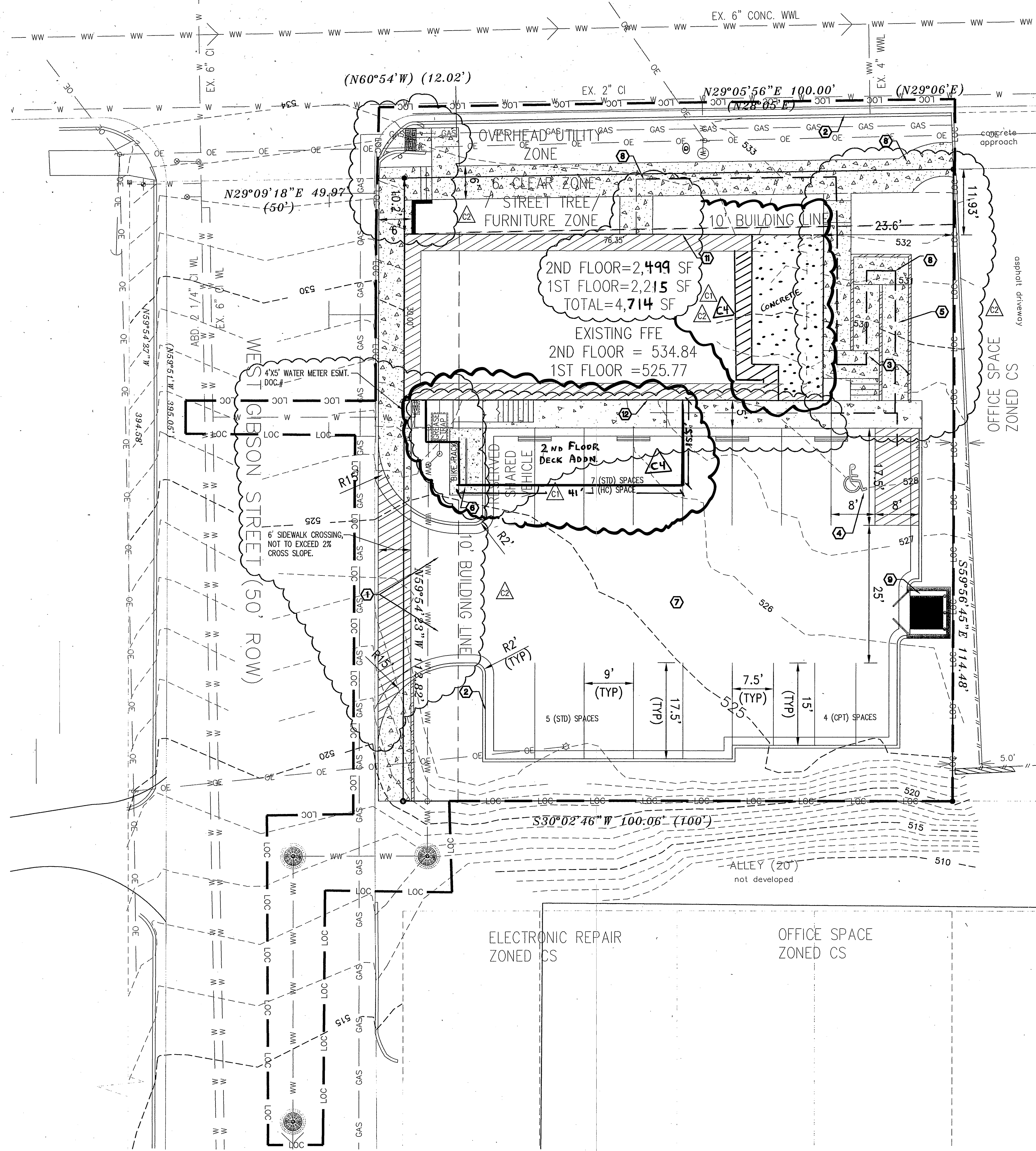
**SHEET NO.**  
**4 of 17**







SOUTH LAMAR BOULEVARD (ROW VARIES)



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY LINES
---	EXISTING CONTOUR
W	EXIST. WATER SERVICE LINE
OE	EXT. OVERHEAD ELEC
+	FIRE HYDRANT
⊕	GATE VALVE
⊙	POWER POLE
⊛	SIGN
☆	LIGHT POLE
~	GUY WIRE
⊗	EXIST. TREE TO REMAIN
⊘	EXIST. TREE TO BE REMOVED
⊙	EXIST. TREE OFF-SITE

IMPERVIOUS COVER QUANTITIES		
SITE	EXISTING FOOTAGE/PERCENTAGE	PROPOSED FOOTAGE/PERCENTAGE
GROSS SITE AREA	11,368 S.F. / 0.261 AC.	11,368 S.F. / 0.261 AC.
BUILDINGS	2,818 S.F. / 25%	2,290 S.F. / 20%
DRIVEWAY/PARKING	3,067 S.F. / 27%	6,567 S.F. / 58%
TOTAL IMP. COVER	5,885 S.F. / 52%	8,857 S.F. / 78%

PARKING SUMMARY									
USE	CODE	AUTOMOTIVE		BICYCLE		LOADING			
		REQ.	SPLD.	REQ.	SPLD.	REQ.	SPLD.		
COCKTAIL LOUNGE	2,499 SF	1:100 SF	2.5	STANDARD	12	>5 OR 5% OF PKG	0-10K SF	0	0
STORAGE	2,215 SF	1:1000 SF	2	JADA	1	COMPACT	4		
TOTAL REQ.	15				17		5	6	0

BUILDING SUMMARY		
ZONED 'CS-1-CO' URBAN	MAX.	PROPOSED
NUMBER OF STORIES	2	2
FIN. FLR. ELEVATION	VARIABLES	
BUILDING SQUARE FOOTAGE	2,215	2,499
STORAGE (1ST LEVEL)	2,215	2,499
COCKTAIL LOUNGE (2ND LEVEL)	2,499	2,499
TOTAL SQUARE FOOTAGE	4,714	4,714
HEIGHT	60'-0"	25'-0"
BUILDING COVERAGE	40%	20%
IMPERVIOUS COVER	95%	78%
F.A.R.	2.1	0.39-1
FOUNDATION TYPE		SLAB ON GRADE

- ⊗ REVISED BUILDING LAYOUT
  - ⊗ A. REVISED BUILDING LAYOUT, B. REVISED ADA RAMP AT CORNER, C. REVISED CALC.
  - ⊗ A. REVISED BLDG. LAYOUT AND PARKING, B. DECK ADDITION OF 579 SF.
- 14 App 6/10/10  
RC  
Som  
AUSTIN FIRE DEPARTMENT  
Nov 20 2008  
APPROVED

KEY NOTES	
1	INSTALL TYPE II DRIVEWAY. SEE DETAIL SHEET 10.
2	INSTALL CURB & CUTTER (TYP). SEE DETAIL SHEET 10.
3	INSTALL 5' SIDEWALK. SEE DETAIL SHEET 10.
4	INSTALL ADA PARKING (TYP). SEE DETAIL SHEET 10.
5	INSTALL ADA RAMP (TYP). SEE DETAIL SHEET 10.
6	INSTALL 6 SPACES CLASS 'M' BIKE RACK. SEE DETAIL SHEET 10.
7	INSTALL HEAVY-DUTY ASPHALT PAVEMENT IN PARKING LOT.
8	ACCESSIBLE ROUTE TO R.O.W.
9	INSTALL DUMPSTER PAD. SEE DETAIL SHEET 10.
10	5" THICK CONCRETE SLAB, CLASS B CONCRETE W/6-6"x6" W/MF, PLACE ON 3" SAND BED (TYP).
11	CUSTOMER ENTRANCE FOR COCKTAIL LOUNGE, 2ND FLOOR.
12	REAR ENTRANCE SERVES, STORAGE FOR BUILDING, 1ST FLOOR.

- SITE NOTES:**
- ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AS SHOWN ON DETAIL SHEET.
  - CONNECT TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS FOR SERVICE.
  - NO FENCING SHALL OBSTRUCT FIRE HYDRANTS FROM THIS SITE.
  - GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  - ALL COMPACT CAR PARKING SPACES SHALL BE SIGNED "SMALL CARS ONLY".
  - ALL CONCRETE SHALL BE CLASS "A" STRUCTURAL CONCRETE (3000 PSI IN 28 DAYS) AND ALL REINFORCING SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.
  - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
  - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
  - ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
  - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5, OR MORE RESTRICTIVE. [SECTION 25-2-1067]
  - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
  - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
  - ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER EOM 2.4.7.
  - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." LDC, 25-6-477
  - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
  - THE COCKTAIL LOUNGE USE AND THE STORAGE USE SHALL HAVE SEPARATE OUTSIDE ENTRANCES AND SHALL NOT BE CONNECTED BY INTERNAL DOORS IN ACCORDANCE WITH TRANSPORTATION CRITERIA MANUAL, SECTION 9.7.3.

- CAR-SHARING SERVICE NOTES:**
- THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
  - THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
  - A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
  - PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
  - ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE NEIGHBORHOOD PLANNING & ZONING DEPARTMENT AND THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
  - SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
  - THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
  - IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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SITE PLAN RELEASE		Sheet 8 of 12
FILE NUMBER: SPC-2008-0024C	EXPIRATION DATE:	
CASE MANAGER: DONNA GALATI	APPLICATION DATE: 01-15-2008	
APPROVED ADMINISTRATIVELY ON: 4/21/09		
APPROVED BY PLANNING COMMISSION ON: 10/29/08		
APPROVED BY CITY COUNCIL ON: 11/14		
under Section 142 of Chapter 25-5 of the Austin City Code.		
Director, Watershed Protection & Development Review Department:	Zoning: CS-1-CO	
DATE OF RELEASE: 4/21/09		
Rev. 1	Correction: 12-18-09	
Rev. 2	Correction: 4-8-09	

SITE PLAN

SCALE: 1" = 10'

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**BIG CHIEF NO. TWO**  
CAPTIVITY INVESTMENTS  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704

STATE OF TEXAS  
KERRI K. PENA  
90255  
REGISTERED PROFESSIONAL ENGINEER

DATE ISSUED		
01-15-08		
RELEASES		
NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	8-13-08	
4	8-12-08	
5	9-5-08	

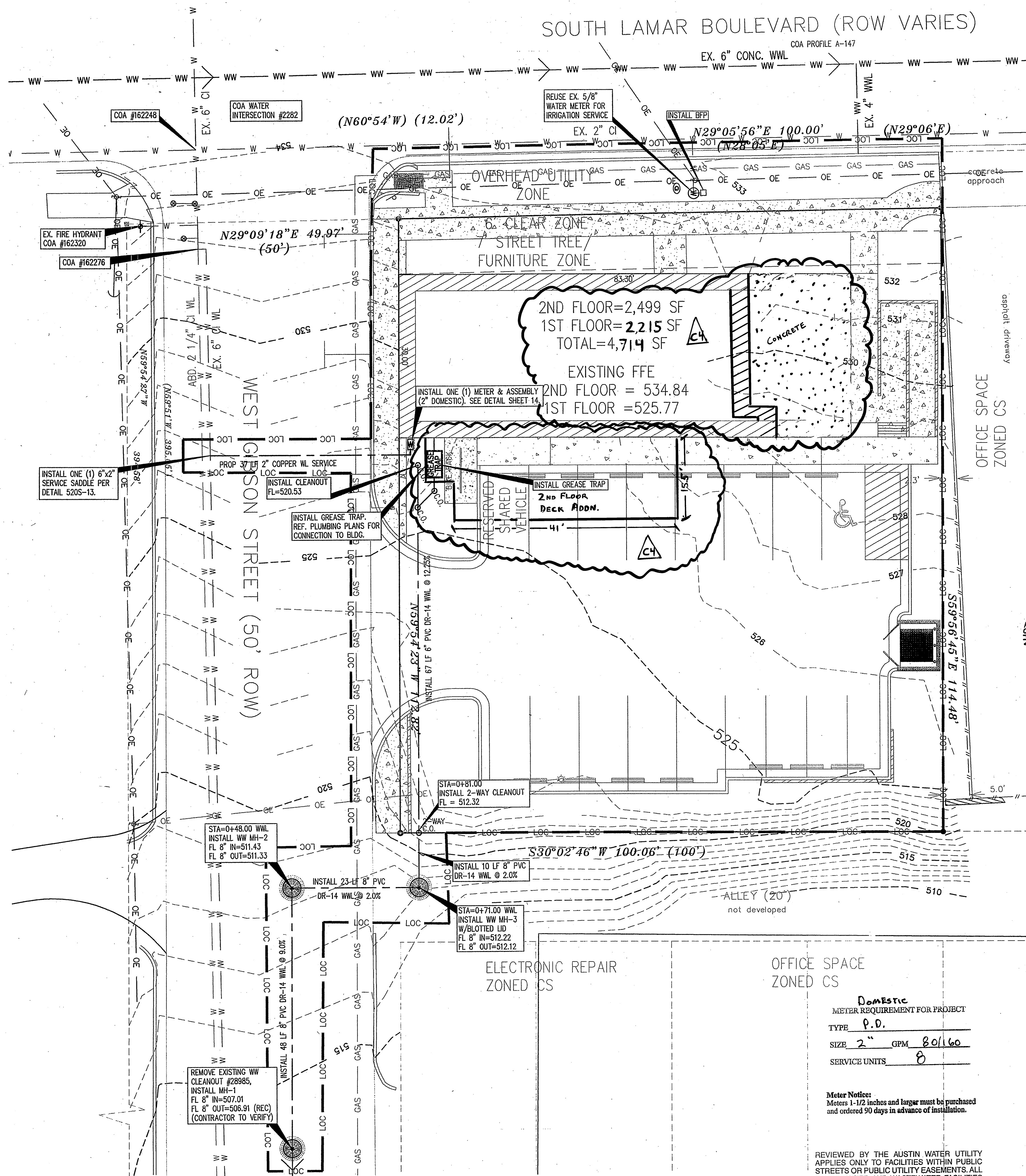
SITE PLAN

DRAWN BY

FILE NAME  
0708140C.1

SHEET NO.  
**6 of 17**





**UTILITY PLAN**  
SCALE: 1" = 10'

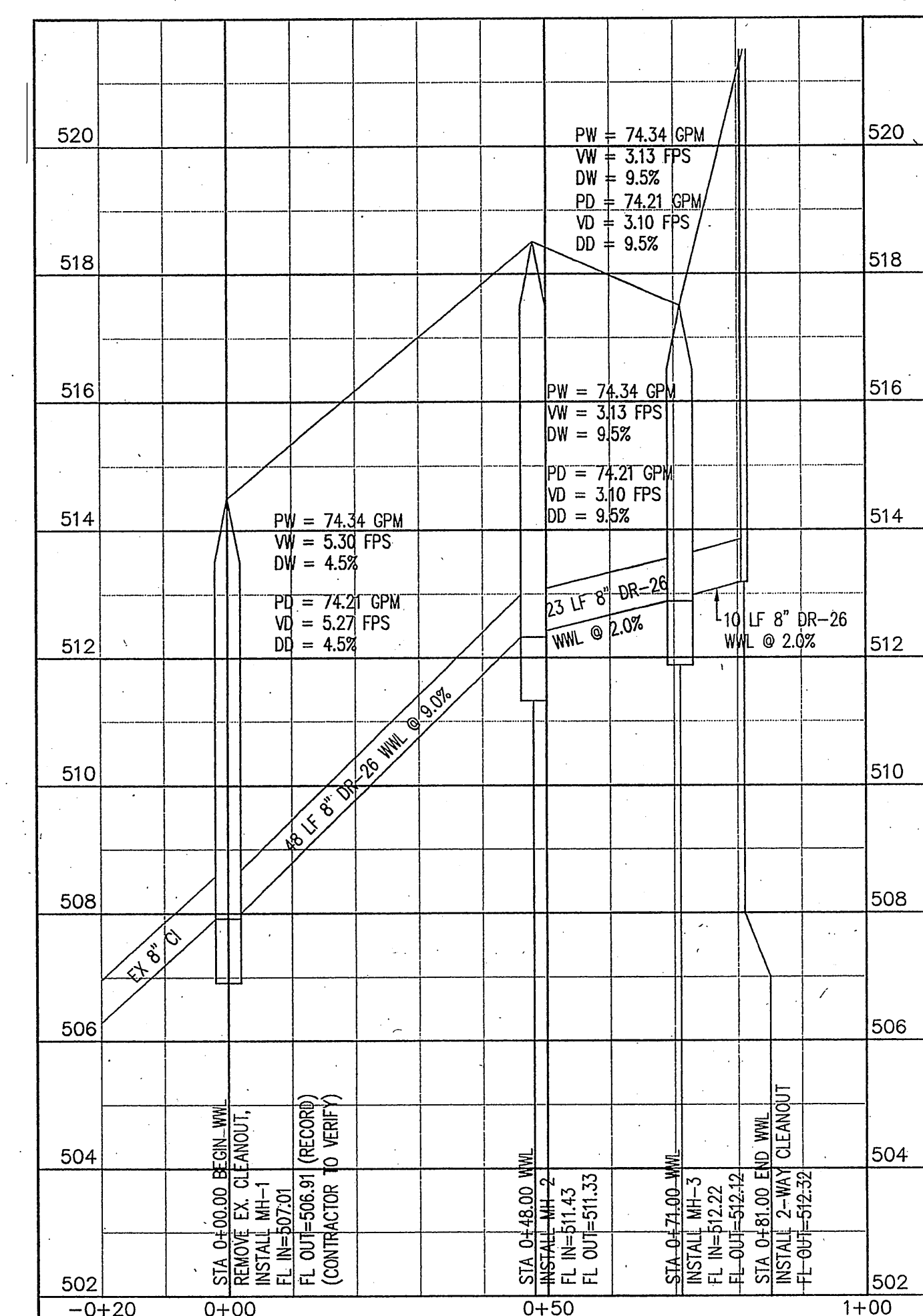
OFFICE SPACE ZONED CS

Domestic  
METER REQUIREMENT FOR PROJECT  
TYPE P.D.  
SIZE 2" GPM 80/160  
SERVICE UNITS 8

Meter Notes:  
Meters 1-1/2 inches and larger must be purchased and ordered 90 days in advance of installation.

REVIEWED BY THE AUSTIN WATER UTILITY 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 INSPECTION.

App 6/10/10  
cc  
Sem  
AUSTIN FIRE DEPARTMENT  
NOV 20 2008  
Approved



**PROFILE**

HOR. SCALE: 1" = 20' VER. SCALE: 1" = 2'

**UTILITY NOTES:**

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS & PROFILES OF EXISTING UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION OF ON-SITE SERVICE LINES. ANY DISCREPANCY BETWEEN RECORD LOCATION & FIELD LOCATION SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL NOTIFY ONE-CALL CENTER AT LEAST 48 HOURS PRIOR TO EXCAVATING. CONTRACTOR IS SOLELY RESPONSIBLE FOR RELOCATING AND/OR PRESERVING EXISTING UTILITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING AND PRESERVING EXISTING GAS LINES. VERIFY ALL EXISTING FLOW LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.

REVIEWED  
NOV 13 2008  
Austin Water Utility

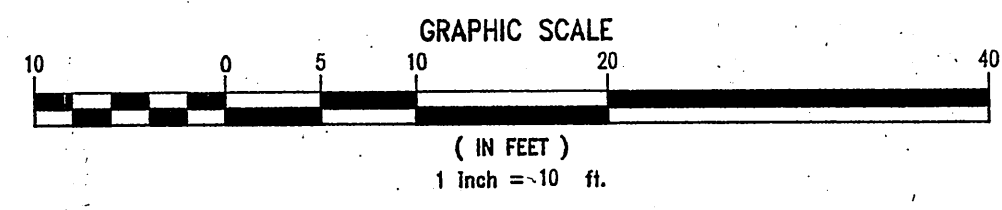
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**SITE PLAN RELEASE**

Sheet 2 of 2

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12  
CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-2008  
APPROVED ADMINISTRATIVELY ON: 4/21/12  
APPROVED BY PLANNING COMMISSION ON: 10/22/10  
APPROVED BY CITY COUNCIL ON: 1/12/11  
under Section 142 of Chapter 255 of the Austin City Code.  
Director, Watershed Protection & Development Review Department  
DATE OF RELEASE 4/11/12 Zoning: CS-100  
Rev. 1 Correction 10.6.12.10  
Rev. 2 Correction 2



**LEGEND**

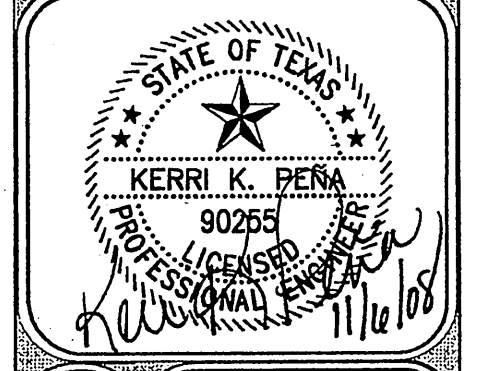
SYMBOLS	DESCRIPTION
---	BOUNDARY LINES
---	EXISTING CONTOUR
W	EXIST. WATER SERVICE LINE
OE	EXT. OVERHEAD ELEC
+	FIRE HYDRANT
⊗	GATE VALVE
⊙	POWER POLE
⊙	SIGN
☆	LIGHT POLE
~	GUY WIRE

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FAX: (612) 328-6986

**BIG CHIEF NO. TWO**  
CAPTIVITY INVESTMENTS  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704



**UTILITY PLAN**

DATE ISSUED: 01-15-08

NO.	RELEASE	DATE	BY
1	2-19-08		
2	4-17-08		
3	6-13-08		
4	8-12-08		
5	9-5-08		

DRAWN BY: \_\_\_\_\_

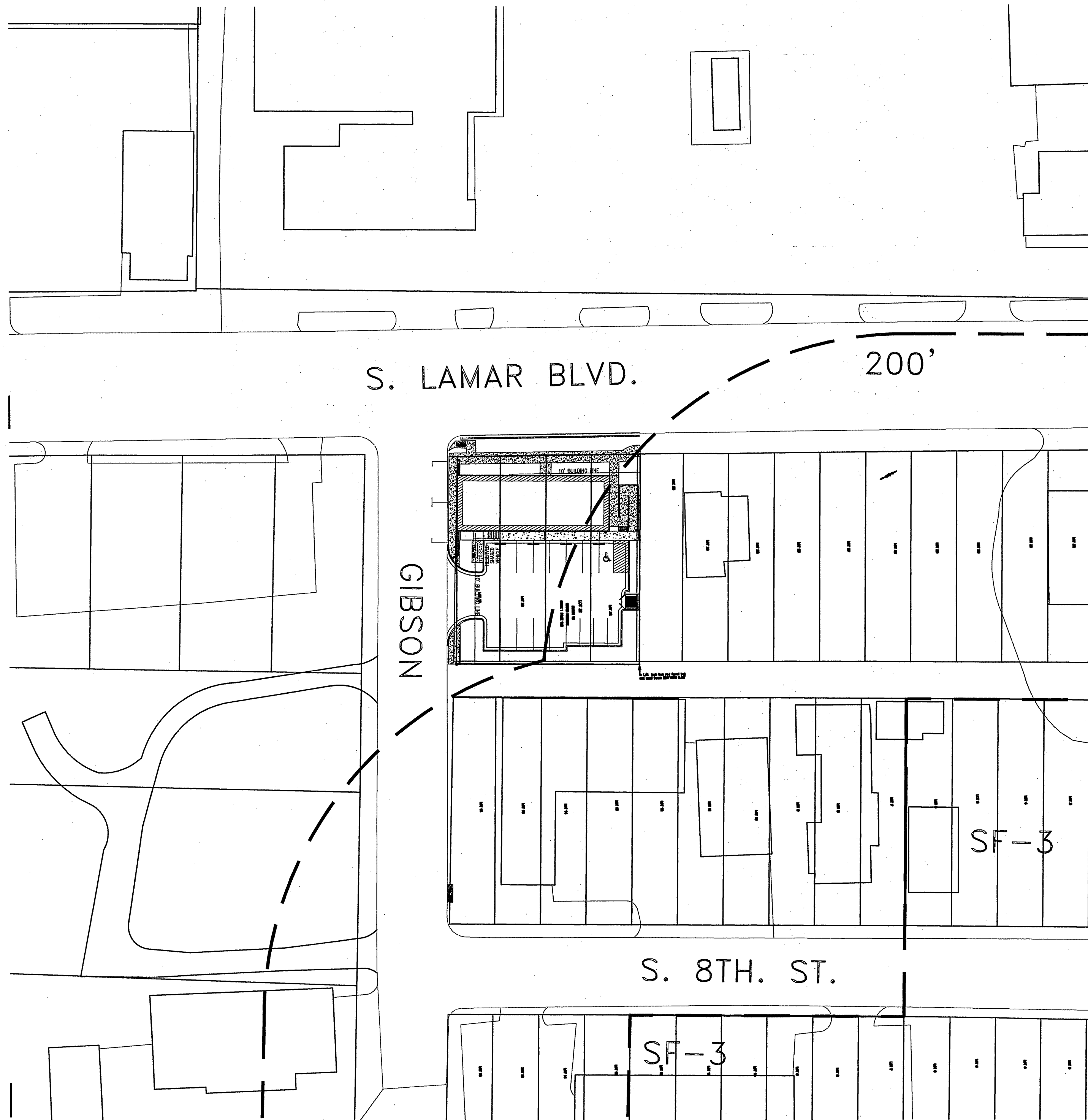
FILE NAME: 0708140C.1

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





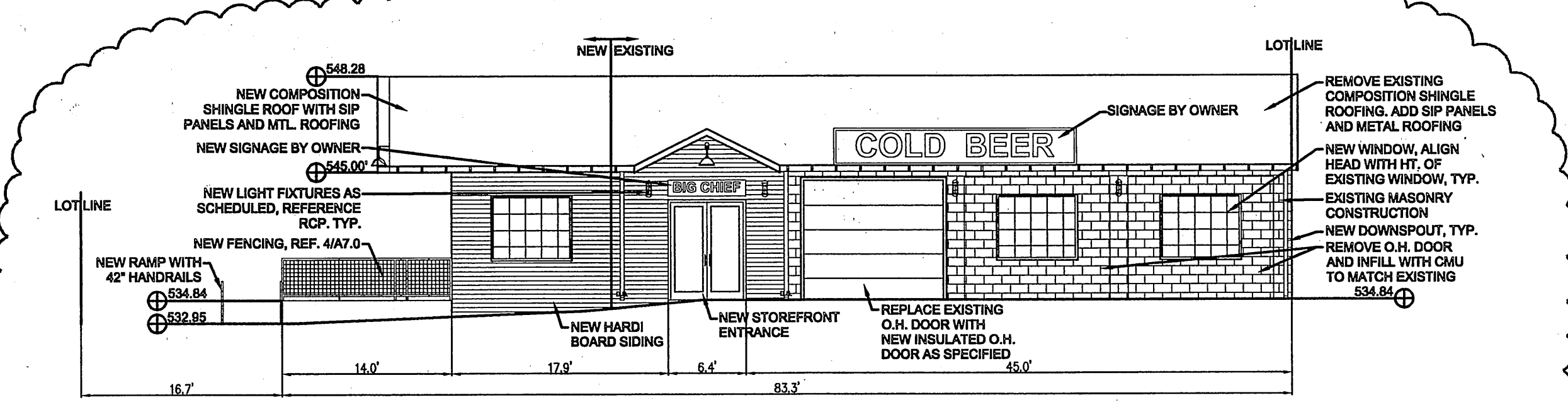
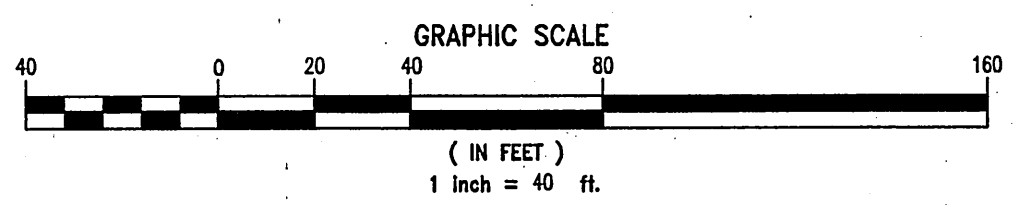




**COMPATIBILITY**

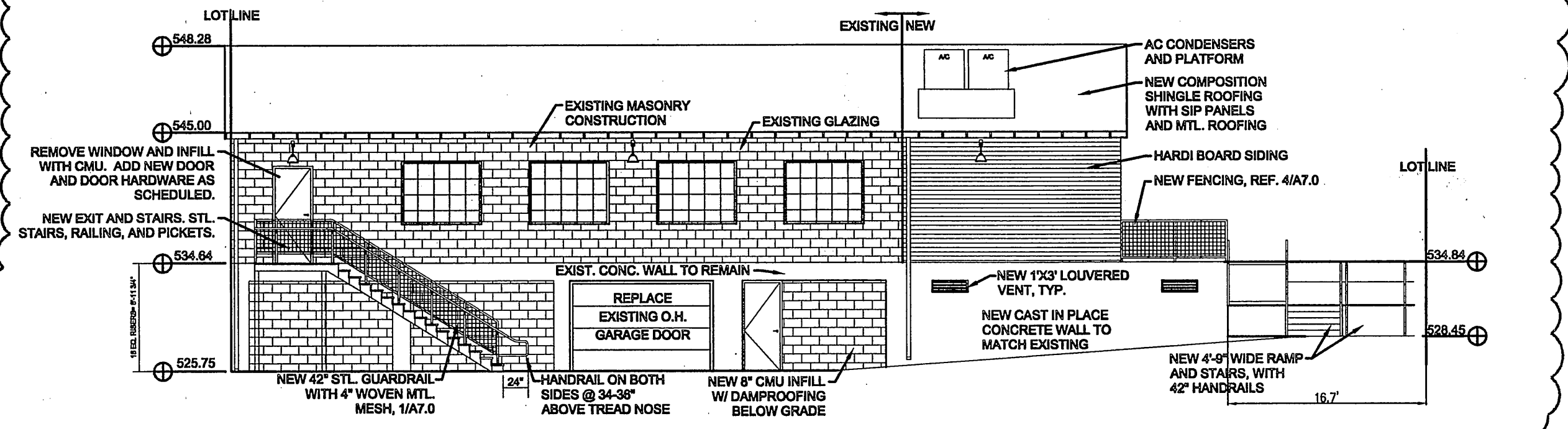
SCALE 1" = 40'

REVISED BUILDING LAYOUT



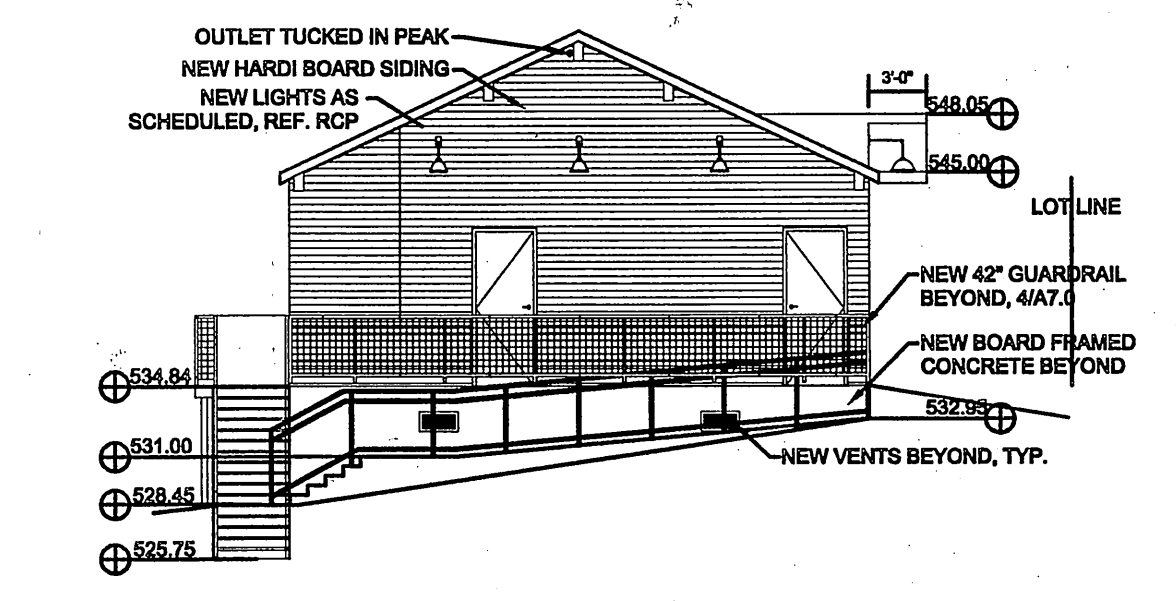
**FRONT ELEVATION**

SCALE 1" = 10'



**REAR ELEVATION**

SCALE 1" = 10'



**INNER SIDE ELEVATION**

SCALE 1" = 10'

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**SITE PLAN RELEASE** Sheet 2 of 12

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12

CASE MANAGER: DOMINA GALATI APPLICATION DATE: 01-15-2008

APPROVED ADMINISTRATIVELY ON: 4/21/09

APPROVED BY PLANNING COMMISSION ON: NA

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

under Section 149 of Chapter 255 of the Austin City Code.

Director, Watershed Protection & Development Review Department

DATE OF RELEASE: 4/21/09 Zoning: CS-1-CO

Rev. 1 \_\_\_\_\_ Correction 1: 06-23-09

Rev. 2 \_\_\_\_\_ Correction 2: \_\_\_\_\_

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AUSTIN, TX. 78704

STATE OF TEXAS  
KERRI K. PENA  
90255  
PROFESSIONAL ENGINEER  
6/12/09

**COMPATIBILITY SHEET**

DATE ISSUED: 01-15-08

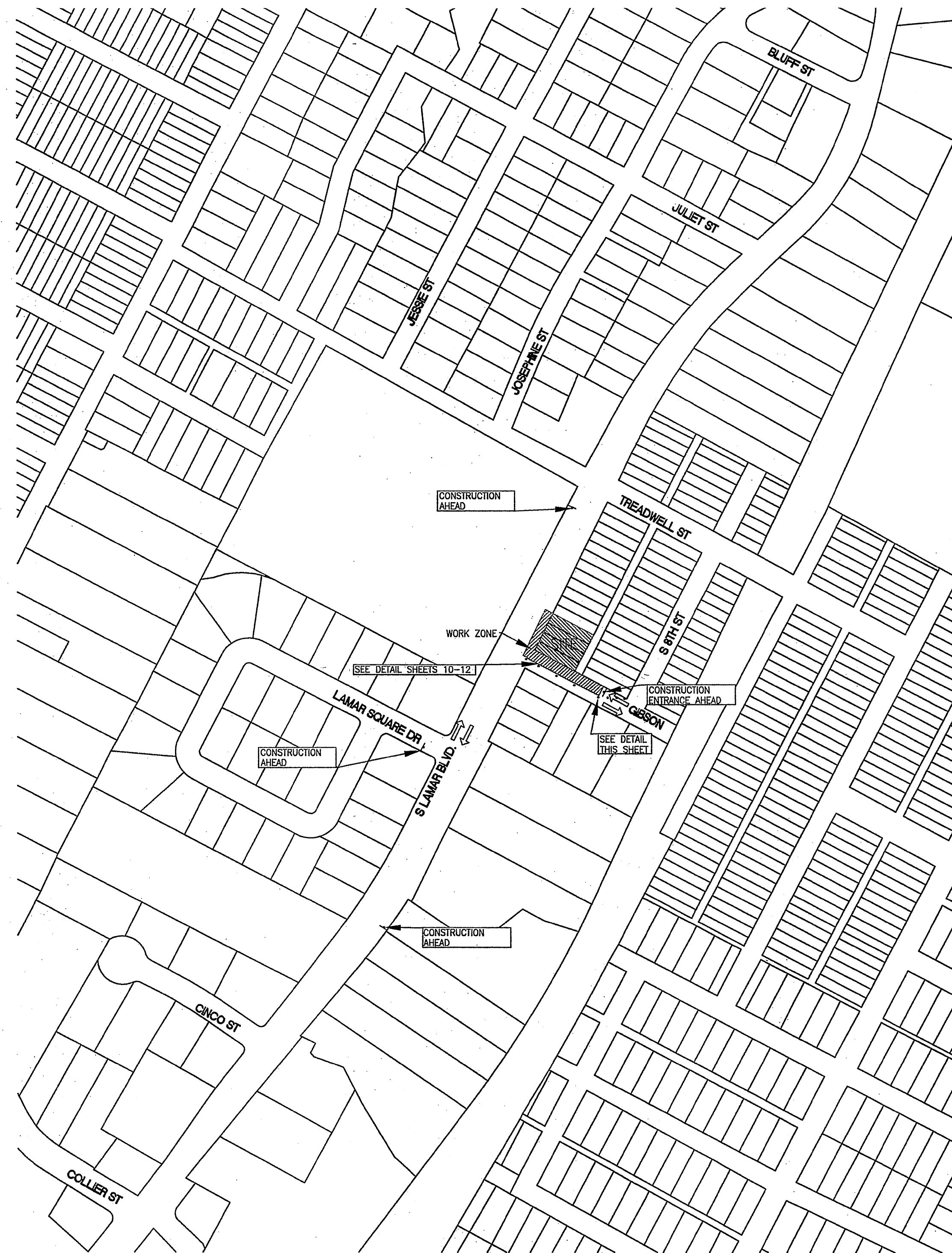
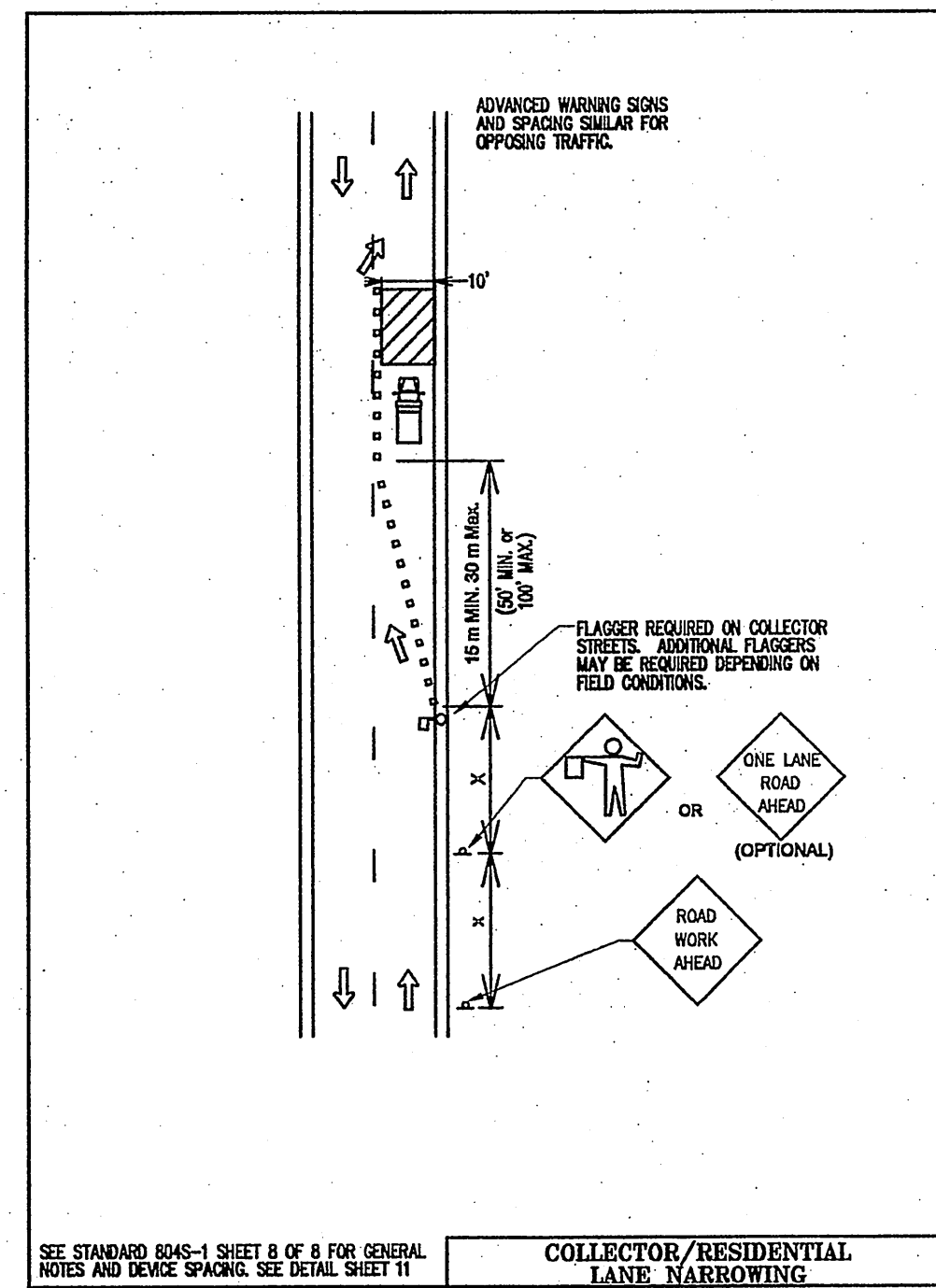
NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	6-13-08	
4	8-12-08	
5	9-5-08	

DRAWN BY: \_\_\_\_\_

FILE NAME: 0708140C.1

SHEET NO. **9 OF 17**





**TRAFFIC CONTROL PLAN**  
SCALE: 1" = 200'

**TCP NOTES:**

1. WORK HOURS ARE:  
9 AM TO 4 PM MONDAY THRU FRIDAY  
7 AM TO 7 PM SATURDAY AND SUNDAY
2. ROADWAY IS TO BE OPENED TO FULL USE AT END OF WORK HOURS.
3. CONTRACTOR SHALL SUBMIT TRAINING DOCUMENTS FOR THE COMPETENT PERSON ASSIGNED TO BE RESPONSIBLE FOR TRAFFIC CONTROL.
4. NOTIFY RIGHT OF WAY MANAGEMENT AT 974-7180 SIX (6) DAYS IN ADVANCE OF ANY WORK IN THE ROW.
5. ONLY PRE-QUALIFIED PRODUCTS SHALL BE USED. A LIST OF COMPLIANT PRODUCTS AND THEIR SOURCES MAY BE OBTAINED BY WRITING OR FAXING:  
  
STANDARDS ENGINEER  
TRAFFIC OPERATIONS DIVISION - TE  
TEXAS DEPARTMENT OF TRANSPORTATION  
125 EAST 11th STREET  
AUSTIN, TEXAS 78701-2483  
PHONE (512) 416-3335  
FAX (512) 416-3161  
E-MAIL TRF-STANDARD@mailgw.dot.state.tx.us
7. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN RIGHT OF WAY.
8. FOR BACKFILL, NIGHTTIME PROTECTION, SEE DETAIL 804S-4 SHEET 4, 5, 6, 7, OF 8.
9. SIDEWALK ALONG LAMAR SHALL BE OPEN TO PEDESTRIAN TRAFFIC DAILY. FOR SIDEWALK DEMOLITION AND RECONSTRUCTION INCLUDING PEDESTRIAN DETOUR, SEE DETAIL 804S-1 SHEET 4 OF 8.
10. FOR CURB, GUTTER & DRIVEWAY DEMOLITION AND RECONSTRUCTION, SEE DETAIL 804S-1 1 OF 8.

\*\* REF. DETAIL 804S-4 PAGE 3 OF 8 ON SHEET 12 FOR PROTECTION WHEN WORKERS ARE NOT PRESENT.

**LEGEND**

SYMBOLS	DESCRIPTION
(Symbol: Dashed line)	BOUNDARY LINES

POSTED SPEED	FORMULA	MIN. DESIRABLE TAPER LENGTH	SUGGESTED MAXIMUM SPACING OF DEVICE	MINIMUM SIGN SPACING	
45	L=WS	10' OFFSET	ON A TAPER 45'	ON A TANGENT 90'-110'	320'

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**SITE PLAN RELEASE** Sheet 12 of 17

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/15/12  
CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-2008  
APPROVED ADMINISTRATIVELY ON: 4/11/09  
APPROVED BY PLANNING COMMISSION ON: 10/28/08  
APPROVED BY CITY COUNCIL ON: NA

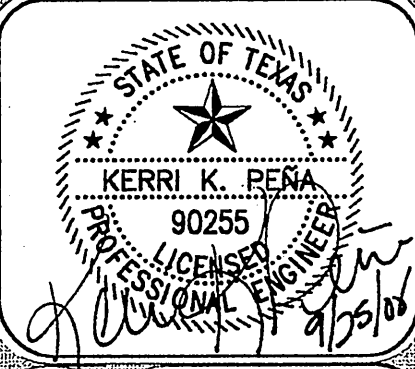
under Section 142 of Chapter 25-5 of the Austin City Code.  
Don. De  
Director, Watershed Protection & Development Review Department  
DATE OF RELEASE 4/11/09 Zoning: CS-1-CO  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

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**BIG CHIEF NO. TWO**  
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1109 S. LAMAR BLVD  
AUSTIN, TX. 78704



**DATE ISSUED**  
01-15-08

**RELEASES**

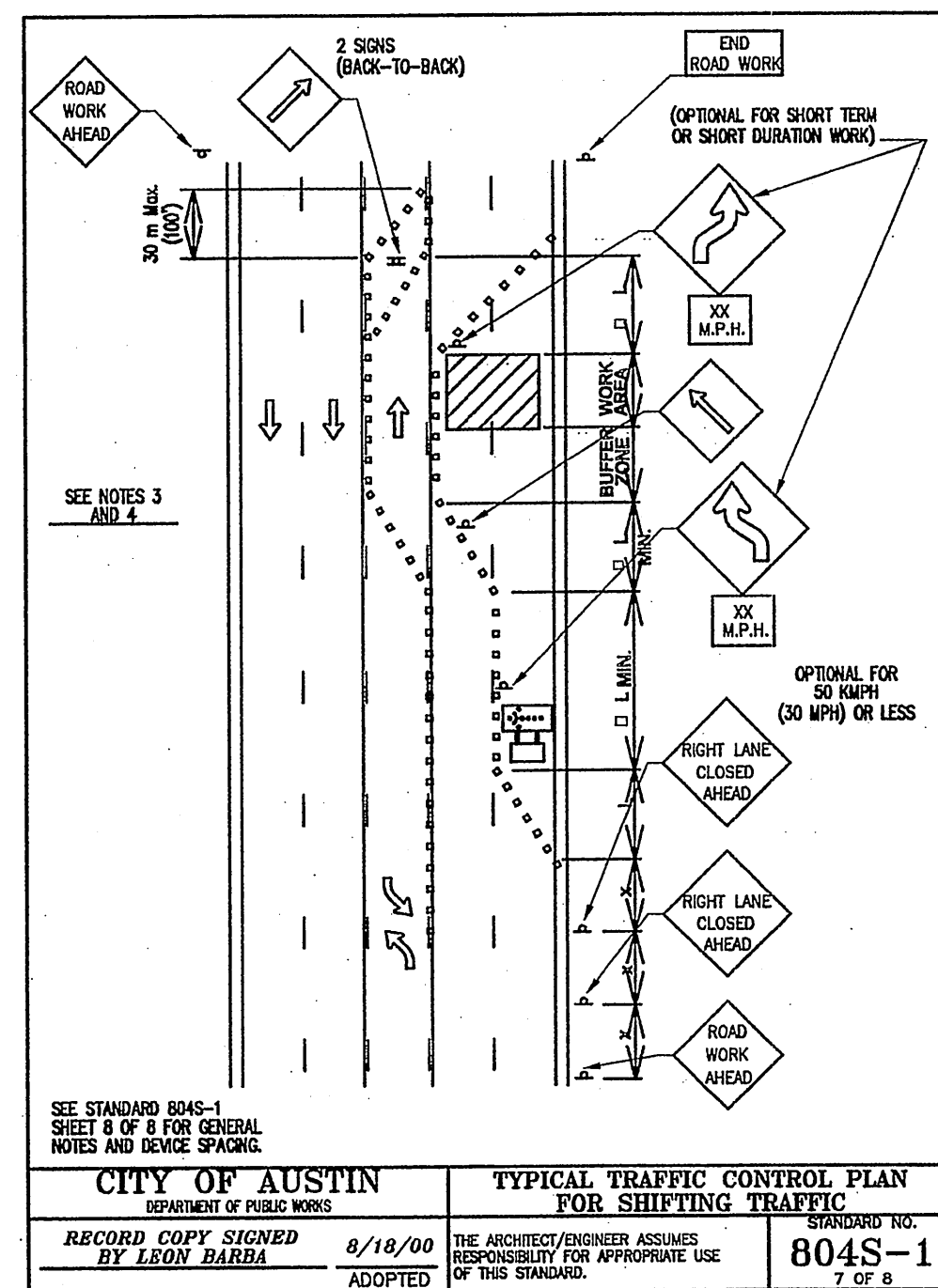
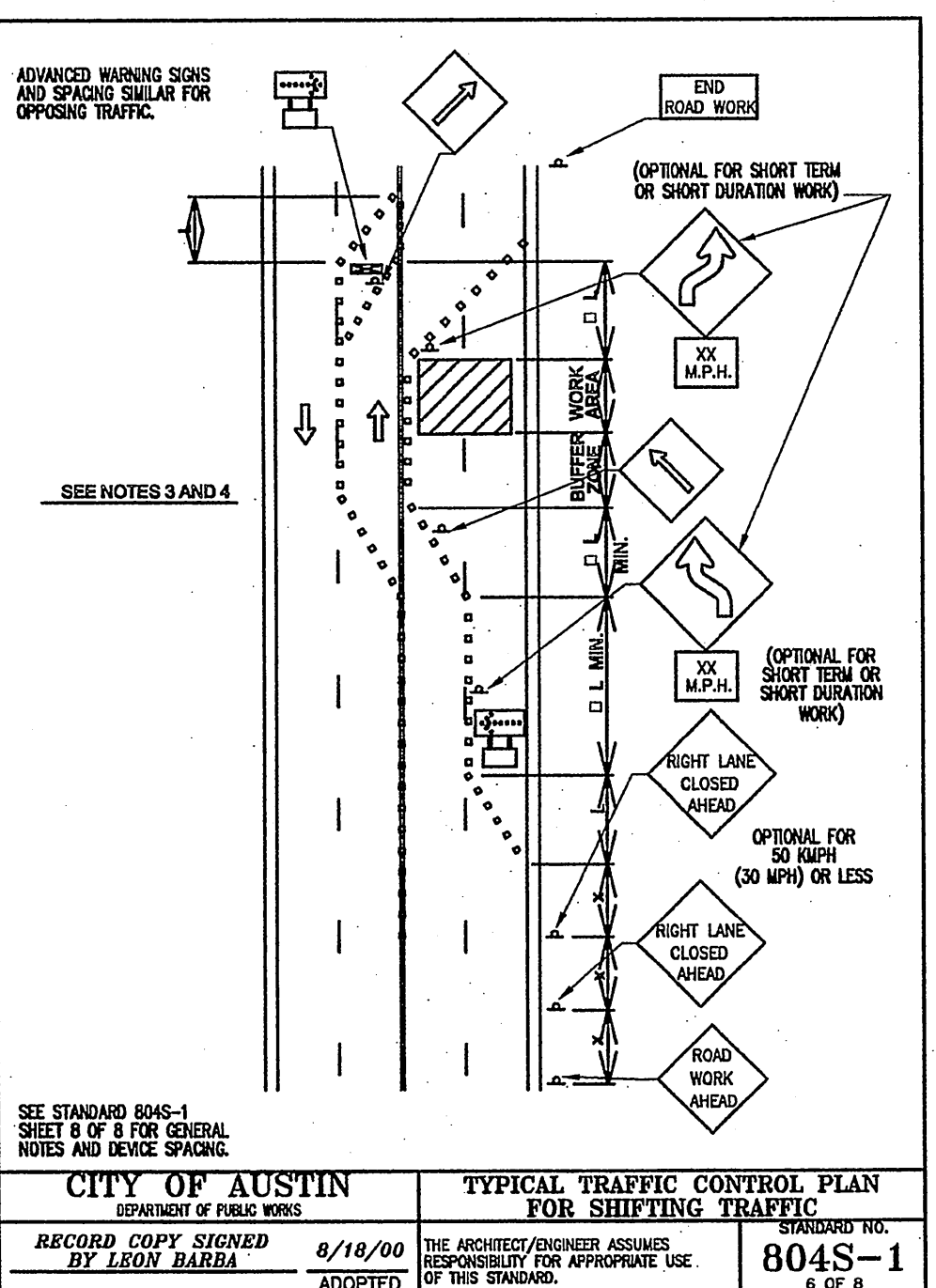
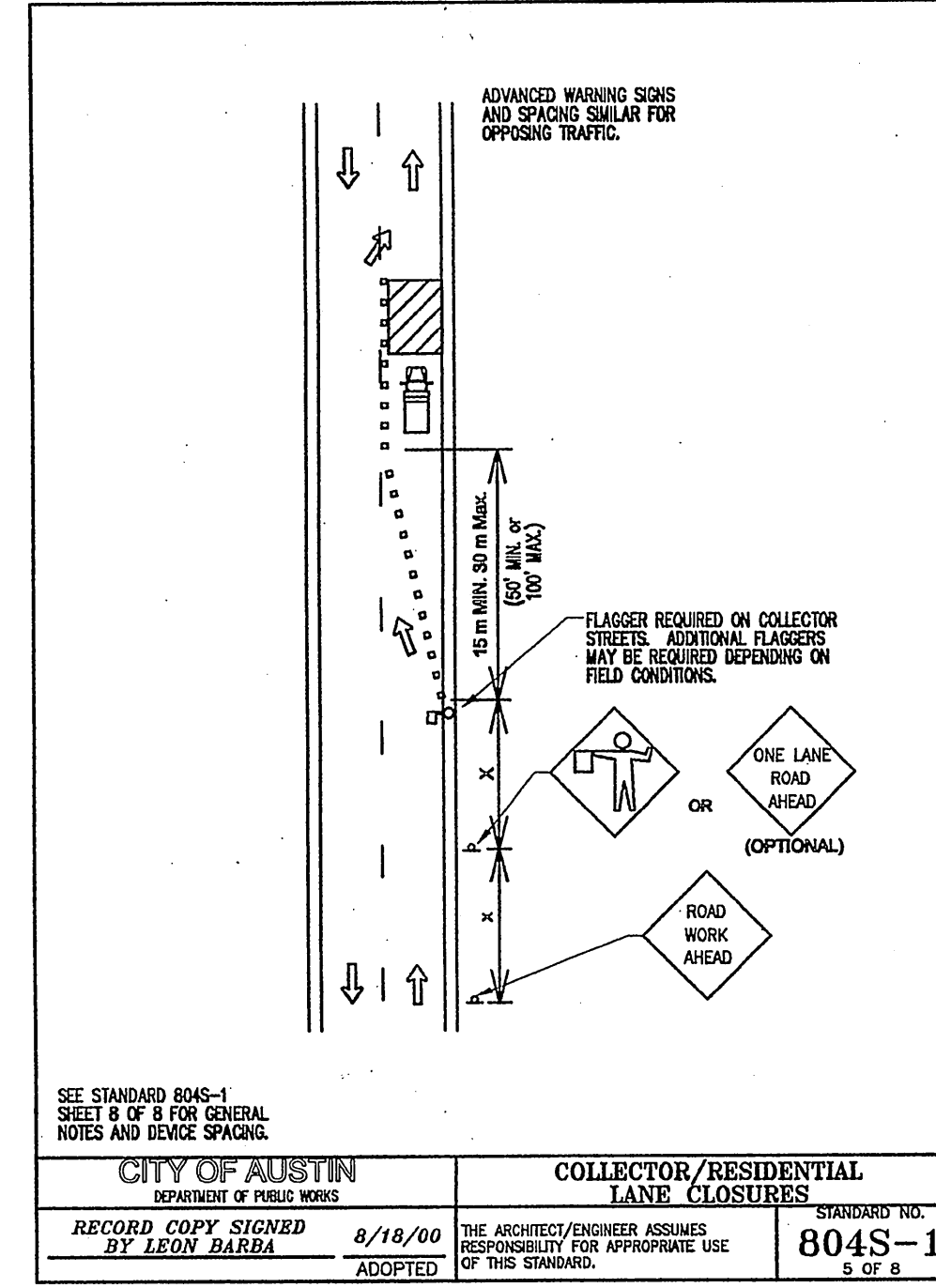
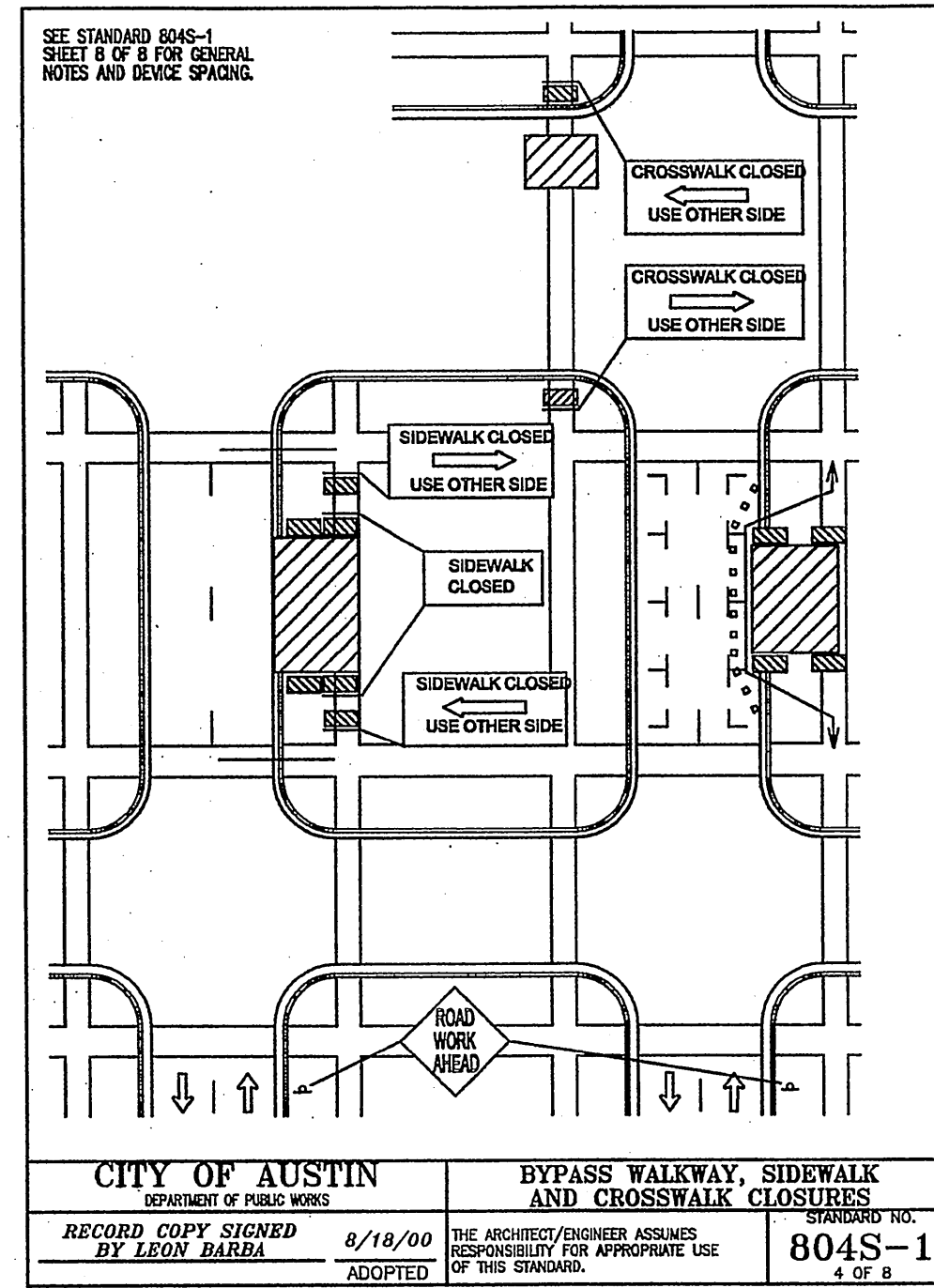
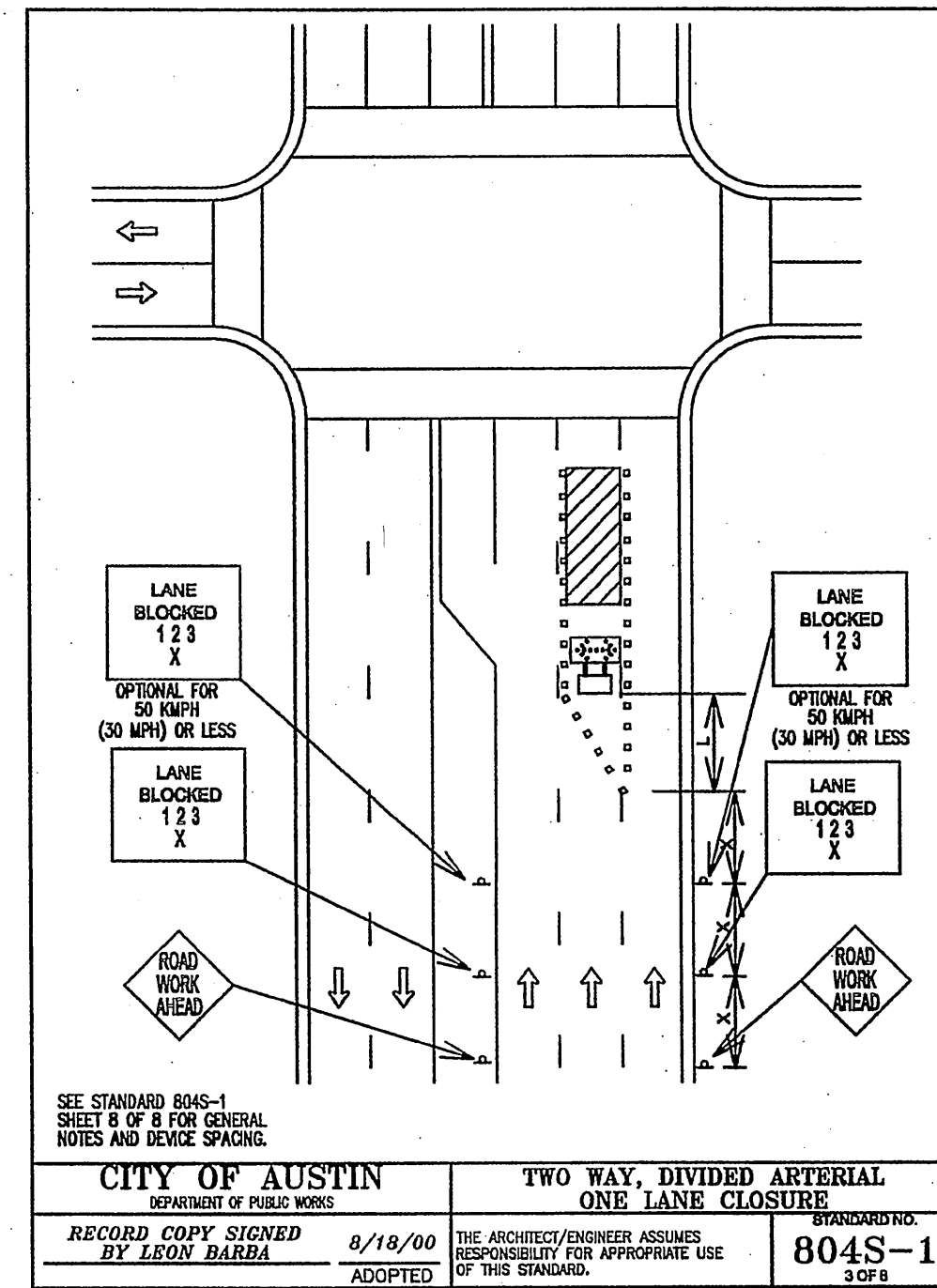
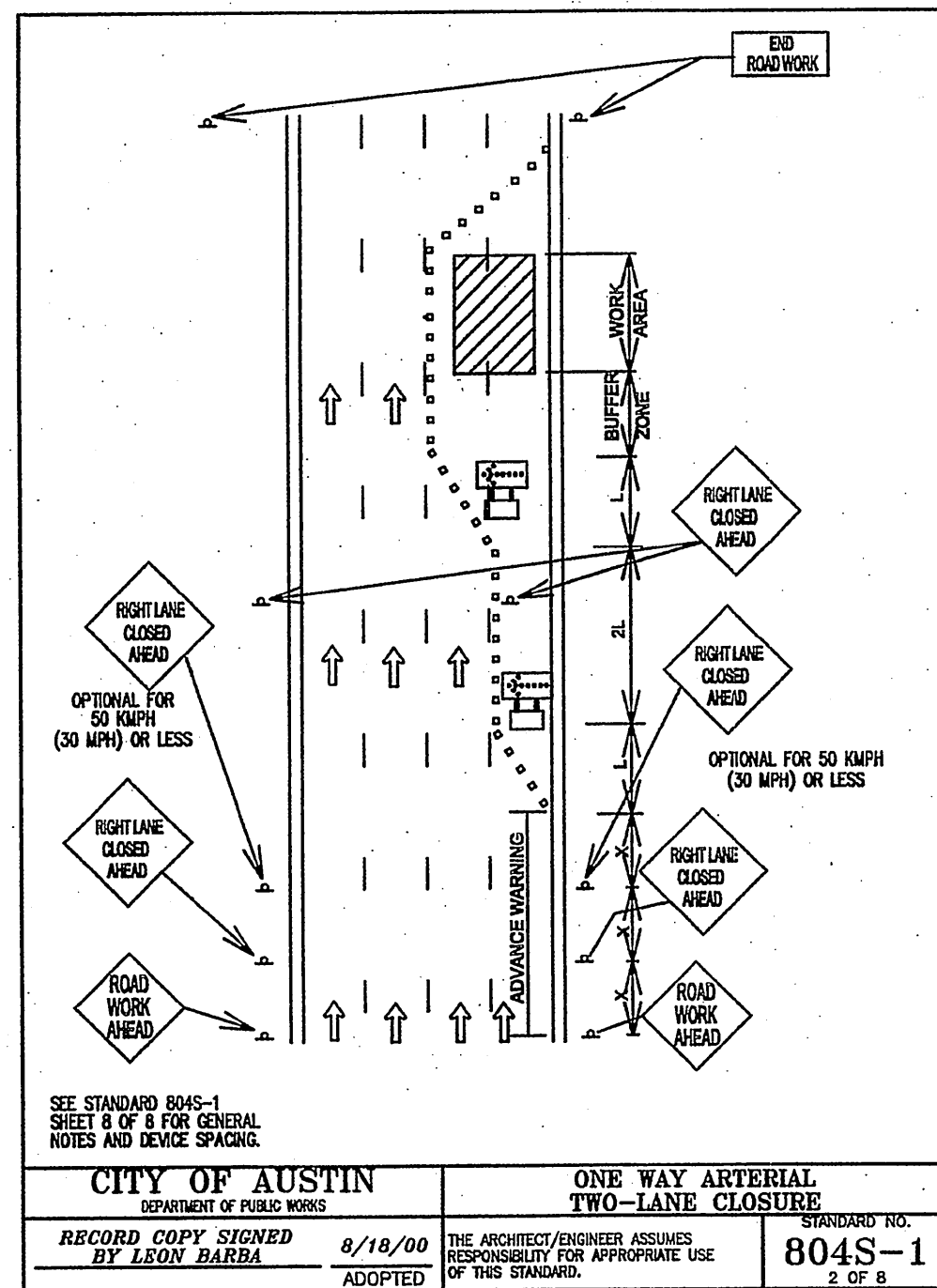
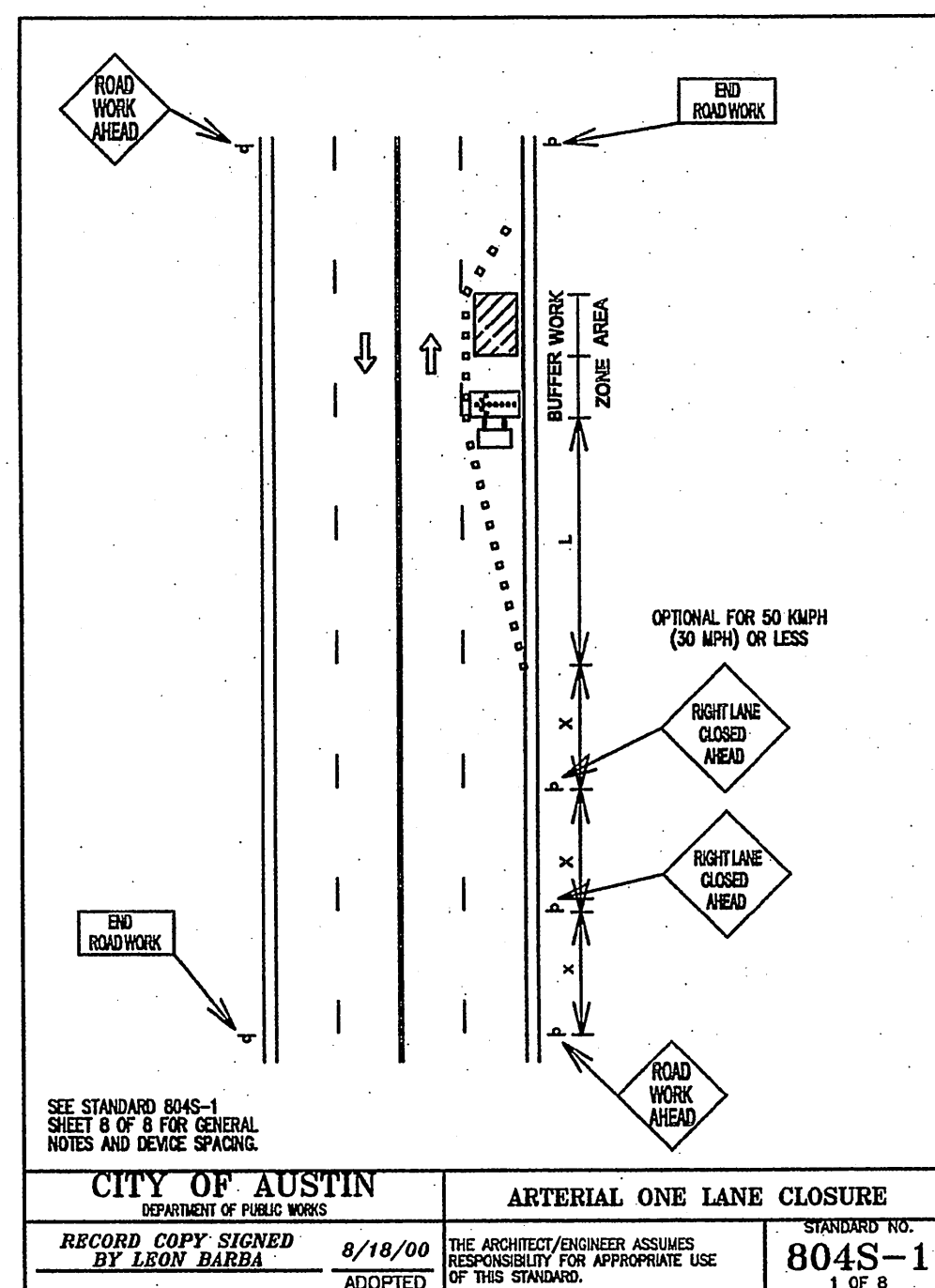
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2	4-17-08	
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4	8-12-08	
5	9-5-08	

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FILE NAME  
0708140C.1

SHEET NO.  
**10 OF 17**





1. ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFY CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

2. TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-3, SHEETS 6, 7 AND 8 OF 11.

3. FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS, THE CHANNELIZATION MUST BE MAINTAINED BY USING A KEY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZATION DEVICE SPACING OF 3 m (10') IS REQUIRED.

4. FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.

5. FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-3.

6. FOR ONE-WAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF PILES ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE SIGN SHALL BE PLACED UNDER THE NUMBER OF LANES BLOCKED.

7. FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.

8. CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY SPACES WHEREVER PEDESTRIAN MOVEMENTS ARE ANTICIPATED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.

9. FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.

10. THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.

**Typical Transition Lengths and Suggested Maximum Spacing of Devices**

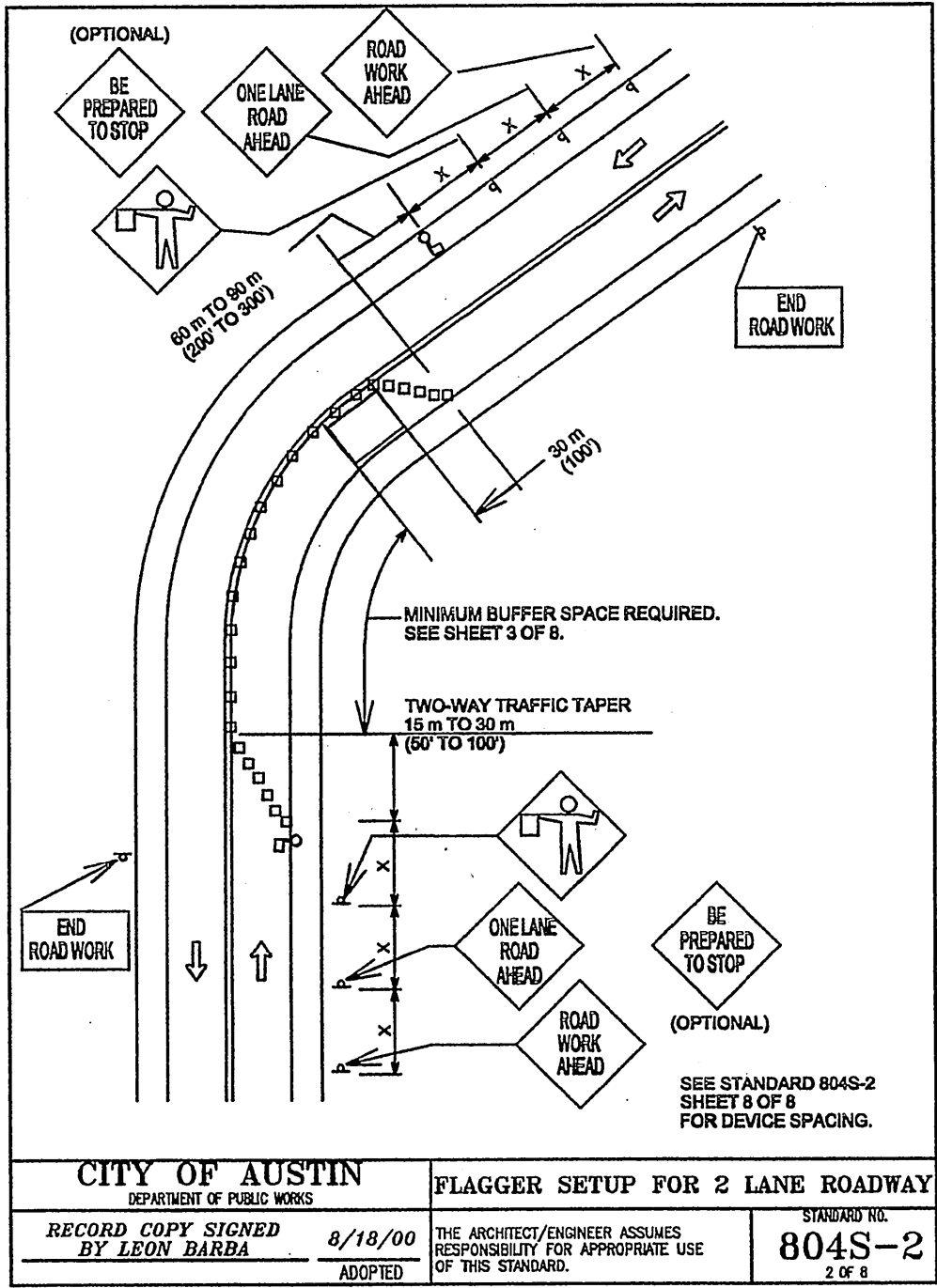
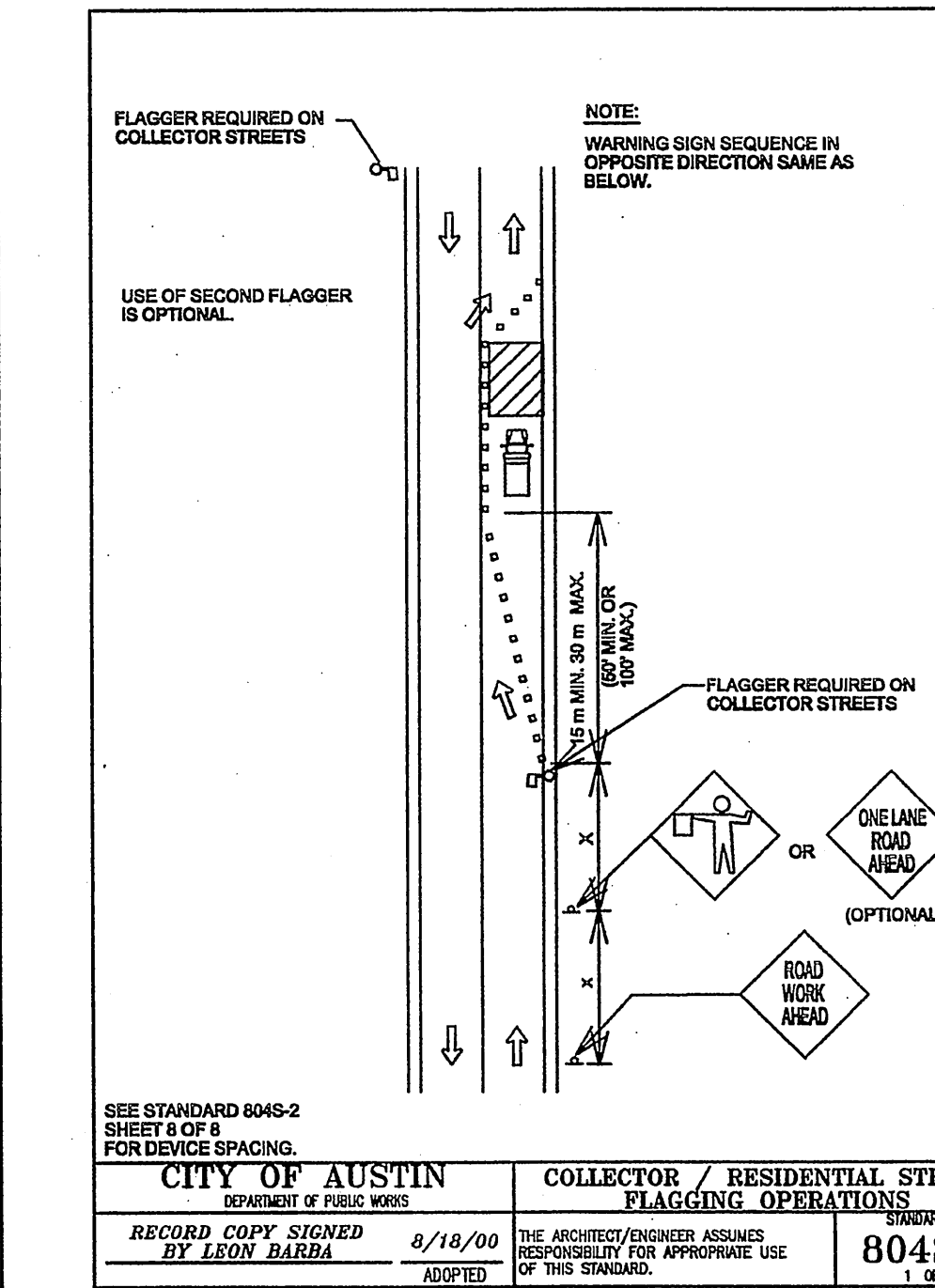
Posted Speed (mph)	Formula	Minimum Device Type Length (L)			One Way (ft)	One Way (ft)	Suggested Sign Spacing (ft)
		Other (ft)	Other (ft)	Other (ft)			
30	100	100	100	100	100	40 (12)	
35	100	100	100	100	100	50 (15)	
40	100	100	100	100	100	75 (24)	
45	100	100	100	100	100	100 (30)	
50	100	100	100	100	100	120 (36)	
55	100	100	100	100	100	150 (45)	
60	100	100	100	100	100	180 (54)	
65	100	100	100	100	100	210 (63)	
70	100	100	100	100	100	240 (72)	

**LEGEND**

- Channelizing devices
- Trailer mounted arrow display
- Flagger

**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS  
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**GENERAL NOTES AND DEVICE SPACING**  
STANDARD NO. 804S-1  
SHEET 8 OF 8 FOR GENERAL NOTES AND DEVICE SPACING



1. FOR DAYTIME WORK, THE FLAGGER SHALL WEAR AN APPROVED BRIGHTLY COLORED VEST. FOR NIGHTTIME WORK, THE VEST SHALL BE RETROREFLECTIVE. THE RETROREFLECTIVE MATERIAL SHALL BE ORANGE, YELLOW, WHITE, SILVER, STRONG YELLOW, GREEN OR A FLUORESCENT VERSION OF THESE COLORS AND SHALL BE VISIBLE AT A MINIMUM DISTANCE OF 505 m (1,657').

2. FOR LOW-VOLUME APPLICATIONS, A SINGLE FLAGGER MAY BE ADEQUATE. WHERE ONE FLAGGER CAN BE USED, SUCH AS FOR SHORT WORK AREAS ON STRAIGHT ROADWAYS, THE FLAGGER MUST BE VISIBLE TO APPROACHING TRAFFIC FROM BOTH DIRECTIONS.

3. FLAGGERS SHALL USE ONLY STOP/SLOW PADDLE TO DIRECT TRAFFIC UNLESS WORKING IN A SIGNALIZED INTERSECTION WHERE DRIVERS MAY BE CONFUSED BY THE SIGN PADDLE. HAND SIGNAL MAY BE USED IN THESE SITUATIONS.

4. FLAGGERS SHALL ENSURE THAT ALL REQUIRED SIGNING IS IN PLACE PRIOR TO BEGINNING FLAGGING OPERATIONS.

5. FLAGGERS SHALL NOT PERFORM WORK THAT IS NOT RELATED TO FLAGGING WHILE ON DUTY.

6. FLAGGERS MAY CARRY AIR HORNS OR WHISTLES TO WARN WORKERS OF AN EMERGENCY CONDITION.

7. FLAGGERS SHALL BE REQUIRED TO USE TWO-WAY RADIOS WHEN OUT OF CLEAR VIEW OF EACH OTHER.

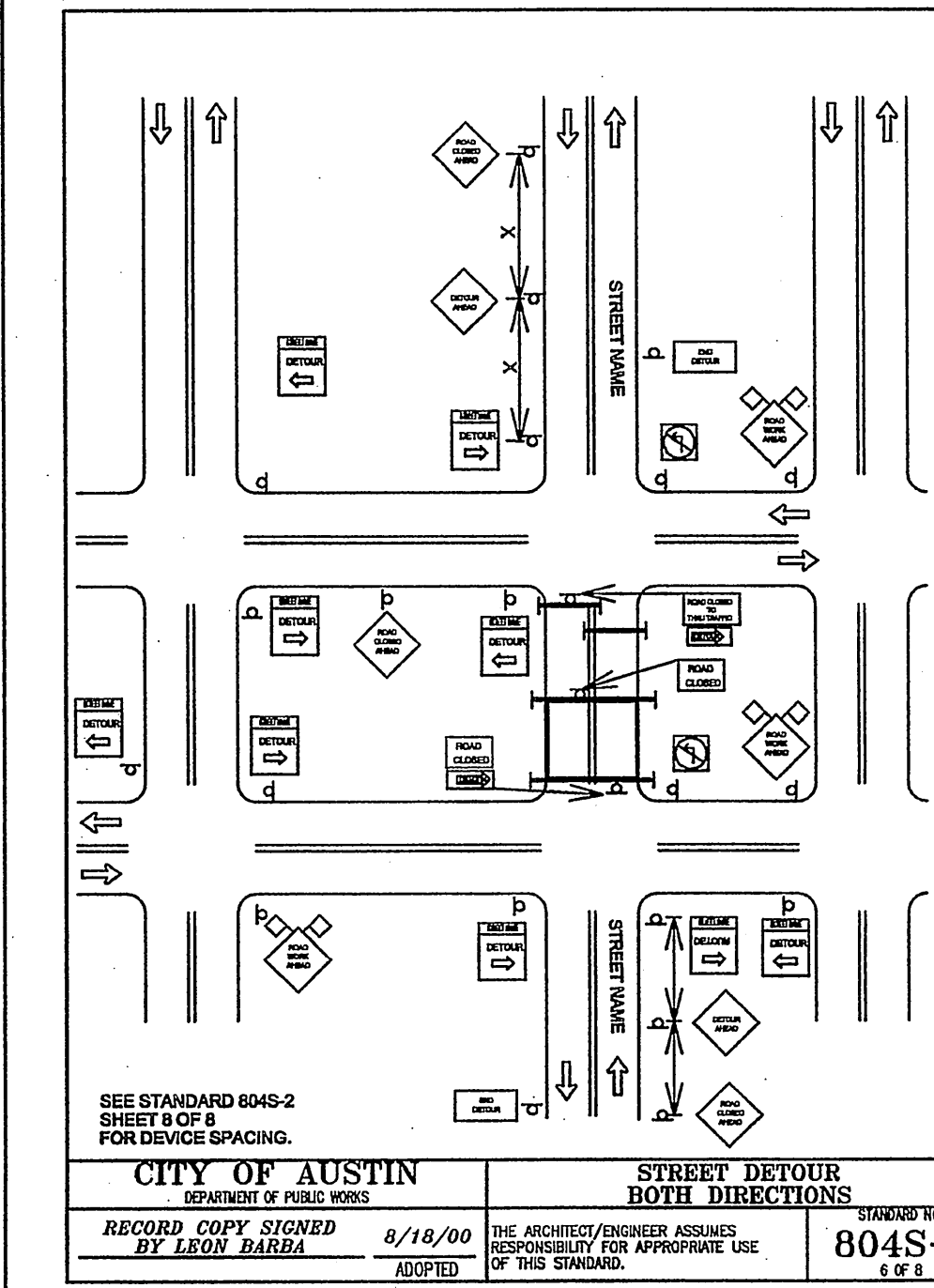
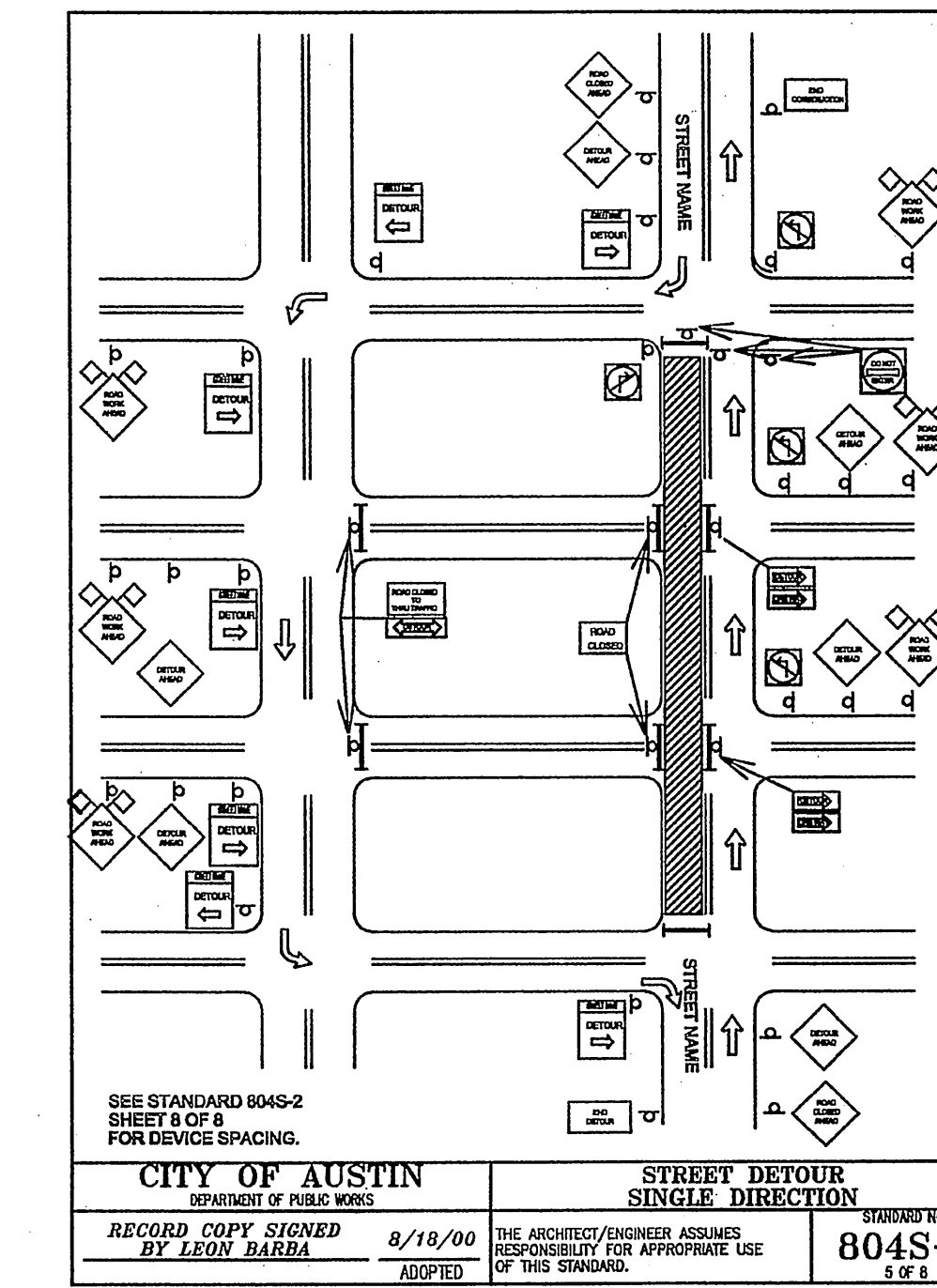
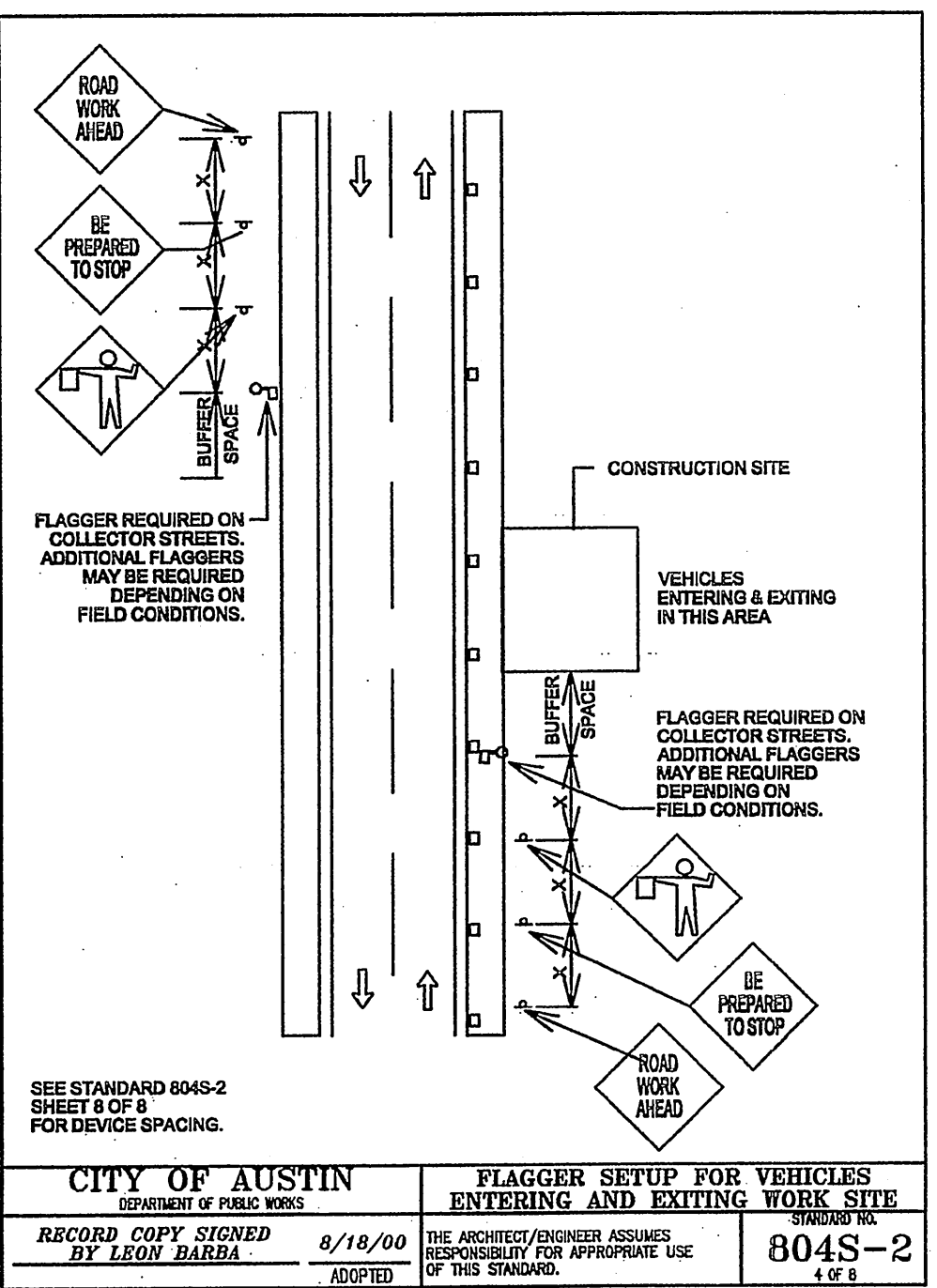
8. FLOODLIGHTS SHOULD BE PROVIDED TO MARK FLAGGER STATIONS AT NIGHT AS NEEDED.

SPEED (mph)	SPEED* (mph)	LENGTH (feet)	LENGTH (feet)
30	20	11	33
40	28	17	51
50	35	26	78
55	38	39	117
65	45	51	156
70	48	64	195
80	55	85	255
90	60	101	303
95	65	115	345
105	70	140	420

\*POSTED SPEED

**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS  
RECORD COPY SIGNED BY LEON BARBA 8/18/00 ADOPTED

**FLAGGER SETUP FOR 2 LANE ROADWAY**  
STANDARD NO. 804S-2  
SHEET 8 OF 8 FOR GENERAL NOTES AND DEVICE SPACING



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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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.

**SITE PLAN RELEASE** Sheet 11 of 12

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12  
CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-08  
APPROVED ADMINISTRATIVELY ON: 4/21/09  
APPROVED BY PLANNING COMMISSION ON: 10/28/08  
APPROVED BY CITY COUNCIL ON: N/A  
under Section 142 of Chapter 255 of the Austin City Code.

Director, Watershed Protection & Development Review Department  
DATE OF RELEASE: 4/21/09 Zoning: GS-1-02

Rev. 1 \_\_\_\_\_ Correction 1  
Rev. 2 \_\_\_\_\_ Correction 2

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**CAPTIVITY INVESTMENTS**  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704

STATE OF TEXAS  
KERRI K. PENN  
90255  
COUNTY CLERK  
JANUARY 15, 2009

**DATE ISSUED**  
01-15-08

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1	2-19-08	
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5	9-5-08	

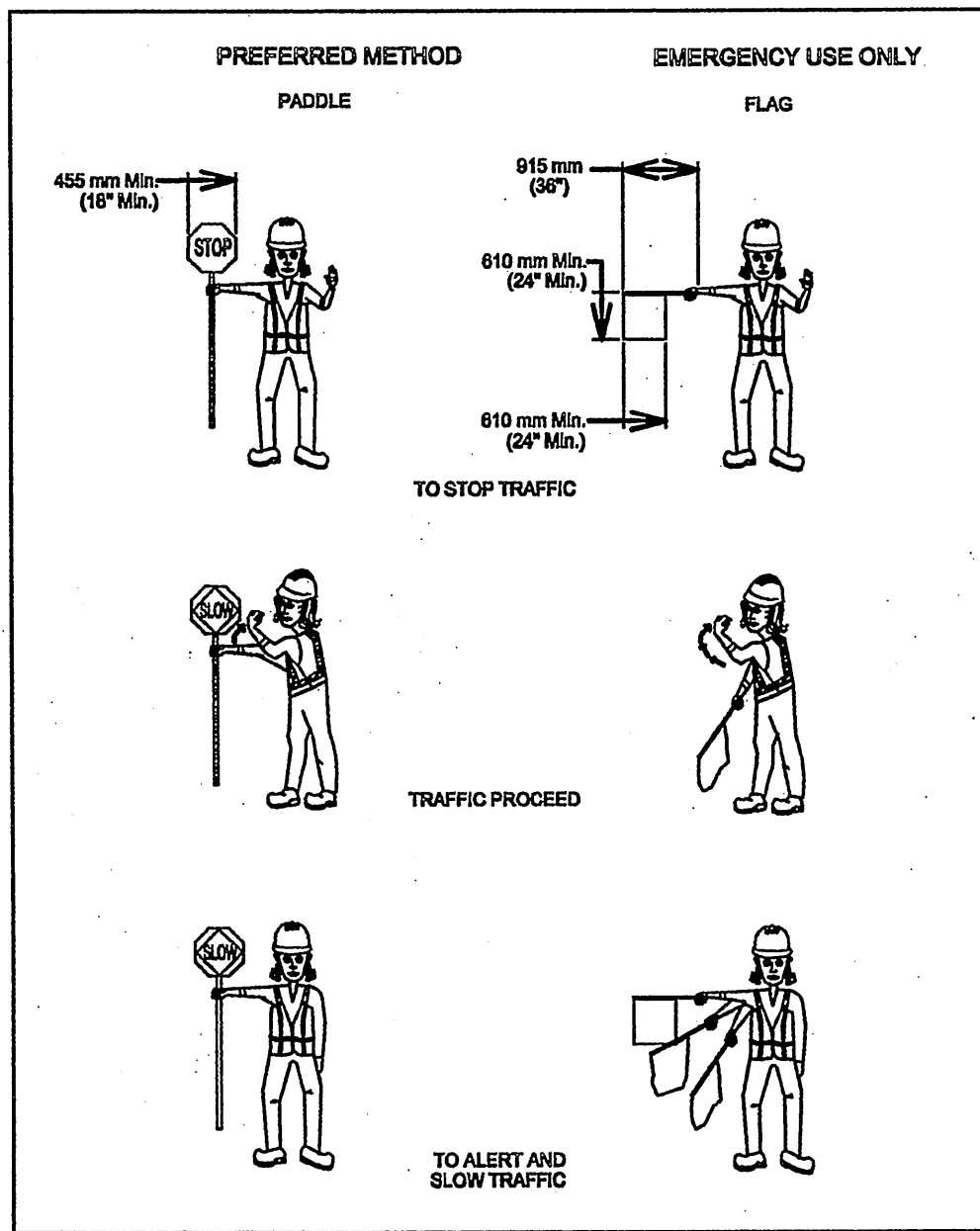
**DETAIL**

FILE NAME  
0708140C.1

**SHEET NO.**

**11 of 17**





**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS

**USE OF HAND SIGNALING DEVICES**

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

STANDARD NO. **804S-2**  
4 OF 5

**Typical Transition Lengths and Suggested Maximum Spacing of Devices**

Speed (MPH)	Posted Speed (MPH)	Formula	3.0(10) Offset (Feet)	3.2(11) Offset (Feet)	3.6(12) Offset (Feet)	On a tangent (Feet)	On a curve (Feet)	Suggested Max. Spacing (Feet)	Suggested Sign Spacing (Feet)
50	30	L=WS	45	50	55	9	15-20	100	40 (120)
65	35	L=WS	60	75	90	10	20-25	150	60 (180)
80	40	L=WS	80	100	120	10	25-30	200	75 (225)
100	45	L=WS	100	125	150	10	30-35	250	100 (300)
115	50	L=WS	115	140	170	10	35-40	300	120 (360)

**LEGEND**

- Channelizing devices
- Trailer mounted flashing arrow board
- Flagger

**TRAFFIC DETOUR NOTES:**

- "STREET CLOSED" AND "STREET CLOSED TO THRU TRAFFIC" MAY BE USED IN PLACE OF "ROAD CLOSED" AND "ROAD CLOSED TO THRU TRAFFIC".
- THE USE OF A STREET SIGN NAME MOUNTED WITH THE M-8 DETOUR SIGN IS REQUIRED. THE STREET NAME PLATE SHOULD BE PLACED ABOVE THE DETOUR SIGN. THE PLATE MAY HAVE EITHER A WHITE OR GREEN BACKGROUND.
- ADDITIONAL "DO NOT ENTER" SIGNS MAY BE DESIRABLE AT INTERSECTIONS WITH INTERVENING STREETS.
- A M-8 DETOUR SIGN WITH AN ADVANCE TURN ARROW MAY BE USED IN ADVANCE OF A TURN ON MULTI-LANE STREETS, SUCH SIGNS SHOULD BE USED.
- M-4 DETOUR SIGNS MAY BE LOCATED ON THE FAR SIDE OF INTERSECTIONS.

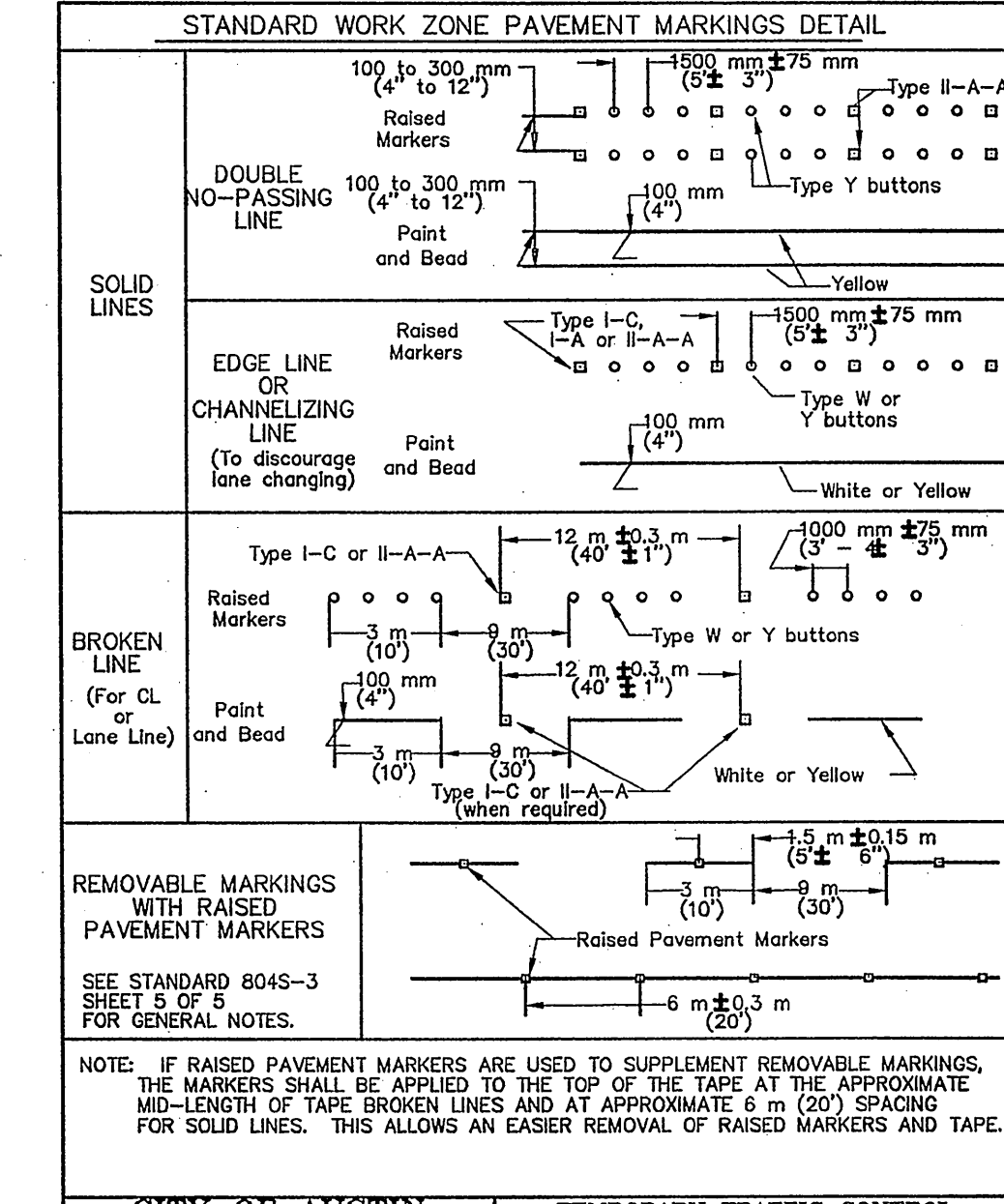
**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS

**TEMPORARY LENGTHS & SPACING OF DEVICES, LEGEND & GENERAL NOTES**

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

STANDARD NO. **804S-2**  
1 OF 5



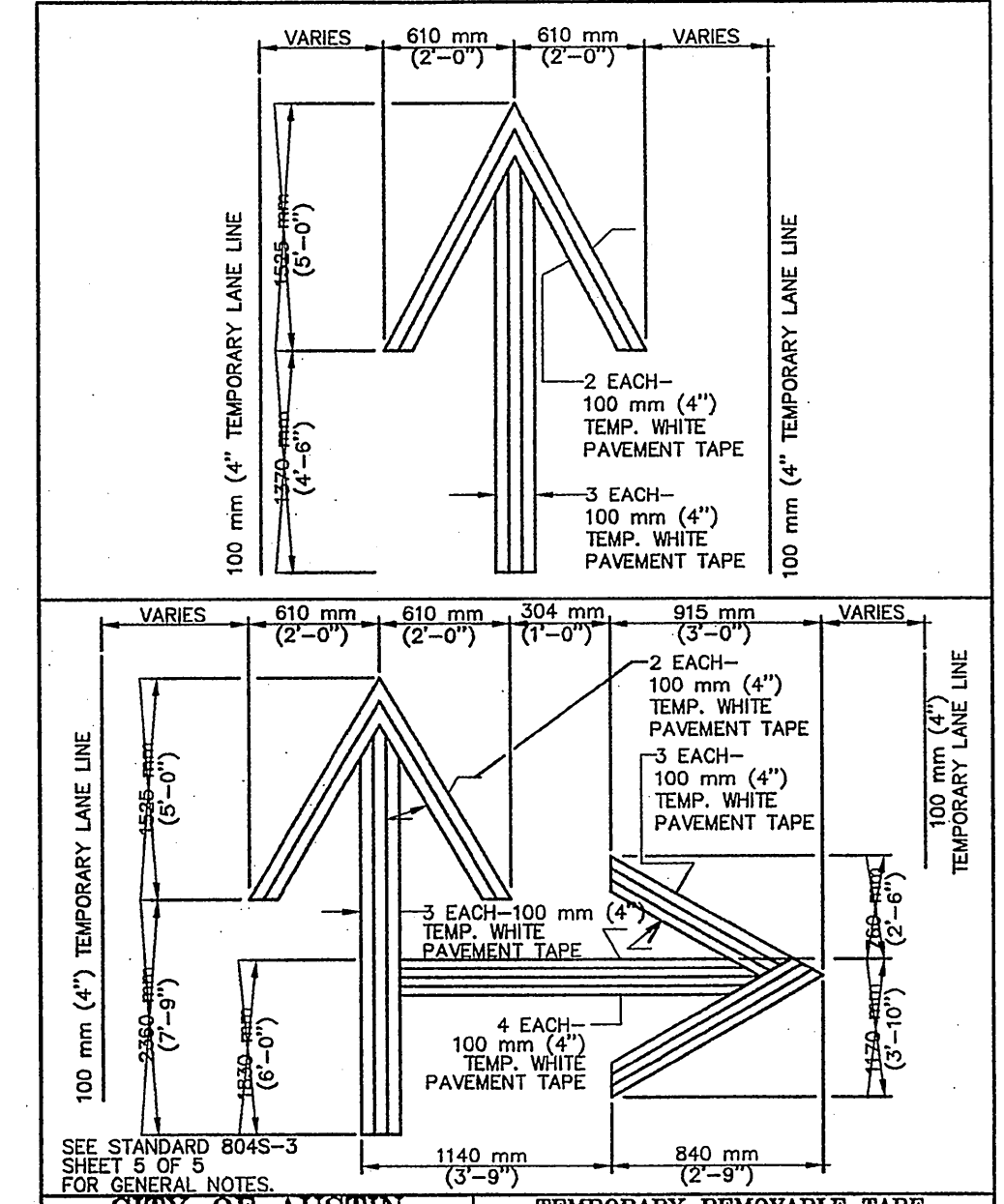
**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

**TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS**

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STANDARD NO. **804S-3**  
1 OF 5



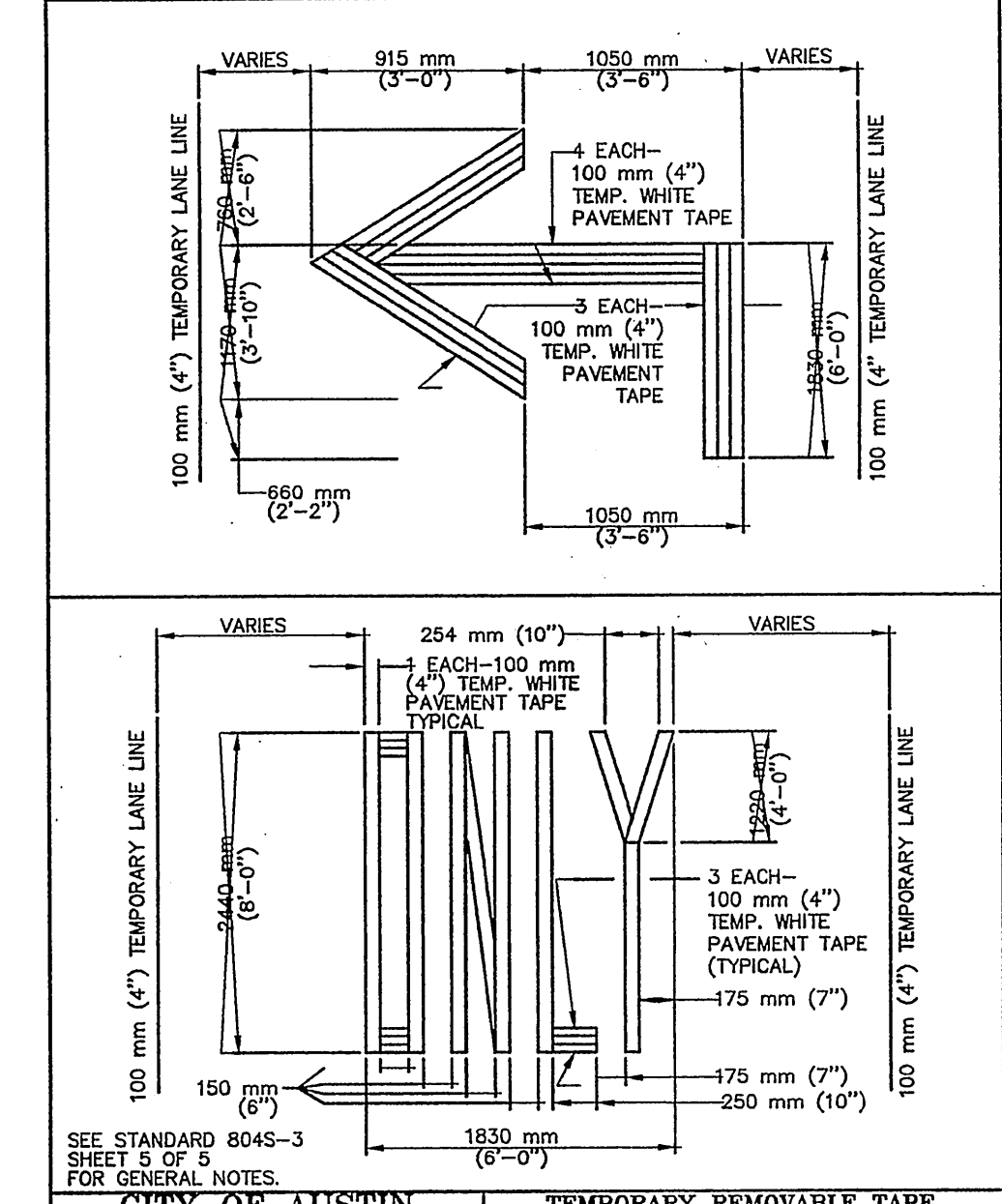
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DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

**TEMPORARY REMOVABLE TAPE, ARROWS AND LEGENDS**

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

STANDARD NO. **804S-3**  
2 OF 5



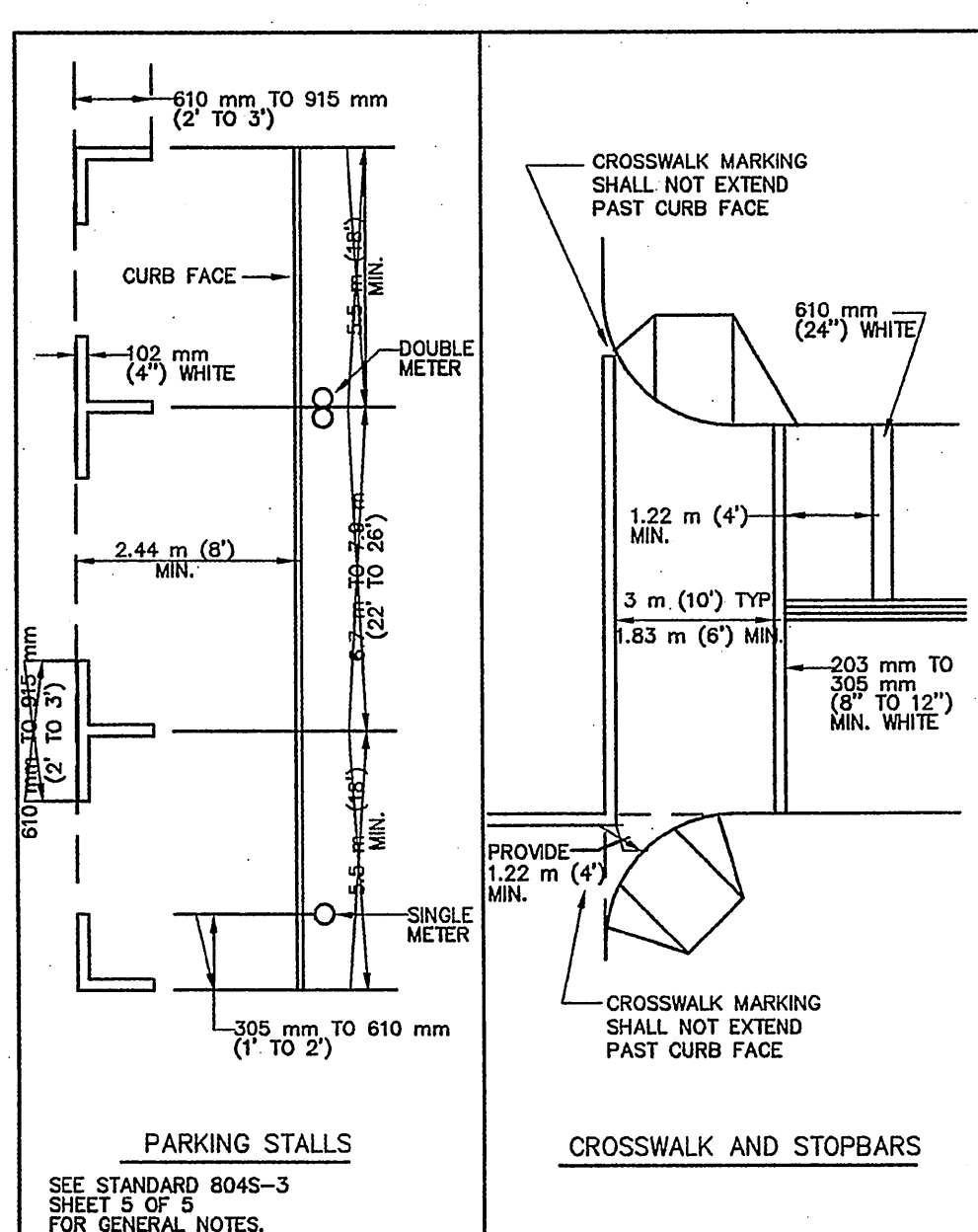
**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

**TEMPORARY REMOVABLE TAPE, ARROWS AND LEGENDS**

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STANDARD NO. **804S-3**  
3 OF 5



**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

**PARKING STALLS, CROSSWALK AND STOP BARS**

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

STANDARD NO. **804S-3**  
4 OF 5

- ALL PAVEMENT MARKINGS USED SHALL CONFORM TO THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND EXISTING PAVEMENT MARKINGS ON ALL ROADWAYS WITHIN THE CONSTRUCTION LIMITS AND ON ANY ROADWAY OUTSIDE THE CONSTRUCTION LIMITS THAT REQUIRES THE REOPENING OF TRAFFIC FOR THE WORK.
- ALL ROADWAYS TO BE OPENED TO TRAFFIC SHALL HAVE TEMPORARY OR STANDARD PAVEMENT MARKINGS INSTALLED AS SHOWN IN THE DRAWINGS, AT THE END OF EACH DAY'S OPERATION.
- MARKINGS SHALL PROVIDE A VISIBLE REFERENCE FOR A MINIMUM DISTANCE OF 91.5 m (300') DURING NORMAL DAYLIGHT HOURS AND 49 m (160') WHEN ILLUMINATED BY AUTOMATIC LOW-BEAM HEADLIGHTS AT NIGHT, UNLESS SIGHT DISTANCE IS RESTRICTED BY ROADWAY GEOMETRICS.
- ALL TEMPORARY REMOVABLE PAVEMENT MARKINGS SHALL BE SUPPLEMENTED WITH RAISED PAVEMENT MARKERS.
- TEMPORARY REMOVABLE PAVEMENT MARKING TAPE IS THE PREFERRED PAVEMENT MARKING. HOWEVER, THE CONTRACTOR MAY WITH APPROVAL OF THE ENGINEER OR DESIGNATED REPRESENTATIVE, USE RAISED PAVEMENT MARKINGS, PAINT AND BEADS OR THERMOPLASTIC IF THE ROADWAY IS TO BE COMPLETELY RESURFACED.
- PAVEMENT MARKINGS THAT ARE NO LONGER APPLICABLE AND WHICH MAY CAUSE CONFUSION OR DIRECT MOTORS TOWARD OR INTO THE CLOSED PORTION OF THE ROADWAY, SHALL BE REMOVED OR OBLITERATED BEFORE THE ROADWAY IS OPENED TO TRAFFIC. THE ABOVE DOES NOT APPLY TO SHORT-DURATION, SHORT-TERM STATIONARY OR INTERMEDIATE TERM STATIONARY WORK.
- REMOVAL OR OBLITERATION OF PAVEMENT MARKINGS INCLUDES CENTERLINES, CHANNELIZING LINES, LANE LINES, EDGE LINES, WORDS, ARROWS AND RAISED PAVEMENT MARKINGS.
- PAVEMENT MARKINGS SHALL BE REMOVED OR OBLITERATED TO THE FULLEST EXTENT POSSIBLE, SO AS NOT TO LEAVE A DISCRETE MARK. GRINDING OF PAVEMENT MARKINGS WILL ONLY BE ALLOWED ON PAVEMENT THAT IS TO BE COMPLETELY REPLACED.
- TEMPORARY FLEXIBLE-REFLECTIVE TABS MAY BE USED FOR TEMPORARY PAVEMENT MARKINGS ON NEW PAVEMENT, PROVIDED THEY ARE PLACED ON 1.5 m (5') CENTERS.
- THE CONTRACTOR SHALL PLACE TEMPORARY FLEXIBLE-REFLECTIVE TABS IMMEDIATELY AFTER THE FINAL HMA OVERLAY AS EACH LANE IS COMPLETED AND READY FOR TRAFFIC. NO DIRECT PAYMENT WILL BE MADE FOR THIS OPERATION. THIS SHALL BE CONSIDERED SUBSIDIARY TO THE OTHER BID ITEMS. FINAL STRIPING SHOULD BE COMPLETED WITHIN FOURTEEN (14) DAYS OF THE FINAL PAVING.

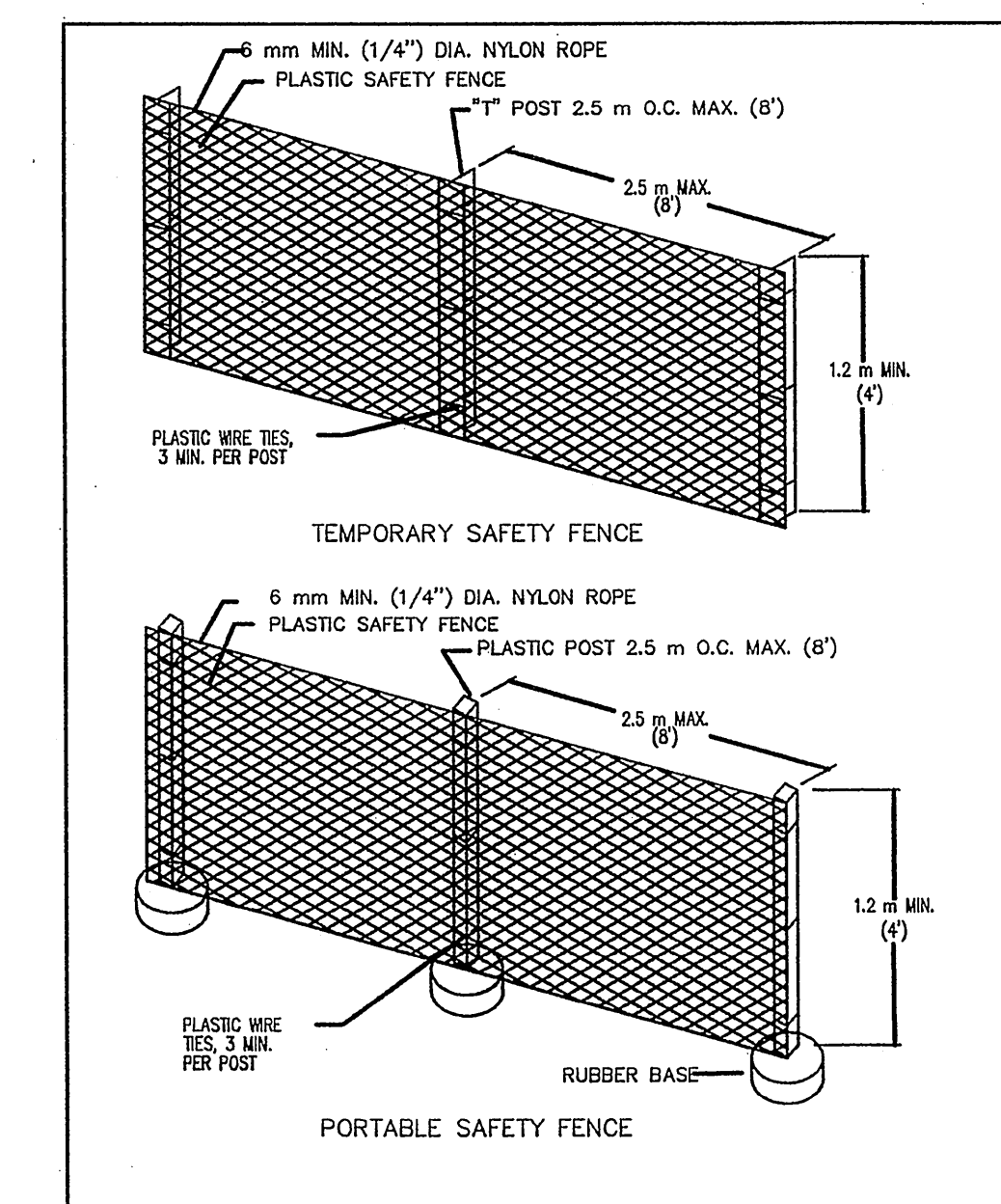
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**GENERAL NOTES**

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

STANDARD NO. **804S-3**  
5 OF 5



**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS

**SAFETY FENCE**

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

STANDARD NO. **804S-4**  
1 OF 5

- SAFETY FENCE SHALL BE USED TO PROTECT ALL EXCAVATIONS IN THE RIGHT-OF-WAY.
- SAFETY FENCES SHALL BE USED TO SEPARATE CONSTRUCTION ACTIVITIES FROM PEDESTRIAN.
- ALL SAFETY FENCING SHALL BE PLASTIC, 1.200 m (48") MINIMUM HEIGHT AND ORANGE IN COLOR.
- SAFETY FENCE USED WITHIN THE ROADWAY SHALL BE REINFORCED WITH A MINIMUM OF TWO (2) STRIPS OF RETROREFLECTIVE MATERIAL, A MINIMUM OF 25 mm (1") WIDE, THE LENGTH OF THE FENCE OR DELINEATOR BY CHANNELIZING DEVICES.
- SAFETY FENCE USED TO SEPARATE SPRAWLS FROM CONSTRUCTION ACTIVITIES SHALL HAVE MINIMUM ENHANCEMENT TO THE SIDEWALK.
- AS A MINIMUM, SAFETY FENCING IS REQUIRED IN AREAS ADJACENT TO EXCAVATIONS GREATER THAN OR EQUAL TO 150 mm (6").
- SAFETY FENCING SHALL BE CONSIDERED SUBSIDIARY TO ITEM 803, "BARRICADES, SIGNS AND TRAFFIC HANDLING".
- PORTABLE SAFETY FENCE MOUNTS SHALL BE APPROVED BY THE TRANSPORTATION DIVISION PRIOR TO CONSTRUCTION.

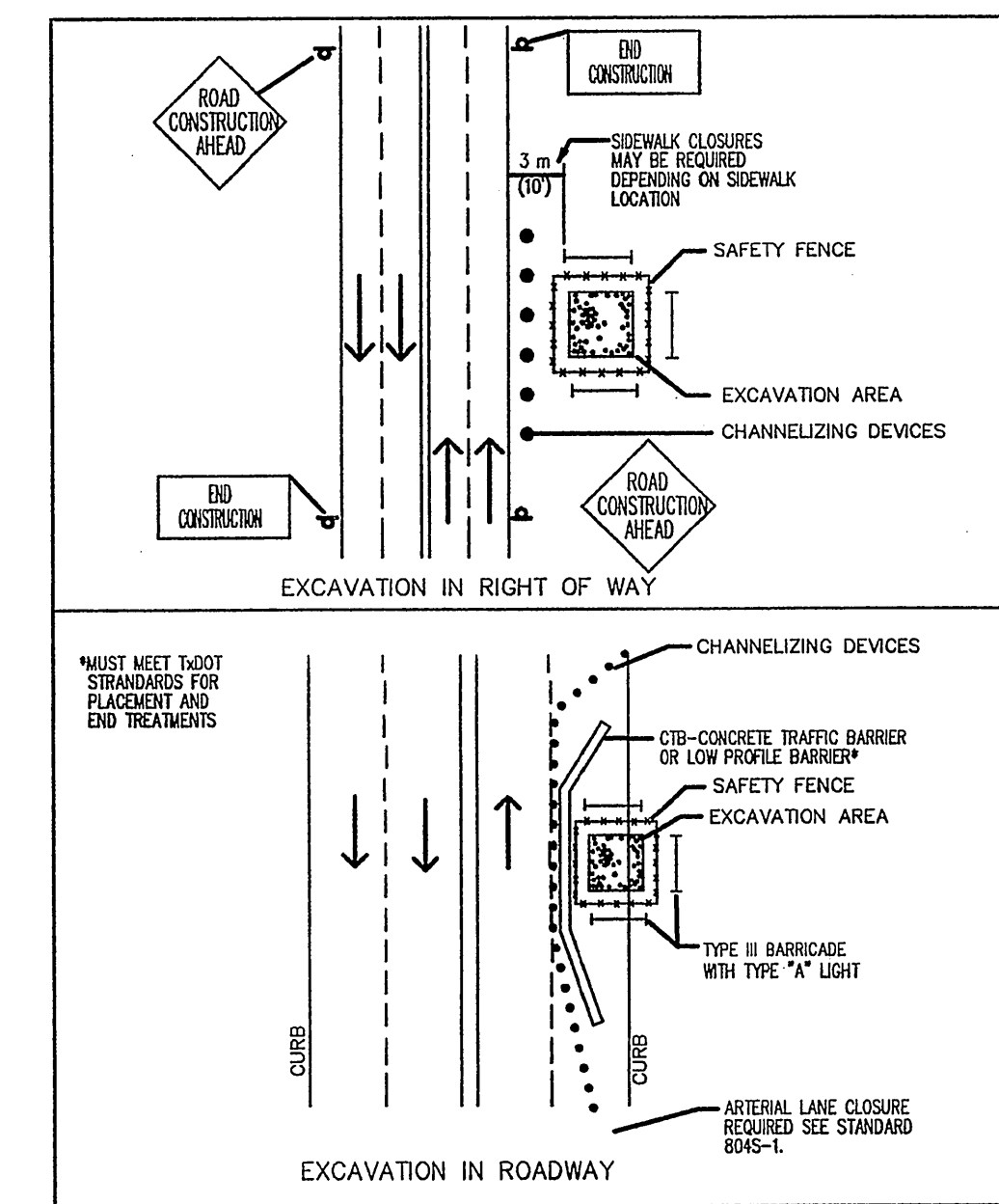
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**SAFETY FENCE**

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STANDARD NO. **804S-4**  
2 OF 5



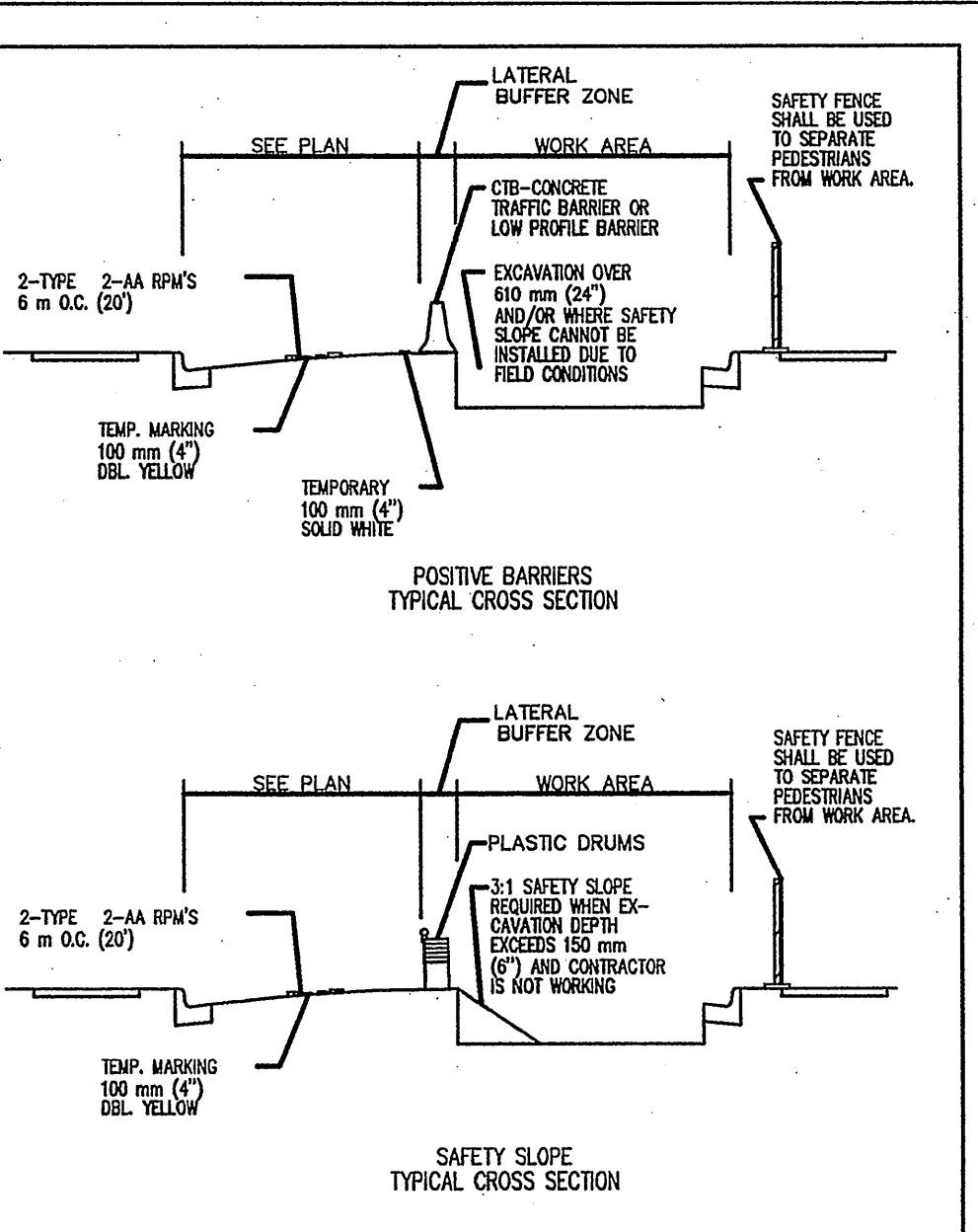
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**LARGE EXCAVATION**

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STANDARD NO. **804S-4**  
3 OF 5



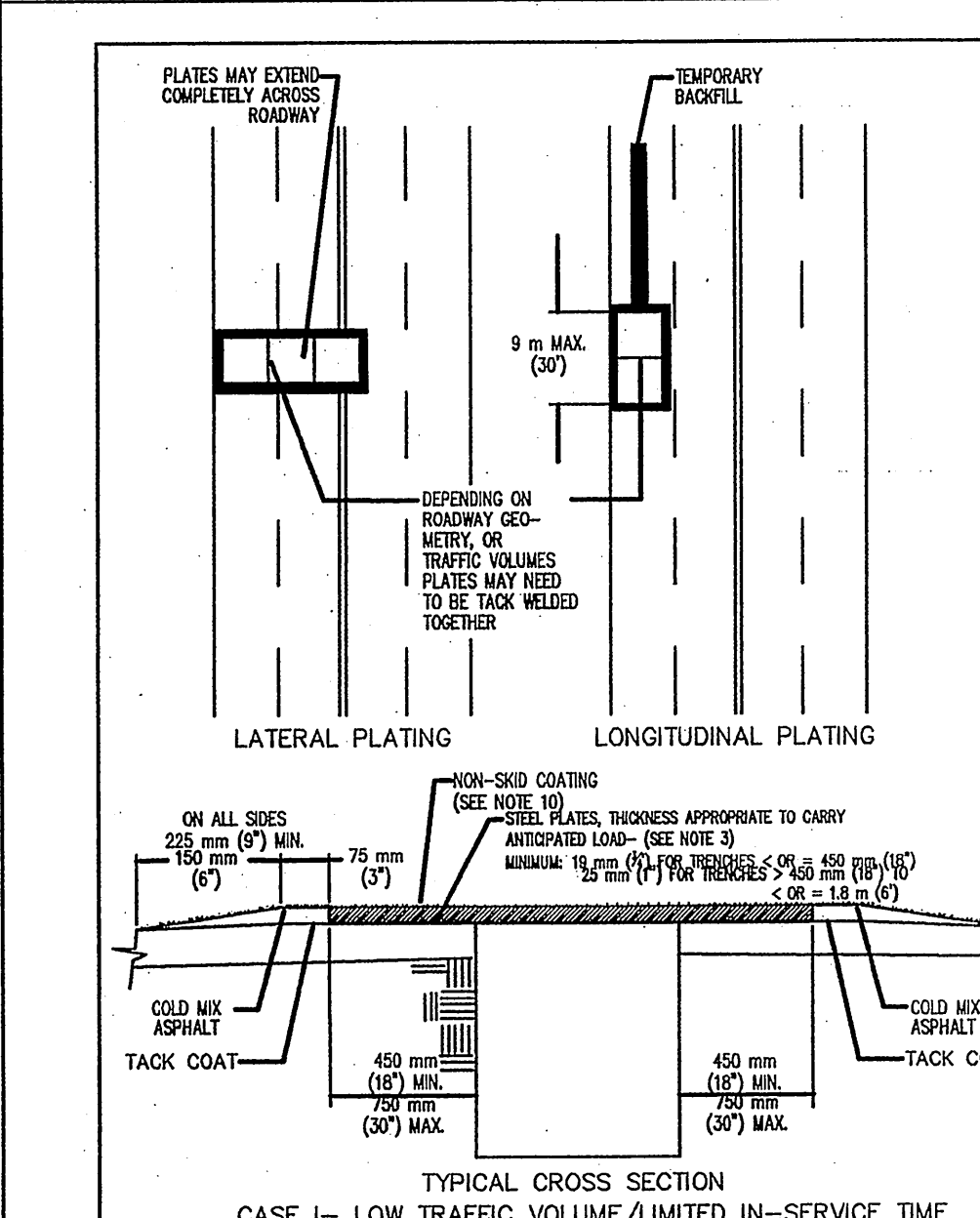
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**WORK AREA PROTECTION**

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

STANDARD NO. **804S-4**  
4 OF 5



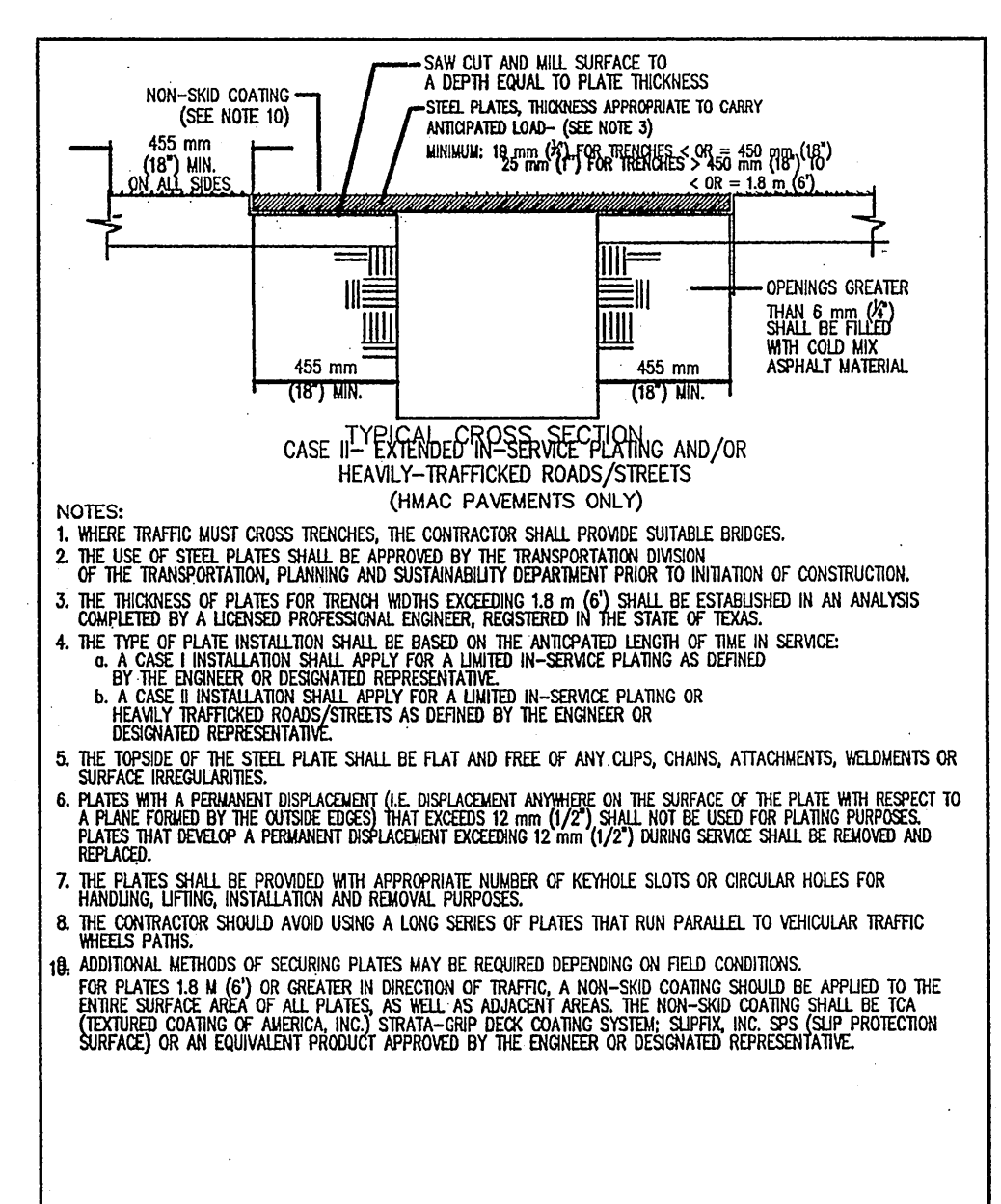
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**STEEL PLATING**

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

STANDARD NO. **804S-4**  
5 OF 5



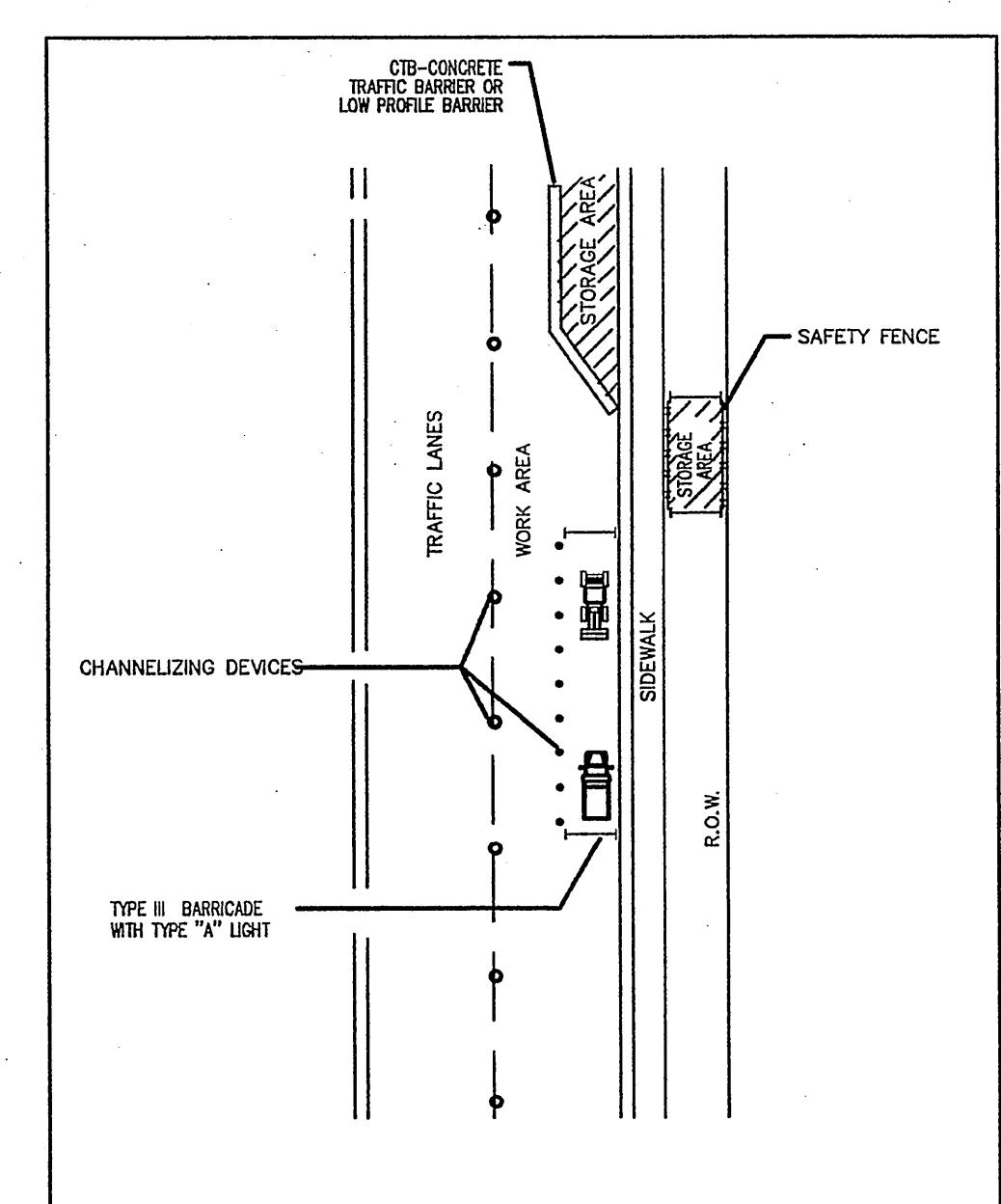
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DEPARTMENT OF PUBLIC WORKS

**STEEL PLATING**

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STANDARD NO. **804S-4**  
6 OF 5



**CITY OF AUSTIN**  
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**MATERIAL AND EQUIPMENT STORAGE**

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STANDARD NO. **804S-4**  
7 OF 5

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**SITE PLAN RELEASE** Sheet 32 of 12

FILE NUMBER: **SPC-2008-0024C** EXPIRATION DATE: **4/21/12**

CASE MANAGER: **DONNA GALATI** APPLICATION DATE: **01-15-2008**

APPROVED ADMINISTRATIVELY ON: **4/21/12**

APPROVED BY PLANNING COMMISSION ON: **10/29/08**

APPROVED BY CITY COUNCIL ON: **N/A**

under Section **14L** of Chapter **25-5** of the Austin City Code.

Date of Release: **4/21/12** Zoning: **CS-1-00**

Director, Watershed Protection, & Development Review Department

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

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STATE OF TEXAS  
KERRI K. PENNA  
90258  
LICENSED PROFESSIONAL ENGINEER

**DATE ISSUED**  
01-15-08

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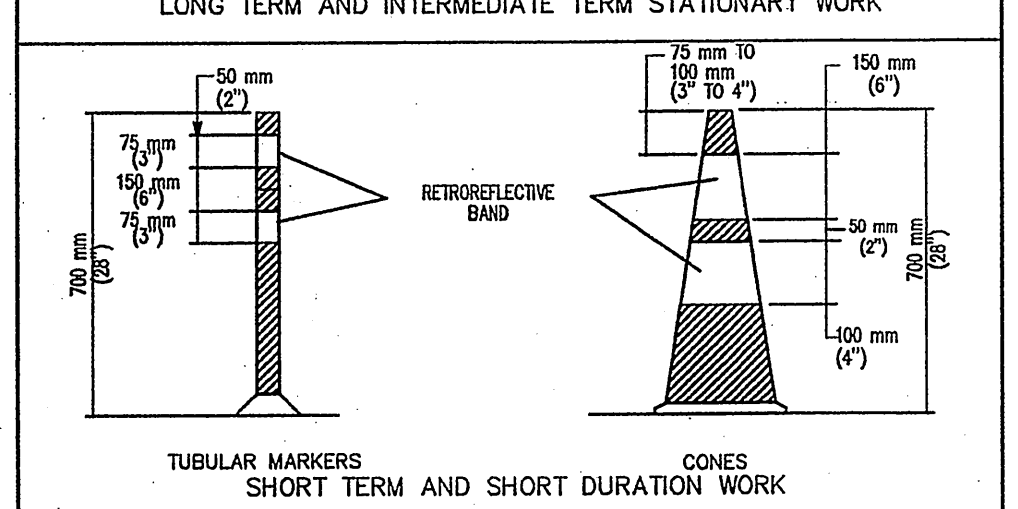
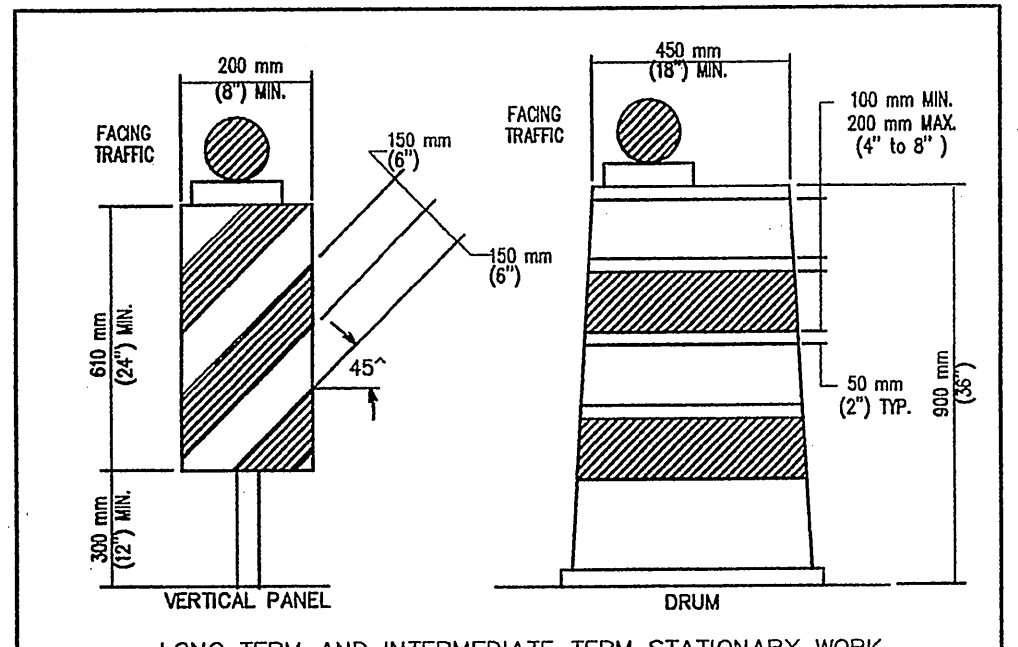
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**SHEET NO.**  
**12 OF 17**



- STORAGE OF EQUIPMENT AND MATERIALS SHALL BE RESTRICTED TO LOCATIONS WHERE LOWER SIGN DISTANCES TO TRAFFIC, RESIDING, BUSINESS AND SIDE STREET INTERSECTIONS ARE NOT OBSTRUCTED OR WHERE AN UNSIGHTLY APPEARANCE, AS DETERMINED BY THE ENGINEER, WILL NOT EXIST.
- EQUIPMENT MUST BE PARKED AS FAR AWAY FROM THE TRAVELWAYS AS PRACTICAL.
- TOTAL AREA USED FOR EQUIPMENT STORAGE SHALL BE KEPT TO A MINIMUM.
- ALL MATERIALS STORED IN THE RIGHT-OF-WAY MUST BE MAINTAINED IN A NEAT AND ORGANIZED MANNER.
- MATERIALS STORED MAY NOT BE MORE THAN 915 mm (36") IN HEIGHT.
- ALL MATERIALS STORED MUST BE USED WITHIN THREE (3) DAYS.



**CHANNELIZING DEVICES**

1. ALL CHANNELIZING DEVICES SHALL HAVE WARNING LIGHTS OR LARGE REFLECTORS WHEN USED AT NIGHT. FLASHING WARNING LIGHTS MAY BE PLACED ON CHANNELIZING DEVICES USED IN CONSTRUCTION OR IN OTHER SITUATIONS WHERE FLASHING LIGHTS ON CHANNELIZING DEVICES USED IN A SERIES SHALL BE STEADY-BURN. CHANNELIZING DEVICES IN TAPERS AT NIGHT SHALL HAVE TYPE C WARNING LIGHTS.

2. THE RETROREFLECTIVE MATERIAL USED ON CHANNELIZING DEVICES SHALL HAVE A SMOOTH, SEALED OUTER SURFACE.

3. THE NAME AND TELEPHONE NUMBER OF THE AGENCY, CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE RETROREFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES.

4. LETTERS AND NUMBERS SHALL BE A NON-RETROREFLECTIVE COLOR AND NOT OVER 50 mm (2") IN HEIGHT.

5. PARTICULAR ATTENTION SHOULD BE GIVEN TO ASSURING THAT CHANNELIZING DEVICES ARE MAINTAINED AND KEPT CLEAN, VISIBLE AND PROPERLY POSITIONED AT ALL TIMES. DEVICES SHALL BE REPLACED THAT ARE DAMAGED AND HAVE LOST A SIGNIFICANT AMOUNT OF THEIR RETROREFLECTIVITY AND EYEWEARNESS.

**CONES**

CONES SHALL BE PROBABLY ORANGE, FLUORESCENT RED-ORANGE, OR FLUORESCENT YELLOW-ORANGE IN COLOR, NOT LESS THAN 150 mm (6") IN HEIGHT AND MADE OF A MATERIAL THAT CAN BE STRUCK WITHOUT DAMAGING VEHICLES OR IMPAIRING THE USE OF THE DEVICES.

1. CONES SHALL BE RETROREFLECTIVE OR EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY. RETROREFLECTIVE CONES SHALL BE PROVIDED BY A WHITE BAND 100 mm (4") WIDE, NO MORE THAN 25 TO 100 mm (1 1/2 TO 4") FROM THE TOP OF THE CONE AND AN ADDITIONAL 100 mm (4") WHITE BAND A MINIMUM OF 2 mm (1/8") BETWEEN BANDS.

2. BANDS TRAFFIC CONES ARE NORMALLY USED FOR SHORT-TERM STATIONARY AND SHORT DURATION WORK. HOWEVER, CONES MAY BE USED FOR INTERMEDIATE-TERM STATIONARY WORK AT NIGHT, IF THE SITE IS CONTINUOUSLY MANNED.

**TUBULAR MARKERS**

TUBULAR MARKERS SHALL BE PROBABLY ORANGE IN COLOR, NOT LESS THAN 700 mm (28") IN HEIGHT, A MINIMUM 50 mm (2") WIDE WHEN FACING TRAFFIC AND MADE OF A MATERIAL THAT CAN BE STRUCK WITHOUT DAMAGING VEHICLES. FOR NIGHT USE, TUBULAR MARKERS SHALL BE RETROREFLECTIVE PROVIDED BY TWO (2) 75 mm (3") WIDE WHITE BANDS PLACED A MINIMUM OF 50 mm (2") FROM THE TOP WITH A MINIMUM OF 50 mm (2") BETWEEN BANDS. TUBULAR MARKERS ARE NORMALLY USED FOR SHORT-TERM STATIONARY AND SHORT DURATION WORK. HOWEVER, TUBULAR MARKERS MAY BE USED FOR INTERMEDIATE-TERM STATIONARY WORK AT NIGHT, IF THE SITE IS CONTINUOUSLY MANNED.

**VERTICAL PANELS**

VERTICAL PANELS SHALL BE 200 TO 300 mm (8 TO 12") WIDE AND AT LEAST 600 mm (24") IN HEIGHT. THEY SHALL HAVE ORANGE AND WHITE STRIPES, AND BE RETROREFLECTIVE. PANEL STRIPES SHALL BE 150 mm (6") WIDE. COOPER WHERE PANEL STRIPES ARE LESS THAN 150 mm (6") WIDE, WHEN 100 mm (4") STRIPES MAY BE USED. IF USED FOR TWO-WAY TRAFFIC, BACK-TO-BACK PANELS SHALL BE USED.

**DRUMS**

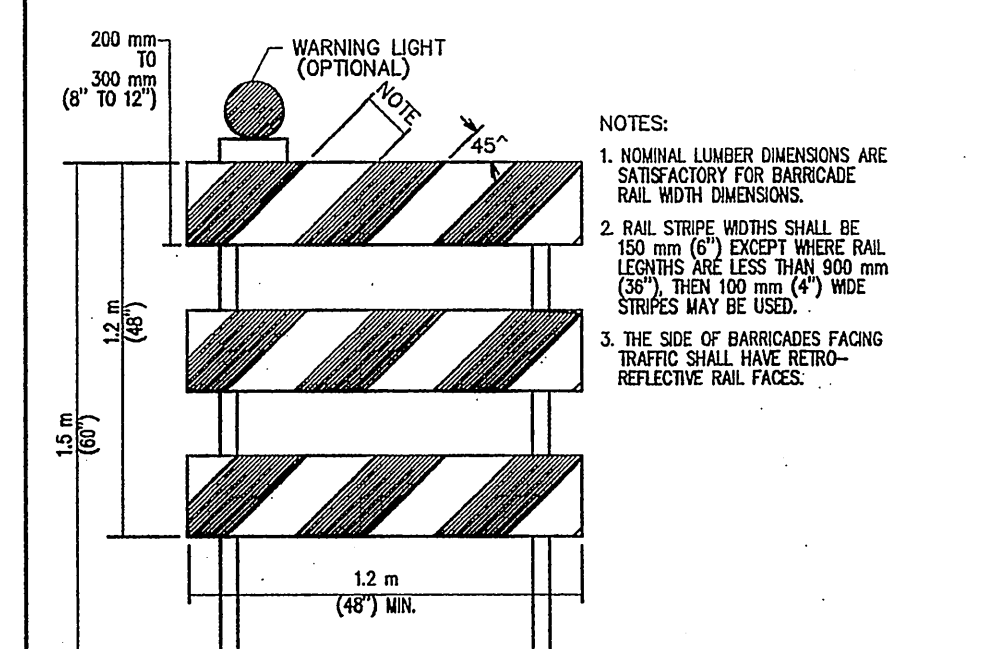
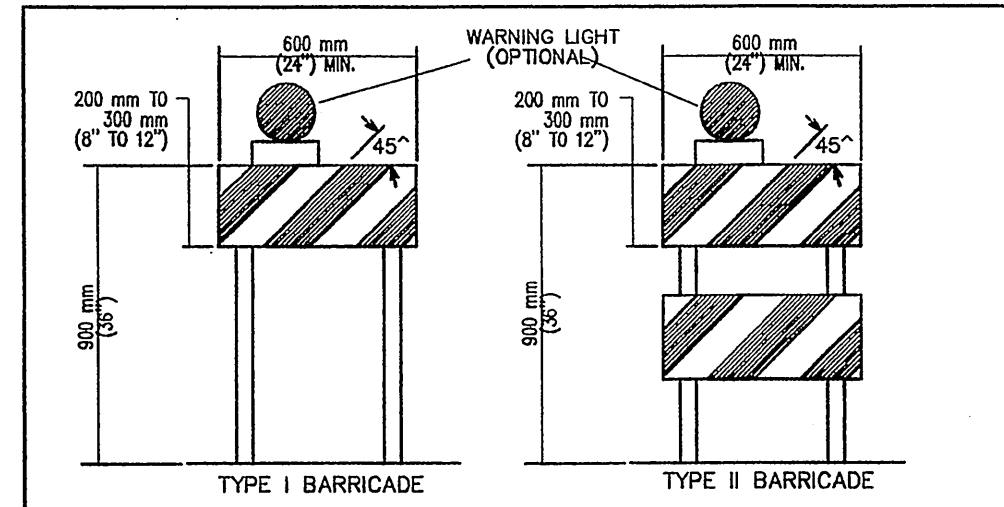
1. DRUMS USED FOR TRAFFIC WARNING OR CHANNELIZATION SHALL BE CONSTRUCTED OF LIGHT-WEIGHT FLEXIBLE AND REPAIRABLE MATERIALS AND BE A MINIMUM 450 mm (18") IN HEIGHT, AND HAVE AT LEAST 450 mm (18") MINIMUM WIDTH, REGARDLESS OF ORIENTATION. STEEL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE EITHER ALTERNATING OR PERPENDICULAR, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 100 TO 200 mm (4 TO 8") WIDE. EACH DRUM SHALL HAVE A MINIMUM OF TWO (2) ORANGE AND TWO (2) WHITE STRIPES. ANY NON-RETROREFLECTIVE SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES SHALL NOT EXCEED 50 mm (2") WIDE. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF ROADWORK OR OTHER DEBRIS.

2. DRUMS SHOULD NOT BE WEIGHTED WITH SAND, WATER OR ANY MATERIAL TO AN EXTENT THAT WOULD MAKE THE DRUMS UNHANDY TO MOVE, REVERSE OR TO BE REPOSITIONED. WHEN THEY ARE USED IN REGIONS SUSCEPTIBLE TO FREEZING, THEY SHOULD HAVE DRAINAGE HOLES IN THE BOTTOM SO WATER WILL NOT ACCUMULATE AND FREEZING OR ICE BUILDUP BY FROST, BY A MOTORIST. BALLAST SHALL NOT BE PLACED ON TOP OF THE DRUM.

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DEPARTMENT OF PUBLIC WORKS  
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MATERIAL AND EQUIPMENT STORAGE  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 804S-4  
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**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS  
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CHANNELIZING DEVICES  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 804S-5  
6 OF 13

**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS  
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STANDARD NO. 804S-5  
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**BARRICADES**

1. BARRICADES SHALL BE OF THREE TYPES: TYPE I, TYPE II OR TYPE III.

2. STRIPES ON BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES (SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION TRAFFIC IS TO PASS). THE STRIPES SHALL BE 150 mm (6") WIDE, EXCEPT WHERE RAIL LENGTHS ARE LESS THAN 900 mm (36"). WIDE 100 mm (4") WIDE STRIPES MAY BE USED.

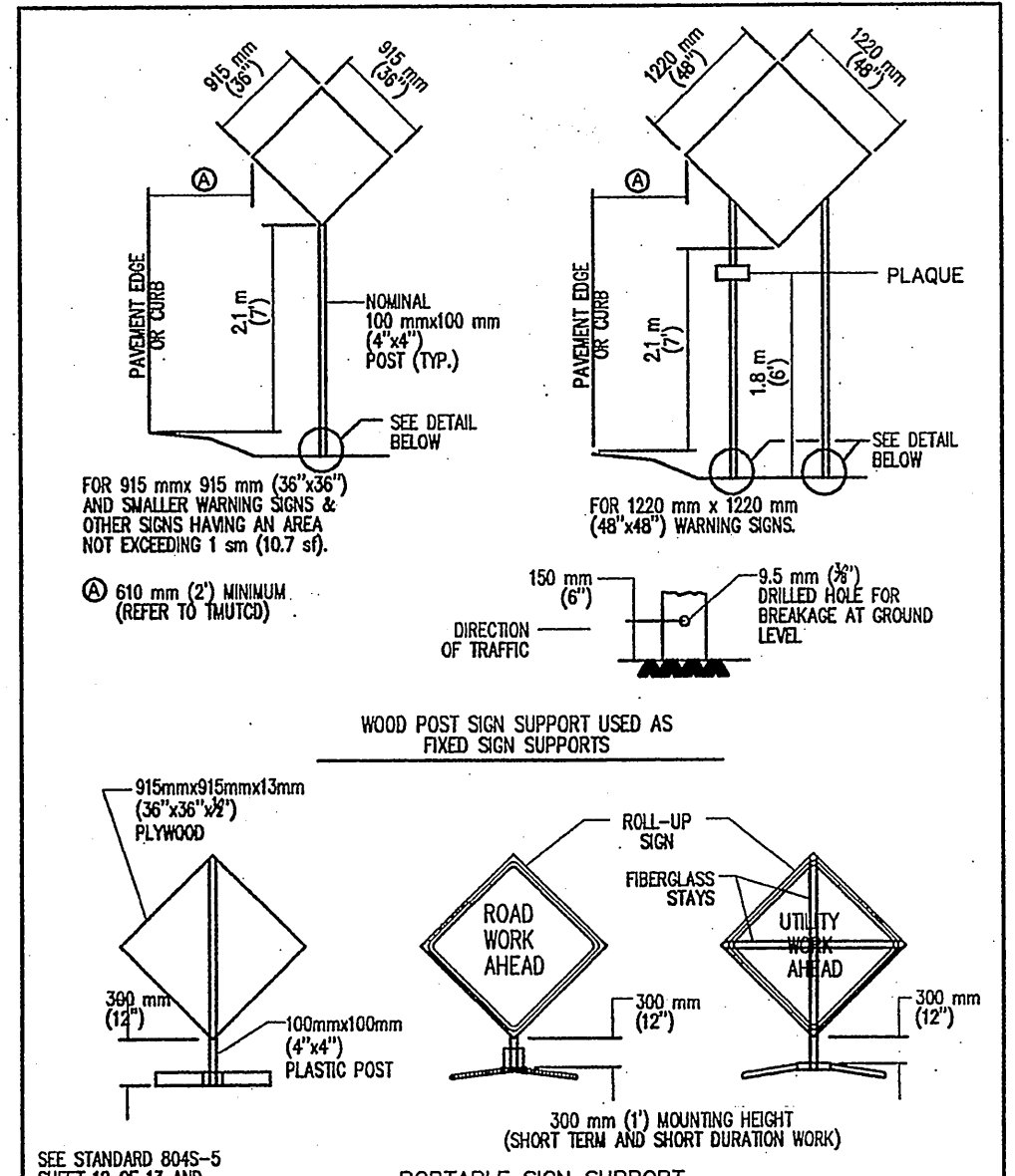
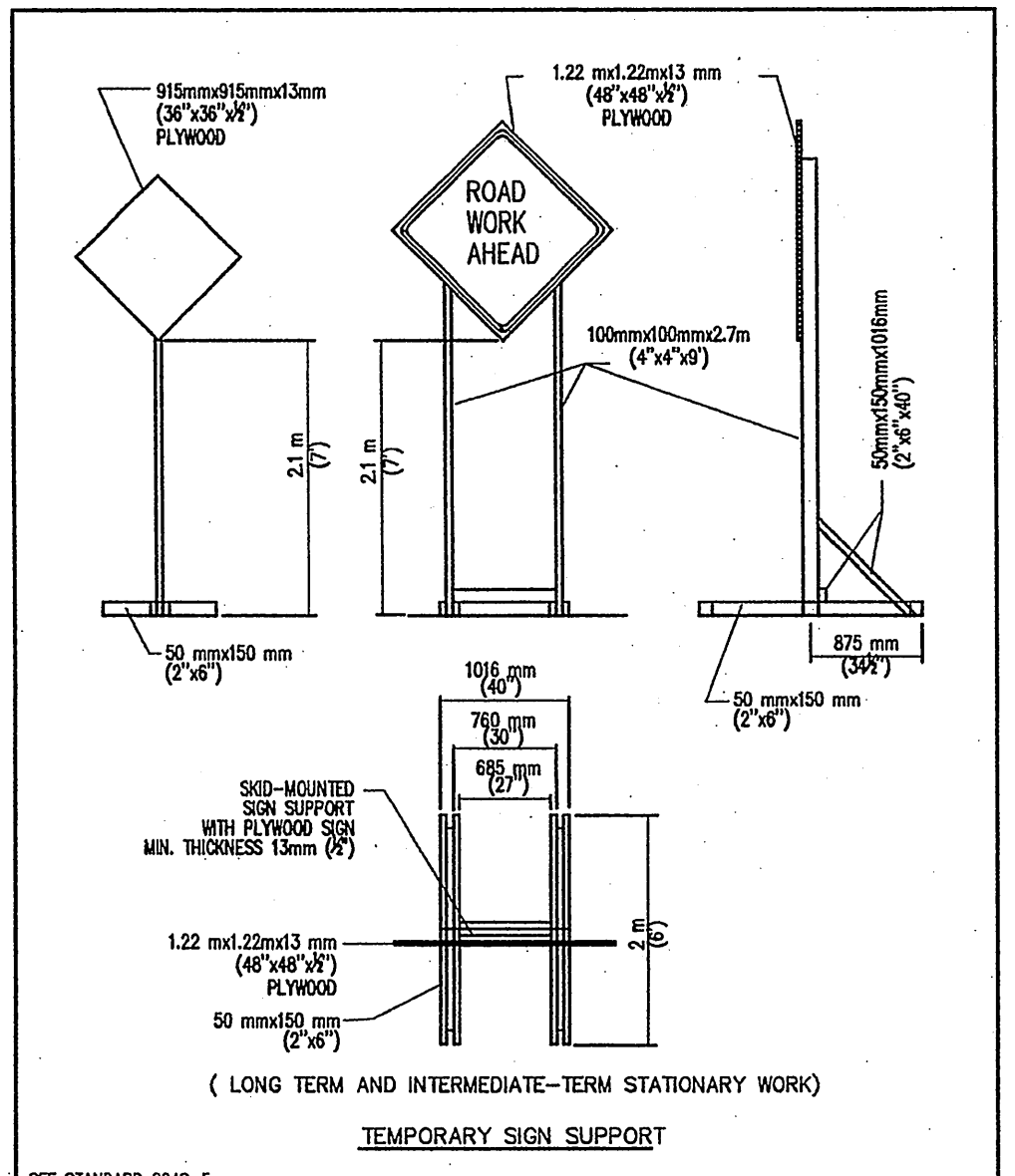
3. WHERE A BARRICADE EXTENDS ENTIRELY ACROSS A ROADWAY, THE SURFACE STRIPES SHOULD SLOPE DOWNWARD IN THE DIRECTION TOWARD TRAFFIC MUST TURN. WHERE BOTH RIGHT AND LEFT TURNS ARE PROVIDED, THE STRIPES MAY SLOPE DOWNWARD IN BOTH DIRECTIONS FROM THE CENTER OF THE BARRICADE OR BARRICADES WHERE NO TURNS ARE INTENDED, THE STRIPES SHOULD SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE OR BARRICADES.

4. BARRICADE RAILS SHOULD BE SUPPORTED IN A MANNER THAT WILL ALLOW THEM TO BE SEEN BY THE MOTORIST AND PROVIDE A STABLE SUPPORT NOT EASILY BLOWN OVER BY THE WIND OR TRAFFIC. FOR TYPE I BARRICADES, THE SUPPORT MAY INCLUDE OTHER UNSTRIPPED HORIZONTAL PANELS NECESSARY TO PROVIDE STABILITY.

5. BARRICADES ARE LOCATED ADJACENT TO TRAFFIC AND ARE THEREFORE SUBJECT TO IMPACT WITH GRANTY VEHICLES. BECAUSE OF THEIR VULNERABLE POSITION AND THE HAZARD THEY COULD CREATE, THEY SHOULD BE CONSTRUCTED OF LIGHTWEIGHT MATERIALS AND HAVE NO RISKS THAT BRACING FOR A-FRAME DESIGNS. ALL BARRICADE STRIPES SHOULD BE CRASHWORTHY.

6. ON HIGH-SPEED EXPRESSWAYS OR IN OTHER SITUATIONS WHERE BARRICADES MAY BE SUSCEPTIBLE TO OVERTURNING IN THE WIND, BALLASTS SHOULD BE USED FOR CHALLENGING. BALLASTS MAY BE PLACED ON PARTS OF THE FRAME OR STAYS TO PROVIDE THE REQUIRED BALLAST BUT SHALL NOT BE PLACED ON TOP OF ANY STRIPPED RAIL. BARRICADES SHALL NOT BE BALLASTED BY HEAVY OBJECTS SUCH AS ROCKS OR CHUNKS OF CONCRETE.

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BARRICADES  
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**TRAFFIC CONTROL SIGNS**

1. WARNING SIGNS SHALL BE ORANGE, FLUORESCENT RED-ORANGE OR FLUORESCENT YELLOW-ORANGE IN COLOR. THE FLUORESCENT ORANGE PROVIDES BETTER VISIBILITY THAN STANDARD ORANGE ESPECIALLY DURING NIGHTTIME. ALL SIGNS USED AT NIGHT SHALL BE EITHER RETROREFLECTIVE, WITH A MATERIAL THAT HAS A SMOOTH, SEALED OUTER SURFACE, OR ILLUMINATED TO SHOW SHAPES AND COLORS FROM ANY ANGLE. SIGN ILLUMINATION MAY BE EITHER INTERNAL OR EXTERNAL, ROADWAY LIGHTING DOES NOT MEET THE REQUIREMENTS FOR SIGN ILLUMINATION.

2. TYPE A FLASHING WARNING LIGHTS MAY BE USED IN CONJUNCTION WITH SIGNS AT NIGHT. STANDARD SIGNS MAY BE USED FOR ANY OF THE OPERATIONS. VISIBLE NUMBER LIGHTS MAY BE USED TO BLOCK THE SIGN LEGS.

3. SIGNS SHOULD BE LOCATED ON THE RIGHT-HAND SIDE OF THE ROADWAY. WHEN SPECIAL EMPHASIS IS NEEDED, SIGNS MAY BE PLACED ON BOTH THE LEFT AND RIGHT SIDES OF ROADWAY. SIGNS SHALL BE PLACED WITH THE LEFT SIDE OF THE SIGN TO THE RIGHT OF THE ROADWAY. SIGNS USED FOR LONG-TERM STATIONARY AND INTERMEDIATE-TERM STATIONARY WORK SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 2.1 m (7') MEASURED FROM THE BOTTOM OF THE SIGN. THE RIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 0.3 m (1') LESS THAN THE APPROXIMATE HEIGHT ABOVE.

4. SIGNS MAY BE MOUNTED ON PORTABLE SUPPORTS FOR SHORT-TERM, SHORT DURATION, MOBILE CONSTRUCTION AND OPERATIONS. SIGNS MOUNTED ON PORTABLE SUPPORTS SHALL BE AT A HEIGHT OF AT LEAST 0.3 m (1') MEASURED FROM THE BOTTOM OF THE SIGN. THE RIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 0.3 m (1') LESS THAN THE APPROXIMATE HEIGHT ABOVE.

5. ALL SIGN SYSTEMS SHOULD BE CRASHWORTHY. NO SIGN MOUNTS SHALL BLOCK OR WEAR STRAPS UNLESS TO OTHER OPTION IS AVAILABLE. ONLY SIGNING MANUALS SHOULD BE USED FOR SIGNING SIGN MOUNTS.

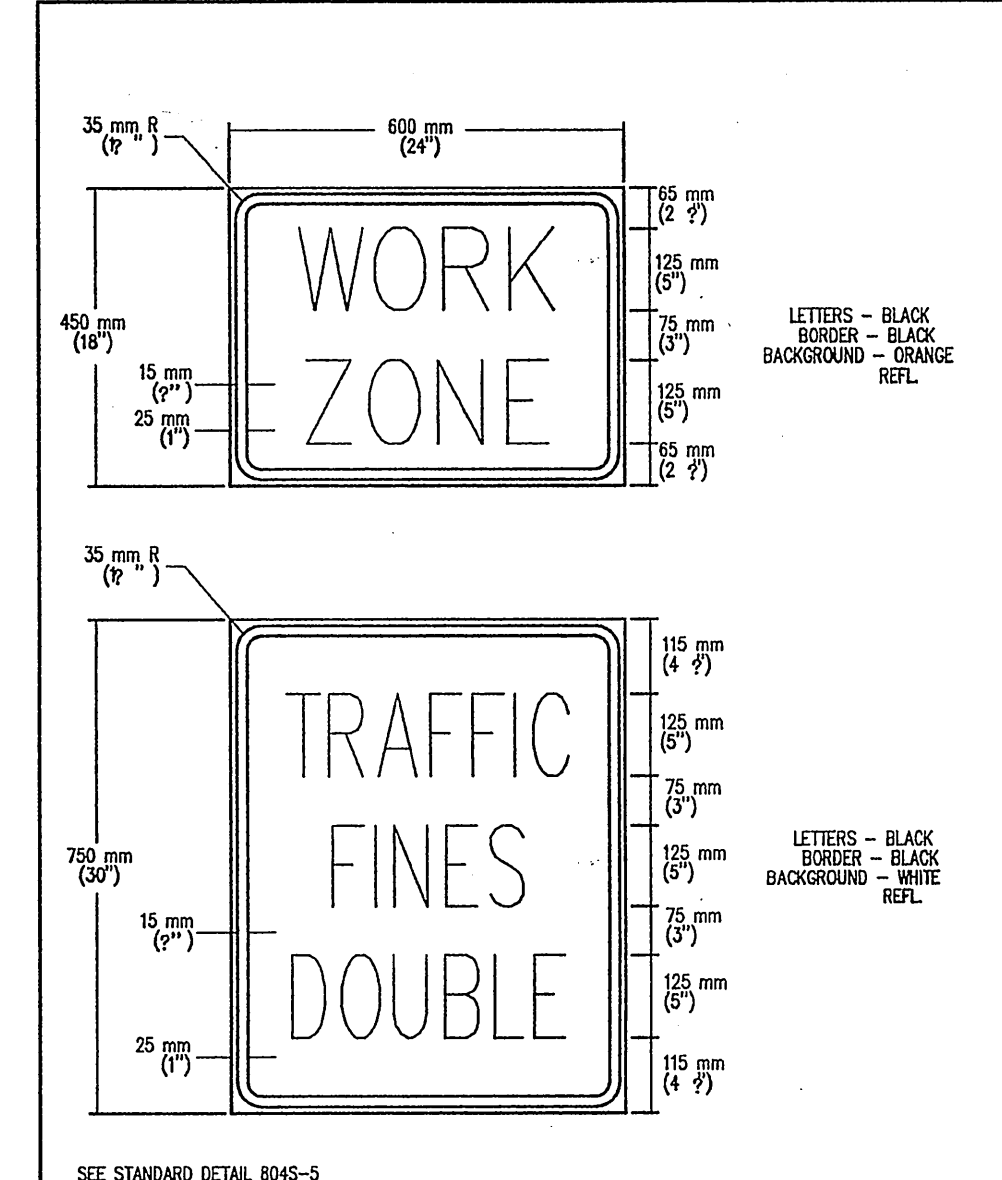
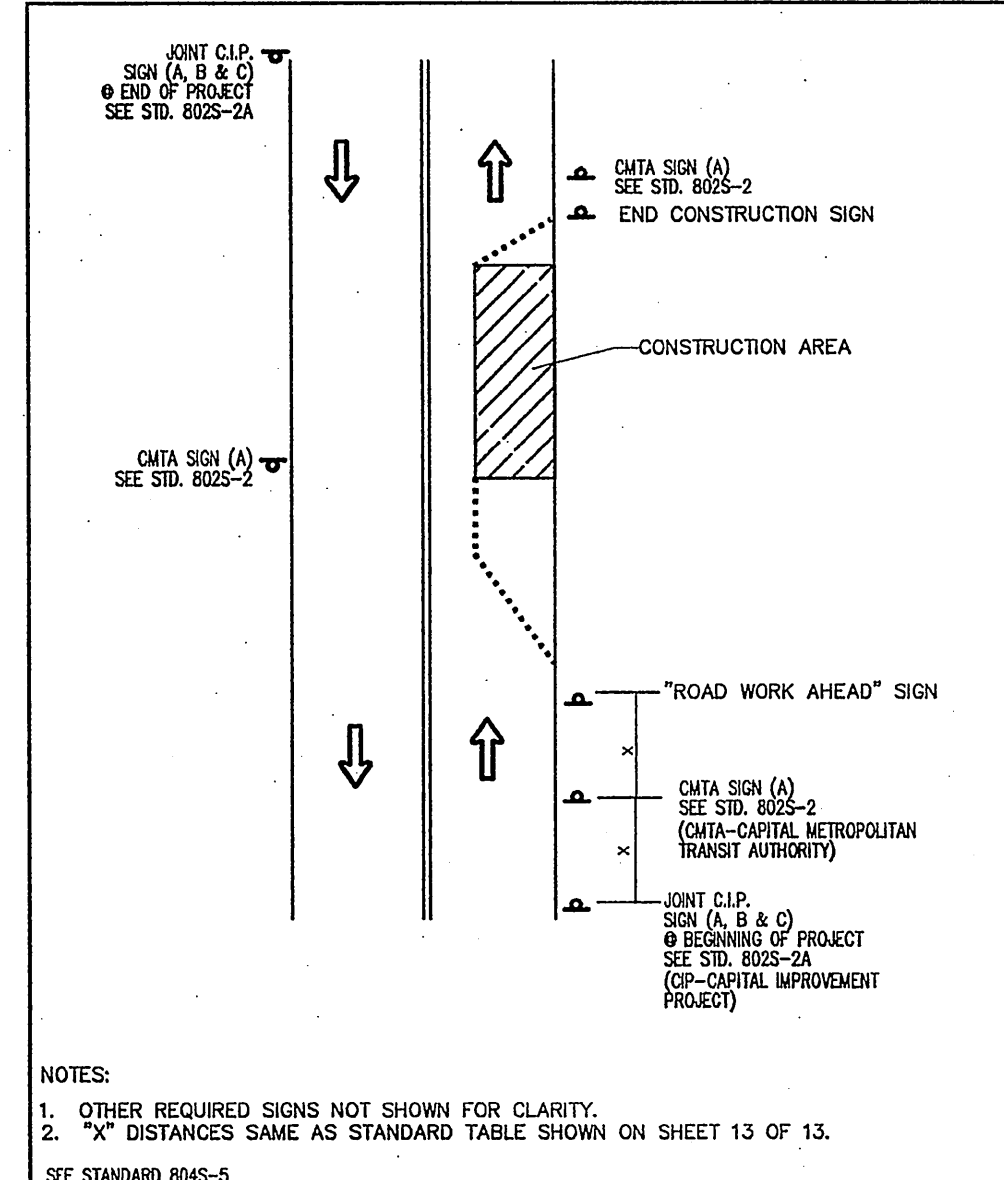
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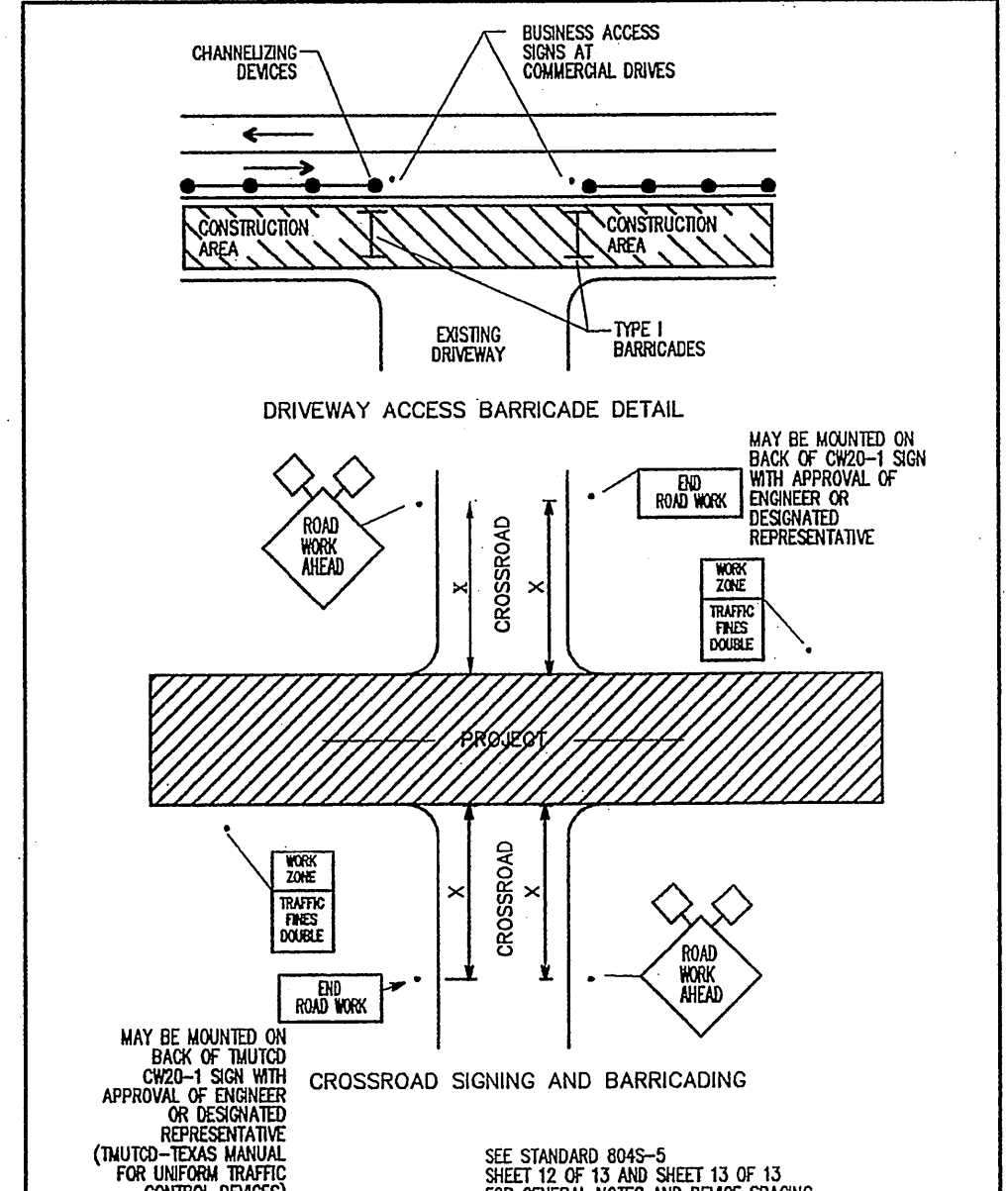
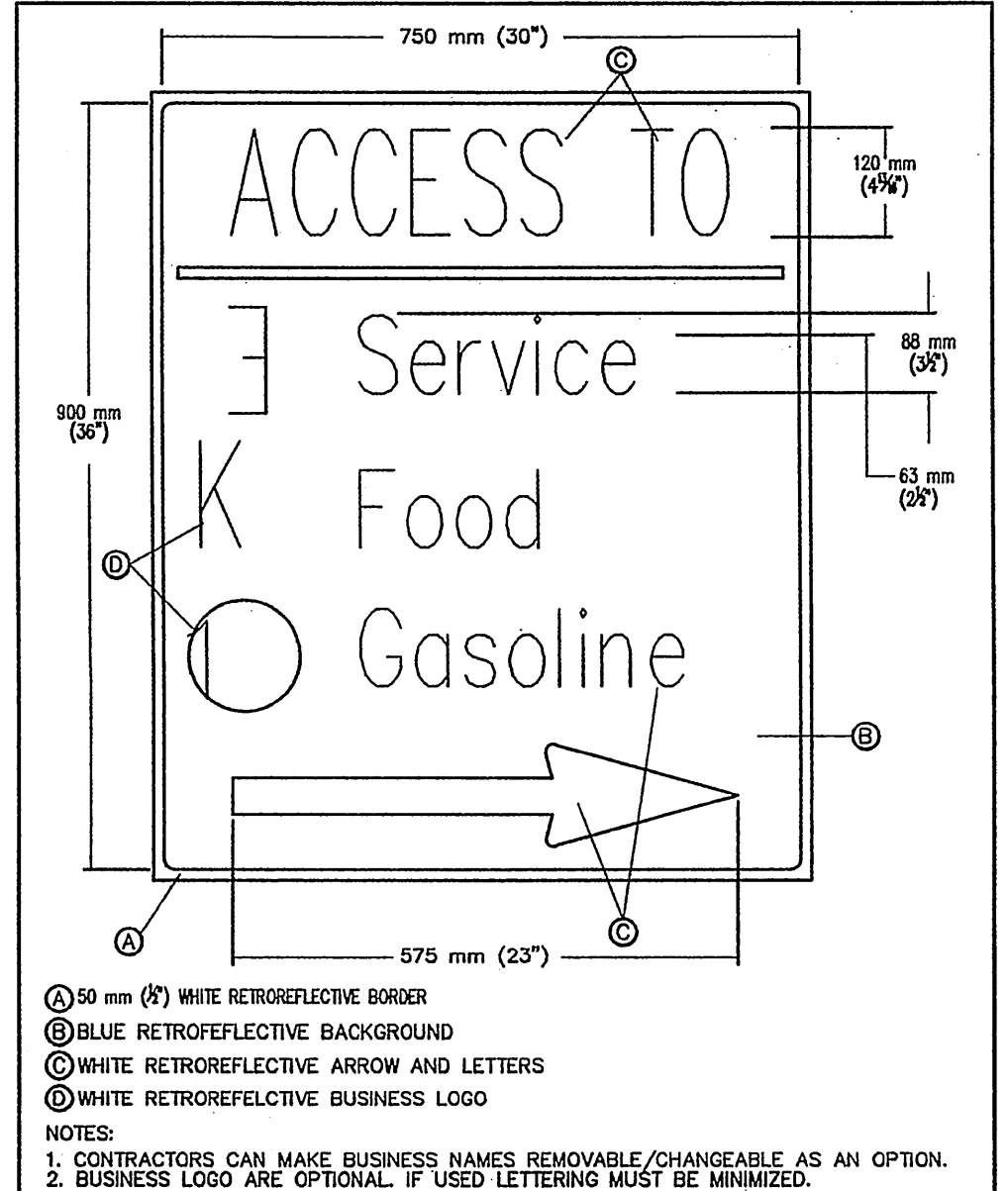
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SPECIAL WORK ZONE SIGNS  
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STANDARD NO. 804S-5  
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**GENERAL TRAFFIC CONTROL NOTES**

1. ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES AND WARNING SIGNS SHALL BE POSITIONED, PLACED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUD), THE CITY OF AUSTIN STANDARD SPECIFICATIONS SERIES 800 AND THE CITY OF AUSTIN TRANSPORTATION SYSTEMS MANUAL, OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. IF A CONFLICT ARISES BETWEEN THE CITY OF AUSTIN TRANSPORTATION SYSTEMS MANUAL AND THE TEXAS MANUAL, THE TEXAS MANUAL SHALL PREVAIL UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.

2. THE CONTRACTOR SHALL NOTIFY THE TRANSPORTATION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AT 674-7204 NO LATER THAN THE HOURS OF THE NEXT BUSINESS DAY WHICH THE CONTRACTOR INTENDS TO SET UP BARRICADES TO START CONSTRUCTION.

3. PROPOSED CONSTRUCTION TRAFFIC MOVEMENTS MAY REQUIRE EXISTING SIGNAL HEADS TO BE RELOCATED. THE CITY OF AUSTIN WILL REVIEW SIGNAL HEAD LOCATIONS DURING CONSTRUCTION AND BEFORE THE REQUIRED ADJUSTMENTS. THE CONTRACTOR SHALL CONTACT THE TRANSPORTATION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AT 674-7204, THREE (3) DAYS PRIOR TO CLOSING ANY TRAFFIC CONTROL DEVICES WHICH MAY REQUIRE SIGNAL HEAD ADJUSTMENTS/RELOCATION.

4. THE CONTRACTOR SHALL PROVIDE ONE (1) FULL-TIME OFF-DUTY, UNIFORMED CERTIFIED PEACE OFFICER AND ONE (1) VEHICLE OPERATOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. THE ENGINEER OR DESIGNATED REPRESENTATIVE FOR TEMPORARY LANE CLOSURES WHEN UNDERPASSING, EDGE MILLING, PAVING AND WHEN WORKING IN INTERSECTIONS AS PART OF THE TRAFFIC CONTROL OPERATIONS, THE PEACE OFFICER SHALL BE ABLE TO SHOW FORTH WITH CERTIFICATION BY THE TEXAS COMMISSION ON LAW ENFORCEMENT OFFICER STANDARDS, DESIGNATED REPRESENTATIVE.

5. THE CONTRACTOR SHALL NOTIFY ALL OTHER GOVERNMENTAL AGENCIES WHOSE RIGHTS-OF-WAY ARE AFFECTED BY HIS WORK. HOWEVER, THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT THEY MAY NEED.

6. THE CONTRACTOR SHALL MAINTAIN ONE (1) DUST-FREE LANE OF TRAFFIC IN EACH DIRECTION AT ALL TIMES, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.

7. THERE SHALL BE A MINIMUM OF THREE (3) METERS (10 FEET) CLEAR WIDTH FOR EACH LANE OF TRAFFIC IN CHANNELIZED AREAS, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.

8. THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS TO INTERSECTIONS, DRIVEWAYS, DRIVEWAYS OR APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. IF ACCESS CANNOT BE MAINTAINED, THE CONTRACTOR WITH THE APPROVAL OF THE ENGINEER OR DESIGNATED REPRESENTATIVE SHALL PROVIDE AT LEAST ONE (1) WRITTEN NOTICE LIMITED ACCESS TO AFFECTED PROPERTY OWNERS. THE CONTRACTOR SHALL PROVIDE BUSINESS ACCESS SIGNS AS NEEDED TO INFORM DRIVERS OF THE LOCATIONS OF ALL DRIVEWAYS.

9. TEMPORARY LANE CLOSURES IN THE CENTRAL BUSINESS DISTRICT (CBD) OR ON ARTERIAL STREETS SHALL NOT BE PERMITTED DURING THE HOURS OF 7 AM TO 9 AM AND 4 PM TO 6 PM MONDAY THROUGH FRIDAY UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE TRANSPORTATION DIVISION.

10. TRAFFIC CONTROL SHOW ON STANDARD DETAILS IS TYPICAL. ADDITIONAL SIGNING AND/OR BARRICADES AS WELL AS TEMPORARY PAINTMENT MARKINGS AND DELINEATION/RELOCATION OF EXISTING PAINTMENT MARKINGS, MAY BE REQUIRED DEPENDING ON FIELD CONDITIONS. FIELD ADJUSTMENTS TO TRAFFIC CONTROL WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE CONSIDERED SUBSIDIARY TO ITEM NO. 8033 "BARRICADES, SIGNS AND TRAFFIC HANDLING".

11. THE CONTRACTOR SHALL DESIGNATE A COMPETENT PERSON FOR TRAFFIC CONTROL. THE COMPETENT PERSON SHALL HAVE INSPECTION OF THE TRAFFIC CONTROL DEVICES AT LEAST TWO (2) TIMES A DAY (ONCE AT THE BEGINNING OF THE DAY AND ONCE AT THE END OF THE DAY), INCLUDING NON-WORKING DAYS, ENSURING THAT ALL DEVICES ARE IN THEIR PROPER PLACE AND ARE IN WORKING ORDER.

12. ALL DEVICES SHALL BE MADE USING MATERIALS LISTED ON THE TDOT APPROVED PRODUCTS LIST.

**Typical Transition Lengths and Suggested Maximum Spacing of Devices**

Posted Speed (KPH (MPH))	Formula	Minimum Desirable Taper Lengths (L) Meters (Feet)		Suggested Max. Device Spacing Meters (Feet)	Suggested Sign Spacing Meters (Feet)
		Offset (feet)	On a tangent (feet)		
30	L=5S <sup>2</sup> /60	3.0(10)	3.3(11)	3.6(12)	40 (120)
40		45	50	9	15-20
50		150	165	30	30-35
55		205	225	45	45-50
60		265	295	75	75-80
65		325	365	105	105-110
70		385	435	135	135-140
75		445	505	165	165-170
80		505	575	195	195-200
85		565	645	225	225-230
90		625	715	255	255-260
95		685	785	285	285-290
100		745	855	315	315-320
105		805	925	345	345-350
110		865	995	375	375-380

**CITY OF AUSTIN**  
DEPARTMENT OF PUBLIC WORKS  
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SPECIAL WORK ZONE SIGNS  
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STANDARD NO. 804S-5  
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**CITY OF AUSTIN**  
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SIGNING AND BARRICADING CROSSROAD & DRIVEWAY  
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**CITY OF AUSTIN**  
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GENERAL TRAFFIC CONTROL NOTES  
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I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FINAL CITY APPROVAL.

**CITY OF AUSTIN DISCLAIMER:**  
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.

**SITE PLAN RELEASE** Sheet 13 of 17  
FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12  
CASE MANAGER: DONNA GALATI APPLICATION DATE: 02-15-2008  
APPROVED ADMINISTRATIVELY ON: 4/21/12  
APPROVED BY PLANNING COMMISSION ON: 10/29/12  
APPROVED BY CITY COUNCIL ON: N/A  
Under Section 192 of Chapter 255 of the Austin City Code.  
Director, Watershed Protection & Development Review Department  
DATE OF RELEASE: 4/21/12 Zoning: CS-1-10  
Rev. 1 Correction 1  
Rev. 2 Correction 2

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**elien meritts**  
**Engineers**  
**Inspectors**  
**& Surveyors**

**A.T.S.**  
www.ats-engineers.com  
4611 BEE CAÑAS ROAD, STE 200  
AUSTIN, TEXAS 78746  
TEL: (512) 238-6995  
FAX: (512) 238-6995

**BIG CHIEF NO. TWO**  
**CAPTIVITY INVESTMENTS**  
1109 S. LAMAR BLVD  
AUSTIN, TX. 78704

STATE OF TEXAS  
COUNTY OF BEXAR  
90255  
DONNA GALATI  
REGISTERED PROFESSIONAL ENGINEER  
No. 12024  
Exp. 12/31/12

**DATE ISSUED**  
01-15-08

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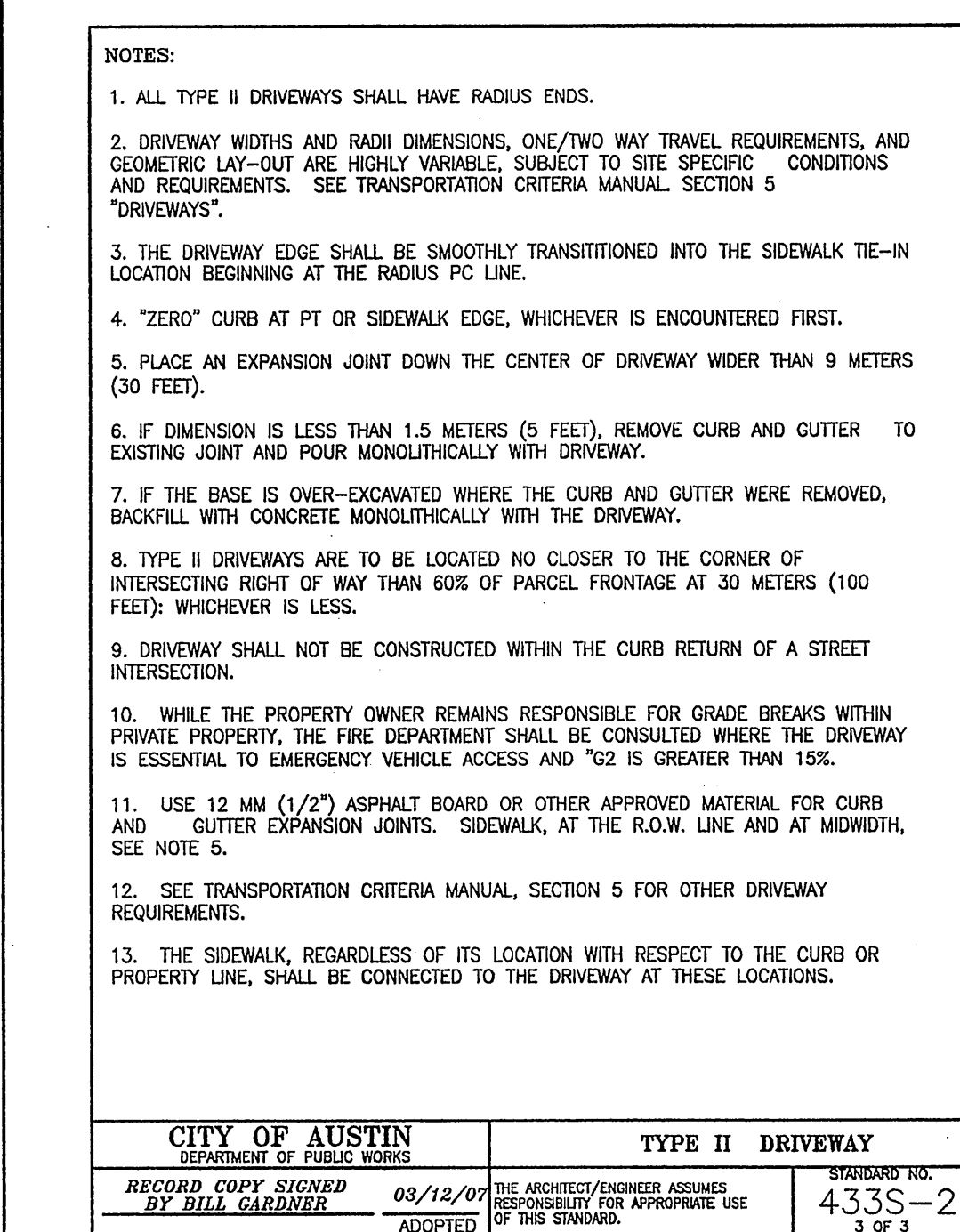
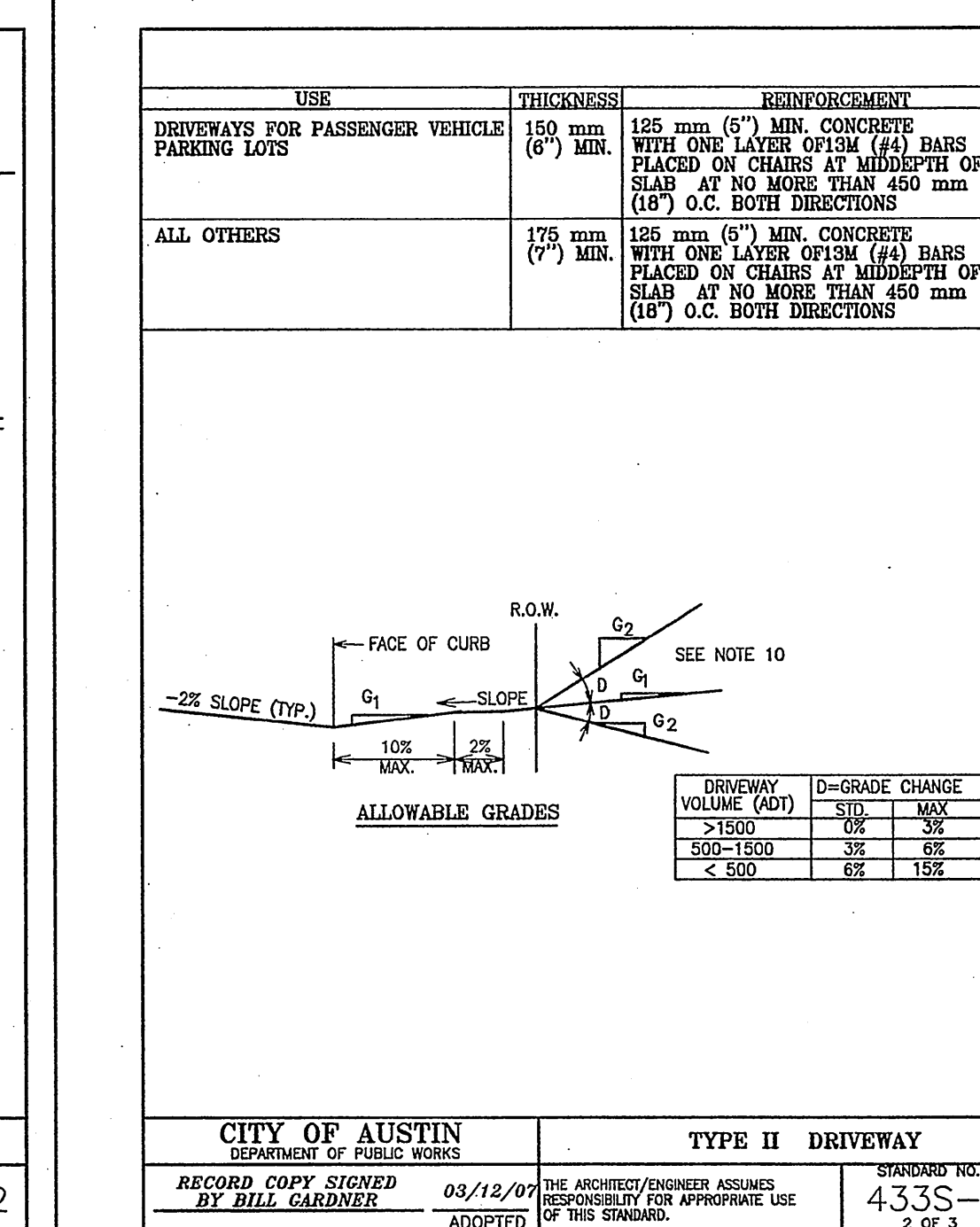
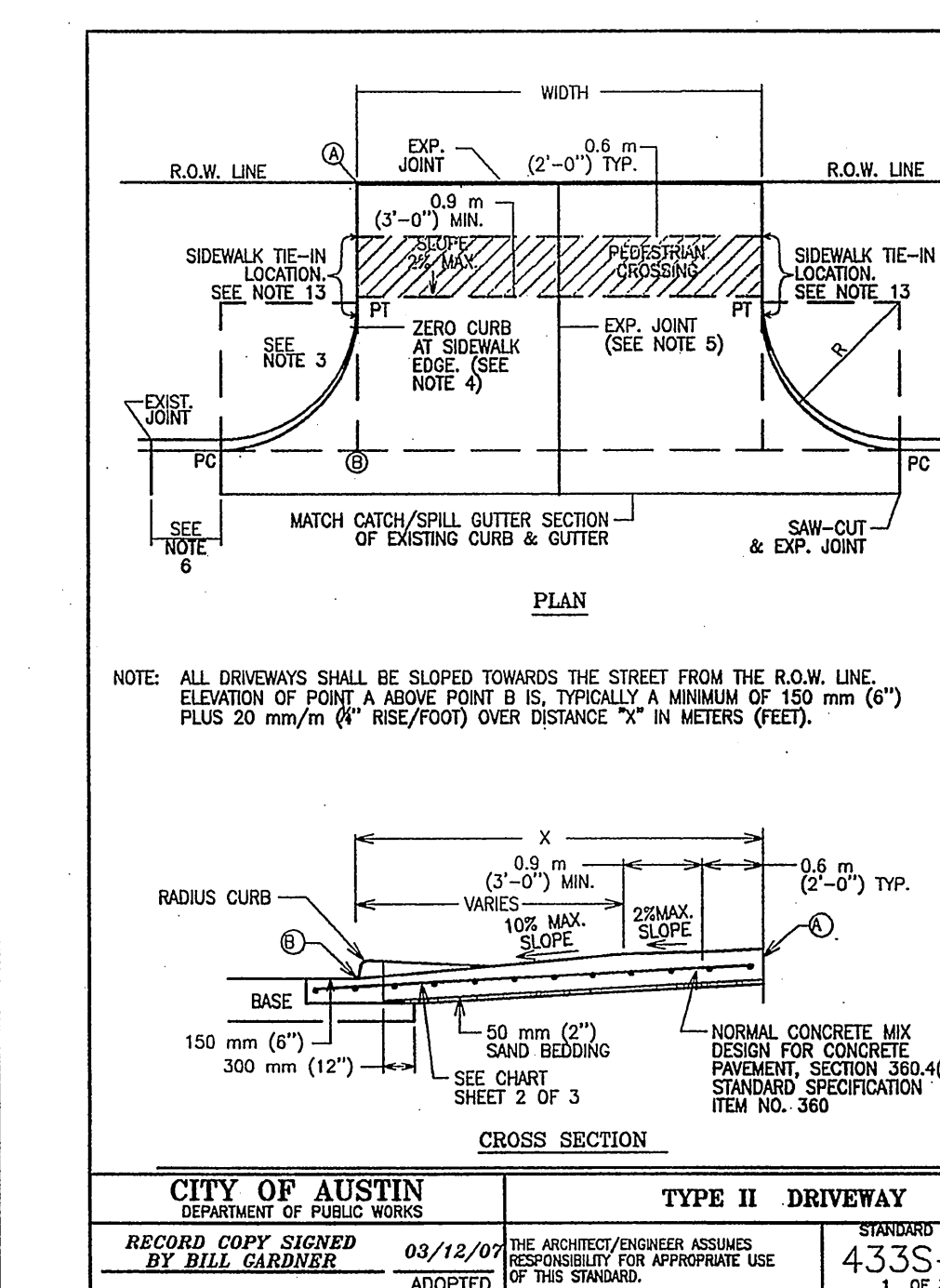
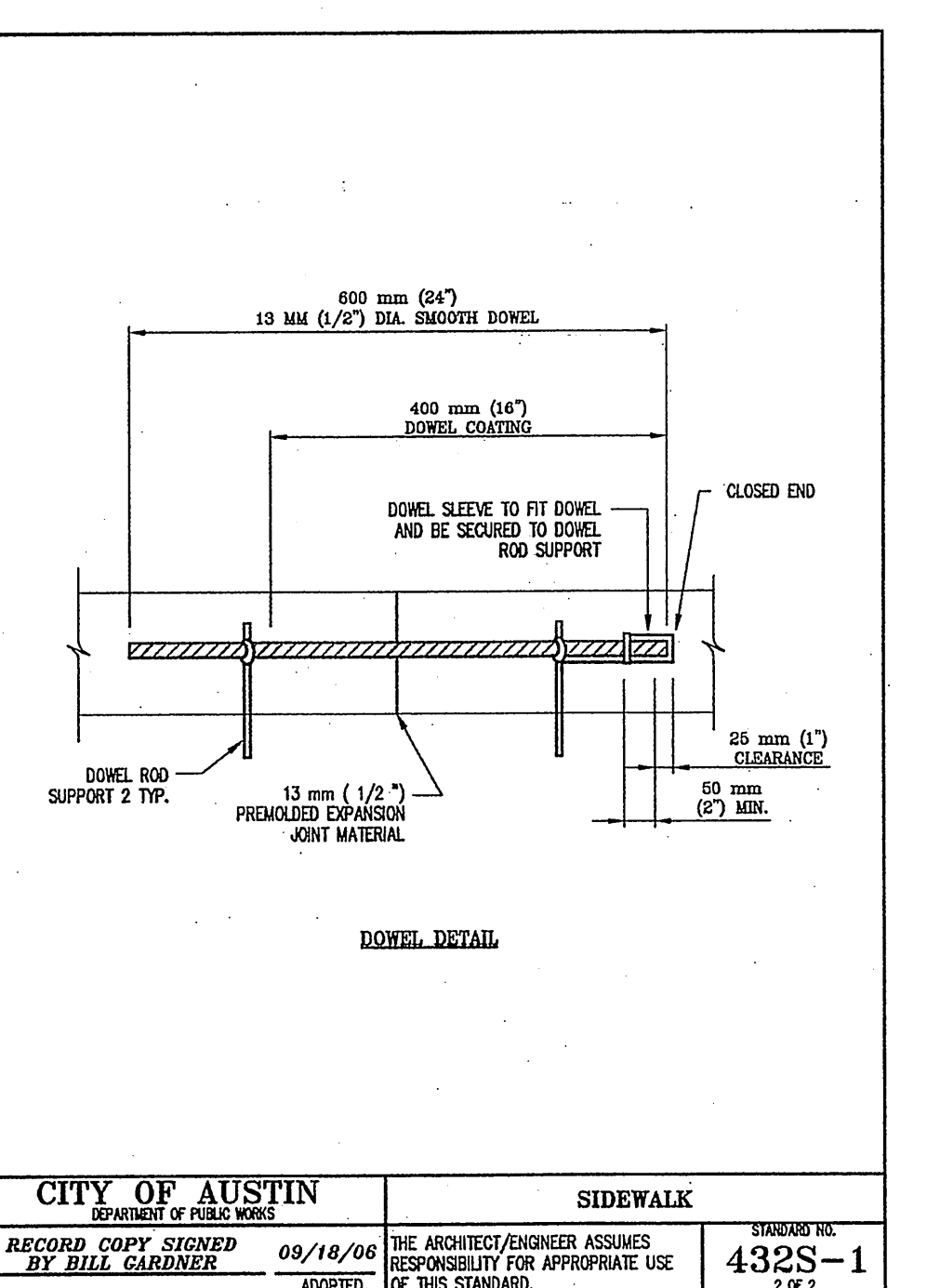
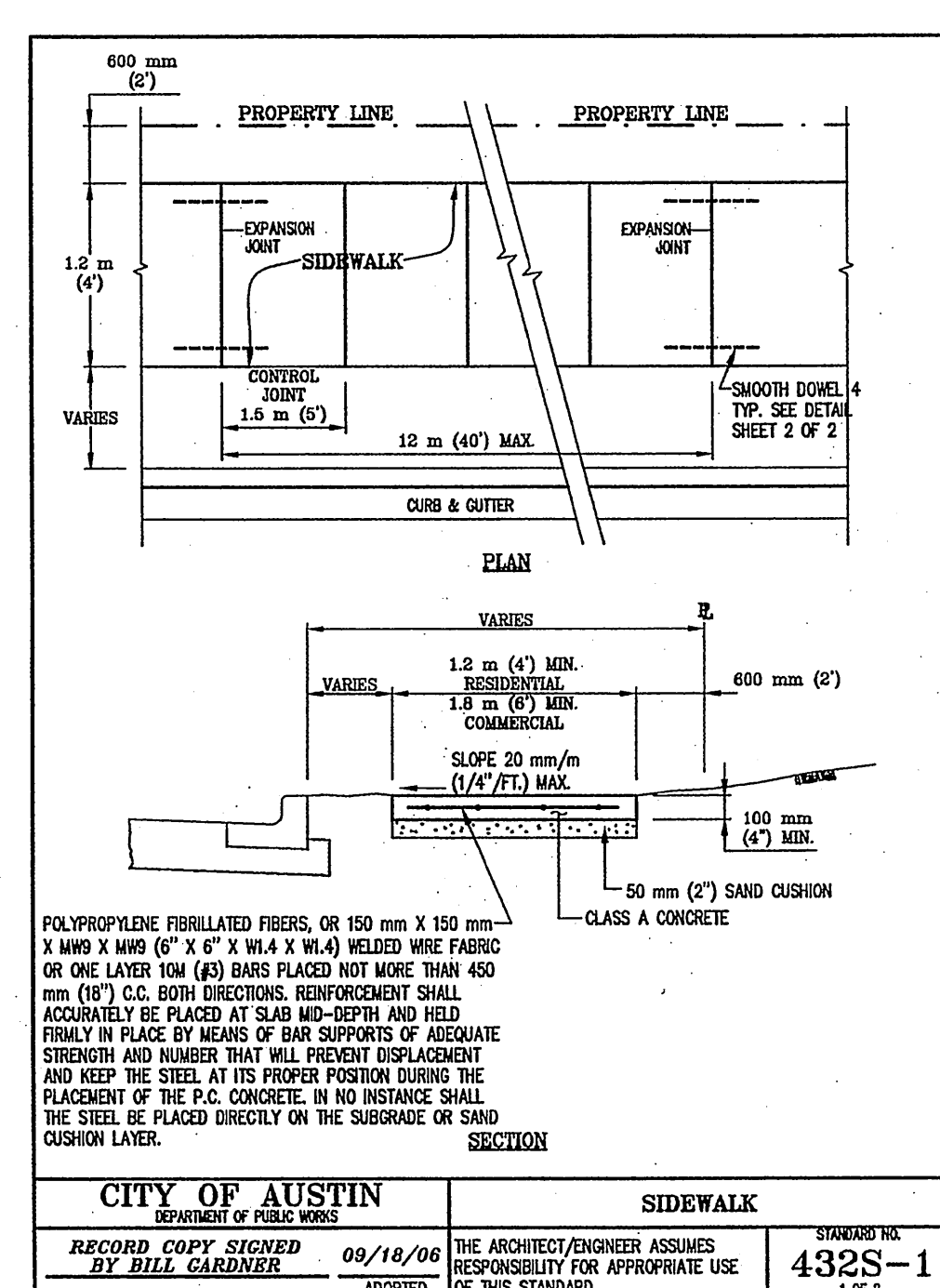
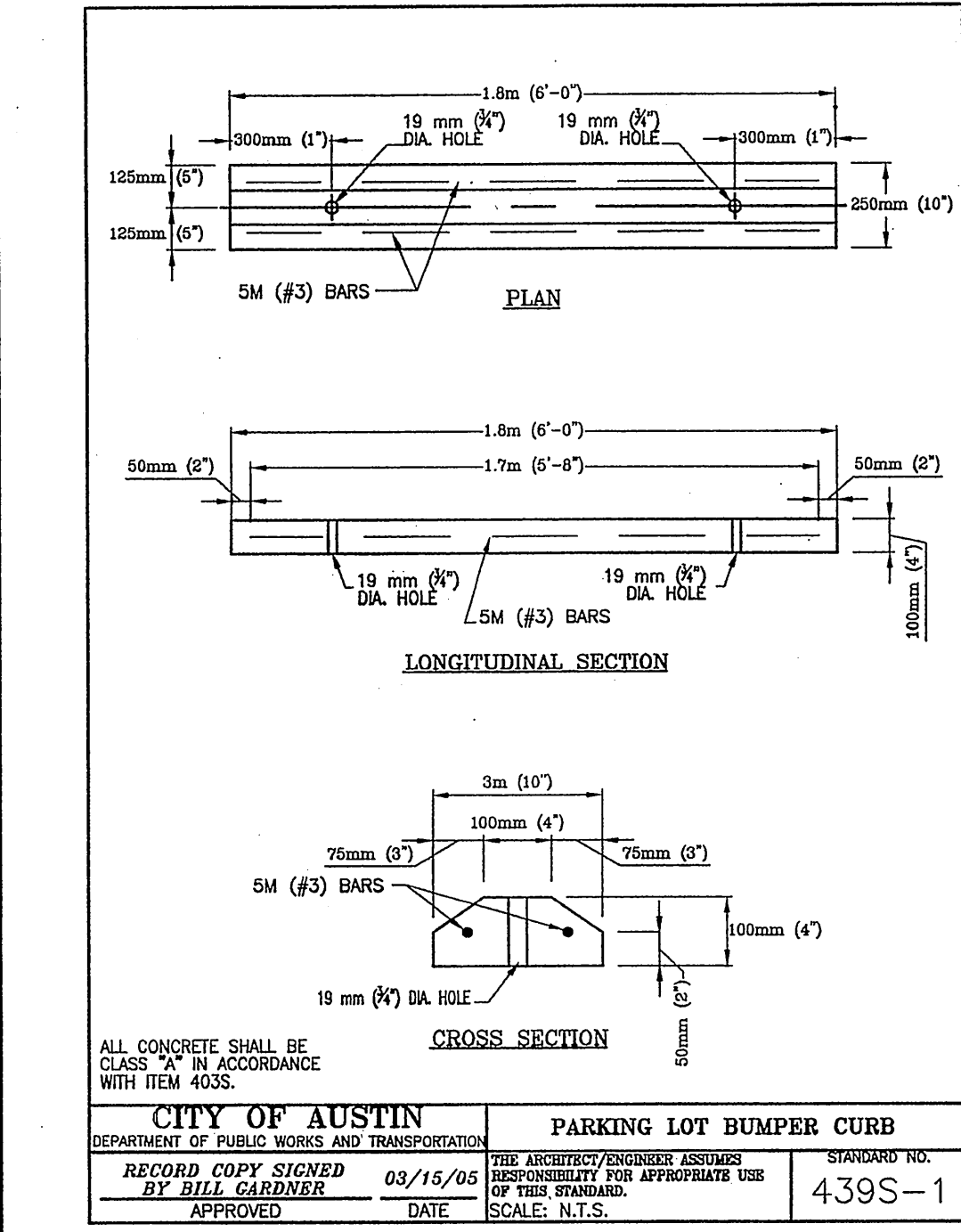
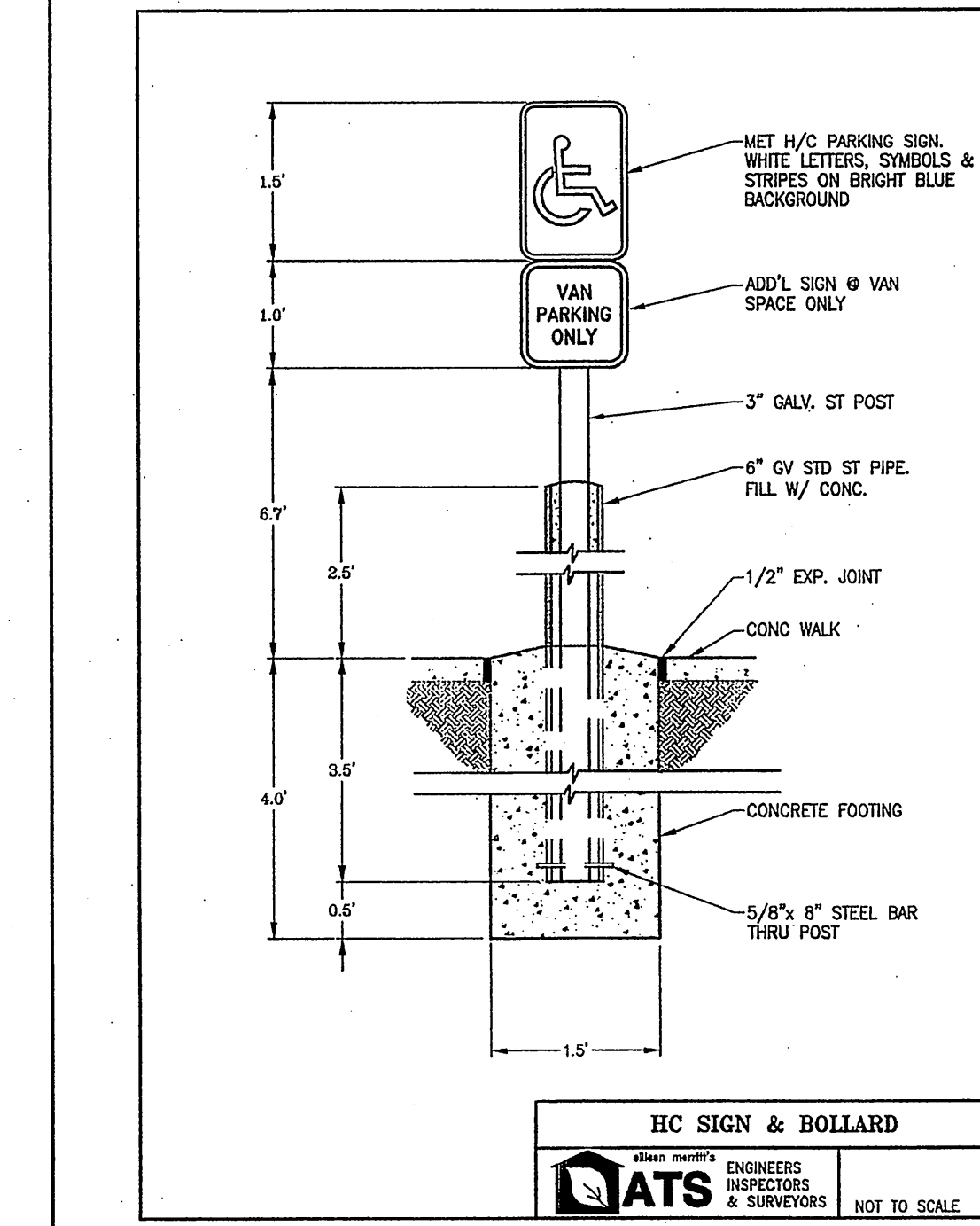
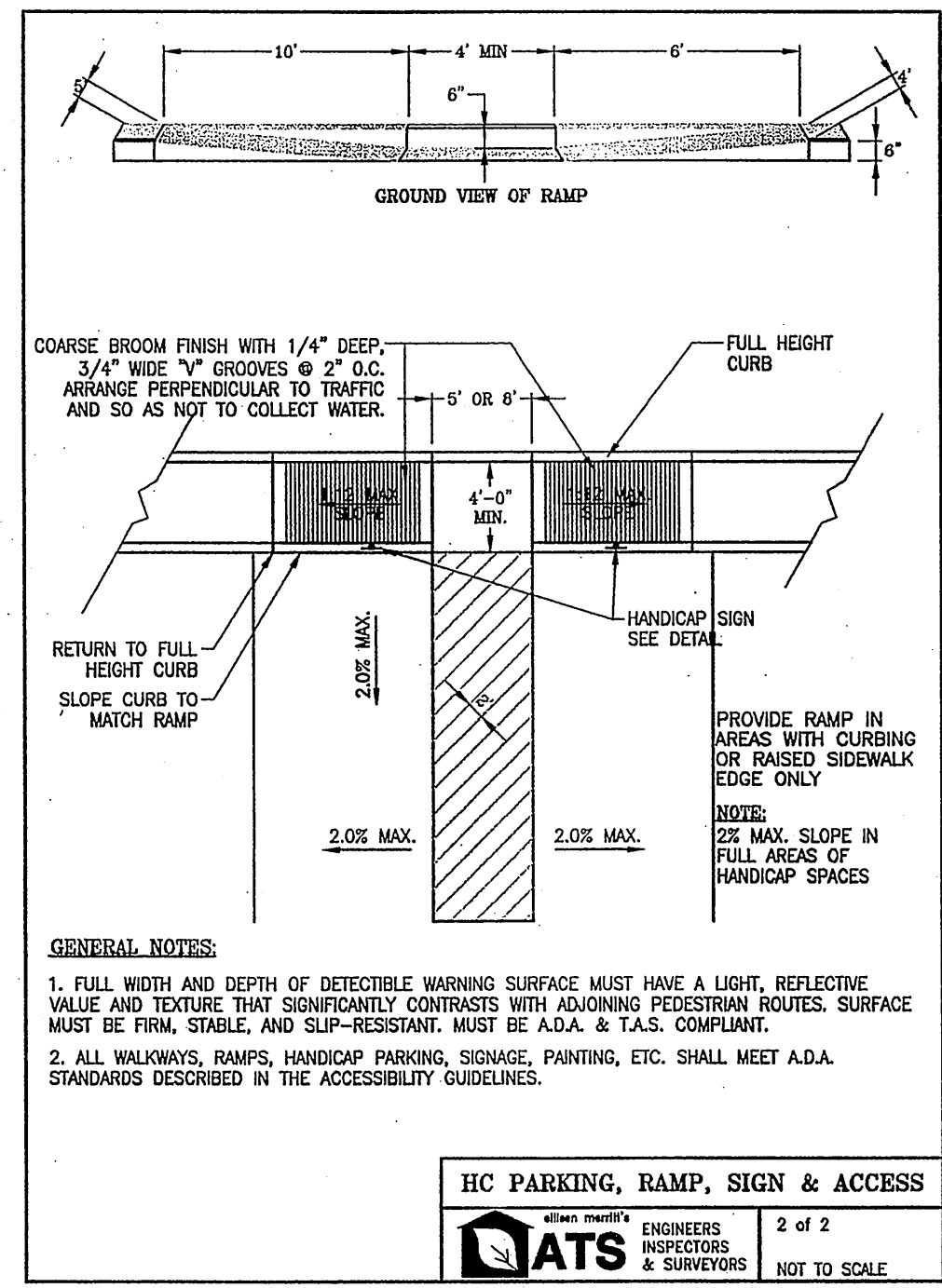
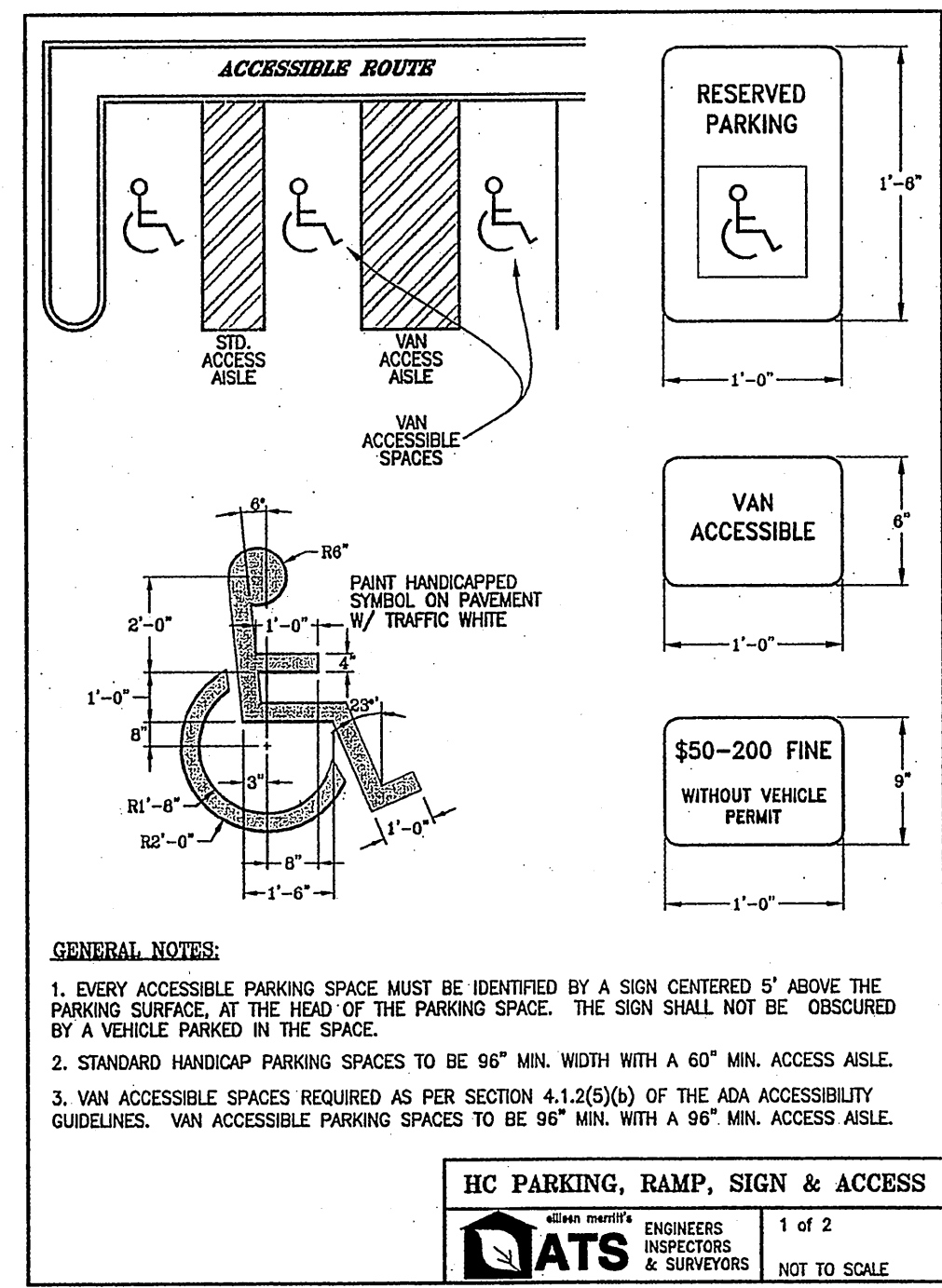
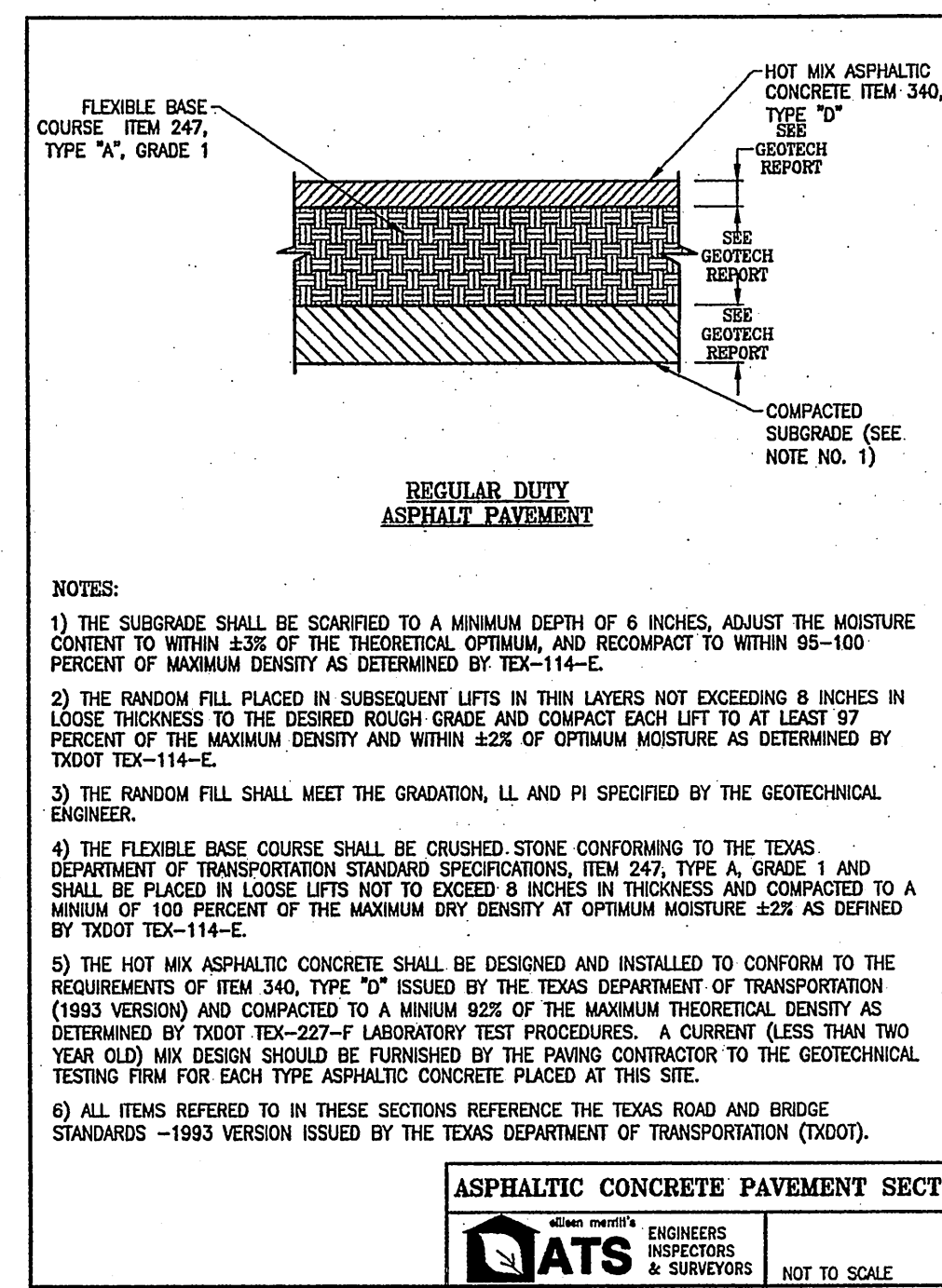
**DETAIL**

FILE NAME: 0708140C.1  
**SHEET NO.**  
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 AUSTIN, TX. 78704

**REVIEWED**  
 NOV 13, 2008  
 Austin Water Utility

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

**CITY OF AUSTIN DISCLAIMER:**  
 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.

**SITE PLAN RELEASE** Sheet 35 of 12

FILE NUMBER: SPC-2008-0024C EXPIRATION DATE: 4/21/12  
 CASE MANAGER: DONNA GALATI APPLICATION DATE: 01-15-2008  
 APPROVED ADMINISTRATIVELY ON: 4/21/09  
 APPROVED BY PLANNING COMMISSION ON: 10/29/08  
 APPROVED BY CITY COUNCIL ON: N/A  
 under Section 144 of Chapter 255 of the Austin City Code.  
 Director, Watershed Protection & Development Review Department  
 DATE OF RELEASE: 4/21/09 Zoning: G-1-CD

Rev. 1 \_\_\_\_\_ Correction 1  
 Rev. 2 \_\_\_\_\_ Correction 2

**STATE OF TEXAS**  
 KERRI K. PERA  
 90255  
 15000  
 15000  
 15000

**DATE ISSUED**  
 01-15-08

**RELEASES**

NO.	DATE	BY
1	2-19-08	
2	4-17-08	
3	6-13-08	
4	8-12-08	
5	9-5-08	

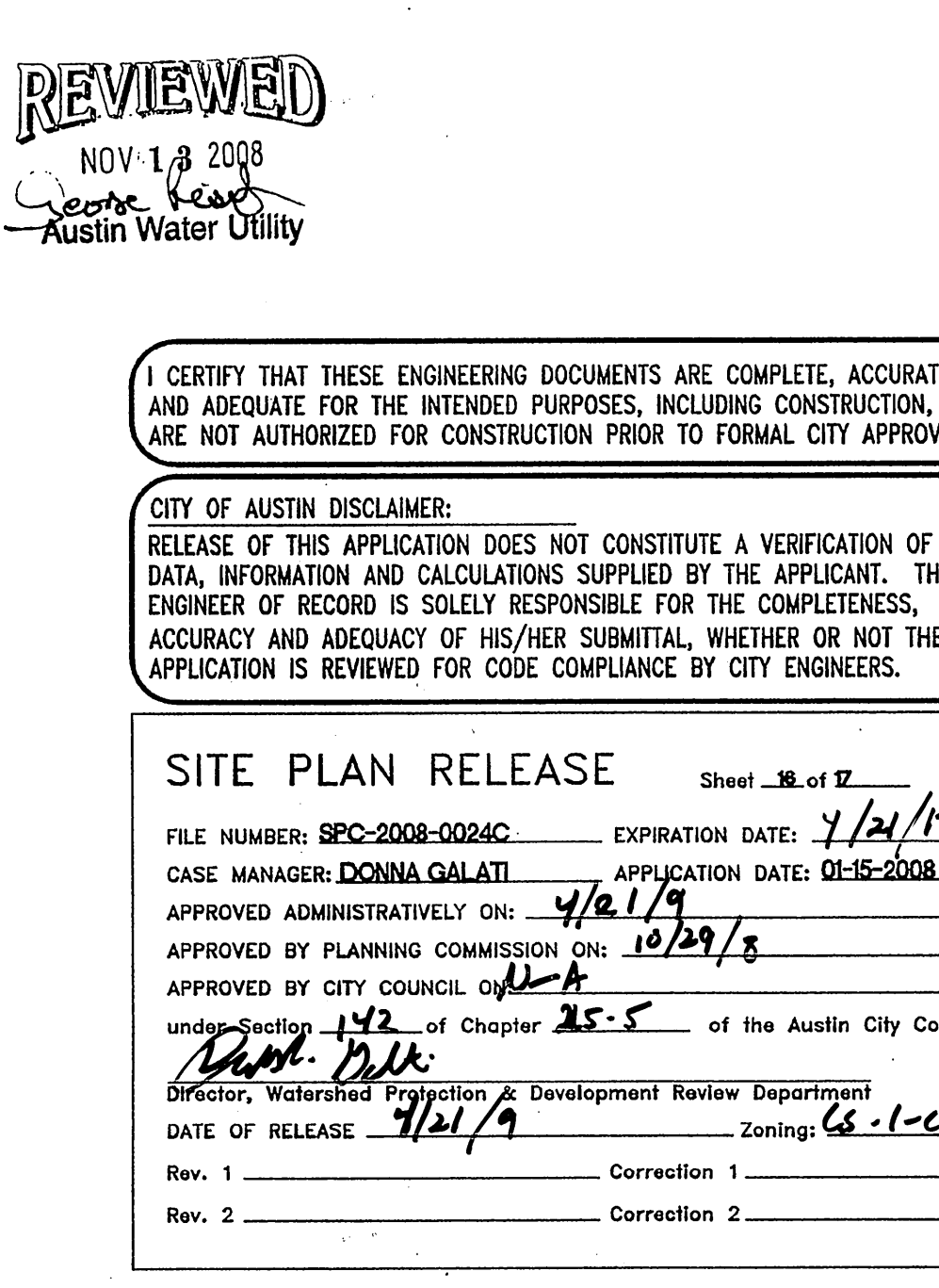
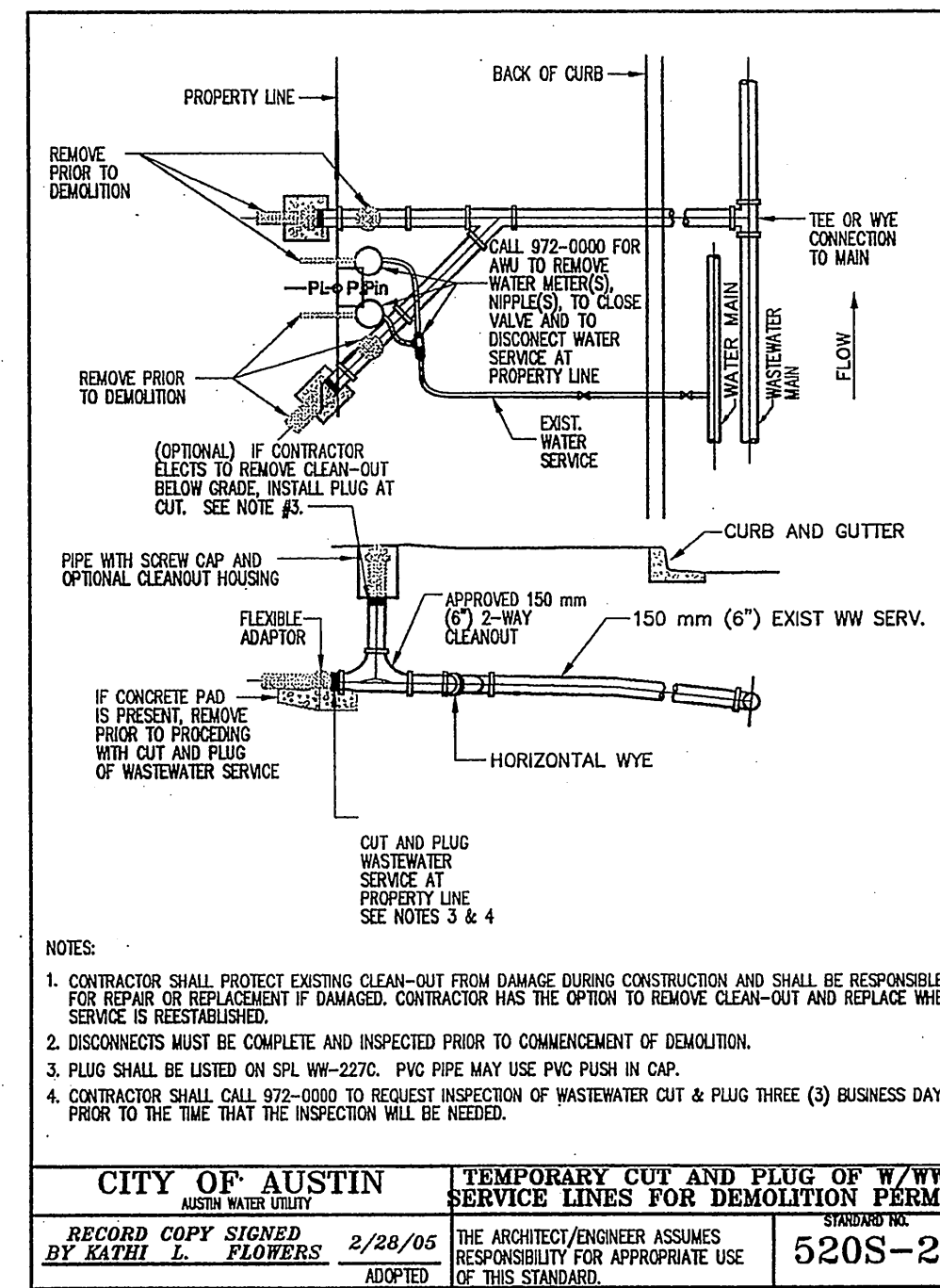
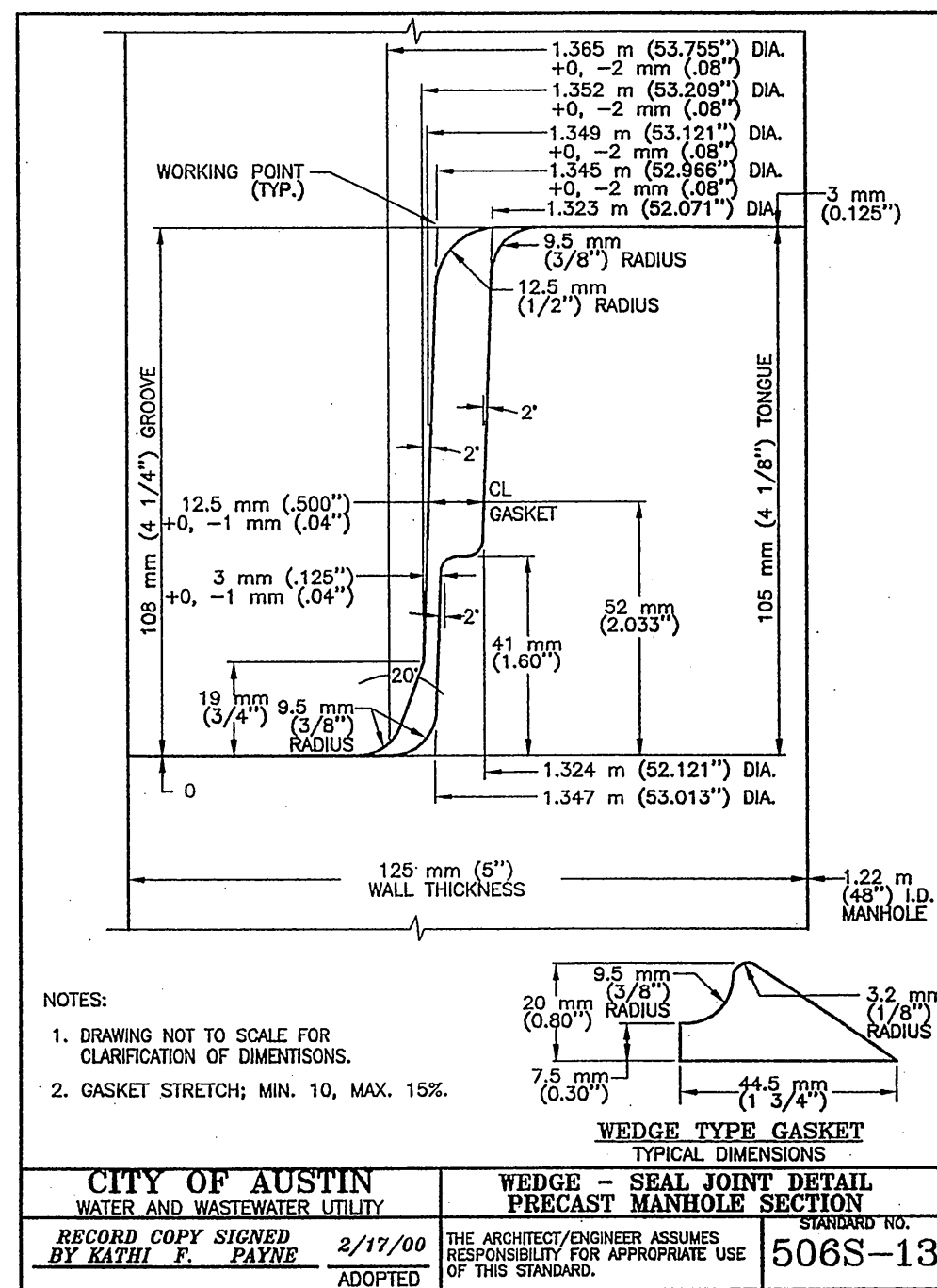
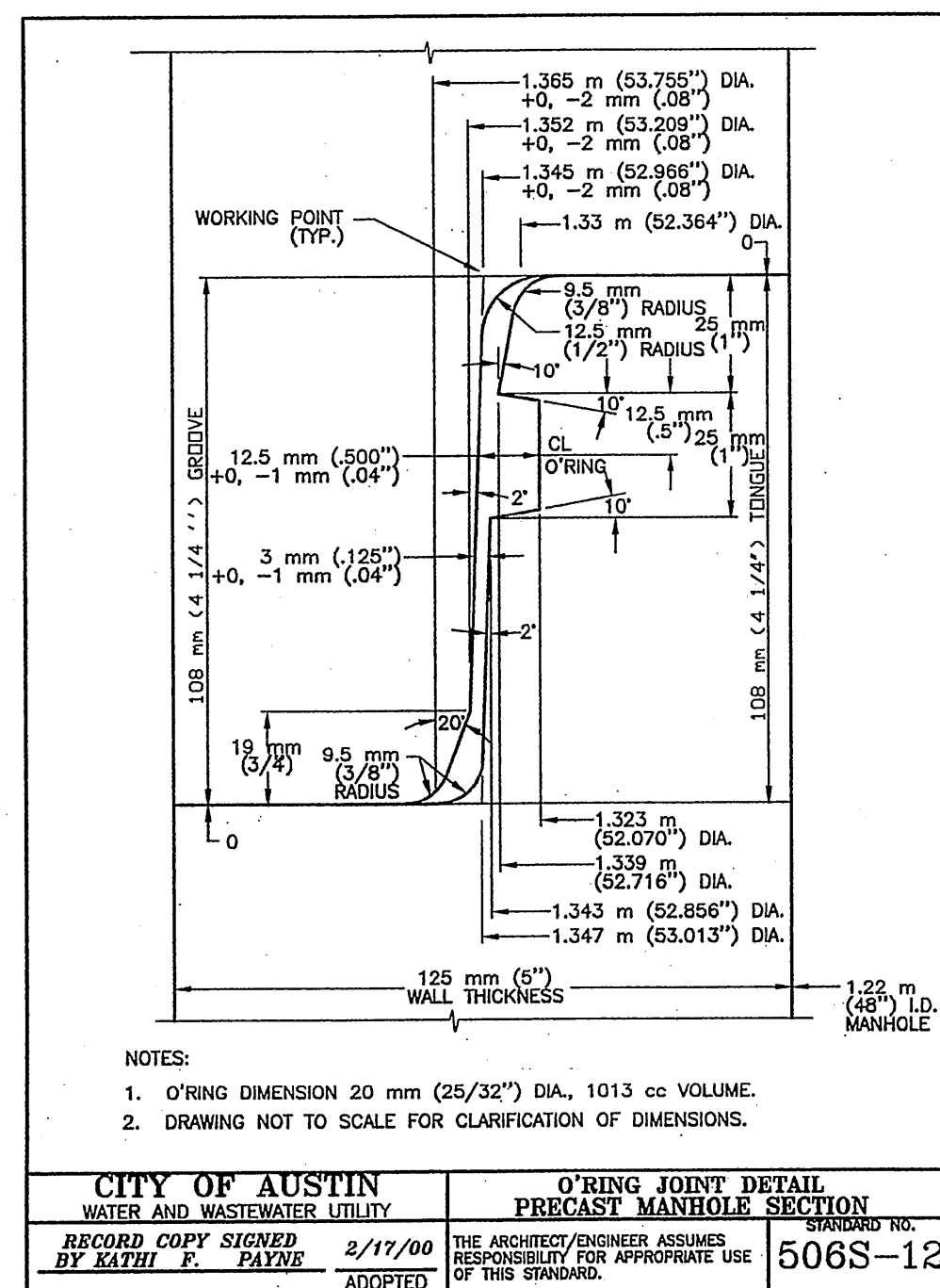
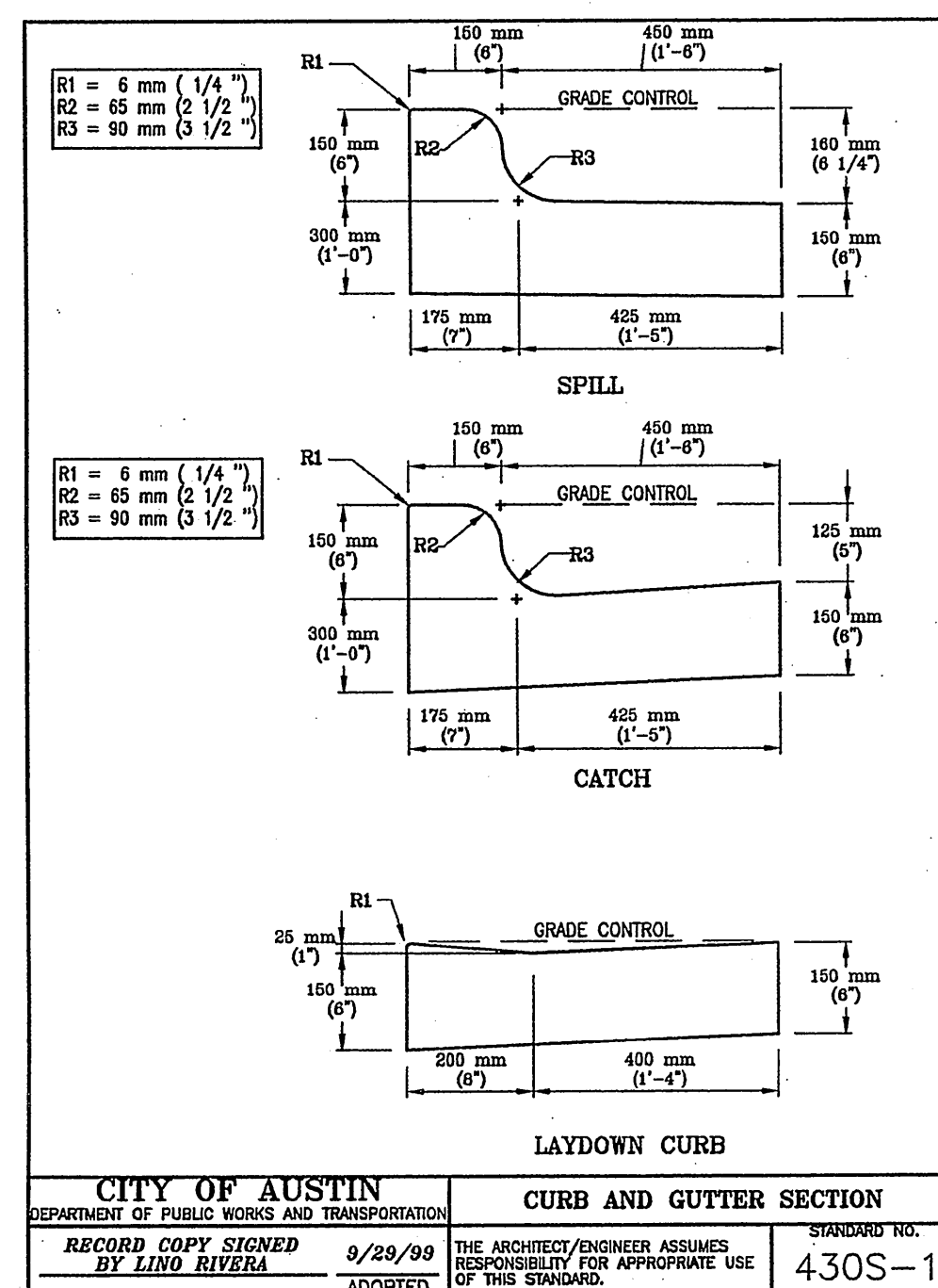
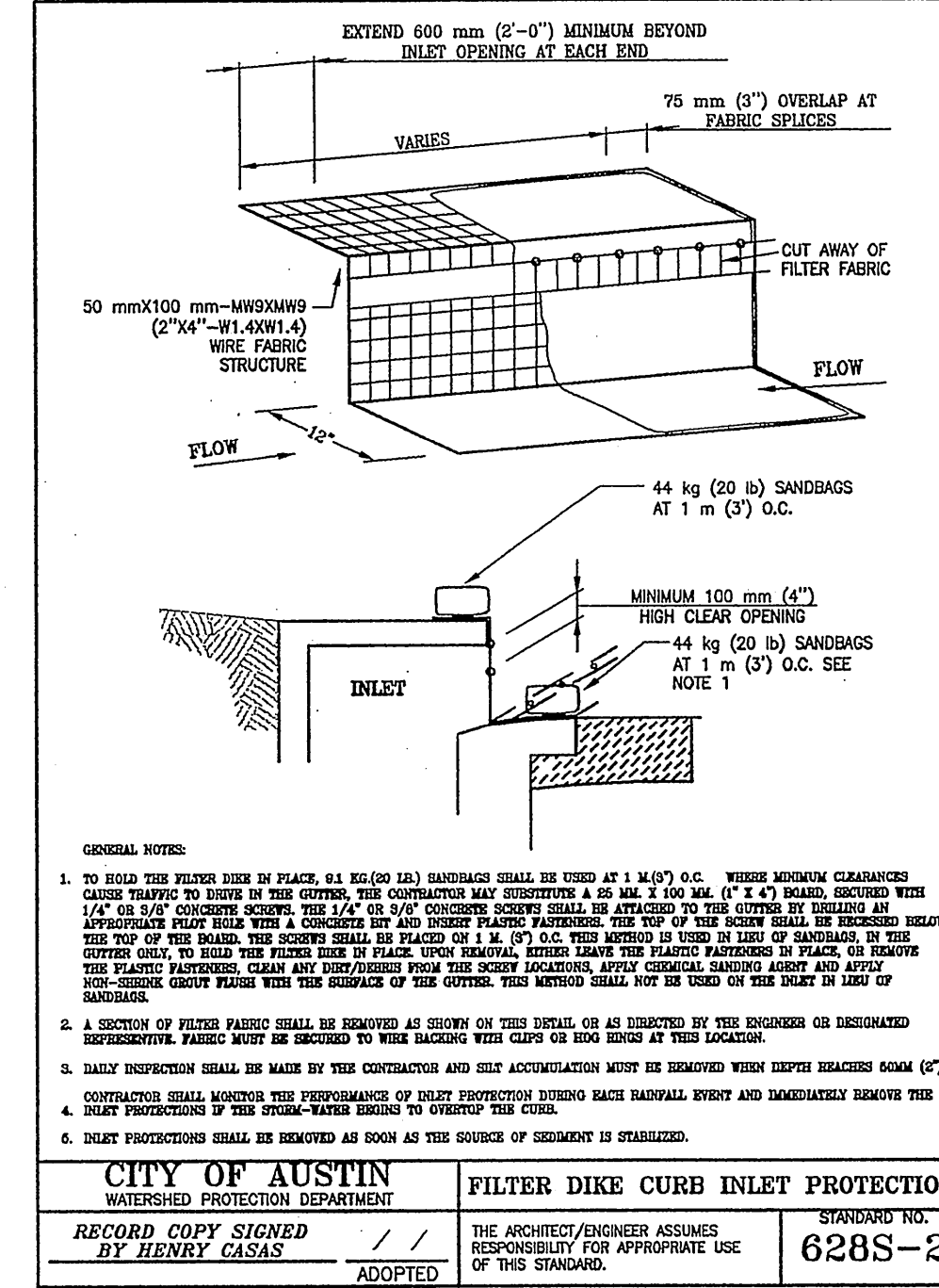
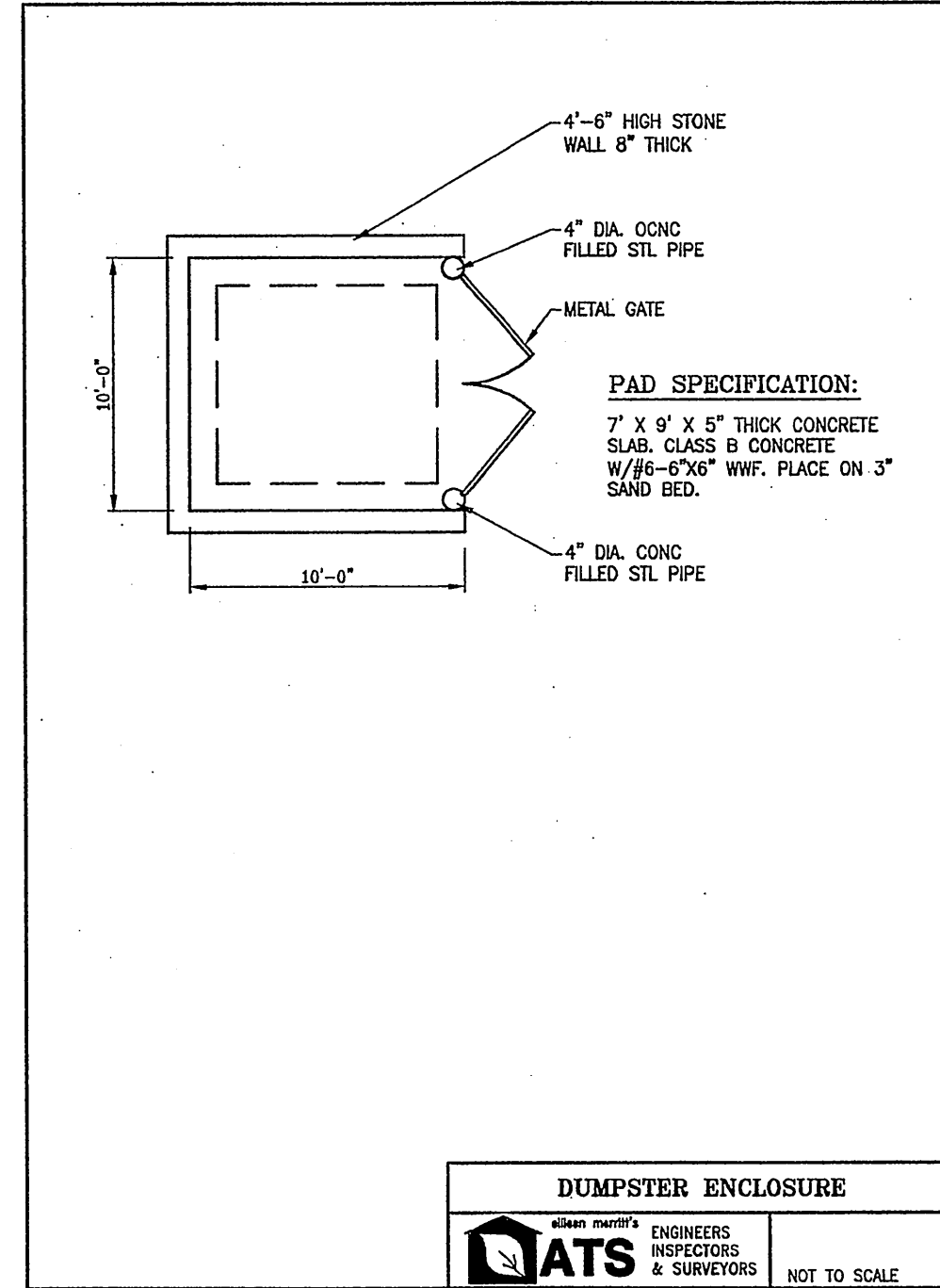
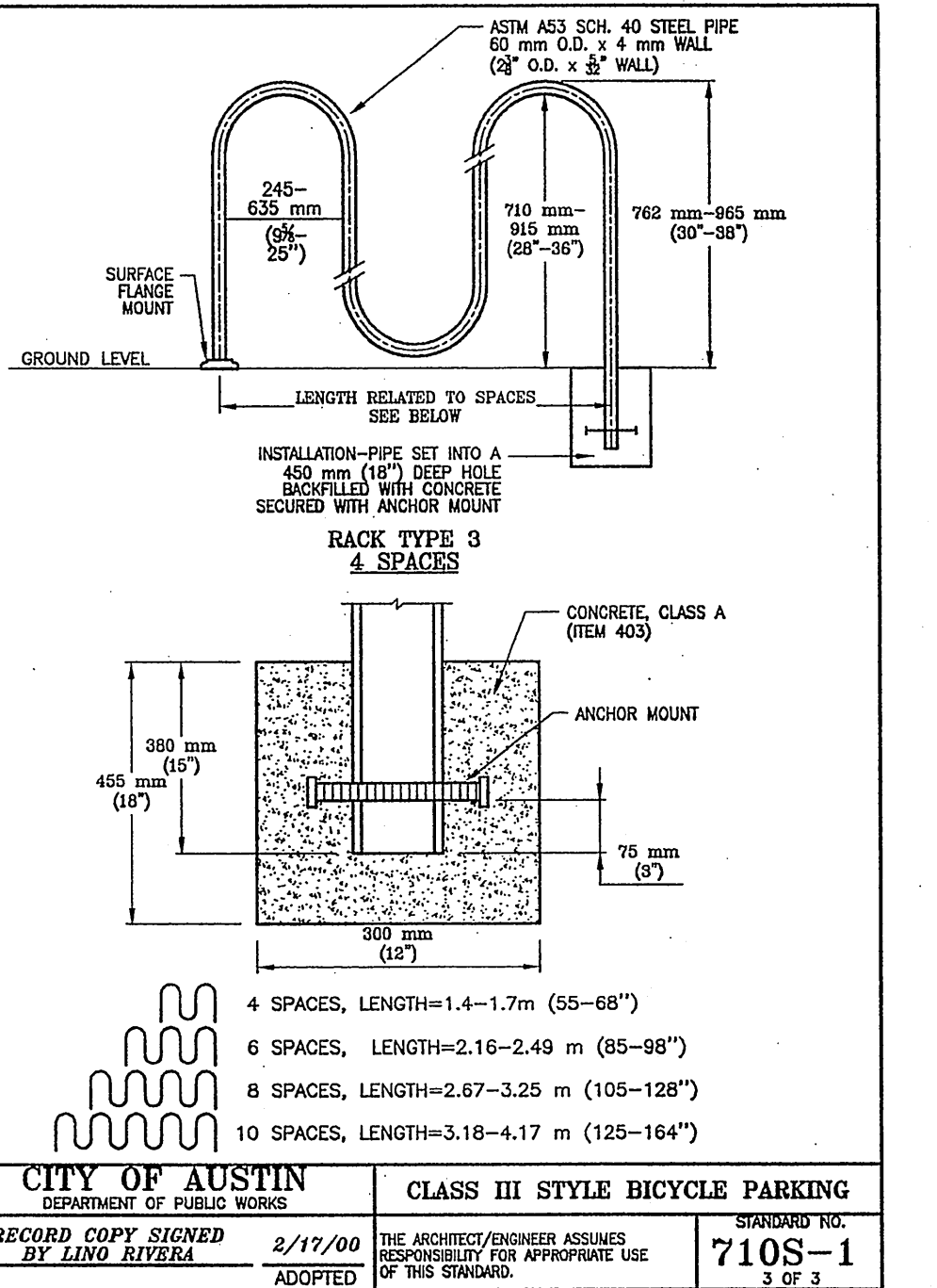
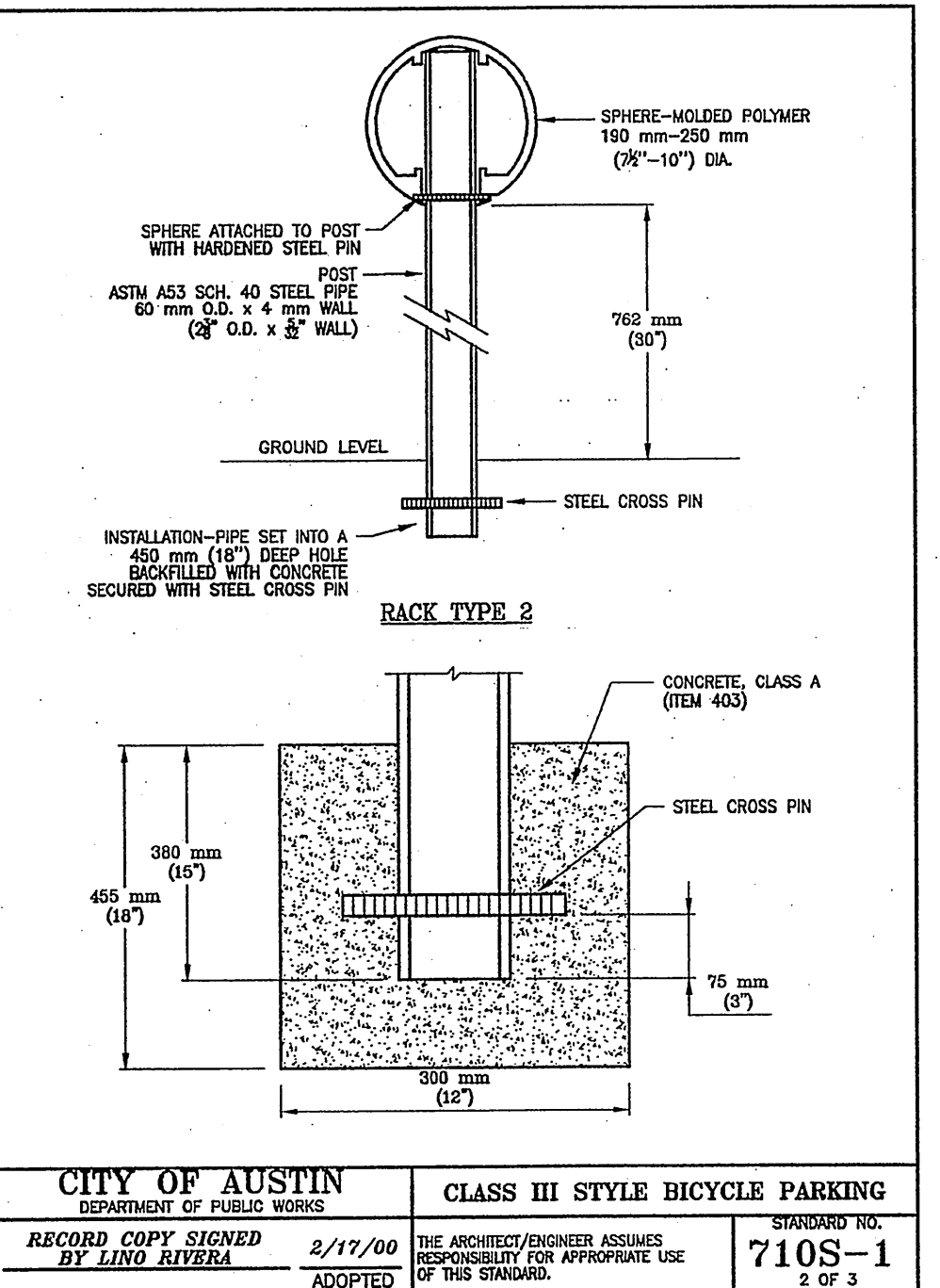
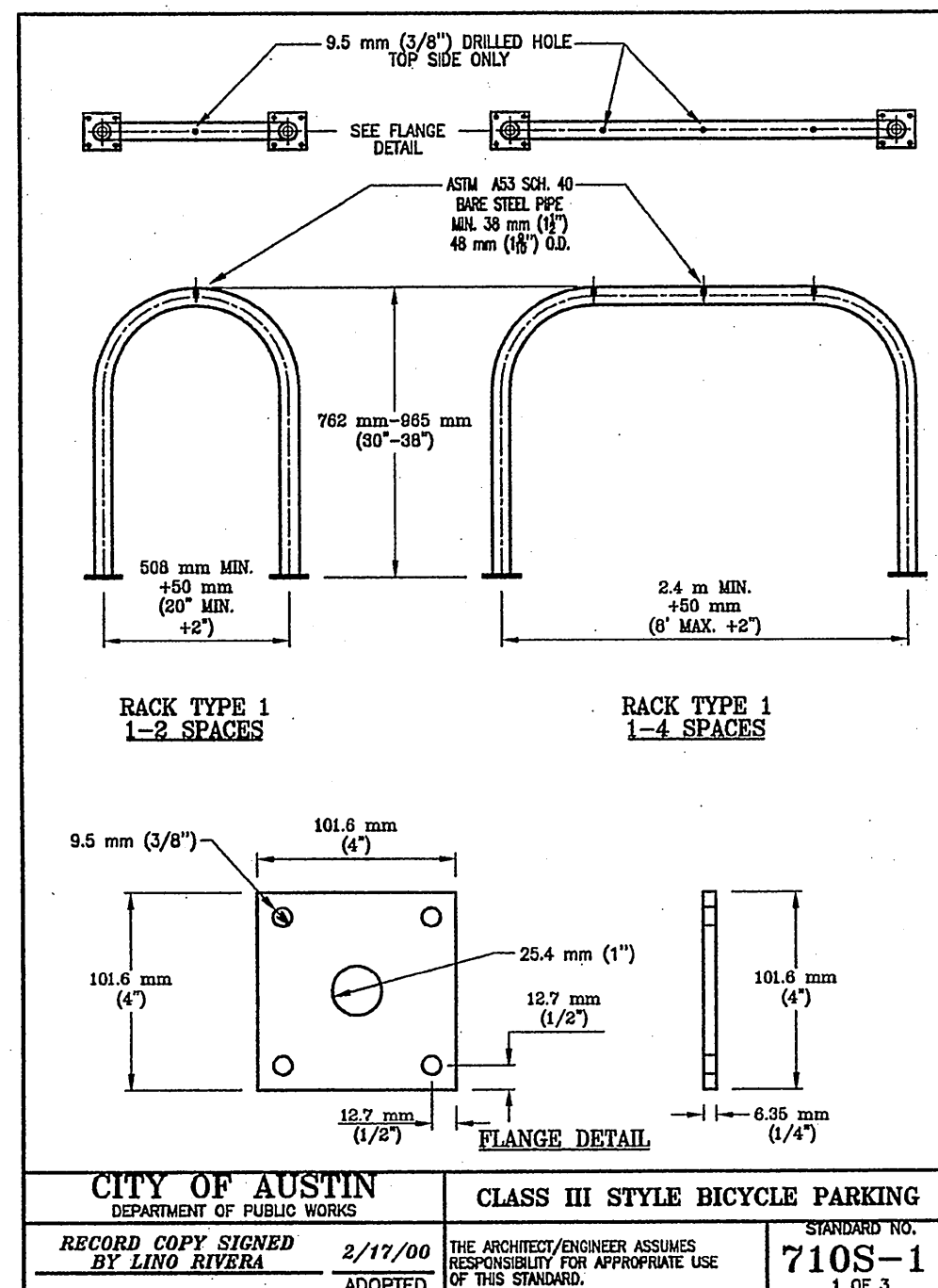
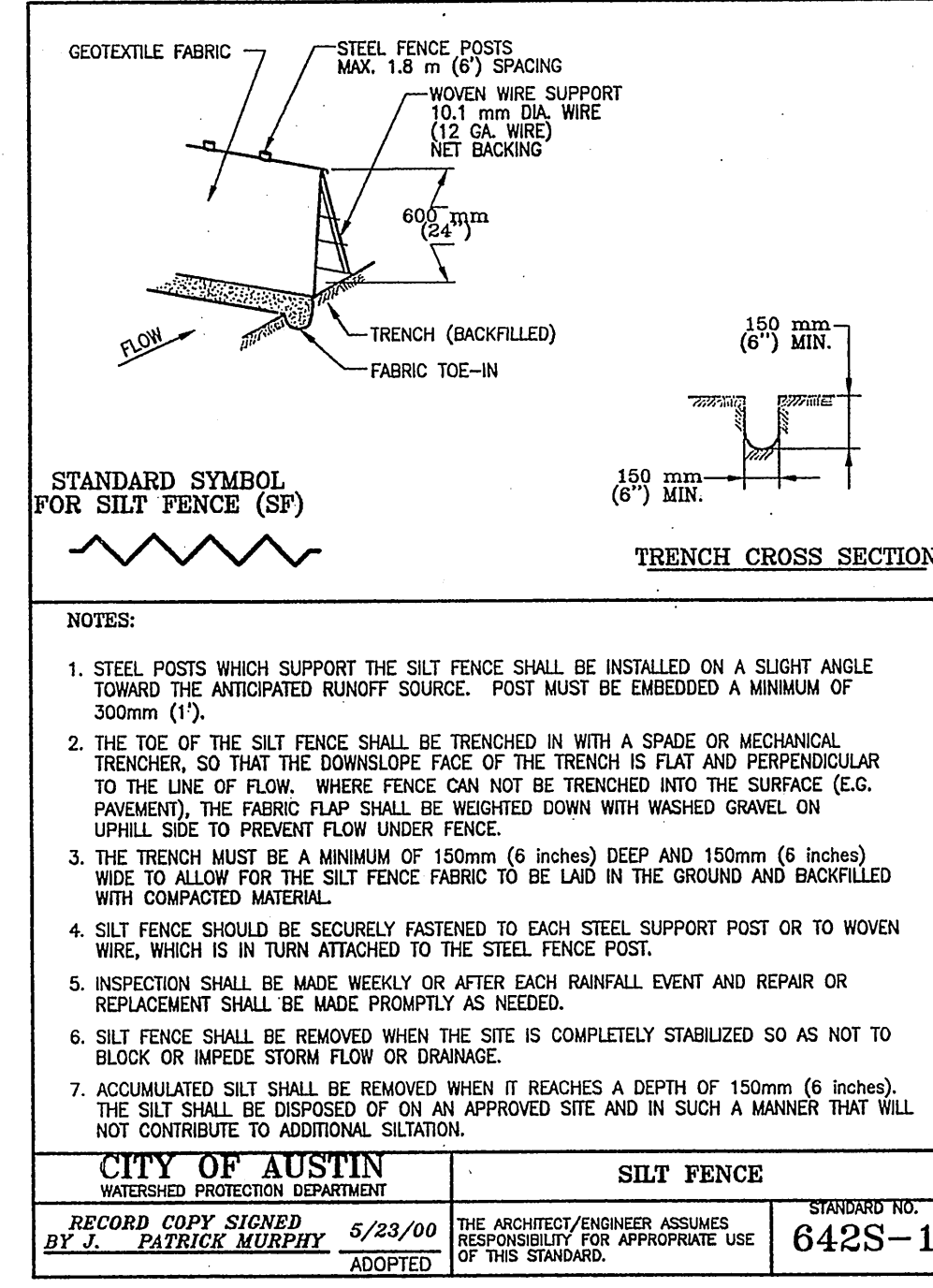
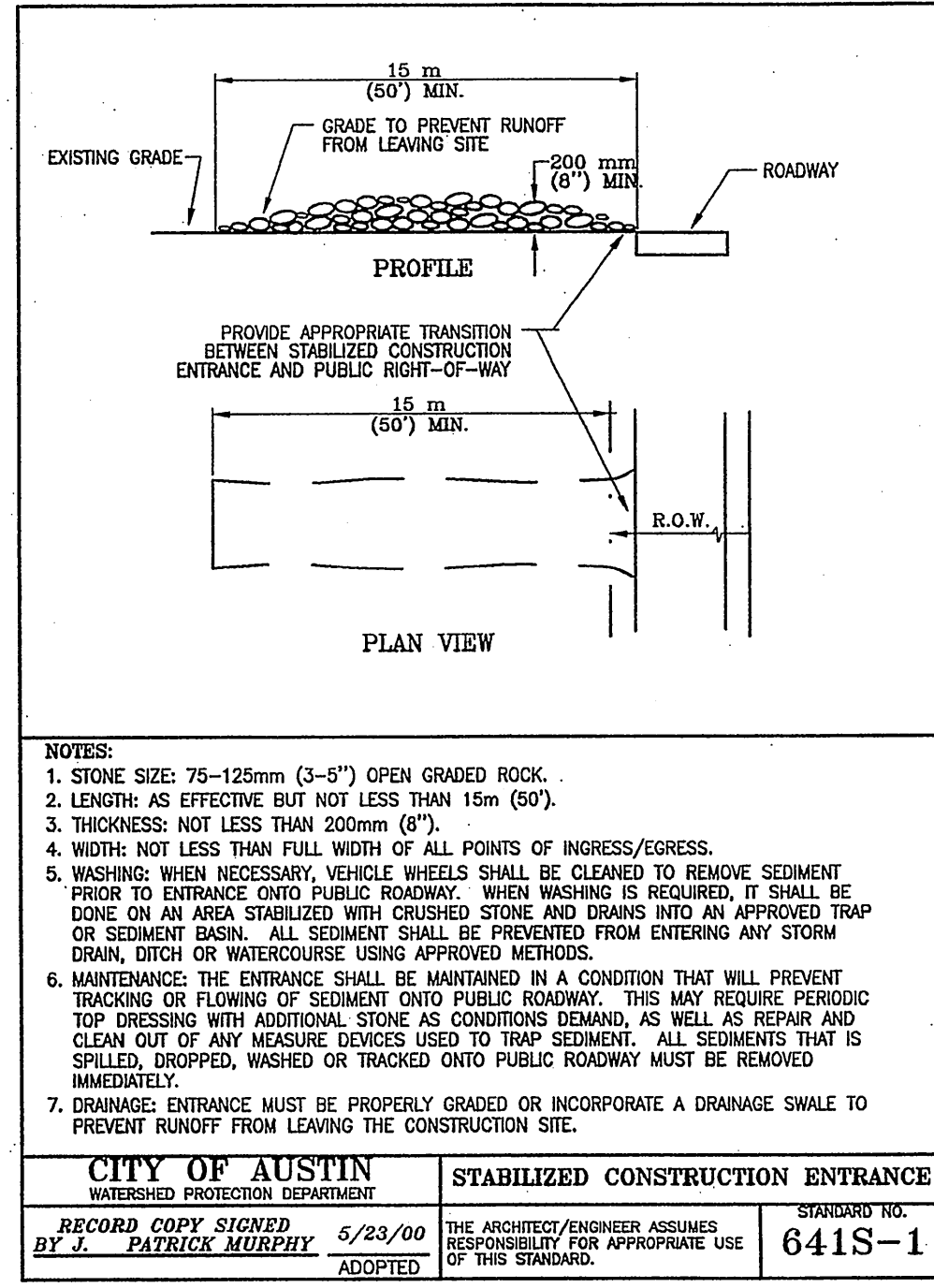
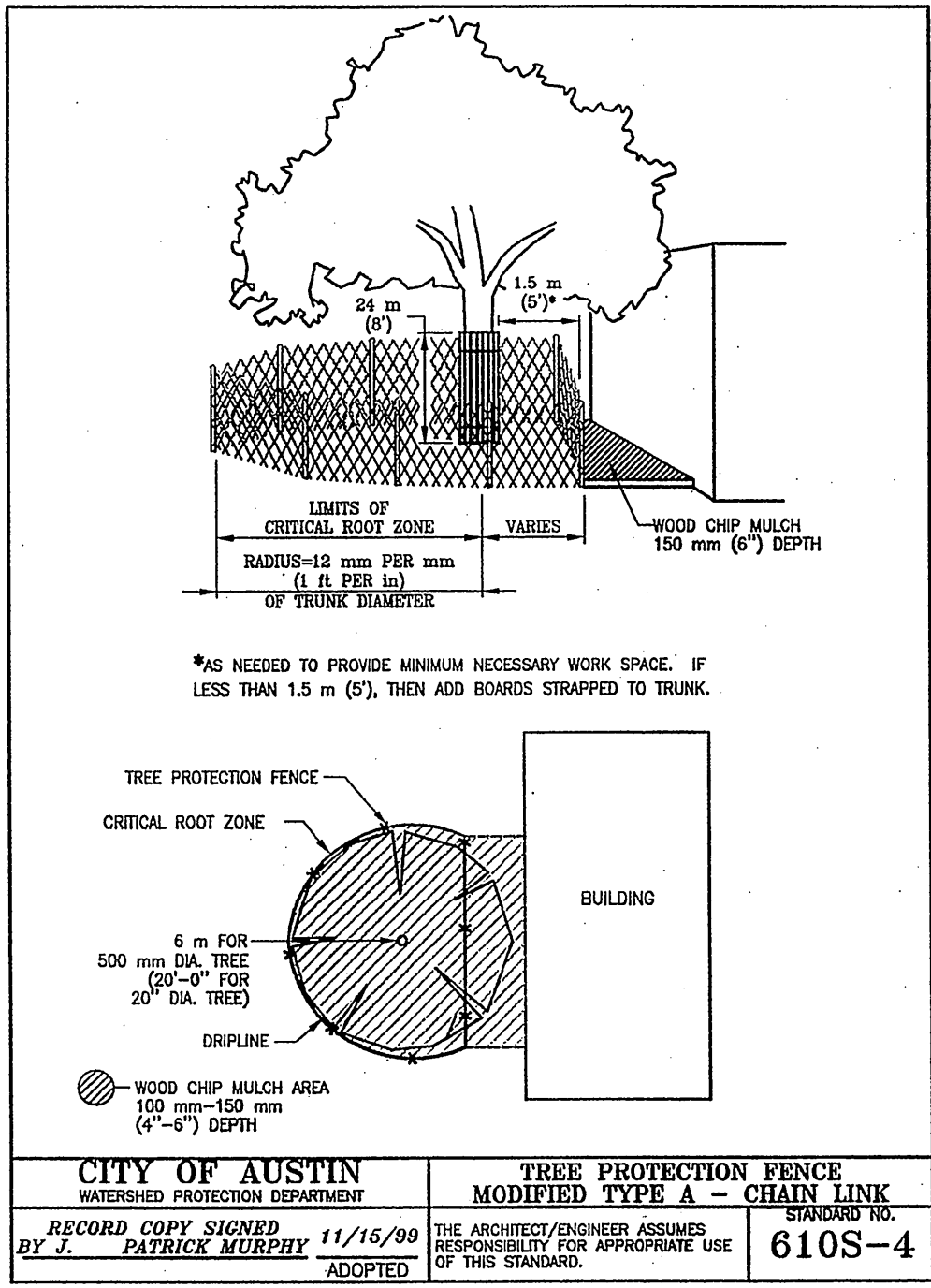
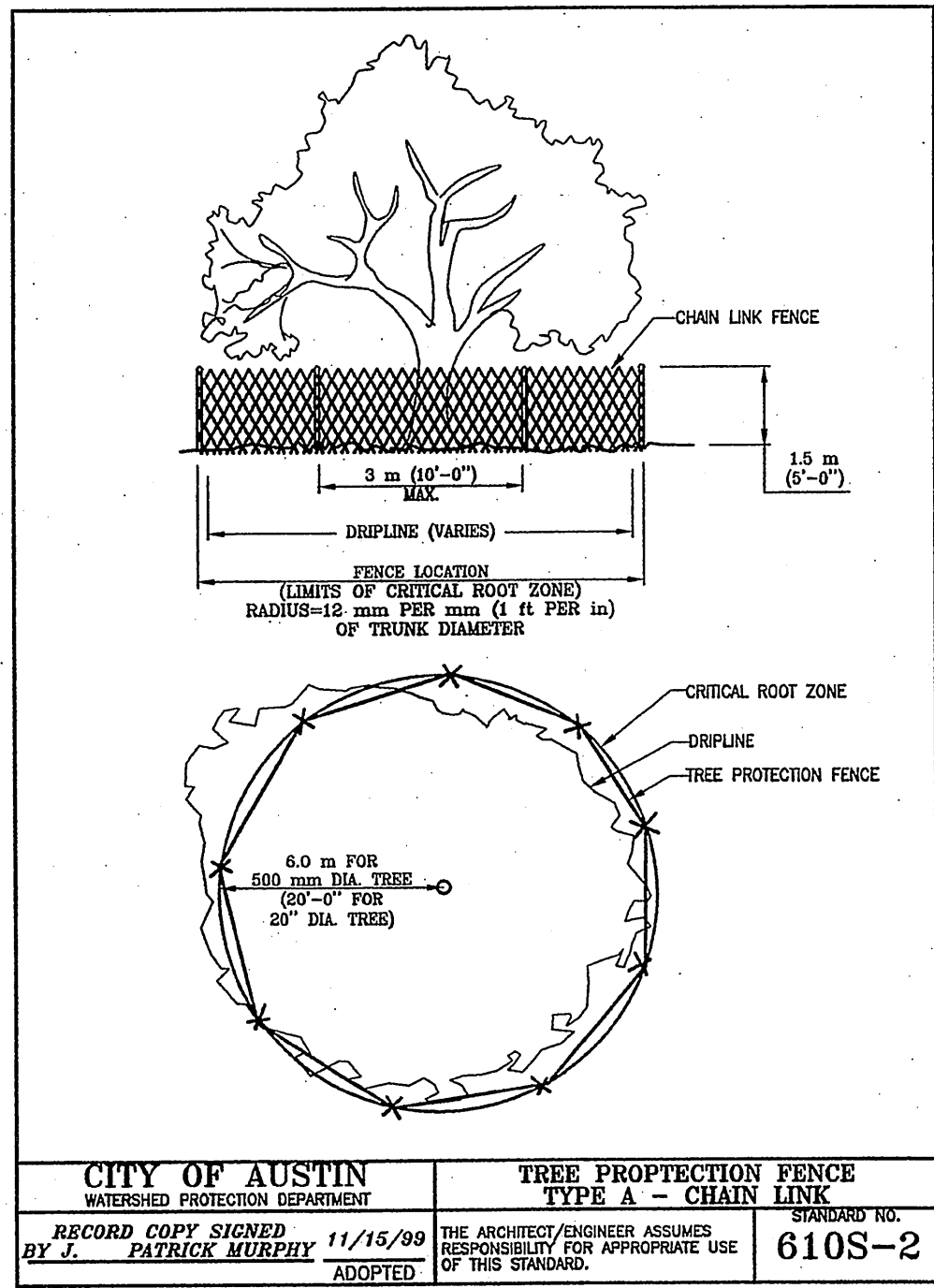
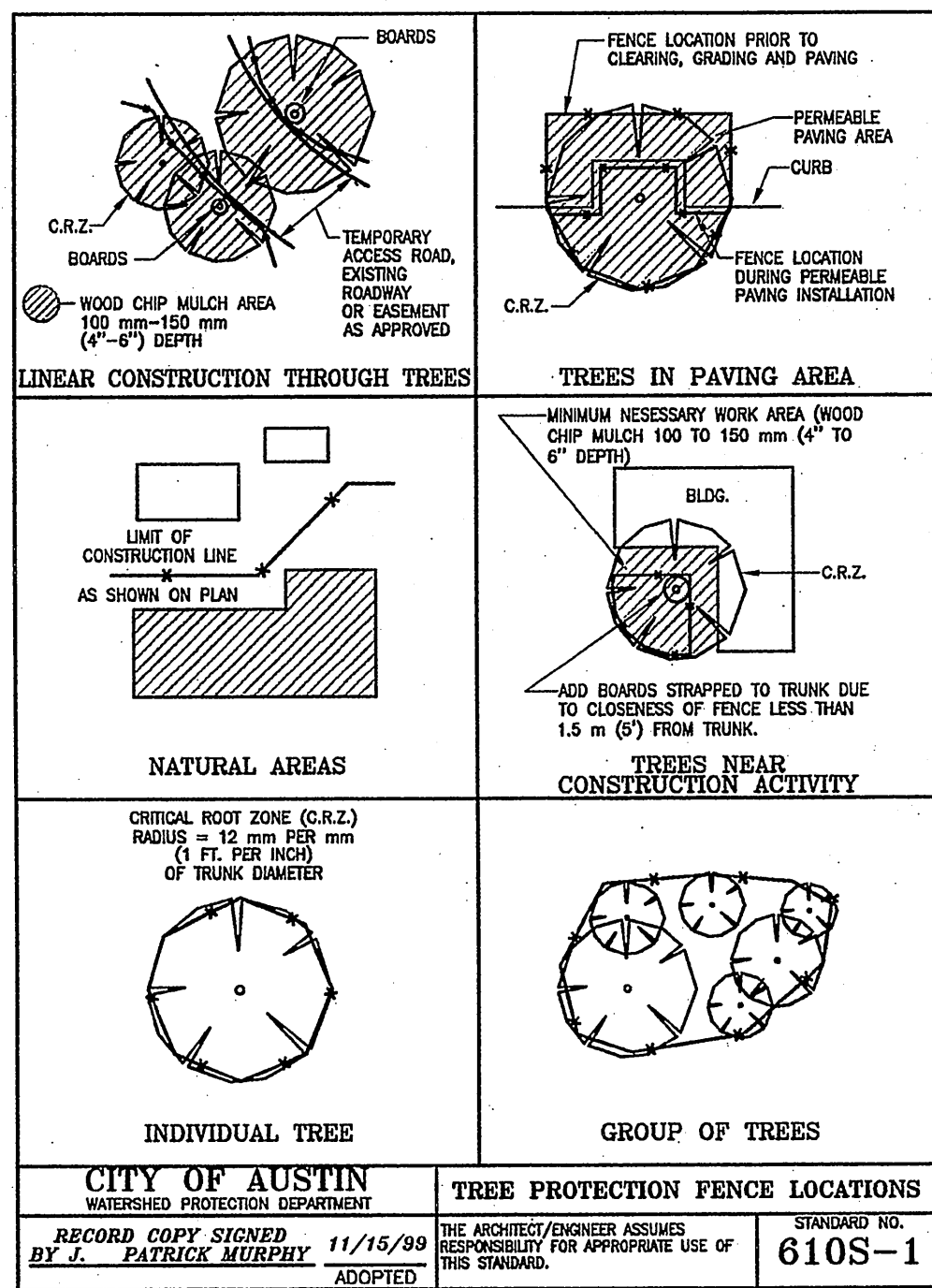
**DETAILS**

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FILE NAME  
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**SHEET NO.**  
 15 of 17





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**STATE OF TEXAS**  
KERRI K. PENN  
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LICENSED PROFESSIONAL ENGINEER  
No. 129100

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