

# ENGINEER

Prossner and Associates, Inc.

Consulting Engineers  
TBPE FIRM#F-1506

13377 Pond Springs Rd. Suite 104  
Austin, Texas 78729

Phone: (512) 918-3343  
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5416 BEACON

**NOTE:** 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.

THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH  
CHAPTER 25-8 SUBCHAPTER A, OF THE LAND DEVELOPMENT CODE.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

REVIEWED BY:

  
*Kurt M. Prossner* 7/21/14  
Kurt M. Prossner, P.E. DATE

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE

SP-2014-0030D 01/30/2014  
DEVELOPMENT PERMIT NO. NO SUBMITTAL DATE

*Michael* FO/OM 07/28/2014  
AUSTIN WATER UTILITY DATE

*Selena* 7/24/14  
WC&ID No. 17 DATE

*Rich* 7/24/14  
TRAVIS COUNTY ESD NO. 6 (HUDSON BEND FIRE) DATE

TRAVIS COUNTY TNR DATE

TRAVIS COUNTY DEVELOPMENT PERMIT NO.

UTILITY  
DATE  
017

# SITE PLAN RELEASE NOTES:

- 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 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

## FIRE DEPARTMENT:

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO CONSTRUCTION IS ALLOWED WITHIN THREE FEET FROM ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- 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.
- 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.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH A MAXIMUM CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHALL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

## GENERAL CONSTRUCTION NOTES:

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- CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT (PWTD) 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.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO RELEASE OF THE CERTIFICATION OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY OF AUSTIN, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS WITH THE APPROVED PLANS.

## SITE PLAN RELEASE NOTES (CONT.):

- DEVELOPER INFORMATION:  
OWNER:  
GARY GUSTAFSON  
100 LIDO CIRCLE #B2  
LAKEWAY, TEXAS 78734  
(512) 970-7963

### OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS

Prossner and Associates, Inc., Kurt M. Prossner, P.E. (512) 918-3343

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

GARY GUSTAFSON (512) 970-7963

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

GARY GUSTAFSON (512) 970-7963

# BEACON DRIVE PROFESSIONAL PARK 5416 BEACON DRIVE AUSTIN, TX 78734

### AMERICANS WITH DISABILITIES ACT:

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.

NOTE: ALL DETENTION AND WATER QUALITY BASINS, AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL OR MULTIFAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CONTROL MANUALS.

- WATER SERVICE FROM WCOB NO. 17 AND WASTEWATER WILL BE ON SITE SEPTIC APPROVED BY TRAVIS COUNTY.
- 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.
- THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.
- NO UNDERGROUND STORAGE TANKS EXIST TO THE BEST OF OUR KNOWLEDGE.

### WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH CURRENT ORDINANCES.

### TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 FIRE DEPARTMENT SITE PLAN NOTES

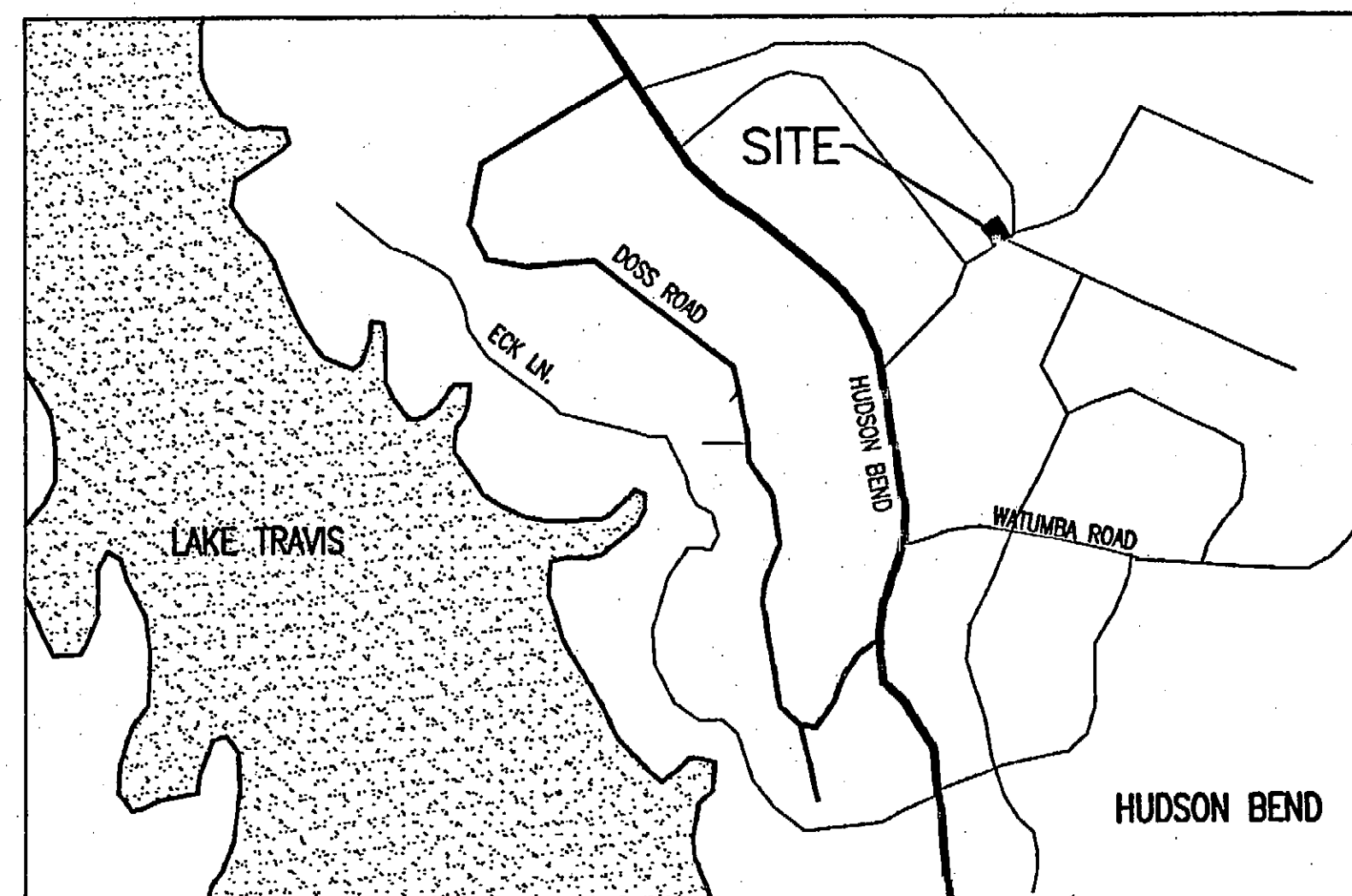
- Designs for Site Improvements shall meet the current Design Criteria as required by TCSD No. 6.
- All plans (Site, Building, Fire Alarm, Fire Sprinkler) shall be submitted to LTR for review. Two full-size sets are required. A review letter will be generated. Reviews will not be performed until the applicable review fees are paid.
- Upon plan approval, a Permit will be issued. The Permit must be conspicuously posted.
- An all-weather driving surface (Fire Apparatus Access) must be installed in locations shown on the Site Plan, prior to any building construction beyond the foundation.
- All pervious/decorative paving shall be engineered and installed for 80,000 pounds live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
- Vertical clearance required for fire apparatus is thirteen feet, six inches for the full 25 feet width of access drives and routes for internal circulation. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus, per Figure B-4 of this Manual.
- The maximum allowable driveway, drive aisle or Fire Lane grade is fifteen percent.
- The markings of Fire Lanes must be red with white stenciling or white with red stenciling reading "FIRE LANE - TOW AWAY ZONE" in lettering no less than three inches in height. The stenciling shall be at intervals of 25 feet or less. Alternative marking of Fire Lanes may be approved by the Fire Chief, or his/her designated agent, provided Fire Lanes are clearly identified at both ends and at intervals not to exceed 35 feet. Existing Fire Lane markings shall be grandfathered provided that they meet the wording and interval requirements that were accepted on approved site plans and other type Fire Lane submittals approved by the fire department. Existing Fire Lanes that are in need of re-pointing shall meet the requirements of this section.
- The Fire Department Connection (FDC) connection shall be installed where shown on the site plan.
- Hydrants must be installed with the center of the four and one-half inch steamer opening at least 18 inches above finished grade. The four and one-half inch steamer opening must face the driveway or street with three to six-foot setbacks from the curb line(s). No obstruction is allowed within three feet of any hydrant, and the four and one-half inch opening must be totally unobstructed from the street/driveway.
- Contractor shall install Blue Reflective Markers in the pavement per TCSD No. 6 specifications. No improvements may be occupied until the markers are installed.
- Fire hydrants shall have National Pipe Threads.
- A certified or witnessed pressure test is required for all water mains, required hydrant flow tests or sprinkler system designs.
- Hydrants shall be painted silver and the bonnet and caps shall be painted the designated color per the gallons per minute (GPM) as follows:  
Class AA Light Blue 1500 or higher GPM Class A Green 1000 - 1499 GPM  
Class B Orange 500 - 1499 GPM  
Class C Red Less than 500 GPM  
Class D Black Out of Service
- Commercial dumpsters and containers with an individual capacity of one and one-half cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
- "Key Boxes" / "Key Switches" (Know-Base Road Entry System) shall be installed in the location(s) shown on the Site I Building plans as approved by the TCSD No. 6. Contact LTR for ordering information. No improvements may be occupied until the Key Box/Key Switch is installed.

### ELECTRIC NOTES:

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- 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 CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES. 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.

### NET SITE AREA NOTE

CALCULATIONS ON SHEET 4.

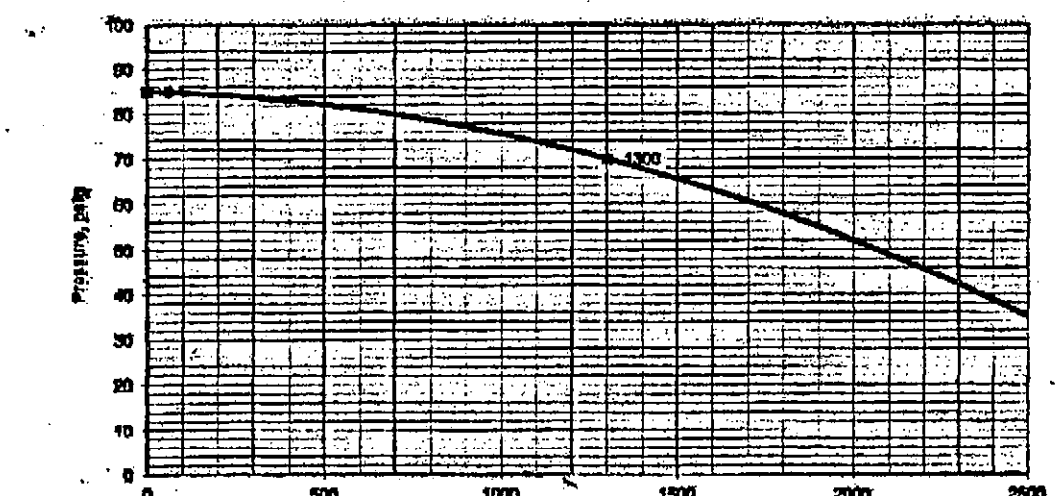


VICINITY MAP  
(NOT TO SCALE)

### ONE HYDRANT FLOWING

Travis County Emergency Services District No. 6 is responsible for providing test information on the location indicated by the accompanying party. It is the responsibility of the party to ensure that the information is appropriate to the location of your project. Information provided is not a guarantee of the water supply characteristics in the information area on this date and time tested. Travis County Emergency Services District No. 6 does not guarantee that this data will be representative of the water supply characteristics at any time in the future.

HYDRANT # & LOCATION	Elevation	DATE	
TEST BY: <u>GTP/MS</u>		<u>5/16/2014</u>	
TIME OF DAY: <u>12:00</u>			
MIN. OF FLOW: <u>2</u>			
WATER SUPPLIED BY: _____			
PURPOSE OF TEST: _____			
Development			
DATA			
FLOW (HYDRANTS)	A1	A2	A3
SIZE OPENING	<u>2.5</u>	_____	_____
COEFFICIENT	<u>0.9</u>	_____	_____
PISTON READING	<u>80</u>	_____	_____
GPM	<u>1398</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST	<u>1398 GPM</u>		
STATIC HEAD	<u>85</u> PSI	RESIDUAL: <u>70</u> PSI	
RESULTS: AT 20 PSI RESIDUAL	<u>2289</u> GPM*	AT 0 PSI	<u>2516</u> GPM
ESTIMATED CONSUMPTION	<u>2289</u> GPM		
REMARKS:			



Provided by the:  
Life Safety and  
Fire Protection Engineering  
Section

101 S. Spring St  
Little Rock, AR 72201  
(501) 372-2900

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.

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.

### SHEET INDEX

- COVER
- STANDARD NOTES
- EXISTING CONDITIONS/EROSION CONTROL PLAN
- NOISE PLAN/DIMENSION CONTROL PLAN
- GRADING PLAN AND POND DETAILS
- UTILITY PLAN
- DETENTION POND DETAILS AND CALCULATIONS
- STORM SEWER PLAN
- DETAILS
- PLAT
- UTILITY DETAILS
- UTILITY DETAILS
- TRAFFIC CONTROL PLAN

### AUSTIN WATER UTILITY GENERAL CONSTRUCTION NOTES AUGUST 21, 2013

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHOD USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CLOSURE PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC ROW, OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY WATERSHED PROTECTION AND DEVELOPMENT DEPARTMENT OF THE LOCATION OF ALL UTILITIES TO BE EXCAVATED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INTERFERENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT ROW/EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APPURTENANCES 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.
- THE CITY SPECIFICATION ITEM 5005 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- 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 10045.04.
- PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.02(A). THE CONTRACTOR SHALL PERFORM LABORATORY AND FIELD SOIL DENSITY AND MOISTURE TESTS. WHEN CONTRACTORS HAVE THE TAP A CITY ENGINEER MUST BE PRESENT AND 2 WORKING DAYS (TWO) MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED. UNLESS, IT HAS BEEN DETERMINED THAT A MORE ACCEPTABLE CONSTRUCTION WOULD INVOLVE CONSIDERABLE HANDING TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-JACKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOTTING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOTTING MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOTTING. THE BLOTTING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURE TIME BEFORE THE TAP CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2).
- ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BELONG TO THE MAIN METHODS OF FLANGE OR GRIFF TEST. FOSTER ANCHORS MAY BE USED IN LIEU OF FLANGE OR GRIFF TEST WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.
- A) FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 5115.4 (5). FIRE HYDRANTS SHALL BE PAINTED FLUENT ALUMINUM OR EQUAL.
- WATER LINE TESTING AND STATIONING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2)(D). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND PAID UNDER THE SPECIFICATIONS AS WATER (PRESSURE) PIPE OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
- 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 STANDARD COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO ANY PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL. WILL BE GIVEN ANY CONSIDERATION.
- 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 TYPE PE LINE DAMAGED OR TAMPED WITH IN ANY ROW A CITY ENGINEER SHALL BE PRESENT AND 2 WORKING DAYS (TWO) MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED. UNLESS, IT HAS BEEN DETERMINED THAT A MORE ACCEPTABLE CONSTRUCTION WOULD INVOLVE CONSIDERABLE HANDING TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-JACKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOTTING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOTTING MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOTTING. THE BLOTTING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURE TIME BEFORE THE TAP CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.
- WHEN AN EXISTING MATERIAL SHUT OUT IS NECESSARY AND POSSIBLE THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE AUSTIN WATER UTILITY DEPARTMENT AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- 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 BEGINNING ANY DRAINAGE OR PUBLIC UTILITY WORK. THE CONTRACTOR SHALL NOTIFY THE AUSTIN WATER UTILITY AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE RELOCATED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- ALL MANHOLES IN UNIMPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERPROOF AND BEAR THE WORKING AND DESIGN LOADS FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ON-SITE UTILITY WORK.
- 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.
- 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.
- ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 200 - DRAINAGE WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWAGE SYSTEMS, OF TCD RULES.
- CONTRACTORS PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY WELDOY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ANNUAL APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WEY WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWING ELEVATIONS OF ALL WORKING AND OUTSIDE SURFACE ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS OTHER CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF AUSTIN WATER UTILITY'S WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. AUSTIN WATER UTILITY'S INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE IN YOUR PROJECT AREA. CONTRACTORS WHO ARE CONSIDERING WORKING IN CLOSE PROXIMITY TO AC PIPE SHALL BE RESPONSIBLE FOR HOW TO IDENTIFY, DETACHMENT, REMOVAL, OR CUTTING OF ASBESTOS CONCRETE PIPE. IT IS TO BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE 25. SECTION 15, ARTICLE 4477-3A AND 28 CTR 162.1101. REFERENCE STANDARD SPECIFICATION SECTION 610.01. CONTACT THE CITY OF AUSTIN ASBESTOS MANAGER AT 512-974-7154 THIRTY (30) DAYS PRIOR TO THE PLANNED DISTURBANCE OF THE AC PIPE. ONLY LICENSED PERSONNEL ARE PERMITTED TO DISTURB, REMOVE, TRANSPORT AND DISPOSE OF AC PIPE.

## ENGINEER

Prossner and Associates, Inc.

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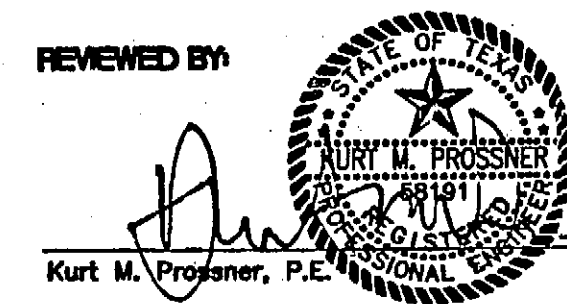
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REVIEWED BY: Kurt M. Prossner, P.E. DATE: 7/21/14

### PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE

SP-2014-0030D 01/30/2014  
DEVELOPMENT PERMIT NO. NO SUBMITTAL DATE  
AUSTIN WATER UTILITY 07/28/2014

WCOB No. 17 7/24/14  
DATE: 7/24/14  
TRAVIS COUNTY ESD NO. 6 (HUDSON BEND FIRE) DATE: 7/24/14

### TRAVIS COUNTY TNR DATE

TRAVIS COUNTY DEVELOPMENT PERMIT NO.

TRAVIS COUNTY ESD #6	STATIC PRESSURE 85 psi
BUILDING TYPE - V-B	• OTHER WITH 60 psi OR GREATER REQUIRE A PAY SET AS SET TO BE
BUILDING TYPE - NON-SPRINKLED	• OTHER WITH 60 psi OR GREATER REQUIRE A PAY SET AS SET TO BE
	FIRE DEMAND 1,000 gpm @ 20 psi
	DOMESTIC DEMAND 20 gpm/Bldg
	(BASED ON 30 WATER FIXTURE UNITS)

### LEGAL DESCRIPTION

LOT 50, SECTION 2  
LA HACIENDA ESTATES  
RECORDED IN VOLUME 46, PAGE 2 OF  
TRAVIS COUNTY, TEXAS PLAT RECORDS

ZONED - 2 MILE ETJ

### FLOOD PLAIN NOTE:

No portion of this tract lies within the 100 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map Community Panel - NO. 4845300220H DATED: SEPTEMBER 26, 2008

### RELATED CASE NO.'S

SUBMISSION - c8-68-69

### TAX PARCEL NUMBERS

01605801200000

### MAPSCO

460

### GRID NUMBER

W2-33

REVISIONS:							
NO.	DESCRIPTION	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP.COVER	SITE IMP.COVER	% SITE IMP.COVER	APPROVED/DATE
CORRECTIONS:							
NO.	DESCRIPTION	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP.COVER	SITE IMP.COVER	% SITE IMP.COVER	APPROVED/DATE

### TRAVIS COUNTY CONSTRUCTION NOTES FOR SITE DEVELOPMENT AND TRAVIS COUNTY CONSTRUCTION NOTES FOR SUBDIVISION DEVELOPMENT STREETS, DRAINAGE, WATER AND WASTEWATER

- Driveway and drainage construction standards shall be in accordance with the requirements of the Travis County Standards unless otherwise specified and approved by Travis County.
- Prior to beginning any construction, a Travis County Basic Development Permit shall be obtained and posted on the job site. Development outside of approved construction boundaries is prohibited without a revised permit.
- Prior to beginning any construction, the temporary erosion control items shall be in place.
- A Traffic Control Plan shall be reviewed and approved by Travis County prior to beginning construction within County right-of-way.
- The contractor shall notify Travis County at 972-844-0000 (Planning and Engineering Services Division) at least 48 hours prior to start of construction and to schedule a mandatory Preconstruction Conference.
- Contour data source:

- Contractor shall not stockpile material within the 100-year flood plain or areas outside of permit boundaries. Any regulatory permits required for disposal of excess excavated material off the permit site must be obtained from the applicable jurisdictions. Disposal of solid waste materials, as defined by State law (litter, tires, decomposable wastes, etc.) is prohibited in permanent fill sites.
- Within Travis County right-of-way, driveways are to be constructed in accordance with City of Austin criteria, except as noted in 82.302 (g) of the Standards.
- The design engineer is responsible for the adequacy of the construction plans. In reviewing the construction plans, Travis County will rely upon the adequacy of the work of the design engineer.
- A minimum of two survey benchmarks shall be set and described per subdivision including description, location, and elevation. Tie to Travis County Standards when possible.
- Any existing pavement, curbs, sidewalks, or drainage structures within County right-of-way which are damaged, removed, or silted, will be repaired by the contractor at his/her expense before approval of the construction.
- The One-Call Utility System will be used: Dial 472-2822 and the Texas Underground Facility Notification Corporation at least 48 hours BEFORE you dig.

- Contractor is required to obtain a Travis County Work in Right-of-way (utility installation notice) Permit prior to any construction of utilities within any Travis County right-of-way.
- This project is located on Flood Insurance Rate Map 48453 CO 22A.H.
- Soil data sources:
- All trees within the right-of-way and drainage easements shall be saved or removed in accordance with the approved construction plans.
- A Preconstruction Conference is required with TNR prior to start of any construction in Travis County right-of-way.
- The utility contractor shall give TNR at least 48 hours notice prior to construction.
- Prior to beginning any construction, the temporary erosion control items shall be in place.
- Contractor shall keep the TNR Planning and Engineering Services Division (512) 974-9393 current on the status of each stage of construction activity.
- TNR approval of the construction is required on all work completed prior to acceptance and commencement of one-year performance period.
- The contractor shall install all traffic marking and signage per current TxDOT Manual of Uniform Traffic Control Devices prior to TNR approval.

SP-2014-0030D

SHEET

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# GENERAL CONSTRUCTION NOTES

## APPENDIX P-1 - EROSION CONTROL NOTES

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
- The COA ESC Plan shall be submitted and used on a TIDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
- 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.
- 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 owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TIDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
- 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 Abolist as appropriate. Major revisions must be approved by the Planning 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.
- The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant rainfall events to ensure 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.
- 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.
- All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows from within the substrate and/or constantly 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.
- Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.

- All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:

Soil to be free of trash, weeds, deleterious materials, rocks, and debris.	
100% shall pass through a 1.5-inch (38 mm) screen	
Shall be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:	
Textural Class	Minimum
Clay	5%
Silt	10%
Sand	15%

- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.
- Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.
- The vegetative stabilization of areas disturbed by construction shall be as follows:

## TEMPORARY VEGETATIVE STABILIZATION:

- From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.
- Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
- Hydromulch shall comply with Table 1, below.
- Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization	
Material	100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)
Description	70% or greater Wood/Straw 30% or less Paper or Natural Fibers
Longevity	0-3 months
Typical Applications	moderate slopes: from flat to 3:1 1500 to 2000 lbs per acre
Application Rates	1500 to 2000 lbs per acre

## PERMANENT VEGETATIVE STABILIZATION:

- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be moved to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
- Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
- Hydromulch shall comply with Table 2, below.
- 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 daily intervals (minimum) during the first two months. Rainfall occurrences of 1/8 inch or more shall postpone the watering schedule for one week.
- Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization	
Material	Bonded Fiber Matrix (BFM)
Description	80% Organic defibrated fibers 10% Tackifier
Longevity	6 months
Typical Applications	On slopes up to 2:1 and erosive soil conditions
Application Rates	2500 to 4000 lbs per acre (see manufacturers recommendations)

- The contractor shall not dispose of surplus excavated material from the site without notifying the Planning 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.
- THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/DEVELOPER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN, IF IT IS DISCOVERED TO BE INADEQUATE:
- PROSSNER AND ASSOCIATES, INC.  
KURT M. PROSSNER, P.E.
- THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE & TREE/NATURAL AREA PROTECTION MAINTENANCE:

## SEQUENCE OF CONSTRUCTION

- NOTE: IF DISTURBED AREA IS NOT TO BE MOWED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TAMP OR REVEGETATION MATING.
- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
  - The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
  - The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractors shall follow the Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be reviewed, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
  - Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a pump pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
  - Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
  - Begin site clearing/construction (or demolition) activities.
  - Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
  - Complete construction and start revegetation of the site and installation of landscaping.
  - Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Watershed Protection and Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
  - Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Watershed Protection and Development Review Department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
  - After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

## OWNER'S NAME AND ADDRESS:

GARY GUSTAFSON  
100 LIDO CIRCLE #B2  
LAKEWAY, TEXAS 78734  
(512) 970-7963

## ENGINEER'S NAME, ADDRESS AND TELEPHONE NUMBER:

PROSSNER AND ASSOCIATES, INC.  
KURT M. PROSSNER, P.E.  
13377 POND SPRINGS RD. SUITE 104  
AUSTIN, TEXAS 78729  
(512) 918-3343

## LEGAL DESCRIPTION:

LOT 50, SECTION 2  
14 WACONIA ESTATES  
RECORDED IN VOLUME 46, PAGE 2 OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS

## SITE ADDRESS:

5416 BEACON DRIVE, AUSTIN TEXAS 78734

## THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED

(WTR).

## Flood Plain Note.....

SEE COVER SHEET "FLOOD NOTE."

- ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRILINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOTIFY THE INSPECTOR FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.

- ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY MORTARED ROCK RIP RAP OR OTHER APPROVED METHODS.

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.

- PROVIDE CURB AND GUTTER THROUGHOUT THE SITE EXCEPT AS NOTED ON THE PLANS.

- ALL STORMSEWER 18" IN DIAMETER AND LARGER SHALL BE CLASS III RCP W/CO-RINGS GASKETS. NO ALTERNATES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER. ALL STORMSEWER PIPE 12" AND SMALLER SHALL BE "HANCOR" POLYETHYLENE PIPE WITH GASKETS. ALL STORMSEWER PIPE AND FITTINGS MUST BE FACTORY MADE. NO FIELD FITTINGS WILL BE ALLOWED.

- PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REDIRECT PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

## GENERAL NOTES:

- ALL PRIVATE FIRE LINE PIPE SHALL BE C900 PVC OR CLASS 50 D.I. PIPE. ALL DOMESTIC WATER PIPE SHALL BE SCH. 40 PVC.
- ALL WASTEWATER PIPE SHALL BE SDR 35 PVC OR PRESSURE RATED PIPE WHERE REQUIRED.
- ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE UNIFORM PLUMBING CODE.
- ALL PRIVATE FIRE SPRINKLER LINES WILL COMPLY WITH NFPA-24 REQUIREMENTS.
- ALL WATER AND WASTEWATER LINES IN CITY R.O.W. AND EASEMENTS WILL MEET THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT CRITERIA, AT A MINIMUM.
- THE TOP OF PROPOSED MANHOLES SHALL MATCH THE FINISHED GRADE ELEVATIONS.
- ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATINGS NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.
- ALL BACKFLOW DEVICES WILL BE LOCATED WITHIN THE BUILDING SHELL, UNLESS SHOWN ELSEWHERE.
- ALL ON-SITE WATER AND WASTEWATER LINES WILL BE EXTENDED TO A MINIMUM OF 5 FEET FROM THE BUILDING.
- CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 1.5 FEET OF WASTEWATER LINE.
- CITY MAINTENANCE ENDS AT THE PROPERTY LINE.
- CONTACT THE CITY OF AUSTIN INDUSTRIAL WASTE DEPARTMENT FOR GREASE TRAP REQUIREMENTS.
- PROVIDE CLEAN-OUTS ON WASTEWATER LINE PER CITY OF AUSTIN STANDARDS (MIN. 100' O.C.).
- EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.



## WCID 17 CONSTRUCTION NOTES

## GENERAL NOTES

- Contractors are responsible for quality of workmanship and schedule of work. Water and wastewater utilities shall be installed by experienced personnel familiar with the work and supervised by a qualified foreman.
- Contractor must obtain a street out permit from Travis County Transportation & Natural Resources Department before beginning construction within the right-of-way of a public street, alley, or easement. Prior to beginning any construction, a City (Lakeway, Bee Cave or Austin) and County permit must be posted on the job site.
- At least forty-eight hours (48 hours) before beginning ANY utility construction in public R.O.W. or public easement, the contractor shall notify Travis County Transportation & Natural Resources Inspection Division, WCID 17 and the applicable City. Contact WCID 17 forty-eight hours (48 hours) prior to connecting to existing lines.
- The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
- The contractor shall contact the Austin area "One Call" system at "811" (1-800-344-8377) for existing utility locations at least forty-eight hours (48 hours) prior to beginning any excavation. In advance of construction, the contractor shall verify the locations of all utilities to be tied to, or altered, or subject to damage/inconvenience by the construction operations. (Note: "One Call" does not take care of all utility locations.)
- Before any pipe is laid, subgrade must be established and curb and finished grade stakes installed.
- Pressure taps: The contractor shall do all excavation and shall furnish, install, and air test the sleeves and valve. When a contractor makes a tap into WCID 17 facilities, a WCID 17 Inspector must be present. "Size on Size" taps will not be permitted unless made by use of an approved heavy duty MJ ductile iron tapping sleeve. Air tests on wet taps are 100 psi (pounds per square inch) for ten (10) minutes.
- Erosion controls shall be in place prior to construction start.
- No dry utilities (i.e. electric, gas, telephone) shall be located nearer than five feet (5') horizontally and two feet (2') vertically of water or wastewater lines or facilities.
- No trees shall be planted within seven feet (7') of a water or wastewater line or service.

## PIPING / VALVES

- All mains shall have a maximum 48 inches (48") of cover from finished grade to top of pipe unless otherwise noted on the approved plans.
- All ductile iron pipe and fittings to be wrapped with minimum 8 Mil. Polyethylene.
- All pipes shall be marked with 12 inch (12") detectable tape for ease of identification. (See standard details for water applications.)
- No yellow mine or SDR35 pipe may be used.
- All water lines twelve inches (12") in diameter or above shall be ductile iron - class 350 or approved class.
- Only ARI plastic air relief valves for water and wastewater are acceptable.
- All valve piping in lift station dry wells and force main cleanouts shall be painted to prevent corrosion with a rust resistant paint approved by WCID 17.
- All gravity wastewater mains must be eight inch (8") minimum.
- All water or wastewater lines which cross under 24 inch (24") or larger RCP pipe with a separation of two feet (2') or less shall be sleeved or capped with six inch (6") concrete to five feet (5') either side of the RCP.
- Maximum allowable deflection of pipe joints is one-half (1/2) of manufacturers standards. Deflections to be approved by the inspector at installation.

- If a valve operating nut is to be deeper than thirty-six inches (36"), an extension must be added to bring the nut to within twenty-four inches (24") of finished grade.
  - If a valve is to be located outside a pavement area, the contractor will mark the valve location with a "V" marker. Valves will be raised to finished grade prior to paving.
  - Fire hydrants north of Mansfield Dam shall be set with City of Austin threads. Those located south of Mansfield Dam shall follow the National Standard Thread with steamer connector of four and one-half inches (4.5"). Colors - Bases shall be painted silver and the bolt and caps shall be painted the designated color per the gallon per minute (GPM) flow as follows:
- |          |                 |                    |
|----------|-----------------|--------------------|
| Class AA | Light Blue      | 1500 or Higher GPM |
| Class A  | Green           | 100 - 1499 GPM     |
| Class B  | Orange          | 500 - 999 GPM      |
| Class C  | Red             | Less than 500 GPM  |
| Class D  | Black or Bagged | Out of Service     |
- Water lines which are stubbed out shall be required to pass driveways and have a valve and a twenty foot (20') section installed for future use. All valves and fittings shall be mega lagged or restrained.
  - If any water or wastewater main or service line is intended to be constructed under a wall or other structure which would render the line inaccessible for repair, that line shall be sleeved for ten feet (10') either side of the wall. The sleeve shall allow for the removal of the length of line under the wall.
  - No valves will be opened which connect new services to the existing system without prior District approval and a District Representative present. Sewer lines will be flushed and water lines will be properly disinfected and tested prior to connecting to the existing system.
  - All water lines which are dead-ended shall have fire hydrants or approved two foot (2') blow off valves installed for flushing.

## FLUSHING, TESTING AND DISINFECTION

- Wastewater facility testing will be done in accordance with TCEQ rules. District 17 requires camera tests, air tests, vacuum tests on manholes, and mandrel tests on wastewater lines. WCID 17 inspectors will provide procedures.
  - Air pressure tests on wet taps shall be 100 psi (pounds per square inch) for ten (10) minutes.
  - Camera testing of wastewater lines shall be done only after castings are raised, manholes coated, and hydro jetting completed.
  - Contractors are responsible for flushing water lines. Schedule with WCID 17 inspector.
  - All material tests, including soil density tests and related soil analysis, shall be accomplished by a qualified laboratory.
  - All force mains and water mains shall be pressure tested at 200 psi for ten (10) minutes and 150 psi for sixty (60) minutes with zero pressure loss unless otherwise specified by WCID 17 representative. [Site conditions may require variation on test procedures.]
  - Water line testing and disinfection shall be performed in accordance with AWWA Standards and TCEQ rules. Contractor will provide any fittings, valves and other appurtenances necessary for disinfection. All mains will be chlorinated for twenty-four (24) hours at 50 ppm (parts per million) chlorine using pre-dissolved injection systems only.
- ## WASTEWATER
- All force mains shall be white with brown poly wrap stating "Force Main."
  - Force mains shall have brown "Force Main" twelve inch (12") wide magnetic tape placed eighteen inches (18") below finish grades.
  - Lift stations which are not composite or fiberglass will be coated inside with LaFarge aluminum silicate compound to an approved thickness of one inch (1") minimum.
  - HDPE or composite rings for manholes are acceptable. All manhole covers will be the bolt down type regardless of location.
  - Existing wastewater manholes which are to be tied into and wet wells being modified must be refurbished to new condition. Refurbishment includes removing the old coating (if not calcium aluminate) and recoating with a minimum one-half inch (1/2") calcium aluminate for manholes and one inch (1") for wet wells. If the ring and cover is not at least thirty-two inches (32") in diameter, the ring and cover will be upgraded.
  - Manhole frames and covers shall be raised to finished pavement grade by the contractor prior to final construction / paving.
  - Manholes not in pavement must be one foot (1') above finished grade.

## EXCEPT AS NOTED OTHERWISE:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION," CITY OF AUSTIN.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
- ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
- ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE CHAMFERED 1".
- THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY FOR THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
- ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THIS CONTRACTOR. THIS CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
- THE STANDARD CONSTRUCTION SPECIFICATIONS OF THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT SHALL GOVERN MATERIALS AND METHODS USED TO DO THIS WORK. ANY REVISIONS MADE AFTER BIDDING WILL NOT APPLY UNLESS A CHANGE ORDER IS SECURED IN WRITING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN BUILDING INSPECTION DIVISION BEFORE BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE LAID UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH GEOWEB 8204, 4: CELLULAR CONFINEMENT SYSTEM. SUPAC 6NP WILL BE PLACED UNDER GEOWEB AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
- ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE PROPERTY OWNER.

## CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- 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.
- 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.
- 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:
- SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
- ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABOLIST;
- WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
- OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELLS, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
- 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);
- 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;
- WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ABOLIST AT 974-1676 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.
- 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.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 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.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 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.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 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).
- DEVIATIONS FROM THE ABOVE NOTED MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

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Kurt M. Prossner, P.E.  
Texas Reg. No. SB191  
on



Revision No. - Date of Revision - Revision Description - Approved By


UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

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Prossner and Associates, Inc.  
Consulting Engineers  
TBPE FIRM#-1506  
13377 Pond Springs Rd., Suite 104  
Austin, Texas 78729  
Phone (512) 918-3343  
Fax (512) 918-3343

BEACON DRIVE PROFESSIONAL PARK  
5416 BEACON DRIVE, AUSTIN, TEXAS 78734  
GENERAL NOTES

SP-2014-0030D

SHEET

2  
OF 13



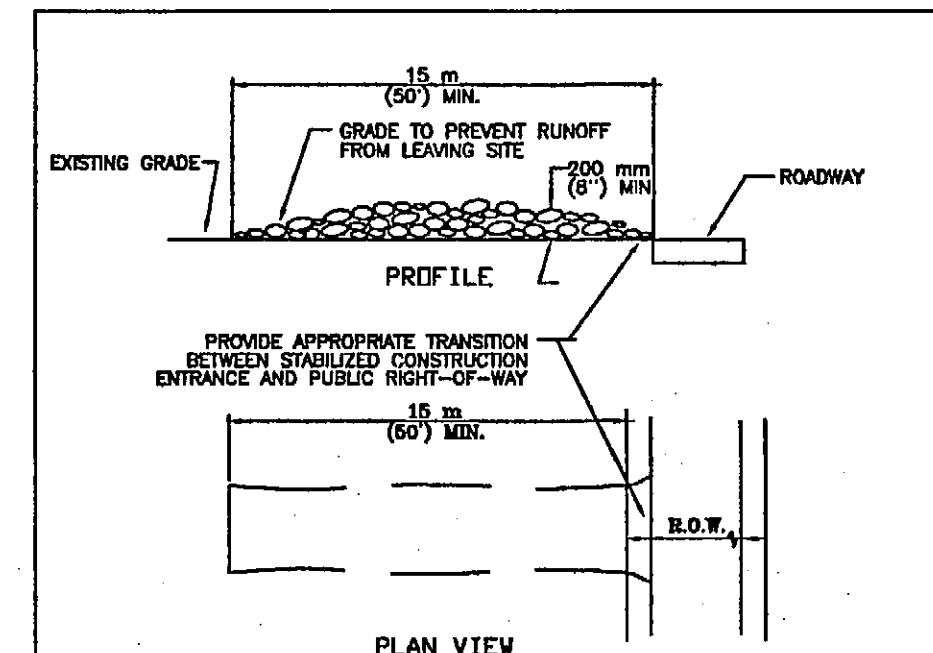
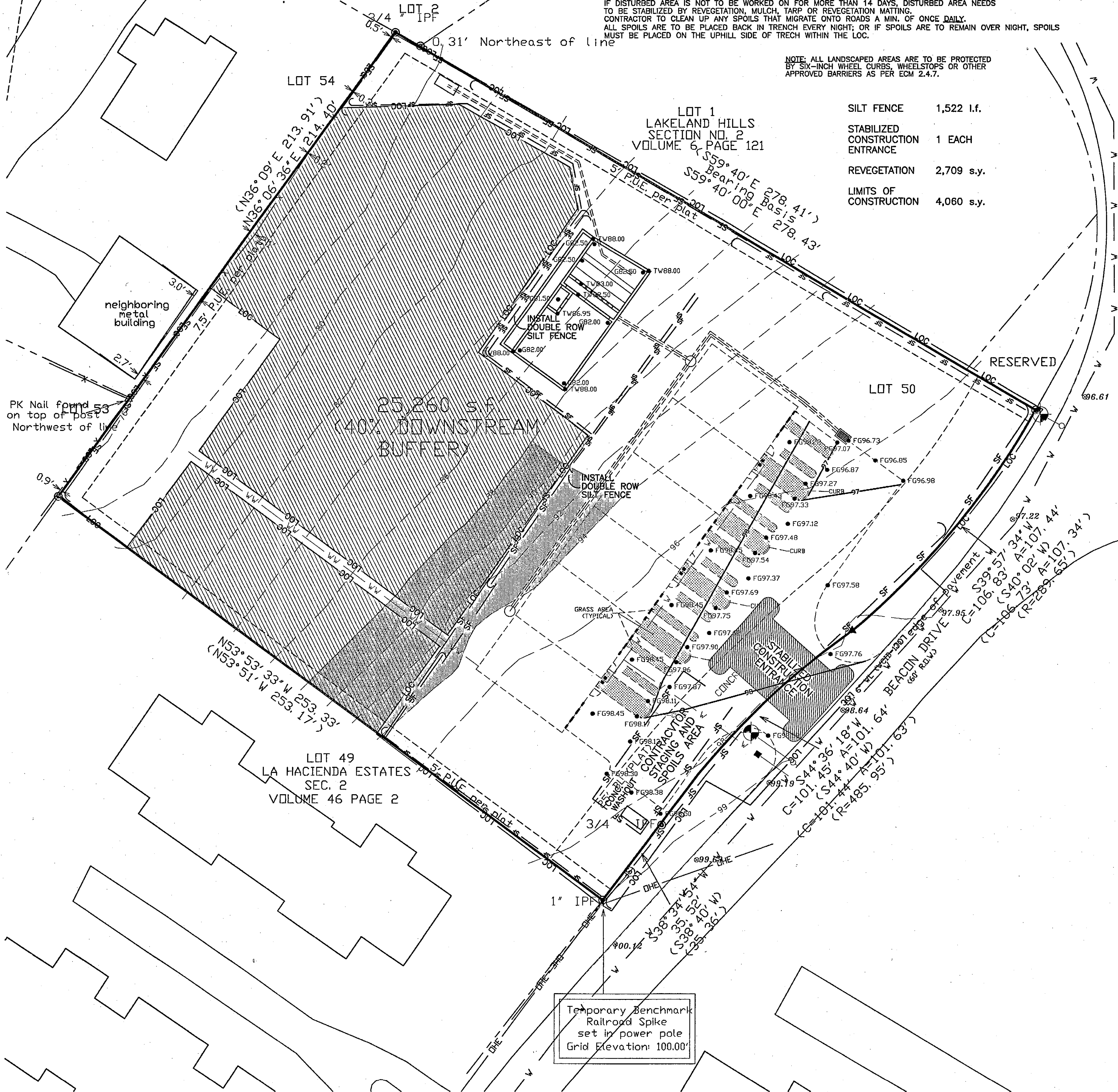
LOT 50, LA HACIENDA ESTATES, SEC. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED ON BEACON DRIVE.

NOTE: ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.  
NOTE: CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING THE SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.  
NOTE: 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.  
NOTE: SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM.1.4.2(G).  
NOTE: IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 5 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY VEGETATION, MULCH, TARP, OR REVEGETATION STRIP.  
IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY VEGETATION, MULCH, TARP OR REVEGETATION MATTING.  
CONTRACTOR TO CLEAN UP ANY SPOILS THAT MIGRATE ONTO ROADS A MIN. OF ONCE DAILY.  
ALL SPOILS ARE TO BE PLACED BACK IN TRENCH EVERY NIGHT; OR IF SPOILS ARE TO REMAIN OVER NIGHT, SPOILS MUST BE PLACED ON THE UPHILL SIDE OF TRENCH WITHIN THE LOC.

NOTE: ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

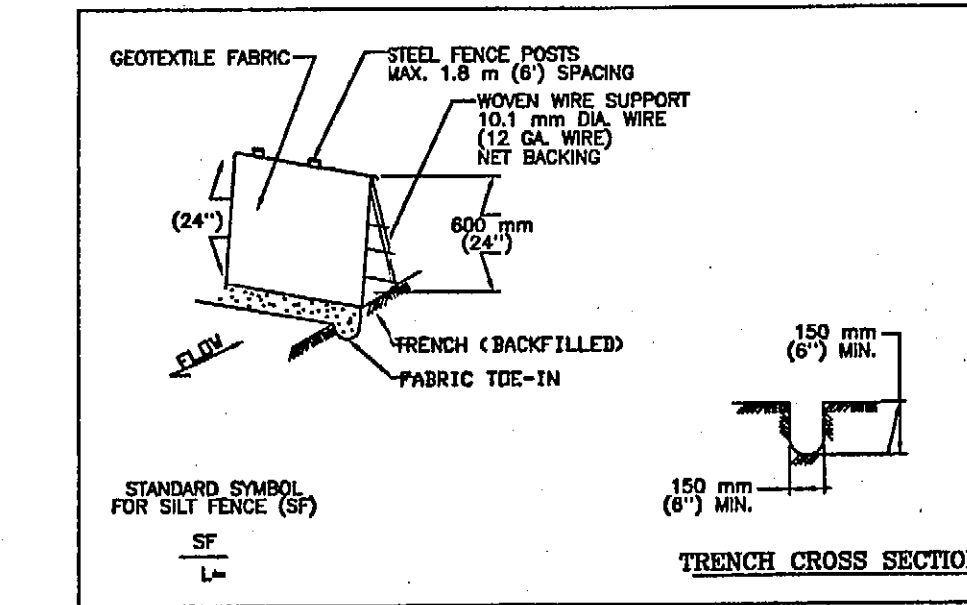
SILT FENCE 1,522 l.f.  
STABILIZED CONSTRUCTION ENTRANCE 1 EACH  
REVEGETATION 2,709 s.y.  
LIMITS OF CONSTRUCTION 4,060 s.y.

LOT 1  
LAKELAND HILLS  
SECTION NO. 2  
VOLUME 6, PAGE 121



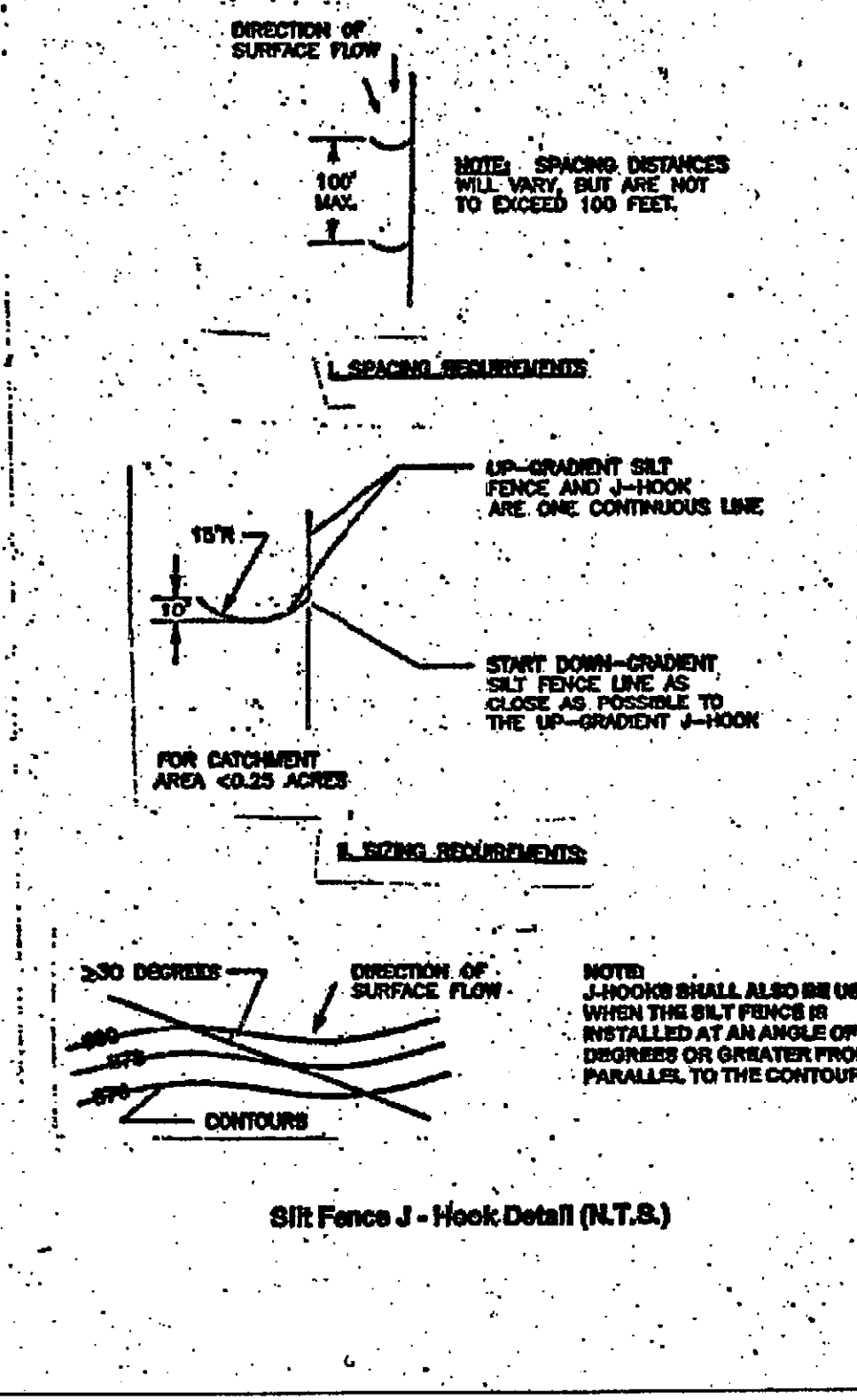
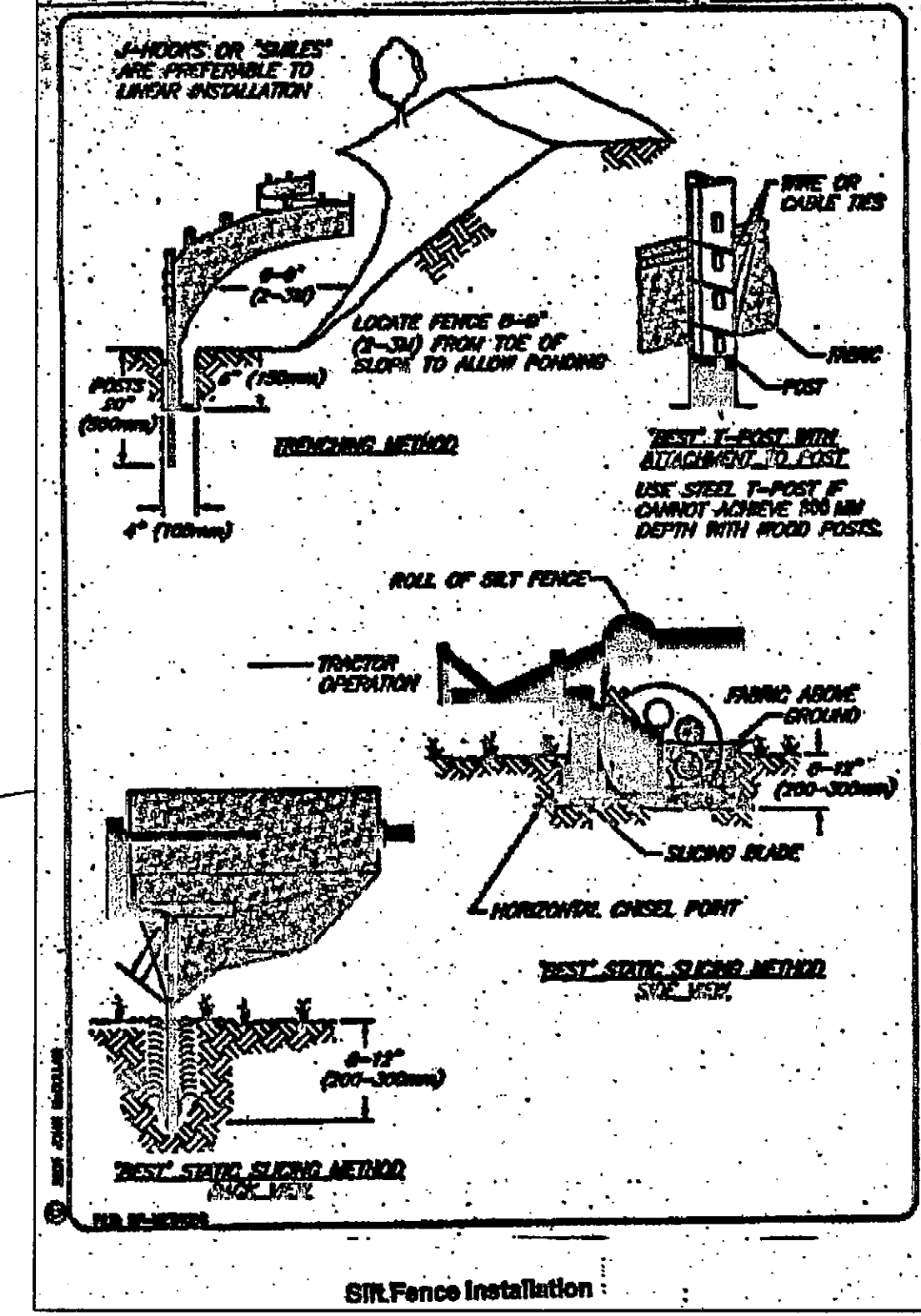
- NOTES:
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
  - LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
  - THICKNESS: NOT LESS THAN 200 mm (8").
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
  - WASHING: WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

CITY OF AUSTIN  
WATERWAYS PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY  
6/13/00  
ADAPTED



- NOTES:
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (1').
  - THE TIE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR NEAR-PERPENDICULAR TRENCHES, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF TRENCH. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVED), THE FABRIC TIE SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPAIR STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN  
WATERWAYS PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY  
6/13/00  
ADAPTED



- Legend
- 1/2" Iron Rod Found
  - IPF Iron Pipe Found (as noted)
  - 60D Nail Found
  - PK Nail Found
  - Vine Fence
  - Wood Board Fence
  - Overhead Utility Line
  - Tree "Crown" and Tree Tag Number
  - Spot Elevation (Record Bearing and Distance)

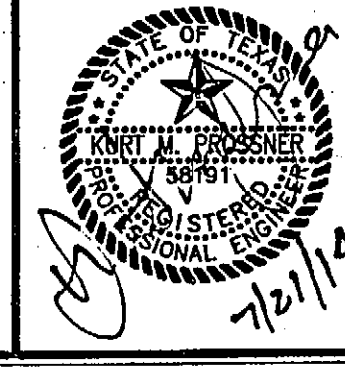
NOTE: NO ABOVE GROUND IRRIGATION IS PROPOSED.

SCALE 1"=20'

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Kurt M. Prossner, P.E.  
Texas Reg. No. 58191

on



Revision No.	Date of Revision	Revision Description	Approved By



LOT 50, LA HACIENDA ESTATES, SEC. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED ON BEACON DRIVE.

### NET SITE AREA CALCULATIONS

Total gross site area = 60,780 s.f. (1.4 Acres)  
Site Deductions: Critical Water Quality Zone (CWQZ) = 0.00 Acres  
Wastewater Irrigation areas = (NO WW IRRIGATION PROPOSED)  
Deduction subtotal = 0 s.f. (0.00 Acres)

Upland area (Gross area minus total deductions) = 60,780 s.f. (1.4 ac.)

### Net Site Area Calculation:

Area of Uplands with Slopes 0-15%  $56,883 \times 100\% = 1.31$  Acres  
Area of Uplands with Slopes 15-25%  $3,897 \times 40\% = 0.04$  Acres  
Area of Uplands with Slopes 25-35%  $0.00 \times 20\% = 0.00$  Acres  
Net Site Area (subtotal) = 1.34 Acres

### IMPERVIOUS COVER

Allowable Impervious Cover  
Acres Impervious cover allowed at 20%  $\times 1.34$  ac. = 0.27 ac.  
Total impervious cover allowed = 0.27 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
Total acreage 15-25% = 0.09 ac.  $\times 40\% = 0.036$

### EXISTING IMPERVIOUS COVER

Total existing impervious cover = n/a

### PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in Uplands Zone = 11,686 s.f. (0.27 ac.)  
Total proposed impervious cover = 0.27 Acres (NSA -20%) (GSA -19.23%)

### PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	Area (ac)	IMPERVIOUS COVER		COVER DRIVES, ROADS, ETC (ac)
		BLDGs./ OTHER (ac)	% of Category (%)	
0-15%	1.31	0.135	10.27%	0.13
15-25%	0.09	0.003	0.03%	0.00
25-35%	0.00	0.00	0.00%	0.00
>35%	0.00	0.00	0.00%	0.00
Total Site Area	1.4			

BUILDING COVERAGE = 6,000 s.f. FFA = 6,000 s.f. FAR = 0.09871 9.87%  
SIX (6) Units - ~1,000 s.f. each = 6,000 s.f. total FFA

### IMPERVIOUS COVER CALCULATIONS

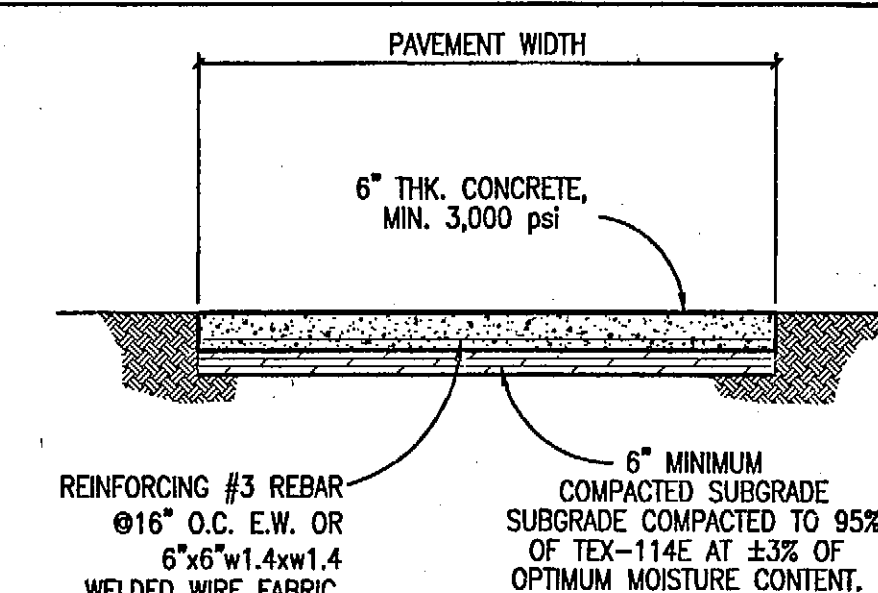
G.S.A. 60,780 s.f.  
PROP. SEPTIC (2,800 s.f.)  
N.S.A. 58,442 s.f.  
IMPER. ALLOWED (20%) 11,688 s.f.  
PROP. Walks/Drives 5,686 s.f.  
PROP. BLDGS. 6,000 s.f.  
TOTAL PROP. IMPER. 11,686 s.f. (20% N.S.A.)

### Legend

- ① 1/2" Iron Rod Found
- IPF Iron Pipe Found (as noted)
- ▲ 600 Nail Found
- △ PK Nail Found
- x- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- Tree "Crown"
- Tree Tag Number
- Spot Elevation (Record Bearing and Distance)

NOTE: NO ABOVE GROUND IRRIGATION IS PROPOSED.

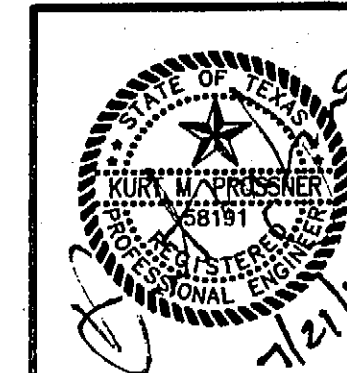
PROVIDE TRAFFIC CONTROLS FOR WORK IN R.O.W. (SEE DETAILS, SHEET 13)



NOTES:  
1. ABOVE DETAIL IS FOR MINIMUM REQUIREMENTS. ACTUAL SECTION WILL BE CONSTRUCTED PER GEOTECH ENGINEERS' RECOMMENDATIONS.

CONCRETE PAVEMENT SECTION

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Consulting Engineers  
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Austin, Texas 78728  
Phone (512) 918-3343  
Fax (512) 918-3431

BEACON DRIVE PROFESSIONAL PARK  
5416 BEACON DRIVE, AUSTIN, TEXAS 78734  
SITE PLAN/DIMENSION CONTROL PLAN

SP-2014-00300

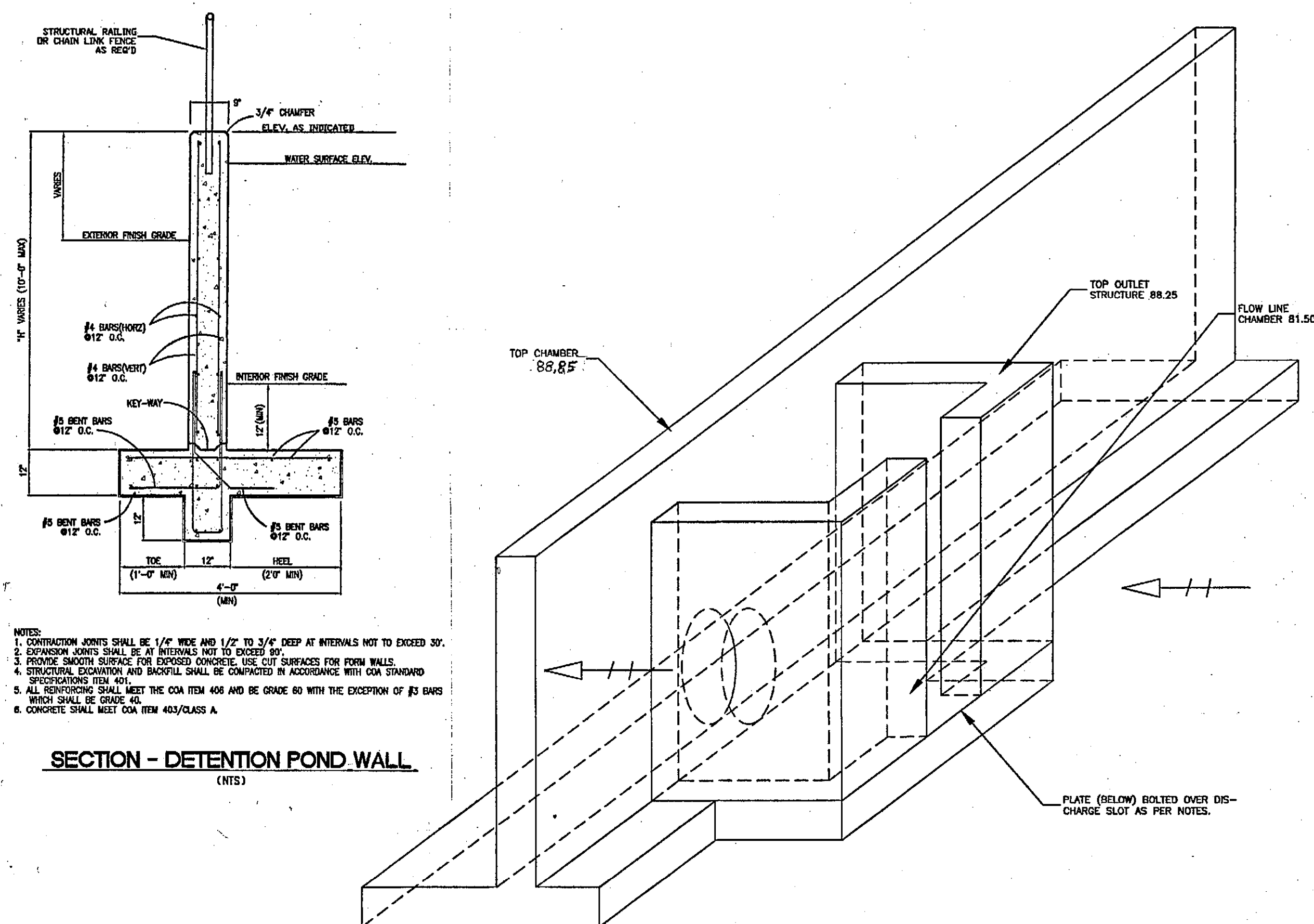
SHEET

4



APPENDIX R-3 PARTIAL SEDIMENTATION/FILTRATION POND CALCULATIONS FOR DEVELOPMENT PERMITS		
DRAINAGE AREA DATA (ASSUMES ENTIRE SITE DRAINS TO WQP)		
DRAINAGE AREA TO CONTROL (DA)	DA = 0.422 ac	
DRAINAGE AREA IMPERVIOUS COVER (IC)	IC = 76.5%	
CAPTURE DEPTH (CD=0.5 + (IC-20)/100)	CD = 1.07'	
WATER QUALITY CONTROL CALCULATIONS		
	REQUIRED	PROVIDED
THE WATER QUALITY CONTROL IS TO BE PARTIAL SEDIMENTATION/FILTRATION		
25-year PEAK FLOW TO CONTROL (Q25)	3.0 cfs	
100-year PEAK FLOW TO CONTROL (Q100) (FLOWS PER CONTRIBUTING AREA)	4.0 cfs	
WATER QUALITY VOLUME(WQV=CD*DA*3630)	1709 cf	1722 cf
MAX. PONDING DEPTH ABOVE SAND BED (H)		4.45 ft
SEDIMENTATION POND AREA (WQV*(1/H-1/10))		175 sf
SEDIMENTATION POND VOLUME (>=20% WQV)	(min) 342 cf	892 cf
FILTRATION POND AREA (WQV/(4+1.33*H))	73 sf	155 sf
FILTRATION POND VOLUME		829 cf
WATER QUALITY ELEVATION		
ELEVATION OF SPLITTER/OVERFLOW WEIR	=> WQ ELEV	87.85 ft MSL
HEIGHT OF GABION WALL	WQ ELEV - 0.5'	88.35 ft MSL
LENGTH OF SPLITTER WEIR @ 716.00		
REQUIRED HEAD TO PASS Q100 @ 716.21	30.78 ft	20.00 ft
	Max. 1 ft	0.16 ft
POND FREEBOARD PROVIDED TO PASS Q100		
TOP=717.00	Min. 0.25 ft	0.50 ft
48 HR DRAWDOWN TIME ORIFICE/OPENING DIAMETER (INCHES)		
		0'-4 1/16"
SEE POND STORAGE TABLES FOR POND VOLUMES		

## WATER QUALITY POND APPENDIX R-3 CALCULATIONS



SECTION - DETENTION POND WALL  
(NTS)

- NOTES:
- This is a hydraulic detail. The structural design and details may be found elsewhere.
  - This structure has been designed such that the height of the Outlet Structure (OS) is equal to the maximum stage of the pond for the 100 year event.
  - The Weir Plate may be fabricated elsewhere, protected against corrosion either by hot dip galvanization, or epoxy paint, such that the protection is acceptable to the design engineer, and delivered to the site for installation.
  - The Weir Plate bolts may be poured in place within the OS structural wall, or drilled and epoxied in place after the OS structure has achieved full strength.
  - The Weir Plate may be adhered to the Outlet Structure wall using ram neck, or other acceptable joint or adhesive compound.

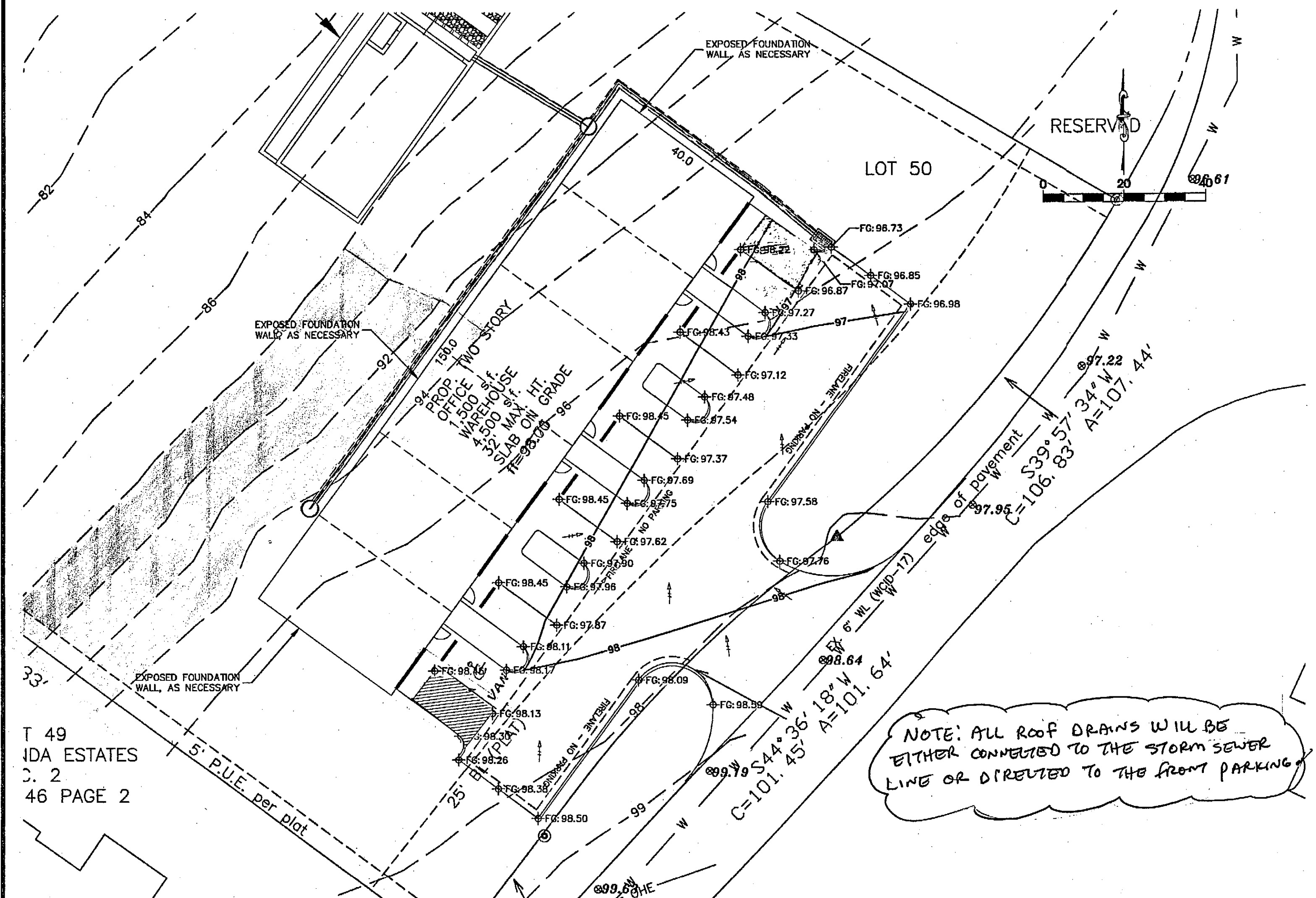
### DETENTION OVERFLOW WEIR CALCULATIONS

NOTE: OUTFLOW IS THROUGH A WEIR PLATE W/ ORIFICE  
REFERENCE DETAIL, THIS SHEET

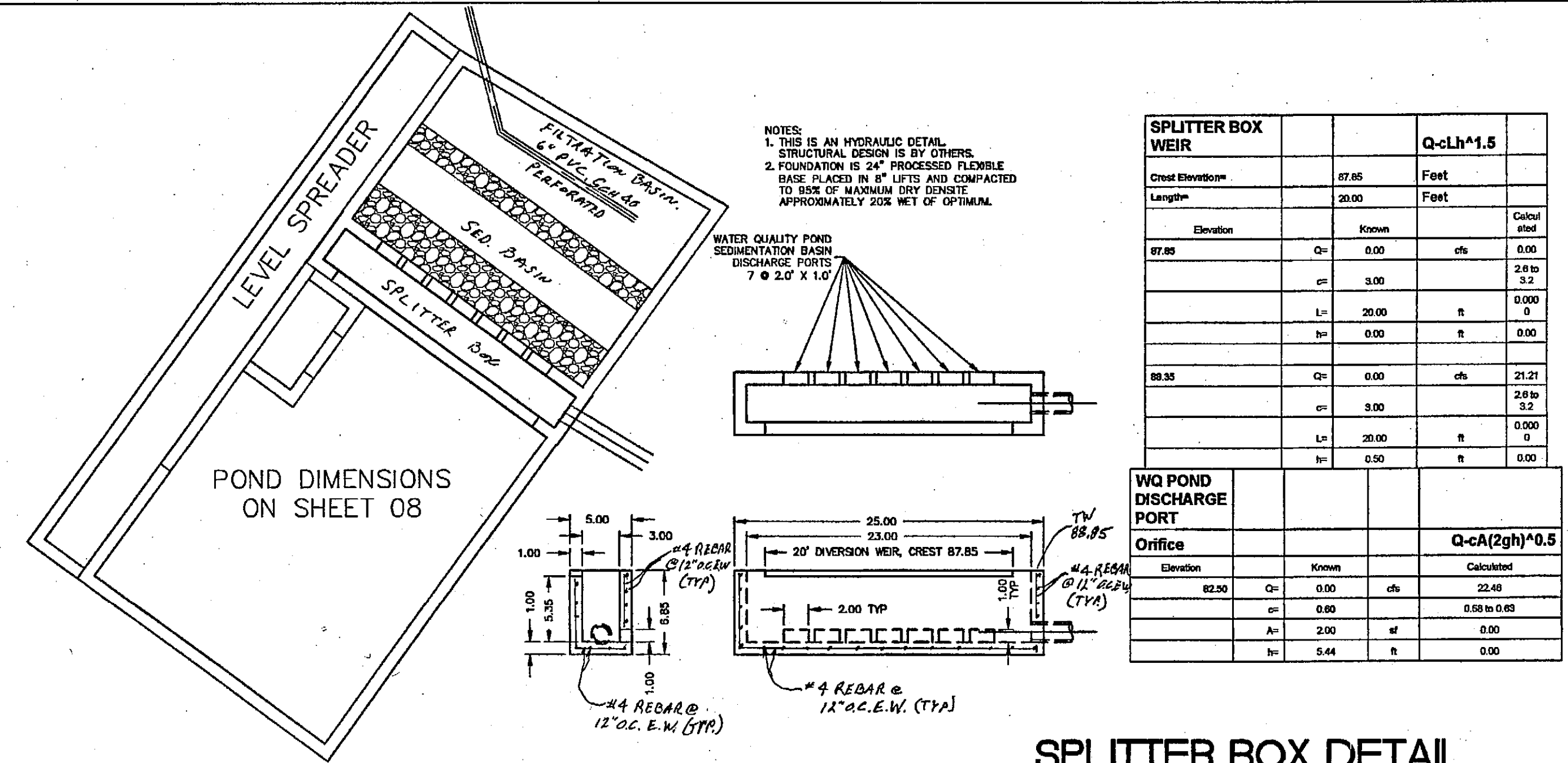
OVERFLOW ASSUMES 4.1 cfs (100 yr)  
(ORIFICES < 12\"/>

### DETENTION POND OUTLET STRUCTURE DETAIL

NTS



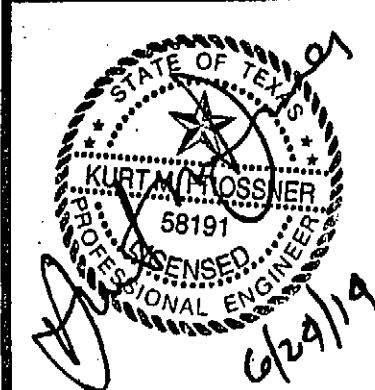
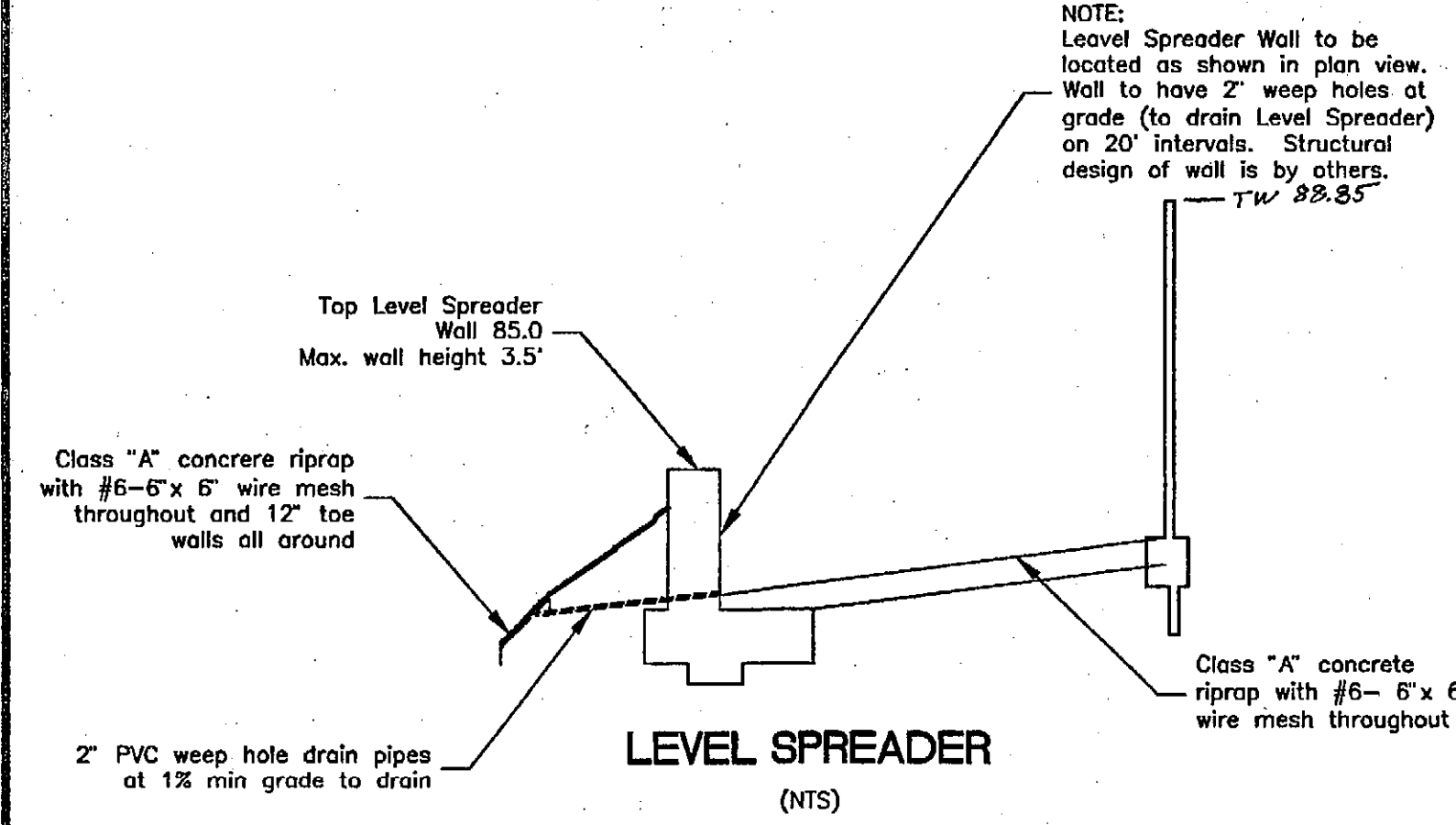
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46 PAGE 2



### SPLITTER BOX DETAIL

NTS

SPLITTER BOX WEIR		Q-cLh <sup>1.5</sup>	
Crest Elevation	Length	Feet	Feet
87.85	20.00		
Elevation	Known	Calculated	
87.85	Q=	0.00	cfs
	C=	3.00	ft
	L=	20.00	ft
	H=	0.00	ft
88.35	Q=	0.00	cfs
	C=	3.00	ft
	L=	20.00	ft
	H=	0.50	ft
WQ POND DISCHARGE PORT		Q-cA(2gh) <sup>0.5</sup>	
Office	Elevation	Known	Calculated
	82.50	Q=	0.00
		C=	0.60
		A=	2.00
		H=	5.44



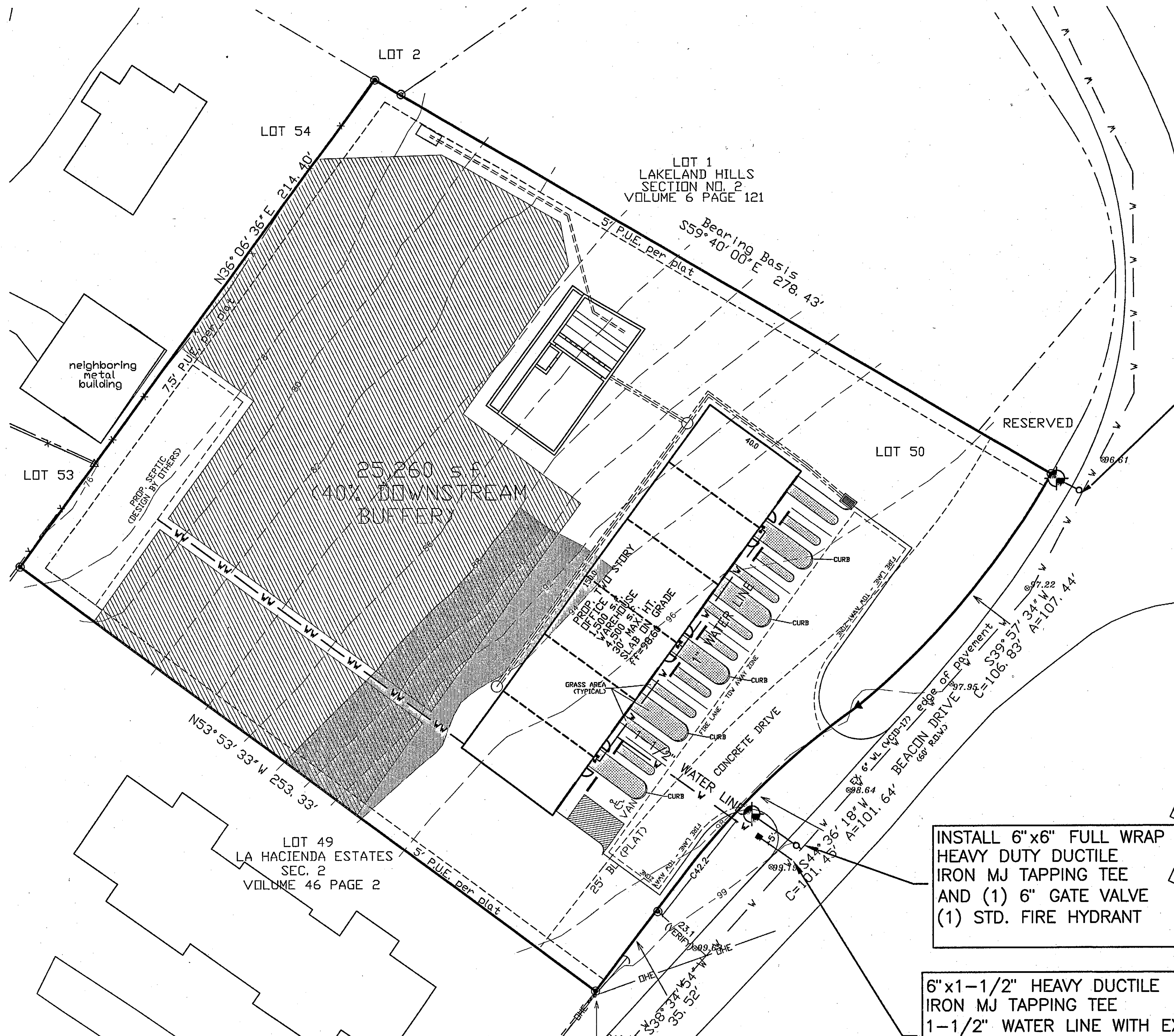
REVISION NO.	DATE OF REVISION	REVISION DESCRIPTION	APPROVED BY

BEACON DRIVE PROFESSIONAL PARK  
5416 BEACON DRIVE, AUSTIN, TX 78734  
GRADING PLAN AND POND DETAILS

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13377 Fend Springs Road, Suite 104  
Austin, Texas 78752  
Phone (512) 896-2345  
Fax (512) 896-2345

SHEET  
5  
OF 13





INSTALL 6"x6" FULL WRAP AROUND  
HEAVY DUTY DUCTILE  
IRON MJ TAPPING TEE  
AND (1) 6" GATE VALVE  
(1) STD. FIRE HYDRANT

NOTE: SEE SHEETS 11 AND 12 FOR UTILITY DETAILS.

**NOTES:**

- 1) SUBGRADE TO BE ESTABLISHED, FINISHED GRADE AND CURB STAKES SET BEFORE WATERLINE AND SERVICE IS INSTALLED.
- 2) FOR CONCRETE SURFACES; CONCRETE TO HAVE EXPANSION JOINTS 3 FEET ON BOTH SIDES FROM THE CENTERLINE OF THE WATER MAIN AND SERVICE.
- 3) WATER LINE TO BE DUCTILE IRON CLASS 350
- 4) TEE AND GATE VALVES MUST BE RESTRAINED.
- 5) DRY UTILITIES MUST MAINTAIN 5 FEET HORIZONTAL AND 2 FEET VERTICAL FROM ALL WCID 17 APPURTENANCES.

**REVIEWED**  
JUL 28 2014

Austin Water Utility  
*[Signature]*

NOTE: NO ABOVE GROUND IRRIGATION IS PROPOSED.

INSTALL 6"x6" FULL WRAP AROUND  
HEAVY DUTY DUCTILE  
IRON MJ TAPPING TEE  
AND (1) 6" GATE VALVE  
(1) STD. FIRE HYDRANT

6"x1-1/2" HEAVY DUCTILE  
IRON MJ TAPPING TEE  
1-1/2" WATER LINE WITH EXPANSION  
JOINTS AS REQUIRED  
(1) DOMESTIC METER SERVICE TO  
BE INSTALLED PER WCID 17 DETAIL W09  
(METER TO BE SIZED BY PLUMBING  
INSPECTOR)  
METER TO BE IN R.O.W. AND OUTSIDE  
PAVEMENT

TRAVIS COUNTY ESD #6	STATIC PRESSURE 85 psi
BUILDING SIZE 6,000 s.f. (TOTAL)	FIRE DEMAND 1,000 gpm @ 20 psi
BUILDING TYPE V-B NON-SPRINKLED	DOMESTIC DEMAND 20 gpm/BLDG (BASED ON 30 WATER FIXTURE UNITS)

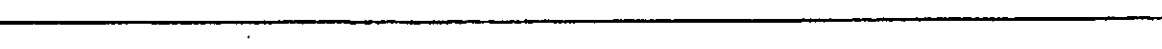
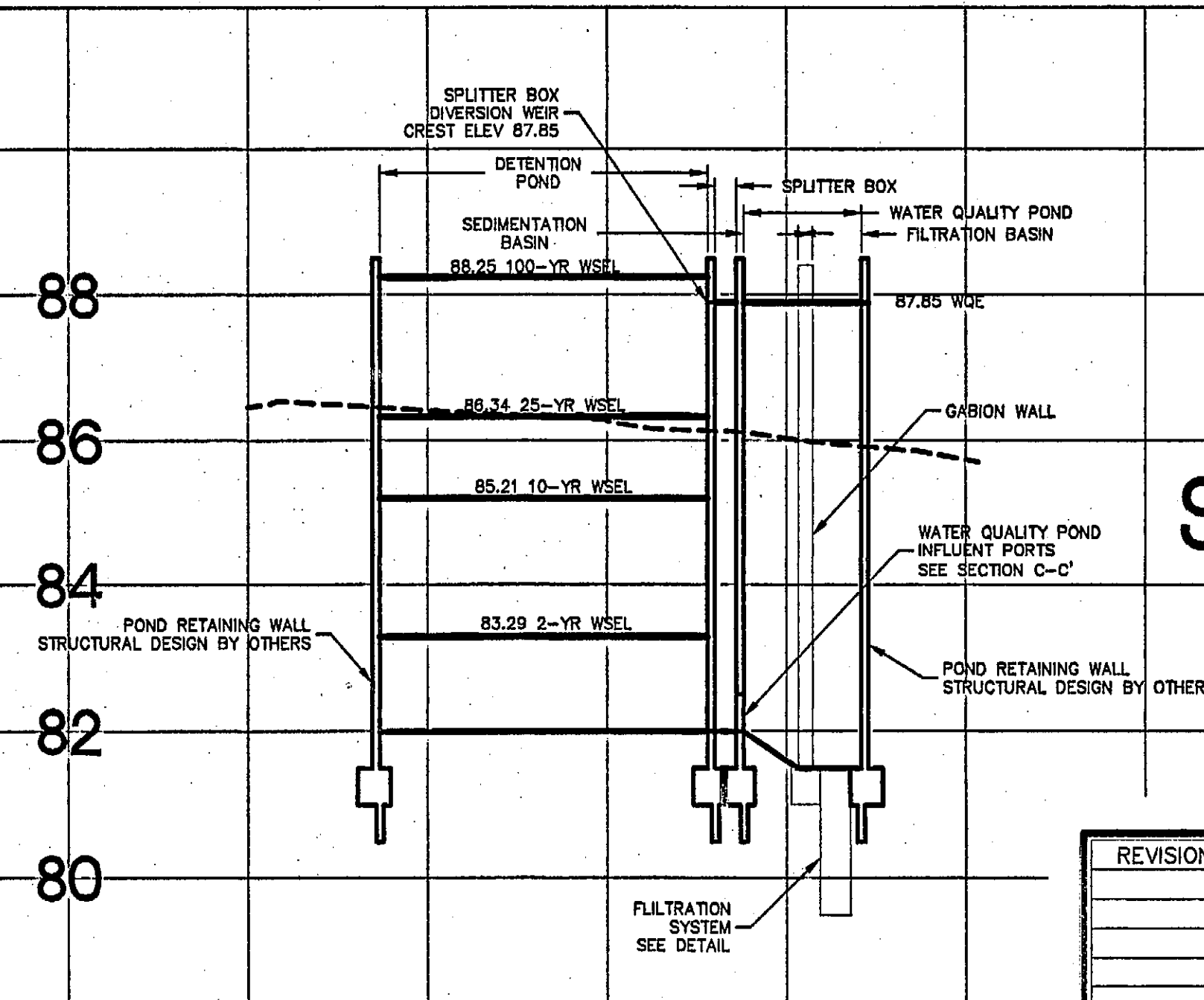
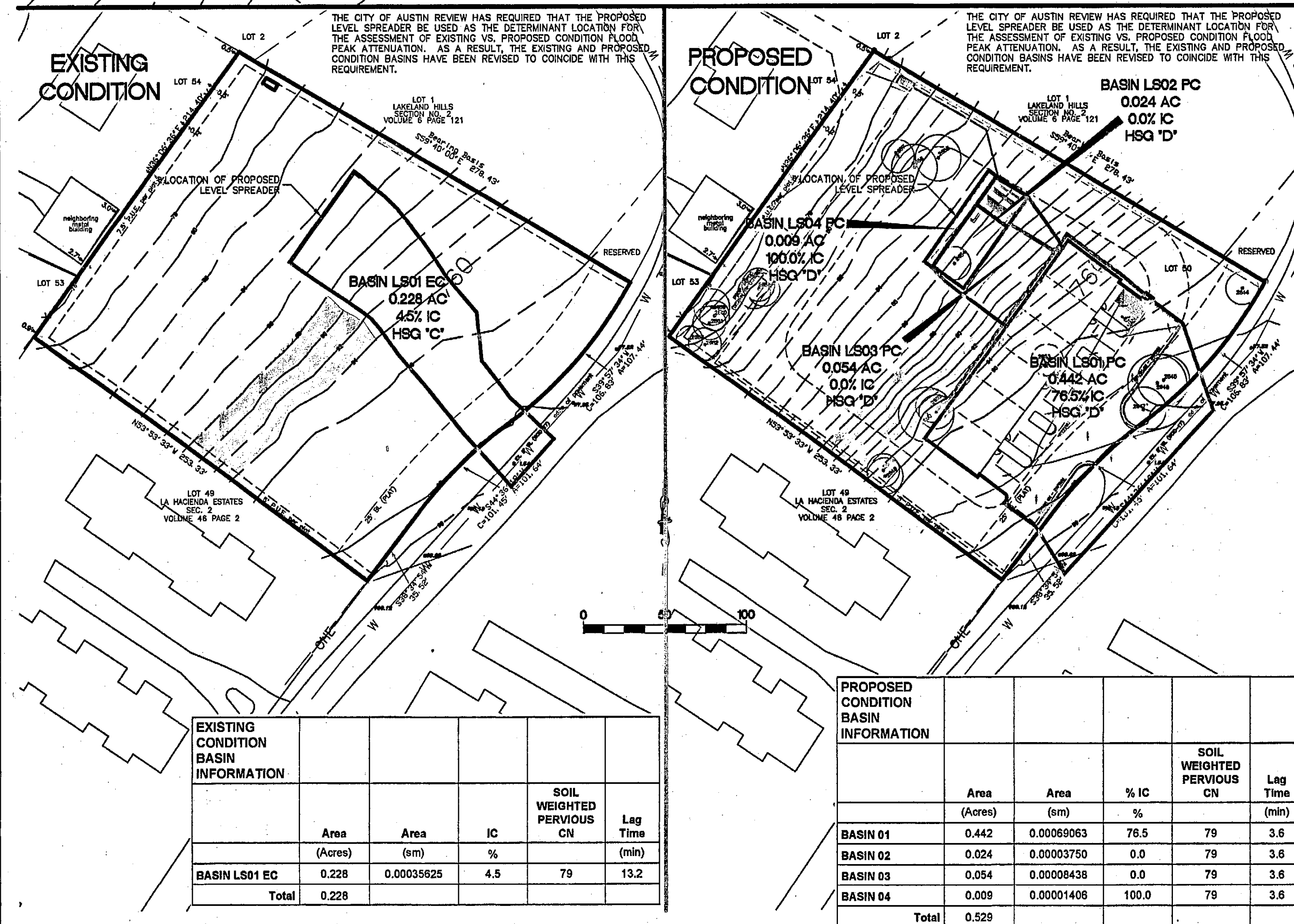
SCALE 1"=20'

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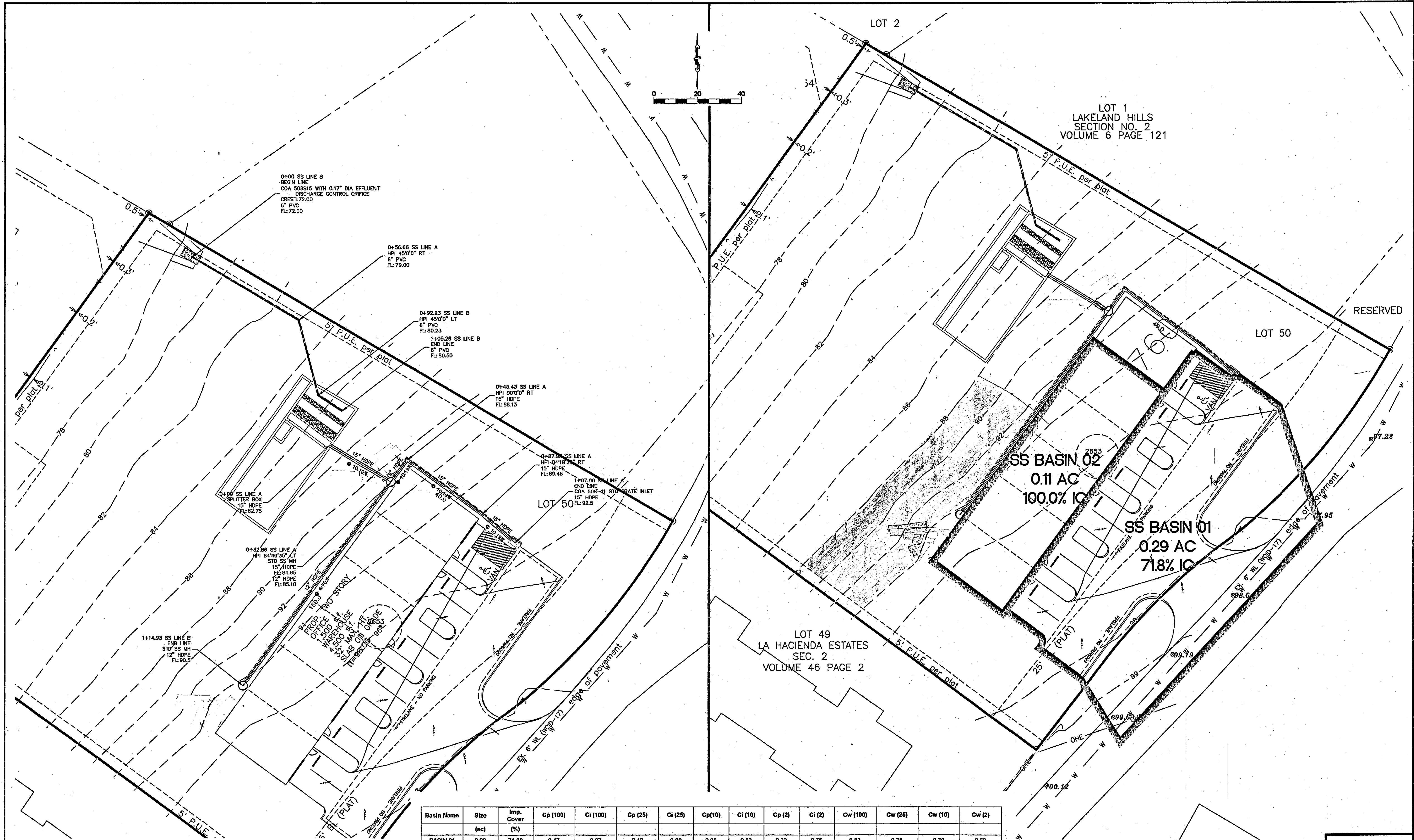


Revision No.	Date of Revision	Revision Description	Approved By





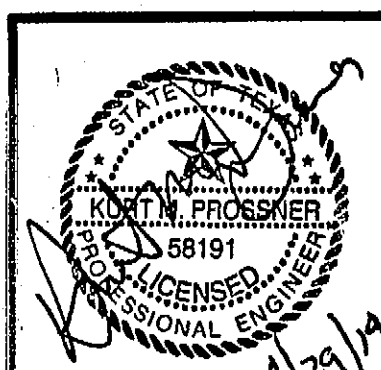




Basin Name	Size	Imp. Cover	Cp (100)	Ci (100)	Cp (25)	Ci (25)	Cp (10)	Ci (10)	Cp (2)	Ci (2)	Cw (100)	Cw (25)	Cw (10)	Cw (2)
BASIN 01	0.29	71.80	0.47	0.97	0.42	0.88	0.38	0.83	0.33	0.75	0.83	0.75	0.70	0.63
BASIN 02	0.11	100.00	0.47	0.97	0.42	0.88	0.38	0.83	0.33	0.75	0.83	0.75	0.70	0.63

BASIN		Area (ac)	Imp Cover (ac)	Composite "C"			Sheet Flow				Shallow Conc Flow Green Lawn				Shallow Conc Flow				Cumulative TC (min)	Intensity			Design Discharge Q (cfs)		
From	To			2-YR	25-YR	100-YR	Length	n	Slope (%)	TC (min)	Length	n	Slope (%)	TC (min)	Length	n	Slope (%)	TC (min)		2-Year	25-Year	100-Year	2-Year	25-Year	100-Year
BASIN 01	Inlet	0.29	71.8	0.63	0.75	0.83	0	0.00	0.00	0.0	0.00	0.00	0.00	0	0.00	0.00	0.0	5.0	5.76	10.11	12.54	1.05	2.20	3.02	
BASIN 02	Inlet	0.11	100.0	0.75	0.88	0.97	0	0.00	0.00	0.0	0.00	0.00	0.00	0	0.00	0.00	0.0	5.0	5.76	10.11	12.54	0.47	0.98	1.34	

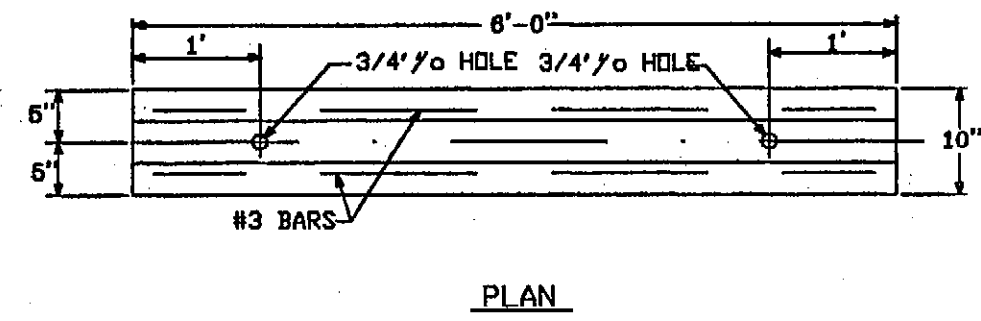
NOTE: ALL ROOF DRAINS WILL BE EITHER CONNECTED TO THE STORM SEWER LINE OR DIRECTED TO THE FRONT PARKING AREA.



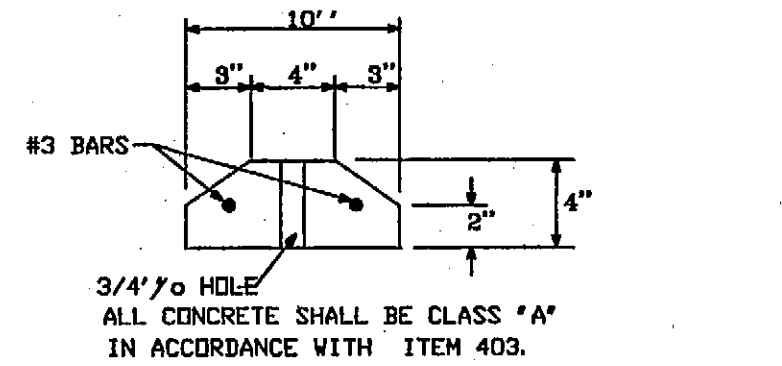
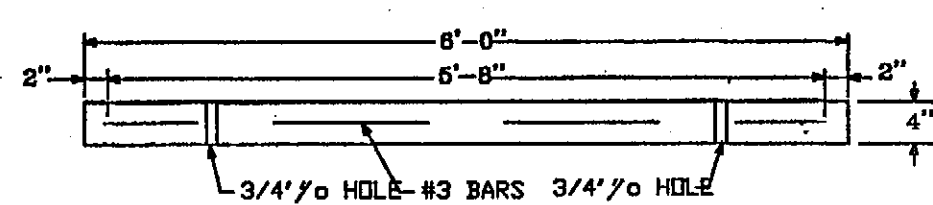
REVISION NO.	DATE OF REVISION	REVISION DESCRIPTION	APPROVED BY



REV. DATE 2/27/97 DESCRIPTION STANDARD MANUAL



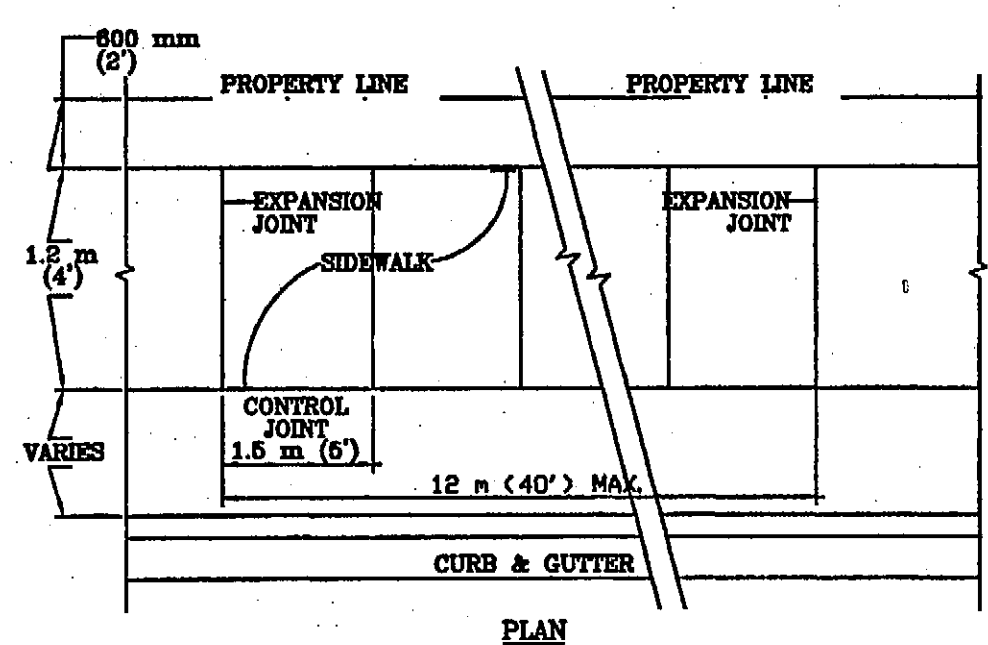
LONGITUDINAL SECTION



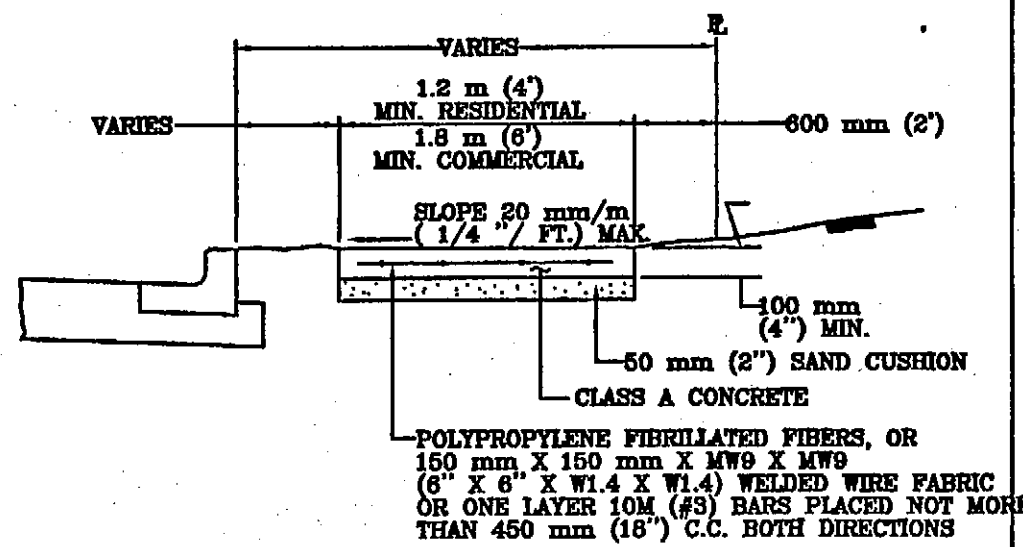
CROSS SECTION

CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
RECORD COPY SIGNED BY LIND RIVERA 07/16/97  
APPROVED DATE INITIAL LLM

PARKING LOT BUMPER CURB  
ADOPTED: 03/08/96  
SCALE: N.T.S.  
STANDARD NO. 439-1



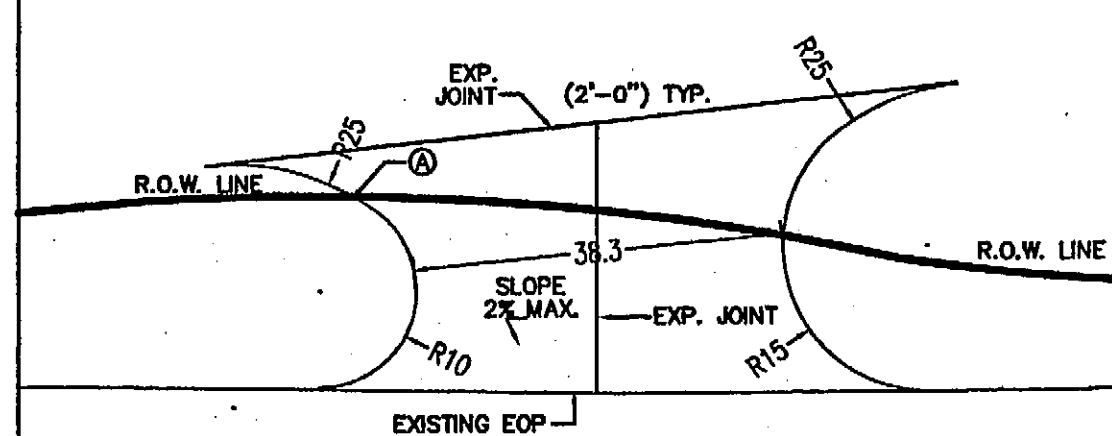
PLAN



SECTION

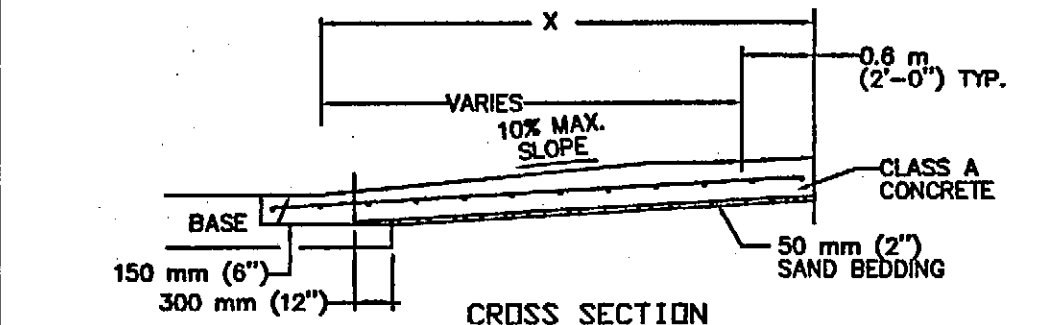
CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
RECORD COPY SIGNED BY LIND RIVERA 9/29/98  
APPROVED DATE INITIAL LLM

SIDEWALK  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 432S-1



PLAN

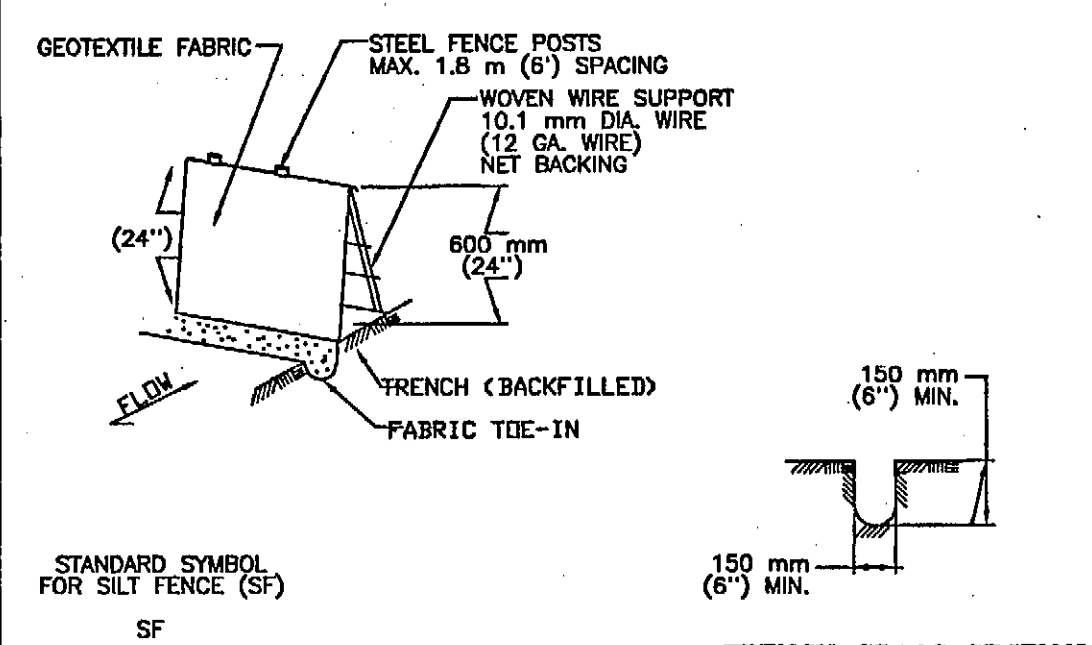
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/4" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	10M @ 450 mm OR 15M @ 300 mm MINIMUM
ALL OTHERS	175 mm (7") MIN.	10M @ 300 mm OR 15M @ 150 mm MINIMUM

DRIVEWAY  
STANDARD NO. 1

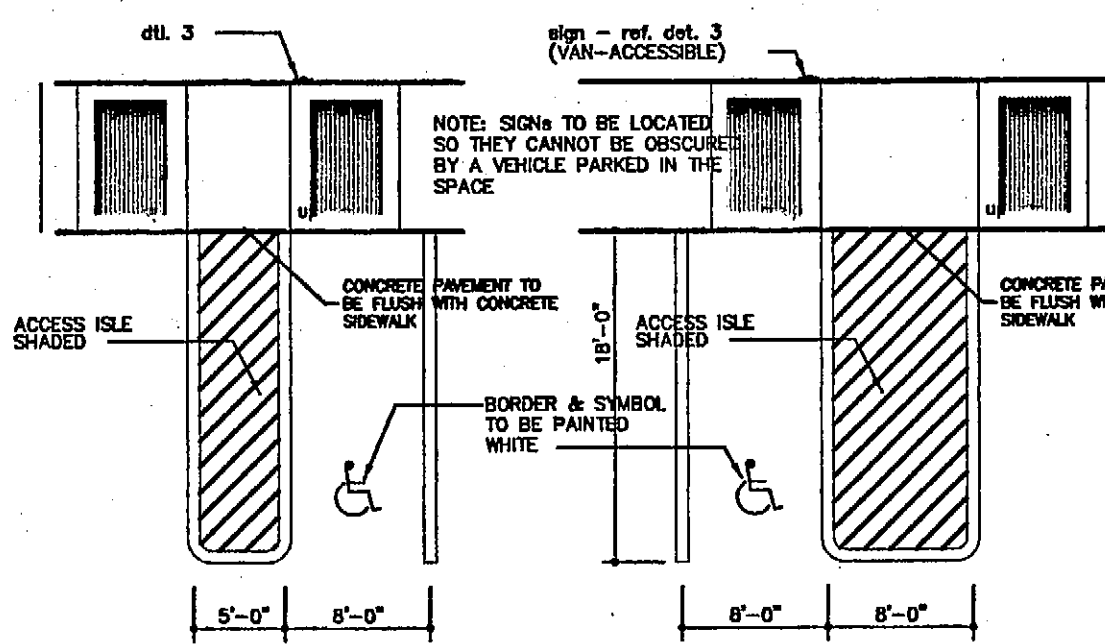


TRENCH CROSS SECTION

- NOTES:
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12").
  - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN  
WATERWAYS PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00  
APPROVED DATE INITIAL LLM

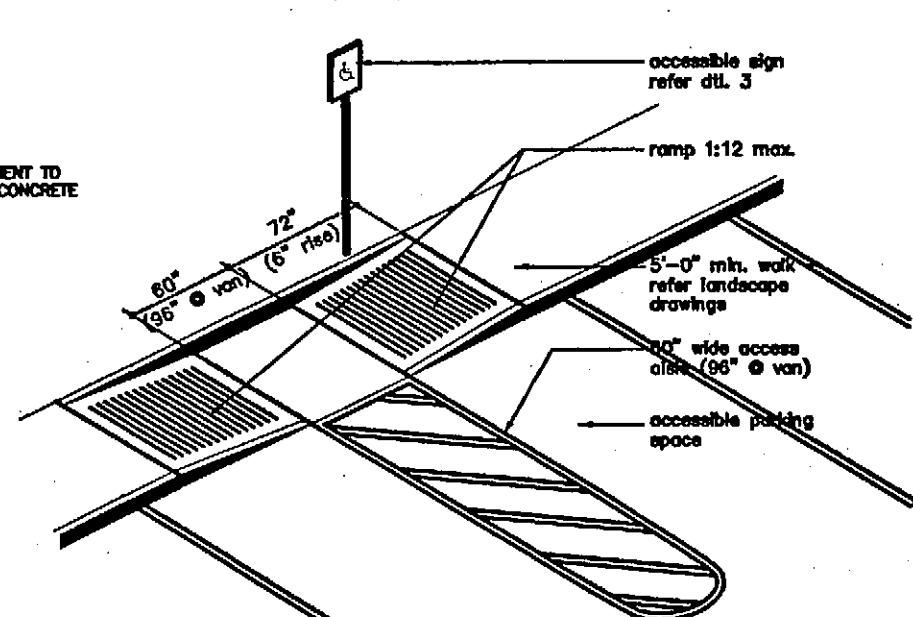
SILT FENCE  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 642S-1



DETAIL - ACCESSIBLE PARKING

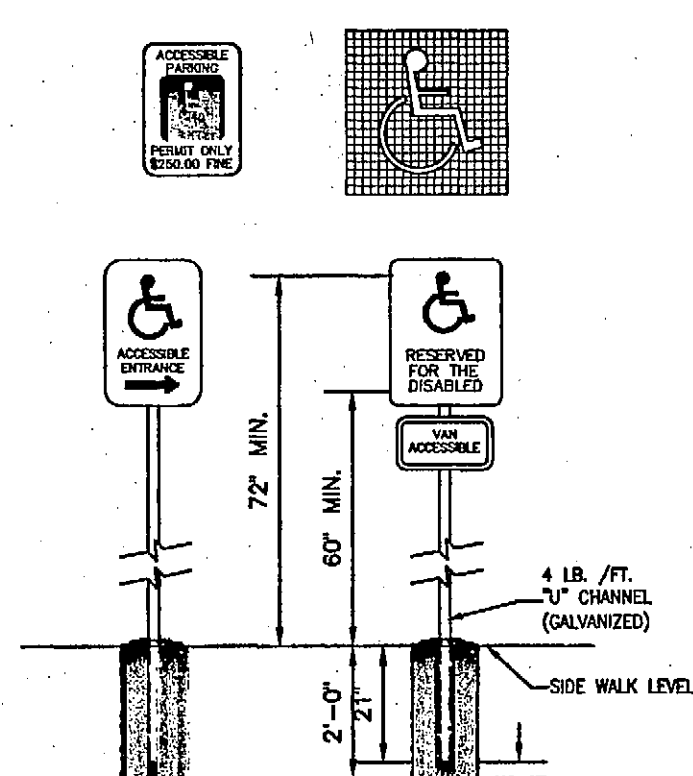
NOTE: RAMP SHALL HAVE TEXTURED SURFACE AND PAINTED WITH A CONTRASTING COLOR WITH A LIGHT REFLECTIVE VALUE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS 4.7.4. (1) AND 4.7.4. (2).

NOTE: DETAILS ARE FOR TYPICAL INSTALLATION. ADAPT FOR SPECIFIC SITE REQUIREMENTS.

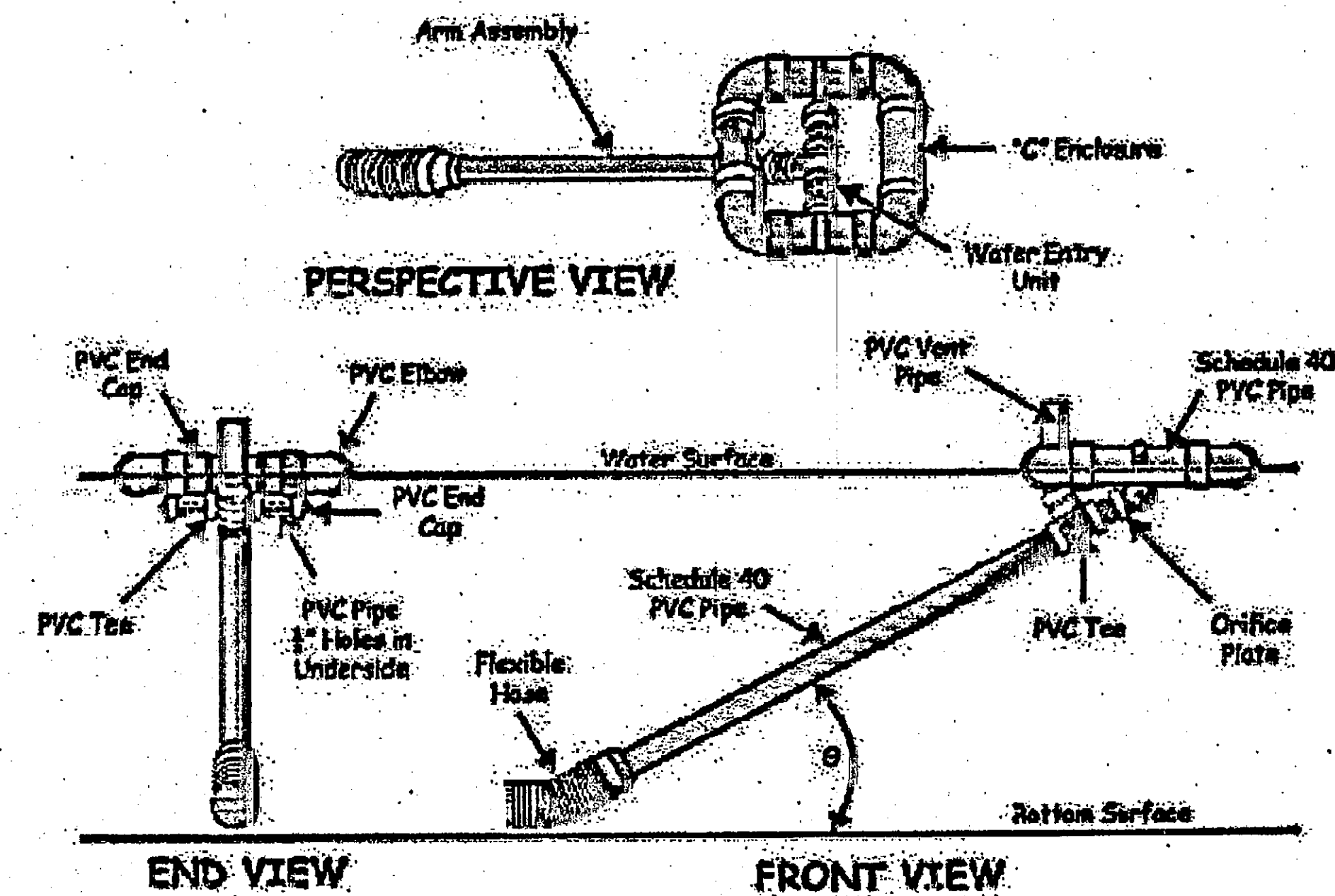


DETAIL - TYPICAL ACCESSIBLE RAMP

NOTE: SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.



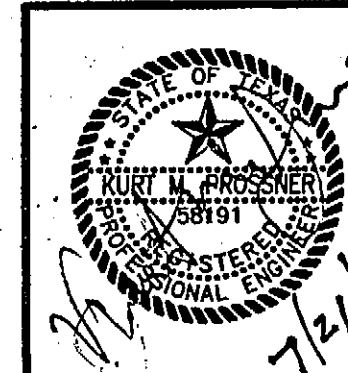
HANDICAP PARKING SIGNAGE  
NTS



This drawing is copyrighted by:  
Prossner and Associates, Inc.  
Consulting Engineers  
TPE FIRM #1506  
1377 Ford Springs Rd. Suite 104  
Austin, Texas 78758  
Phone (512) 918-3343  
Fax (512) 918-2431

BEACON DRIVE PROFESSIONAL PARK  
5416 BEACON DRIVE, AUSTIN, TEXAS 78734  
DETAILS

The seal appearing on this document was authorized by:  
Kurt M. Prossner, P.E.  
Texas Reg. No. 58191



Revision No. - Date of Revision - Revision Description - Approved By

SP-2014-0030D

SHEET

9

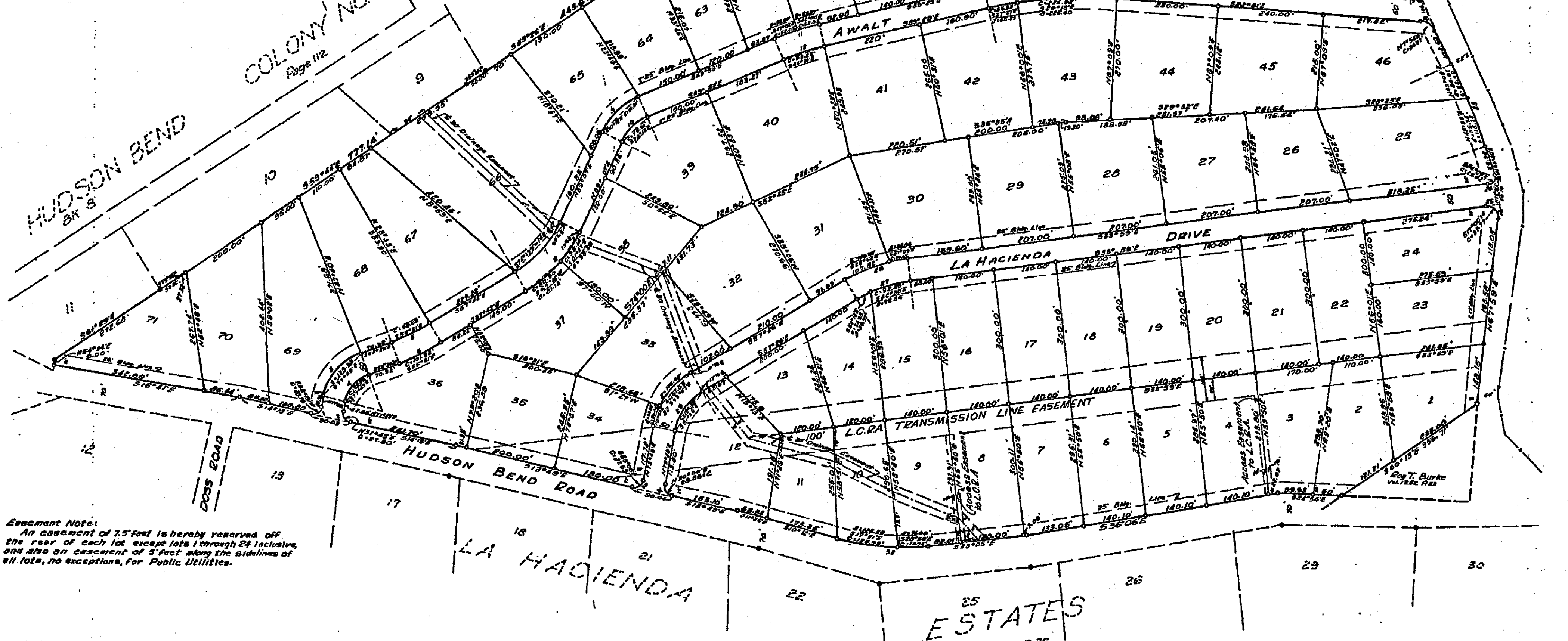
OF 13



# LA HACIENDA ESTATES SECTION 2

**CURVE DATA**

1 T-23°24' T-20.00' P-20.69' LC-23.75' A-31.80'	2 T-9°56' T-20.00' P-19.33' LC-27.80' A-31.02'	3 T-48°51' T-11.31' P-156.81' LC-129.93' A-133.91'	4 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'	5 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'	6 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'	7 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'	8 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'	9 T-10°04' T-10.04' P-106.81' LC-106.81' A-91.25'
--	---	---	--	--	--	--	--	--



**Easement Note:**  
An easement of 7.5 feet is hereby reserved off the rear of each lot except lots 1 through 51 inclusive, and also an easement of 5 feet along the side lines of all lots, no exceptions, for Public Utilities.

**STATE OF TEXAS  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:**  
That I, James Doss, owner of that certain 67.42 acre tract out of the Nancy Tourange Survey No. 528 and the Leonard Eck Survey No. 182, in Travis County, Texas, being a portion of a larger tract conveyed to me by deed of record in Vol. 1996 at pg. 255, Deed Record of Travis County, Texas, do hereby subdivide said tract in accordance with the attached plat said subdivision to be known as LA HACIENDA ESTATES, SEC. 2, and I do hereby declare to the public the effects and easements shown hereon.  
WITNESS MY HAND, this 11th day of January, AD 1968  
James Doss

**STATE OF TEXAS  
COUNTY OF DALLAS:**  
Before me, the undersigned authority, on this day personally appeared James Doss, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of January, AD 1968.  
Notary Public in and for Dallas Co., Texas

This is to certify that I have complied with chapter 23.27 of the 1954 city code of the City of Austin.  
SURVEYED BY: B.F. Prosser Date: Nov. 5, 1968  
B.F. Prosser, Reg. Public Surveyor

**STATE OF TEXAS  
COUNTY OF TRAVIS:**  
I, Miss Emily Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 17th day of January, AD 1968, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 3 at Page 31.  
WITNESS MY HAND AND SEAL OF THE COURT OF said County, this 17th day of January, AD 1968.  
Miss Emily Limberg, Clerk County Court, Travis Co., Texas.  
By: M. E. Schum  
Deputy

In approving this plat by the Commissioner's Court of Travis County, Texas it is understood that the building of any streets, roads or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares, or a connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas, assumes no obligation to construct any streets, roads or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

None to be in this subdivision shall be occupied until such satisfactory for human consumption is available from a source on the land, or such satisfactory source is adequately served for family use and operation of a septic tank. Said septic tank system shall have a capacity of not less than 500 gallons with a drain field of not less than 150 feet, and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin/Travis County Health Unit and/or the subdividers.

**STATE OF TEXAS  
COUNTY OF TRAVIS:**  
I, Miss Emily Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 17th day of January, AD 1968 at 10:30 o'clock A.M. and duly recorded on the 17th day of January, AD 1968 at 10:40 o'clock A.M. in the plat Records of said County in Book 46 at Page 21.  
WITNESS MY HAND AND SEAL OF THE COURT OF said County, this date last written above.  
Miss Emily Limberg, Clerk of the County Court, Travis Co., Texas.  
By: David W. Jackson  
Deputy

**FILED FOR RECORD**  
On the 17th day of January, AD 1968 at 10:30 o'clock A.M.  
Miss Emily Limberg, Clerk County Court, Travis Co., Texas.  
By: David W. Jackson  
Deputy

**APPROVED FOR ACCEPTANCE**  
Date: Jan 17, 1968  
Miss Emily Limberg, Director of Planning  
**ACCEPTED AND AUTHORIZED FOR RECORD** by the Planning Commission of the City of Austin, this 11th day of Jan. 1968.  
Miss Emily Limberg, Secretary

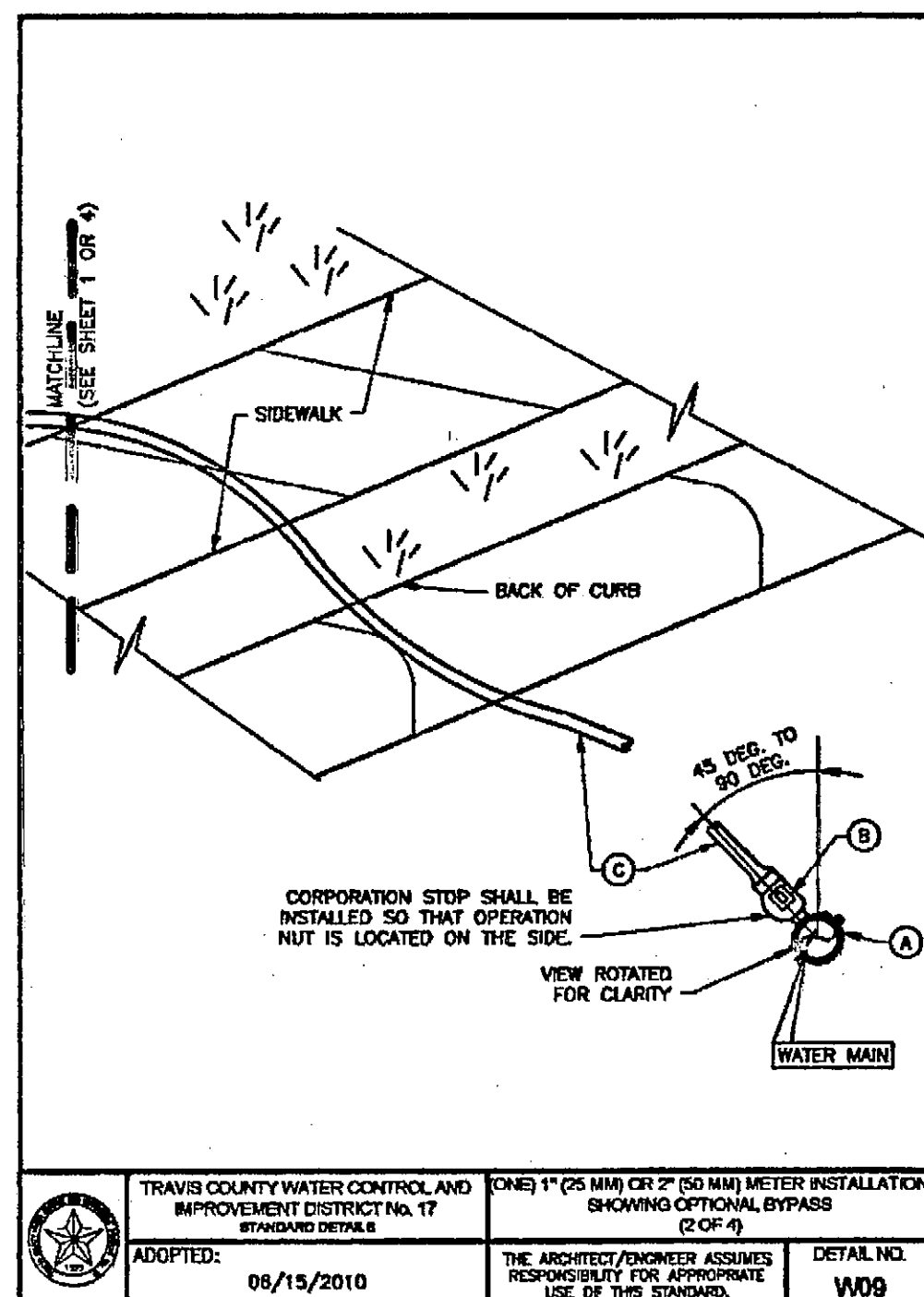
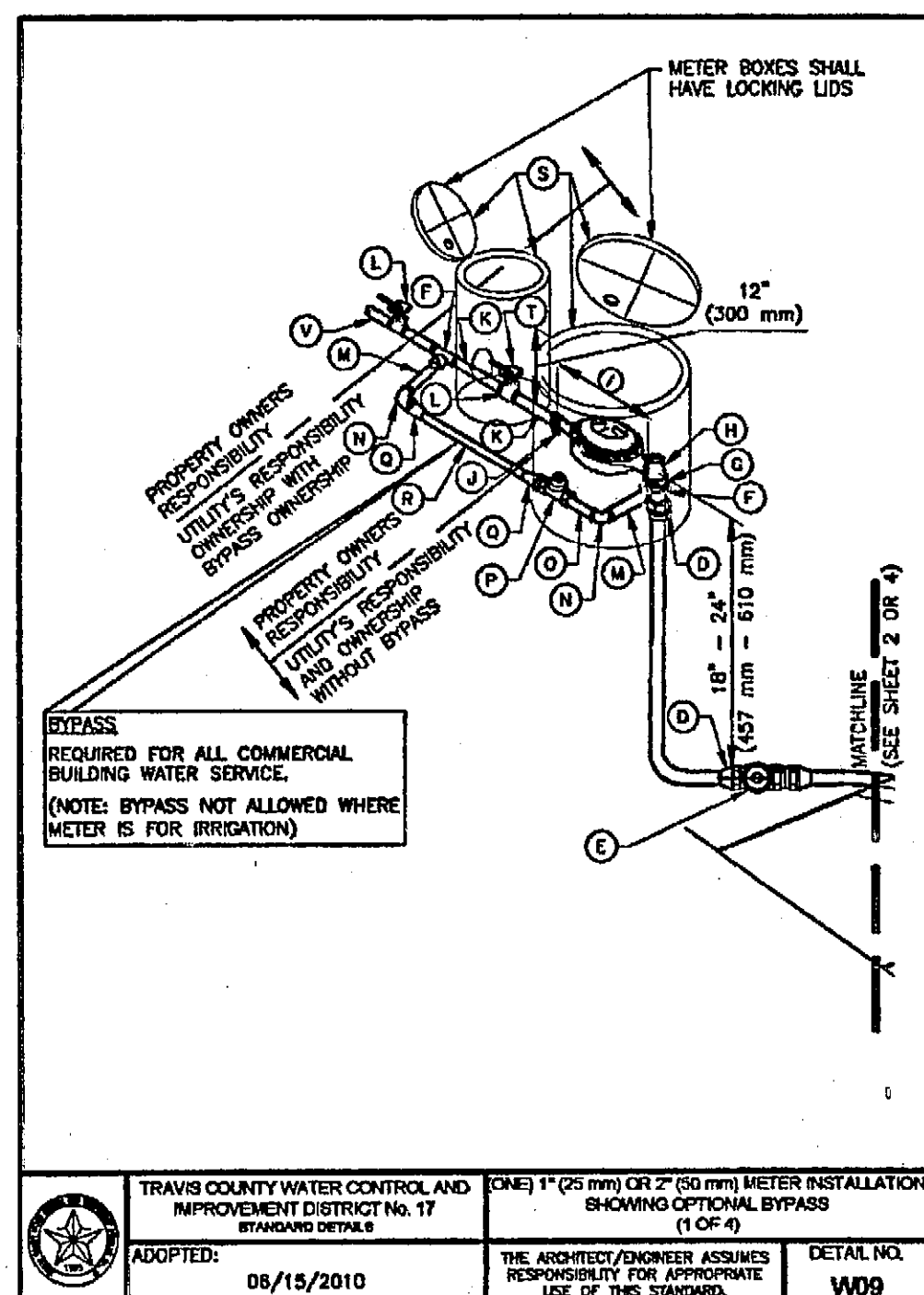
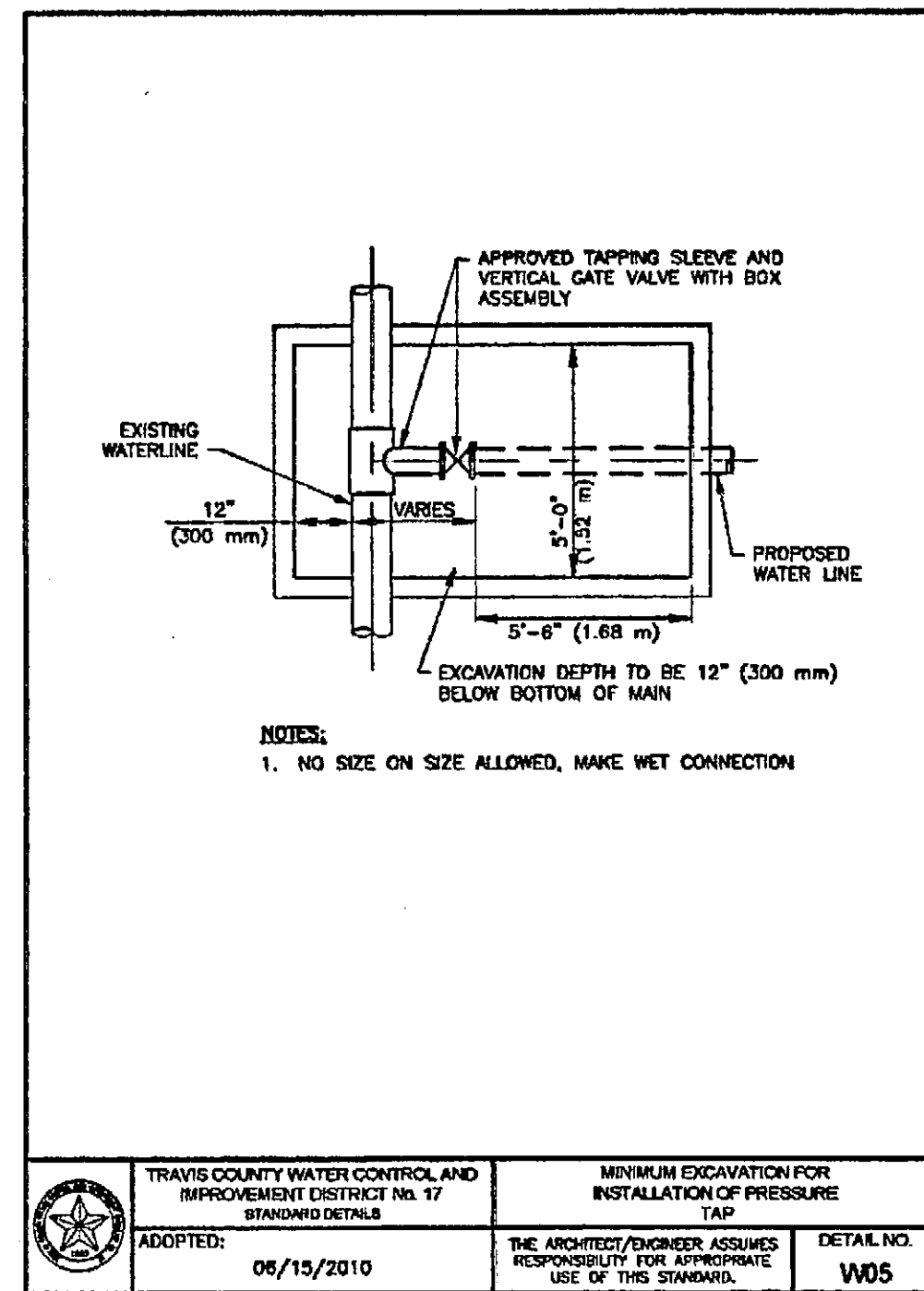
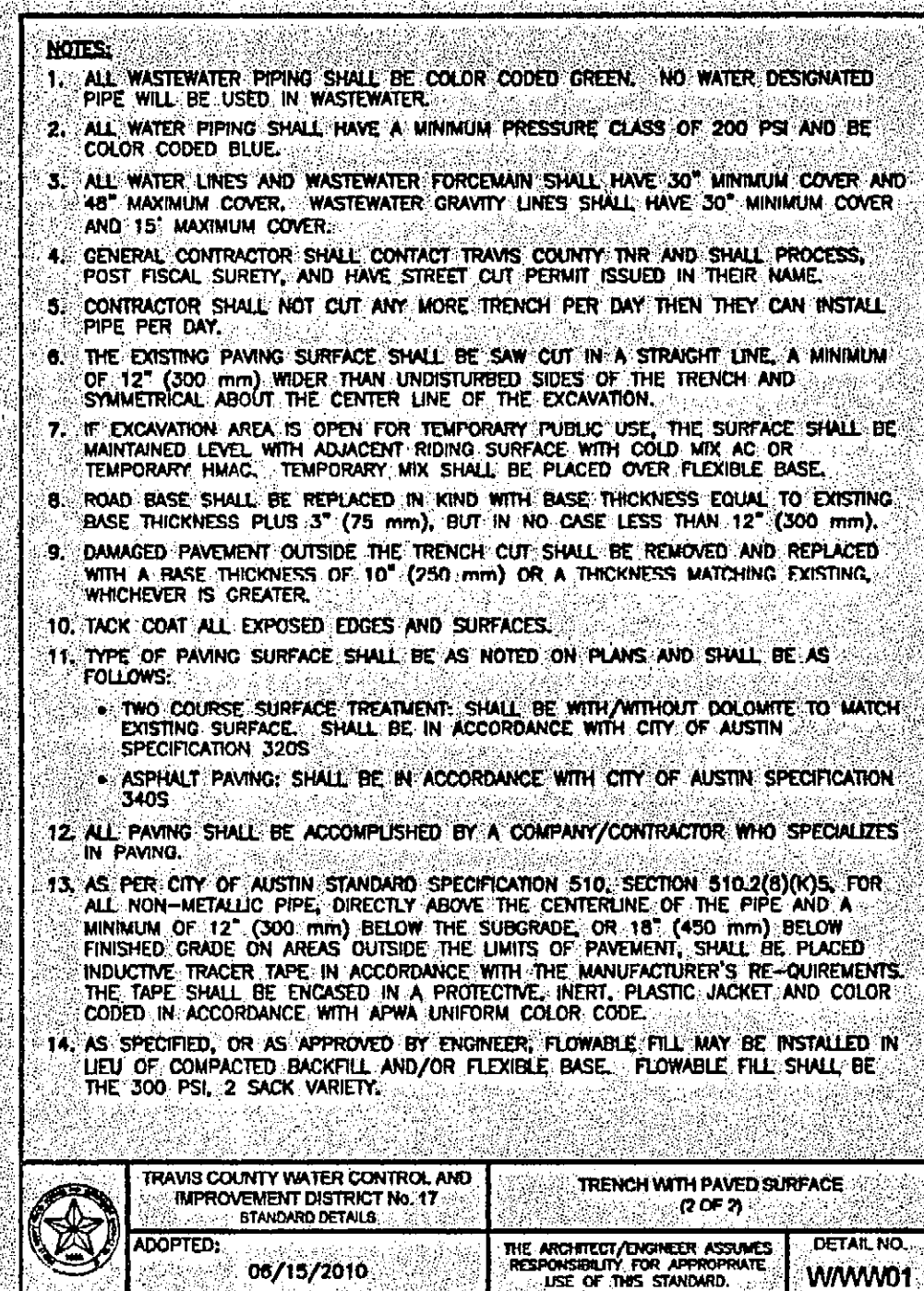


Revision No.	Date of Revision	Revision Description	Approved By

BEACON DRIVE PROFESSIONAL PARK  
5416 BEACON DRIVE, AUSTIN, TEXAS 78734  
PLAT

This drawing is copyrighted by:  
Prosser and Associates, Inc.  
Consulting Engineers  
TAPE FIRM #F-1506  
13777 Road 200, Box 104  
Austin, Texas 78728  
Phone (512) 915-5443  
Fax (512) 915-5431

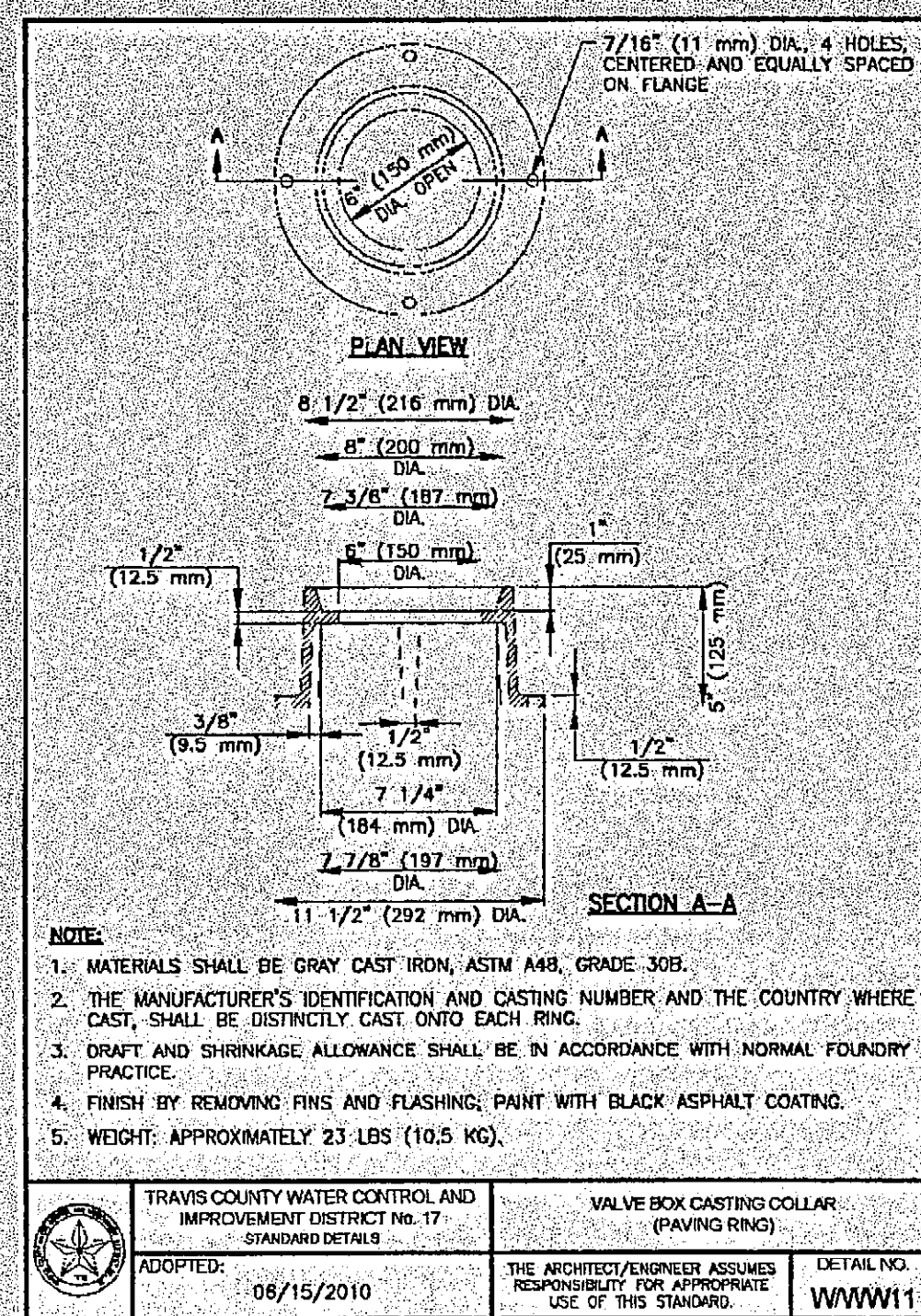
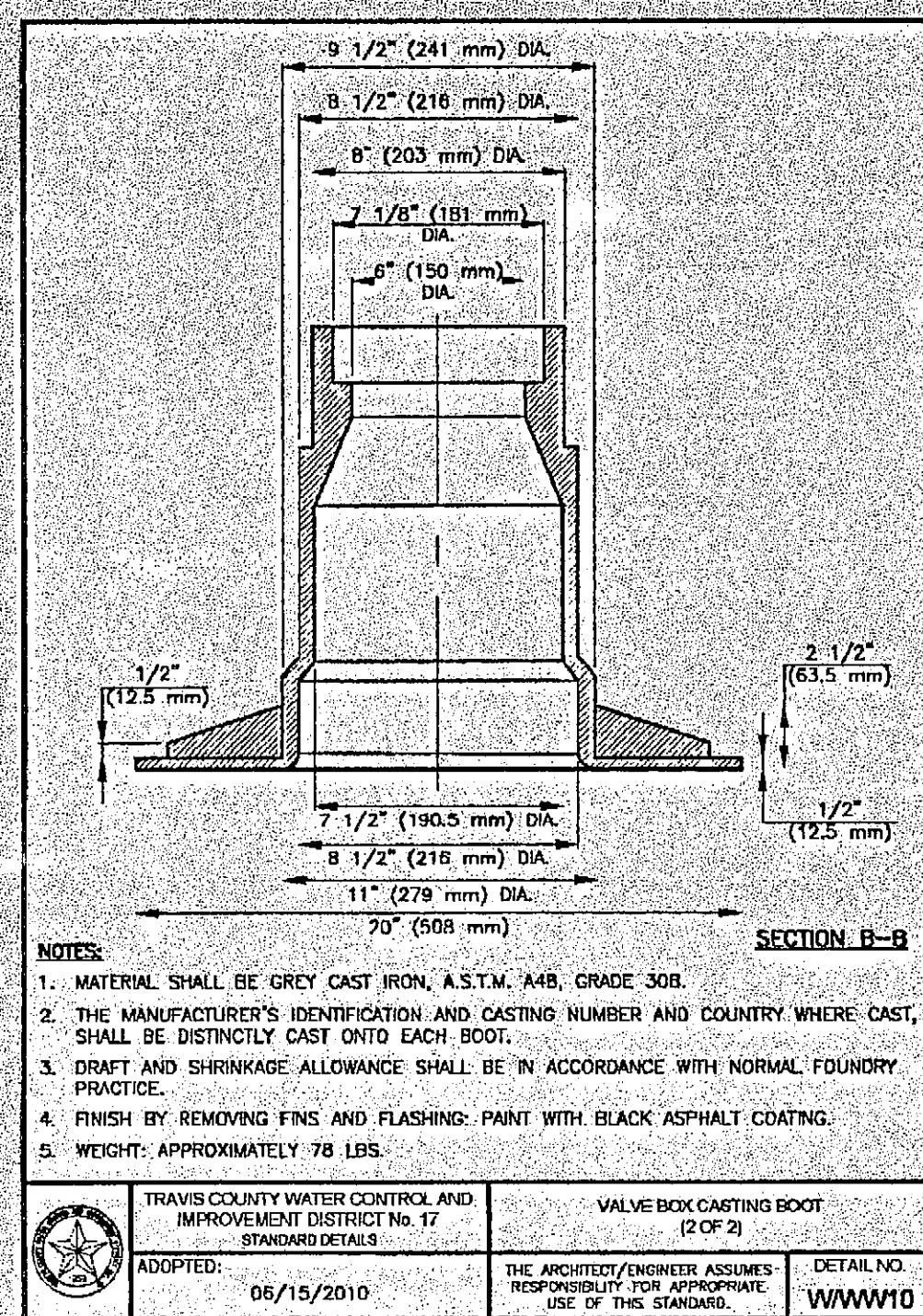
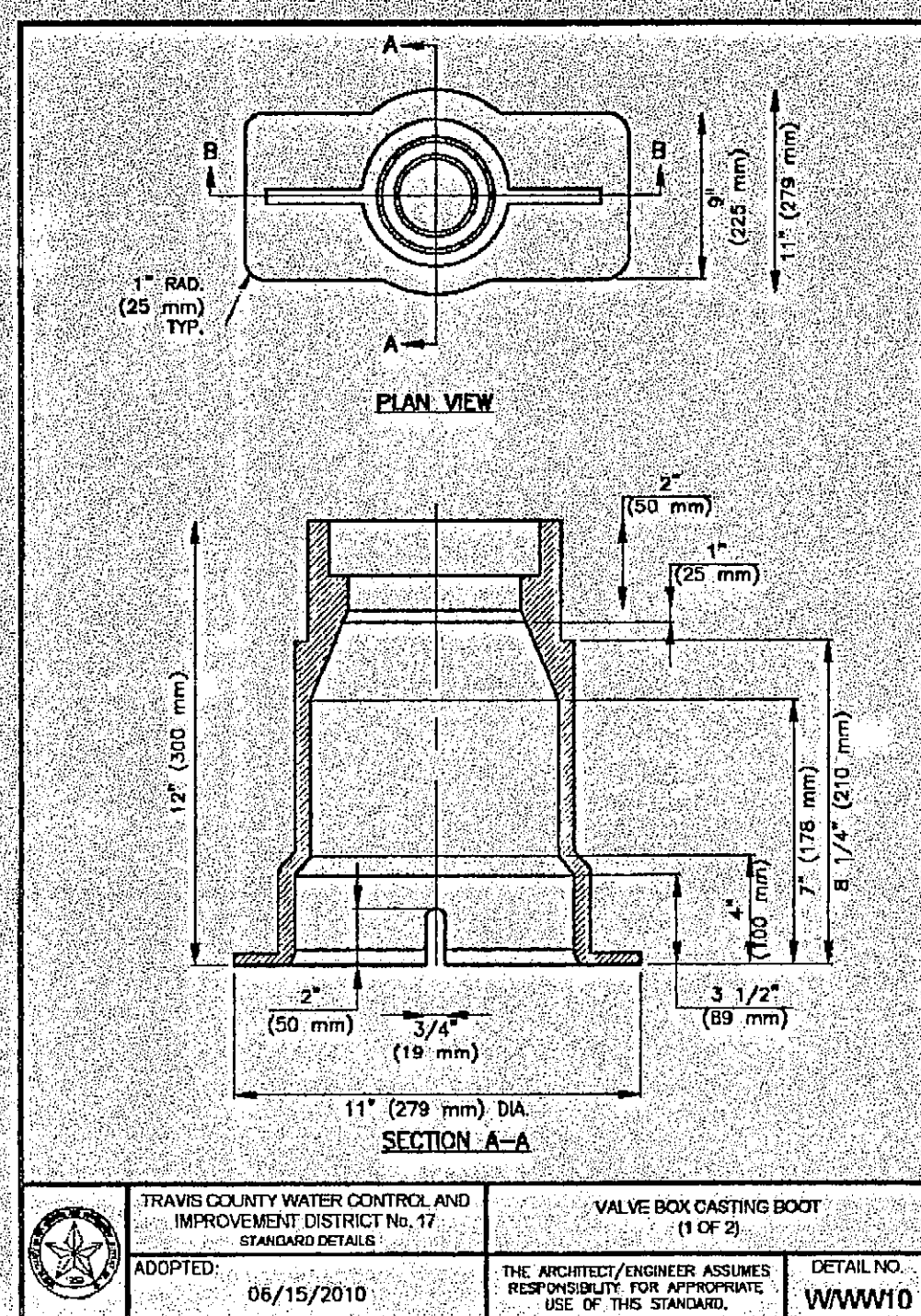
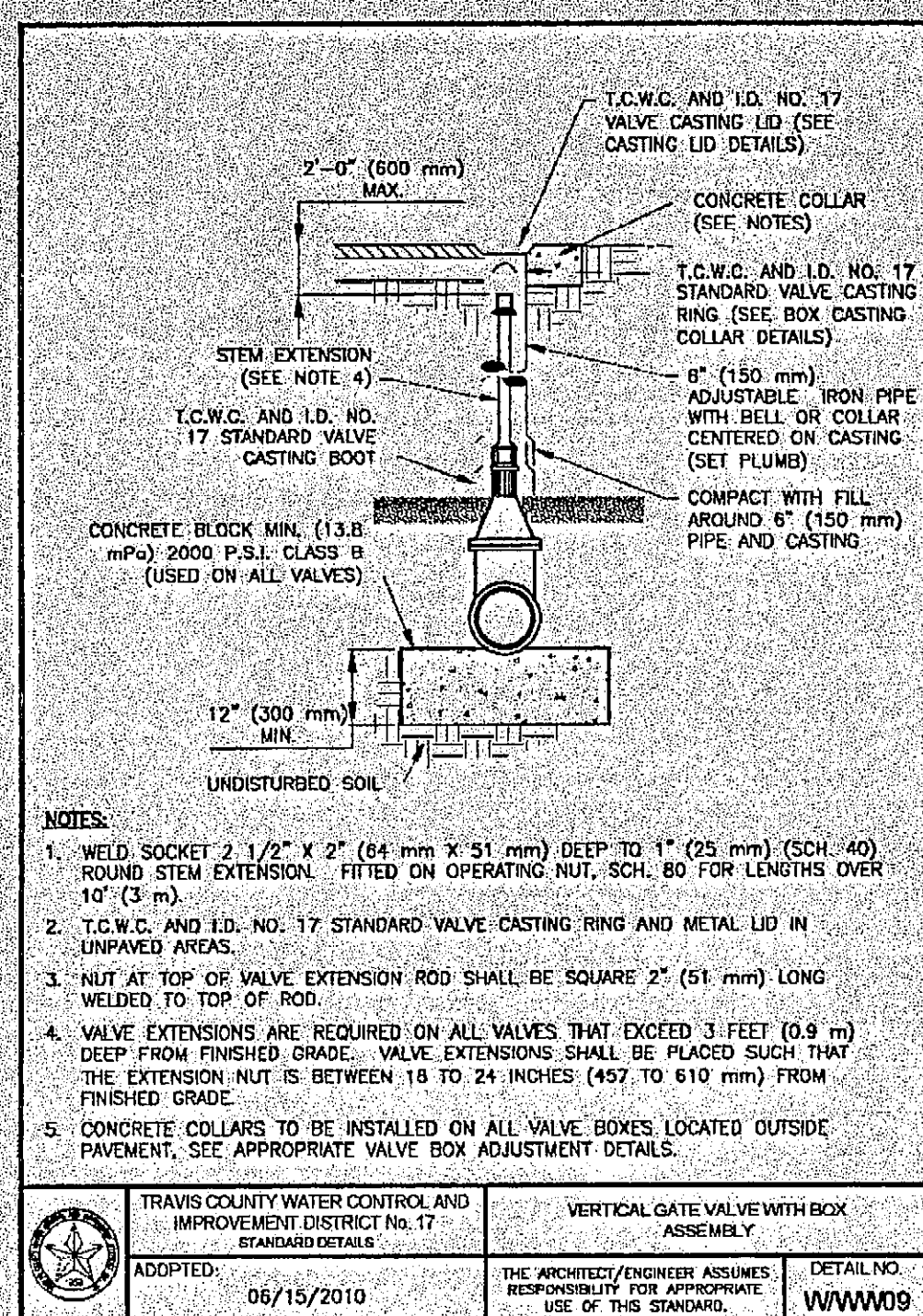
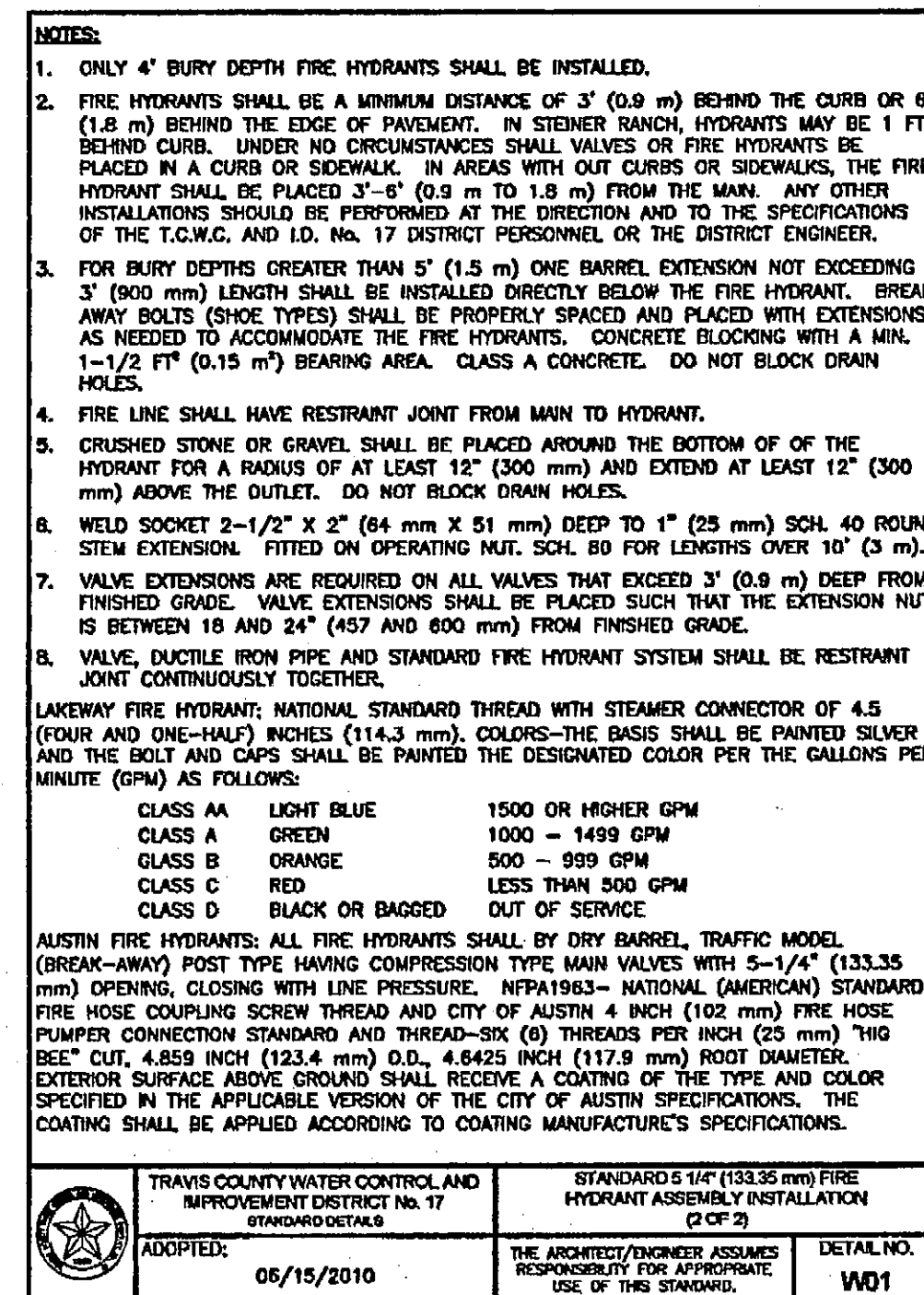
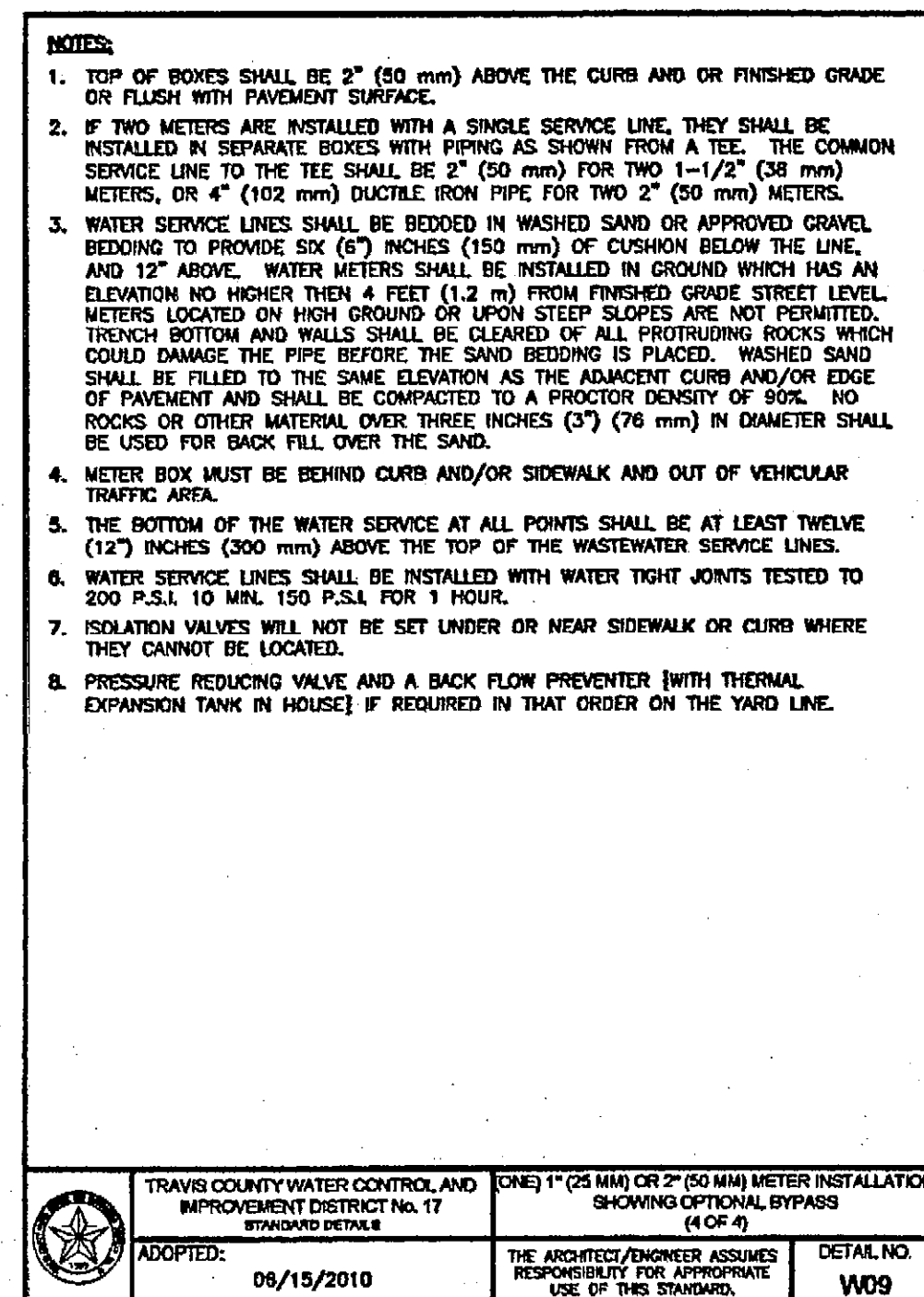




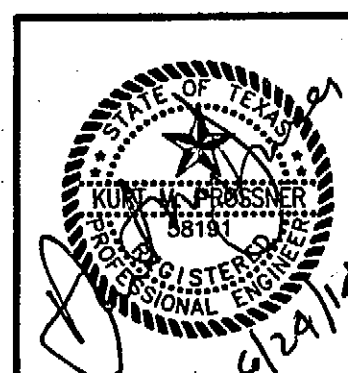
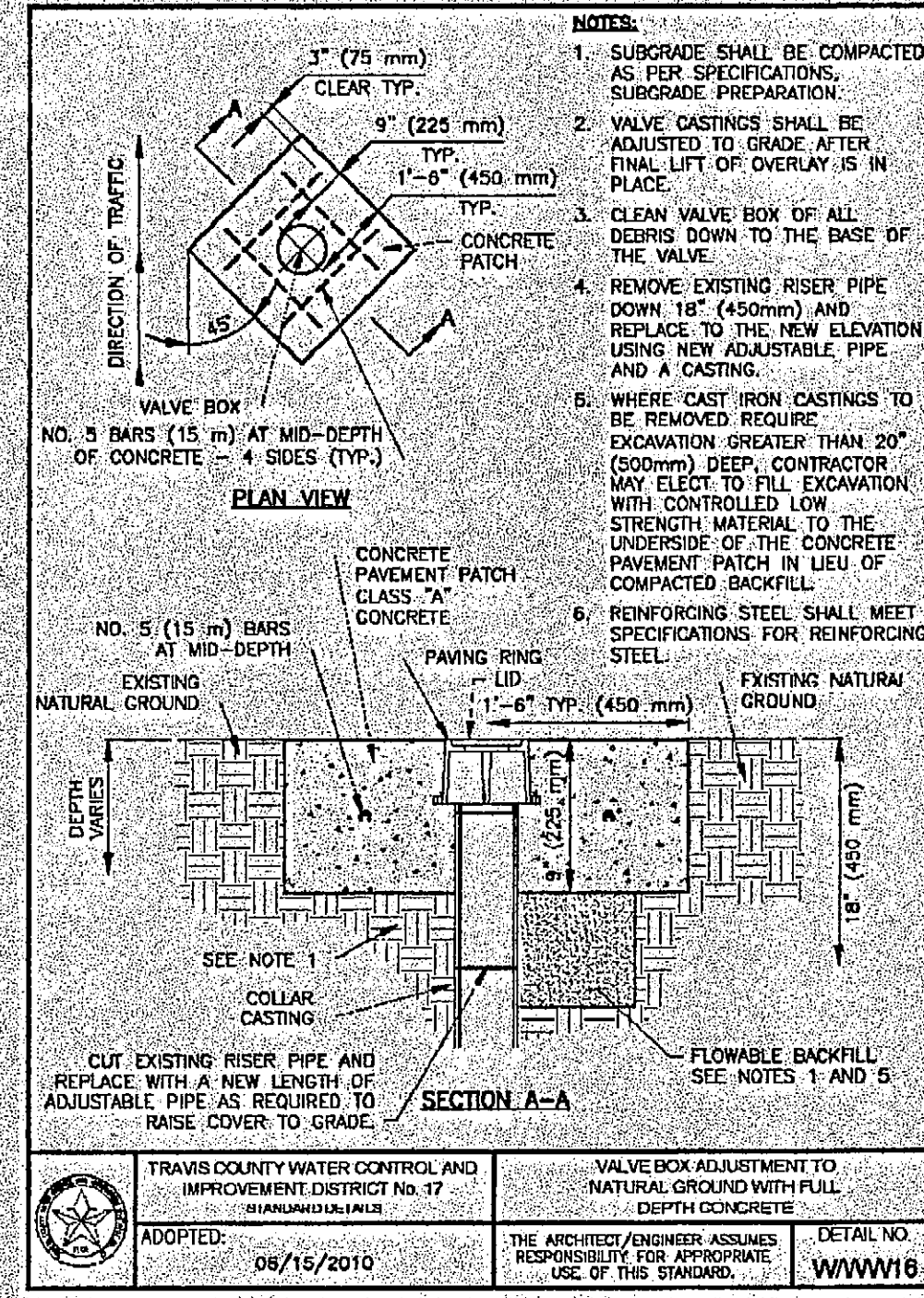
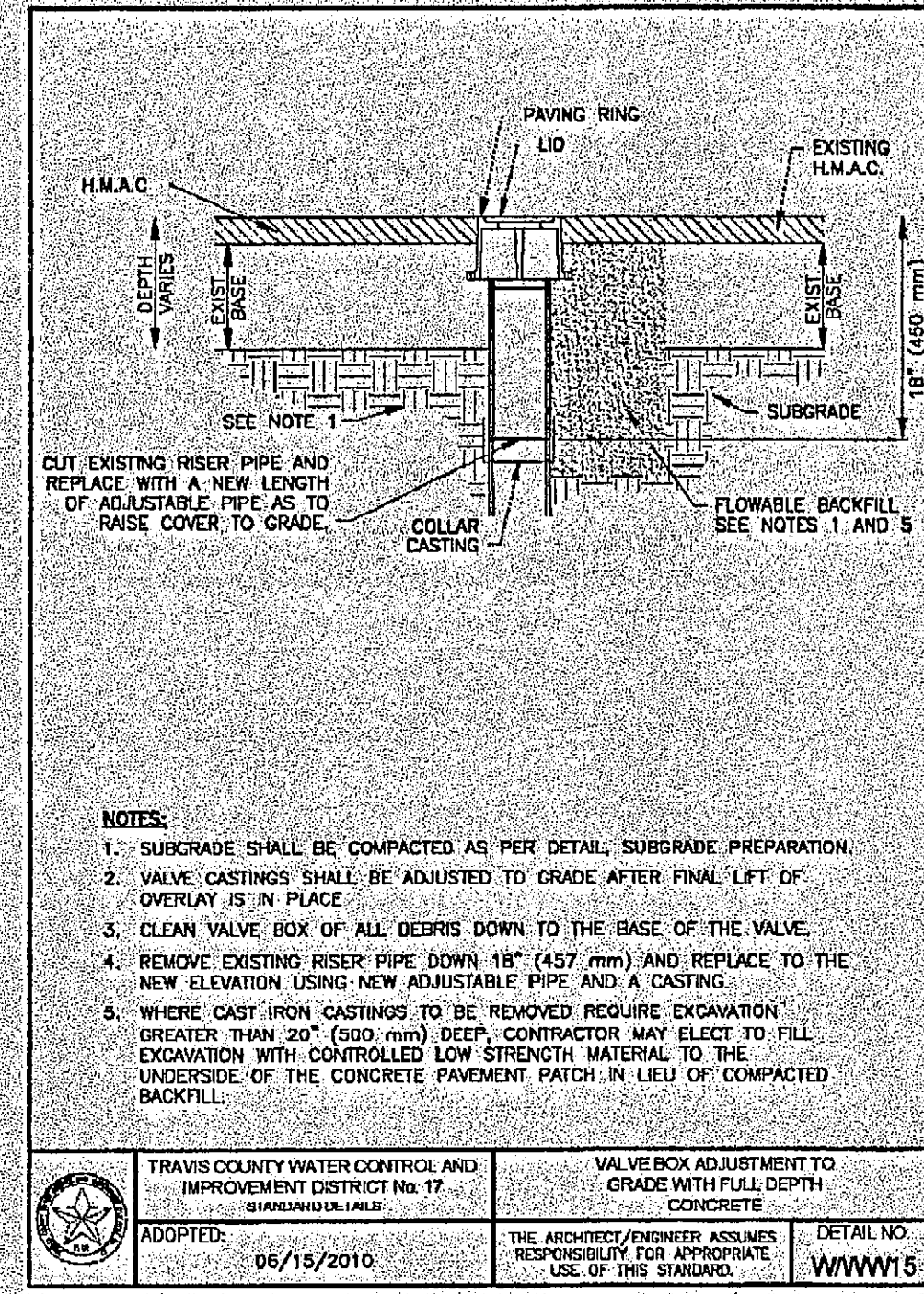
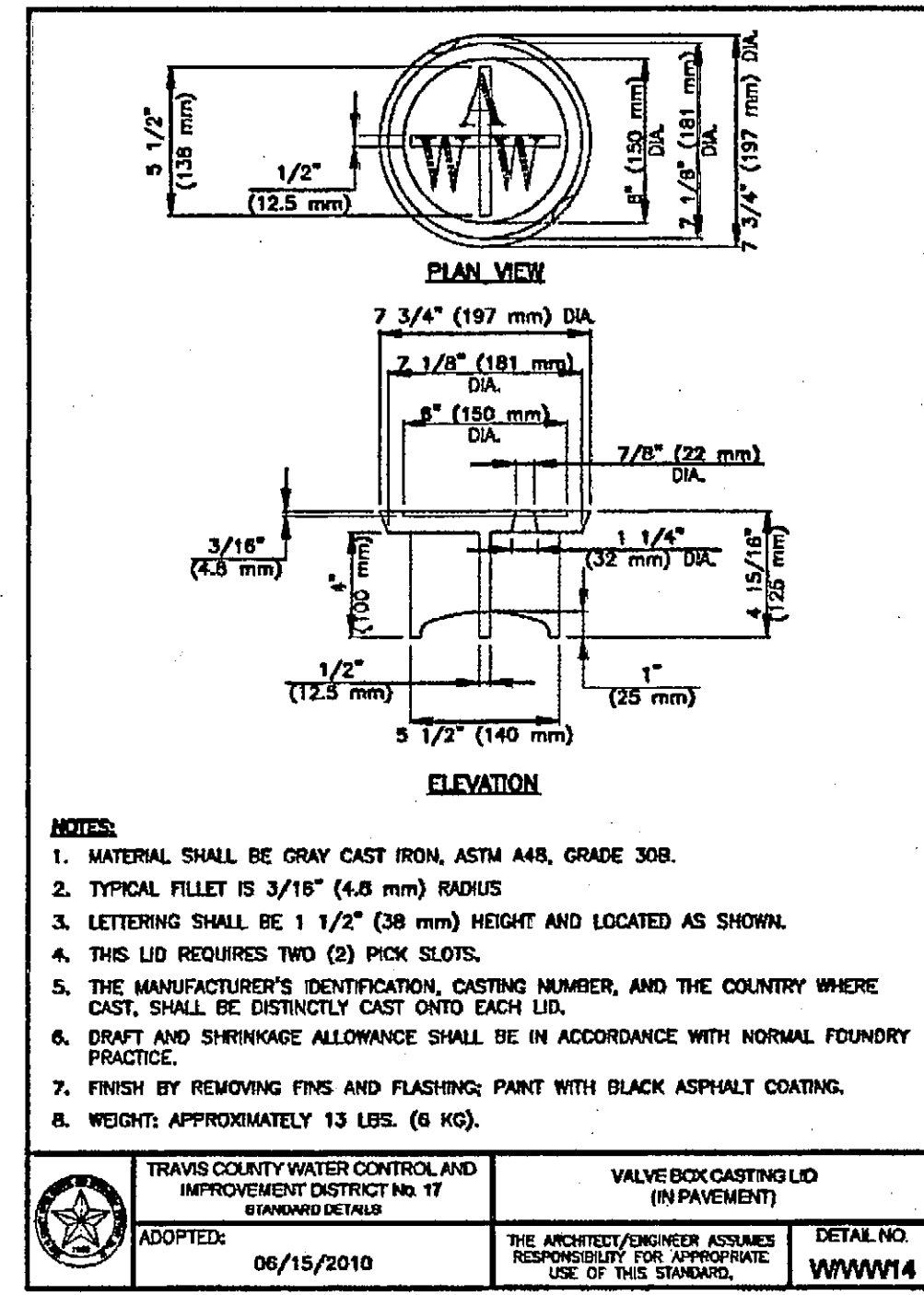
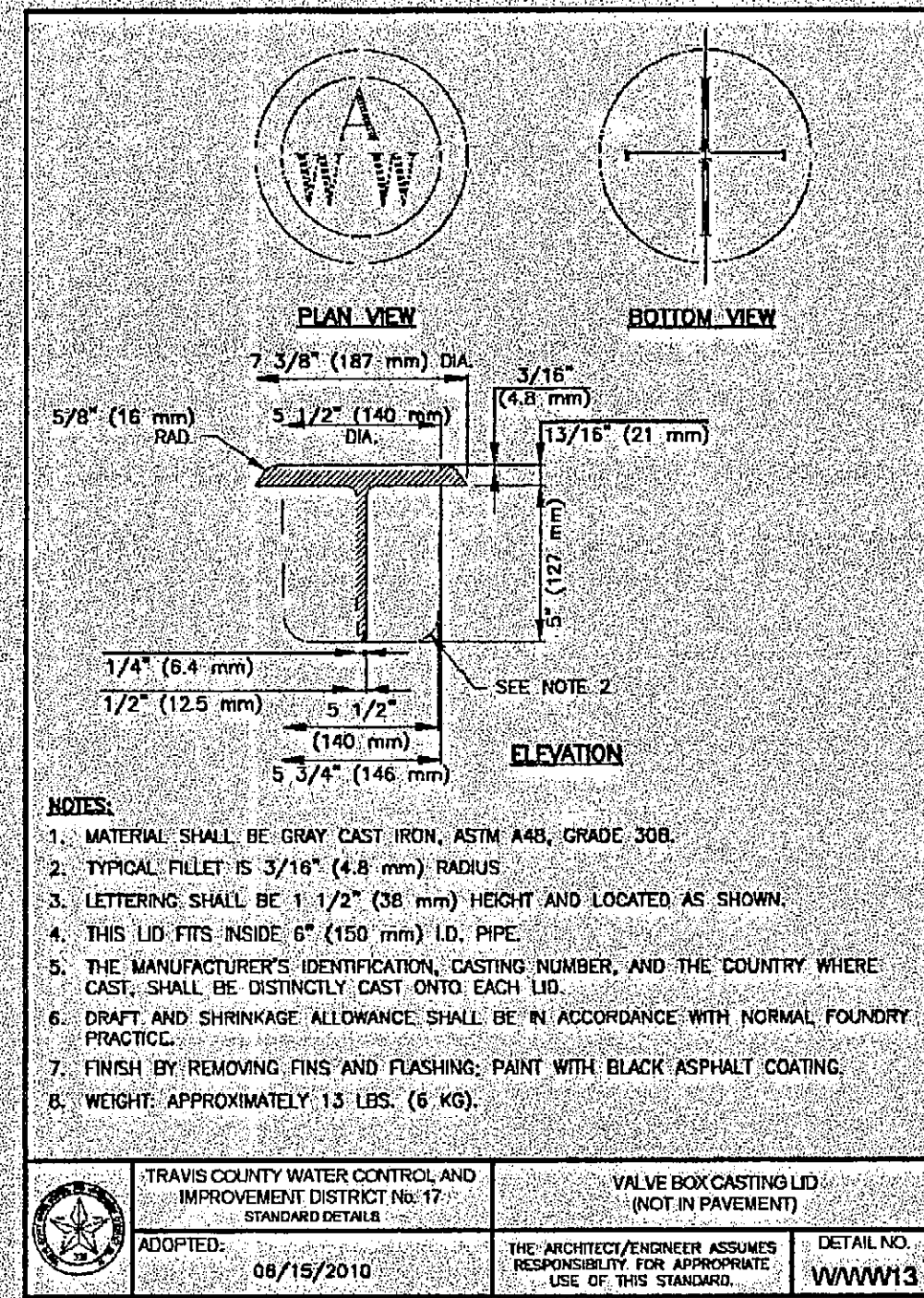
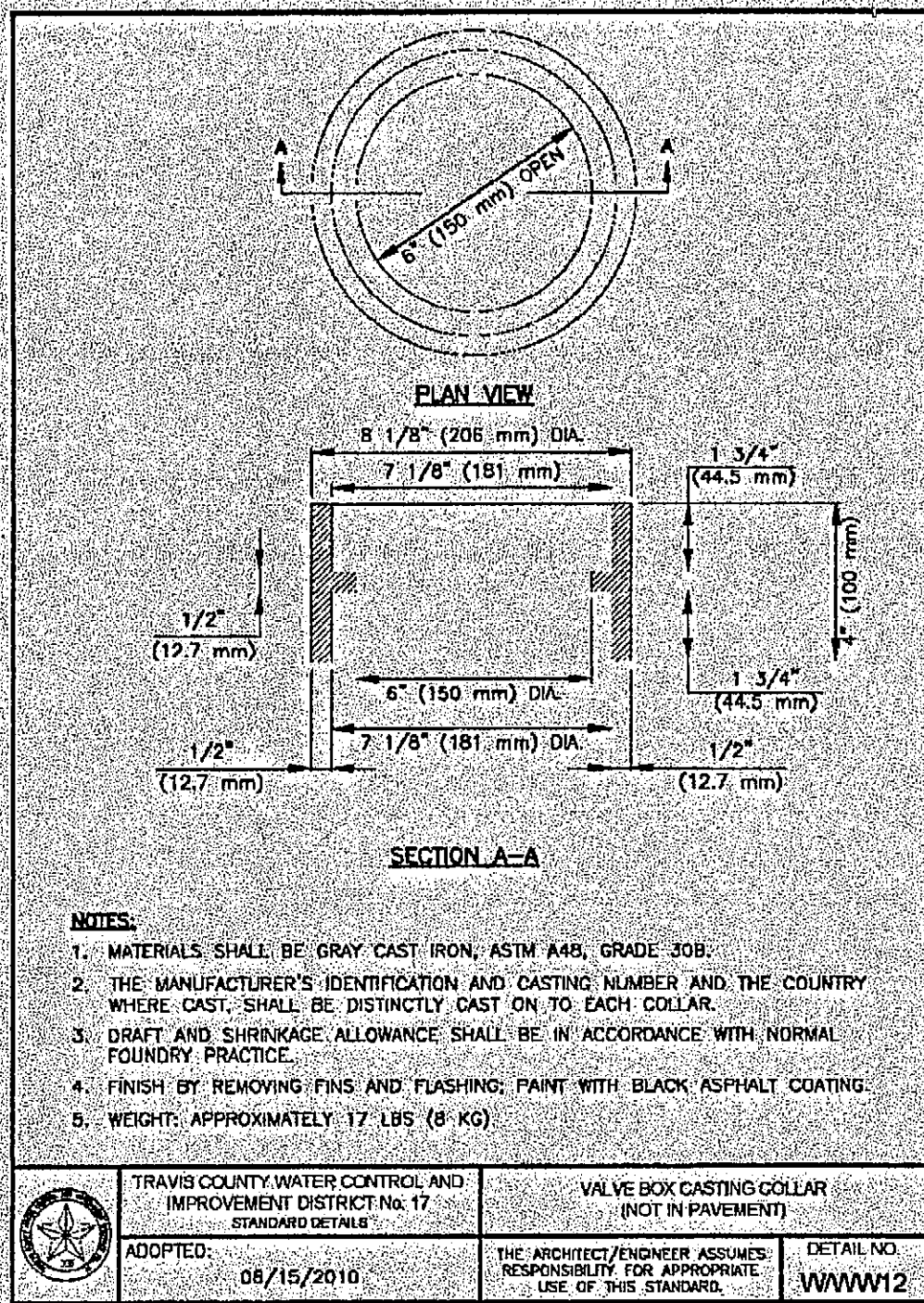
MATERIALS LIST		1-1/2" (38 mm)	2" (50 mm)
A	TAP SADDLE FOR CONNECTION - ON ALL PIPES (317-05)	2" (50 mm)	2" (50 mm)
B	COMPRESSION STOP - SERVICE PIPE	1-1/2" (38 mm)	2" (50 mm)
C	SERVICE PIPE, POLY. E. SDR 9, INSISTS REQUIRED (205 PPS)	1-1/2" (38 mm)	2" (50 mm)
D	COUPLING SERVICE PIPE TO MALE L.P.T. (COMPRESSION FITTING)	1-1/2" (38 mm)	2" (50 mm)
E	BALL VALVE, SEE SPL. NW 274	1-1/2" (38 mm)	2" (50 mm)
F	TEES, BRASS	1-1/2" (38 mm)	2" (50 mm)
G	CROSS-NIPPLE, BRASS	1-1/2" (38 mm)	2" (50 mm)
H	ANGLE WELDER STOP, FEMALE L.P. THREAD MALE X FLANGE, ULT	1-1/2" (38 mm)	2" (50 mm)
I	WATER METER, LENGTH WITH GASKETS	1-1/2" (38 mm)	2" (50 mm)
J	FLANGE, BRASS, FEMALE L.P. THREAD	1-1/2" (38 mm)	2" (50 mm)
M	NIPPLES, BRASS	1-1/2" (38 mm)	2" (50 mm)
N	CUSTOMER'S BALL VALVE, SEE SPL. NW 275	1-1/2" (38 mm)	2" (50 mm)
M	NIPPLES, BRASS	1-1/2" (38 mm)	2" (50 mm)
N	90 DEGREE ELBOWS, BRASS	1-1/2" (38 mm)	2" (50 mm)
O	NIPPLES, BRASS	1-1/2" (38 mm)	2" (50 mm)
P	CURB STOP, BRASS, FEMALE L.P. THREAD BOTH ENDS WITH LOCK NUTS	1-1/2" (38 mm)	2" (50 mm)
Q	COUPLINGS, BRASS, SERVICE PIPE TO MALE THREAD	1-1/2" (38 mm)	2" (50 mm)
R	SERVICE PIPE (BRASS OR DUCT IRON) P.S.A. FOST	1-1/2" (38 mm)	2" (50 mm)
S	ROUND METER BOX 3/4"14 WESTERN HORN WITH CAST IRON COVER AND 1/2"14 SCHED 5 SIZE HOLE FOR TOUCH READ	1-1/2" (38 mm)	2" (50 mm)
T	BROCKE GATE VALVE, NON RISING STEM	1-1/2" (38 mm)	2" (50 mm)
U	BRASS PIPE, 14" (1.2 m) MINIMUM LENGTH FROM METER TO CUSTOMER WARD LANE	1-1/2" (38 mm)	2" (50 mm)

NO COPPER PIPE ALLOWED. ONLY BRASS AND/OR POLYETHYLENE SHALL BE USED.

TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 STANDARD SPECIFICATIONS		1" (25 mm) OR 2" (50 mm) METER INSTALLATION SHOWING OFFICIAL NOTATION (LOC. 4)	DETAIL NO. W09
ADDED:	06/15/2016	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARD	







Revision No.	Date of Revision	Revision Description	Approved By



[illegible]

1. Selection of sign size should be based on Table 1.
2. Flashing warning lights, channelizing devices and/or flags may be required to call attention to the advance warning sign.
3. The words "AHEAD", "STOP", "BRIDGE", "LOADING", "SLOW", "STREET" or "RAID" may be substituted for the word "AHEAD" on advance warning signs.
4. Advisory speed plaques, if used in conjunction with warning signs, speeds shall be determined in the field by the Engineer.
5. Regulatory signs shall be mounted at 7 feet minimum mounting height.
6. Warning signs may be supported on the approved types of supports of the minimum mounting heights as stated on BC-412.

[illegible]

1. Workers exposed to traffic should wear orange safety vests.
2. Work vehicles within 30 feet of the traveled way should have strobe lights or rotating beacons in use.
3. When work vehicles are used to shadow the work crew, the vehicle should be spaced 30 feet or more behind the work area. Communication in any form (e.g., hand signals, emergency brake set and horn) should be used to warn the shadow vehicle of any change in the work area. Shadow vehicles should be equipped with truck-mounted attenuators.
4. Inactive work vehicles, including operators' private vehicles, should be parked away from the work area.

1. Flowers shall carry away excess foliage. Flowers should wrap up any debris that is available at professional shops to the merchant and to prevent the need from hiring a landscaping service.
2. STOPPING STOPPERS shall be used on the primary method to control traffic by flowers. STOPPING STOPPERS shall be used on the primary method to control traffic by flowers. STOPPING STOPPERS shall be used on the primary method to control traffic by flowers. STOPPING STOPPERS shall be used on the primary method to control traffic by flowers.
3. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases.
4. Flowers are only used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available.
5. Flowers may carry hand held air horns to start workers of an emergency condition. Flowers may carry hand held air horns to start workers of an emergency condition. Flowers may carry hand held air horns to start workers of an emergency condition. Flowers may carry hand held air horns to start workers of an emergency condition.
6. For and lane closure traffic control, one or more flowers should be used when these traffic control devices are used. For and lane closure traffic control, one or more flowers should be used when these traffic control devices are used. For and lane closure traffic control, one or more flowers should be used when these traffic control devices are used. For and lane closure traffic control, one or more flowers should be used when these traffic control devices are used.
7. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available.
8. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases. The 4th street should be used when this scenario is used in all other cases.
9. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available.
10. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available. Flowers shall be used to control traffic for emergency situations and the STOPPING STOPPERS are not available.

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 - 11  
Texas Department of Transportation  
125 East 11th Street  
Austin, Texas 78701-2483  
Tel: 512/261-1131

TYPICAL CONSTRUCTION WARNING SIGN SIZE AND SPACING									
SPEED LIMIT	STATION SPACING	Long-term Stationery Interchangeable Standard Construction Warning Sign				Short-term Stationery Standard Construction Warning Sign			
		CWSI Series		CWSI Series		CWSI Series		Other Warning Sign	
Posted Speed	Sign Spacing	Standard inches	Minimum inches	Standard inches	Minimum inches	Standard inches	Minimum inches		Standard inches
15	1/2 mi.	30	24	30	24	30	24	30	24
20	3/4 mi.	30	24	30	24	30	24	30	24
25	1 mi.	30	24	30	24	30	24	30	24
30	1 1/4 mi.	30	24	30	24	30	24	30	24
35	1 1/2 mi.	30	24	30	24	30	24	30	24
40	2 mi.	30	24	30	24	30	24	30	24
45	2 1/2 mi.	30	24	30	24	30	24	30	24
50	3 mi.	30	24	30	24	30	24	30	24
55	3 1/2 mi.	30	24	30	24	30	24	30	24
60	4 mi.	30	24	30	24	30	24	30	24
65	5 mi.	30	24	30	24	30	24	30	24
70	6 mi.	30	24	30	24	30	24	30	24
75	7 mi.	30	24	30	24	30	24	30	24
80	8 mi.	30	24	30	24	30	24	30	24
85	9 mi.	30	24	30	24	30	24	30	24
90	10 mi.	30	24	30	24	30	24	30	24
95	11 mi.	30	24	30	24	30	24	30	24
100	12 mi.	30	24	30	24	30	24	30	24

Typical sign locations on expressways and freeways, see PART D typical construction plans or TxDOT Standard Sheets.

Use distance from work area to 1st Advance Warning sign and/or distance between additional sign.

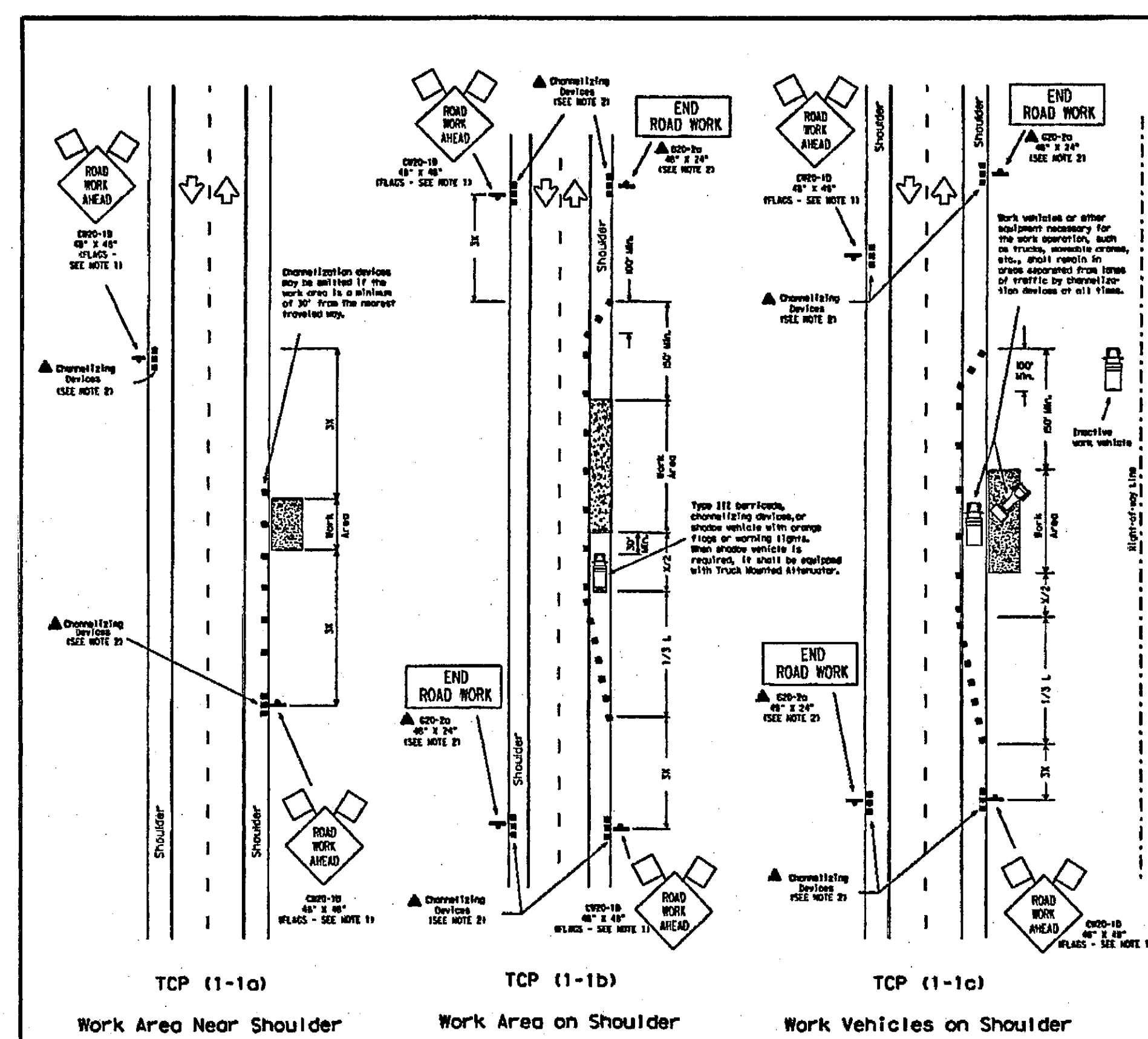
For sign sizes may be used where sign designs have not been included in the Roadway Sign Design for Texas manual.

Initial or larger size signs may be used on any be necessary.  
 Distance between signs should be increased as required to have 1500' advance warning.  
 Advance between signs should be increased as required to have 1/2 mile or more advance warning.  
 Signs may be used on secondary roads or city streets where speeds are low.  
 Diamond shaped warning signs are indicated.  
 Advance sign listing in MUTCD, Appendix A for complete list of all available advance signs.  
 Advance signs are listed, see sign size listing in MUTCD, Appendix A for proper advance sign size.

TEXAS DEPARTMENT OF TRANSPORTATION  
Traffic Operations Division

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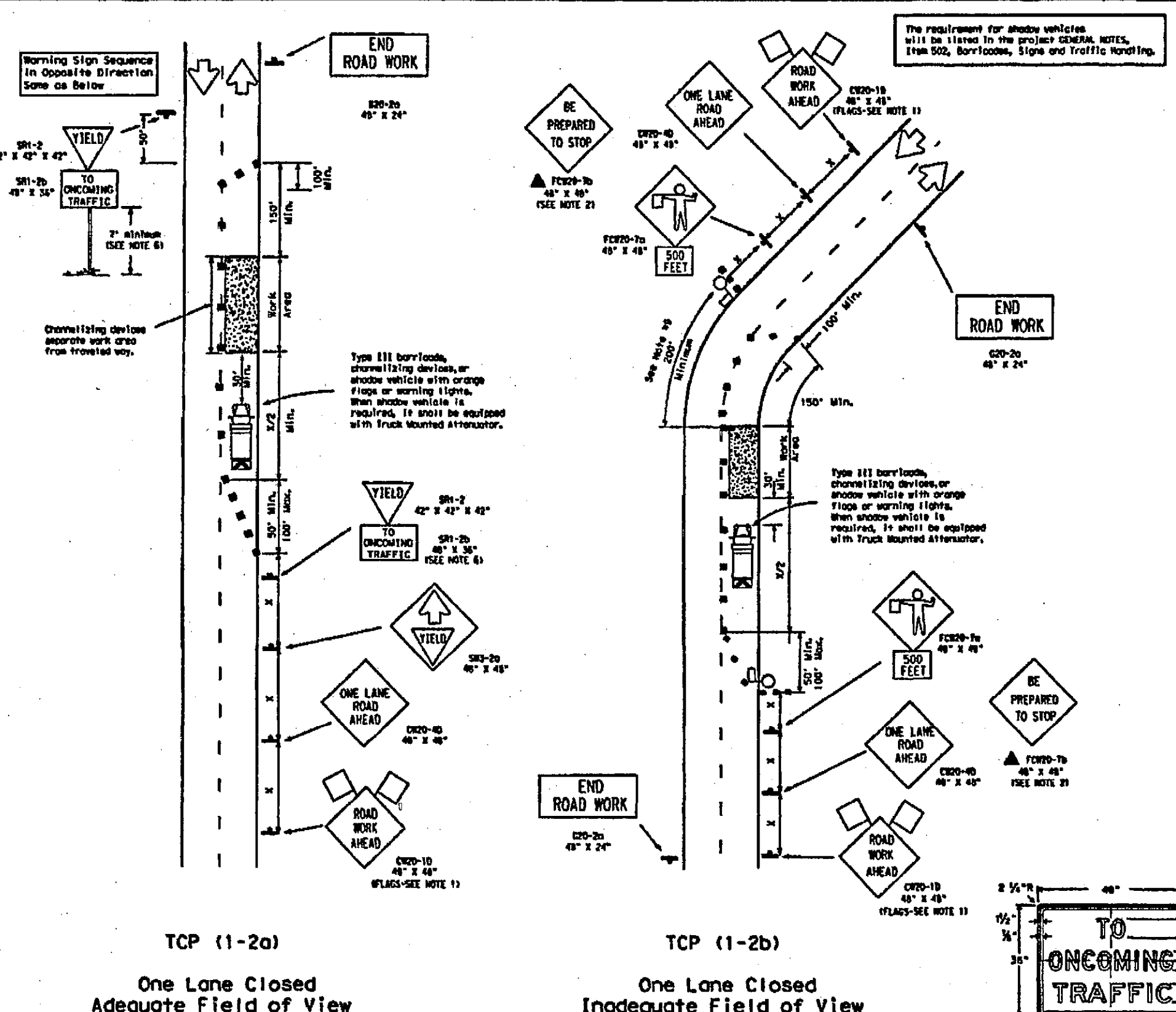


TCP (1-1c)

(C) FORD December 1995		10-11	12-13	14-15	16-17	18-19
20-21	22-23	24-25	26-27			

2

1. LANE CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICY.  
LANE CLOSURES ARE ONLY ALLOWED FROM 9 am UNTIL 4 pm MONDAY THROUGH FRIDAY.
2. CONSTRUCTION WORK WITHIN THE STATE'S RIGHT OF WAY MUST BE SCHEDULED FOR MONDAY THROUGH FRIDAY.
3. CONTRACTOR SHALL CONTACT TRAVIS COUNTY INSPECTOR AT LEAST 48-HOURS PRIOR TO WORKING IN THE RIGHT OF WAY.
4. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE RIGHT OF WAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE, THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
5. THE GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS.
6. THE PERMIT HOLDER WILL BE REQUIRED TO RESTORE THE GROUND TO ITS PRIOR STATE, AND REVEGETATE ALL DISTURBED AREAS.
7. TRAFFIC CONTROL MUST CONFORM TO TxDOT AND/OR TRAVIS COUNTY REQUIREMENTS AND RECOMMENDATIONS, AND SHOULD MEET OR EXCEED THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



TCP (1-2b)

## Traffic Operations Division

## TRAFFIC CONTROL PD

ICP(1-3)

DATE	TIME	REPORT	BY