EDWARDS AQUIFER
WATER POLLUTION ABATEMENT PLAN
for
THE TERRACE
SECTION 5 BLOCK A LOT 3

Prepared for:

Terrace Five, LP
100 Congress Ave, Suite 1450
Austin, Texas 78701

Prepared by:

Malone/Wheeler, Inc.
5113 Southwest Parkway, Suite 260
Austin, Texas 78735

April 2023

Water Pollution Abatement Plan Checklist

☒ **Edwards Aquifer Application Cover Page (TCEQ-20705)**

☒ **General Information Form (TCEQ-0587)**

Attachment A - Road Map
Attachment B - USGS / Edwards Recharge Zone Map
Attachment C - Project Description

☒ **Geologic Assessment Form (TCEQ-0585)**

Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
Attachment B - Stratigraphic Column
Attachment C - Site Geology
Attachment D - Site Geologic Map(s)

☒ **Water Pollution Abatement Plan Application Form (TCEQ-0584)**

Attachment A - Factors Affecting Surface Water Quality
Attachment B - Volume and Character of Stormwater
~~Attachment C - Suitability Letter from Authorized Agent (if OSSF is proposed)~~
~~Attachment D - Exception to the Required Geologic Assessment (if requested)~~
~~Site Plan~~

☒ **Temporary Stormwater Section (TCEQ-0602)**

Attachment A - Spill Response Actions
Attachment B - Potential Sources of Contamination
Attachment C - Sequence of Major Activities
Attachment D - Temporary Best Management Practices and Measures
~~Attachment E - Request to Temporarily Seal a Feature (if requested)~~
Attachment F - Structural Practices
Attachment G - Drainage Area Map
~~Attachment H - Temporary Sediment Pond(s) Plans and Calculations~~
Attachment I - Inspection and Maintenance for BMPs
Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

☒ **Permanent Stormwater Section (TCEQ-0600)**

~~Attachment A - 20% or Less Impervious Cover Waiver (if requested for multi-family~~, ~~school, or small business site)~~
Attachment B - BMPs for Upgradient Stormwater
Attachment C - BMPs for On-site Stormwater
Attachment D - BMPs for Surface Streams
~~Attachment E - Request to Seal Features (if sealing a feature)~~
Attachment F - Construction Plans
Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
~~Attachment H - Pilot-Scale Field Testing Plan (if proposed)~~
Attachment I -Measures for Minimizing Surface Stream Contamination

X **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

X **Application Fee Form (TCEQ-0574)**

N/A ~~**Check Payable to the "Texas Commission on Environmental Quality**~~**"**

X **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: **The Terrace Section 5 Block A Lot 3**						**2. Regulated Entity No.:**			
3. Customer Name: **Terrace Five, LP**						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	(New)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		(Non-residential)			**8. Site (acres):**		7.78	
9. Application Fee:	$5,000.00		**10. Permanent BMP(s):**			Retention/Irrigation			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			

13. County:	Travis	14. Watershed:	Barton Creek

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	X_Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	X_Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

	__San Antonio (SAWS) __Shavano Park				

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Jesse Malone, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent — Date: 4/15/2023

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Jesse Malone, P.E.

Date: 4/15/2023

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: The Terrace Section 5 Block A Lot 3
2. County: Travis
3. Stream Basin: Barton Creek
4. Groundwater Conservation District (If applicable): Barton Springs/Edward's Aquifer CD
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Bennett Holcomb
   Entity: Terrace Five, LP
   Mailing Address: 100 Congress Ave, Suite 1450
   City, State: Austin, Texas Zip: 78701
   Telephone: (512) 534-9265 FAX: _____
   Email Address: bholcomb@riversideresources.com

8. Agent/Representative (If any):

   Contact Person: Jesse Malone, P.E.
   Entity: Malone/Wheeler, Inc.
   Mailing Address: 5113 Southwest Pkwy #260
   City, State: Austin, Texas Zip: 78735
   Telephone: (512) 608-7564 FAX: _____
   Email Address: jessem@malonewheeler.com

9. Project Location:

   ☒ The project site is located inside the city limits of Austin.
   ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Buda.
   ☐ The project site is not located within any city's limits or ETJ.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

    3000 Via Fortuna. (Northeast corner of Loop 360 and MoPac.)

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

    ☒ Project site boundaries.
    ☒ USGS Quadrangle Name(s).
    ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
    ☐ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

    ☐ Survey staking will be completed by this date: Staking completion date not certain yet

14. ☒ **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- ☒ Area of the site
- ☒ Offsite areas
- ☒ Impervious cover
- ☒ Permanent BMP(s)
- ☒ Proposed site use
- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Uncleared)
- ☐ Other: _____

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17 N/A am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☒ TCEQ cashier
- ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

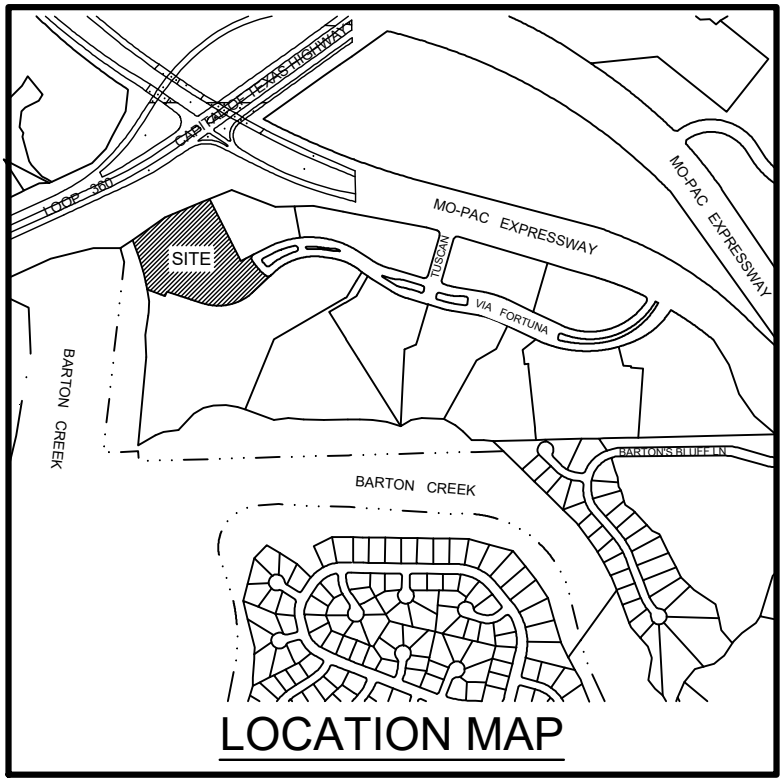
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

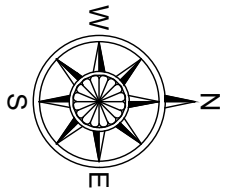
WATER POLLUTION ABATEMENT PLAN
GENERAL INFORMATION
ATTACHMENT “A”

ROAD MAP

THE TERRACE SECTION 5 BLOCK A LOT 3



MAPSCO PAGE 613, MAPSCO GRID MF-21, CITY OF AUSTIN GRID F-20



N.T.S.

PROJECT ADDRESS:
3000 VIA FORTUNA
AUSTIN, TEXAS 78746

MALONE ★ WHEELER
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

5113 Southwest Parkway, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

WATER POLLUTION ABATEMENT PLAN
GENERAL INFORMATION
ATTACHMENT "B"

USGS/EDWARDS RECHARGE ZONE MAP

THE TERRACE SECTION 5 BLOCK A LOT 3

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

OAK HILL QUADRANGLE
TEXAS
7.5-MINUTE SERIES

SITE LOCATION

-97.8750° 30.2500° 609000mE -97.7500° 30.2500° 3347000mN

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP,	September 2016 - November 2016
Roads	U.S. Census Bureau,	2015
Names	GNIS,	1979 - 2018
Hydrography	National Hydrography Dataset,	2002 - 2018
Contours	National Elevation Dataset,	2002
Boundaries	Multiple sources; see metadata file	2016 - 2017
Wetlands	FWS National Wetlands Inventory	1982

MN
GN
3°43' 66 MILS
0°36' 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
PU
Grid Zone Designation 14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Bee Cave
2 Austin West
3 Austin East
4 Signal Hill
5 Montopolis
6 Mountain City
7 Buda
8 Creedmoor

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

OAK HILL, TX
2019

NSN 7643016397497
NGA REF NO. USGSX24K32740

WATER POLLUTION ABATEMENT PLAN
GENERAL INFORMATION
ATTACHMENT "C"

PROJECT DESCRIPTION

THE TERRACE SECTION 5 BLOCK A LOT 3

The Terrace Section 5 Block A Lot 3 consists of a 7.78 acre lot that is currently undeveloped. On this tract, it is proposed to construct a seven story, 220,857 square footage office building, a four story parking garage containing 712 parking spaces, associated driveways, loading dock access and a limited amount of surface parking for visitors.

There are no offsite areas associated with this WPAP.

These improvements will comprise approximately 3.28 acres or 42.16% impervious cover on the 7.78 acre tract. The proposed limit of construction will total 8.66 acres.

Temporary stormwater BMP's will include a stabilized construction entrance, silt fence, rock berms, inlet protection and tree protection.

A retention/irrigation system capturing 1" of runoff, to meet the agreement that The Terrace PUD has with US Fish and Wildlife, is proposed as the permanent BMP for onsite stormwater.

A WPAP for this project was approved on April 15, 2014. The previously approved WPAP has since expired. No construction took place on site under the previously approved WPAP. This WPAP submittal is being made due to the expiration of the previous approved WPAP.

There is no existing development on the site, therefore, demolition is not proposed.

Horizon™
Environmental Services, Inc.

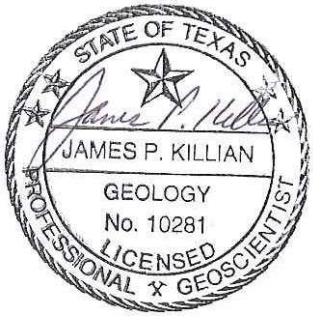
GEOLOGIC ASSESSMENT
THE TERRACE
3000 VIA FORTUNA
AUSTIN, TRAVIS COUNTY, TEXAS
HJN 22362.001 GA

PREPARED FOR:

SMITH-ROBERTSON, LLP
AUSTIN, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.
TBPG FIRM REGISTRATION NO. 50488



APRIL 2023

CORPORATE HEADQUARTERS
1507 S Interstate 35 • Austin, Texas 78741-2502 • 512.328.2430 • www.horizon-esi.com
TBPG Firm No. 50488 • An LJA Company

Horizon
Environmental Services, Inc.

TABLE OF CONTENTS

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

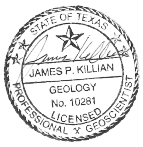
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian Telephone: 512-328-2430

Date: 17 April 2023 Fax: 512-328-1804

Representing: Horizon Environmental Services, Inc. and TBPG Form Registration No. 50488
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: The Terrace, 3000 Via Fortuna, Austin, Travis County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 14 April 2023
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Brackett-Rock outcrop complex, 1-12% slopes (BlD)	D	1.5
Tarrant soils, rolling (TaD)	D	<1

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 400'
   Site Geologic Map Scale: 1" = 400'
   Site Soils Map Scale (if more than 1 soil type): 1" = 300'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Horizon
Environmental Services, Inc.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: The Terrace; 3000 Via Fortuna, Austin, Travis Co. Texas																
LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING	
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
F-1	30.247953	-97.80187	F	20	Kdg	650	75	--	N17E	10			C,F,O	7	37	X		X		Hillside
F-2	30.246946	-97.80103	SH	20	Kdg	2	2	1					C,F,O	5	25	X		X		Hillside
M-1	30.248221	-97.80095	MB	30	Kdg	30	20	4					V,F,X	5	35	X		X		Hillside

* DATUM:_____

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Man-made feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

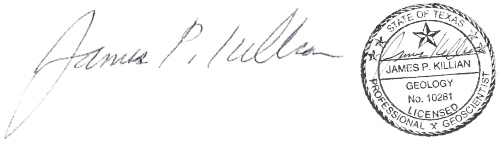
8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials: concrete

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.



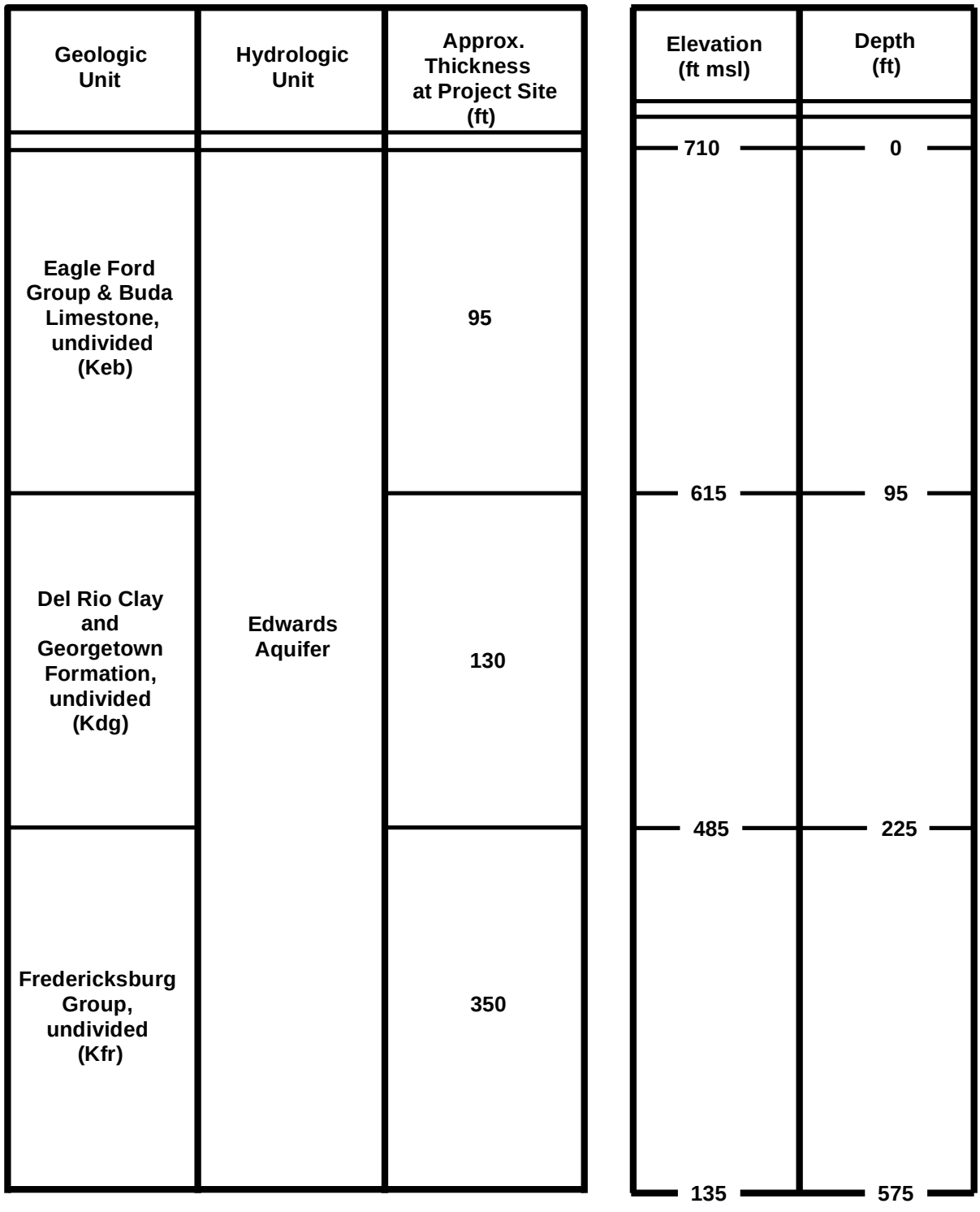
Date 14 April 2023

Sheet ___1___ of ___1___

TCEQ-0585-Table (Rev. 10-01-04)

ATTACHMENT B

STRATIGRAPHIC COLUMN



Note: Unit elevation and thickness given with respect to a ground surface elevation of 710 ft along the northwestern boundary of the subject site.

Horizon™ Environmental Services, Inc.

Date:	04/05/2023
Drawn:	KRW
HJN NO:	22362 GA

Attachment B

Stratigraphic Column
The Terrace
300 Via Fortuna
Austin, Travis County, Texas

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

22362--The_Terrace\Graphics\22362-001GA_05A_Strat.mxd

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Environmental Services, Inc.

ATTACHMENT C

DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of approximately 16 acres located at 3000 Via Fortuna, Austin, Travis County, Texas, was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of undeveloped forested rangeland. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

The entire subject site is located within the EARZ, as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves.

The subject site is underlain by the Eagle Ford Group and Buda Limestone, undivided (Keb); Del Rio Clay and Georgetown Formation, undivided (Kdg); and Fredericksburg Group, undivided (Kfr) (UT-BEG, 1995).

Two naturally occurring geologic features (F-1 and F-2) and 1 man-made feature (M-1) were identified at this site. Further information pertaining to the geologic and manmade features is presented in the following Attachments D, E, and F. Photographs are presented in Attachment G.

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ATTACHMENT D

SITE GEOLOGIC MAP

Legend

- Man-made Feature
- Non-Sensitive Geologic Feature
- Fault
- Subject Site
- Eagle Ford Group & Buda Limestone, undivided (Keb)
- Del Rio Clay & Georgetown Formation, undivided (Kdg)
- Fredericksburg Group, undivided (Kfr)

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon™ Environmental Services, Inc.

Date:	04/05/2023
Drawn:	KRW
HJN NO:	22362 GA
Source:	Nearmap, 2023; TWSC, 2014

Attachment D

Site Geologic Map
The Terrace
300 Via Fortuna
Austin, Travis County, Texas

N

0 200 400
Feet

22362–The_Terrace\Graphics\22362-001GA_06A_SGM.mxd

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ATTACHMENT E

SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services, Inc. (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 16 acres of undeveloped forested rangeland located at 3000 Via Fortuna in Austin, Travis County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly vacant with no apparent use. South Mopac Expressway borders the site to the west. Tuscan Terrace and Via Fortuna border the northern and eastern sides of the site, respectively. Surrounding lands are generally used for suburban residences and/or commercial businesses.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently to steeply sloping terrain within the Barton Creek watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 656 feet above mean sea level (amsl) near the southern property boundary to a maximum of approximately 710 feet amsl along northwestern property boundary

(USGS, 1988a and 1988b). Drainage on the site occurs primarily by overland sheet flow in multiple directions depending on proximity to unnamed tributaries of Barton Creek. Additionally, several unnamed (ephemeral) tributaries occur on the northeastern, western, and eastern portions of the site, which eventually drain into Barton Creek.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge Zone (TCEQ, 2023) (Attachment F, Figure 2).

2.5 SURFACE SOILS

Two soil units are mapped within the subject site (NRCS, 2023) (Appendix F, Figure 4). Generally, the soil series are similar in their physical, chemical, and engineering properties, with the principal exception being rock fragment content and thickness. The soil units are described in further detail below.

Brackett-Rock outcrop complex, 1 to 12% slopes (BID) is a gently to steeply sloping complex generally found on benches separated by rock outcrop. Broken limestone fragments cover 75% of the surface. These soils are not suited for crops; they are better suited for range or wildlife habitat. This soil is well-drained. Permeability is moderately slow and available water capacity is low (Werchan et al., 1974).

Tarrant soils, rolling (TaD) consist of shallow to very shallow, well-drained, stony, clayey soils overlying limestone. Large limestone rocks cover 25 to 85% of the surface. These soils occupy nearly level to gently sloping ridges, rolling side slopes, steep, hilly breaks. Random outcrops of limestone that cover 2 to 3 feet of the surface are common. These rock outcrops, in addition to smaller loose stones, cover 30 to 60% of the acreage. In some areas, about 30% of the surface is covered with 1 to 3-inch limestone gravel. In a representative profile, a layer of about 8 inches of dark grayish-brown stony clay is underlain by limestone. About 50% of the surface is covered with limestone rocks 1 to 3 feet in diameter and the lower part of the solum is about 60% smaller limestone fragments mixed with soil material. The soil is calcareous and mildly alkaline throughout. Tarrant soils are moderately slowly permeable, and the available water capacity is low (Werchan et al., 1974).

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no water wells on the subject site and 5 wells within 0.5 miles of the subject site (TCEQ, 2023; TWDB, 2023). According to the TWDB records, some of the off-site wells are reportedly completed within the Edwards Aquifer at total depths ranging from 200 to 350 feet below surface. Other wells are reportedly monitor wells ranging from 15 to 75 feet deep. Horizon observed no wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by the Eagle Ford Group and Buda Limestone, undivided (Keb); Del Rio Clay and Georgetown Formation, undivided (Kdg); and Fredericksburg Group, undivided (Kfr) (UT-BEG, 1995).

The Eagle Ford Group consists of shale and limestone. The upper part consists of compact, silty, shale which contains fossil fish teeth and bones and is 10 feet or more thick. The middle part comprises silty limestone grading to calcareous siltstone, which is flaggy, medium gray, weathers pale yellowish brown, and is 5 feet thick. The lower part consists of calcareous, dark gray shale that ranges from 7 to 50 feet thick. The thickness of the Eagle Ford Group is 25 to 65 feet. Buda Limestone is fine grained, bioclastic, commonly glauconitic, pyritiferous, hard, massive, poorly bedded to nodular, thinner bedded and argillaceous near upper contact, and light gray to pale orange. It weathers dark gray to brown. Burrows are filled with chalky marl and abundant pelecypods. The thickness is up to 45 feet, and it is locally absent to the north.

Del Rio Clay and Georgetown Formation, undivided (Kdg) consists of Del Rio Clay (Kdr) and Georgetown Formation (Kgt). Del Rio Clay (Kdr) is calcareous and gypsiferous but becomes less calcareous and more gypsiferous upward. Pyrite is common, blocky, medium gray, and weathers light gray to yellowish gray. Some thin lenticular beds of highly calcareous siltstone are present. Marine megafossils include abundant *Exogyra arietina* and other pelecypods. Del Rio Clay has a thickness of 40 to 70 feet. The Georgetown Formation (Kgt) consists of limestone and marl. The Georgetown Formation is mostly limestone that is fine grained, argillaceous, nodular, moderately indurated, and light gray. Some limestone is hard, brittle, thick bedded, and white. The Georgetown Formation contains some shale that is marly, soft, light gray to yellowish gray. Marine megafossils include *Kingena wacoensis* and *Gryphaea washitaensis*. The thickness is 30 to 80 feet and thins southward.

Fredericksburg Group, undivided (Kfr) consists of Edwards Limestone, Comanche Peak Limestone, Keys Valley Marl, Cedar Park Limestone, and Bee Cave Marl. Edwards Limestone (Ked) consists of limestone, dolomite, and chert. The limestone is aphanitic to fine grained, massive to thin bedded, hard, brittle, and in part rudistid biostromes, with much miliolid biosparite. The dolomite is fine to very fine grained, porous, medium gray to grayish brown. In the chert, nodules and plates common, varying in amount from bed to bed, with some intervals free of chert, mostly white to light gray. In the zone of weathering, it is considerably recrystallized, "honeycombed," and cavernous, forming an aquifer; it forms flat areas and plateaus bordered by scarps. The formation's thickness ranges from 60 to 350 feet, thinning northward. Comanche Peak Limestone (Kc) is fine to very fine grained, fairly hard, nodular, light gray, weathers white, and is extensively burrowed, with burrow fillings slightly coarser and darker. It typically crops out

in scarp faces beneath Edwards Limestone. The thickness is up to 80 feet and feathers out southward near Williamson-Travis County line. Keys Valley Marl (Kkv) is soft and white with marine megafossils including *Exogyra texana*, *Gryphaea mucronata*, and other pelecypods, ammonites, gastropods, and echinoids. The thickness is up to 50 feet and feathers out southward near Williamson-Travis County line. Cedar Park Limestone (Kcp) is lithologically and faunally similar to Comanche Peak Limestone. The thickness is 40 feet. South of the Williamson-Travis County line, the upper part interfingers with Edwards Limestone and the lower part is mapped with Bee Cave Marl. Bee Cave Marl (Kbc) is lithologically and faunally similar to Keys Valley Marl, except *Exogyra texana* are more abundant and ammonites are scarce. The thickness ranges from 25 to 40 feet (UT-BEG, 1995).

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D.

The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped (inactive) fault (F-1) bisects the southern portion, trending from southwest to northeast (TWSC, 2014).

Field Assessment

Horizon observed 2 naturally occurring geologic features (F-1, inactive fault previously discussed, and F-2, a sinkhole) that meet the TCEQ definition of a potential recharge feature. One man-made feature was observed on the subject site. Additionally, no springs or spring runs were identified at the subject site. Geologic features identified on the subject site are described as follows:

Geologic feature F-2 is an upland sinkhole measuring approximately 2 feet in diameter by 1 foot deep, with no apparent drainage portals among loose to firm clayey soil infilling. No air flow conductivity was noted at the feature. After limited hand excavation, probing with a steel rod encountered loose soil, small rocks, and/or cobbles about 1 foot below the surface. This feature has a very low infiltration rate and an apparent surface runoff catchment of less than 0.1 acre.

Man-made feature M-1 is a stormwater detention pond constructed of concrete, measuring approximately 30 feet long by 20 feet wide and 4 feet deep. This feature has a very low infiltration rate.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Two geologic features (F-1 and F-2) and 1 man-made feature (M-1) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require protection or mitigation pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213). The site generally appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site disturbing activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

4.0 REFERENCES

(CAPCOG) Capital Area Council of Governments. 2-foot contours, CAPCOG Center for Regional Development, Austin, Texas. 2015.

(Esri) Environmental Systems Research Institute. World Imagery, <https://www.arcgis.com/home/item.html?id=10df2279f9684e4a9f6a7f08febac2a9>. Imagery date 15 December 2021.

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(OSM) OpenStreetMap contributors. OpenStreetMap, <http://www.openstreetmap.org>. Available under the Open Database License (www.opendatacommons.org/licenses/odbl). Accessed 22 March 2023.

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(TCEQ) Texas Commission on Environmental Quality. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. Revised October 2004.

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(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database (ArcIMS), <http://wiid.twdb.state.tx.us/ims/wwm_drl/viewer.htm?>. Accessed 13 March 2023.

(TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <https://txpub.usgs.gov/txgeology/>. Updated 1 February 2014; Accessed 13 March 2023.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

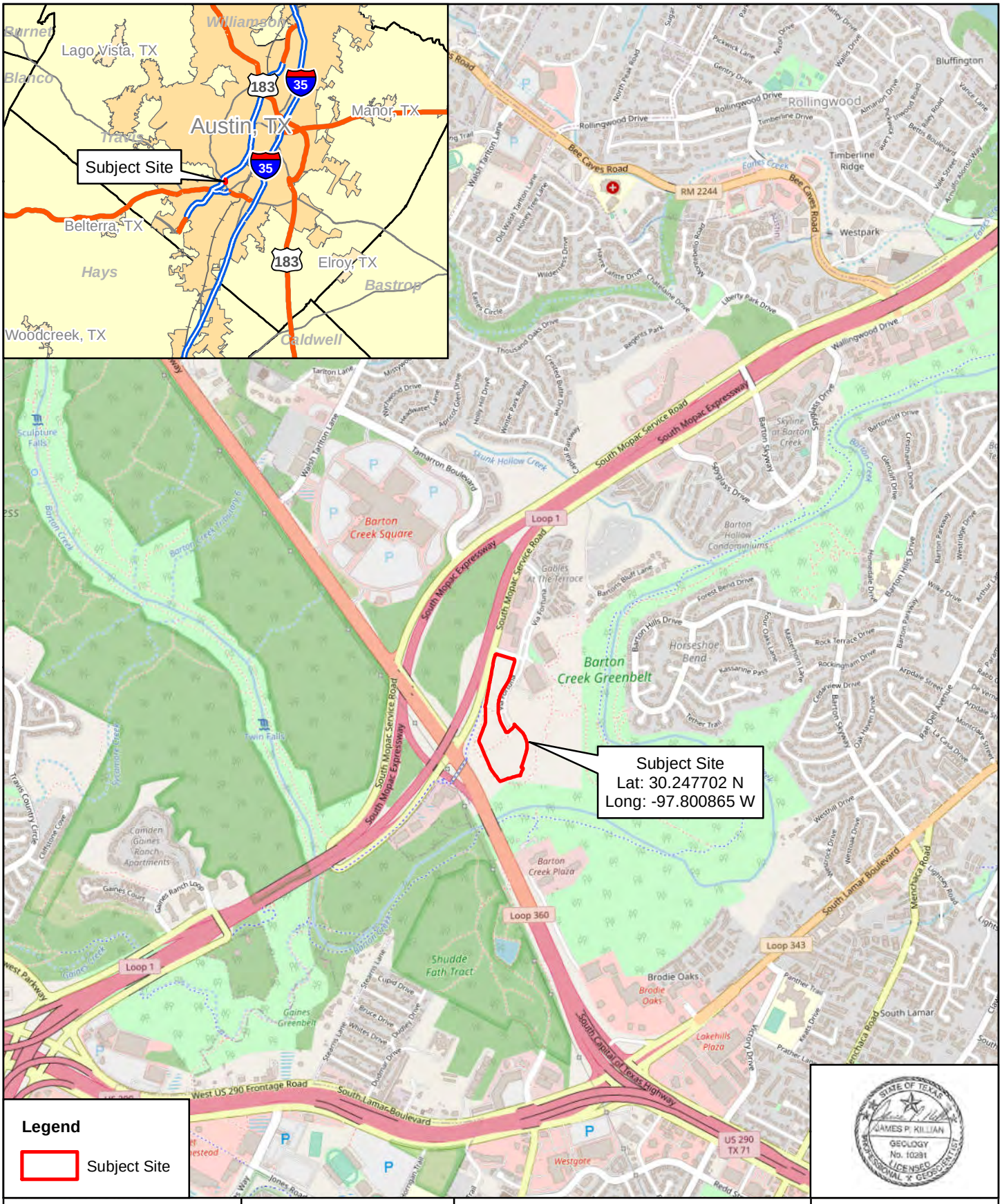
Werchan, Leroy E., A.C. Lowther, and Robert N. Ramsey. *Soil Survey of Travis County, Texas*. US Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), in cooperation with the Texas Agricultural Experiment Station. 1974.

(USGS) US Geological Survey. 1988a. 7.5-minute series topographic maps, Austin West, Texas, quadrangle. 1988.

_____. 1988b. 7.5-minute series topographic maps, Oak Hill, Texas, quadrangle. 1988.

ATTACHMENT F

ADDITIONAL SITE MAPS



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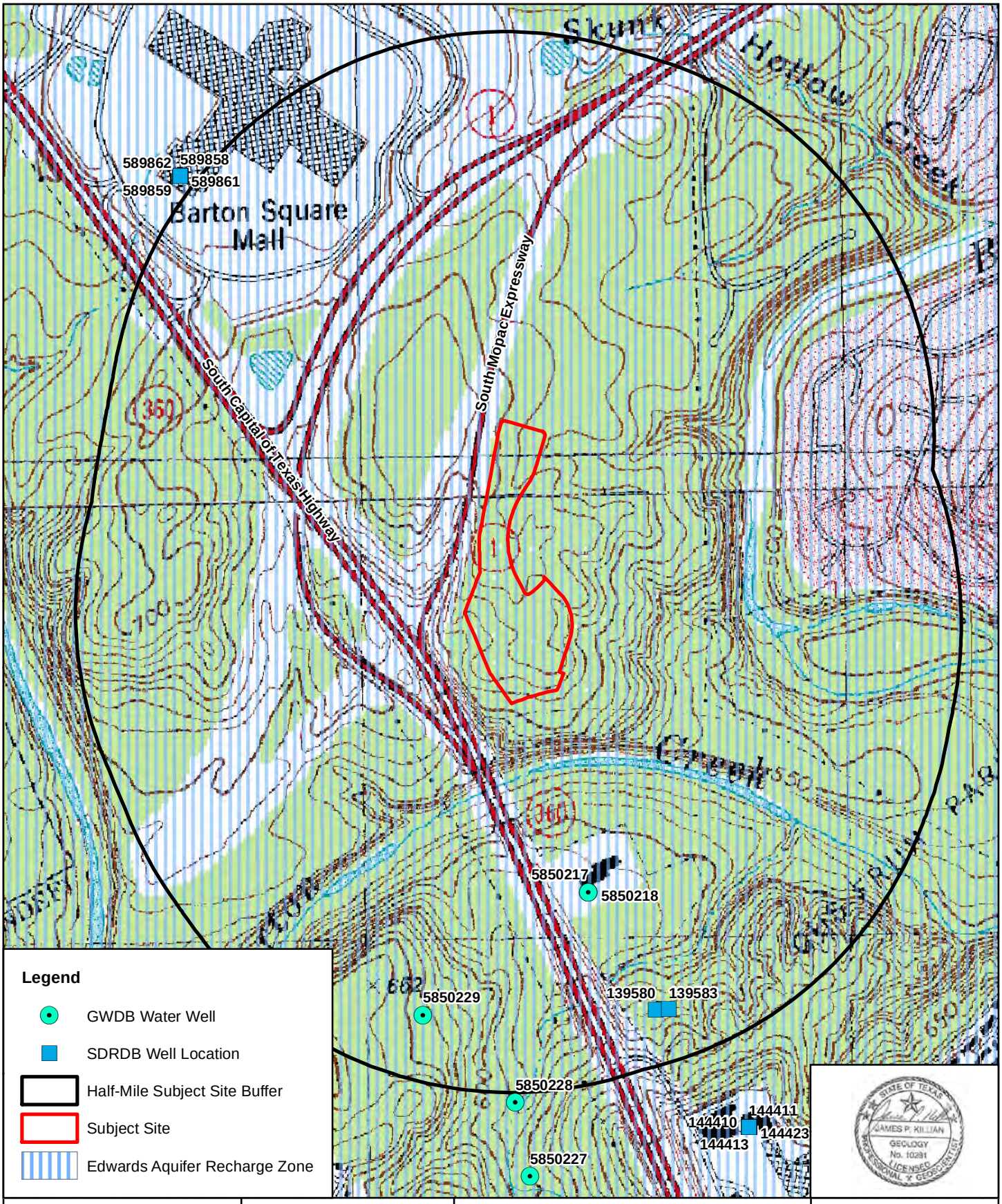

Horizon Environmental Services, Inc.

Date:	04/05/2023
Drawn:	KRW
HJN NO:	22362 GA
Source:	TCEQ, 2023; TWDB, 2023; USGS, 1988a, 1988b

Attachment F, Figure 2

Topography and Hydrogeology Map
The Terrace
300 Via Fortuna
Austin, Travis County, Texas

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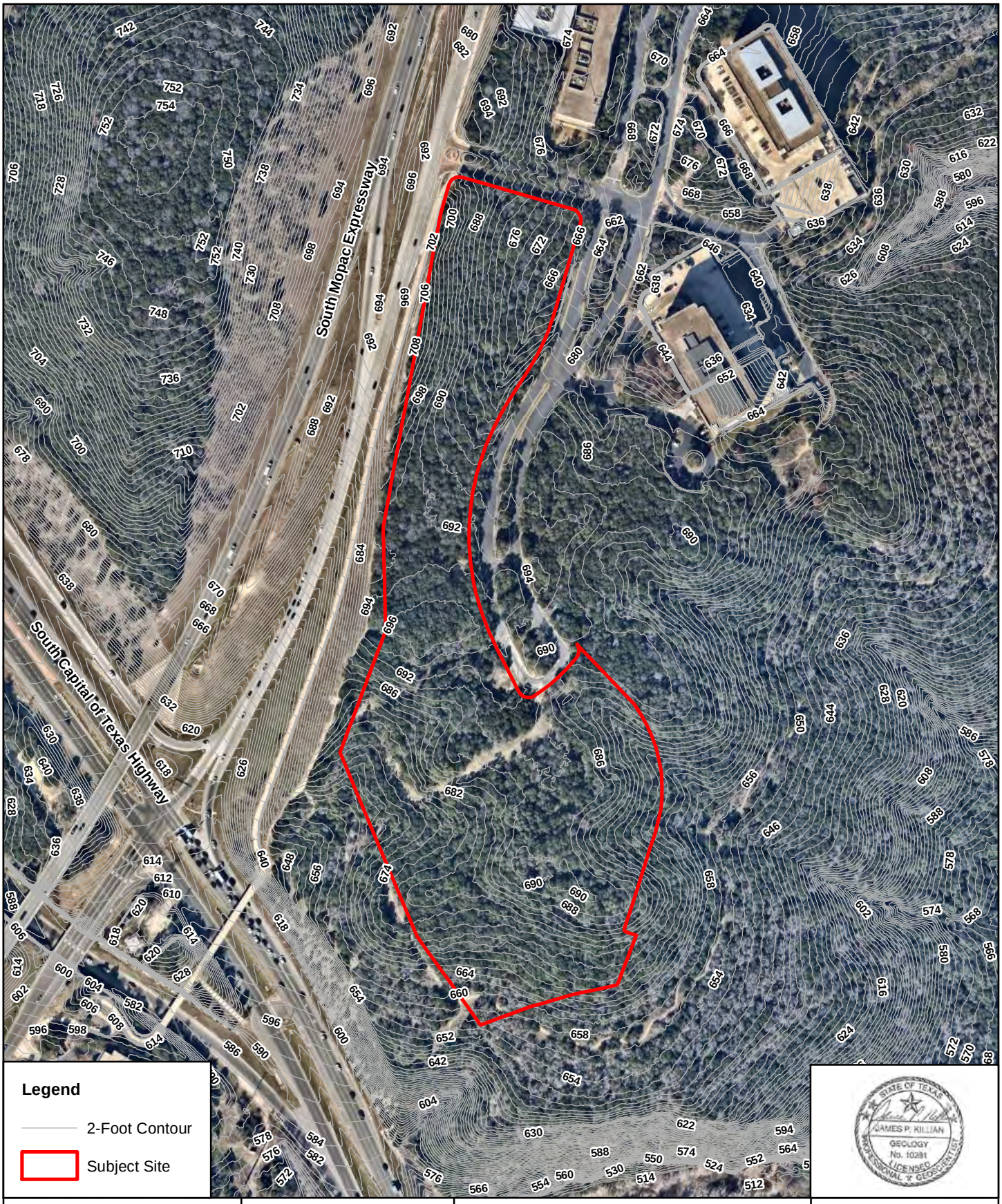

Horizon Environmental Services, Inc.

Date:	04/05/2023
Drawn:	KRW
HJN NO:	22362 GA
Source:	COA, 2019; Nearmap, 2023

Attachment F, Figure 3

Site Topography Map
The Terrace
300 Via Fortuna
Austin, Travis County, Texas

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STATE OF TEXAS

0 150 300
Feet

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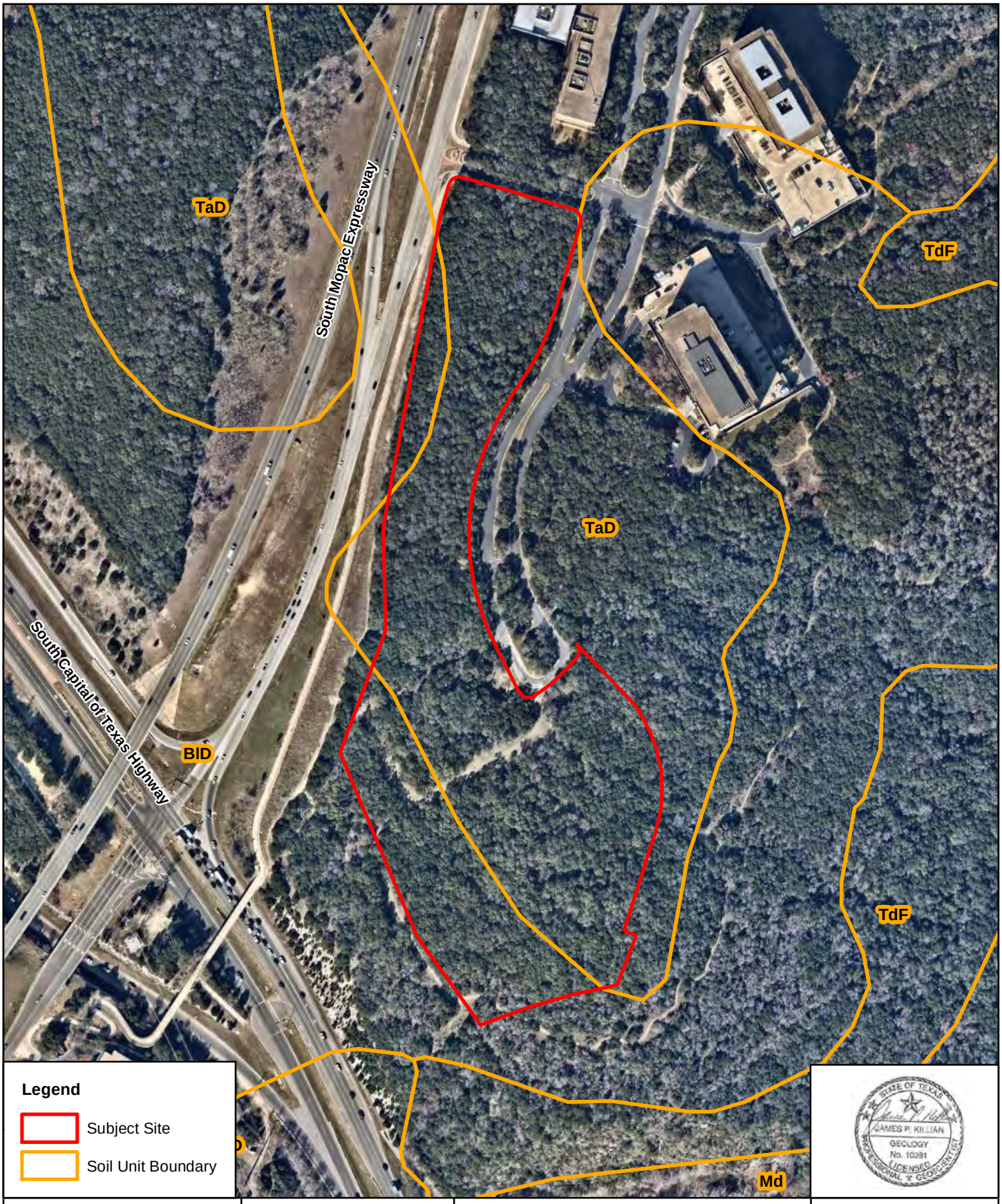

Legend

- Subject Site
- Soil Unit Boundary

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon™ Environmental Services, Inc.

Date:	04/05/2023
Drawn:	KRW
HJN NO:	22362 GA
Source:	Nearmap, 2023; NRCS, 2019

Attachment F, Figure 4

Site Soil Map
The Terrace
300 Via Fortuna
Austin, Travis County, Texas

N

0 150 300
Feet

22362–The_Terrace\Graphics\22362-001GA_04A_Soil.mxd

Horizon
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ATTACHMENT G

SITE PHOTOGRAPHS

Horizon
Environmental Services, Inc.

PHOTO 1
Geologic feature F-2 (small upland sinkhole), facing south

PHOTO 2
Closer view of sinkhole (geologic feature F-2) after hand excavation, facing south

PHOTO 3
Man-made feature M-1 (stormwater detention pond), facing southeast

PHOTO 4
General view of subject site

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Jesse Malone, P.E.

Date: 4/15/2023

Signature of Customer/Agent:

Regulated Entity Name: The Terrace Section 5 Block A Lot 3

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):7.78 (8.56 Limit of Construction)

3. Estimated projected population:255 (Day Use Only)

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	76,665.60	÷ 43,560 =	1.76
Parking	62,290.80	÷ 43,560 =	1.43
Other paved surfaces	4,076.00	÷ 43,560 =	0.09
Total Impervious Cover	143,032.40	÷ 43,560 =	3.28

Total Impervious Cover 3.28 **÷ Total Acreage** 7.78 **X 100 =** 42.16**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

   ☐ TXDOT road project.
   ☐ County road or roads built to county specifications.
   ☐ City thoroughfare or roads to be dedicated to a municipality.
   ☐ Street or road providing access to private driveways.

8. Type of pavement or road surface to be used:

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

   Width of R.O.W.: _____ feet.
   L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

    Width of pavement area: _____ feet.
    L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
    Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. ☐ A rest stop will be included in this project.

    ☐ A rest stop will not be included in this project.

12. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

13. ☒ **Attachment B - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

100% Domestic	5100 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 5100	

15. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

- ☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- ☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☒ The sewage collection system will convey the wastewater to the South Austin Regional WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

16. ☒ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

17. ☒ The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 40'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): Firm Panel 48453C0585H Dated September 26, 2008

19. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, open space, etc. are shown on the plan.

☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, open space, etc. are shown on the site plan.

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

☒ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

23. ☒ Areas of soil disturbance and areas which will not be disturbed.

24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. ☒ Locations where soil stabilization practices are expected to occur.

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WATER POLLUTION ABATEMENT PLAN
APPLICATION
ATTACHMENT "A"

FACTORS AFFECTING WATER QUALITY

THE TERRACE SECTION 5 BLOCK A LOT 3

The factors that could affect surface water quality attributable to the construction of the site Improvements consist of the following:

1. Erosion due to soil disturbance during clearing and grubbing excavation, embankment, trenching and backfilling utilities, final grading.
2. Use and handling of asphaltic pavement
3. Use and handling of Portland cement concrete
4. Heavy rains during construction
5. Storage of equipment on-site
6. Fueling and maintenance of equipment on-site
7. Accidental spills of minor amounts of petroleum based products such as paint, glue and sealants during construction
8. Storage of construction materials on-site
9. Waste generation, storage and disposal

Temporary Best Management Practices

These factors associated with the construction of the various improvements are kept in check through the Temporary Best Management Practices.

Permanent Best Management Practices

After construction of the various improvements and the site is restored and revegetated the factors that could affect water quality consist of the following:

1. Pollutants associated with runoff from parking and paved areas.
2. Pollutants associated with roof runoff.
3. Pollutants associated with runoff from maintained vegetation.
4. Litter.

For all factors, pollutant effects will be greatly reduced by use of the permanent retention/irrigation system that will capture and treat the first 1" of runoff from the areas of impervious cover.

WATER POLLUTION ABATEMENT PLAN APPLICATION ATTACHMENT “B”

VOLUME AND CHARACTER OF STORM WATER

THE TERRACE SECTION 5 BLOCK A LOT 3

Please refer to the following drainage calculations. The proposed retention/irrigation system is designed to capture and treat the first 1” of runoff.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

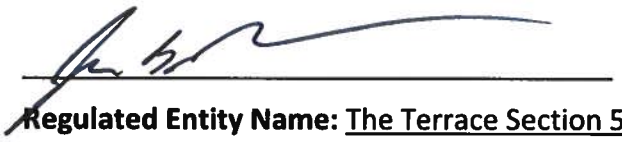
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Jesse Malone, P.E.

Date: 4/15/2023

Signature of Customer/Agent:



Regulated Entity Name: The Terrace Section 5 Block A Lot 3

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. N/A Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Barton Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "A"

SPILL RESPONSE ACTIONS

THE TERRACE SECTION 5 BLOCK A LOT 3

Fuel and hazardous substances will not be stored on-site. Sources of spills would include accidents during refueling operations or damage to mechanical equipment. In addition to general care and good "housekeeping" practices, the following practices will be followed for accidental spill prevention and cleanup:

1. Site and construction personnel will be required to be aware of manufacturer's recommended methods for spill cleanup, the location of information, and the cleanup supplies.

2. Materials and equipment necessary for spill cleanup will be kept on-site in an accessible location known to site personnel.

3. All spills will be cleaned up immediately upon discovery.

4. The responsible person shall refer to the following TCEQ's Reportable Quantities (RQ) webpage for specific threshold quantities, rules, and statutes: https://www.tceq.texas.gov/response/spills/spill_rq.html
   In the event of a spill in excess of a reportable quantity in any 24-hour period, The TCEQ must be notified as follows:
   a. Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the agency as soon as possible but not later than 24 hours after the discovery of the spill or discharge.
   b. The responsible person shall notify the agency at the State of Texas Spill Reporting Hotline at (800) 832-8224 or by calling the TCEQ Region 11 Office Monday – Friday, 8:00 a.m. – 5:00 p.m. at (512) 339-2929.
   c. In all cases, the initial notification shall provide, to the extent known, the following information:
      (1) the name, address and telephone number of the person making the telephone report;
      (2) the date, time, and location of the spill or discharge;
      (3) a specific description or identification of the oil, petroleum product, hazardous substances or other substances discharged or spilled;
      (4) an estimate of the quantity discharged or spilled;
      (5) the duration of the incident;
      (6) the name of the surface water or a description of the waters in the state affected or threatened by the discharge or spill;
      (7) the source of the discharge or spill;
      (8) a description of the extent of actual or potential water pollution or harmful impacts to the environment and an identification of any environmentally sensitive areas or natural resources at risk;
      (9) if different from paragraph (1) of this subsection, the names, addresses, and

telephone numbers of the responsible person and the contact person at the location of the discharge or spill;

(10) a description of any actions that have been taken, are being taken, and will be taken to contain and respond to the discharge or spill;

(11) any known or anticipated health risks;

(12) the identity of any governmental representatives, including local authorities or third parties, responding to the discharge or spill; and

(13) any other information that may be significant to the response action.

d. Update notification. The responsible person shall notify the agency as soon as possible whenever necessary to provide information that would trigger a change in the response to the spill or discharge.

e. Correction of records. Notifying the agency that a reportable discharge or spill has occurred shall not be construed as an admission that pollution has occurred. Furthermore, if the responsible person determines, after notification, that a reportable discharge or spill did not occur, the responsible person may send a letter to the agency documenting that determination. If the executive director agrees with that determination, the executive director will note the determination in commission records. If the executive director disagrees with that determination, the executive director will notify the responsible person within 30 days.

f. Notification of local governmental authorities. If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities (fire department, fire marshall, law enforcement authority, health authority, or Local Emergency Planning Committee (LEPC), as appropriate). The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons. In the absence of a local emergency authority, the responsible person shall take reasonable measures to notify potentially affected persons of the imminent health threat.

g. Notification to property owner and residents. As soon as possible, but no later than two weeks after discovery of the spill or discharge, the responsible person shall reasonably attempt to notify the owner (if identifiable) or occupant of the property upon which the discharge or spill occurred as well as the occupants of any property that the responsible person reasonably believes is adversely affected.

h. The responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:

(1) arrival of the responsible person or response personnel hired by the responsible person at the site of the discharge or spill;

(2) initiating efforts to stop the discharge or spill;

(3) minimizing the impact to the public health and the environment;

(4) neutralizing the effects of the incident;

(5) removing the discharged or spilled substances; and

(6) managing the wastes.

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT “B”

POTENTIAL SOURCE OF CONTAMINANTS

THE TERRACE SECTION 5 BLOCK A LOT 3

The materials or substances listed below are expected to be used on-site during construction.

1. Concrete and concrete products
2. Asphaltic products
3. Petroleum-based products
4. Paints
5. Fertilizers
6. Lumber

The following procedures are potential sources of contamination:

1. Earth grading
2. Installation of asphalt and concrete
3. Moving/storage of soil
4. Construction traffic
5. Trenching for underground utilities

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "C"

SEQENCE OF MAJOR CONSTRUCTION ACTIVITIES

THE TERRACE SECTION 5 BLOCK A LOT 3

1. EXCAVATE POND (Area = 0.5 acres)
2. CLEAR & GRUB (Area = 7.78 acres)
3. ROUGH GRADE (Area = 5.9 acres)
4. RE-IRRIGATION SYSTEM CONSTRUCTION (Area = 1.27 acres)
5. INSTALL UTILITY SERVICE AND CONNECTIONS AND STORM SEWER SYSTEM (Approximately 1105 linear feet of trenches)
6. FINISH GRADE (Area = 3.36 acres)
7. BASE AND PAVING APPLICATION (Area = 1.6 acres)
8. RESTORATION OF SITE (Area = 4.53 acres)

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "D"

TEMPORARY BEST MANAGEMENT PRACTICES

THE TERRACE SECTION 5 BLOCK A LOT 3

Silt fences and rock berms downstream of disturbed areas shall be installed per the plan(s), maintained, and regularly inspected throughout the duration of all major construction activities until revegetation is complete. The revegetation shall be deemed complete when coverage is 85% on slopes of 0-5% and 95% on areas exceeding 5% slope with no bare areas greater than ten (10) square feet.

In addition to the installation of silt fencing and rock berms, a stabilized construction entrance will be provided for all traffic accessing the site. Tree protection will also be provided as needed and dust will be controlled by irrigation.

The project is located on a ridgeline, therefore, there are no upgradient flows entering the site.

Pollutants will be prevented from reaching surface streams by limiting site disturbance, use of silt fencing, rock berms and the natural filtering of dense woodlands with native grasses that are located downstream of the site.

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "F"

STRUCTURAL PRACTICES

THE TERRACE SECTION 5 BLOCK A LOT 3

The following structural controls and procedures will be utilized on this project:

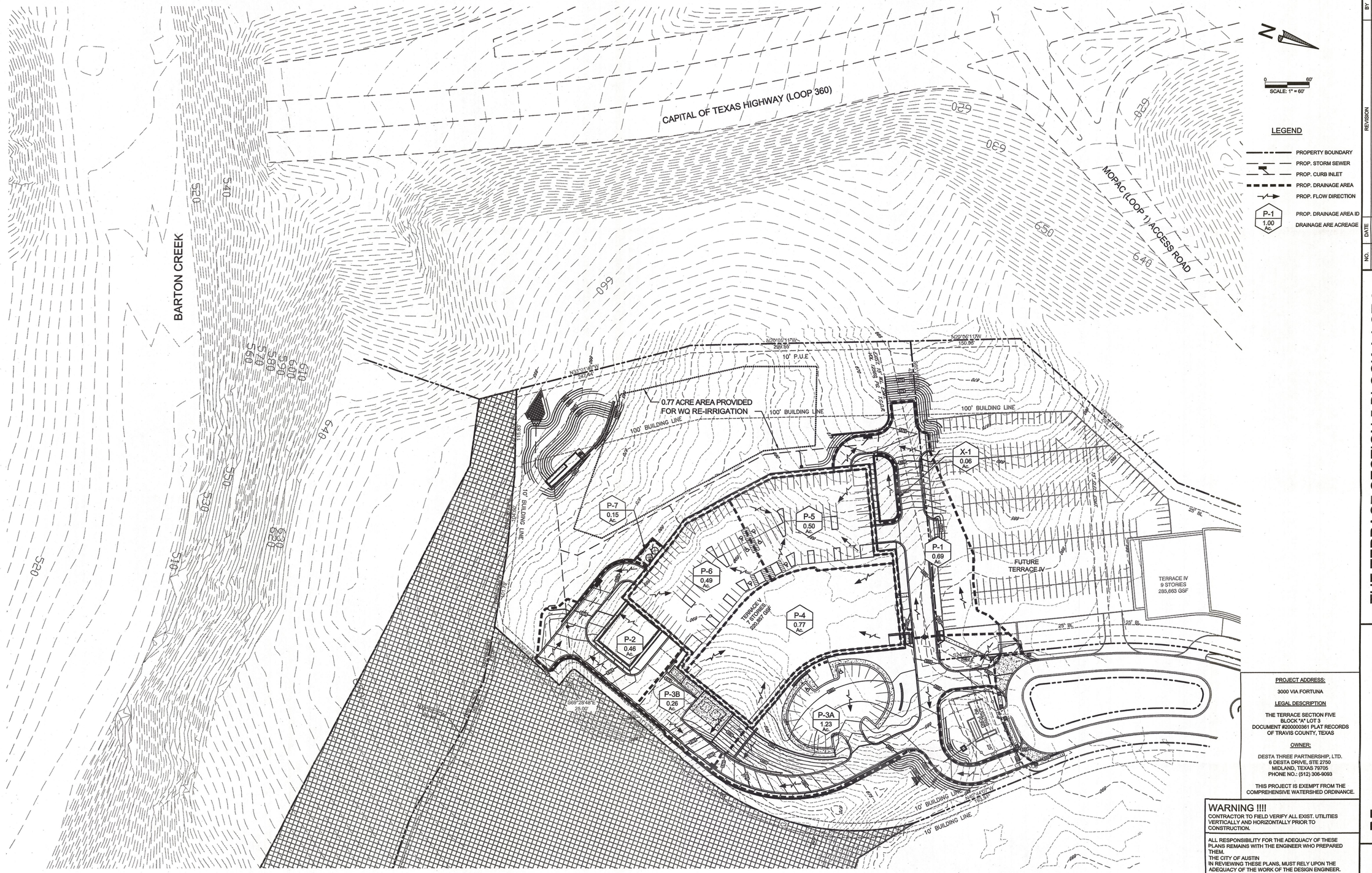
1. A stabilized construction entrance will be used for all traffic accessing the site.

2. Silt fence, rock berms and inlet protection will be installed downstream of all disturbed areas and remain in place until final site stabilization is achieved.

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT “G”

DRAINAGE AREA MAP

THE TERRACE SECTION 5 BLOCK A LOT 3



PROPOSED DRAINAGE AREAS

DRAIN. AREA NO.	AREA (acres)	REACH LENGTH Lo/Lc (ft)	ELEV. DIFF. (ft)	SLOPE So/Sc (ft/ft)	MANNING n	CALC TC (min.)	TC USED (min.)	RUNOFF COEFF C2	I2 (in./hr)	Q2 (cfs)	RUNOFF COEFF. C10	I10 (in./hr)	Q10 (cfs)	RUNOFF COEFF. C25	I25 (in./hr)	Q25 (cfs)	RUNOFF COEFF. C100	I100 (in./hr.)	Q100 (cfs)	DRAIN. AREA NO.
P-1	0.69	100	2.5	0.025	0.20	3.01	5.00	0.52	6.48	**2.32**	0.59	8.64	**3.52**	0.63	9.84	**4.28**	0.71	11.88	**5.82**	P-1
P-2	0.46	50	2.0	0.040	0.20	1.19	5.00	0.52	6.48	**1.55**	0.59	8.64	**2.35**	0.64	9.84	**2.90**	0.72	11.88	**3.93**	P-2
P-3A	1.23	80	2.0	0.025	0.20	2.41	5.00	0.57	6.48	**4.64**	0.64	8.64	**6.80**	0.69	9.84	**8.35**	0.77	11.88	**11.25**	P-3A
P-3B	0.26	45	9.0	0.200	0.20	0.48	5.00	0.63	6.48	**1.06**	0.70	8.64	**1.57**	0.75	9.84	**1.92**	0.83	11.88	**2.56**	P-3B
P-4	0.77	N/A	N/A	N/A	0.02	N/A	5.00	0.75	6.48	**3.74**	0.85	8.64	**5.66**	0.88	9.84	**6.67**	0.97	11.88	**8.87**	P-4
P-5	0.50	N/A	N/A	N/A	0.02	N/A	5.00	0.75	6.48	**2.43**	0.85	8.64	**3.67**	0.88	9.84	**4.33**	0.97	11.88	**5.76**	P-5
P-6	0.49	N/A	N/A	N/A	0.02	N/A	5.00	0.75	6.48	**2.38**	0.85	8.64	**3.60**	0.88	9.84	**4.24**	0.97	11.88	**5.65**	P-6
P-7	0.15	N/A	N/A	N/A	0.20	N/A	5.00	0.28	6.48	**0.27**	0.32	8.64	**0.41**	0.37	9.84	**0.55**	0.44	11.88	**0.78**	P-7
X-1	0.06	80	9.0	0.113	0.20	1.14	5.00	0.34	6.48	**0.13**	0.40	8.64	**0.21**	0.44	9.84	**0.26**	0.51	11.88	**0.36**	X-1

SP-13

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

PROPOSED DRAINAGE PLAN

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 699-0661 Fax: (512) 699-0655
Firm Registration No.: F-760

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
11/15/13

SITE PLAN RELEASE

Sheet 10 of 29

FILE NUMBER: SP-13 EXPIRATION DATE:
CASE MANAGER: ---- APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section of Chapter of the Austin City Code.

Watershed Protection and Development Review Dept.

DATE OF RELEASE: Zoning:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 11/4/2013

SHEET 10 OF 29

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "I"

INSPECTION AND MAINTENANCE FOR BMPs

THE TERRACE SECTION 5 BLOCK A LOT 3

Erosion and Sediment Control Inspection and Maintenance Practices

1. The Contractor will inspect the control measures weekly and within 24 hours after rainfall events of ½-inch or more.

2. Repairs will be made to damaged areas as soon as practicable after damage is discovered but no later than seven days after the inspection.

3. Built-up sediment will be removed once it has reached maximum depth of six inches.

4. Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode topsoil, and at sufficient quantity and intervals to achieve restoration requirements. Irrigation shall occur at ten-day intervals during the first two months. Rainfall of ½-inch or more shall postpone watering schedule by one week.

5. The Contractor will be responsible for ensuring maintenance of the erosion and sedimentation controls. The Owner (and/or qualified agents) and Contractor shall be independently responsible for inspection of the controls, and for required record keeping (see sample inspection and maintenance report).

6. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts.

See attached sample inspection and maintenance report.

TO BE KEPT ON SITE DURING CONSTRUCTION AND MADE AVAILABLE UPON REQUEST

PROJECT NAME: The Terrace Section 5 Block A Lot 3

OWNER/OPERATOR:

INSPECTOR: _____

SIGNATURE: _____

LAND AREA	LOCATION	DATE OF MAJOR GRADING ACTIVITIES	DAILY CONST. ACTIVITY CEASES	DATE OF STABILIZATION(S) AND/OR NEXT DISTURBANCE	CONTROL MEASURE	CURRENT CONDITION	CORRECTIVE ACTION TO BE TAKEN	CORRECTION CODE

DATE OF LAST RAINFALL:
AMOUNT OF LAST RAINFALL:
DATE OF INSPECTION:
CONTRACTOR:
DATE RECEIVED:

ADDITIONAL NOTES

CHANGES REQUIRED

REASONS FOR CHANGES

CONDITION CODES;
01 - TO BE FIXED OR REPLACED WITHIN 24 HRS
02 - TO BE FIXED OR REPLACED WITHIN 48 HRS
03 - TO BE FIXED OR REPLACED PRIOR TO NEXT INSPECTION
04 - SEE ADDITIONAL NOTES

I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly gathering information, the Informatin submitted is, to the best of my knowledge and beleifs true, accurate and complete. I am aware that there ae significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing or willful violations.

Signature: _____

Date: _____

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER
ATTACHMENT "J"

INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

THE TERRACE SECTION 5 BLOCK A LOT 3

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Interim and Permanent soil stabilization shall conform to the following City of Austin requirements:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain 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.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.

   A. 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.
   B. Hydromulch shall comply with Table1, below.
   C. 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.
   D. 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	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1500 to 2000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. 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 mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
2. 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.

    A. 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.
    B. Hydromulch shall comply with Table 2, below.
    C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.
    D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
    E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(li), (E), and (5), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Jesse Malone, P.E.

Date: 4/15/2023

Signature of Customer/Agent

Regulated Entity Name: The Terrace Section 5 Block A Lot 3

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

   ☐ N/A

2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

☐ N/A

3. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

   ☐ N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

   ☐ **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☐ **Attachment B - BMPs for Upgradient Stormwater**.

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

8. ☐ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☒ N/A

9. N/A The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☐ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☒ Signed by the owner or responsible party
    ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    ☒ A discussion of record keeping procedures

    ☐ N/A

12. ☐ **Attachment H - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

13. ☒ **Attachment I -Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☐ N/A

15. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☒ N/A

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT “B”

BMP’S FOR UP GRADIENT STORMWATER

THE TERRACE SECTION 5 BLOCK A LOT 3

Since the site sits on a hilltop, no surface water, groundwater or stormwater originates upgradient from the site, therefore, no treatment for up gradient storm water is required. See the drainage area map illustrating flow patterns.

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT "C"

BMP'S FOR ON-SITE STORMWATER

THE TERRACE SECTION 5 BLOCK A LOT 3

BMP's for on-site stormwater include the following:

Permanent BMP's

1. Retention/Re-irrigation System
2. Vegetative Buffers
3. Restoration and Revegetation of disturbed areas

Please see the attached design calculations for the retention/re-irrigation system.

Soil permeability for the Brackett and Tarrant soils found on the site as reported in the Soil Survey of Travis County, Texas prepared by the NRCS range from 2.7 – 9 µm/sec (or 0.38 – 1.27 in/hr), however, 0.38 in/hr was used as a conservative value in the calculation for irrigation area required. The soils map and table from the Soil Survey of Travis County, Texas is also included in this attachment.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Terrace Bldg 5
Date Prepared: 3/29/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Travis	
Total project area included in plan * =	4.55	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	3.41	acres
Total post-development impervious cover fraction * =	0.75	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	**2968**	lbs.

* **The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 1

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	4.55	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.41	acres
Post-development impervious fraction within drainage basin/outfall area =	0.75	
$L_{M\ THIS\ BASIN}$ =	**2968**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = **100** percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	4.55	acres
A_I =	3.41	acres
A_P =	**1.14**	acres
L_R =	**3795**	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 2968 lbs.

F = **0.78**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	**1.00**	inches
Post Development Runoff Coefficient =	**0.56**	
On-site Water Quality Volume =	**9239**	cubic feet

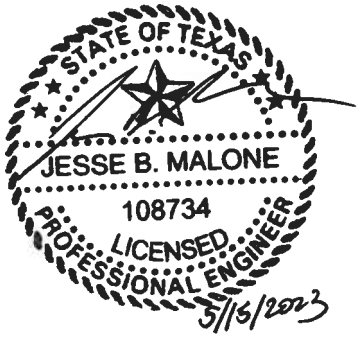
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**1848**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**11086**	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

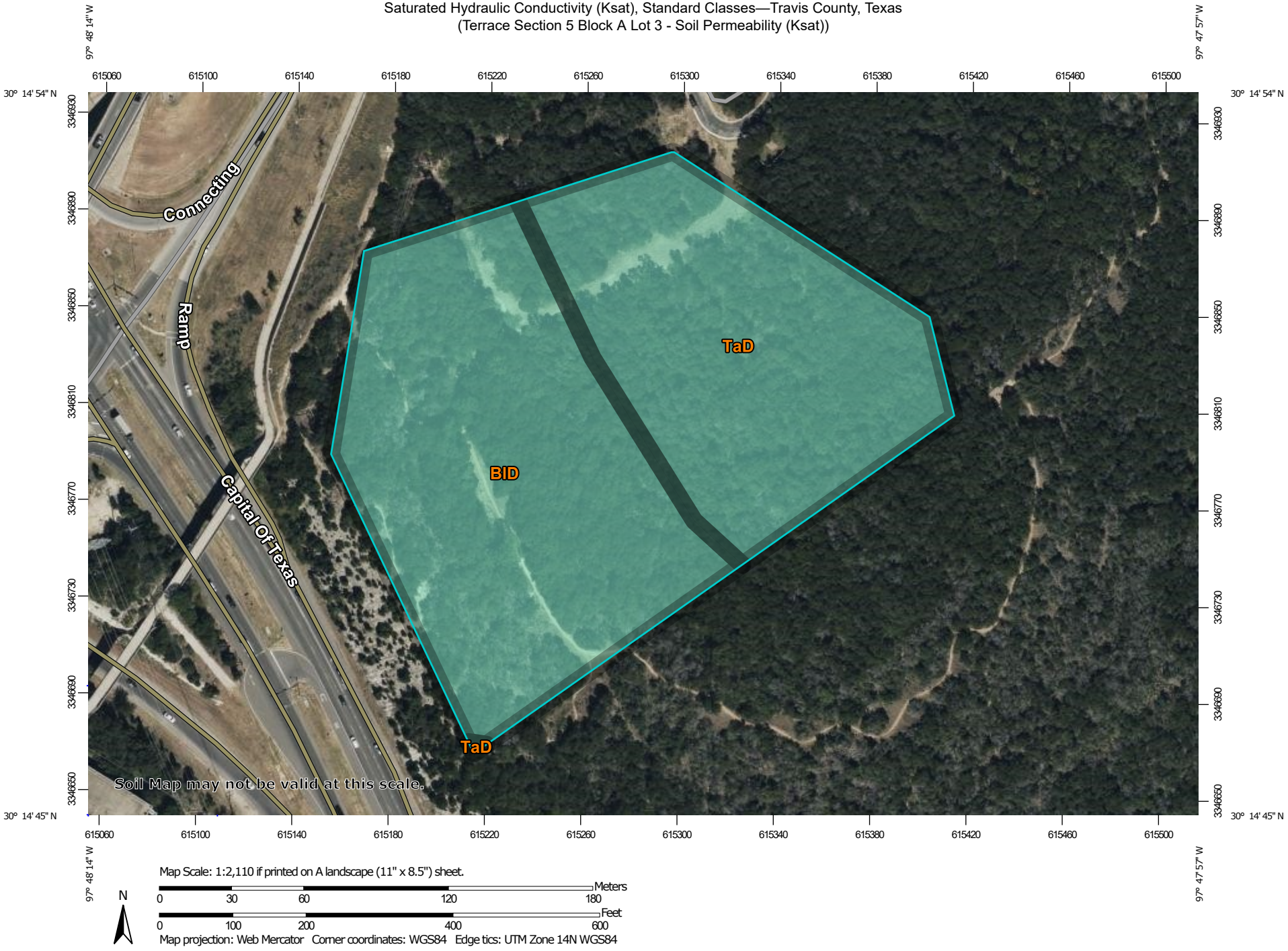
7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	**11086**	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	**0.38**	in/hr	**Enter determined permeability rate or assumed value of 0.1**
Irrigation area =	**11670**	square feet	
	0.27	acres	



5/15/2023

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Travis County, Texas
(Terrace Section 5 Block A Lot 3 - Soil Permeability (Ksat))



Map Scale: 1:2,110 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very Low (0.0 - 0.01)
- Low (0.01 - 0.1)
- Moderately Low (0.1 - 1)
- Moderately High (1 - 10)
- High (10 - 100)
- Very High (100 - 705)
- Not rated or not available

Soil Rating Lines
- Very Low (0.0 - 0.01)
- Low (0.01 - 0.1)
- Moderately Low (0.1 - 1)
- Moderately High (1 - 10)
- High (10 - 100)
- Very High (100 - 705)
- Not rated or not available

Soil Rating Points
- Very Low (0.0 - 0.01)
- Low (0.01 - 0.1)
- Moderately Low (0.1 - 1)
- Moderately High (1 - 10)
- High (10 - 100)
- Very High (100 - 705)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 24, Aug 24, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
BID	Brackett-Rock outcrop complex, 1 to 12 percent slopes	4.6066	5.3	55.8%
TaD	Eckrant very stony clay, 5 to 18 percent slopes	2.7000	4.2	44.2%
Totals for Area of Interest			**9.5**	**100.0%**

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT “D”

BMP’S FOR SURFACE STREAMS

THE TERRACE SECTION 5 BLOCK A LOT 3

BMP’s for surface streams include the retention/re-irrigation system and vegetative buffers.

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT “F”

CONSTRUCTION PLANS

THE TERRACE SECTION 5 BLOCK A LOT 3

(Please refer to the attached construction plans)

CONSTRUCTION PLANS FOR
THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA
SITE DEVELOMENT PERMIT

CONSTRUCTION PLANS

SUBMITTED FOR APPROVAL BY
MALONE/WHEELER, INC.

3/2/15
DATE

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
7500 RIALTO BLVD., BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
OFFICE: (512) 899-0601
FAX: (512) 899-0655
FIRM REG. NO. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER

REVIEWED BY:

6-12-15
FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT — DATE

SP-2014-0495B
SITE PLAN/DEVELOPMENT PERMIT NUMBER — DATE

6/9/15
FIRE DEPARTMENT — DATE

AUSTIN WATER UTILITY EXPIRATION DATE
JUN 01 2017

FO/OM 6/2/15
AUSTIN WATER UTILITY — DATE

6/2/2015
INDUSTRIAL WASTE — DATE

870130-G (PUD ORDINANCE)
APPLICABLE WATERSHED ORDINANCE

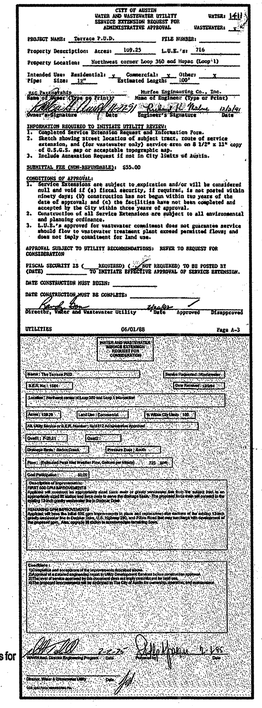
OP-14-0305B
OPERATING PERMIT WHERE APPLICABLE UNDER 25-8-233

WATERSHED PROTECTION & DEVELOPMENT REVIEW — DATE

RELATED CASE NUMBERS:

C814-86-OO9 (ZONING)
SP-00-2150B (EXPIRED SITE PLAN DEV. PERMIT),
SP-05-1012B (EXPIRED SITE PLAN DEV. PERMIT APPLICATION),
SP-05-1516B (EXPIRED SITE PLAN DEV. PERMIT APPLICATION),
SP-06-0403B (EXPIRED SITE PLAN DEV. PERMIT APPLICATION)
C814-86-009.5A (SUBDIVISION)

Inspection Notice: Please call Watershed Protection and Development Review, Construction Inspection Division at 974 6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities related to this site. Inspection fees must be paid before any Pre-construction meeting can be held.


CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SERVICE EXTENSION REQUEST FOR ADMINISTRATIVE APPROVAL

WATER: 1411
WASTEWATER: 1564

PROJECT NAME: Terrace P.U.D. FILE NUMBER:
Property Description: Acres: 109.23 L.U.E.'s: 716
Property Location: Northwest corner Loop 360 and Bupas (Loop 1)
Intended Use: Residential: x Commercial: x Others: x
Pipe: Size: 12" Estimated Length: 100'
Applicant: Morfee Engineering Co., Inc.
Name of Engineer (Type or Print)
Owner's Signature / Date — Engineer's Signature / Date

INFORMATION REQUIRED TO INITIATE UTILITY REVIEW:
1. Completed Service Extension Request and Information Form.
2. Sketch showing street location of subject tract, route of service extension, and (for wastewater only) service area on 8 1/2" x 11" copy of U.S.G.S. map or acceptable topographic map.
3. Include Annexation Request if not in City limits of Austin.

SUBMITTAL FEE (NON-REFUNDABLE): $55.00

CONDITIONS OF APPROVAL:
1. Service Extensions are subject to acquisition and/or will be considered void and void if: (a) fiscal security, if required, is not posted within 90 days of approval and/or (b) construction is not initiated within 180 days of approval; and (c) the facilities have not been completed and accepted by the City within three years of approval.
2. Construction of all Service Extensions are subject to all environmental and planning ordinance.
3. L.U.E.'s approved for wastewater commitment does not guarantee service should flow to wastewater treatment plant exceed permitted flows; and does not imply commitment for land use.

APPROVAL SUBJECT TO UTILITY RECOMMENDATIONS: REFER TO REQUEST FOR CONSIDERATION

FISCAL SECURITY IS ( ) REQUIRED ( ) NOT REQUIRED TO BE POSTED BY (DATE) TO INITIATE EFFECTIVE APPROVAL OF SERVICE EXTENSION.

DATE CONSTRUCTION MUST BEGIN:

DATE CONSTRUCTION MUST BE COMPLETE:

Director, Water and Wastewater Utility — Date — Approved / Disapproved

UTILITIES 05/01/05 Page A-3

WATER AND WASTEWATER EXTENSION REQUEST FOR ADMINISTRATIVE APPROVAL

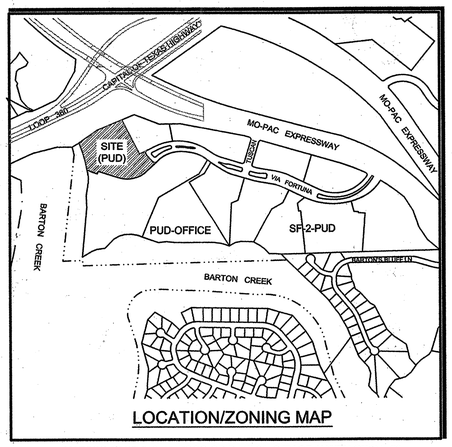
Name of Tract: The Terrace PUD — Service Requested: Wastewater
E.U.E. No.: 1564 — Date Received: 4/2/04
Water: 109.23 — Land Use - Commercial — % Water City Limits: 100
City Utility Service or E.U.E. Number Acquired Elsewhere:
Depth: Fifth Ft — Depth:
Minimum Slope: Vertical Feet — Percent Slope: Both
Plan: (Submitted Final Plat Number Plans, Subdivision Name) — YES / NOT
Land Participation: 04/05
Description of Improvements:
Applicant will construct 12" wastewater main from the northern most point of property line to the southern most point of property line. Applicant will construct 12" wastewater main from the existing 12" wastewater main at the existing 12" manhole approximately 100 L.F. to the property line.
Engineering Requirements:
Applicant will have the option after plan review to design and construct the extension of the wastewater main to the property line or pay the City of Austin Water and Wastewater Utility the cost to design and construct the extension. Cost estimate is $5,000.00. Fee is waived. Paid by ____ Check No. ____

Conditions:
1) Completion and acceptance of the improvements described above.
2) Water and wastewater mains must be located within dedicated public rights-of-way or within recorded easements granted to the City of Austin for the exclusive use and benefit of the general public. Such rights-of-way or easements must be conveyed to the City of Austin by the owner and must be free and clear of all liens and encumbrances.

7-2-04 — Director, Water & Wastewater Utility — Date

Approved: Water and Wastewater Utility — Date

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A", LOT 3
DOCUMENT NO. 201500100 PLAT RECORDS OF
TRAVIS COUNTY, TEXAS



LOCATION/ZONING MAP

N.T.S.

MAPSCO PAGE 613, MAPSCO GRID MF-21, CITY OF AUSTIN GRID F-20

DATE OF SUBMITTAL:
SEPTEMBER 25, 2013

PROJECT ADDRESS:
3000 VIA FORTUNA
AUSTIN, TEXAS 78746

GEOTECHNICAL:
FUGRO CONSULTANTS, INC.
8613 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
CONTACT: JOHN WOOLEY
(512) 977-1800

DEVELOPER/OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
CONTACT: ROD AREND
(512) 306-9093

IRRIGATION:
JAMES POLE IRRIGATION CONSULTANTS
100 N LOCUST STREET, STE 3
DENTON, TEXAS 76201
CONTACT: JAMES POLE
(940) 243-2364

ARCHITECT:
HKS, INC.
1919 McKINNEY AVE.
DALLAS, TEXAS 75201
(214) 969-5599

MECHANICAL ENGINEERING:
BLUM CONSULTING ENGINEERS, INC.
8144 WALNUT HILL LANE, STE 200
DALLAS, TEXAS 75231
(214) 373-8222

LANDSCAPING:
TBG PARTNERS
901 S. MOPAC BUILDING II, STE 350
AUSTIN, TEXAS 78746
CONTACT: JUSTIN LINDABURY
(512) 327-1011

ENGINEER:

Malone/ Wheeler, Inc.

Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

PLUMBING FIXTURE COUNT:

WATER SERVICE FIXTURE UNITS	843
DRAINAGE FIXTURE UNITS	355

FIRE FLOW DATA:

BUILDING (BOTH OFFICE & GARAGE AREAS) TO BE EQUIPPED WITH "APPROVED AUTOMATIC SPRINKLER SYSTEM" AS INDICATED IN THE INTERNATIONAL FIRE CODE. REFER TO MEP DRAWINGS UNDER SEPARATE COVER FOR SPRINKLER SYSTEM.

BUILDING	SIZE (SQ. FT.)
OFFICE	100,167
GARAGE	82,783

BUILDING	TYPE	REQ'D FIRE FLOW
OFFICE	IA	1500 GPM
GARAGE	IA	1500 GPM

WATER DATA:
PRESSURE ZONE: SOUTH
DOMESTIC DEMAND: 96 GPM (PEAK DAY)
DOMESTIC DEMAND: 162 GPM (PEAK HOUR)

AVAILABLE FIRE FLOW:

1363 GPM @ 66 PSI (VELOCITY PRESSURE) BASED ON HYDRANT FLOW TEST PERFORMED ON APRIL 30, 2014.

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

INDEX TO DRAWINGS

NOTES:

1. RESTRICTIVE COVENANT APPLICABLE TO THE TERRACE PUD RECORDED IN VOL 10252, PAGES 0135-0216 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2. PROJECT LOCATED IN BARTON CREEK WATERSHED IN AREA CLASSIFIED AS BARTON SPRINGS ZONE. THIS PROJECT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO 100-YEAR FLOOD PLAIN EXISTS ON THE SITE. THERE IS NO FLOOD PLAIN PER FIRM PANEL NO. 48453C0585H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY.
4. THIS PLAN WAS REVIEWED UNDER WATERSHED RULES IN EFFECT ON 4/87 PER PUD ORDINANCE 870430-G.
5. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
6. CURRENT AUSTIN WATER UTILITY SERVICE EXTENSION REQUESTS #1411 (W) & 1564 (WW).
7. THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.
8. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JULY 25, 2000 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.
9. THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
10. NO FISCAL SURETY FOR WATER QUALITY CONTROL IS REQUIRED DUE TO THE PUD ORDINANCE.

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 01 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Lynda Courtney
Watershed Protection and Development Review Dept.
DATE OF RELEASE: Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SP-2014-0495B

3000 VIA FORTUNA

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

THE STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

THAT DESTA THREE PARTNERSHIP, LTD. A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, SAME BEING THE OWNER OF RECORD FOR DESTA FOUR PARTNERSHIP, LTD., DESTA SIX PARTNERSHIP, LTD. AND DESTA EIGHT PARTNERSHIP, LTD. BY CERTIFICATE OF MERGER AS RECORDED IN DOCUMENT No. 2012179852 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING THROUGH RODGER AREND, AGENT, BEING OWNER OF: LOT 2, BLOCK A, THE TERRACE, SECTION FIVE, A SUBDIVISION RECORDED IN DOCUMENT No. 200000361, AS ORIGINALLY CONVEYED BY DEED RECORDED IN DOCUMENT No. 2001003988, BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, LOT 1 AND LOT 2, BLOCK "B", THE TERRACE, SECTION SEVEN, A SUBDIVISION RECORDED IN DOCUMENT No. 200100072, AS ORIGINALLY CONVEYED BY DEED RECORDED IN DOCUMENT No. 2006190774, BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, AND LOT 1, BLOCK "A", THE TERRACE, SECTION FIVE, A SUBDIVISION RECORDED IN DOCUMENT No. 200000361, AS ORIGINALLY CONVEYED BY DEED RECORDED IN DOCUMENT No. 2006190775, BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, SAID SUBDIVISIONS HAVING BEEN APPROVED FOR AMENDMENT PURSUANT TO CHAPTER 212.016 OF THE LOCAL GOVERNMENT CODE, DO HEREBY AMEND SAID 42.5047 ACRES OF LAND, BEING ALL OF LOTS 1 AND 2, BLOCK "A", AND ALL OF LOTS 1 AND 2, BLOCK "B", IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND LOT 2, BLOCK "B", THE TERRACE, SECTION SEVEN", AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF RODGER AREND, AGENT, THIS THE 6 DAY OF May 2015, A.D.

RODGER AREND, AGENT FOR:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, SUITE 6500
MIDLAND, TEXAS 79705

5-6-15
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED RODGER AREND, AGENT FOR DESTA THREE PARTNERSHIP, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF May, 2015.

CHERYL TAYLOR
2801 VIA FORTUNA
SUITE 530
AUSTIN, TEXAS 78746
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

CHERYL TAYLOR NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 1-14-17

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION F.I.R.M. PANEL NO. 48453C0445H AND NO. 48453C0585H, DATED SEPTEMBER 9, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Richard H. Malone
RICHARD H. MALONE, P.E. REGISTERED
PROFESSIONAL ENGINEER NO. 41865
MALONE – WHEELER, INC.
7500 RIALTO BLVD.
BLDG. ONE, SUITE 240
AUSTIN, TEXAS 78735

5/4/15
DATE

STATE OF TEXAS RICHARD H. MALONE 41865 REGISTERED PROFESSIONAL ENGINEER

I, RICHARD H. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard H. Malone
RICHARD H. MALONE, P.E. REGISTERED
PROFESSIONAL ENGINEER NO. 41865
MALONE – WHEELER, INC.
7500 RIALTO BLVD.
BLDG. ONE, SUITE 240
AUSTIN, TEXAS 78735

5/4/15
DATE

STATE OF TEXAS RICHARD H. MALONE 41865 REGISTERED PROFESSIONAL ENGINEER

I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1984, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR #4567
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HIGHWAY SOUTH,
BUILDING B, SUITE 115
AUSTIN, TEXAS 78746

9-10-14
DATE

STATE OF TEXAS GREGORY A. WAY 4567 REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG VIA FORTUNA AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY COMPANY.
2. FACILITIES FOR OFF–STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON–RESIDENTIAL LOTS.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN–OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON–SITE PONDING OR OTHER APPROVED METHODS.
4. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
6. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, BUILDING, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. THIS SUBDIVISION IS TO BE DEVELOPED UNDER THE TERRACE PUD ORDINANCE C814–86–009.12) AND THE RESTRICTION DOCUMENTS RECORDED IN VOLUME 10252, PAGES 135–217 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. DRAINAGE EASEMENTS: PROPERTY OWNER WILL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
13. NO PART OF THIS SUBDIVISION LIES WITHIN THE CRITICAL, LOWLAND OR MINOR TRIBUTARY PROTECTION QUALITY ZONES.
14. DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO USES OTHER THAN SINGLE FAMILY/DUPLEX RESIDENTIAL USES.
15. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENTS AND/OR ACCESS REQUIRED 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
17. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
18. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
19. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
20. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
21. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF TITLE 25, AUSTIN CITY CODE, AS ADOPTED ON THE DATE THIS SUBDIVISION APPLICATION WAS FILED WITH THE CITY OF AUSTIN.
22. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
23. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS (THE TERRACE, SECTION FIVE AND THE TERRACE, SECTION SEVEN) SHALL APPLY TO THIS RESUBDIVISION PLAT.
24. 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 AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE 8 DAY OF May, 2015, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE 8 DAY OF May, 2015.

FOR:
GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8 DAY OF May, 2015, A.D. AT 12:20 O'CLOCK P.M., AND DULY RECORDED ON THE 8 DAY OF May, 2015, A.D., AT 12:20 O'CLOCK P.M., IN DOCUMENT NO. 201500100 0, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 8 DAY OF May, 2015, A.D.

A. VALLEJO
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS DEPUTY

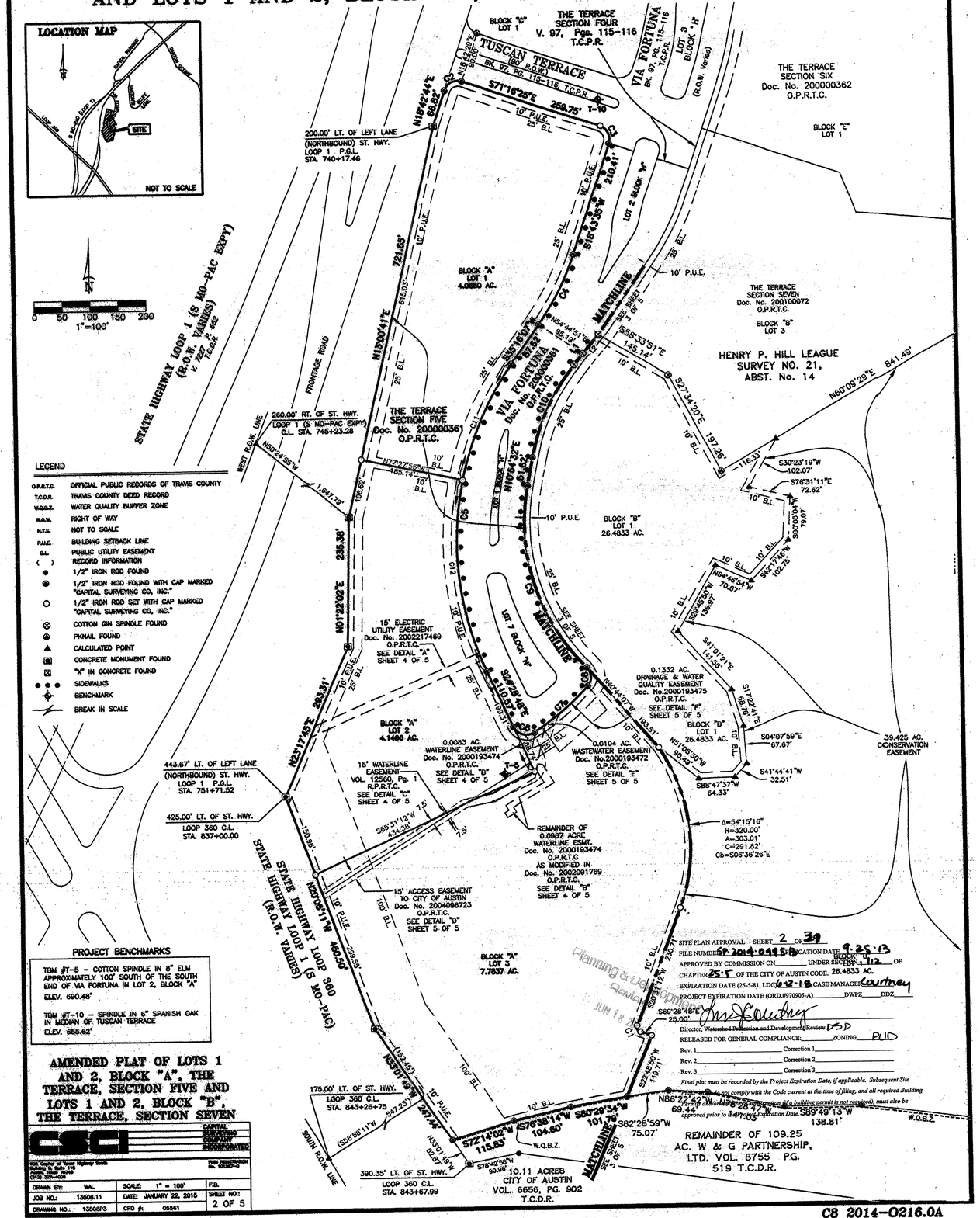
AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

CSC CAPITAL SURVEYING COMPANY, INCORPORATED
925 Capital of Texas Highway South, Building B, Suite 115, Austin, Texas 78746, (512) 327-4006, Firm Registration No. 101387-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 13608.11	DATE: JANUARY 22, 2015	SHEET NO.:	1 OF 5
DRAWING NO.: 13608P3	CAD #: 05561		

C8 2014-0216.0A

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN


LOCATION MAP
SITE
NOT TO SCALE
0 50 100 150 200
1"=100'
STATE HIGHWAY LOOP 1 (S MO-PAC EXPY) (R.O.W. VARIES) V. 7727 P. 662 T.C.D.R.
FRONTAGE ROAD
260.00' RT. OF ST. HWY. LOOP 1 (S MO-PAC EXPY) C.L. STA. 745+23.28
200.00' LT. OF LEFT LANE (NORTHBOUND) ST. HWY. LOOP 1 P.G.L. STA. 740+17.46
THE TERRACE SECTION FOUR V. 97, Pgs. 115–116 T.C.P.R.
TUSCAN TERRACE 80' R.O.W. BK. 97 PG. 115–116, T.C.P.R.
VIA FORTUNA Bk. 97, Pg. 115–116 T.C.P.R. (R.O.W. Varies)
THE TERRACE SECTION SIX Doc. No. 200000362 O.P.R.T.C.
BLOCK "C" LOT 1
BLOCK "E" LOT 1
BLOCK "A" LOT 1 4.0880 AC.
THE TERRACE SECTION SEVEN Doc. No. 200100072 O.P.R.T.C.
BLOCK "B" LOT 3
HENRY P. HILL LEAGUE SURVEY NO. 21, ABST. No. 14
THE TERRACE SECTION FIVE Doc. No. 200000361 O.P.R.T.C.
MATCHLINE
BLOCK "B" LOT 1 26.4833 AC.
BLOCK "A" LOT 2 4.1466 AC.
BLOCK "A" LOT 3 7.7637 AC.
39.425 AC. CONSERVATION EASEMENT
0.1332 AC. DRAINAGE & WATER QUALITY EASEMENT Doc. No.2000193475 O.P.R.T.C
0.0083 AC. WATERLINE EASEMENT Doc. No. 2000193474 O.P.R.T.C
0.0104 AC. WASTEWATER EASEMENT Doc. No.2000193472 O.P.R.T.C
15' WATERLINE EASEMENT VOL. 12560, Pg. 1 R.P.R.T.C.
15' ELECTRIC UTILITY EASEMENT Doc. No. 2002217469 O.P.R.T.C.
0.0987 ACRE WATERLINE ESMT. Doc. No. 2000193474 O.P.R.T.C AS MODIFIED IN Doc. No. 2002091769 O.P.R.T.C.
15' ACCESS EASEMENT TO CITY OF AUSTIN Doc. No. 2004096723 O.P.R.T.C.
443.67' LT. OF LEFT LANE (NORTHBOUND) ST. HWY. LOOP 1 P.G.L. STA. 751+71.52
425.00' LT. OF ST. HWY. LOOP 360 C.L. STA. 837+00.00
178.00' LT. OF ST. HWY. LOOP 360 C.L. STA. 843+26+75
390.35' LT. OF ST. HWY. LOOP 360 C.L. STA. 843+67.99
STATE HIGHWAY LOOP 1 (S MO-PAC) (R.O.W. VARIES)
STATE HIGHWAY LOOP 360 (R.O.W. VARIES)
SOUTH R.O.W. LINE
WEST R.O.W. LINE
10.11 ACRES CITY OF AUSTIN VOL. 6656, PG. 902 T.C.D.R.
REMAINDER OF 109.25 AC. W & G PARTNERSHIP, LTD. VOL. 8755 PG. 519 T.C.D.R.
LOT 7 BLOCK "A"
LOT 8 BLOCK "A"
LOT 5 BLOCK "A"
LOT 6 BLOCK "A"
LOT 3 BLOCK "A"
LOT 4 BLOCK "A"
LOT 1 BLOCK "A"
LOT 2 BLOCK "A"
LOT 3 BLOCK "B"
LOT 2 BLOCK "B"
C1 Δ=54°15'16" R=320.00' A=303.01' C=291.82' Cb=S06°36'26"E
C2 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C3 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C4 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C5 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C6 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C7 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C8 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C9 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C10 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C11 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C12 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C13 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C14 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C15 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C16 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C17 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C18 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C19 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C20 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C21 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C22 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C23 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C24 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C25 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C26 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C27 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C28 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C29 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C30 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C31 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C32 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C33 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C34 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C35 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C36 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C37 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C38 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C39 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C40 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C41 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C42 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C43 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C44 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C45 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C46 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C47 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C48 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C49 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C50 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C51 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C52 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C53 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C54 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C55 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C56 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C57 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C58 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C59 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C60 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C61 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C62 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C63 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C64 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C65 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C66 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C67 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C68 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C69 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C70 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C71 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C72 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C73 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C74 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C75 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C76 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C77 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C78 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C79 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C80 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C81 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C82 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C83 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C84 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C85 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C86 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C87 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C88 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
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C92 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
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C94 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
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C96 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C97 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C98 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C99 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C100 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C101 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C102 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C103 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C104 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C105 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C106 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C107 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C108 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C109 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C110 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C111 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C112 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C113 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C114 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C115 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C116 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C117 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C118 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C119 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C120 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C121 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C122 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
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C124 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
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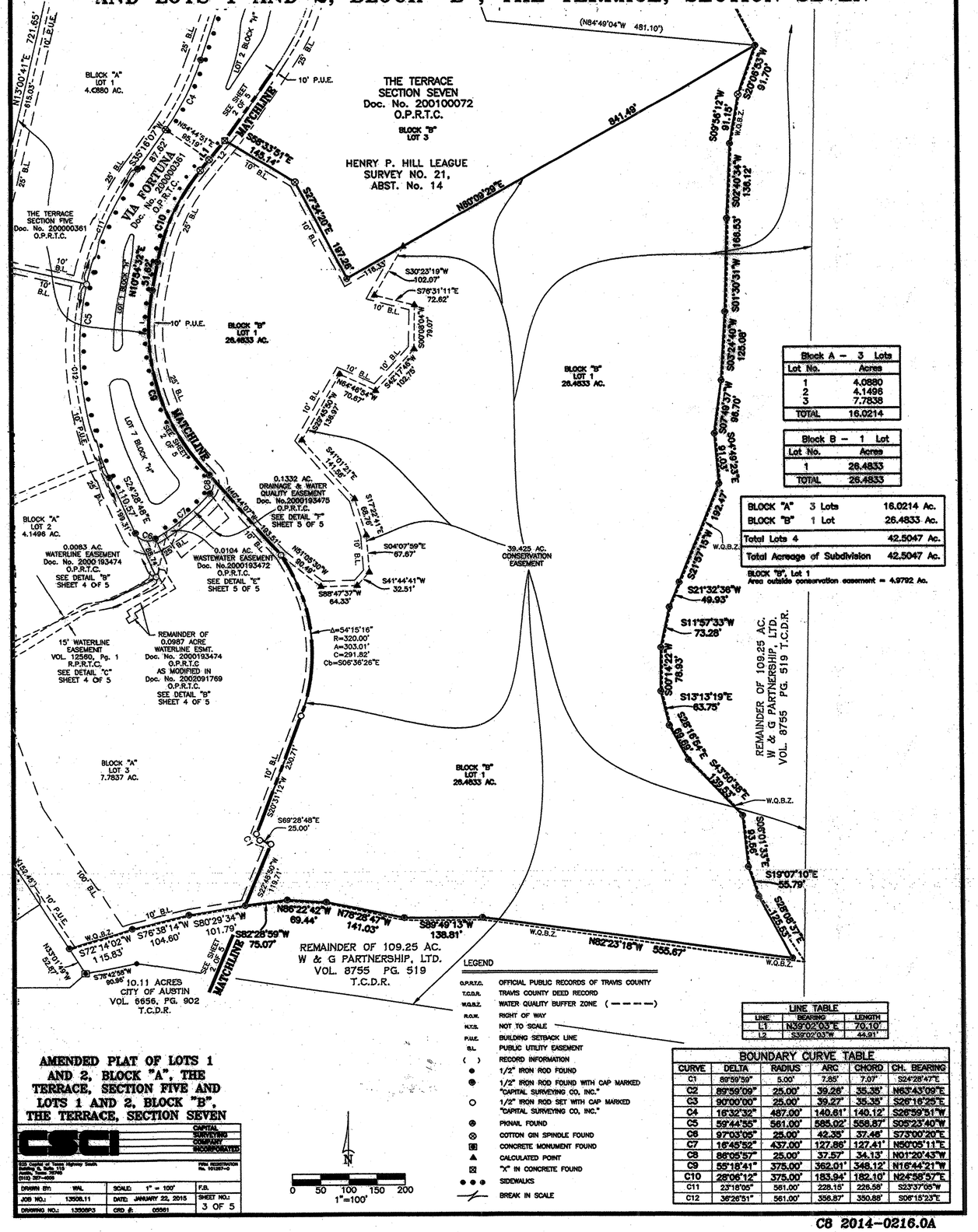
C131 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C132 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C133 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C134 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C135 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C136 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=S71°16'25"E
C137 Δ=90°00'00" R=25.00' A=39.27' C=35.36' Cb=N18°43'35"E
C138 Δ=90°00'00" R=25.00' A=39.27' C=35.36'

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN



Block A — 3 Lots	
Lot No.	Acres
1	4.0880
2	4.1496
3	7.7838
TOTAL	16.0214

Block B — 1 Lot	
Lot No.	Acres
1	26.4833
TOTAL	26.4833

BLOCK "A"	3 Lots	16.0214 Ac.
BLOCK "B"	1 Lot	26.4833 Ac.
Total Lots 4		42.5047 Ac.
Total Acreage of Subdivision		42.5047 Ac.

BLOCK "B", Lot 1
Area outside conservation easement = 4.9792 Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°02'03"E	70.10'
L2	S39°02'03"W	44.91'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	89°59'59"	5.00'	7.85'	7.07'	S24°28'47"E
C2	89°59'09"	25.00'	39.26'	35.35'	N63°43'09"E
C3	90°00'00"	25.00'	39.27'	35.35'	S26°16'25"E
C4	16°32'32"	487.00'	140.61'	140.12'	S26°59'51"W
C5	59°44'55"	561.00'	585.02'	558.87'	S05°23'40"W
C6	97°03'05"	25.00'	42.35'	37.46'	S73°00'20"E
C7	16°45'52"	437.00'	127.86'	127.41'	N50°05'11"E
C8	86°05'57"	25.00'	37.57'	34.13'	N01°20'43"W
C9	55°18'41"	375.00'	362.01'	348.12'	N16°44'21"W
C10	28°06'12"	375.00'	183.94'	182.10'	N24°58'57"E
C11	23°18'05"	561.00'	228.15'	226.56'	S23°37'06"W
C12	36°26'51"	561.00'	356.87'	350.88'	S08°15'23"E

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
T.C.D.R.	TRAVIS COUNTY DEED RECORD
W.Q.B.Z.	WATER QUALITY BUFFER ZONE (– – – – –)
R.O.W.	RIGHT OF WAY
N.T.S.	NOT TO SCALE
P.U.E.	BUILDING SETBACK LINE
B.L.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND
◉	1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO, INC."
○	1/2" IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO, INC."
⊕	PKNAIL FOUND
⊗	COTTON GIN SPINDLE FOUND
▣	CONCRETE MONUMENT FOUND
▲	CALCULATED POINT
☒	"X" IN CONCRETE FOUND
● ● ●	SIDEWALKS
	BREAK IN SCALE

0 50 100 150 200
1"=100'

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

CAPITAL SURVEYING COMPANY INCORPORATED
825 Capital of Texas Highway South, Building II, Suite 110, Austin, Texas 78746, (512) 327-4005, FIRM REGISTRATION No. 101287-00

DRAWN BY: WAL	SCALE: 1" = 100'		F.B.
JOB NO.: 13508.11	DATE: JANUARY 22, 2015		SHEET NO.: 3 OF 5
DRAWING NO.: 13508P3	CRD #: 05561		

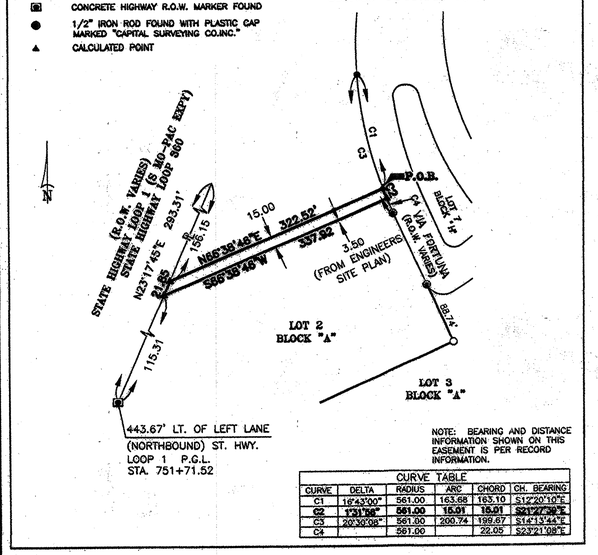
C8 2014-0216.0A

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
T.C.P.R.	TRAVIS COUNTY PLAT RECORD
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
▣	CONCRETE HIGHWAY R.O.W. MARKER FOUND
●	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO.INC."
▲	CALCULATED POINT

DETAIL "A"
RECORD DETAIL OF A 0.1137 ACRE ELECTRIC UTILITY EASEMENT Doc. No. 2002217469 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

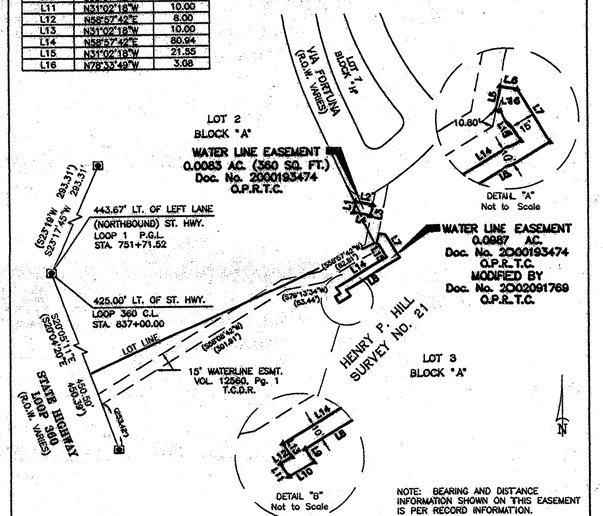


NOTE: BEARING AND DISTANCE INFORMATION SHOWN ON THIS EASEMENT IS PER RECORD INFORMATION.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	19°43'00"	561.00	163.68	163.10	S12°20'10"E
C2	1°31'36"	561.00	15.01	15.01	S21°27'36"W
C3	20°30'08"	561.00	200.74	199.67	S14°13'44"E
C4		561.00		22.05	S23°21'08"E

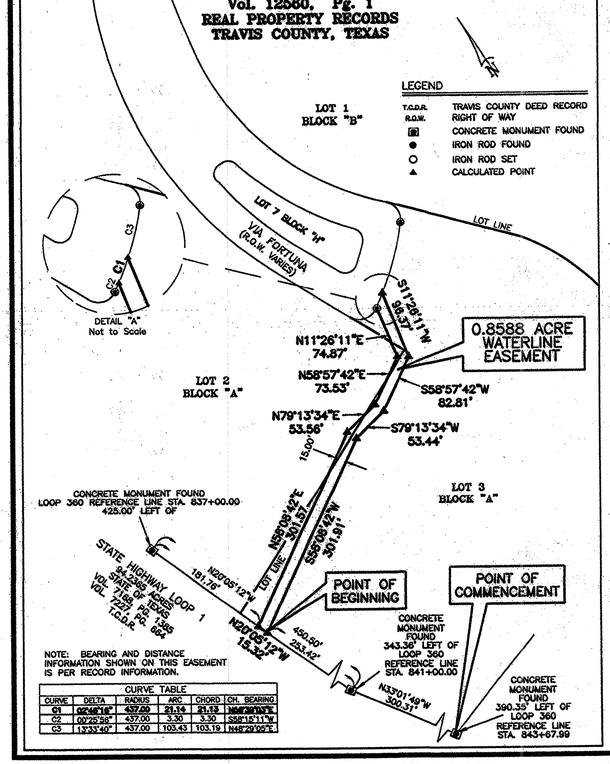
DETAIL "B"
RECORD DETAIL OF A 0.0083 ACRE AND A 0.0987 AC. WATERLINE EASEMENT Doc. No. 2000193474 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°26'11"E	15.00
L2	S78°33'49"E	24.00
L3	S11°26'11"W	15.00
L4	N78°33'49"W	24.00
L5	N11°26'11"E	15.00
L6	S78°33'49"E	9.69
L7	S31°02'18"E	38.15
L8	S58°57'42"W	85.84
L9	S31°02'18"E	10.00
L10	S58°57'42"W	18.00
L11	N31°02'18"W	10.00
L12	N58°57'42"E	8.00
L13	N31°02'18"W	10.00
L14	N58°57'42"E	80.84
L15	N31°02'18"W	21.55
L16	N78°33'49"W	3.08



NOTE: BEARING AND DISTANCE INFORMATION SHOWN ON THIS EASEMENT IS PER RECORD INFORMATION.

DETAIL "C"
RECORD DETAIL OF A 0.8588 ACRE WATERLINE EASEMENT Vol. 12560, Pg. 1 REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	02°46'16"	437.00	21.14	21.13	N66°36'03"E
C2	00°25'56"	437.00	3.30	3.30	S82°16'11"W
C3	13°33'40"	437.00	103.43	103.19	N48°20'05"E

SITE PLAN APPROVAL SHEET 3 OF 34
FILE NUMBER SP-2014-0495B APPLICATION DATE 9-25-13
APPROVED BY COMMISSION ON ____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 6-12-18 CASE MANAGER Courtney
PROJECT EXPIRATION DATE (ORD.#970905-A) ____ DWPZ ____ DDZ ____
Director, Watershed Protection and Development Review DSD
RELEASED FOR GENERAL COMPLIANCE: ____ ZONING PUD
Rev. 1 ____ Correction 1 ____
Rev. 2 ____ Correction 2 ____
Rev. 3 ____ Correction 3 ____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Watershed Protection and Development Review
JUN 18 2015

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

CAPITAL SURVEYING COMPANY INCORPORATED
825 Capital of Texas Highway South, Building II, Suite 110, Austin, Texas 78746, (512) 327-4005, FIRM REGISTRATION No. 101287-00

DRAWN BY: WAL	SCALE: 1" = 100'		F.B.
JOB NO.: 13508.11	DATE: JANUARY 22, 2015		SHEET NO.: 4 OF 5
DRAWING NO.: 13508P3	CRD #: 055-61		

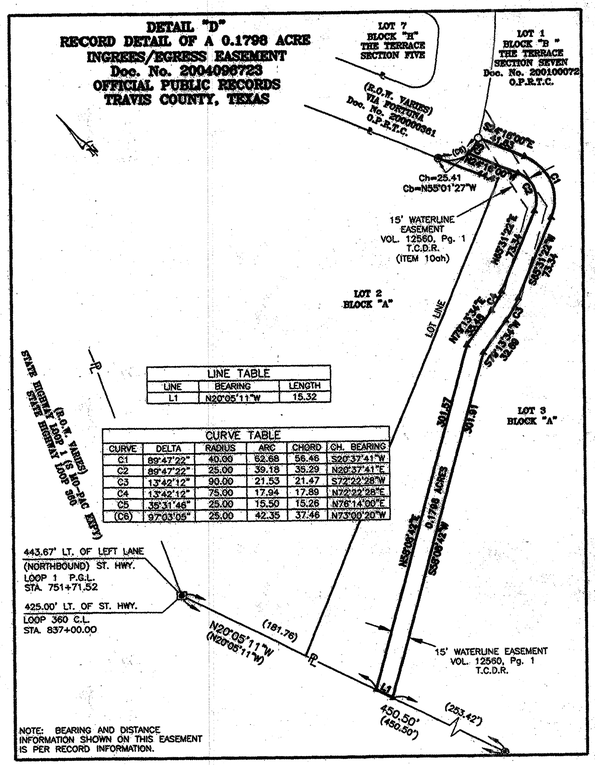
SP-2014-0495B

SHEET 03 OF 29 31

C8 2014-0216.0A

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

DETAIL "D"
RECORD DETAIL OF A 0.1798 ACRE INGRESS/EGRESS EASEMENT
Doc. No. 2004096723
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS



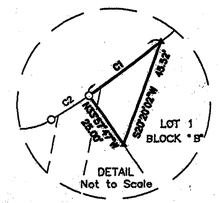
LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°05'11"W	15.32

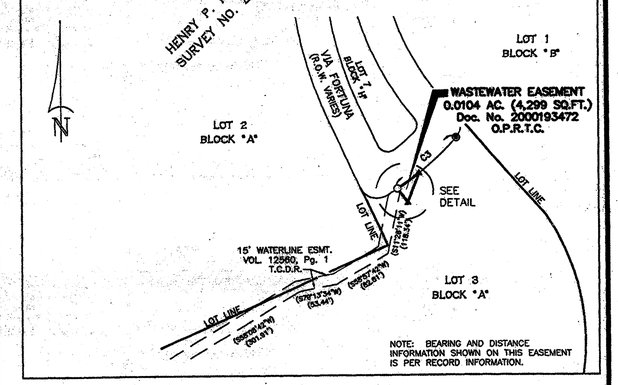
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	89°47'22"	40.00	62.68	56.46	S20°37'41"W
C2	89°47'22"	25.00	39.18	35.29	N20°37'41"E
C3	13°42'12"	90.00	21.53	21.47	S72°22'28"W
C4	13°42'12"	75.00	17.94	17.89	N72°22'28"E
C5	35°31'46"	25.00	15.50	15.26	N76°14'00"E
(C6)	97°03'05"	25.00	42.35	37.46	N73°00'20"W

NOTE: BEARING AND DISTANCE INFORMATION SHOWN ON THIS EASEMENT IS PER RECORD INFORMATION.

DETAIL "E"
RECORD DETAIL OF A 0.0104 ACRE WASTEWATER EASEMENT
Doc. No. 2000193472
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	4°51'09"	437.00	37.01	37.00	N53°35'39"E
C2	2°25'54"	437.00	18.55	18.54	S57°15'11"W
C3	14°19'58"	437.00	109.32	109.03	N48°52'47"E



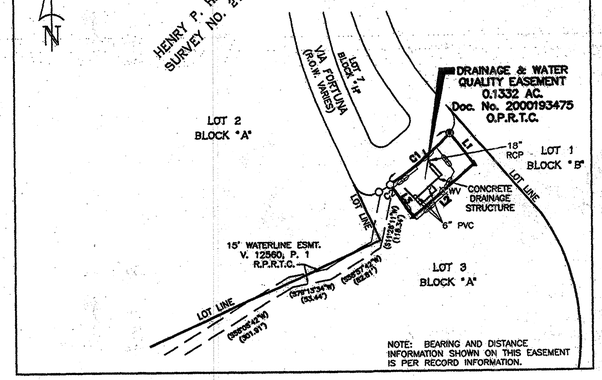


NOTE: BEARING AND DISTANCE INFORMATION SHOWN ON THIS EASEMENT IS PER RECORD INFORMATION.

DETAIL "F"
RECORD DETAIL OF A 0.1332 ACRE DRAINAGE & WATER QUALITY EASEMENT
Doc. No. 2000193475
O.P.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°09'37"E	55.00
L2	S49°01'22"W	112.09
L3	N33°57'47"W	55.00

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	14°19'58"	437.00	109.32	109.03	N48°52'47"E
C2	2°25'54"	437.00	18.55	18.54	S57°15'11"W



NOTE: BEARING AND DISTANCE INFORMATION SHOWN ON THIS EASEMENT IS PER RECORD INFORMATION.

SITE PLAN APPROVAL SHEET 1 OF 34
FILE NUMBER SP-2014-0495B APPLICATION DATE 9-25-13
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 6-12-18 CASE MANAGER Courtney
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____
_____
Director, Watershed Protection and Development Review DSD
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING PUD
Rev. 1 _____ Correction 1 _____
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Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Planning & Development Review JUN 18 2015

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A", THE TERRACE, SECTION FIVE AND LOTS 1 AND 2, BLOCK "B", THE TERRACE, SECTION SEVEN

CAPITAL SURVEYING COMPANY INCORPORATED
CSC
825 Capital of Texas Highway South Building C, Suite 110 Austin, Texas 78746 (512) 327-4005
FIRM REGISTRATION No. 100287-00

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 13308.101	DATE: JANUARY 22, 2015	SHEET NO.: 5 OF 5	
DRAWING NO.: 13308P3	CRD #: 05561		

APPENDIX P-1 - CITY OF AUSTIN EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR ALL TPDES 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.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNERS 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 TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ABORIST 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.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), IN EROSION, SEDIMENT AND STORMWATER-INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
   A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL (SEE STANDARD SPECIFICATION ITEM 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:

      SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS.

      100% SHALL PASS THROUGH A 1.5-INCH (38-MM) SCREEN.

      SOIL TO BE A LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURAL CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

      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:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN 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.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUNDS PER 1000 SF.
   A. 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.
   B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
   C. 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.
   D. 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	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

1. 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 MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. 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.
   A. 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.
   B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
   C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
   D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
   E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10. DEVELOPER INFORMATION:

OWNER ___DESTA THREE PARTNERSHIP, LTD.___ PHONE # _512-306-9093_

ADDRESS _2801 VIA FORTUNA, SUITE 525, AUSTIN, TEXAS 78746_

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

___RICHARD H. MALONE___ PHONE # ___512-899-0601___

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

___CONTRACTOR___ PHONE # _____

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

___CONTRACTOR___ PHONE # _____

11. 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.

APPENDIX P-2 - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREES 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 MINIMIZED ROOT DAMAGE);
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

   SPECIAL NOTE: FOR PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

APPENDIX P-3 - ADDITIONAL EROSION CONTROL NOTES FOR BARTON SPRINGS CONTRIBUTING ZONE

1. DESIGNATION OF AN ENVIRONMENTAL PROJECT MANAGER WHO IS ON SITE >90% OF THE TIME, WHO IS REQUIRED TO BE AT THE PRECONSTRUCTION AND MID-CONSTRUCTION MEETINGS, AND IS RESPONSIBLE FOR COMPLIANCE ON SITE OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS. THE ENVIRONMENTAL PROJECT MANAGER IS RESPONSIBLE FOR ENSURING COMPLIANCE OF THE CONTROLS DURING THE CONSTRUCTION PERIOD. SHOULD THE PROJECT MANAGER NEED TO BE ABSENT FROM THE SITE FOR AN EXTENDED PERIOD (IN EXCESS OF ONE WEEK), THE ENVIRONMENTAL INSPECTOR WITH THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT SHOULD BE INFORMED OF THE NAME OF A DESIGNATED REPLACEMENT.
2. THE MAXIMUM LENGTH OF TIME BETWEEN CLEARING AND FINAL REVEGETATION OF A PROJECT SHALL NOT EXCEED 18 MONTHS, UNLESS EXTENDED BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT (THIS DOES NOT AFFECT THE EXPIRATION OF THE SITE PLAN OR BUILDING PERMIT. THIS REQUIREMENT APPLIES TO SITES THAT HAVE SUSPENDED WORK AND ARE EXPERIENCING EROSION CONTROL PROBLEMS DUE TO DISTURBED SOIL CONDITIONS.) DISTURBED AREAS MUST BE MAINTAINED TO PREVENT EROSION AND SEDIMENT LOADING OF ANY WATERWAYS OR DRAINAGE FACILITIES.
3. IT IS A VIOLATION OF THE CODE AND THIS DEVELOPMENT PERMIT TO ALLOW SEDIMENT FROM A CONSTRUCTION SITE TO ENTER A CLASSIFIED WATERWAY DUE TO A FAILURE TO MAINTAIN THE REQUIRED EROSION AND SEDIMENTATION CONTROLS OR TO FOLLOW THE APPROVED CONSTRUCTION SEQUENCE.

APPENDIX P-4 - STANDARD SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. 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.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. 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.
11. 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.
12. 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.

STANDARD SITE PLAN NOTES - ORDINANCE REQUIREMENTS

1. 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.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
7. WATER SERVICE WILL BE PROVIDED BY AUSTIN WATER.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

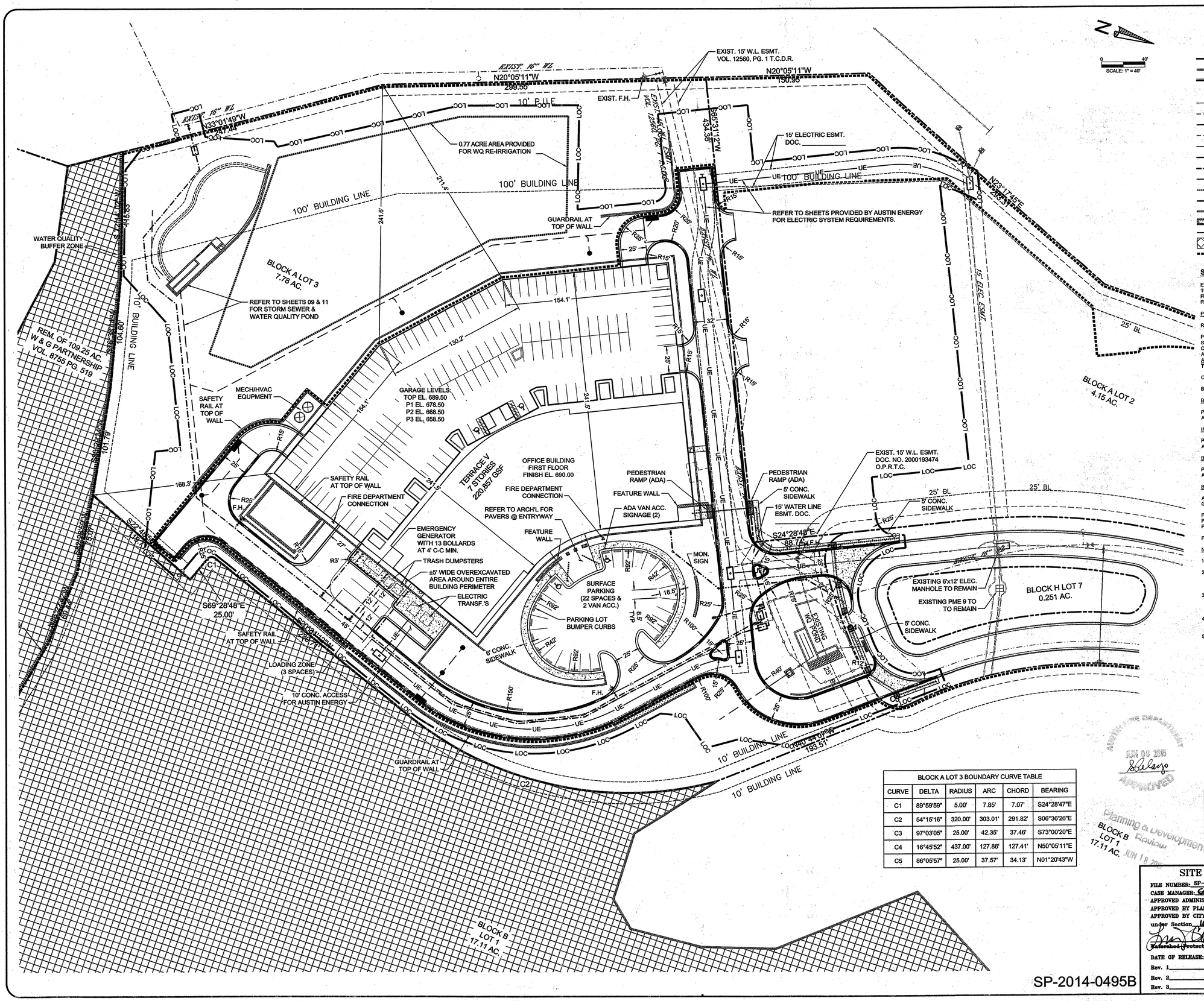
1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3.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

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS ROADWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 60,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-6360 OR 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." 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.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMAN



BLOCK A LOT 3 BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	89°59'59"	5.00'	7.85'	7.07'	S24°28'47"E
C2	54°15'16"	320.00'	303.01'	291.82'	S06°36'26"E
C3	97°03'05"	25.00'	42.35'	37.46'	S73°00'20"E
C4	16°45'52"	437.00'	127.86'	127.41'	N50°05'11"E
C5	86°05'57"	25.00'	37.57'	34.13'	N01°20'43"W

LEGEND

- PROP. PROPERTY BOUNDARY
- WATER QUALITY BUFFER ZONE
- PROP. CURB & GUTTER
- PROP. ADA CURB RAMP
- PROP. BUILDING SETBACK
- PROP. EASEMENT
- PROP. FIRE LANE
- EXIST. EASEMENT
- PROP. STORM SEWER
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. AUSTIN ENERGY ELECTRIC
- ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION
- PROP. RETAINING WALL
- PROP. PLANTER BARRIER RETAINING WALL
- PROP. GUARDRAIL OR SAFETY RAIL
- EXIST. CONSERVATION EASEMENT
- DOWNSTREAM BUFFER

SITE SUMMARY:

EXISTING ZONING	P.U.D. (C-1 OFFICE)
TOTAL SITE AREA	339,060 S.F.
FLOOR AREA (GROSS)	220,857 S.F.
FLOOR AREA RATIO	65%

PARKING INFORMATION:

REQUIRED (PUD) - 1 PER 300 SF	736
PROVIDED:	
STANDARD	658
COMPACT	177
ADA ACCESSIBLE	14
ADA VAN ACCESSIBLE	4
TOTAL	853
OFF-STREET LOADING	3
BICYCLE PARKING	44

BUILDING COVERAGE:

PROPOSED	82,783 S.F. (24%)
ALLOWED	82,783 S.F. (24%)

IMPERVIOUS COVER:

PROPOSED	148,762 S.F. (44%)
ALLOWED	148,762 S.F. (44%)

BUILDING HEIGHT:

PROPOSED	100.00'
ALLOWED	100.00'

BUILDING INFORMATION:

A SEVEN (7) STORY BUILDING WITH THREE (3) LEVELS OF GARAGE PARKING BELOW.

FINISH FLOOR ELEVATION	690.00
PROPOSED HEIGHT	100.00'
PROPOSED TOP ELEVATION	790.00
FOUNDATION TYPE	DRILLED PIERS

NOTES:

1. SEE SHEETS 26 THRU 29 FOR PARKING TABULATIONS.
2. BUILDING COVERAGE, IMPERVIOUS COVER & BUILDING HEIGHT ALLOWANCES ARE BASED ON P.U.D. ORDINANCE SITE PLAN (C814-86-009, REVISION 13).
3. WATER LINE & ELECTRIC EASEMENTS DOCUMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. SEE GRADING PLAN SHEET 09 FOR PAVING REQUIREMENTS FOR DRIVEWAYS & PARKING SURFACES.
5. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

JUN 09 2015 APPROVED

Planning & Development Review JUN 18 2015

BLOCK B LOT 1 17.11 AC.

SITE PLAN RELEASE Sheet 06 of 29 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-25-15
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: 2YRS PUD Zoning
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

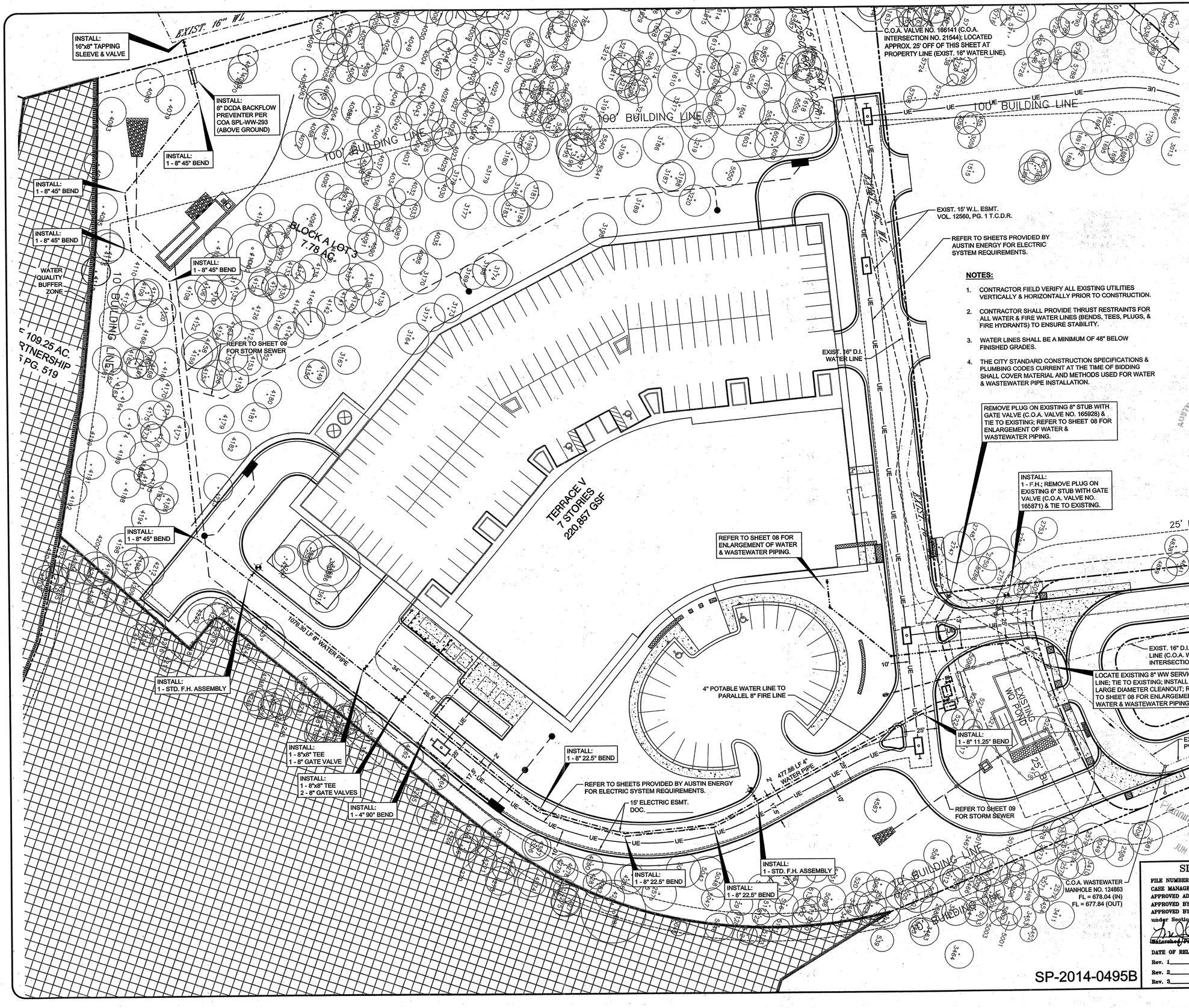
SITE PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Bldg. 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0901 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/4/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/23/2015

SHEET 06
OF 29 31



NOTES:

1. CONTRACTOR FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE THRUST RESTRAINTS FOR ALL WATER & FIRE WATER LINES (BENDS, TEES, PLUGS, & FIRE HYDRANTS) TO ENSURE STABILITY.
3. WATER LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADES.
4. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS & PLUMBING CODES CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED FOR WATER & WASTEWATER PIPE INSTALLATION.

LEGEND

- PROP. ROW
- WATER QUALITY BUFFER ZONE
- PROP. CURB & GUTTER
- PROP. ADA CURB RAMP
- PROP. BUILDING SETBACK
- PROP. EASEMENT
- PROP. FIRE LANE
- EXIST. EASEMENT
- PROP. STORM SEWER
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. AUSTIN ENERGY ELECTRIC
- EXIST. CONSERVATION EASEMENT

AUSTIN FIRE DEPARTMENT
JUN 10 2015
APPROVED

REVIEWED
JUN 0 8 2015
Austin Water Utility

APPROVED
JUN - 2 2015
INDUSTRIAL WASTE CONTROL
AUSTIN WATER UTILITY

Planning & Development Review
JUN 1 8 2015

SITE PLAN RELEASE Sheet 07 of 31

FILE NUMBER: SP-2014-0495B — EXPIRATION DATE: 6-12-18
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Watershed Protection and Development Review Dept.
DATE OF RELEASE: _____ Zoning: PUD

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

WATER & WASTEWATER PLAN

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 305-6093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

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Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
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Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
4/22/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 4/22/2015

SHEET 07
OF ~~28~~ 31

REFER TO M.E.P. PLANS FOR CONNECTIONS TO BUILDING.

INSTALL:
1 - WW CLEANOUT
FL = 681.17

INSTALL:
1 - 6" 45° BEND
1 - WW CLEANOUT
FL = 680.98

INSTALL 8" D.I. CLASS 350 WATER LINE PIPE FROM TIE POINT TO PAST BACKFLOW PREVENTER (APPROX. 88 LF)

REFER TO SHEETS PROVIDED BY AUSTIN ENERGY FOR ELECTRIC SYSTEM REQUIREMENTS.

INSTALL:
1 - 8" 45° BEND

REMOVE PLUG ON EXISTING 8" STUB WITH GATE VALVE & TIE TO EXISTING.

EXIST. 16" D.I. WATER LINE

C.O.A. WATER INTERSECTION NO. 21545

C.O.A. VALVE NO. 166928

C.O.A. VALVE NO. 165871

REMOVE REMAINING EXISTING 8" WW SERVICE LINE & RISER.

C.O.A. WW MANHOLE NO. 124864

8" D.I. CLASS 350 WATER LINE PIPE

189.23 LF 6" SDR-26 PVC WW LINE @ 1.00% MIN. SLOPE

15' W.L. ESMT. DOC. #

SEE WW CROSSING DETAIL THIS SHEET.

INSTALL:
1 - 6" 45° BEND
1 - WW CLEANOUT
FL = 679.62

BEGIN 6" WW SERVICE LINE; LOCATE EXISTING 8" WW SERVICE LINE; TIE TO EXISTING; INSTALL LARGE DIAMETER CLEANOUT.
FL 6" = ±679.28 (VERIFY)
FL EXISTING 8" = ±679.11 (VERIFY)

INSTALL:
1 - 6" 45° BEND
1 - WW CLEANOUT
FL = 680.43

4" D.I. CLASS 350 WATER LINE PIPE

INSTALL:
8"x2" SERVICE TAP FOR IRRIGATION & 2" IRRIGATION METER

INSTALL:
8"x4" SERVICE TAP FOR 4" POTABLE WATER LINE & 4" GATE VALVE

2" IRRIGATION WATER PIPE

15' ELEC. ESMT.

RELOCATE FENCE OUTSIDE OF W.L. ESMT

INSTALL:
3" METER IN 7'x5' (8'x6' OUTSIDE) CONCRETE VAULT

EXIST. 8" PVC WW

INSTALL:
2" DCDA BACKFLOW PREVENTER PER COA SPL-WW-293 FOR 2" IRRIGATION METER

INSTALL:
8" DCDA BACKFLOW PREVENTER PER COA SPL-WW-293 IN 8'x4' CONCRETE VAULT

INSTALL:
1 - 8" 90° BEND

INSTALL:
1 - 8" 11.25° BEND

EXISTING WQ POND

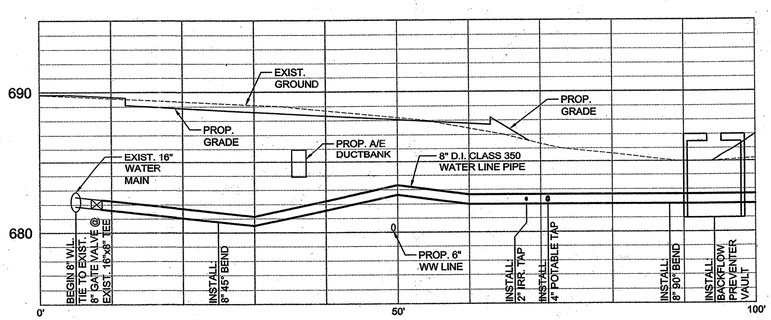
4" PVC C-900 POTABLE WATER LINE

8" PVC C-900 FIRE WATER LINE

UE

8" WATER LINE PROFILE

SCALE: 1" = 10' HORIZ., 1" = 5' VERT.



Domestic
METER REQUIREMENT FOR PROJECT
TYPE Compound
SIZE 3" GPM 100/320
SERVICE UNITS 16

IRRIGATION
METER REQUIREMENT FOR PROJECT
TYPE TURBINE
SIZE 2" GPM 100/160
SERVICE UNITS 10

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

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANG OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANG OR SWIVEL TEES WHEN CALLED OUT ON PLANS BY DESIGN ENGINEER.

APPROVED
JUN - 2 2015
INDUSTRIAL WASTE CONTROL
AUSTIN WATER UTILITY

JUN 08 2015
S Delargo

Planning & Development Review
JUN 18 2015

REVIEWED
JUN 02 2015
Austin Water Utility

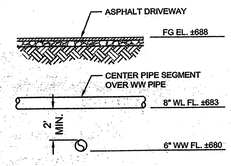
SP-2014-0495B

N

SCALE: 1" = 10'

LEGEND

- PROP. ROW
- PLAT BOUNDARY
- PROP. CENTERLINE
- PROP. WATER LINE
- PROP. SINGLE WATER SERVICE
- PROP. DOUBLE WATER SERVICE
- PROP. GATE VALVE
- PROP. FIRE HYDRANT
- PROP. WASTEWATER LINE
- PROP. WASTEWATER SERVICE
- PROP. STORM SEWER
- PROP. CURB INLET
- PROP. STORM SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SINGLE WATER SERVICE
- EXISTING DOUBLE WATER SERVICE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT



NOTE:
WATER & WASTEWATER CROSSINGS SHALL CONFORM TO TCEQ DESIGN CRITERIA & APPLICABLE PLUMBING CODES.

WW CROSSING DETAIL
NOT TO SCALE

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

WATER & WASTEWATER ENLARGED PLANS

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
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Phone: (512) 869-0601 Fax: (512) 869-0555
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
4/23/15

SITE PLAN RELEASE Sheet 08 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
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APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.

Watershed Protection and Development Review Dept.
DATE OF RELEASE: Zoning: SF-2-CO PUD

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	4/22/2015

SHEET 08
OF 31

PLOTTED ON 11"X17" BY EDWARD BELL 4/23/2015 10:08:02 AM, SCOTT
PLOTTED ON 11"X17" BY EDWARD BELL 4/23/2015 10:08:02 AM, SCOTT

EXIST. 16" ⌀
N33°01'49"W
247.44'
WATER QUALITY BUFFER ZONE
100' BUILDING LINE
GRADE BEHIND RETAINING WALL & CONCRETE SPLITTER BOX TO DIRECT RUNOFF AROUND POND; REFER TO SHEET 11 FOR POND.
TW 666.00
TIE TO CONCRETE SPLITTER BOX FL 657.00 (24")
INSTALL: 1 - 18" 45° BEND FL 660.53 (18")
INSTALL: 1 - 24"x18" WYE FL 659.81 (18") FL 659.56 (24")
INSTALL: 1 - 4'Ø MANHOLE FL 662.77 (18") FL 662.52 (24")
INSTALL: 1 - 24" 45° BEND FL 663.11 (25")
INSTALL: 1 - 18" 45° BEND FL 663.57 (18")
INSTALL: 1 - 18" 45° BEND FL 662.90 (18")
INSTALL: 1 - TYPE IIR INLET FL 663.75 (18")
INSTALL: 1 - 18"x15" WYE FL 666.29 (15") FL 666.04 (18")
INSTALL: 1 - 4'Ø MANHOLE FL 670.00 (15")
INSTALL: 1 - 18" 22.5° BEND FL 669.19 (18")
INSTALL: 1 - 18"x15" WYE FL 672.03 (15") FL 671.78 (18")
INSTALL: 1 - TYPE IIR INLET FL 673.75 (18")
INSTALL: 1 - 18" 45° BEND FL 673.41 (18")
INSTALL: 1 - 4'Ø MANHOLE FL 672.50 (15")
INSTALL: 1 - 4'Ø MANHOLE FL 674.50 (15")
INSTALL: 1 - TYPE IIR INLET FL 669.00 (15") FL 668.25 (24")
INSTALL: 1 - 4'Ø MANHOLE FL 670.00 (15")
468.31 LF 18" HDPE SSL @ 2.96%
192.88 LF 24" HDPE SSL @ 2.85%
92.67 LF 18" HDPE SSL @ 1.98%
278.11 LF 24" HDPE SSL @ 2.05%
17.33 LF 15" PVC SSL @ 21.41%
132.01 LF 15" PVC SSL @ 2.14%
30.00 LF 15" PVC SSL @ 15.00%
30.00 LF 15" PVC SSL @ 3.33%
76.60 LF 18" HDPE SSL @ 2.82%
BLOCK A LOT 3 7.78 AC.
5 AC. SHIP 19
10' BUILDING LINE
S65°31'12"W 104.60'
S22°48'58"E 115.63'
S20°31'12"W 101.79'
S69°28'47"W 118.00'
S69°28'47"W 112.80'
S69°28'48"E 25.00'
C1
C2
GARAGE LEVELS:
TOP EL. 689.50
P1 EL. 678.50
P2 EL. 668.50
P3 EL. 658.50
NOTE: REFER TO ARCH'L & STRUC'L FOR DRIVEWAYS & SIDEWALKS SPANNING THE OVEREXCAVATED AREAS AT PERIMETER OF ENTIRE STRUCTURE.
NOTE: ALL LEVELS OF PARKING GARAGE ARE STRUCTURAL CONCRETE. REFER TO ARCH'L & STRUC'L FOR DETAILS.
OFFICE BUILDING FIRST FLOOR FINISH EL. 690.00
TERRACE V 7 STORIES 220,857 GSF
REFER TO MEP PLANS FOR PERIMETER DRAINAGE SYSTEM IN OVEREXCAVATED AREA AROUNG BUILDING & GARAGE.
REFER TO MEP PLANS FOR DRAINAGE SYSTEM FOR BUILDING ROOF & TOP OF PARKING GARAGE WHICH WILL TIE TO SITE STORM SEWER SYSTEM.
REFER TO ARCH'L FOR PAVERS @ ENTRYWAY
6' SIDEWALK & LAYDOWN CURB IN PARKING AREA
TRANSITION TO LAYDOWN CURB IN PARKING AREA
FEATURE WALL; REF. ARCH'L.
S65°31'12"W 43.38'
57' 15' W.L. ESMT. VOL. 12560, PG. 2 D.R.
100' BUILDING LINE
15' ELEC. ESMT.
N23°29'
S24°28'48"E 88.74'
25' BL
EXISTING WQ POND
SAWCUT EXIST. CURBS AS REQUIRED TO INSTALL TYPE II DRIVEWAYS
TIE EXIST. 8" PVC DRAIN LINE TO NEW INLET; REMOVE EXIST. 8" PVC DOWNSTREAM.
INSTALL: 1 - 4-SIDED AREA INLET FL 680.97 (8") FL 680.14 (18")
INSTALL: STORMDRAIN OUTFALL PROTECTION PER COA DETAIL 508S-17 W/ AVERAGE ROCK DIAMETER OF 12" TO 18" FL 678.00 (18")
N40°44'07"W 193.51'
10' BUILDING LINE
SCALE: 1" = 30'

LEGEND
- PROP. PROPERTY BOUNDARY
- WATER QUALITY BUFFER ZONE
- PROP. CURB & GUTTER
- PROP. ADA CURB RAMP
- PROP. BUILDING SETBACK
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. STORM SEWER
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- UE PROP. AUSTIN ENERGY ELECTRIC
- EXIST. CONTOUR
- PROP. CONTOUR
- EP 689.40 PROP. SPOT ELEVATION
- PROP. RETAINING WALL
- PROP. PLANTER BARRIER RETAINING WALL
- PROP. GUARDRAIL OR SAFETY RAIL
- 2" ASPHALT OVER 10" FLEXIBLE BASE
- 2.5" ASPHALT OVER 10" FLEXIBLE BASE
- EXIST. CONSERVATION EASEMENT

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE BLOCK "A" LOT 3 DOCUMENT #200000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
9 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE Sheet 09 of 31
FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-15
CASE MANAGER: Courtney APPLICATION DATE: 4-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 42 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: 3/18 Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SP-2014-0495B

NO. | DATE | REVISION | BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

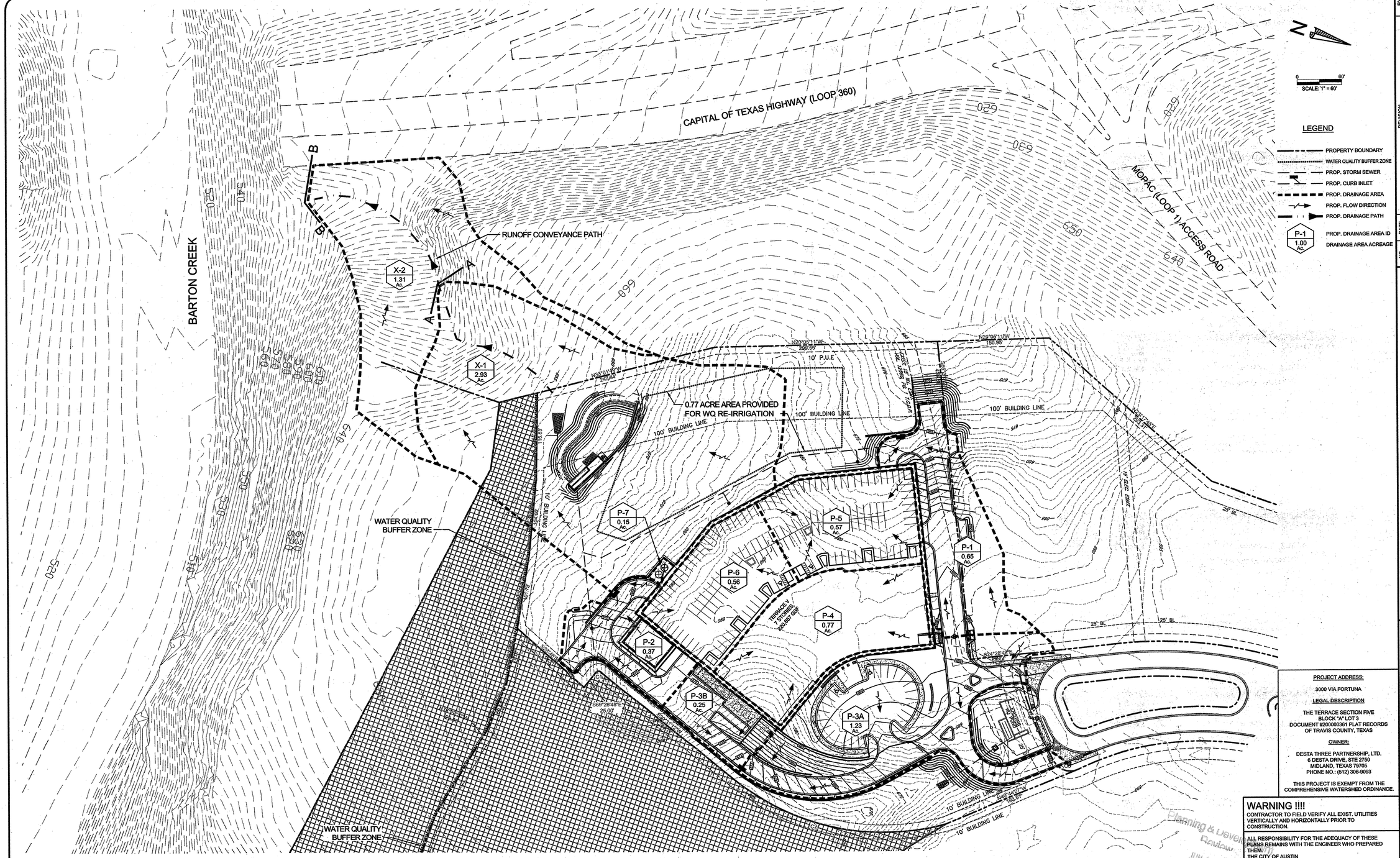
GRADING PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/26/2015

SHEET 09
OF 29 31



PROPOSED ONSITE DRAINAGE AREAS

DRAIN. AREA NO.	AREA (acres)	REACH LENGTH Lo/Lc (ft)	ELEV. DIFF. (ft)	SLOPE So/Sc (ft/ft)	MANNING n	CALC TC (min.)	TC USED (min.)	RUNOFF COEFF C2	I2 (in./hr)	Q2 (cfs)	RUNOFF COEFF. C10	I10 (in./hr)	Q10 (cfs)	RUNOFF COEFF. C25	I25 (in./hr)	Q25 (cfs)	RUNOFF COEFF. C100	I100 (in./hr.)	Q100 (cfs)	DRAIN. AREA NO.
P-1	0.65	95	3.0	0.032	0.20	2.55	5.00	0.51	6.48	**2.15**	0.58	8.64	**3.26**	0.62	9.84	**3.97**	0.70	11.88	**5.41**	P-1
P-2	0.37	65	4.0	0.062	0.20	1.25	5.00	0.54	6.48	**1.29**	0.61	8.64	**1.95**	0.66	9.84	**2.40**	0.74	11.88	**3.25**	P-2
P-3A	1.23	90	2.0	0.022	0.20	2.87	5.00	0.58	6.48	**4.62**	0.66	8.64	**7.02**	0.70	9.84	**8.47**	0.79	11.88	**11.54**	P-3A
P-3B	0.25	45	9.0	0.200	0.20	0.48	5.00	0.64	6.48	**1.04**	0.71	8.64	**1.53**	0.76	9.84	**1.87**	0.84	11.88	**2.49**	P-3B
P-4	0.77	N/A	N/A	N/A	0.02	N/A	5.00	0.75	6.48	**3.74**	0.85	8.64	**5.66**	0.88	9.84	**6.67**	0.97	11.88	**8.87**	P-4
P-5	0.57	N/A	N/A	N/A	0.02	N/A	5.00	0.73	6.48	**2.70**	0.81	8.64	**3.99**	0.85	9.84	**4.82**	0.95	11.88	**6.43**	P-5
P-6	0.56	N/A	N/A	N/A	0.02	N/A	5.00	0.73	6.48	**2.65**	0.81	8.64	**3.92**	0.86	9.84	**4.74**	0.95	11.88	**6.32**	P-6
P-7	0.15	N/A	N/A	N/A	0.20	N/A	5.00	0.37	6.48	**0.36**	0.43	8.64	**0.56**	0.46	9.84	**0.68**	0.53	11.88	**0.94**	P-7

PROPOSED OFFSITE DRAINAGE AREAS

DRAIN. AREA NO.	AREA (acres)	REACH LENGTH Lo/Lc (ft)	ELEV. DIFF. (ft)	SLOPE So/Sc (ft/ft)	MANNING n	CALC TC (min.)	TC USED (min.)	RUNOFF COEFF C2	I2 (in./hr)	Q2 (cfs)	RUNOFF COEFF. C10	I10 (in./hr)	Q10 (cfs)	RUNOFF COEFF. C25	I25 (in./hr)	Q25 (cfs)	RUNOFF COEFF. C100	I100 (in./hr.)	Q100 (cfs)	DRAIN. AREA NO.
X-1	2.93	440	68.0	0.155	0.20	4.28	5.00	0.37	6.48	**7.02**	0.42	8.64	**10.63**	0.46	9.84	**13.26**	0.53	11.88	**18.45**	X-1
X-2	1.31	290	58.0	0.200	0.20	2.64	5.00	0.37	6.48	**3.14**	0.42	8.64	**4.75**	0.46	9.84	**5.93**	0.53	11.88	**8.25**	X-2

SP-2014-0495B

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 10 of 29

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 4-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.

~~Watershed Protection and Development Review Dept.~~
DATE OF RELEASE: Zoning: PUD

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

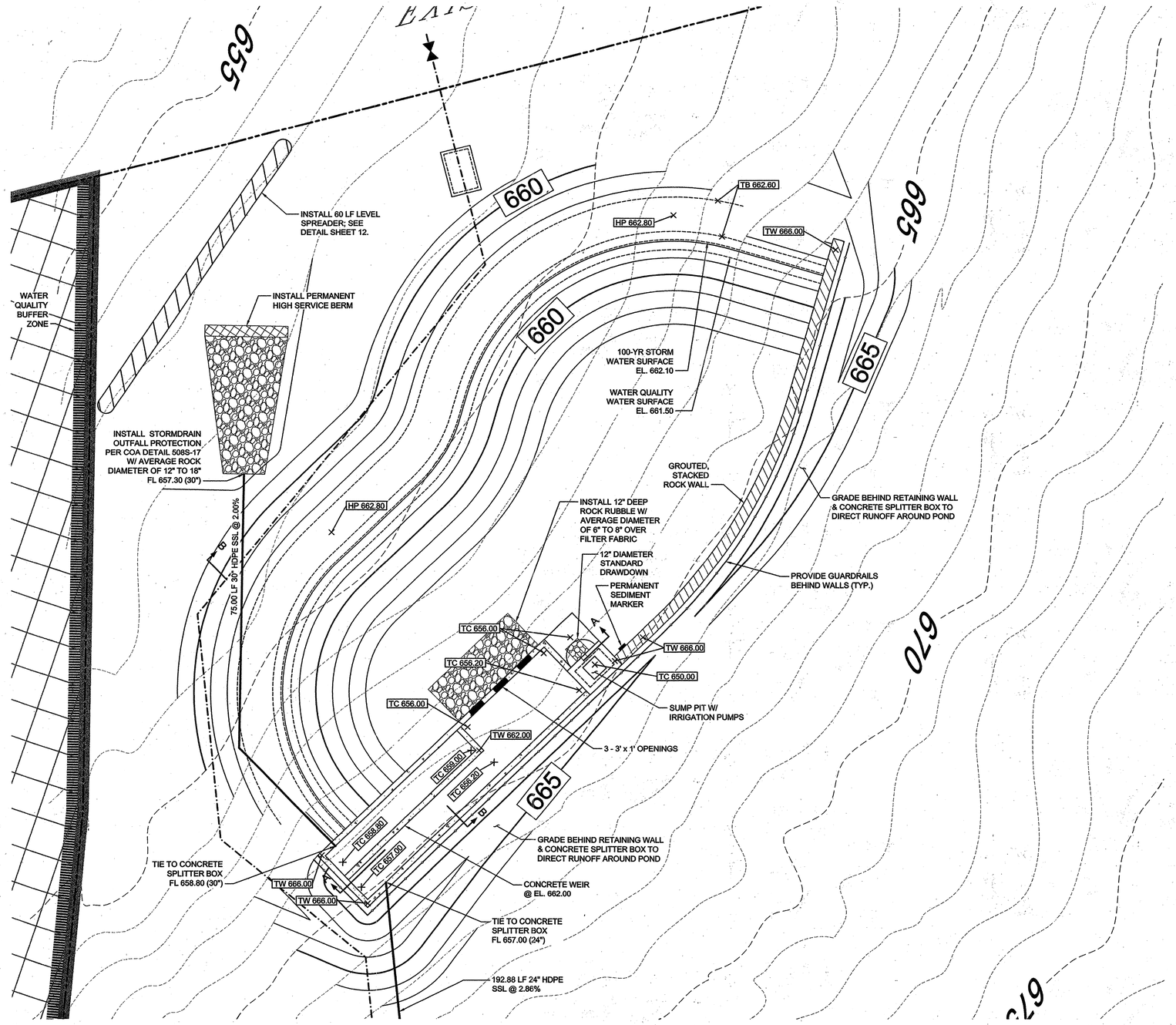
PROPOSED DRAINAGE PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
5501 West William, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/12/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/23/2015

SHEET 10
OF ~~29~~ 31



N

0 10'
SCALE: 1" = 10'

LEGEND

- PROPERTY BOUNDARY
- WATER QUALITY BUFFER ZONE
- PROPOSED POND CONCRETE WALL
- PROPOSED POND ROCK WALL
- PROPOSED HIGH SERVICE BERM
- PROPOSED ROCK GABION
- PROPOSED ROCK RIP-RAP
- 930.00 PROPOSED SPOT ELEVATION
- 327 EXISTING GROUND CONTOUR
- 350 PROPOSED FINISHED CONTOUR
- PROPOSED STORM SEWER
- PROP. GUARDRAIL OR SAFETY RAIL

WQ POND - WEIR CALCS.

100yr.

BROAD-CRESTED RECTANGULAR WEIR:

$Q = C * L * H^{3/2}$

WHERE:

Q= WEIR DISCHARGE (cfs)
C= WEIR COEFFICIENT
L= HORIZ. LENGTH IN FEET
H= HEAD OVER WEIR IN FEET

GIVEN:

Q100= 45.27
C= 2.7
H= 0.5743
L= 38

CALCULATIONS:

SOLVE FOR LENGTH

$L = \frac{45.27}{2.7 * :5^{3/2}} = \frac{45.27}{1.17509} = \mathbf{38.52}$

SOLVE FOR HEAD

$H = \frac{45.27}{2.7 * 77} = \frac{45.27}{102.6} = 0.44123$ **0.5799**

USE 38' WEIR AT 0.58' OF HEAD

WATER QUALITY CALCULATION SUMMARY	
Proposed BMP	Retention/Irrigation
Drainage Area (Ac.)	4.55
Required Volume TCEQ (cu.ft.)	11086
Required Volume COA (cu.ft.)	0
Req. Volume COA 2yr Streambank Erosion (cu.ft.)	17947
Provided WQ Volume (cu.ft.)	20745
Req. TCEQ Irrigation Area (sq.ft.)	21837
Provided TCEQ Irrigation Area (sq.ft.)	33541

Notes:
1) TCEQ required WQ volume is based on a 1-inch capture depth over the contributing area to the pond.
2) This portion of the Terrace does not have any COA Water Quality Control Requirements per the approved PUD document.

WATER QUALITY POND VOLUME

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMMULATIVE STORAGE (CF)
656	14.00	0.00	0.00	0.00
657	3,268.00	1,641.00	1,641.00	1,641.00
658	3,678.00	3,473.00	3,473.00	5,114.00
659	4,112.00	3,895.00	3,895.00	9,009.00
660	4,568.00	4,340.00	4,340.00	13,349.00
661	5,050.00	4,809.00	4,809.00	18,158.00
661.5	5,298.00	5,174.00	2,587.00	20,745.00
662	5,554.00	5,426.00	2,713.00	23,458.00
662.1	5,606.00	5,580.00	279.00	23,737.00

WATER QUALITY CAPTURE VOLUME PROVIDED AT EL. 661.5 = 20,745

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000081 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

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Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 11 of ~~28~~ 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.

~~Watershed Protection and Development Review Dept.~~
DATE OF RELEASE: Zone Zoning: PUD

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

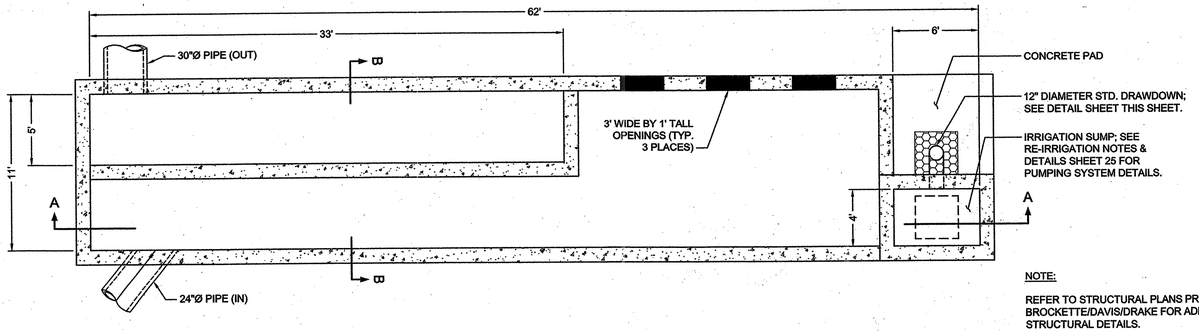
POND PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
3/2/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/23/2015

SHEET 11
OF ~~28~~ 31

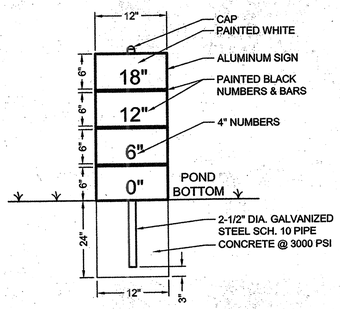


CONCRETE SPLITTER BOX PLAN VIEW

NOT TO SCALE

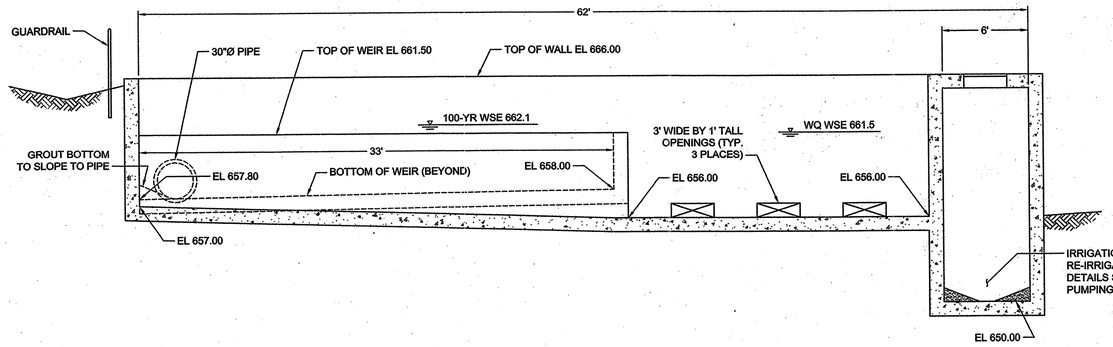
NOTE:

REFER TO STRUCTURAL PLANS PROVIDED BY BROCKETTE/DAVIS/DRAKE FOR ADDITIONAL STRUCTURAL DETAILS.



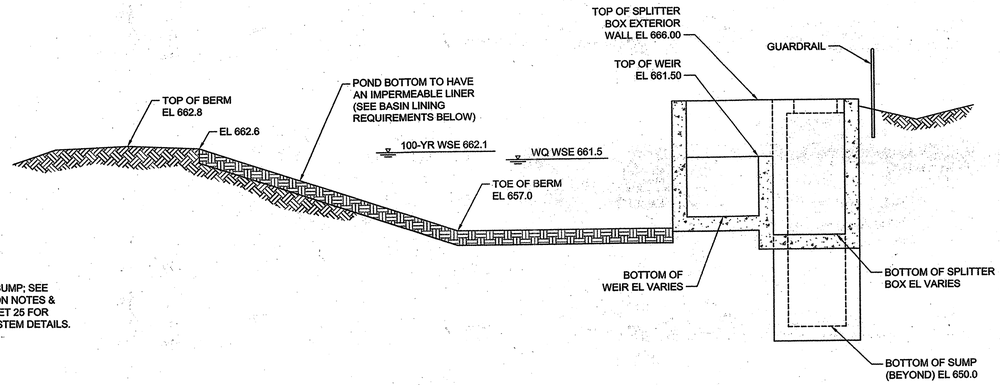
PERMANENT SEDIMENT MARKER

N.T.S.



CONCRETE SPLITTER BOX & WQ POND SECTION A-A

NOT TO SCALE



CONCRETE SPLITTER BOX & WQ POND SECTION B-B

NOT TO SCALE

3.4.2 Basin Lining Requirements

Impermeable liners should be used for water quality basins (retention, extended detention, sand filters, wet ponds and constructed wetlands) located over the recharge zone and in areas with the potential for groundwater contamination. Impermeable liners may be clay, concrete or geomembrane. If geomembrane is used, suitable geotextile fabric should be placed on the top and bottom of the membrane for puncture protection and the liners covered with a minimum of 6 inches of compacted topsoil. The topsoil should be stabilized with appropriate vegetation. Clay liners should meet the specifications in Table 3-6 and have a minimum thickness of 12 inches.

Table 3-6 Clay Liner Specifications (COA, 2004)

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1×10^{-6}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

If a geomembrane liner is used it should have a minimum thickness of 30 mils and be ultraviolet resistant. The geotextile fabric (for protection of geomembrane) should be nonwoven geotextile fabric and meet the specifications in Table 3-7.

Table 3-7 Geotextile Fabric Specifications (COA, 2004)

Property	Test Method	Unit	Specification (min)
Unit Weight		oz/yd^2	8
Filtration Rate		in/sec	0.08
Puncture Strength	ASTM D-751*	lb	125
Mullen Burst Strength	ASTM D-751	psi	400
Tensile Strength	ASTM D-1682	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

*modified

Installation methods for geomembrane liners vary according to the site requirements. Figure 3-13 shows a typical installation on an earthen slope with the top of the liner keyed in above the maximum water level of the basin. Figure 3-14 presents an example of geomembrane liner attached to the exterior of a concrete or rock wall. The "liquid membrane" shown in the figure is a hot fluid-applied, rubberized asphalt typically used for waterproofing and roofing applications, such as Hydrotech 6125 or equivalent.

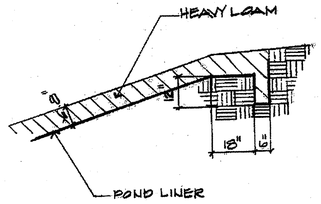


Figure 3-13 Example of Liner Installation on Earthen Slope (Courtesy COA)

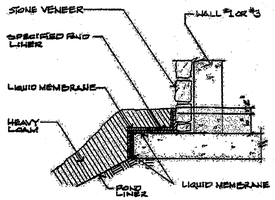


Figure 3-14 Pond Liner Attached to Exterior of Rock Wall (Courtesy COA)

Figure 3-15 presents an installation where the liner is installed prior to concrete forming. The liner is installed and keyed in above the maximum water level. The excavation is backfilled before forming and pouring the concrete.

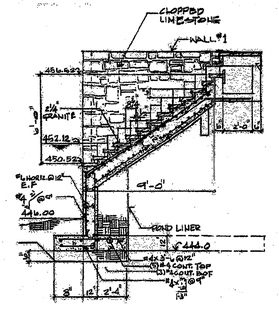
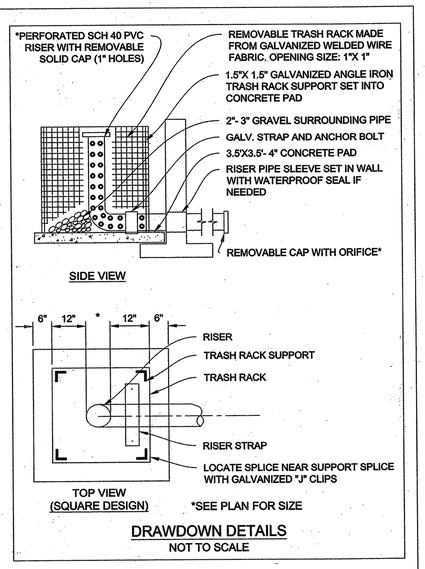


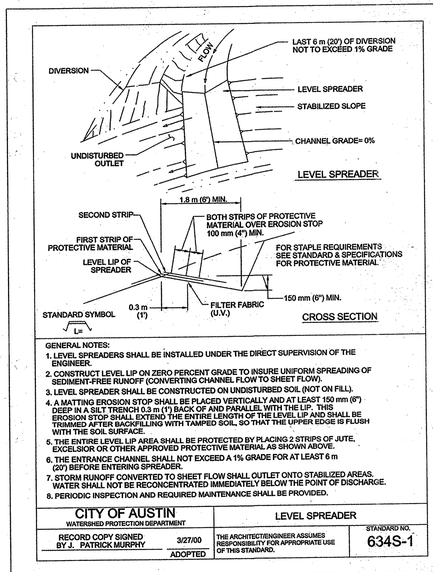
Figure 3-15 Example of Liner Installed Prior to Concrete Pour (Courtesy COA)

Water quality basins constructed on the contributing zone need not have impermeable liners, but should be built with appropriate materials to achieve desired residence times and to maintain structural integrity.



DRAWDOWN DETAILS

NOT TO SCALE



GENERAL NOTES:

1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).
4. A MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST 150 mm (6") DEEP IN A SILT TRENCH 0.3 m (1') BACK OF AND PARALLEL WITH THE LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILLING WITH TAMPED SOIL, SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING 2 STRIPS OF JUTE, EXCELSIOR OR OTHER APPROVED PROTECTIVE MATERIAL AS SHOWN ABOVE.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 6 m (20') BEFORE ENTERING SPREADER.
7. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		LEVEL SPREADER	
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 634S-1

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!

CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE Sheet 12 of 29

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 12 of Chapter 25-5 of the Austin City Code.

Watershed Protection and Development Review Dept.
DATE OF RELEASE: 3/25 Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd. Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/12/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/23/2015

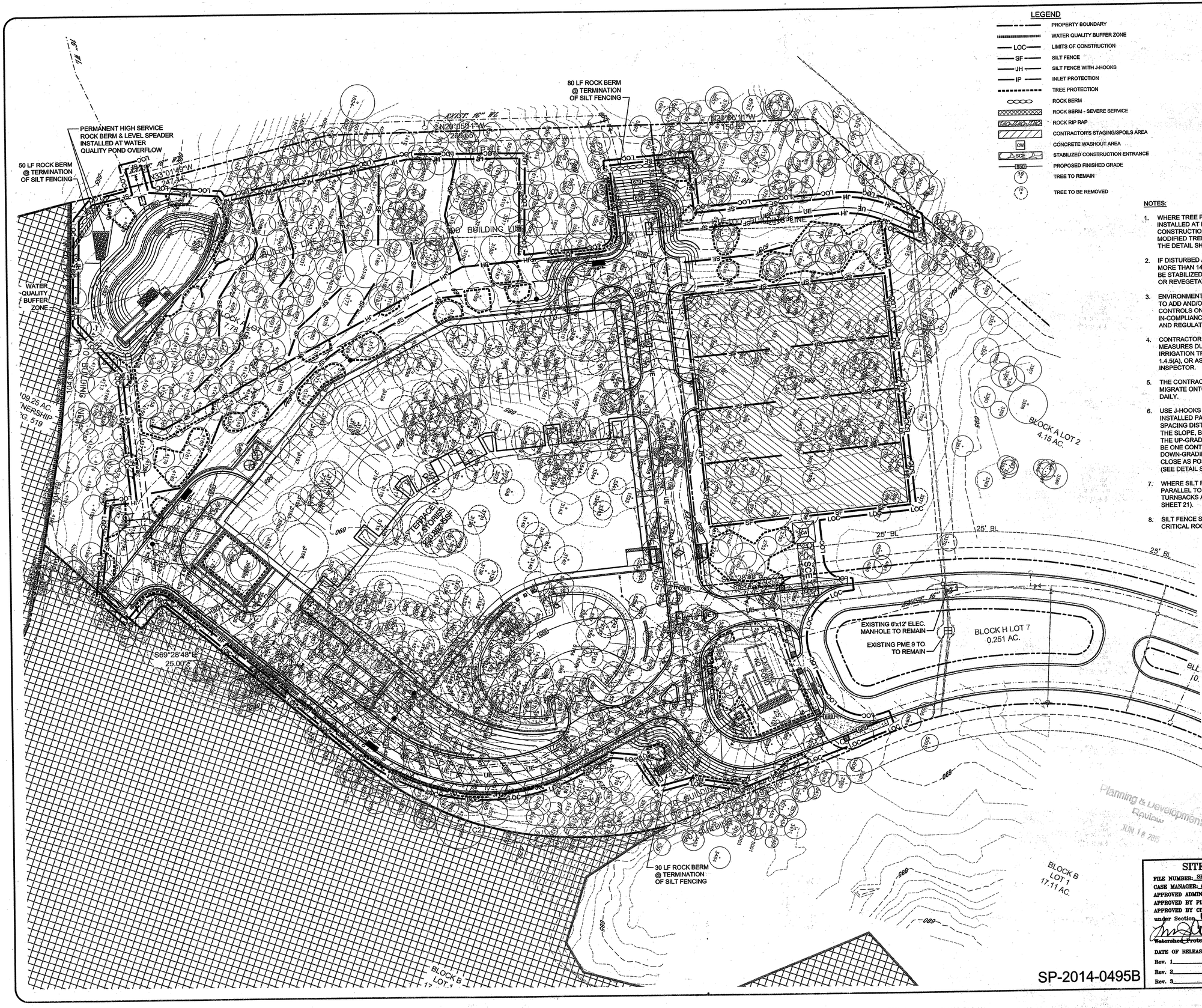
SHEET 12 OF 29 31

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

POND DETAILS



LEGEND

- PROPERTY BOUNDARY
- WATER QUALITY BUFFER ZONE
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- JH — SILT FENCE WITH J-HOOKS
- IP — INLET PROTECTION
- TREE PROTECTION
- ROCK BERM
- ROCK BERM - SEVERE SERVICE
- ROCK RIP RAP
- CONTRACTOR'S STAGING/SPOILS AREA
- CW — CONCRETE WASHOUT AREA
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- 950 — PROPOSED FINISHED GRADE
- TREE TO REMAIN
- TREE TO BE REMOVED

N

0 40'
SCALE: 1" = 40'

NOTES:

1. WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AT ROOT ZONE/CROWN OF TREE DUE TO CONSTRUCTION ACTIVITIES IN CLOSE PROXIMITY, MODIFIED TREE PROTECTION SHALL BE USED PER THE DETAIL SHEETS.
2. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
6. USE J-HOOKS WHERE SILT FENCE CANNOT BE INSTALLED PARALLEL TO THE EXISTING CONTOURS. SPACING DISTANCES WILL VARY ACCORDING TO THE SLOPE, BUT ARE NOT TO EXCEED 100 FEET. THE UP-GRADIENT SILT FENCE AND J-HOOK SHALL BE ONE CONTINUOUS LINE, WITH THE DOWN-GRADIENT SILT FENCE LINE STARTED AS CLOSE AS POSSIBLE TO THE UP-GRADIENT J-HOOK (SEE DETAIL SHEET 21).
7. WHERE SILT FENCE IS SHOWN TO BE INSTALLED PARALLEL TO CONTOURS, PROVIDE SILT FENCE TURNBACKS AT LEAST EVERY 200 FEET (SEE DETAIL SHEET 21).
8. SILT FENCE SHALL BE PLACED TO AVOID HALF CRITICAL ROOT ZONES (SEE DETAIL SHEET 21).

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA
EROSION - SEDIMENTATION CONTROL

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000051 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
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SITE PLAN RELEASE Sheet 13 of 31

FILE NUMBER: SP-2014-0495B
EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney
APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 12 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: SUCS Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SP-2014-0495B

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0001 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/12/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/26/2015

SHEET 13 OF 29 31

TREE LIST

TAG #	DESCRIPTION
257	10"\8"\3" Live Oak
257b	12" Cedar
*259	Cluster-2 Cedars, 6 Live Oaks, 2 Mtn. Laurels, 1 red Bud 2" to 5" dia.
*272	12" Live Oak
*302	8" Live Oak
393	6" Mountain Laurel
*409	6"\6"\6" Live Oak
418	40" Live Oak
*429	9"\6" Live Oak
462	8" Live Oak
*481	10" Live Oak
*484	9" Elm
*498	8"\7" Live Oak
501	8"\6" Live Oak
502	8"\6" Live Oak
503	8" Red Oak
504	8" Cedar
505	8"\6" Live Oak
506	8" Elm
507	6"\5"\4" Live Oak
508	Cluster-3 Live Oaks 4" to 6" dia.
509	8" Live Oak
510	8" Live Oak
511	9" Cedar
512	9" Live Oak
513	9" Cedar
514	10" Live Oak
515	9" Live Oak
*515	Cluster-4 Cedars 2" to 5" dia.
516	8" Cedar
517	8" Cedar
518	8" Live Oak
*519	10" Cedar
520	6"\5" Live Oak
*521	7"\6"\5" Live Oak
*522	8" Cedar
*523	9" Cedar
*524	9" Cedar
*525	10" Cedar
*526	8" Cedar
*527	10" Cedar
*528	8" Cedar
*529	8" Cedar
*530	8" Cedar
*531	8" Cedar
*532	6@4" Live Oak
*533	8" Live Oak
*534	8"\8" Cedar
*535	8" Cedar
*536	10" Cedar
*537	8" Spanish Oak
*538	Cluster-6 Live Oaks 4" to 7" dia.
539	8" Cedar
*540	8" Cedar
*541	10" Cedar
*542	Cluster-5 Live Oaks 4" to 7" dia.
*544	8"\6" Live Oak
*545	8" Live Oak
*546	10" Cedar
*547	Cluster-6 Red Oak 4" to 8" dia.
*548	8"\4" Live Oak
*550	8" Live Oak
*551	8"\4" Live Oak
*552	7"\5"\4" Live Oak
*553	8" Cedar
*554	8" Cedar
*555	8"\4"\4" Cedar
*556	8"\5" Cedar
*557	10" Cedar
*558	8"\6" Cedar
*559	10"\8"\4" Cedar
*563	8" Cedar
*564	8" Live Oak
*566	Cluster-9 Live Oaks 4" to 5" dia.
*568	12" Cedar
*622	10"\6" Live Oak
*719	11"\10" Live Oak
*774	10"\4" Live Oak
785	8"\8"\5" Live Oak
1401	Cluster-1 Live Oak, 2 Cedars
*1402	4" Cedar
*1403	6"\5" Spanish Oak
1404	8" Live Oak
*1404b	12" Live Oak
1405	9" Cedar
*1405b	Cluster-3 Cedars
1406	13" Live Oak
*1406b	4" Cedar
1407	9" Cedar
1408	9" Cedar
1409	16" Live Oak
*1408b	Cluster-3 Cedars
*1411	6" Cedar
1412	Cluster-3 Cedars, 1 Live Oak
*1412b	8"\8" Cedar
*1413	6" Cedar
*1414	8" Live Oak
*1415	Cluster-6 Cedars, 1 Live Oak
*1416	9"\7" Live Oak
*1417	Cluster-3 Cedars, 2 Live Oaks
*1418	6" Live Oak
*1419	9" Cedar
*1420	12" Cedar
*1421	Cluster-1 Cedar, 1 Live Oak
*1422	Cluster-1 Cedar, 1 Live Oak
*1423	7" Cedar
*1426	Multistem 12" Live Oak
*1427	Cluster-3 Cedars
*1428	6" Live Oak
*1429	6" Live Oak
*1430	Cluster-1 Cedar, 1 Live Oak
*1431	7" Live Oak
*1432	6" Cedar
*1433	6" Cedar
*1434	Cluster-5 Cedars
*1435	Cluster-4 Cedars
*1436	6" Live Oak
*1437	7"\6" Live Oak
*1438	6"\6" Cedar
*1439	Cluster-2 Cedars
*1440	8" Cedar
*1441	6"\4" Cedar
*1442	10" Cedar
*1443	10" Cedar
*1444	Cluster-4 Cedars
*1445	Cluster-2 Cedars
*1446	8" Live Oak
*1447	8"\5" Live Oak
*1448	6" Live Oak
*1449	6" Live Oak
*1450	Cluster-3 Live Oaks
*1451	6"\4" Live Oak
*1452	6"\4" Live Oak
*1453	8" Live Oak
*1454	Multistem 13" Live Oak
1455	6" Live Oak
*1456	7"\6" Lived Oak
*1458	11" Span. Oak
*1459	8" Cedar
*1460	8" Cedar
*1461	7" Cedar
*1463	12" Span. Oak
*1465	8" Cedar
*1466	15" Cedar
*1467	15" Cedar
*1468	6" Cedar
*1469	6" Cedar

TREE LIST

TAG #	DESCRIPTION
*1470	6" Cedar
*1471	6"\6" Cedar
*1472	8" Cedar
*1473	12" Cedar
*1474	Cluster-5 Cedars, 1 Live Oak
*1475	8" Live Oak
*1476	7" Live Oak
*1477	Cluster-1 Cedar, 1 Live Oak
*1478	Cluster-1 Cedar, 3 Live Oaks
*1479	11" Cedar
*1480	6" Cedar
*1481	6" Cedar
*1482	6" Cedar
*1483	6" Cedar
*1484	8" Cedar
*1485	12" Cedar
*1487	10"\10" Cedar
*1488	6"\6" Cedar
*1489	10" Cedar
*1490	4" Cedar
*1491	6" Cedar
*1492	9" Cedar
*1493	Cluster-2 Cedars
*1494	8" Cedar
*1495	8" Cedar
*1514	11" Cedar
*1517	8" Live Oak
*1518	6"\6" Live Oak
*1519	8" Live Oak
*1520	10" Cedar
*1521	8" Cedar
*1522	14" Cedar
*1523	10" Cedar
*1524	10"\5" Live Oak
*1525	8" Live Oak
*1526	13" Cedar
*1527	8"\8" Live Oak
*1528	8"\7" Live Oak
*1529	8" Live Oak
*1530	8" Live Oak
*1531	8" Live Oak
*1532	8" Live Oak
*1533	8" Live Oak
*1534	10"\6" Live Oak
*1535	12" Cedar
*1536	8" Cedar
*1537	8" Cedar
*1538	21" Live Oak
*1539	8" Live Oak
*1540	10" Live Oak
*1541	8" Live Oak
*1542	10" Elm
*1543	9" Cedar
*1544	9"\8" Live Oak
*1545	10" Live Oak
*1546	9" Live Oak
*1547	10" Live Oak
*1548	11" Live Oak
*1549	10" Live Oak
*1550	9"\8" Live Oak
*1551	12" Live Oak
*1552	11" Live Oak
*1553	9" Live Oak
*1554	12" Live Oak
*1556	13" Live Oak
*1557	15" Cedar
*1558	9"\8" Live Oak
*1559	9" Live Oak
*1560	10" Live Oak
*1561	10" Cedar
*1562	9" Cedar
*1563	10" Live Oak
*1564	Cluster-5 Live Oaks 8" to 15" dia.
*1565	12"\11" Live Oak
*1566	10" Live Oak
*1567	8" Live Oak
*1568	10" Live Oak
*1569	9" Live Oak
*1570	9"\8"\7" Live Oak
*1571	10" Live Oak
*1572	10" Cedar
*1573	10"\10" Live Oak
*1574	8"\6"\3" Live Oak
*1575	9" Cedar
*1577	21"\10"\9" Live Oak
*1578	14" Live Oak
*1580	9" Live Oak
*1581	10" Live Oak
*1582	9" Live Oak
*1583	14" Live Oak
*1584	11" Elm
*1585	10" Live Oak
*1586	8" Elm
*1587	9" Live Oak
*1588	10"\6"\5" Live Oak
*1589	10" Cedar
*1590	10" Cedar
*1591	12"\12" Live Oak
*1592	8"\6"\5" Live Oak
*1593	8"\8" Cedar
*1595	11" Live Oak
*1596	10"\9" Live Oak
*1597	11" Live Oak
*1599	Cluster-7 Live Oaks 6" to 10" dia.
1600	12" Cedar
1601	9" Cedar
1602	10" Cedar
1603	10" Live Oak
1604	8"\8"\5" Live Oak
1605	8" Cedar
1606	8" Cedar
1607	8"\8" Cedar
1608	10" Cedar
1609	6"\6" Live Oak
1610	15" Cedar
1611	6"\6"\6" Cedar
1612	8" Cedar
1613	8" Cedar
1614	7"\6"\4"\3" Cedar
1615	6"\6"\5"\4" Cedar
1616	Cluster-6 Live Oaks 5" to 6" dia.
1617	8" Cedar
1618	10"\9"\7"\7" Live Oak
1619	11"\8" Live Oak
1620	11" Cedar
1624	11"\10" Live Oak
1625	11" Cedar
1626	11" Cedar
1627	8" Cedar
1628	8" Cedar
1629	8"\6" Cedar
1630	4"\4"\4" Shin. Oak
1631	8" Cedar
1632	8" Live Oak
1633	6"\6" Live Oak
1634	8"\8" Live Oak
1635	8"\4" Live Oak
1636	8"\8" Live Oak
1637	8" Live Oak
1638	10"\8"\6" Live Oak
1639	8"\8"\6" Live Oak
1640	8"\6" Live Oak
1641	9"\8"\4" Live Oak
1642	11"\5" Cedar
1643	9" Live Oak
1644	10" Cedar

TREE LIST

TAG #	DESCRIPTION
1645	8" Cedar
1646	8" Live Oak
1647	7"\4" Live Oak
1648	7" Live Oak
1649	8"\7"\5" Live Oak
1650	6"\6"\5" Cedar
1651	8" Cedar
2570	8"\4" Live Oak
2571	10" Elm
2572	9" Cedar
2573	Multistem 8" Cedar
2574	10" Cedar
2576	10" Cedar
2577	10" Cedar
2578	12" Cedar
2579	12" Cedar
2580	10" Cedar
2581	12" Cedar
*2583	8" Live Oak
2588	9" Elm
*2727	8"\7" Live Oak
*2728	10" Elm
*2729	12" Elm
*2730	10" Live Oak
*2731	10" Cedar
*2732	9" Cedar
*2733	8" Cedar
*2742	13" Cedar
*2743	10" Cedar
2747	11" Cedar
2750	12" Cedar
2751	15" Cedar
*2756	8" Cedar
3008	8" Live Oak
3009	6"\5" Elm
3010	10" Cedar
3011	7" Cedar
3012	10" Cedar
3013	10" Cedar
3015	21" Live Oak
3023	8"\6"\3"\2" Live Oak
3024	12" Live Oak
3025	12" Cedar
3026	11" Cedar
3028	10" Cedar
3029	8"\4" Cedar
3031	9" Cedar
3032	Cluster-4 Live Oaks 4" to 8" dia.
3034	6"\4"\3" Live Oak
3035	6"\6" Live Oak
3037	11"\5" Live Oak
3038	10" Cedar
3040	9" Cedar
3044	17" Cedar
3045	8"\7"\6"\3" Live Oak
3046	Cluster-5 Live Oaks 3" to 8" dia.
3047	8" Live Oak
3048	8" Live Oak
3049	8" Live Oak
3050	6"\5"\4" Live Oak
3054	7"\6"\6" Live Oak
3055	6"\6" Live Oak
3057	11" Cedar
*3063	10" Live Oak
*3064	9" Live Oak
*3065	9" Live Oak
*3066	8"\6"\6" Live Oak
*3067	10" Live Oak
*3068	9"\9" Live Oak
*3069	10" Live Oak
*3070	10\6" Live Oak
*3071	9" Live Oak
*3072	10" Live Oak
*3073	9"\7" Live Oak
*3074	8"\6" Live Oak
*3075	9"\6" Live Oak
*3076	10" Live Oak
*3077	9"\9"\8" Live Oak
*3078	10" Cedar
*3079	9"\7" Live Oak
*3080	12"\9" Live Oak
*3081	9"\5"\4"\4" Live Oak
*3082	9" Live Oak
*3083	10"\7" Live Oak
*3084	10"\5" Live Oak
*3085	9"\7" Live Oak
*3086	12" Cedar
*3087	9" Cedar
*3088	10" Live Oak
*3089	10"\9" Live Oak
*3090	14" Cedar
*3091	9" Cedar
*3092	10"\8"\8"\7" Live Oak
*3093	8"\6"\6" Live Oak
*3094	9"\9"\6" Live Oak
*3095	10" Live Oak
*3096	15" Cedar
*3097	9" Cedar
*3098	10"\9"\8" Live Oak
*3099	11" Cedar
*3100	9" Cedar
*3101	10" Live Oak
*3102	9" Live Oak
*3103	9" Live Oak
*3104	12" Cedar
*3105	9" Live Oak
*3106	10" Live Oak
*3107	10"\7" Live Oak
*3108	8"\7" Live Oak
*3109	9" Live Oak
*3110	11" Live Oak
*3111	10" Cedar
*3112	8"\6"\5"\4" Live Oak
*3113	Cluster- 5 Live Oaks 5" to 9" dia.
*3114	8"\7" Live Oak
*3115	9"\7"\6"\6" Live Oak
*3116	9"\7"\5" Live Oak
*3117	11"\9" Live Oak
*3118	11"\7" Live Oak
*3119	10"\7"\7"\5" Live Oak
*3120	8"\7"\6" Live Oak
*3121	10"\9" Live Oak
*3122	10" Live Oak
*3123	8"\8"\8"\8" Live Oak
*3124	9"\9"\9" Live Oak
*3125	14"\14"\9"\5" Live Oak
*3126	10" Live Oak
*3127	12" Cedar
*3128	8"\7" Live Oak
*3129	10" Cedar
*3130	11" Cedar
*3131	10" Cedar
*3132	14" Cedar
*3133	12"\11" Live Oak
*3135	10" Span. Oak
*3136	11" Cedar
*3137	9" Live Oak
*3138	11" Cedar
*3139	12" Cedar
*3140	9" Cedar
*3141	14" Cedar
*3142	13" Cedar
*3143	8"\7"\7" Live Oak
*3144	11" Cedar
*3145	12" Cedar

TREE LIST

TAG #	DESCRIPTION
*3146	10" Cedar
*3147	7"\6"\6" Live Oak
*3148	10"\8" Live Oak
*3149	8"\6" Live Oak
*3150	8"\6" Live Oak
*3151	10" Live Oak
*3152	9" Cedar
*3153	10"\7" Live Oak
*3154	9" Live Oak
3155	Multistem 15" Live Oak
*3156	10"\9"\9"\7" Live Oak
*3157	11"\6"\6" Live Oak
*3158	17" Cedar
*3159	9"\8"\8"\7" Live Oak
*3161	8"\6"\5" Live Oak
*3162	8"\7" Live Oak
*3163	10" Live Oak
3164	11" Cedar
*3165	8"\8" Cedar
*3166	13" Cedar
3167	7"\6" Live Oak
3168	12" Cedar
3169	9" Cedar
3170	8"\7"\6" Live Oak
3171	10" Cedar
*3172	10" Cedar
3173	10" Cedar
3174	8"\5"\5"\5" Live Oak
*3175	7"\7" Live Oak
*3176	7"\6"\6" Live Oak
3177	12" Cedar
3178	10" Cedar
3179	8"\6"\6"\6"\5" Live Oak
3180	12" Cedar
3181	Cluster-6 Live Oaks 6" to 10" dia.
3182	12" Cedar
3183	8"\8" Live Oak
3184	10" Cedar
*3185	10" Cedar
3186	14" Cedar
3187	10" Live Oak
3188	13" Cedar
3189	9"\8" Cedar
3190	10" Cedar
3191	8" Cedar
3192	12" Cedar
3193	8"\6" Live Oak
3194	8" Live Oak
3195	7"\7" Live Oak
3196	9"\9" Live Oak
3197	9"\9" Live Oak
3198	9"\6" Live Oak
3199	10" Cedar
3200	8" Cedar
3201	8" Live Oak
3202	12" Live Oak
3203	8" Live Oak
3204	6"\6" Live Oak
3205	8" Live Oak
3206	8" Live Oak
3207	12" Live Oak
3209	8" Live Oak
3210	8" Live Oak
3211	8"\7" Live Oak
3212	8" Live Oak
3213	7"\6" Live Oak
3214	8" Live Oak
3215	8" Live Oak
3216	8" Live Oak
3217	8"\4"\4" Live Oak
3218	13" Cedar
3219	9" Cedar
3220	11" Cedar
*3221	8"\8" Live Oak
*3341	8" Cedar
*3342	10" Cedar
*3343	9" Cedar
*3344	10" Cedar
3347	9" Cedar
*3372	10"\8"\8" Cedar
*3373	10"\6" Live Oak
*3374	10" Live Oak
*3375	10" Live Oak
*3376	11" Live Oak
3408	6" Elm
3409	8" Cedar
3410	6" Elm
3411	Cluster-7 Cedars 2" to 5" dia.
3443	7" Cedar
3448	7"\7" Live Oak
3449	6"\6" Live Oak
3452	6" Cedar
3453	8" Cedar
3454	6" Cedar
3463	Cluster-2 Cedars, 5 Live Oaks, 1 Persimmon 2" to 5" dia.
3464	Cluster-2 Cedars, 1 Persimmon 2" to 5" dia.
3465	Cluster-3 Cedars, 5 Live Oaks, 5 Elms 2" to 5" dia.
3466	Cluster-2 Cedars, 4 Live Oaks 2" to 5" dia.
3467	Cluster-2 Cedars, 2 Live Oaks 2" to 5" dia.
3468	Cluster-5 Cedars, 5 Live Oaks, 2 Elms, 1 Persimmon 2" to 5" dia.
*3501	10" Live Oak
*3503	7" Cedar
*3504	8" Live Oak
*3505	8" Live Oak
*3507	8" Cedar
*3508	8" Live Oak
*3509	8" Elm
*3511	8" Cedar
*3512	6" Cedar
*3513	7"\6" Cedar
*3514	6" Cedar
*3517	7" Cedar
*3518	10" Cedar
*3520	11"\7" Spanish Oak
3521	6" Cedar
*3522	8" Cedar
*3523	7" Cedar
*3525	17" Live Oak
*3526	9" Cedar
*3527	8" Cedar
*3528	10" Cedar
*3529	10" Mtn. Laurel
*3530	11" Cedar
*3531	8" Cedar
*3532	12" Cedar
*3535	12" Cedar
*3536	6" Live Oak
*3537	12" Cedar
*3538	Cluster-3 Cedars
*3539	10" Live Oak
*3540	6" Cedar
*3541	6" Cedar
*3542	7" Cedar
*3543	7" Cedar
*3544	8" Cedar
*3545	6" Cedar
*3546	7" Cedar
*3547	8" Live Oak
*3548	15" Cedar
*3549	9" Live Oak
*3550	8" Cedar
*3551	9" Cedar
*3552	12" Cedar
*3553	12" Cedar
*3557	12" Cedar

* DENOTES TREES TO BE REMOVED

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

TREE LIST

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 14 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-26-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 12 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: _____ Zoning: PUD
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 306-0660 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/12/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/23/2015

SHEET 14 OF 31

TREE LIST

TAG #	DESCRIPTION
*3558	12" Cedar
*3559	10" Cedar
*3560	9" Live Oak
*3561	Cluster–3 Live Oak, 2 Cedar
*3562	12" Cedar
*3563	11" Cedar
*3564	Cluster–3 Spanish Oaks, 3 Live Oaks
3565	6"\6" Live Oaks
3566	11"\6" Cedar
3566	8" Cedar
*3567	6" Cedar
*3568	12" Cedar
*3569	12"\8" Cedar
*3570	9"\5" Cedar
*3571	Cluster–4 Cedars, 6 Live Oaks
*3572	8" Cedar
*3573	9" Live Oak
3574	8" Cedar
3575	7" Cedar
*3576	6" Cedar
3577	12" Cedar
3578	7" Cedar
3579	Cluster–4 Cedars, 6 Live Oaks
3580	13" Cedar
3581	7"\7" Live Oak
3582	Cluster–2 Cedars
3583	11" Cedar
3584	7" Cedar
3585	Cluster–2 Cedars
3586	6" Cedar
3587	8" Cedar
*3588	8" Live Oak
*3590	Cluster–4 Cedars, 4 Live Oaks
3591	10" Cedar
*3592	10"\7" Live Oak
*3593	Multistem 17" Live Oak
*3594	Multistem 18" Live Oak
*3595	7" Cedar
*3596	6"\6" Cedar
*3597	Cluster–2 Live Oaks, 2 Mtn. Laurels
*3598	Cluster–4 Cedars
*3599	11" Cedar
3600	Cluster–4 Live Oaks, 1 Persimmon, 1 Mtn. Laurel
*3601	Cluster–3 Live Oaks
*3602	6" Cedar
*3603	14" Cedar
3604	Cluster–10 Persimmons, 1 Mtn. Laurel
3606	8" Cedar
*3607	Cluster–8 Persimmons, 4 Mtn. Laurels
*3608	Cluster–8 Live Oaks
*3609	6" Cedar
*3610	3" Cedar
*3611	Cluster–1 Cedar, 5 Live Oaks
*3612	8" Live Oak
3613	Cluster–11 Live Oaks
*3614	Cluster–1 Live Oak, 1 Mtn. Laurel
3615	Cluster–1 Cedar, 6 Live Oaks
4001	9" Live Oak
4002	8" Cedar
4003	8" Live Oak
4004	7" Live Oak
4005	7" Live Oak
4006	8" Cedar
4007	8" Cedar
4008	Cluster–4 Cedars, 1 Live Oak 2" to 5" dia.
4009	Cluster–2 Cedars, 2 Live Oaks 3" to 4" dia.
4010	Cluster–1 Cedar, 3 Live Oaks 3" to 5" dia.
4011	7" Live Oak
4012	9" Cedar
4013	10" Cedar
4014	Cluster–2 Cedars, 4 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
4015	Cluster–4 Cedars, 2 Live Oaks, 5 Mtn. Laurels 2" to 6" dia.
4016	Cluster–4 Cedars, 3 Live Oaks 3" to 6" dia.
4017	Cluster–4 Cedars, 3 Live Oaks, 2 Mtn. Laurels 2" to 5" dia.
4018	8" Cedar
4019	8" Cedar
4020	8" Cedar
4021	9" Cedar
4022	Cluster–4 Cedars, 3 Mtn. Laurels 3" to 4" dia.
4023	8" Cedar
4024	8" Cedar
4025	9" Cedar
4026	7" Cedar
4027	4"\6"\8" Live Oak
4028	Cluster–3 Cedars, 5 Live Oaks, 1 Mtn. Laurel 3" to 6" dia.
4029	Cluster–1 Cedars, 16 Live Oaks, 2 Mtn. Laurels 2" to 4" dia.
4030	Cluster–4 Cedars, 8 Live Oaks, 3 Mtn. Laurels 2" to 6" dia.
4031	Cluster–4 Cedars, 10 Live Oaks 3" to 6" dia.
4032	Cluster–2 Cedars, 9 Live Oaks 2" to 6" dia.
4033	7" Cedar
4034	7" Cedar
4035	Cluster–3 Cedars, 8 Live Oaks, 2 Mtn. Laurels 2" to 5" dia.
4036	7" Cedar
4037	Cluster–2 Cedars, 11 Live Oaks, 2 Mtn. Laurels 2" to 6" dia.
4038	10" Live Oak
4039	Cluster–1 Cedar, 2 Live Oaks, 2 Mtn. Laurels 2" to 6" dia.
4040	Cluster–11 Cedars 2" to 6" dia.
4041	8" Cedar
4042	8" Cedar
4043	Cluster–3 Cedars, 7 Live Oaks, 2 Mtn. Laurels 2" to 6" dia.
4044	Cluster–3 Cedars, 6 Live Oaks 2" to 6" dia.
4045	10" Cedar
4046	12" Cedar
4047	7" Cedar
4048	Cluster–2 Cedars, 1 Live Oak 4" to 6" dia.
4049	Cluster–3 Cedars, 12 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
4050	Cluster–4 Cedars 2" to 4" dia.
4051	Cluster–3 Cedars, 1 Live Oakl 3" to 5" dia.
4052	7" Cedar
4053	14" Cedar
4054	7"\6"\6" Cedar
4055	Cluster–8 Cedars, 4 Live Oaks 3" to 6" dia.
4056	7" Live Oak
4057	7" Live Oak
4058	8" Live Oak
4059	Cluster–7 Cedars 3" to 6" dia.
4060	8" Cedar
4061	Cluster–7 Cedars, 5 Live Oaks 3" to 6" dia.
4062	9" Cedar
4063	8"\4" Live Oak
4064	8" Live Oak
4065	Cluster–6 Cedars 4" to 6" dia.
4066	Cluster–11 Cedars, 2 Live Oaks 3" to 5" dia.
4067	Cluster–3 Cedars, 1 Mtn. Laurel 3" to 6" dia.
4068	14" Cedar
4069	Cluster–7 Cedars, 3 Live Oaks 3" to 6" dia.
4070	7" Cedar
4071	7" Cedar
*4072	9" Live Oak"
*4073	8" Live Oak
*4074	8" Live Oak
*4075	Cluster–8 Cedars, 1 Live Oak 4" to 6" dia.
*4076	Cluster–3 Cedars, 3 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
4077	Cluster–3 Cedars, 4 Live Oaks 4" to 6" dia.
*4078	Cluster–7 Cedars 3" to 5" dia.
4079	Cluster–4 Cedars, 4 Live Oaks 1 Cedar Elm 3" to 6" dia.
4080	10" Cedar
*4081	10" Cedar
*4082	Cluster–2 Cedars, 3 Shin. Oaks 2" to 6" dia.
4083	Cluster–2 Cedars, 1 Elm Laurel 2" to 5" dia.
4084	Cluster–2 Cedars, 6 Shin. Oaks, 1 Elm 2" to 4" dia.
4085	Cluster–7 Cedars 3" to 5" dia.
4086	Cluster–5 Cedars 3" to 5" dia.
4087	Cluster–3 Cedars 3" to 6" dia.
4088	9" Cedar
4089	Cluster–3 Cedars, 11 Live Oaks 2" to 6" dia.
4090	10" Cedar

TREE LIST

TAG #	DESCRIPTION
4091	Cluster–1 Cedar, 8 Live Oaks 3" to 6" dia.
4092	8"\4" Live Oak
4093	10" Live Oak
4094	Cluster–2 Cedars, 7 Live Oaks, 1 Mtn. Laurel 3" to 6" dia.
4095	Cluster–5 Cedars, 1 Mtn. Laurel 3" to 5" dia.
4096	Cluster–6 Cedars, 3 Live Oaks, 4 Mtn. Laurels 2" to 6" dia.
4097	8"\8"\6"\3"\3" Live Oak
4098	Cluster–3 Cedars, 3 Live Oaks 3" to 5" dia.
4099	9" Live Oak
4100	Cluster–6 Cedars 2" to 6" dia.
4102	Cluster–2 Cedars, 2 Mtn. Laurels 2" to 5" dia.
4103	Cluster–5 Cedars, 1 Live Oak, 3 Mtn. Laurels 4" to 6" dia.
4104	13"\8" Live Oak
*4104b	Cluster–1 Live Oak, 2 Mtn. Laurels 3" to 5" dia.
4105	Cluster–8 Cedars, 1 Live Oak 4" to 6" dia.
4106	10" Live Oak
4107	10" Live Oak
4108	Cluster–2 Cedars, 13 Live Oaks 4" to 6" dia.
4109	9" Live Oak
4110	12" Live Oak
4111	Cluster–3 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
4112	Cluster–2 Cedars, 3 Live Oaks 2" to 6" dia.
4113	10"\8"\6" Live Oak
*4114	7" Cedar
4115	12" Cedar
4116	Cluster–4 Cedars 2" to 3" dia.
4117	10" Cedar
4118	10" Cedar
4119	10" Cedar
4120	Cluster–2 Cedars, 1 Mtn. Laurel 4" to 6" dia.
*4121	7" Cedar
4122	Cluster–4 Cedars 3" to 5" dia.
4123	Cluster–4 Cedars, 1 Live Oak 3" to 5" dia.
4124	7" Cedar
4125	12" Cedar
4126	8"\7"\6" Live Oak
4127	7" Live Oak
4128	Cluster–1 Cedar, 3 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
4129	10" Live Oak
4130	Cluster–8 Live Oaks 4" to 6" dia.
4131	8" Cedar
4132	10" Live Oak
4133	Cluster–4 Live Oaks 4" to 6" dia.
4134	8" Live Oak
4135	Cluster–2 Cedars, 1 Live Oak 3" to 5" dia.
4136	Cluster–1 Cedars, 1 Live Oak, 1 Mtn. Laurel 3" to 5" dia.
4137	Cluster–3 Cedars, 3 Live Oaks, 1 Mtn. Laurel 3" to 6" dia.
4138	12" Cedar
4139	Cluster–9 Cedars, 2 Live Oaks 2" to 6" dia.
4140	Cluster–2 Cedars, 1 Live Oak 4" to 6" dia.
4141	8" Cedar
4142	Cluster–2 Cedars, 1 Live Oak 2" to 4" dia.
*4143	Cluster–2 Cedars, 1 Mtn. Laurel 2" to 4" dia.
4144	10" Cedar
4145	Cluster–1 Cedar, 2 Live Oaks 4" to 5" dia.
4146	10" Cedar
4147	9" Cedar
*4148	9" Cedar
4149	8" Live Oak
4150	Cluster–3 Cedars, 7 Live Oaks, 1 Mtn. Laurel 3" to 6" dia.
*4151	Cluster–1 Cedar, 3 Mtn. Laurels 3" to 6" dia.
4152	Cluster–4 Cedars, 4 Live Oaks 3" to 6" dia.
4153	Cluster–7 Live Oaks, 1 Mtn. Laurel 4" to 6" dia.
4154	9" Cedar
4155	Cluster–1 Cedar, 7 Live Oaks 4" to 6" dia.
4156	7"\7" Live Oak
4157	8" Live Oak
4158	9"\7" Live Oak
4159	Cluster–1 Cedar, 3 Live Oaks 4" to 6" dia.
4160	Cluster–7 Live Oaks 3" to 6" dia.
4161	Cluster–4 Cedars, 8 Mtn. Laurels 2" to 6" dia.
4162	7" Live Oak
4163	7" Cedar
4164	7" Cedar
4165	7" Live Oak
4166	Cluster–8 Live Oaks 4" to 6" dia.
4167	7" Live Oak
4168	7" Live Oak
4169	7" Live Oak
4170	7" Cedar
4171	7" Cedar
4171	7" Live Oak
*4172	8" Cedar
4173	7" Cedar
4174	7" Cedar
4175	Cluster–3 Cedars, 3 Live Oaks 3" to 5" dia.
4176	Cluster–2 Cedars, 5 Live Oaks 4" to 6" dia.
4177	Cluster–3 Cedars, 3 Live Oaks 5"–to 6" dia.
*4178	7" Cedar
4179	Cluster–10 Cedars 2" to 5" dia.
4180	Cluster–3 Cedars, 4 Live Oaks, 1 Elm 2" to 6" dia.
4181	Cluster–5 Cedars, 1 Live Oak, 3 Mtn. Laurels 2" to 6" dia.
4182	Cluster–7 Cedars, 6 Live Oaks, 3 Mtn. Laurels 3" to 5" dia.
4183	Cluster–2 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
4184	7" Live Oak
4185	Cluster–1 Cedar, 1 Live Oak, 2 Mtn. Laurels 3" to 6" dia.
4186	7" Cedar
4187	Cluster–7 Live Oaks, 1 Mtn. Laurel 2" to 4" dia.
4188	Cluster–6 Cedars, 3 Mtn. Laurels 3" to 6" dia.
4189	Cluster–5 Cedars, 2 Live Oaks 3" to 6" dia.
4190	Cluster–2 Cedars, 2 Live Oaks 4" to 6" dia.
4191	Cluster–7 Cedars, 2 Live Oaks, 2 Mtn. Laurels 3" to 6" dia.
4192	Cluster–2 Cedars, 2 Shin. Oaks 2" to 5" dia.
*4193	Cluster–3 Cedars, 5 Live Oaks, 1 Mtn. Laurel 3" to 5" dia.
4194	Cluster–3 Cedars 3" to 6" dia.
*4195	12" Cedar
4196	9" Cedar
4197	Cluster–1 Live Oak, 2 Mtn. Laurels, 1 Yaupon 3" to 4" dia.
4198	Cluster–3 Cedars 5" to 6" dia.
4199	9" Live Oak
4200	12"\9"\9"\9"\7" Live Oak
4201	12" Cedar
4202	8" Live Oak
4203	9" Live Oak
4204	9" Live Oak
4205	10" Cedar
4206	Cluster–1 Live Oak, 5 Mtn. Laurels 2" to 6" dia.
4207	Cluster–1 Cedar, 5 Mtn. Laurels, 1 Yaupon 2" to 5" dia.
4208	10" Cedar
4209	Cluster–13 Live Oaks 2" to 5" dia.
4210	Cluster–1 Cedar, 5 Live Oaks 3" to 6" dia.
*4211	12" Cedar
4212	Cluster–4 Cedars, 2 Live Oaks 3" to 6" dia.
4213	9" Cedar
4214	8" Live Oak
4215	Cluster–4 Cedars, 2 Mtn. Laurels 2" to 4" dia.
4216	Cluster–3 Live Oaks 2" to 4" dia.
4217	8" Cedar
4218	Cluster–1 Cedar, 7 Live Oaks 2" to 6" dia.
4219	Cluster–1 Cedar, 3 Live Oaks 3" to 6" dia.
4220	Cluster–5 Live Oaks, 5 Mtn. Laurels 3" to 5" dia.
4221	Cluster–2 Cedars, 6 Live Oaks 2" to 4" dia.
*4222	Cluster–5 Cedars, 4 Live Oaks 4" to 6" dia.
4223	Cluster–8 Cedars, 6 Live Oaks 4" to 6" dia.

TREE LIST

TAG #	DESCRIPTION
*4224	8" Cedar
*4225	Cluster–5 Cedars 2" to 4" dia.
*4226	Cluster–1 Cedar, 7 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
*4227	10" Cedar
*4228	8" Cedar
*4229	Cluster–6 Cedars, 2 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
*4230	7" Cedar
*4231	7" Cedar
*4232	Cluster–6 Cedars, 5 Live Oaks 5" to 6" dia.
*4233	9" Live Oak"
4234	7" Cedar
4235	9" Cedar
4236	10"\4"Mountain Laurel
*4237	10" Cedar
*4238	Cluster–1 Live Oak, 3 Mtn. Laurels 4" to 5" dia.
*4239	Cluster–3 Cedars, 4 Mtn. Laurels 2" to 6" dia.
4240	Cluster–1 Cedar, 3 Mtn. Laurels 2" to 6" dia.
4241	7" Cedar
*4242	Cluster–8 Mtn. Laurels, 5 Yaupons 2" to 5" dia.
4243	7"\6"\6"\6" Mountain Laurel
4244	Cluster–1 Cedar, 1 Live Oak, 8 Mtn. Laurels 3" to 6" dia.
4245	7" Live Oak
4246	7" Live Oak
4247	Cluster–3 Live Oaks, 7 Mtn. Laurels 3" to 6" dia.
4248	8" Live Oak
4249	7" Live Oak
4250	Cluster–7 Live Oaks, 7 Mtn. Laurels 2" to 5" dia.
4251	Cluster–6 Mtn. Laurels, 3 Yaupons 2" to 5" dia.
5563	8" Cedar
5564	6" Cedar
5566	6" Live Oak
5568	Cluster–3 Cedars, 2 Live Oaks, 1 Mtn. Laurel 2" to 6" dia.
5569	Cluster–1 Cedar, 6 Live Oaks 2" to 6" dia.
5570	Cluster–1 Cedar, 2 Live Oaks, 2 Mtn. Laurel 2" to 7" dia.
5572	11" Cedar
4262	Cluster–Cedar
*4263	Cluster–6 Cedars 3" to 5" dia.
4264	Cluster–2 Cedars, 1 Mtn. Laurel 2" to 5" dia.
4265	Cluster–1 Cedar 4 Mtn. Laurels 2" to 5" dia.
4266	Cluster–5 Cedars 2" to 6" dia.
4267	8" Cedar
4268	Cluster–3 Cedars 3" to 5" dia.
4269	7" Cedar
4270	7" Cedar
4271	Cluster–4 Cedars 4" to 6" dia.
4272	8" Cedar
4273	Cluster–5 Cedars 3" to 6" dia.
4274	10" Cedar
4275	10" Cedar
4276	8" Cedar
4277	Cluster–4 Cedars 3" to 6" dia.
4278	Cluster–3 Cedars, 2 Mtn. Laurels 2" to 4" dia.
4279	8" Cedar
4280	7" Cedar
4281	7" Cedar
4282	10" Cedar
4283	13"\10"\9" Live Oak
4284	Cluster–9 Cedars 2" to 5" dia.
4285	8" Cedar
4286	Cluster–6 Cedars 3" to 6" dia.
*4287	Cluster–8 Cedars 4" to 6" dia.
*4288	Cluster–5 Cedars 3" to 5" dia.
*4289	12" Cedar
*4290	12" Cedar
*4291	Cluster–5 Cedars 3" to 6" dia.
*4292	Cluster–3 Cedars 3" to 6" dia.
*4293	Cluster–3 Cedars 3" to 5" dia.
*4294	Cluster–7 Cedars 4" to 6" dia.
*4295	8" Live Oak
*4296	7" Live Oak
*4297	Cluster–8 Cedars 4" to 5" dia.
*4298	Cluster–
4299	8" Cedar
*4300	8" Cedar
*4301	12" Cedar
*4302	Cluster–5 Cedars, 1 Mtn. Laurel 3" to 6" dia.
*4303	12" Cedar
*4304	8" Cedar
*4305	Cluster–5 Cedars 2" to 5" dia.
4306	8" Cedar
4307	Cluster–3 Cedars, 1 Mtn. Laurel 2" to 5" dia.
*4308	24" Live Oak
4309	Cluster–5 Cedars 2" to 6" dia.
*4310	Cluster–6 Cedars, 2 Live Oaks 3" to 6" dia.
*4311	Cluster–8 Cedars, 1 Mtn. Laurel 4" to 6" dia.
*4312	Cluster–5 Cedars 4" to 6" dia.
*4313	Cluster–6 Cedars, 1 Live Oak, 1 Mtn. Laurel 4" to 6" dia.
*4314	10"\10"\10" Live Oak
*4315	Cluster–5 Cedars, 1 Mtn. Laurel 3" to 6" dia.
*4558	14" Cedar
*4559	9" Cedar
*4560	9" Elm
*4562	6"\6"\6"\5" Live Oak
*4563	10" Cedar
*4564	12" Cedar
*4565	8"\7"\7"\6" Live Oak
*4566	8" Live Oak
4567	11" Cedar
*4568	10" Cedar
*4569	Cluster–4 Live Oaks, 2 Cedars 3" to 7" dia.
*4570	8" Cedar
*4571	8" Elm
*4572	8" Cedar
4573	6"\4" Live Oak
*4574	12" Cedar
*4575	6"\4" Live Oak
*4576	9" Cedar
4577	10" Cedar
4578	9" Cedar
*4579	10" Cedar
*4580	7"\6"\6" Live Oak
*4581	40" Live Oak
4586	8"\8"\5"\3" Live Oak
4591	Cluster–5 Live Oaks, 2 Mtn. Laurels 3" to 7" dia.
*4592	8" Elm
5001	6" Cedar
5002	6"\6" Live Oak
5003	6" Cedar
5004	6" Live Oak
5005	6"\4" Live Oak
5006	6"\4" Live Oak
5007	6" Live Oak
5008	6"\4" Live Oak
5009	6"\6" Live Oak
5010	6" Live Oak
5011	6" Cedar
5012	8" Cedar
5013	6"\4" Live Oak
5014	6"\5" Live Oak
5042	12" Cedar
5043	12" Cedar
5045	6" Cedar
5046	Cluster–4 Cedars, 4 Mtn. Laurels 2" to 5" dia.
5047	8" Cedar
5048	Cluster–2 Cedars,2 Spanish Oaks, 1 Mtn. Laurel 2" to 5" dia.
5049	Cluster–2 Cedars, 5 Live Oaks 2" to 5" dia.
5050	Cluster–1 Cedar, 1 Live Oak, 3 Mtn. Laurels 3" to 5" dia.
5055	Cluster–5 Cedars, 3 Live Oaks, 2 Elms 2" to 5" dia.
5056	Cluster–4 Cedars, 2 Live Oaks, 10 Mtn. Laurels 2" to 5" dia.
5057	Cluster–10 Cedars, 1 Live Oak 2" to 5" dia.
5093	8" Cedar
5094	9" Cedar
5095	8" Elm
5098	6" Cedar
*5099	7" Elm

* DENOTES TREES TO BE REMOVED

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

TREE LIST

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #2000000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 15 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Scott Grantham APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.

Watershed Protection and Development Review Dept.
DATE OF RELEASE: _____ Zoning: SWS

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 894-3005 Fax: (512) 899-0655
Firm Registration No. F-785

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
9/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/23/2015

SHEET 15
OF 2031

TREE LIST

TAG #	DESCRIPTION
5121	6" Cedar
5122	6" Cedar
5123	8" Cedar
5124	7" Live Oak
5128	6" Cedar
5129	8" Cedar
5130	6" Live Oak
5131	6" Cedar
*5132	6" Cedar
*5133	Cluster–7 Cedars, 5 Live Oaks 2" to 5" dia.
*5134	Cluster–10 Cedars 2" to 5" dia.
*5135	8" Cedar
*5136	Cluster–6 Cedars 2" to 5" dia.
*5137	Cluster–6 Cedars, 1 Spanish Oak, 1 Mtn. Laurel 2" to 5" dia.
*5138	Cluster–10 Cedars 2" to 5" dia.
*5139	Cluster–6 Live Oaks, 1 Mtn. Laurel, 1 Persimmon 2" to 5" dia.
*5140	8" Live Oak
*5141	8" Live Oak
*5142	Cluster–16 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
5144	6" Cedar
*5155	Cluster–11 Cedars, 3 Live Oaks 2" to 5" dia.
*5157	Cluster–6 Cedars, 1 Elm, 1 Mtn. Laurel 2" to 5" dia.
*5158	7" Cedar
*5162	Cluster–5 Cedars 2" to 5" dia.
*5163	Cluster–5 Cedars, 1 Live Oak, 1 Yaupon 2" to 5" dia.
*5164	6" Cedar
*5165	8" Cedar
*5166	6" Mtn. Laurel
*5173	6" Elm
*5174	6" Live Oak
*5175	6" Cedar
*5176	8" Cedar
*5180	8" Cedar
*5181	6" Live Oak
*5186	6" Elm
*5201	5"\5"\4" Live Oak
*5203	7" Cedar
5204	6" Cedar
5205	7" Elm
5217	6"\4" Live Oak
5218	6" Live Oak
5219	7" Live Oak
5220	8" Live Oak
5221	8" Live Oak
*5223	6" Cedar
*5225	7" Elm
*5226	7" Cedar
*5227	6" Live Oak
*5228	8" Cedar
*5229	6" Cedar
*5230	6" Live Oak
*5231	Cluster–6 Cedars 2" to 5" dia.
*5232	6" Cedar
*5233	6" Live Oak
*5234	6" Cedar
*5235	8" Cedar
*5236	7" Cedar
*5237	6"\5"\4" Cedar
*5238	6" Live Oak
*5239	8" Cedar
*5240	6" Live Oak
*5241	6" Live Oak
*5242	6"\5" Live Oak
*5243	7" Elm
*5244	6" Live Oak
*5245	4"\4"\3" Lived Oak
*5247	6" Cedar
*5248	6" Cedar
*5249	6" Cedar
*5253	6" Cedar
*5254	7" Cedar
*5258	6"\6" Live Oak
*5256	8" Cedar
*5257	8" Cedar
5259	Cluster–9 Elms, 2 Live Oaks 2" to 5" dia.
*5269	Cluster–1 Cedar, 1 Elm 6" dia.
*5271	Cluster–12 Cedars, 4 Live Oaks. 1 Elm 2" to 5" dia.
*5275	7" Cedar
*5276	Cluster–7 Cedars 2" to 5" dia.
*5278	Cluster–4 Cedars, 5 Mtn. Laurels 2" to 5" dia.
5281	Cluster–5 Elms, 2 Mtn. Laurels, 1 Yaupon 2" to 5" dia.
*5284	Cluster–5 Cedars, 3 Yaupons, 1 Mtn. Laurel, 1 Elm 2" to 5" dia.
*5285	Cluster–4 Cedars, 1 Yaupon, 1 Elm 2" to 5" dia.
5286	Cluster–6 Cedars, 4 Live Oaks 2" to 5" dia.
5289	Cluster–6 Cedars, 2 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
*5291	Cluster–7 Cedars, 1 Elm Oak 2" to 5" dia.
*5294	8" Cedar
*5295	7" Cedar
*5296	8" Cedar
*5297	6" Cedar
*5298	4" Live Oak
*5299	Cluster–10 Cedars, 1 Spanish Oak, 1 Mtn. Laurel 2" to 5" dia.
*5342	Cluster–2 Cedars, 5 Elms 2" to 6" dia.
*5343	Cluster–2 Cedars, 3 Elms, 1 Persimmon 2" to 5" dia.
*5347	Cluster–5 Cedars, 1 Elm 2" to 5" dia.
*5348	Cluster–1 Cedar, 4 Live Oaks, 1 Yaupon 2" to 5" dia.
*5349	Cluster–4 Live Oaks 2" to 5" dia.
*5351	Cluster–2 Live Oaks 3" to 6" dia.
*5353	Cluster–2 Cedars, 1 Mtn. Laurel, 1 Elm 2" to 5" dia.
*5356	Cluster–3 Cedars, 1 Elm 2" to 5" dia.
*5357	Cluster–6 Cedars 2" to 5" dia.
*5483	6" Cedar
*5484	6" Cedar
*5485	6" Live Oak
*5495	6" Cedar
*5496	6" Cedar
*5515	8" Cedar
*5524	Cluster–3 Live Oaks
*5528	6" Cedar
5540	9" Cedar
5541	Cluster–3 Cedars, 2 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
5542	8" Cedar
5543	Cluster–2 Cedars, 2 Mtn. Laurels 2" to 5" dia.
5544	Cluster–5 Cedars, 1 Live Oak, 1 Mtn. Laurel, 2 Persimmons 2" to 5" dia.
5545	6" Live Oak
5546	6" Cedar
5550	Cluster–1 Cedar, 4 Live Oaks, 1 Mtn. Laurel, 1 Elm 2" to 5" dia.
5554	Cluster–5 Cedars, 1 Mtn. Laurel 2" to 5" dia.
5555	Cluster–6 Cedars, 2 Live Oaks 2" to 5" dia.
5556	Cluster–2 Cedars, 5 Live Oaks 2" to 5" dia.
5557	Cluster–5 Cedars 2" to 5" dia.
5558	Cluster–5 Cedars, 1 Live Oak 2" to 5" dia.
5563	10" Cedar
5564	6"\4"\3" Cedar
5565	Cluster–3 Cedars, 1 Mtn. Laurel 2" to 5" dia.
5566	Cluster–3 Cedars, 6 Live Oaks, 5 Mtn. Laurels, 3 Persimmons 2" to 5" dia.
5573	5"\4"\4"\3" Cedar
5574	6"\4" Live Oak
5575	Cluster–6 Cedars 2" to 5" dia.
5576	Cluster–6 Cedars 2" to 5" dia.
5577	Cluster–4 Cedars 2" to 5" dia.
5579	Cluster–4 Cedars, 4 Live Oaks, 1 Mtn. Laurel 2" to 5" dia.
5580	6" Cedar
5581	6" Cedar
5582	Cluster–3 Cedars, 2" to 5" dia.
5584	7" Cedar
5585	Cluster–5 Cedars, 6 Live Oaks 2" to 5" dia.
5586	6" Live Oak
5587	8" Cedar
5588	6" Live Oak
5589	Cluster–11 Cedars 2" to 5" dia.
5590	6" Cedar
*5591	6" Cedar
5592	10" Cedar

TREE LIST

TAG #	DESCRIPTION
5596	6" Cedar
5597	Cluster–1 Live Oak, 3 Mtn. Laurels 2" to 5" dia.
5598	6" Cedar
5599	Cluster–2 Cedars 2" to 5" dia.
*5618	8" Cedar
5644	6" Live Oak
5645	8" Live Oak
5646	6"\4" Live Oak
5651	6" Cedar
5665	Cluster–1 Cedars, 8 Live Oaks 2" to 5" dia.
*5701	6" Cedar
*5702	6" Live Oak
*5703	Cluster–6 Live Oaks 2" to 5" dia.
*5704	6" Live Oak
*5706	6" Live Oak
*5707b	6"\6"\4" Live Oak
5708	8" Cedar
*5709	6" Cedar
*5710	8" Cedar
5711	Cluster–3 Cedars 2" to 5" dia.
5712	8" Cedar
5713	8" Cedar
5714	7"\6" Cedar
5715	Cluster–3 Cedars, 5 Mtn. Laurels 2" to 5" dia.
5716	6" Cedar
5718	8" Cedar
5719	6" Cedar
5720	6" Live Oak
5721	4" Cedar
*5722	Cluster–3 Cedars, 5 Live Oaks 2" to 5" dia.
5723	8" Cedar
5724	6" Cedar
5726	10" Cedar
5728	7" Cedar
5729	7" Cedar
5730	6" Elm
5762	Cluster–2 Cedars, 5 Mtn. Laurels 2" to 5" dia.
5767	Cluster–2 Cedars, 2 Live Oaks 2" to 5" dia.
5769	7" Cedar
5772	9" Cedar
5774	6" Cedar
5778	8" Cedar
5779	Cluster–5 Cedars, 1 Live Oaks 2" to 10" dia.
5780	8" Cedar
5782	Cluster–4 Cedars 2" to 5" dia.
*5785	11" Cedar
*5786	6" Live Oak
5787	6" Live Oak
5788	Cluster–5 Live Oaks, 2 Mtn. Laurels 2" to 5" dia.
5789	Cluster–3 Cedars, 3 Mtn. Laurels 2" to 5" dia.
5790	9" Cedar
5793	Cluster–4 Cedars 2" to 5" dia.
5796	8"\6" Live Oak
5797	Cluster–6 Cedars, 2 Mtn. Laurels 2" to 5" dia.
5800	6"\6" Cedar
5857	8" Live Oak
5858	7" Cedar
5859	9" Cedar
5861	10" Cedar
5862	6" Cedar
5863	6" Cedar
5864	6" Cedar
5865	6" Cedar
5880	Cluster–2 Cedars, 1 Elm 2" to 5" dia.
5882	7" Live Oak
5883	Cluster–6 Cedars 2" to 5" dia.
5886	Cluster–6 Cedars, 1 Mtn. Laurel 2" to 5" dia

TREE LIST

TAG #	DESCRIPTION
106	6"\6"\3" Live Oak
*289	31" Live Oak
*291	8"\6" Live Oak
*298	8"\6" Live Oak
*308	8" Live Oak
*309	8" Live Oak
*357	7"\5"\4" Live Oak
360	8" Live Oak
361	8"\6" Live Oak
362	8" Live Oak
*453	15"\8" Live Oak
*454	10"\10"\6" Live Oak
455	8" Elm
*568	6" Live Oak
*570	7"\6"\6"\6" Live Oak
*571	7"\5"\4" Elm
*572	8" Live Oak
*573	8" Cedar
*574	8" Live Oak
*575	8" Live Oak
*576	8" Elm
*577	8" Cedar
*578	12" Cedar
*579	12" Cedar
*580	10" Cedar
*581	8" Cedar
*582	9" Cedar
*583	8" Cedar
*584	8" Cedar
*585	9" Cedar
*586	12" Cedar
*587	9" Cedar
*588	15" Cedar
*589	8" Cedar
*590	11" Cedar
*591	10" Cedar
*592	8" Cedar
*593	8"\8"\6"\5" Cedar
*594	10" Cedar
*595	8" Cedar
*596	10" Cedar
*597	26" Cedar
602	8" Live Oak
*1501	8" Cedar
*1502	8" Cedar
*1503	40" Live Oak
*1504	10"\8"\4" Live Oak
*1505	8"\5"\5" Live Oak
*1506	11" Live Oak
*1507	8" Live Oak
*1508	8" Cedar
*1509	9" Cedar
*1510	8" Cedar
*1511	9" Cedar
*1512	8" Cedar
*1513	6"\6"\4"\4" Cedar
1515	8" Cedar
*1652	25" Live Oak
*1653	8" Cedar
*1654	8" Live Oak
*1655	10" Cedar
*1656	22" Live Oak
*1657	8" Live Oak
*1658	8"\8" Live Oak
*1659	8" Live Oak
*1660	10"\8" Live Oak
*1661	8"\8" Live Oak
*1662	8" Live Oak
*1663	8" Live Oak
*1664	8" Live Oak
*1665	9" Live Oak
*1666	8"\7" Live Oak
*1667	8" Elm
*1668	7"\7"\7"\6" Elm
*1669	6"\6" Live Oak
*1670	8" Live Oak
*1671	10"\10" Live Oak
*1672	8" Elm
*1673	10"\8" Live Oak
*1674	8" Elm
*1675	8"\5" Live Oak
*1676	10" Cedar
*1677	9" Cedar
*1678	9" Cedar
*1679	8"\4"\4"\4" Cedar
*1680	6"\6" Live Oak
*1681	8" Cedar
*1682	8" Cedar
*1683	8" Cedar
*1684	13" Live Oak
*1685	10" Live Oak
*1686	10" Cedar
1687	8" Live Oak
1688	8" Cedar
*1689	15" Cedar
*1690	8" Cedar
1691	8"\6" Live Oak
1692	8"\5"\4" Live Oak
1693	8" Cedar
1694	6"\6" Live Oak
1695	8"\3" Live Oak
1696	9" Live Oak
1697	7"\7"\7" Live Oak
1700	8" Cedar
*1701	8"\8"\8" Live Oak
*1702	8" Cedar
*1703	10" Cedar
*1704	10" Cedar
*1705	6"\6"\4"\4" Cedar
*1706	8" Cedar
*1707	8" Cedar
*1708	8" Cedar
1709	12" Cedar
*1710	8" Live Oak
*1711	8" Cedar
*1712	8" Cedar
*1713	8" Live Oak
*1714	8" Cedar
*1715	8"\6" Live Oak
*1716	8" Cedar
*1717	8" Cedar
*1718	8" Cedar
*1719	8" Cedar
*1720	10" Cedar
*1721	10" Cedar
*1722	8" Cedar
*1723	8"\4"\4" Cedar
1724	Cluster– 6 Live Oaks 3" to 5" dia.
1725	15" Cedar
1726	8" Cedar
1727	10" Cedar
1728	8" Cedar
*1729	8" Cedar
*1730	8" Cedar
1731	8" Cedar
1732	8"\6"\6"\5" Live Oak
*2745	7"\4" Live Oak
2748	8"\7" Live Oak
2752	9" Cedar
2753	8" Cedar
*2757	11" Cedar
*2758	9" Cedar

TREE LIST

TAG #	DESCRIPTION
3058	8" Cedar
3059	8" Cedar
3352	8" Cedar
3353	13" Cedar
3354	12" Cedar
3355	6"\6" Live Oak
3356	8"\6" Live Oak
3357	6"\6"\5"\3" Live Oak
3358	18" Live Oak
3359	8" Cedar
3360	10" Cedar
3361	10" Cedar
3362	8" Live Oak
3363	8" Cedar
3364	8" Cedar
3365	8" Live Oak
3366	8" Live Oak
3367	8" Live Oak
3368	12" Cedar
3369	8" Cedar
3370	8" Live Oak
*3371	9" Cedar
*4812	10" Live Oak
*4814	8" Cedar
*4817	8" Cedar
*4837	8" Cedar
4838	8" Cedar
4839	9" Cedar
4841	8" Cedar
5884	6" Cedar

* DENOTES TREES TO BE REMOVED

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200800351 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 308-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE Sheet 16 of 29 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 16 of Chapter 25-5 of the Austin City Code.

~~Watershed Protection and~~ Development Review Dept.
DATE OF RELEASE: Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

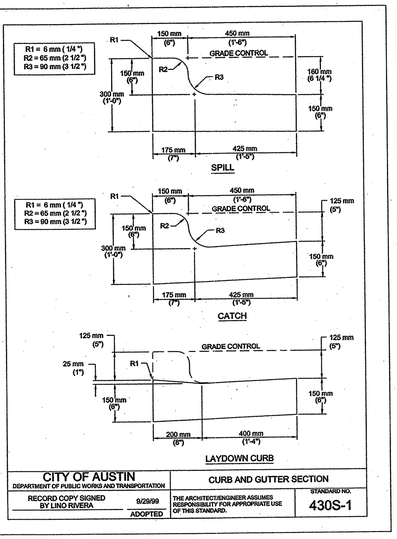
TREE LIST

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd. Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

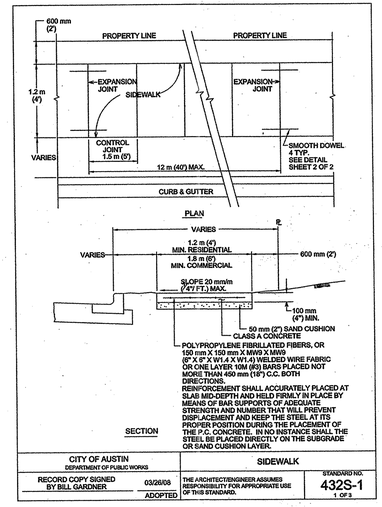
STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
9/2/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/23/2015

SHEET 16
OF 29 31

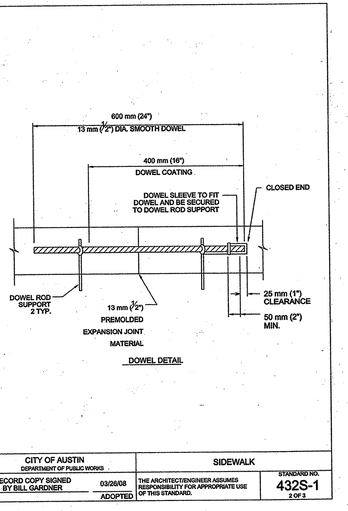


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY LINO RIVERA — 9/29/99 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1



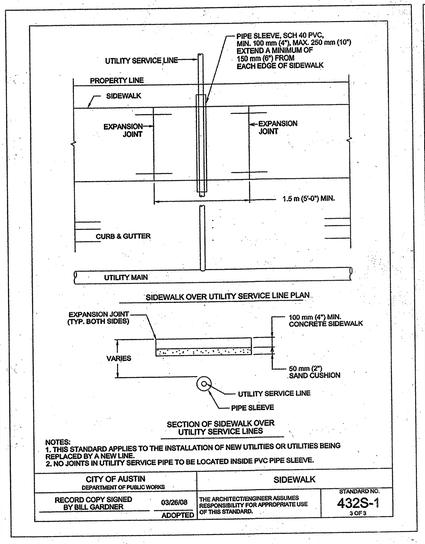
POLYPROPYLENE FIBRILLATED FIBERS, OR 100 mm X 150 mm X MW9 X MW9 (6" X 9" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3



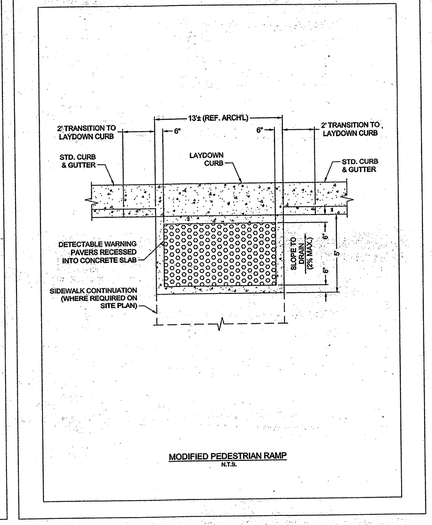
DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



MODIFIED PEDESTRIAN RAMP
N.T.S.

PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN — 02/24/10 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 10M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 10M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
< 500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 1 "DRIVEWAYS."
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "GO IS GREATER THAN 15%.
11. USE 13 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN — 02/24/10 — ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER — 3/15/05 — APPROVED ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1

GENERAL NOTES

1. For additional information contact: Trinity Highway Products, 1-800-537-9035.
2. The Type of SGT unit will be specified elsewhere in the plans. Numbers in circles indicate post position, the Type of SGT unit shown is a maintenance consideration and does not affect the system performance.

Post & Tube Options	Post Mtl.
Type I Posts (3), (4), (5) thru (8)	Posts @ thru @
Type II Posts (3), (4), (5) thru (8)	Posts @ thru @
Type III Posts (3), (4), (5) thru (8)	Posts @ thru @

3. SGT's grouped within the "Holidays" (90 ft. radius, chain) be installed straight. Standard rail elements may be installed within the radius, without special fabrication.
4. All bolts, nuts, cable assemblies, cable anchors, steel tubes & bearing plates shall be galvanized.
5. A flare rate of 25:1 may be used to prevent the terminal head from encroaching on the shoulder. The flare may be decreased or eliminated for specific installations, if directed by the Engineer.
6. The steel tubes shall not protrude more than 4 inches above ground. Site-grading may be necessary to meet this requirement.
7. The steel tubes may be driven with an approved driving head. They shall not be driven with the cable assembly in place. If the steel tubes are placed in drilled holes, the backfill material must be satisfactorily compacted to prevent tube settlement.
8. If solid rock is encountered, See the manufacturer's installation manual for the proper installation guidance.
9. The breakaway cable assembly must be rough, a loading device, hitch grips or shoemer look pliers should be used to prevent the cable from twisting when tightening the nuts.
10. The wood blocks shall be "toe nailed" to the rectangular wood posts to prevent them from turning when the wood SGT rail.
11. For curb installations, the rail tubes and posts shall be installed at the proper ground elevation behind the curb. The posts will then require field cutting to the recommended top-of-rail to post connection bolt to maintain the proper height of the rail above the gutter pan. The excess post length above the rail will be removed as directed by the Engineer.
12. An object marker shall be installed on the front of the impact head as detailed on DMOM1241.
13. A special site evaluation should be considered, prior to using this end treatment where there is less than 25 feet between the entrance side of the end treatment and any adjacent driving lane.

BILL OF MATERIAL

Item No.	Type	Qty.	Unit	Description
600		1	L	Guardrail (12.5ft or 25'-0")
601		1	L	Guardrail (12.5ft or 25'-0")
6145		1	L	Steel Tube - 6"x4" thru 9"x4"
6146		1	L	Steel Tube - 6"x4" thru 9"x4"
6147		1	L	Steel Tube - 6"x4" thru 9"x4"
43110		6	EA	Wood SGT Posts 6 thru 8 (5'-6")
43111		6	EA	Wood SGT Posts 6 thru 8 (5'-6")
7050		1	L	Flex Splice 3 - std. size 6"x4"
7051		1	L	Flex Splice 3 - std. size 6"x4"
7052		1	L	Flex Splice 3 - std. size 6"x4"
13000		1	EA	Cable Assembly (25'-0" x 3/4")
13001		1	EA	Cable Anchor
6004		1	EA	Ditch Reinforcement
43100	1	6	EA	Bolt, 5/8"x 9.75" Hex Hd (Top of Tubes 1&2)(43100)
13000	1	6	EA	5/8" Washer
13001	1	6	EA	5/8" x 2.25" Hex Bolt
13002	1	6	EA	5/8" x 2.25" Hex Bolt (SS)
13003	1	6	EA	5/8" x 10" Plow Bolt (Countersunk)(SS)
13004	1	6	EA	5/8" x 10" Plow Bolt
13005	1	6	EA	5/8" Hex Nut
13006	1	6	EA	5/8" x 1.75" Hex Screw
13007	1	6	EA	5/8" Washer
13008	1	6	EA	5/8" Washer
13009	1	6	EA	5/8" - 11UNC Hex Nut
13010	1	6	EA	5/8" - 11UNC Washer
13011	1	6	EA	5/8" Hex Nut
13012	1	6	EA	5/8" - 11UNC Hex Nut
13013	1	6	EA	5/8" x 9.5" Hex Hd (Top of Tubes 3-end)(43100)

Texas Department of Transportation — Design Division
SINGLE GUARDRAIL TERMINAL (ET-31) (WOOD POST) SGT(7)31-11

FILE:	sgt731-11.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT:	November 2011				
		REVISIONS			
		5-10			
		8-13			

VEHICULAR BARRIER PLANTER WALL DETAIL
NOT TO SCALE

CONCRETE WASHOUT AREA

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: LOCATIONS OF CONCRETE WASHOUT AREA. (TO BE PLACED A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. STABILIZED CONSTRUCTION ENTRANCE (DETAIL 6416-1) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

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

BOLLARD DETAIL
NOT TO SCALE

SP-2014-0495B

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200002081 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE — Sheet 17 of 29 31

FILE NUMBER: SP-2014-0495B — EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney — APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: _____ Zoning: PUD
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS — JESSE B. MALONE — 108734 — LICENSED PROFESSIONAL ENGINEER — 9/25/15

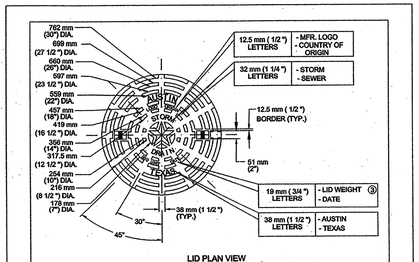
DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/23/2015

SHEET 17 OF 29 31

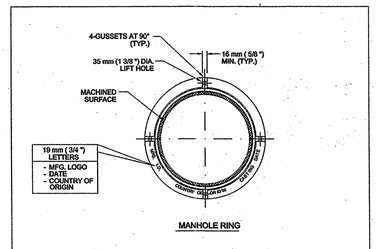
NO. | DATE | REVISION | BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

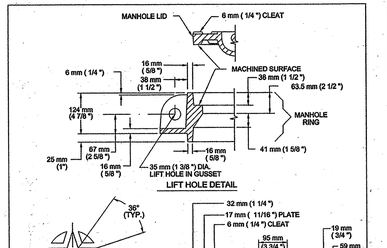
STANDARD DETAILS



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 503S-4S 1 OF 3

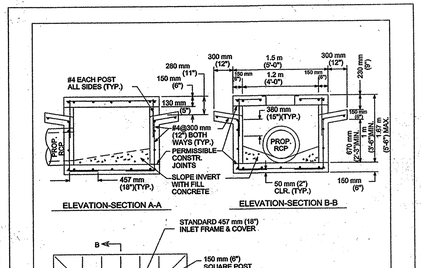


CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 503S-4S 2 OF 3



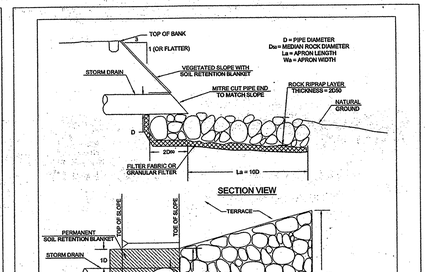
NOTES:
① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16 ") MINIMUM RADIUS.
② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
③ LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
⑤ FILLETS SHALL BE 6 mm (1/4 ") RADIUS UNLESS OTHERWISE SPECIFIED.
⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 503S-4S 3 OF 3



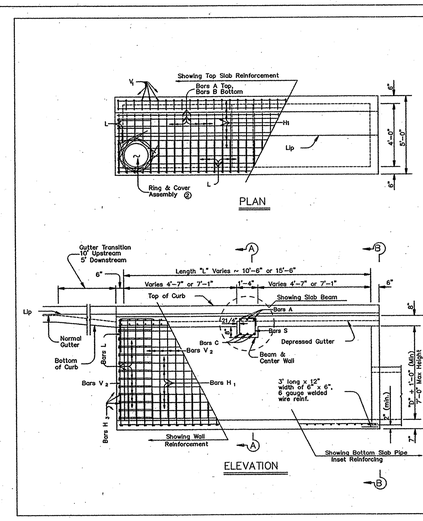
NOTES:
1. CHAMFER ALL EXPOSED EDGES 20 mm (3/4").
2. REINFORCING STEEL SHALL BE CUT OR FIELD-BENT AS REQUIRED TO CLEAR PIPE AND INLET FRAME OPENING. ALL CUT STEEL SHALL BE REPLACED WITH ADDITIONAL DIAGONAL BARS OF THE SAME DIAMETER.
3. INLET FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
4. CONCRETE COVERAGE OF STEEL SHALL BE 50 mm (2") MIN. AT ALL SURFACES.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	4-SIDED AREA INLET	
RECORD COPY SIGNED BY ARTHUR C. ROMERO	08/16/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 508S-9



NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
2. ROCK SIZE (D_{50}) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHERENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_{50} AND FILTER TYPESHALL BE NOTED ON PLANS.3.GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATIONITEM NO. 593S.4.AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARDSPECIFICATION ITEM NO. 402, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYERTHICKNESS SHOULD BE NOTED ON THE PLANS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION PIPE DISCHARGE ON TERRACE/UPLANDS	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 508S-17



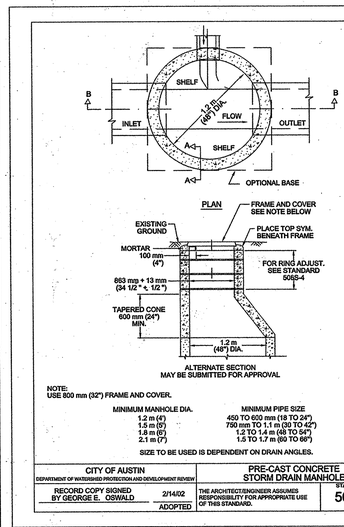
HS20 LOADING — Sheet 1 of 2

Texas Department of Transportation
Austin District Design

CURB INLET DETAILS
TYPE IR & IIR
(FOR 36" DIA. RCP & SMALLER)
Austin District Standard

©2007 Aug. 2003	DISTRICT	FEDERAL AID PROJECT	SHEET
City use 503SD TxDOT use Bottom Inlet IH/US Texas Hdbk. Ltg.	14		
	COUNTY	CONTROL	SECT	JOB	HIGHWAY

D-7-TX-7129-1-15-Ag

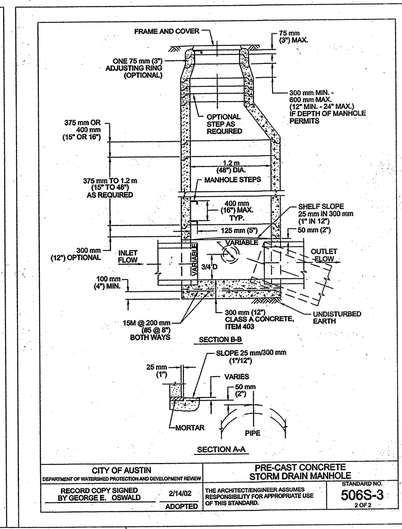


NOTE:
USE 800 mm (32") FRAME AND COVER.

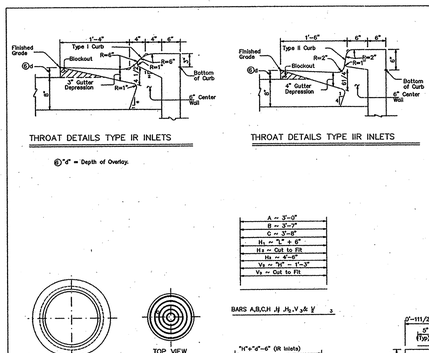
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 506S-3 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED		STANDARD NO. 506S-3 2 OF 2



BAR TABLE		
BAR	SIZE	MAX. SPA.
A	#5	5"
B	#5	5"
C	#5	As Shown
H_1	#5	6"
H_2	#5	6"
H_3	#5	6"
L	#5	6"
S	#4	5"
U	#5	6"
V_1	#5	6"
V_2	#5	6"
V_3	#5	6"
W	#5	6"

GENERAL NOTES:

Use Class "C" concrete for inlet box bottom and walls; use Class "S" concrete for inlet box top.

Ring and cover must meet requirements of AASHTO M306, Materials Specification for Drainage, Sewer, Water, Gas and Utility Castings or ASTM A536, Grade 65-45-12 for ductile iron castings. Aluminum alloy castings will not be permitted. Canstar ring and cover subsidiary to the pertinent item.

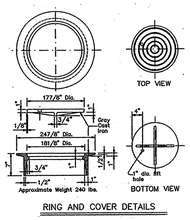
If two inlets are to be installed end to end, install equivalent opening or pipe segment in end walls between boxes. Each end wall between inlet boxes will be reinforced as shown for single box.

Build inlets in stages so that base laying operations may be continuous over the top of the inlet. Backfill any additional excavation required before finished base grade within roadway limits with Class "B" Cone (Flowfill).

Consider work or materials involved for inlet stage construction subsidiary to the pertinent items.

Ensure connecting pipes enter within 10 degrees of normal to inlet wall. If necessary, use pipe elbow or curved approach alignment to stay within this limit.

Provide gutter blockout(s) for the length of each inlet for temporary drainage. Fill blockout(s) after final roadway paving. Consider this work subsidiary to pertinent item.



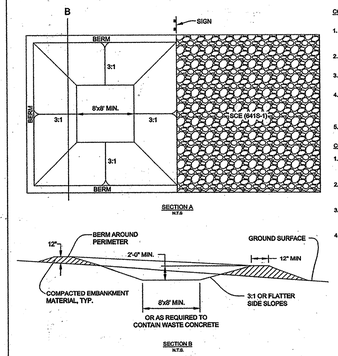
HS20 LOADING — Sheet 2 of 2

Texas Department of Transportation
Austin District Design

CURB INLET DETAILS
TYPE IR & IIR
(FOR 36" DIA. RCP & SMALLER)
Austin District Standard

©2007 Aug. 2003	DISTRICT	FEDERAL AID PROJECT	SHEET
City use 503SD TxDOT use Bottom Inlet IH/US Texas Hdbk. Ltg.	14		
	COUNTY	CONTROL	SECT	JOB	HIGHWAY

D-7-TX-7129-1-15-Ag



CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA. (TO BE PLACED A MINIMUM OF 100' FROM DRINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. STABILIZED CONSTRUCTION ENTRANCE (DETAIL 6415-1) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

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

CONCRETE WASHOUT AREA

SP-2014-0495B

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 18 of 29

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 4-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.

Watershed Protection and Development Review, Dept.
DATE OF RELEASE: Zoning:

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd. Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
5/2/15

DESIGN BY:	SC
CHECKED BY:	RHM
APPROVED BY:	RHM
DATE:	2/23/2015

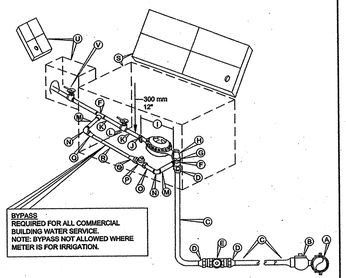
SHEET 18
OF 29 31

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

STANDARD DETAILS

CITY RESPONSIBILITY ENDS ON THE CUSTOMER SIDE OF THE METER BOX



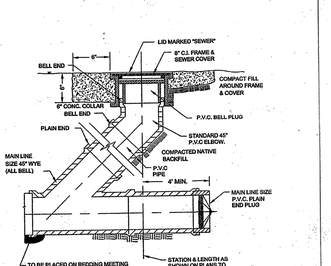
CITY OF AUSTIN AUSTIN WATER UTILITY	38mm & 50mm (1-1/2 " & 2") METER INSTALLATION SHOWING OPTIONAL BYPASS
RECORD COPY SIGNED BY KATHI L. FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 520S-13 1 OF 3

MATERIALS LIST	METER SIZE 38 mm (1-1/2")	50 mm (2")
(A) SERVICE CLAMP FOR CONNECTION-REQUIRED ON ALL PLASTIC AND ASBESTOS CEMENT PIPE AND ALL IRON PIPE 300 mm (12") AND SMALLER	38 mm (1-1/2")	50 mm (2")
(B) CORPORATION STOP - SERVICE PIPE OUTLET	38 mm (1-1/2")	50 mm (2")
(C) SERVICE PIPE	38 mm (1-1/2")	50 mm (2")
(D) COUPLING: SERVICE PIPE TO MALE I.P.T. (COMPRESSION FITTING)	38 mm (1-1/2")	50 mm (2")
(E) BALL VALVE. SEE SPL WW 275.	38 mm x 38mm x 25mm (1-1/2"x1-1/2"x1")	50mm x 50mm x 25mm (2"x2"x1")
(F) TEES, BRASS	38 mm (1-1/2")	50 mm (2")
(G) CLOSE-NIPPLE, BRASS.	38 mm (1-1/2")	50 mm (2")
(H) ANGLE METER STOP, FEMALE I.P. THREAD INLET X FLANGE OUTLET	38 mm (1-1/2")	50 mm (2")
(I) WATER METER LENGTH WITH GASKETS	336 mm (13-1/2")	444 mm (17-3/4")
(J) FLANGE, BRASS; FEMALE I.P. THREAD	38 mm (1-1/2")	50 mm (2")
(K) NIPPLES, BRASS	38 mm x 200mm (1-1/2"x8")	50mm x 200 mm (2"x8")
(L) AWWA BALL VALVE. SEE SPL WW 275.	38 mm (1-1/2 ")	50 mm (2")
(M) NIPPLES, BRASS	25 mm x 125mm (1"x5")	25 mm x 125 mm (1"x5")
(N) 90 DEGREE ELBOWS, BRASS	25 mm (1")	25 mm (1")
(O) NIPPLES, BRASS	25 mm x 75mm (1"x3")	25 mm x 75 mm (1"x3")
(P) CURB STOP, BRASS, FEMALE I.P. THREAD BOTH ENDS WITH LOCK NUTS	25 mm (1")	25 mm (1")
(Q) COUPLINGS, BRASS, SERVICE PIPE TO MALE THREAD	25 mm (1")	25 mm (1")
(R) SERVICE PIPE	25 mm (1")	25 mm (1")
(S) AMRIAM READY RECTANGULAR METER BOX AND LID. SEE SPL-WW-145 OR WW-145A		
(T) N/A		
(U) PROPERTY OWNER'S BALL VALVE BOX AND LID-RECTANGULAR PLASTIC BOX, DFW #D1200 OR EQUAL		
(V) CUSTOMER'S BALL VALVE.		

CITY OF AUSTIN AUSTIN WATER UTILITY	38mm & 50mm (1-1/2 " & 2") METER INSTALLATION SHOWING OPTIONAL BYPASS
RECORD COPY SIGNED BY KATHI L. FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 520S-13 2 OF 3

NOTES:
1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT SHALL BE ANNEALED SEAMLESS TYPE "K" COPPER TUBING MEETING THE CURRENT ASTM B88 STANDARD WITH NO SWEAT OR SOLDERED JOINTS.
2. SERVICE SADDLE SHALL BE WRAPPED COMPLETELY WITH 0.2mm (8 MIL) POLYETHYLENE FILM.
3. TOP OF BOXES SHOULD BE 25mm (1") ABOVE GROUND OR FLUSH WITH PAVEMENT SURFACE.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (28).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT, AND OUT OF SIDEWALK AND OUT OF VEHICULAR TRAFFIC AREA.
6. BALL VALVES SHALL NOT BE LOCATED UNDER CURB OR PAVEMENT, AND NOT LOCATED MORE THAN 600mm (24") HORIZONTALLY FROM METER BOX OR 900mm (36") BELOW FINAL GRADE.

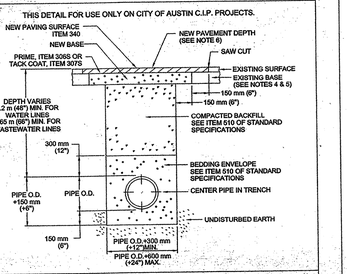
CITY OF AUSTIN AUSTIN WATER UTILITY	38mm & 50mm (1-1/2 " & 2") METER INSTALLATION SHOWING OPTIONAL BYPASS
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 520S-13 3 OF 3



NOTE:
SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

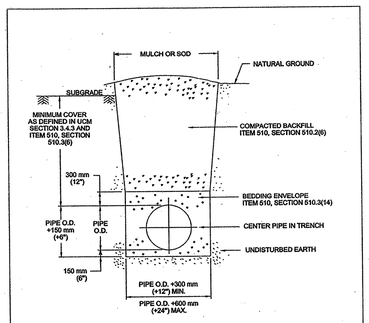
TYPICAL SEWER CLEANOUT (PRIVATE)
N.T.S.

THIS DETAIL FOR USE ONLY ON CITY OF AUSTIN C.I.P. PROJECTS.



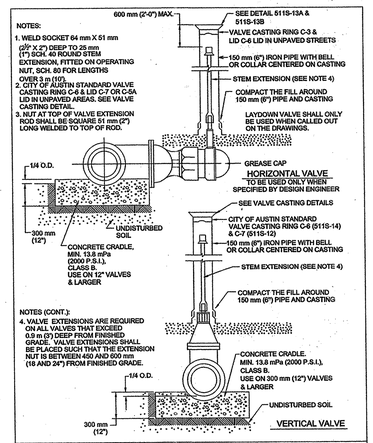
NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 300 mm (6") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL TRENCH WITH PAVED SURFACE
RECORD COPY SIGNED BY KATHI L. FLOWERS 8/19/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 510S-3



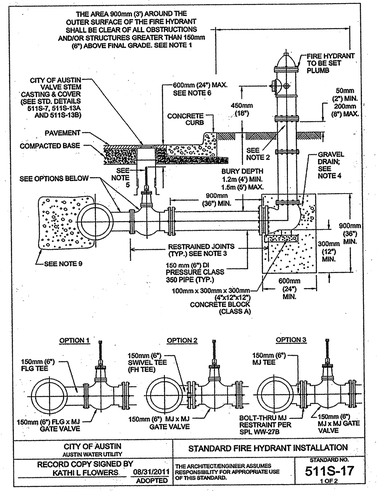
REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 510S-5



NOTES (CONT.):
4. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 0.9 m (3') DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 450 AND 600 mm (18 AND 24") FROM FINISHED GRADE.

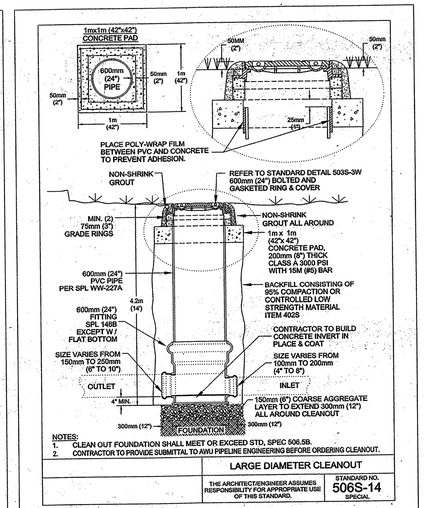
CITY OF AUSTIN AUSTIN WATER UTILITY	TYPICAL GATE VALVE 100 mm-600 mm (4"-24")
RECORD COPY SIGNED BY KATHI L. FLOWERS 3/9/04 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 511S-7



CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD FIRE HYDRANT INSTALLATION
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 511S-17 1 OF 2

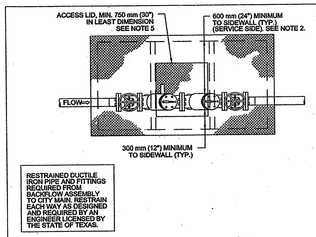
NOTES:
1. DIMENSION FROM GUTTER FACE OF CURB TO OUTERMOST PART OF ANY NOZZLE CAP SHALL BE NOT LESS THAN 0.6m (2'), NOR MORE THAN 1.4m (6'). NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 100mm (6") OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 1.2m (4') FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 600 mm (2') LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 1.2m TO 1.5m (4' TO 5'). BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED WHEN EXTENSIONS ARE NEEDED TO ACCOMODATE FIRE HYDRANTS. SEE STD. DETAIL 511S-17A FOR FIRE HYDRANTS ON DEEP WATER MAINS.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL WW-27, WW-27A, AND WW-27B FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 0.6m (2') IN DIAMETER AND 0.3m (1') DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 150mm (6") ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC TO PREVENT BLOCKAGE OF VOIDS IN THE GRAVEL BY MIGRATION OF BACKFILL MATERIAL. THE BOWL OF EACH HYDRANT SHALL BE WELL BRACED AGAINST UNEXCAVATED EARTH AT THE END OF THE TRENCH TAKING CARE NOT TO OBSTRUCT THE HYDRANT DRAIN HOLES, IF THE HYDRANT LEAD IS NOT RESTRAINED TO THE MAIN.
5. WELD SOCKET 64mm x 61mm (2-1/2" x 2") TO 35mm (1") SCH. 40 ROUND STEM EXTENSION, FIT ON WHEN EXTENSIONS ARE NEEDED TO ACCOMMODATE 3m (10') VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF REQUIRED LENGTH WITH A SOCKET ON ONE END AND A NUT ON THE OTHER.
6. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 0.9 m (3') DEEP FROM FINISHED GRADE. VALVE STEM EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 450 AND 600 mm (18" AND 24") FROM FINISHED GRADE.
7. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 150mm (6") DIAMETER, OUTLET SHALL BE FLANGED AND A FLANGE x FLANGE REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
8. WRAP 8 mil POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
9. THRUST BLOCKING REQUIRED FOR PIPE SIZE & SOIL CONDITION (SEE STD. DETAIL 510-6)

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD FIRE HYDRANT INSTALLATION
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 511S-17 2 OF 2



NOTES:
1. CLEAN OUT FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B.
2. CONTRACTOR TO PROVIDE SUBMITTAL TO AWU PIPELINE ENGINEERING BEFORE ORDERING CLEANOUT.

LARGE DIAMETER CLEANOUT	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-14 SPECIAL

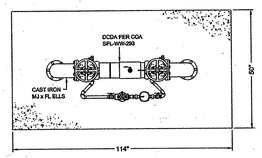


CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 520S-19B 1 OF 2

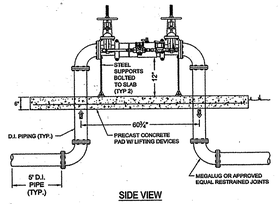
NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-288 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 520S-19B 2 OF 2

NOTES:
1. CONCRETE TO BE CLASS I 4500 PSI AT 28 DAYS, GRADE 60 REINFORCED.
2. PROVIDE ALUMINUM INSULATED ENCLOSURE, CORROSION RESISTANT, WITH 6.5R INSULATION, LOCKABLE ACCESS DOOR, AND DRAIN PORTS.



TOP VIEW



SIDE VIEW

BACKFLOW PREVENTER - ABOVE GROUND INSTALLATION
NOT TO SCALE

Planning & Development Review
JUN 18 2015

REVIEWED
JUN 03 2015
George Carey
Austin Water Utility

SP-2014-0495B

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #2000000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE Sheet 19 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Scott Grantham APPLICATION DATE: 6-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: SVS Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

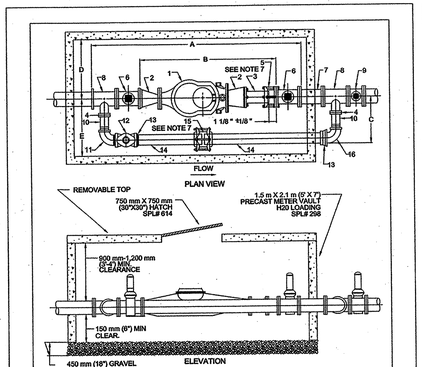
STANDARD DETAILS

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Building 1, Suite 240
Austin, Texas 78735
Phone: (512) 898-0601 Fax: (512) 899-0555
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
4/22/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 4/22/2015

SHEET 19 OF 31



No.	NAME	LENGTH
A	OVERALL LENGTH	1.9 m (76")
B	METER + SPOOL + FCA	1.1 m (44 1/2 ")
C	CENTER OF MAINLINE TO OUTSIDE OF BYPASS	375 mm (15")
D	CENTERLINE OF MAINLINE TO INSIDE OF VAULT	750 mm (30")
E	CENTERLINE OF MAINLINE TO INSIDE OF VAULT	750 mm (30")

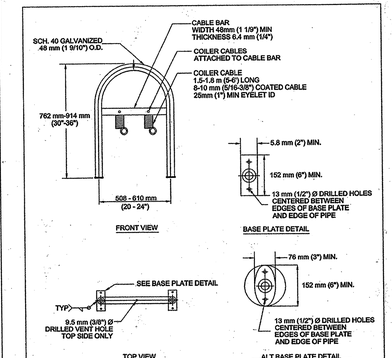
CITY OF AUSTIN WATER AND WASTEWATER UTILITY		METER INSTALLATION 75 mm (3") SIZE	
RECORD COPY SIGNED BY KATHI L. FLOWERS	9/23/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-15A 1 OF 2

NO.	NAME	LENGTH
1	75 mm (3") METER	425 mm (17")
2	100 mm X 75 mm (4"X3") FLANGED REDUCER	175 mm (7")
3	100 mm (4") FLANGED x PLAIN END	300 mm (12")
4	100 mm (4") COMPANION FLANGE	
5	100 mm (4") FLANGED COUPLING ADAPTER	125 mm (5")
6	COA 100 mm (4") GATE VALVE SQUARE NUT	225 mm (9")
7	100 mm (4") FLANGED SPOOL	300 mm (12") MIN.
8	100 mmX100 mmX50 mm (4"X4"X2") FLANGED TEE	325 mm (13")
9	PROPERTY OWNER'S 100 mm (4") GATE VALVE SQUARE NUT	225 mm (9")
10	50 mm X200 mm (2"X8") BRASS NIPPLE	200 (8")
11	50 mm (2") STREET ELBOW 90°	
12	50 mm (2") BRASS GATE VALVE	
13	COPPER TO IRON PIPE FITTING	
14	50 mm (2") COPPER OR BRASS PIPE	
15	50 mm (2") COUPLING	
16	50 mm (2") ELBOW 90° BRASS	

*DIMENSIONS- SUBJECT TO CHANGE, CHECK WITH INSPECTOR

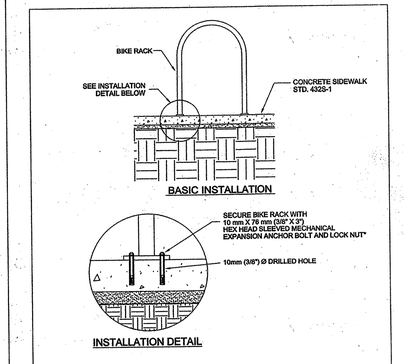
NOTES:
1. PIPE AND METER SIZE SHALL BE AS DETERMINED BY OWNER; APPROVAL BY WATERSHED PROTECTION AND DEVELOPMENT REVIEW AND FIRE DEPARTMENTS. PLANS MUST BE PREPARED BY LICENSED ENGINEER IF INSTALLATION IN RIGHT-OF-WAY IS BY OTHER THAN CITY FORCES.
2. METER VAULT MUST BE BEHIND CURB AND/OR WALK AND OUT OF VEHICULAR TRAFFIC.
3. MAIN LINE AND BYPASS VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BANDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE SQUARE OPERATING NUTS. BYPASS VALVE WILL HAVE A HANDWHEEL. PROPERTY OWNER'S VALVE MUST BE LOCATED OUTSIDE OF THE CITY OF AUSTIN METER VAULT.
4. APPROVAL WILL BE NEEDED IF HEIGHT OF VAULT EXCEEDS 1.8 m (72"), CALL THE PIPELINE ENGINEERING DIVISION. METER MUST BE MODIFIED TO READ FROM TOP OF VAULT.
5. HATCH OPENING WILL BE 750 mm X 750 mm (30"X30"). SEE SPL #614.
6. IRON PIPE TAPPING SLEEVE IN STREET RIGHT-OF-WAY SHALL BE INSEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATIONS 510.3 (14); BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY 510.3 (25).
7. DOUBLE HARNESS MJ WITH TIE RODS. ALL OTHER FITTINGS INSIDE VAULT WILL BE FLANGED.
8. CONTACT THE PLUMBING REVIEW OFFICE OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2680 PRIOR TO INSTALLATION OF COMPOUND METERS FOR PROPER DOMESTIC DEMANDS.
9. NOTCHES WHERE PIPING GOES THROUGH VAULT SHALL BE FILLED WITH MORTAR.
10. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		METER INSTALLATION 75 mm (3") SIZE	
RECORD COPY SIGNED BY KATHI L. FLOWERS	9/23/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-15A 2 OF 2



GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-6.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

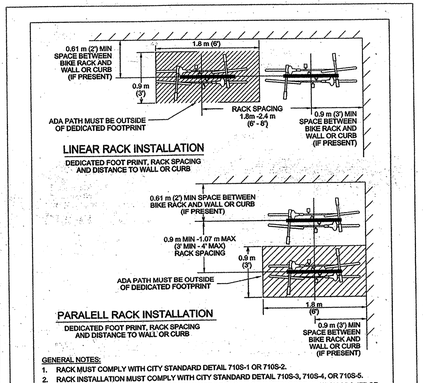
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CLASS II STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-2 1 OF 1



GENERAL NOTES:
1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.

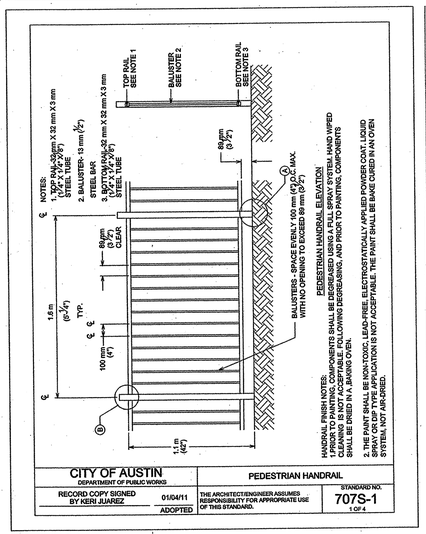
*TO PREVENT THEFT OF BICYCLE RACK OR BIKES, EXPOSED BOLTS MUST BE DEFORMED AND NUTS RE-TIGHTENED TO PREVENT THEM FROM BEING EASILY UNTHREADED. NUTS SHOULD BE TESTED TO ENSURE THAT THEY CANNOT BE EASILY REMOVED AFTER DEFORMATION.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		BICYCLE RACK INSTALLATION IN CONCRETE SIDEWALK-ALTERNATE 1	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-4 1 OF 1

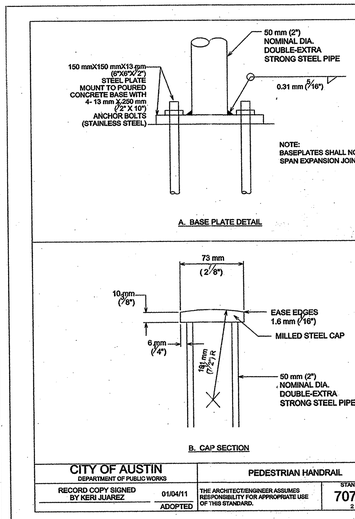


GENERAL NOTES:
1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

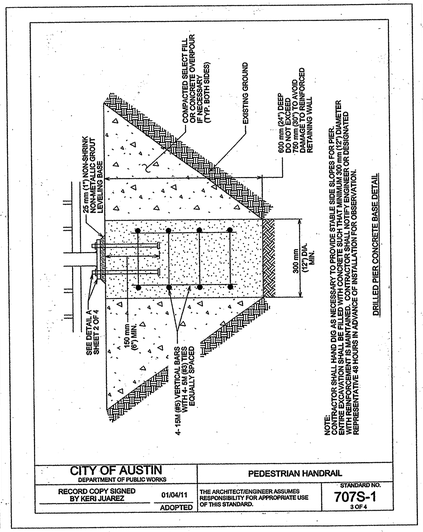
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-6C 1 OF 1



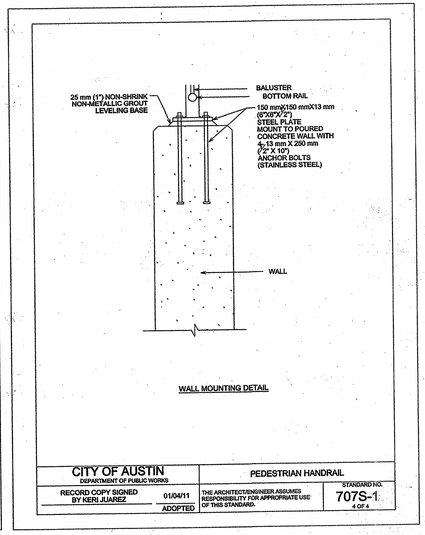
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PEDESTRIAN HANDRAIL	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 1 OF 4



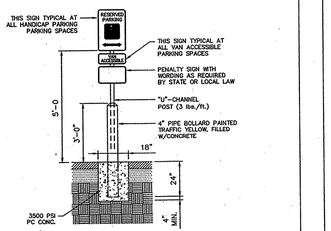
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PEDESTRIAN HANDRAIL	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 2 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PEDESTRIAN HANDRAIL	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 3 OF 4

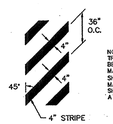


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PEDESTRIAN HANDRAIL	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 4 OF 4



HANDICAP SIGN ASSEMBLY
N.T.S.

HANDICAP SIGN
N.T.S.



NOTE:
TRAFFIC CONTROL MARKINGS SHALL BE PAINTED WITH A WHITE TRAFFIC MARKING PAINT. PAINT SHALL BE SHERWIN–WILLIAMS "PRO–MAR" TRAFFIC MARKING PAINT, SERIES B29-A-2. PAINT SHALL BE APPLIED IN TWO COATS WITH A 15 MIL MINIMUM DRY FILM THICKNESS.

STRIPING DETAIL
N.T.S.

REVIEWED
JUN 22 2015
Jeene Lesley
Austin Water Utility

SP-2014-0495B

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 20 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Cowley APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Lynn Cowley
Watershed Protection and Development Review Dept.
DATE OF RELEASE: SWS Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

NO. | DATE | REVISION | BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

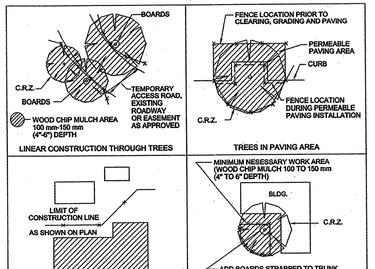
STANDARD DETAILS

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 869-0601 Fax: (512) 869-0655
Firm Registration No. F-786

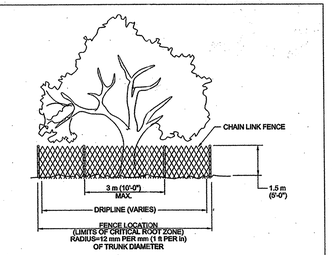
STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
6/12/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/23/2015

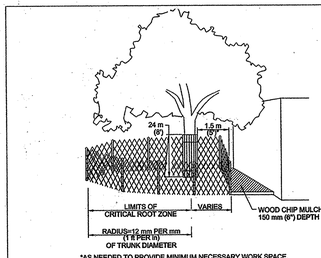
SHEET 20 OF 31



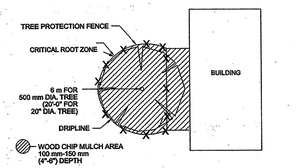
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY — ADOPTED 11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



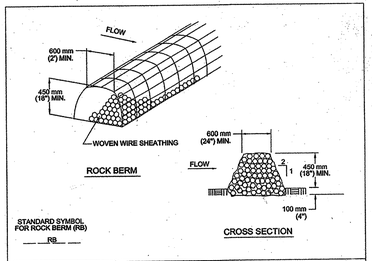
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY — ADOPTED 11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY — ADOPTED 11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC/CONE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

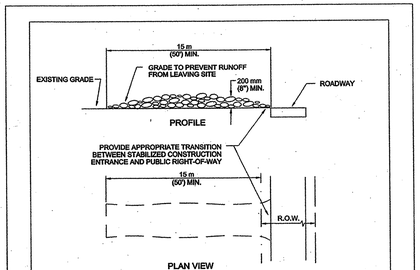
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS — ADOPTED 8/24/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

NOTES:
1. MATERIAL - THE FABRIC MUST CORRESPOND TO THE FOLLOWING REQUIREMENTS:

PROPERTY	ASTM TEST METHOD	REQUIREMENTS
FABRIC WEIGHT	D 3776	≥ 3.0 OUNCES/SQUARE YARD PAD
ULTRAVIOLET (UV) RADIATION STABILITY	D 4355	70% STRENGTH RETAIN MIN. AFTER 500 HOURS IN XENON ARC DEVICE
MULLEN BURST STRENGTH	D 3786	≥ 120 POUND PER SQUARE INCH
WATER FLOW RATE	D 4491	≥ 275 GALLONS/MINUTE/SQUARE FEET

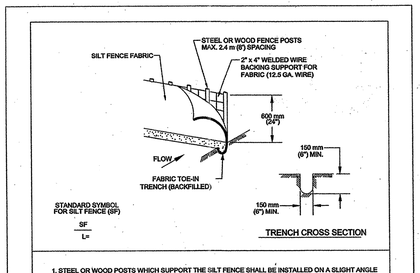
2. THIS MATERIAL SHOULD HAVE A MAXIMUM EXPECTED USEFUL LIFE OF APPROXIMATELY EIGHTEEN (18) MONTHS. THE INLET PROTECTION DEVICES SHOULD BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEANOUT AND DISPOSAL OF TRAPPED SEDIMENT WHILE MINIMIZING INTERFERENCE WITH CONSTRUCTION ACTIVITIES. THEY SHOULD ALSO BE CONSTRUCTED SUCH THAT ANY PONDING OF STORM WATER WILL NOT CAUSE EXCESSIVE R.O.W. FLOODING (IE. <4 INCHES OF STANDING WATER) OR DAMAGE TO THE STRUCTURE OR ADJACENT AREAS.
3. COVERAGE - THE FABRIC/WIRE SHOULD COMPLETELY COVER THE OPENING OF THE INLET AND DEVICES SHOULD BE INSTALLED WITHOUT PROTRUDING PARTS THAT COULD BE A TRAFFIC, WORKER OR PEDESTRIAN HAZARD. WHERE SECTIONS OF THE FABRIC OVERLAP, THEY SHALL OVERLAP AT LEAST (3) INCHES.
4. THE INLET FILTER SHALL BE ATTACHED IN A WAY THAT THEY CAN EASILY BE REMOVED AND ARE NOT SECURED OR ATTACHED BY THE USE OF SAND BAGS. THE INLET FILTER MUST BE REMOVED UPON COMPLETION OF WORK. IF REMOVAL DAMAGES THE CONCRETE CURB, THE CURB MUST BE REPAIRED IMMEDIATELY.
5. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATIONS MUST BE REMOVED WHEN THE DEPTH REACHES 50 MM (2) INCHES OR ONE THIRD THE HEIGHT OF THE INLET THROAT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
6. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
7. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT HAS ACHIEVED FINAL STABILIZATION CONDITIONS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	FILTER DIKE CURB INLET PROTECTION	
RECORD COPY SIGNED BY MAPI VIGIL — ADOPTED 10/30/09	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S-2



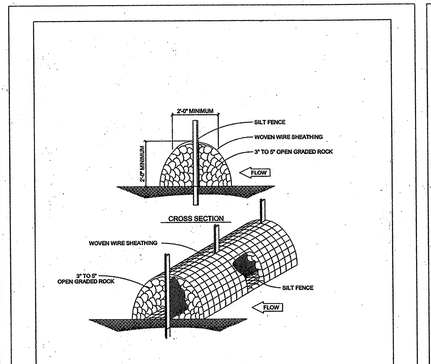
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

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



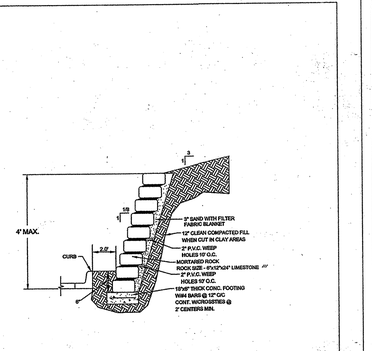
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED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

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

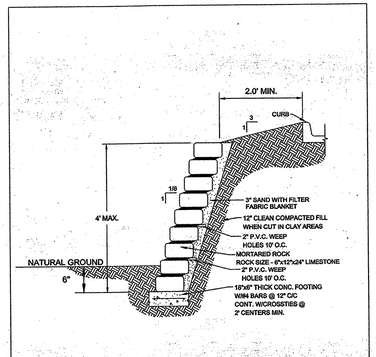


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE EACH WOOD WIRE AT EACH END.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN "SILT FENCE" DETAIL ON THIS SHEET.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS ITS SHAPE.
- SECURE WITH TIE WIRE.

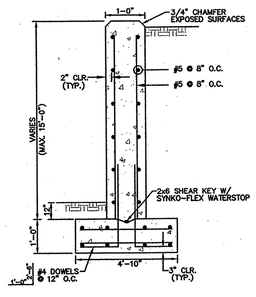
SEVERE SERVICE ROCK BERM DETAIL
N.T.S.



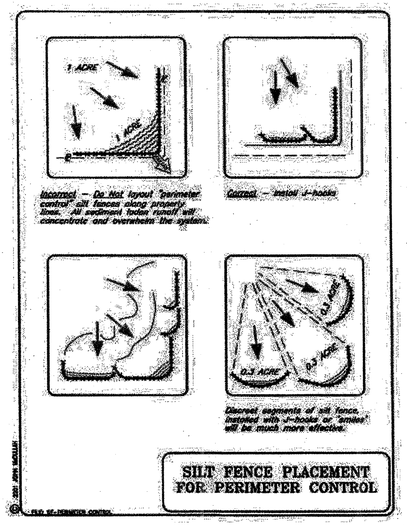
MORTARED ROCK WALL SECTION - CUT (TYP.)
N.T.S.

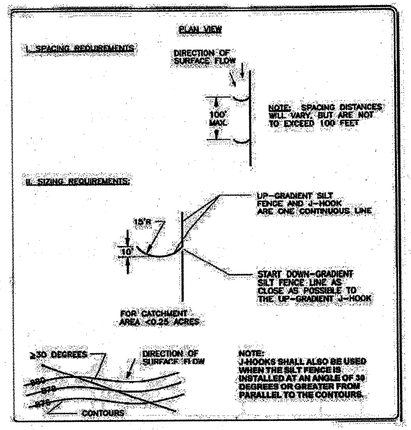


MORTARED ROCK WALL SECTION - FILL (TYP.)
N.T.S.



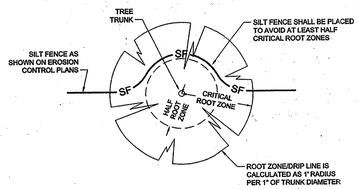
CONCRETE WALL TYPICAL SECTION
N.T.S.





SILT FENCE J-HOOK DETAIL
N.T.S.

NOTE:
SILT FENCE SYMBOLS SHOWN ON EROSION CONTROL PLANS ARE SCHEMATIC. SILT FENCE SHALL BE CAREFULLY LOCATED IN THE LIMITS OF CONSTRUCTION TO MINIMIZE IMPACTS OF TRENCHING TO THE CRITICAL ROOT ZONES OF TREES INDICATED TO REMAIN AFTER CONSTRUCTION IS COMPLETE. COORDINATE SILT FENCE INSTALLATION WITH CITY OF AUSTIN ENVIRONMENTAL INSPECTORS.



SILT FENCE INSTALLATION IN WOODED AREA
N.T.S.

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000087 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

SITE PLAN RELEASE Sheet 21 of 31

FILE NUMBER: SP-2014-0495B — EXPIRATION DATE: 6-12-18
CASE MANAGER: Goudeau — APPLICATION DATE: 9-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Director, Protection and Development Review Dept.
DATE OF RELEASE: — Zoning: PUD
Rev. 1 — Correction 1
Rev. 2 — Correction 2
Rev. 3 — Correction 3

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

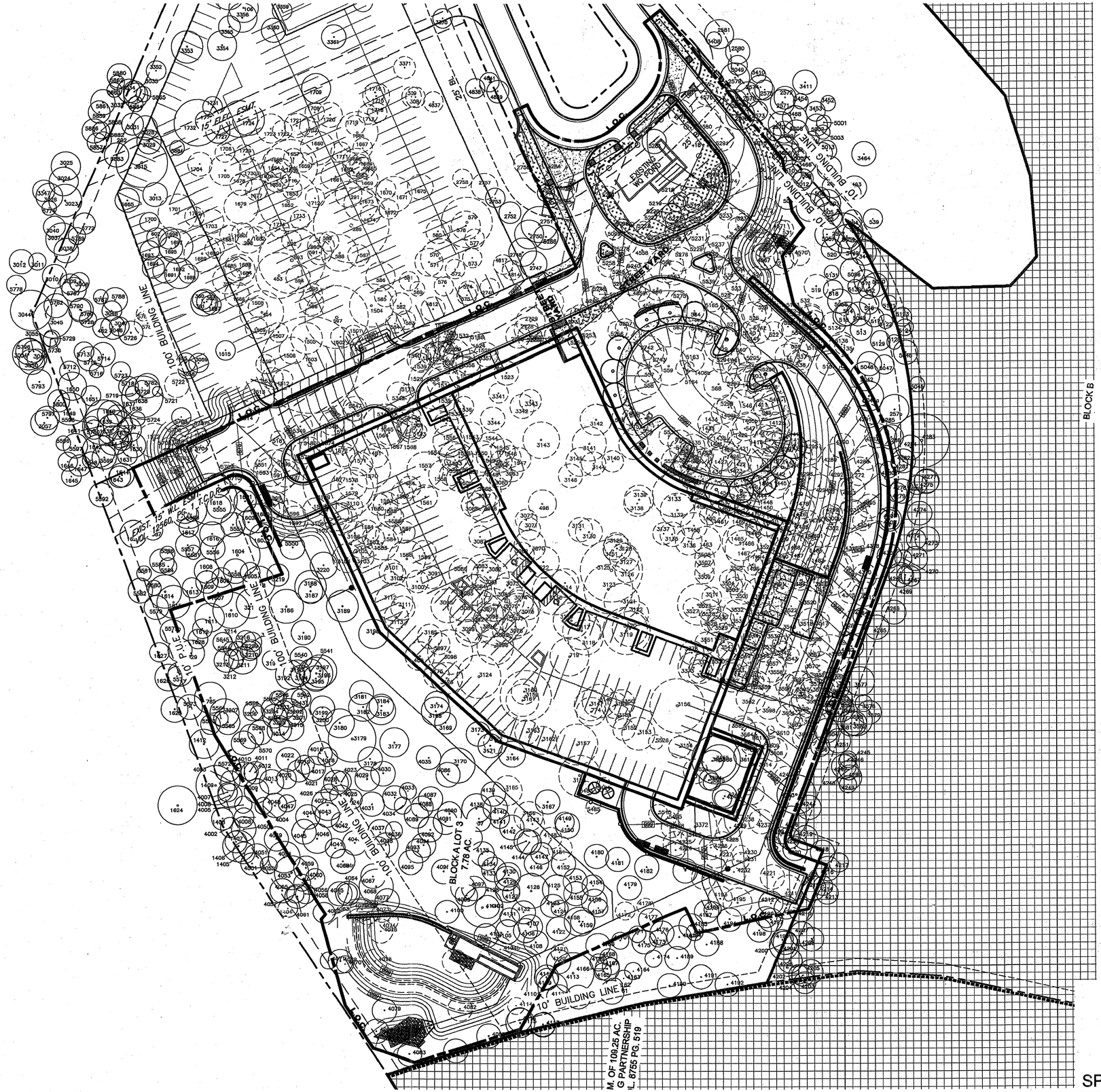
STANDARD DETAILS

Malone/Wheeler, Inc.
Engineering & Development Consultants
4301 W. Parmer Lane, Bldg. 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS — JESSE B. MALONE — 108734 — LICENSED PROFESSIONAL ENGINEER — 2/23/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/23/2015

SHEET 21 OF 31



EXISTING TREE LEGEND:	
XXXX	EXISTING TREE TO REMAIN
XXXX	EXISTING TREE TO BE REMOVED

PROPOSED TREE LEGEND:		
REQUIRED PARKING TREE		
	2	CHINQUAPIN OAK *Quercus muhlenbergii* 3" CALIPER; 8' HEIGHT; 3' SPREAD MIN.
	11	SHUMARD OAK *Quercus shumardii* 3" CALIPER; 8' HEIGHT; 3' SPREAD MIN.

IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.

AS PERFORMED ON PREVIOUS BUILDINGS IN THIS PUD, NO REPLACEMENT TREES WERE REQUIRED DUE TO THE 48.5% UNDISTURBED NATURAL AREA OF THE ENTIRE SITE AND LACK OF SPACE TO INCLUDE MITIGATION TREES.

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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Planning & Development Review
JUN 18 20

N O R T H
0 10' 20' 40' 80'
SCALE: 1"=40'

SP-2014-0495B

SITE PLAN RELEASE Sheet 22 of 24

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-17-18
CASE MANAGER: Sarah Sumner APPLICATION DATE: 9-25-15
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.

Watershed Protection and Development Review Dept.
DATE OF RELEASE: SVCS Zoning: PUD

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

NO.	DATE	REVISION	BY

THE TERRACE - BLDG. 5
3000 VIA FORTUNA

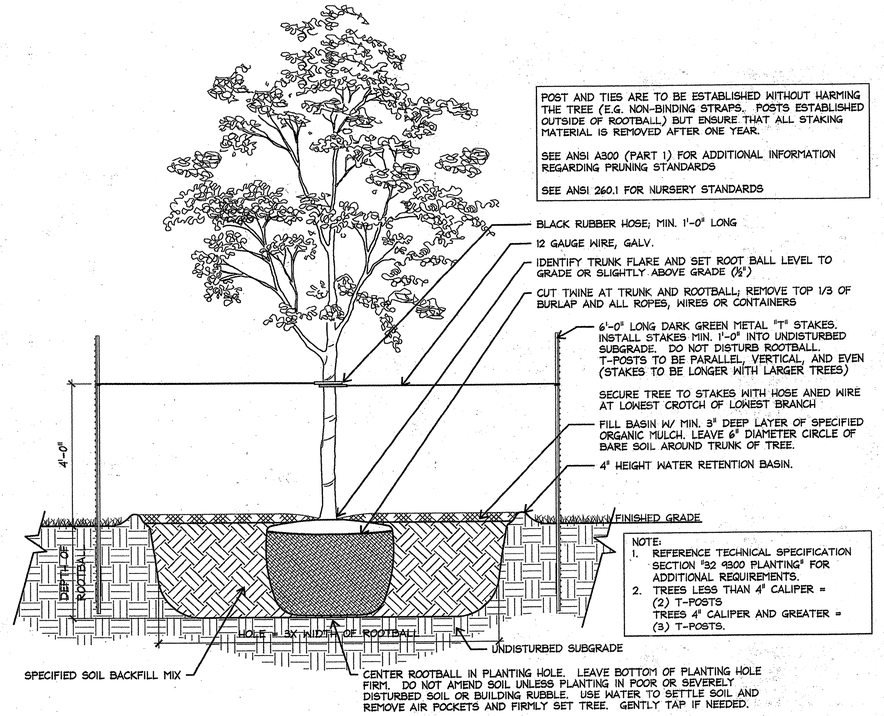
LANDSCAPE PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 869-0801 Fax: (512) 869-0655
Firm Registration No. F-786

10/29/14

DESIGN BY: JL
CHECKED BY: JL, PAT
APPROVED BY: JL
DATE: 10/20/2014

SHEET 22
OF 24



1 TREE PLANTING
SECTION

NOT TO SCALE

STREET YARD PRESERVED TREE LIST

Tag#	SPECIES	CAL 1	CAL 2	CAL 3	CAL 4	(=)
418	Live Oak	40				40
2577	Cedar	10				10
2578	Cedar	12				12
5098	Cedar	6				6
5204	Cedar	6				6
5205	Elm	7				7
5217	Live Oak	6	4			8
5218	Live Oak	6				6
5219	Live Oak	7				7
5220	Live Oak	8				8
5221	Live Oak	8				8
5223	Cedar	6				6
5281	C-Elm, Mtn, Yp.	5	4	2	2	9

LANDSCAPE CALCULATIONS

STREET YARD A	Via Fortuna	REQUIRED		PROVIDED	
TOTAL SITE AREA				344,794	
TOTAL STREET YARD AREA				24,737	
STREET YARD LANDSCAPE (20%)		4947		7,818	32%
TREES (STREET YARD A)		16		24	
EXISTING TREES CREDIT					
2" DIA. - 8" DIA		4	x 1	4	
6" DIA. OR GREATER		10	x 2	20	
PROPOSED STREET YARD TREES				0	

ISLANDS, MEDIANS AND PENINSULAS	REQUIRED		PROVIDED	
STREET YARD AREA	0	S.F. >	0	S.F.
NON-STREET YARD AREA	110	S.F. >	110	S.F.

BUFFERING POINTS	Via Fortuna	REQUIRED		PROVIDED (TOTAL)	
		160	POINTS	305	POINTS

	SIZE	QUANTITY		POINTS	PROVIDED	
EXISTING TREES	6" OR GREATER	20	x 9 POINTS		180	POINTS
LARGE TREES	3" CAL. MIN.	1	x 9 POINTS		9	POINTS
SMALL TREES	2" CAL. MIN.	0	x 6 POINTS		0	POINTS
LARGE SHRUBS	5 GAL. MIN.	0	x 3 POINTS		0	POINTS
MEDIUM SHRUBS	1 GAL. MIN.	0	x 1 POINT		0	POINTS
SMALL SHRUBS	1 GAL. MIN.	0	x 1 POINT		0	POINTS
DECORATIVE WALL (3' MIN.)		39	x 3 PTS/FT.		116	POINTS
BERM (3' MIN. AT <4:1 SLOPE)		0	x 1 PTS/FT.		0	POINTS

CITY OF AUSTIN LANDSCAPE/IRRIGATION NOTES - APPENDIX 0

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

(A) THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;

(B) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)

(C) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;

(D) THE IRRIGATION SYSTEM HAS A MASTER VALVE;

(E) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;

(F) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;

(G) THE IRRIGATION SYSTEM HAS A CITY- APPROVED WEATHER BASED CONTROLLER;

(H) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;

(I) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;

(J) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND

(K) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.

2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.

3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:

(A) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND

(B) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

CITY OF AUSTIN LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPE AREAS WITHIN PROPERTY LINE TO RECEIVE 100% HEAD TO HEAD IRRIGATION COVERAGE.
2. ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE SHALL BE PROTECTED BY MIN. 6" Ht. WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS PER ECM 2.4.7.
3. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LDC SECTION 25-2-984
4. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE ALL NEW LANDSCAPE MATERIAL WITH TURF ZONES SEPARATED FROM PLANTING ZONES. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION IRRIGATION SYSTEM REQUIREMENTS, AS REQUIRED IN THE ENVIRONMENTAL CRITERIA MANUAL. *
5. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FUNCTIONAL AT THE TIME OF THE LANDSCAPE INSPECTION.
6. REFERENCE TREE STAKING DETAIL FOR ALL NEW TREES.
7. A MINIMUM OF 6" OF PERMEABLE SOIL IS REQUIRED FOR TURF AND LANDSCAPE AREAS.
8. IRRIGATION LINES SHOULD BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF EXIST. TREES.
9. PROOF OF PAYMENT OF THE LANDSCAPE INSPECTION FEE IN THE AMOUNT REQUIRED BY C.O.A. WILL BE REQUIRED PRIOR TO FINAL APPROVAL OF THIS SITE PLAN BY ECSD.
10. IRRIGATION SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION STRUCTURES.

LANDSCAPE CERTIFICATION BLOCK

I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25-2, ARTICLE 9 OF THE LDC HAVE BEEN MET.

BRIAN OTT — 03/03/2014 DATE

Planning & Development Review JUN 18 2015

SP-2014-0495B

SITE PLAN APPROVAL SHEET____OF____
FILE NUMBER_____APPLICATION DATE_____
APPROVED BY COMMISSION ON_____UNDER SECTION_____OF CHAPTER_____OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)_____CASE MANAGER_____
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ____DDZ____
Director, Watershed Protection and Development Review SVCS DAT
RELEASED FOR GENERAL COMPLIANCE:_____ZONING PUD
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____

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

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
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THE CITY OF AUSTIN
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SITE PLAN RELEASE Sheet 23 of 30

FILE NUMBER: SP-2014-0495B — EXPIRATION DATE: 6-12-18
CASE MANAGER: Sarah Hlavka — APPLICATION DATE: 9-16-15
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:_____
APPROVED BY CITY COUNCIL ON:_____
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE:_____ Zoning: PUD
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____

NO.	DATE	REVISION	BY

THE TERRACE - BLDG. 5
3000 VIA FORTUNA

LANDSCAPE PLAN

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

REGISTERED LANDSCAPE ARCHITECT BRIAN OTT 2357 STATE OF TEXAS
03/03/14

DESIGN BY: JL
CHECKED BY: JL, PAT
APPROVED BY: JL
DATE: 03/03/2014

SHEET 23 OF 30

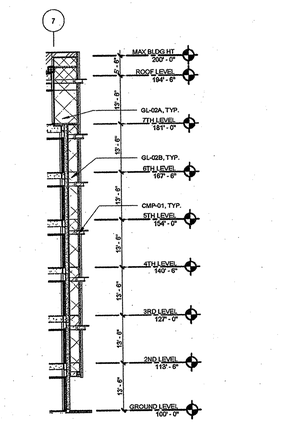
Notes:
The materials to be used on the proposed project are in the same architectural style as the existing buildings on the site and are Precast concrete and natural stone to be "compatible with the environment of the Hill Country".

The glass is to be reselected to meet the reflectance criteria of the site.

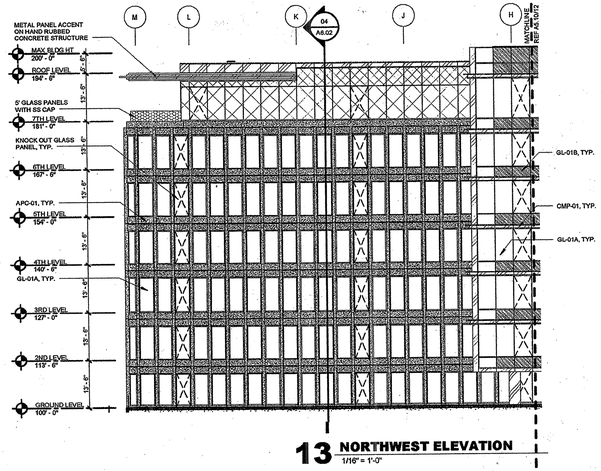
LEGEND: EXTERIOR ELEVATION

- ST-01: Stone (Cordova Cream limestone)
- CMP-01: Composite Metal Panel (silver metallic)
- ST-02: Stone (Villebois Gris limestone)
- GL-01A: Insulating Vision Glass
- APC-01: Architectural Precast Concrete (to match ST-01)
- GL-01B: Insulating Spandrel Glass
- C-01: Hand Rubbed Concrete (non-painted)
- GL-02A: Insulating Vision Glass
- C-02: Raw Concrete (non-painted)
- GL-02B: Insulating Spandrel Glass
- PCP-01: Portland Cement Plaster (to match ST-01)
- GLASS TYPE 'C': Handrail Glass (low iron clear laminated)

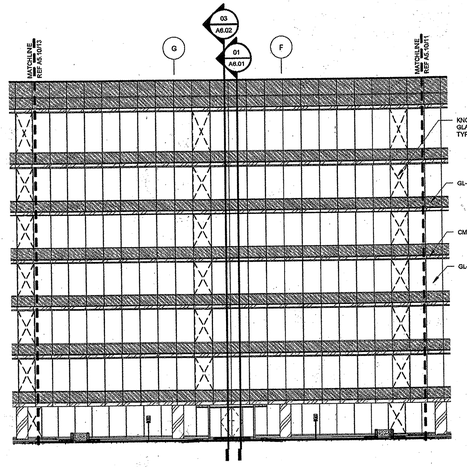
NOTE: TO PROVIDE FOR NATURAL SMOKE REMOVAL, THE GLAZED ALUMINUM WINDOW WALL SYSTEM SHALL BE EQUIPPED WITH "KNOCK-OUT PANELS". PANELS ARE REQUIRED TO BE AT LEAST 40 SQ. FT. IN AREA, SPACED AROUND THE PERIMETER OF EACH FLOOR AT NOT MORE THAN 50 LINEAL FOOT INTERVALS.



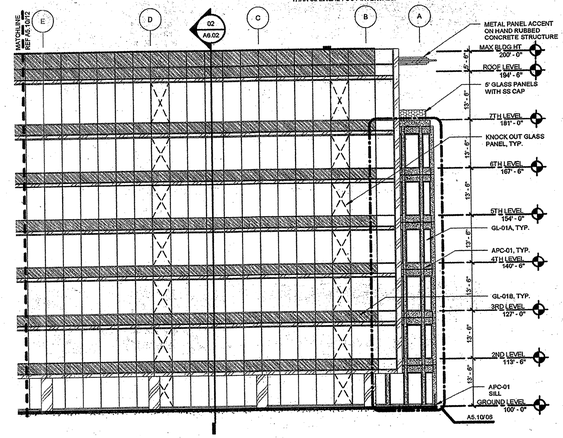
14 NORTH ELEVATION BEHIND WEST CURTAINWALL
1/16" = 1'-0"



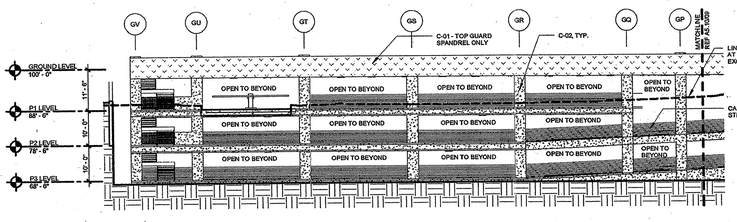
13 NORTHWEST ELEVATION
1/16" = 1'-0"



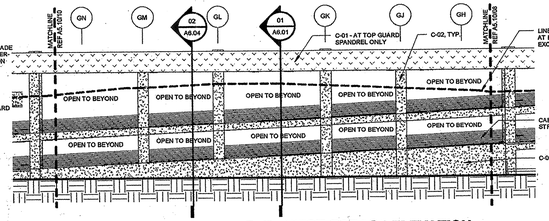
12 WEST ELEVATION
1/16" = 1'-0"



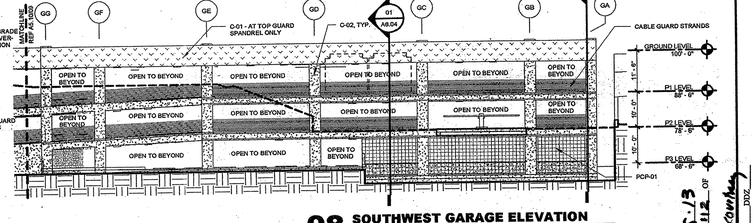
11 SOUTHWEST ELEVATION
1/16" = 1'-0"



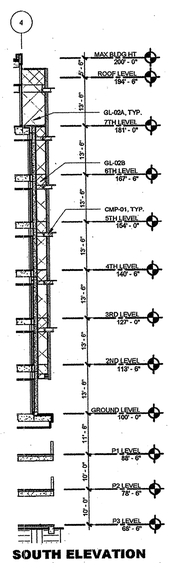
10 NORTHWEST GARAGE ELEVATION
1/16" = 1'-0"



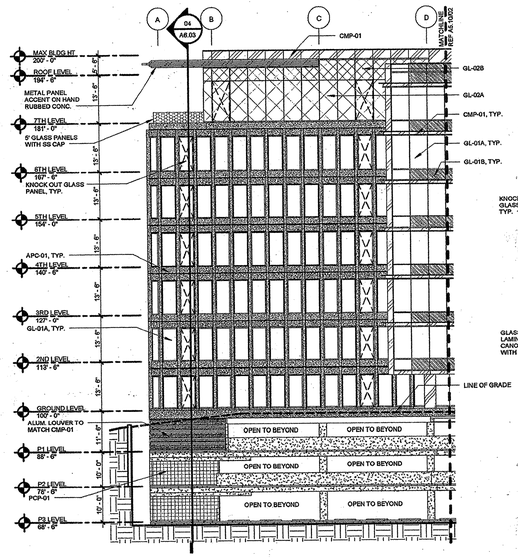
09 WEST GARAGE ELEVATION
1/16" = 1'-0"



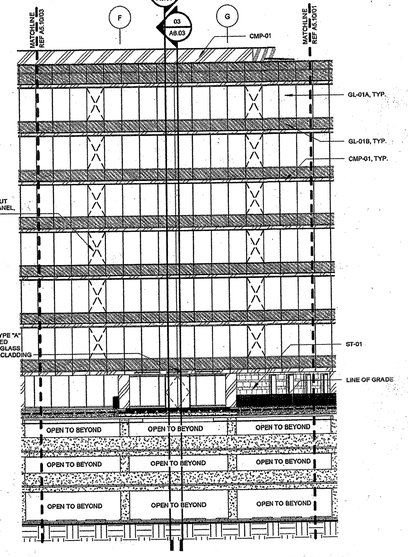
08 SOUTHWEST GARAGE ELEVATION
1/16" = 1'-0"



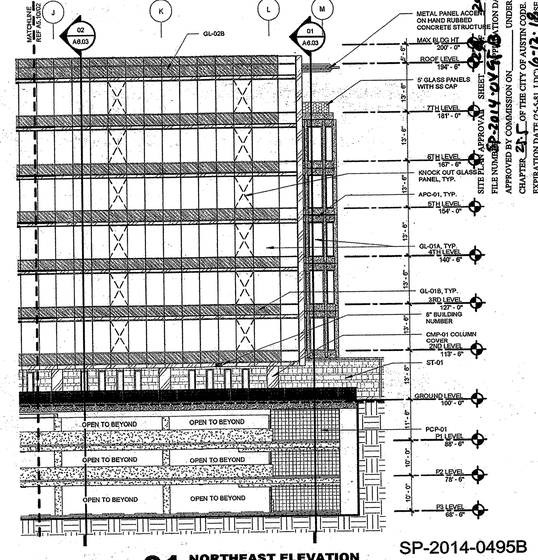
04 SOUTH ELEVATION BEHIND EAST CURTAINWALL
1/16" = 1'-0"



03 SOUTHEAST ELEVATION
1/16" = 1'-0"



02 EAST ENTRY ELEVATION
1/16" = 1'-0"



01 NORTHEAST ELEVATION
1/16" = 1'-0"

PLOT DATE: 3/28/2014 11:56:20 AM TEMPLATE REVISION: 24.4.2010301

HKS

OWNER
TERRACE V, L.L.C.
2700 VIA FORTUNA, SUITE 500
AUSTIN, TX 78746

ARCHITECT
HKS, INC.
350 NORTH ST. PAUL STREET, SUITE 100
DALLAS, TX 75201-4240

CIVIL ENGINEER
MALONE / WHEELER INC.
4316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735

LANDSCAPE ARCHITECT
TBD
5307 E. MOCKINGBIRD LANE, SUITE 300
DALLAS, TX 75206

STRUCTURAL ENGINEER
BROCKETTE, DAVIS & DRAKE
2600 VIA FORTUNA, SUITE 320
AUSTIN, TX 78746

MEP ENGINEER
BLUM CONSULTING ENGINEERS, INC.
8144 WALNUT HILL LANE, SUITE 200
DALLAS, TX 75231-4316

TERRACE V

AUSTIN, TX

THE TERRACE

CONTRACTOR
AUSTIN COMMERCIAL
1301 S. MOPAC EXPRESSWAY, SUITE 310
AUSTIN, TX 78746

OWNER'S CONSULTANT
XXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX

KEY PLAN

REVISIONS

NO	DESCRIPTION	DATE
	Rev. 1	
	Rev. 2	
	Rev. 3	

RELEASED FOR GENERAL COMPLIANCE: ZONING
Correction 1
Correction 2
Correction 3

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

APPROVED BY DEVELOPMENT SERVICES DEPARTMENT AS AN ADMINISTRATIVE SITE PLAN SHEET.
FILE NUMBER SP-2014-0495B
APPROVED BY COMMISSION ON 9-25-13
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE UNDER SECTION 112 OF
EXPIRATION DATE (25-5-81, LDC) 6-12-18
PROJECT EXPIRATION DATE (ORD.#970905-A) N/A
SITE MANAGER courtney
DWPZ DWPZ

HKS PROJECT NUMBER
12176.000
DATE
03/28/2014
ISSUE
GMP ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO. ~~23A~~ 24 OF ~~29~~ 31
A5.01A

Notes:
The materials to be used on the proposed project are in the same architectural style as the existing buildings on the site and are Precast concrete and natural stone to be "compatible with the environment of the Hill Country".

The glass is to be reselected to meet the reflectance criteria of the site.

LEGEND: EXTERIOR ELEVATION

ST-01: Stone (Cordova Cream limestone)	CMP-01: Composite Metal Panel (silver metallic)
ST-02: Stone (Villebois Gris limestone)	GL-01A: Insulating Vision Glass
APC-01: Architectural Precast Concrete (to match ST-01)	GL-01B: Insulating Spandrel Glass
C-01: Hand Rubbed Concrete (non-painted)	GL-02A: Insulating Vision Glass
C-02: Raw Concrete (non-painted)	GL-02B: Insulating Spandrel Glass
PCP-01: Portland Cement Plaster (to match ST-01)	GLASS TYPE 'C': Handrail Glass (low iron clear laminated)

NOTE: TO PROVIDE FOR NATURAL SMOKE REMOVAL, THE GLAZED ALUMINUM WINDOW WALL SYSTEM SHALL BE EQUIPPED WITH "KNOCK-OUT PANELS". PANELS ARE REQUIRED TO BE AT LEAST 40 SQ. FT. IN AREA, SPACED AROUND THE PERIMETER OF EACH FLOOR AT NOT MORE THAN 50 LINEAL FOOT INTERVALS.

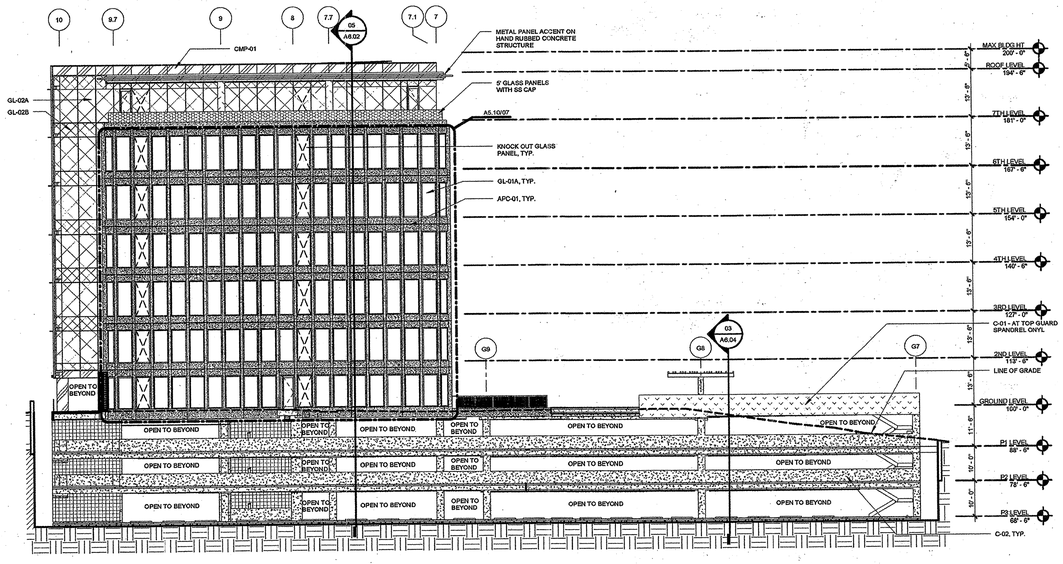
SITE PLAN APPROVAL SHEET 25 OF 31
FILE NUMBER SP-2014-0495B APPROVAL DATE 9-23-13
APPROVED BY COMMISSION ON ____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 9-12-15 CASE MANAGER Courtney
PROJECT EXPIRATION DATE (ORD.#970905-A) ____ DWPZ ____ DDZ ____

Director, ~~Watershed Protection and~~ Development ~~Review~~ SUCS Dept

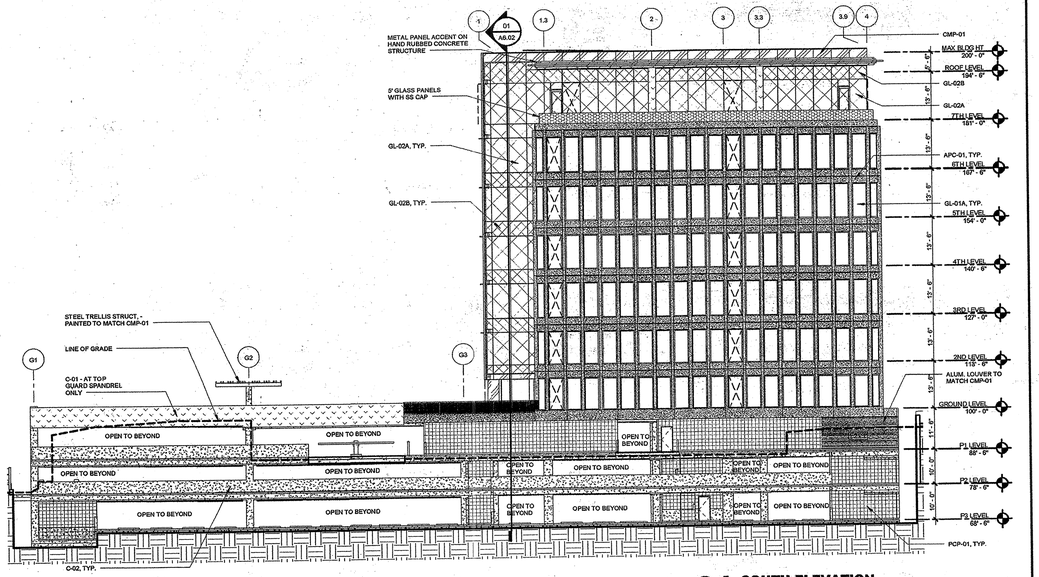
RELEASED FOR GENERAL COMPLIANCE: ____ ZONING PUD
Rev. 1 ____ Correction 1 ____
Rev. 2 ____ Correction 2 ____
Rev. 3 ____ Correction 3 ____

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

Planning & Development Review
MAR 18 2015



02 NORTH ELEVATION
1/16" = 1'-0"



01 SOUTH ELEVATION
1/16" = 1'-0"

SP-2014-0495B

PLOT DATE: 3/28/2014 11:02:39 AM TEMPLATE VERSION: 2.0.20120621

HKS

OWNER
TERRACE V, L.L.C.
2700 VIA FORTUNA, SUITE 500
AUSTIN, TX 78746

ARCHITECT
HKS, INC.
350 NORTH ST. PAUL STREET, SUITE 100
DALLAS, TX 75201-4240

CIVIL ENGINEER
MALONE / WHEELER INC.
4316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735

LANDSCAPE ARCHITECT
TBD
5307 E. MOCKINGBIRD LANE, SUITE 300
DALLAS, TX 75206

STRUCTURAL ENGINEER
BROCKETTE, DAVIS & DRAKE
2600 VIA FORTUNA, SUITE 320
AUSTIN, TX 78746

MEP ENGINEER
BLUM CONSULTING ENGINEERS, INC.
8144 WALNUT HILL LANE, SUITE 200
DALLAS, TX 75231-4316

TERRACE V

THE TERRACE

AUSTIN, TX

CONTRACTOR
AUSTIN COMMERCIAL
1301 S. MOPAC EXPRESSWAY, SUITE 310
AUSTIN, TX 78746

OWNER'S CONSULTANT
XXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX

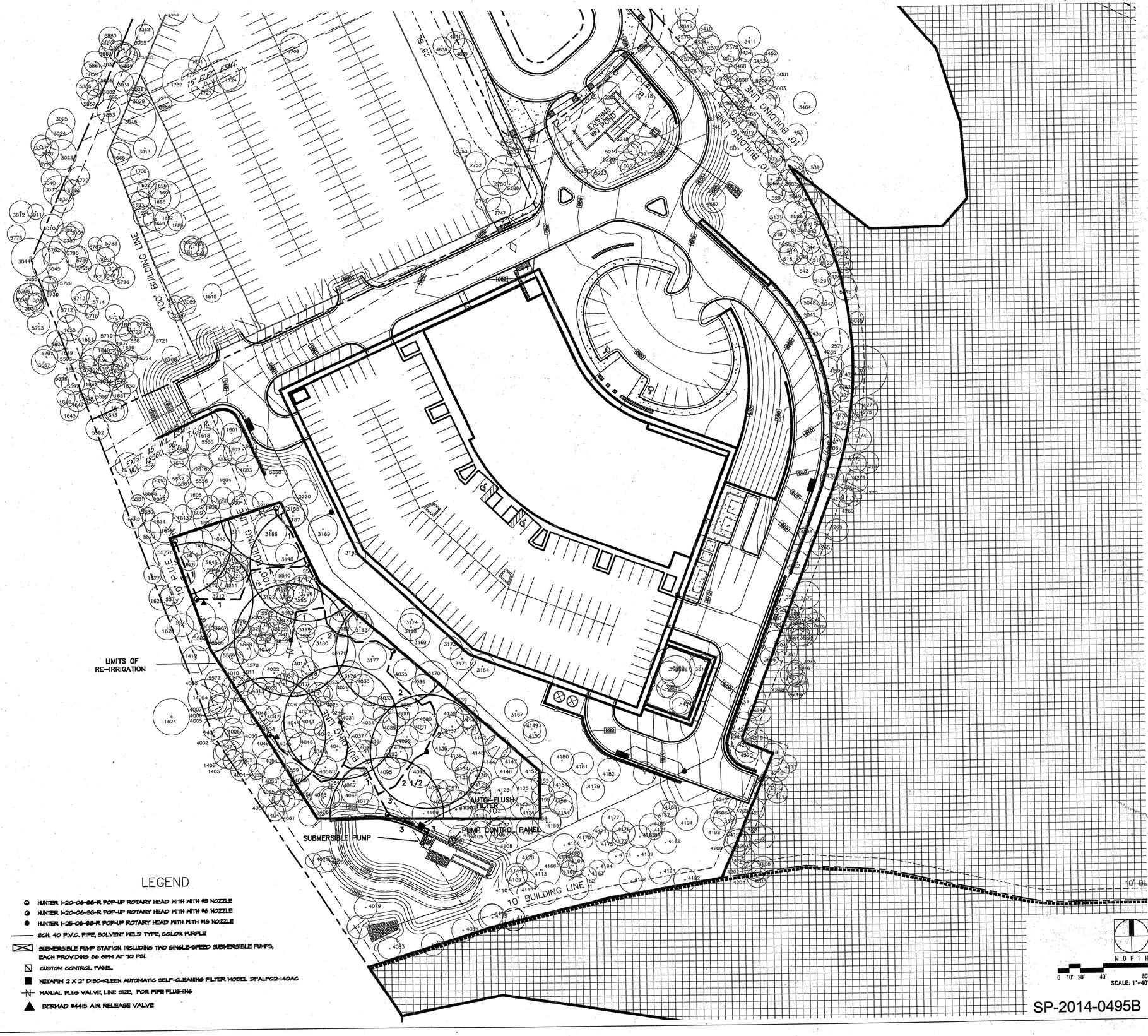
KEY PLAN

SEAL

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
12176.000
DATE
03/28/2014
ISSUE
GMP ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO. ~~28~~ 25 OF ~~29~~ 31
A5.02A



LEGEND

- HUNTER I-20-06-SS-R POP-UP ROTARY HEAD WITH WITH #8 NOZZLE
- HUNTER I-20-06-SS-R POP-UP ROTARY HEAD WITH WITH #6 NOZZLE
- HUNTER I-25-06-SS-R POP-UP ROTARY HEAD WITH WITH #18 NOZZLE
- SCH. 40 P.V.C. PIPE, SOLVENT WELD TYPE, COLOR PURPLE
- SUBMERSIBLE PUMP STATION INCLUDING TWO SINGLE-SPEED SUBMERSIBLE PUMPS, EACH PROVIDING 86 GPM AT 70 PSI.
- CUSTOM CONTROL PANEL
- NETAFIM 2 X 2" DISC-KLEEN AUTOMATIC SELF-CLEANING FILTER MODEL DFALP02-140AC
- MANUAL PLUS VALVE, LINE SIZE, FOR PIPE FLUSHING
- BERMAD #44IS AIR RELEASE VALVE

NORTH

0 10' 20' 40' 80'

SCALE: 1"=40'

SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE - BLDG. 5
3000 VIA FORTUNA

REIRRIGATIION PLAN

James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

TEXAS L.I.C. 9856
100 N. LOCUST ST., SUITE B
DENTON, TEXAS 76201
PHONE: 940.243.2864
FAX: 940.243.2478
james@jamespoleirrigation.com

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
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SITE PLAN RELEASE Sheet 26 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-16
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APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Courtney
~~Watershed Protection and~~ Development Review Dept.
DATE OF RELEASE: Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd., Bldg. 1, Suite 240
Austin, Texas 78735
Phone: (512) 880-0901 Fax: (512) 880-0655
Firm Registration No. F-786

STATE OF TEXAS
JAMES POLE
658
LICENSED IRRIGATOR
4/7/2014

DESIGN BY :	JP
CHECKED BY :	JP
APPROVED BY :	JP
DATE :	03/03/2014

SHEET 24 26
OF 29 31

OPERATING & MAINTENANCE GUIDELINES FOR WATER QUALITY SYSTEM

1. THE BANKS, SIDE SLOPES AND THE FLOORS OF THE BASIN SHOULD BE MOWED AT LEAST TWICE A YEAR. VEGETATION GROWING WITHIN THE BASINS MUST NOT BE ALLOWED TO EXCEEED 18 INCHES IN HEIGHT.

2. DEBRIS AND LITTER MAY ACCUMULATE AND CONCENTRATE AT THE STORM WATER INTAKE STRUCTURE. THIS DEBRIS SHOULD BE REMOVED EVERY 3 TO 6 MONTHS, OR MORE OFTEN IF NECESSARY DEPENDING UPON THE RATE OF ACCUMULATION.

3. SILT SHOULD BE REMOVED FROM EACH OF THE BASINS WHEN THE ACCUMULATION EXCEEDS 6 INCHES. AFTER HEAVY RAINS, THE INTAKE STRUCTURE SHOULD BE INSPECTED AND ANY SILT THAT HAS ACCUMULATED SHOULD BE RAKED BACK TO THE OUTER EDGE OF THE CONCRETE APRON. SILT ACCUMULATION ON THE FLOOR OF THE INTAKE STRUCTURE SHOULD NOT BE ALLOWED TO EXCEED 4 INCHES IN DEPTH. A FIXED VETICAL DEPTH MARKER SHOULD BE INSTALLED IN THE RETENTION BASEIN TO INDICATE WHEN SEDIMENT ACCUMULATION EQUALS 20 % OF THE WATER QUALITY VOLUME AND SEDIMENT REMOVAL IS REQUIRED.

4. SILT REMOVED FROM THE BASIN AS A RESULT OF MAINTENANCE SHOULD BE DISPOSED OF ON-SITE IF PROPERLY STABILIZED ACCORDING TO PRACTICES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL CRITERIA OF THE CITY OF AUSTIN.

5. THE INTAKE STRUCTURE, THE PUMP STRAINER, THE LEVEL SENSER PROBES, THE CONTROL STATION, THE PUMP AND THE ELECTRONIC CONTROLS SHOULD BE INSPECTED PERIODICALLY, AT LEAST EVERY TWO MONTHS, TO INSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. INSPECT AFTER RAINY WEATHER.

6. THE IRRIGATION CONTROLS FOR THE RETENTION BASINS HAVE BEEN DESIGNED TO EMPTY THE BASINS WITHIN APPROXIMATELY 72 HOURS AFTER THE RAINFALL EVENT. THE SYSTEM WILL REPEAT ALTERNATING ONE HOUR ON – ONE HOUR OFF CYCLES UNTIL THE BASIN IS EMPTY. UNTIL THE BASIN IS EMPTY.

7. THE PUMP CONTROLS INCLUDE A PUMP START RELAY, A PROBE TYPE LEVEL SENSITIVE SWITCH, AND A 12 HOUR TIME DELAY RELAY. THE CONTROL PANEL SHALL ALLOW CONTINOUS, ONE HOUR ON / OFF CYCLE PUMP OPERATION. TWELVE HOURS AFTER THE LEVEL SENSING SWITCH DETECTS WATER ENTERING THE POND (UNLESS FURTHER DELAYED BY THE AUTOMATIC RAIN SENSOR SHUT-UFF DEVICE) THE PUMPS WILL BE ENABLED, ACTIVATING THE IRRIGATION SCHEDULE, THE TWO PUMPS WILL ALTERNATE, WITH ONLY ONE PUMP OPERATING PER CYCLE. THE INFILTRATION RATE SHALL NOT EXCEED .19 INCHES PER HOUR. THE LEVEL SENSING SWICTH SHALL BE SET TO ACTIVATE THE PUMPS WHEN WATER ENTERS THE POND (AFTER 12 HOUR DELAY), AND SHUT OFF THE PUMPS AFTER THE POND IS EMPTY BUT BEFORE WATER IN THE SPLITTER BOX DROPS BELOW THE PUMP MOTORS.

8. THE CONTROLS SHALL INCLUDE A MANUAL START TO BYPASS THE LEVEL SENSING SWITCH.

9. AFTER SYSTEM IS COMPLETED AND CONSTRUCTED AND WHEN POWER IS AVAILABLE, POND SHOULD BE FILLED TO AT LEAST 1/2 CAPACITY TO TEST ALL SYSTEM FUNCTIONS.

SYSTEM FAULT DETECTION

THE SYSTEM SHALL PROVIDE FAULT DETECTION BY THE USE OF AN AMP DRAW SENSOR. THE SENSOR SHALL DETECT BAD BEARINGS, PUMP BIND-UP, A LOCKED ROTOR, ETC. SUCH CONDITIONS SHALL ACTIVATE A RED FLASHING LIGHT WHICH CAN BE VIEWED FROM THE ACCESS ROAD. WHEN THE LIGHT IS TURNED ON, A PHONE DIAL UP SYSTEM ALSO NEEDS TO BE INITIATED. THE PHONE SYSTEM SHALL BE CAPABLE OF DIALING UP TO FIVE DIFFERENT NUMBERS ON A ROTATING BASIS UNTIL A RESPONSE OCCURS, AND BE CAPABLE OF SENDING AN OUTGOING NUMBER (RETURN NUMBER IF PAGING IS DESIRED). A FLASHING GREEN LIGHT VIEWABLE FROM THE ACCESS ROAD SHALL INDICATE THAT THE PUMP AND MOTOR ARE RUNNING PROPERLY. THE PUMP MOTOR SHALL BE THERMALLY PROTECTED TO SHUT DOWN IF "DEAD HEAD" OR DRY PUMPING OCCURS, ACTIVATING THE WARNING LIGHT / PHONE DIAL UP SEQUENCE. "BLOWOUT" LEAKS SHALL BE DETECTED BY A PRESSURE SENSOR, SHUTTING DOWN THE PUMP AND ACTIVATING WARNINGS AS NOTED ABOVE. IN ADDITION TO STANDARD THERMAL PROTECTION, THE AMP DRAW SENSOR MUST BE CAPABLE OF DETECTING SLIGHT CHANGES IN AMP DRAW TO PROTECT THE PUMP FROM IMPENDING FAILURE. A RED "FAILURE" LIGHT SHALL BE LOCATED FIVE FEET ABOVE GRADE AT THE WET WELL.

EXCAVATION / BACKFILL

1. THE CONTRACTOR SHALL INSURE THAT OSHA SAFETY GUIDLINES ARE OBSERVED, INCLUDING SHORING, DURING EXCAVATION.
2. TRENCH BACKFILL SHALL INCLUDE SELECT MATERIAL FROM EXCAVATION, REMOVING ROCKS 2" AND LARGER FROM THE FIRST 4" OF BACKFILL. WET WELL BACKFILL SHALL INCLUDE MATERIALS EXCAVATED, MECHANICALLY TAMPED IN 12" LAYERS SUFFICIENT TO PREVENT AFTER-SETTLING.
3. THE CONTRACTOR SHALL REMOVE FROM THE SITE ANY EXCAVATED SURPLUS OR MATERIAL NOT SUITED FOR BACKFILL

PUMP CONTROL PANEL

THE CUSTOM CONTROL PANEL SHALL INCLUDE A 12-HR DELAY RELAY, AND ACTIVATE THE IRRIGATION CYCLE WHEN A LEVEL SENSOR DETECTS CATFURED WATER IN THE POND / SPLITTER BOX. IRRIGATION SHALL INCLUDE CONTINUOUS, REPEATING ONE HOUR ON – ONE HOUR OFF CYCLES UNTIL THE LEVEL SENSOR INDICATES THAT THE POND / WET WELL IS EMPTY.
A RAIN SENSOR SHALL INTERUPT THE IRRIGATION CYCLE DURING RAINFALL.
THE TWO SEPARATE PUMPS SHALL ALTERNATE OPERATION.
THE CUSTOM PANEL SHALL BE AS PROVIDED BY JOHN DEERE GREEN TECH COMPANY. CONTACT MR. DREW MAKEFIELD 806.348.0068

PUMP PERFORMANCE

PUMPS SHALL BE SUBMERSIBLE TYPE, FIXED SPEED, EACH DELIVERING 86 GPM AT 70 PSI. 480 v, THREE PHASE POWER BY G.C.

SUBMERSIBLE PUMPS, LEVEL SENSOR AND STARTER RELAY CONTROLS SHALL BE AS MANUFACTURED BY JOHN DEERE GREEN TECH DIVISION. CONTACT MR. DREW MAKEFIELF 806.348.0068

TWO SEPARATE PUMPS SHALL BE PROVIDED, EACH CAPABLE OF DELIVERING 100% OF THE REQUIRED FLOW. THE CONTROL PANEL SHALL ALLOW ALTERNATING OPERATION OF EACH PUMP.

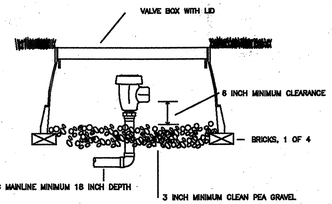
RE-IRRIGATION SYSTEM DATA

TOTAL WATER VOLUME PROVIDED	20,745 CU. FT. / 155,173 GALLONS
RE-IRRIGATION AREA PROVIDED	93,546 + SQ. FT. / 1.71 ACRES
APPLICATION RATE	86 GPM
DELAY BEFORE RE-IRRIGATION BEGINS	12 HOURS
DURATION OF WATERING CYCLES	1 ONE HOUR ON + ONE HOUR OFF = 2 HOURS
MAXIMUM NUMBER OF PUMPING CYCLES	30 CYCLES
HOURS REQUIRED TO EMPTY POND	12 DELAY + 30 HOURS PUMP ON + 30 HOURS PUMP OFF = 72 HOURS
AVERAGE PRECIPITATION RATE	.12 INCHES / HOUR

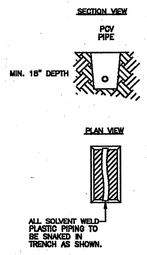
AREA CALCULATIONS

$$A = \frac{(MGV \times 12)}{(SOIL\ PERMIABILITY \times 30)}$$

$$A = \frac{(248{,}940)}{11.4} = 21{,}837\ SQ.\ FT.$$



AIR RELIEF VALVE



TRENCH DETAIL

INSTALLATION NOTES

1. THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
2. SCH. 40 PVC PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
3. IRRIGATION CONTRACTOR SHALL PROVIDE FINAL ELECTRIC HARD-WIRE CONNECTIONS TO CONTROLS, PUMPS, AND FILTER. THE GENERAL CONTRACTOR SHALL PROVIDE 110v. ELECTRIC POWER WITHIN 5 FEET OF CONTROLLER ANF FILTER LOCATIONS, AND 480v., THREE PHASE ELECTRIC POWER FOR SUBMERSIBLE PUMPS.
4. USE LASCO O-RING SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS
5. CONTRACTOR IS TO CONTACT APPROPRITE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. THE CONTRACTOR SHALL STAKE PROPOSED TRENCH ROUTES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
7. THE SPLITTER BOX WITH INTAKE SCREEN, AND INLET PIPING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. COORDINATE THE EXACT PUMP PLACEMENT AND PROVIDE A DIMENSIONED SHOP DRAWING FOR APPROVAL BY THE IRRIGATION DESIGNER BEFORE CONSTRUCTION BEGINS. PUMPS MUST BE SET BELOW THE MINIMUM WATER LEVEL REQUIRED IN THE SPLITTER BOX.
8. CREATE MINIMUM IMPACT TO EXISTING VEGETATION. DISRUPTION OF NATIVE VEGETATION, INCLUDING DELICATE UNDERSTORY AND GROUND COVERS, SHALL BE KEPT TO A MINIMUM.

LEGEND

- HUNTER I-20-06-SS-R POP-UP ROTARY HEAD WITH WITH #8 NOZZLE
- HUNTER I-20-06-SS-R POP-UP ROTARY HEAD WITH WITH #6 NOZZLE
- HUNTER I-25-06-SS-R POP-UP ROTARY HEAD WITH WITH #10 NOZZLE
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- SUBMERSIBLE PUMP STATION INCLUDING TWO SINGLE-SPEED SUBMERSIBLE PUMPS, EACH PROVIDING 86 GPM AT 70 PSI.
- CUSTOM CONTROL PANEL.
- NETAFIM 2 X 2" DISC-KLEEN AUTOMATIC SELF-CLEANING FILTER MODEL DFALP02-140AC
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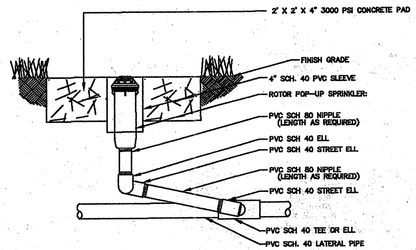

ROTOR POP-UP SPRINKLER

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #2000003361 PLAT RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 305-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

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Planning & Development Review
JUN 18 2015

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. 9359
100 N. LOCUST ST., SUITE 5
DENTON, TEXAS 76201
PHONE: 940.243.2864
FAX: 940.898.2473
james@jamespoleirrigation.com

SP-2014-0495B

SITE PLAN RELEASE Sheet 27 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 4-25-16
APPROVED ADMINISTRATIVELY ON: 6-12-16
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept.
DATE OF RELEASE: Zoning: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

NO.	DATE	REVISION	BY

THE TERRACE - BLDG. 5
3000 VIA FORTUNA

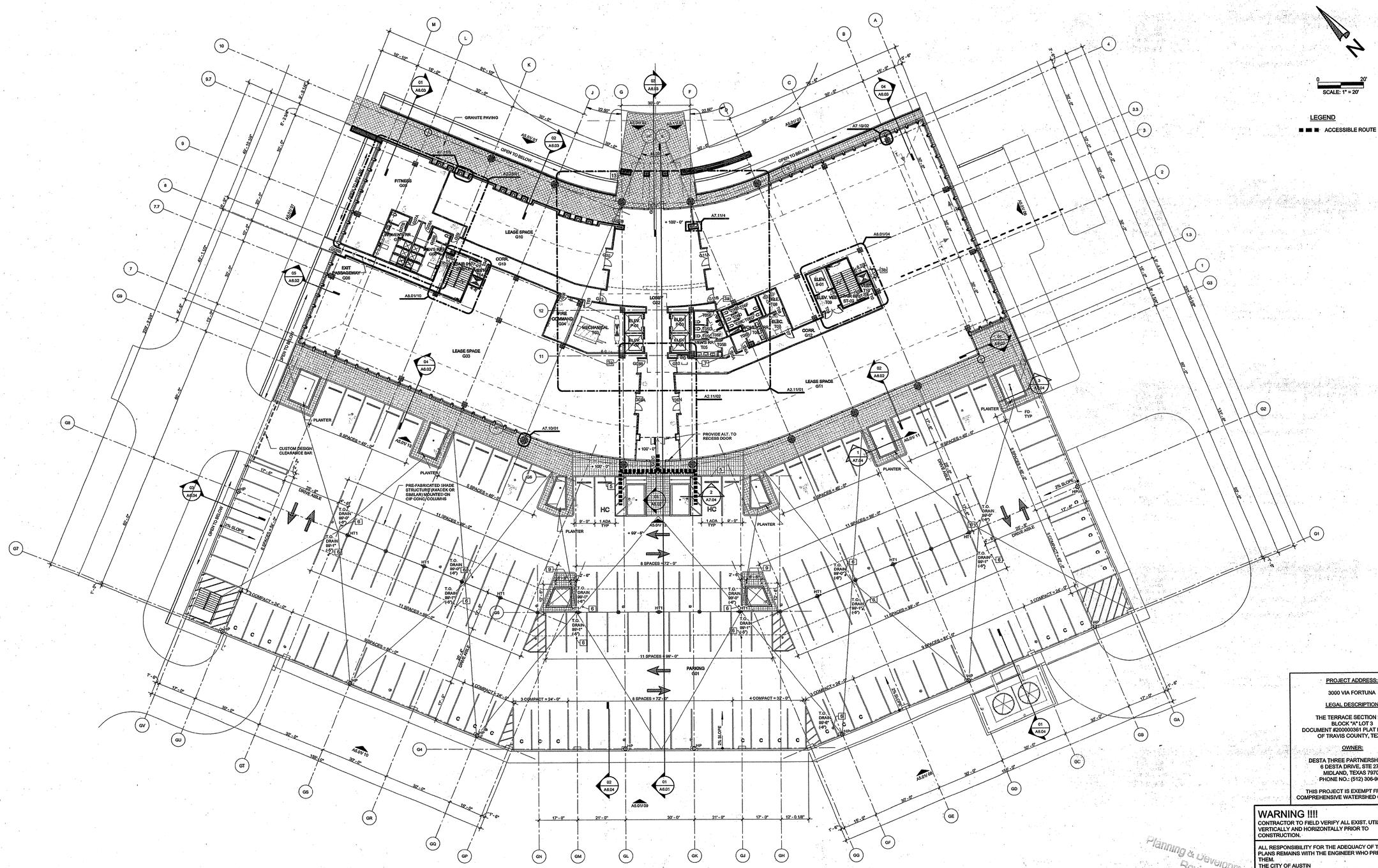
REIRRIGATION NOTES AND DETAILS

Malone/Wheeler, Inc.
Engineering & Development Consultants
8500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0901 Fax: (512) 899-0855
Firm Registration No. F-785

STATE OF TEXAS
JAMES POLE
658
LICENSED IRRIGATOR
4 / 1 / 2014

DESIGN BY : JP
CHECKED BY : JP
APPROVED BY : JP
DATE : 03/03/2013

SHEET 27
OF 31



LEGEND
▬ ▬ ACCESSIBLE ROUTE

Terrace V - Parking Count						
Level	**Ground Surface**	**Ground Deck**	**P1**	**P2**	**P3**	**Total Type**
Standard	22	122	136	184	194	658
Compact	0	24	40	55	58	177
Accessible	0	2	4	6	2	14
Van Accessible	2	0	2	0	0	4
Total per Floor	24	148	182	245	254	853
Bicycle	0	28	16	0	0	44

NOTES:

1. GARAGE PLAN BACKGROUNDS ON THIS SHEET WERE PROVIDED BY HKS, INC. PARKING TABULATION TABLES AND ADA ACCESS ROUTES WERE ADDED FOR CLARITY BY MALONE/WHEELER, INC.
2. CLEARANCE FROM ENTRANCE AT GROUND LEVEL TO ALL ACCESSIBLE PARKING SPACES SHALL BE 98" MINIMUM.
3. SURFACE PARKING TABULATED IN PARKING SUMMARY IS SHOWN ON SITE PLAN SHEET 06.

SP-2014-0495B

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

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Planning & Development
Review
JUN 18 2015

SITE PLAN RELEASE Sheet 28 of 31

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APPROVED BY CITY COUNCIL ON: ____
under Section 112 of Chapter 25-5 of the Austin City Code.
~~Watershed Protection and Development~~ ~~Review~~ Services Dept.
DATE OF RELEASE: ____ Zoning: PUD
Rev. 1____ Correction 1____
Rev. 2____ Correction 2____
Rev. 3____ Correction 3____

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

PARKING GARAGE LEVEL 01

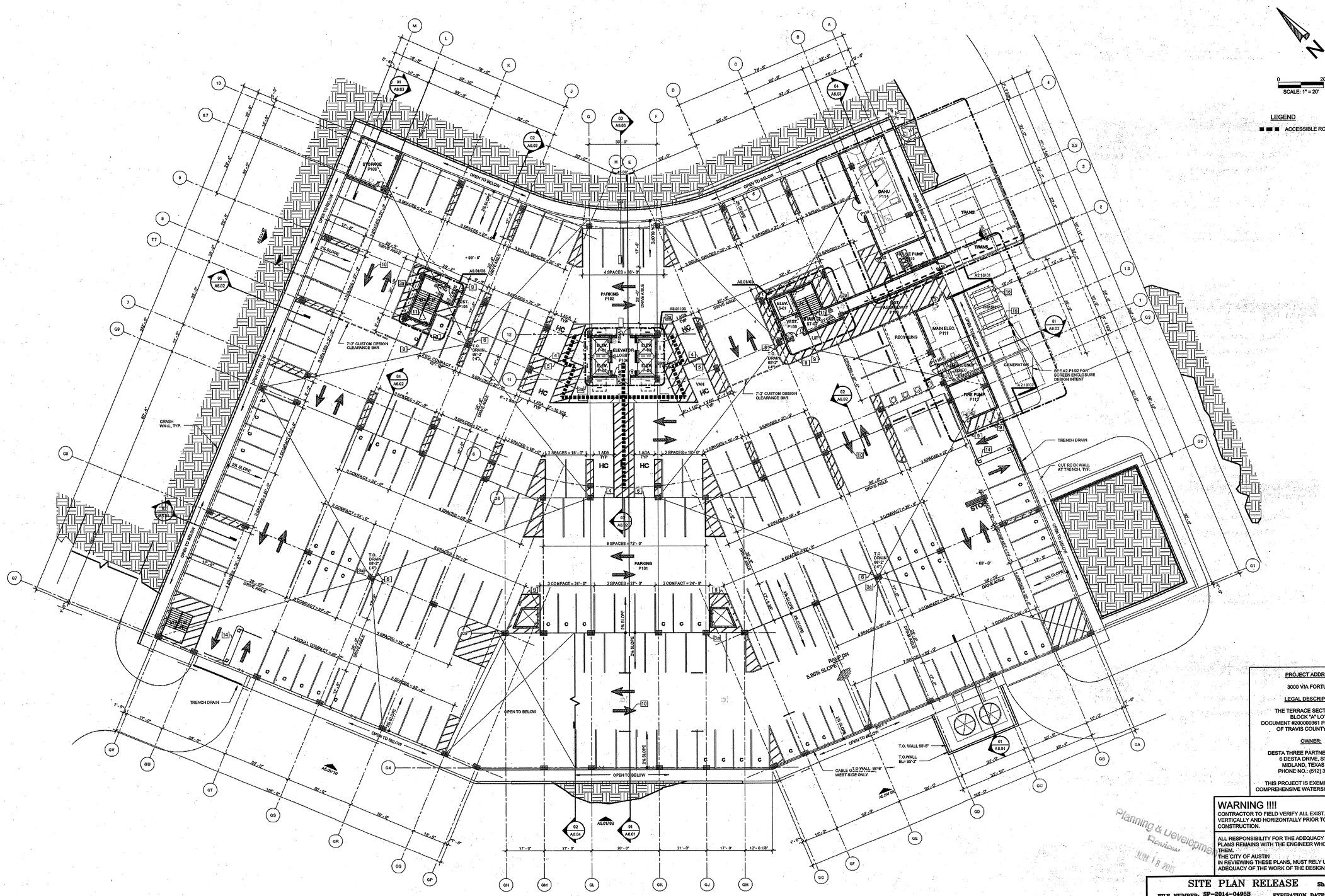
Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

JESSE B. MALONE
108734
3/2/15

DESIGN BY :	SC
CHECKED BY :	RHM
APPROVED BY :	RHM
DATE :	2/26/2015

NO.	DATE	REVISION	BY

SHEET ~~26~~ 28
OF 29 31



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Van Accessible	2	0	2	0	0	4
Total per Floor	24	148	182	245	254	853
Bicycle	0	28	16	0	0	44

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SP-2014-0495B

NO. | DATE | REVISION | BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

PARKING GARAGE LEVEL P1

PROJECT ADDRESS:

3000 VIA FORTUNA

LEGAL DESCRIPTION

THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:

DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

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Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 28 of 31

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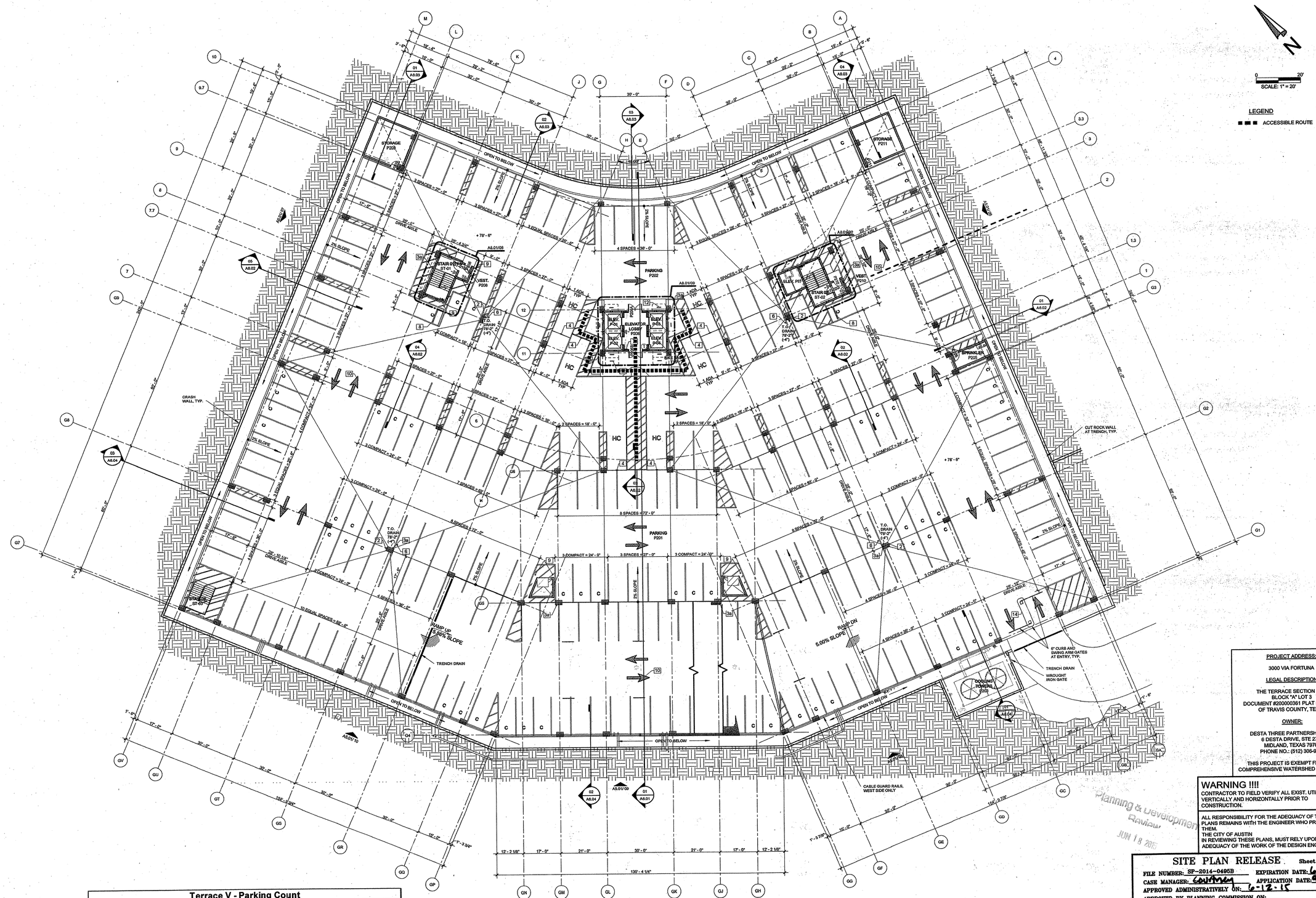
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
~~Watershed Protection and Development Review Dept.~~ Director
DATE OF RELEASE: _____ Zoning: PUD
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 888-0801 Fax: (512) 888-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
4/24/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/26/2015

SHEET 27 OF 31



Terrace V - Parking Count						
Level	Ground Surface	Ground Deck	P1	P2	P3	Total Type
Standard	22	122	136	184	194	658
Compact	0	24	40	55	58	177
Accessible	0	2	4	6	2	14
Van Accessible	2	0	2	0	0	4
Total per Floor	24	148	182	245	254	853
Bicycle	0	28	16	0	0	44

NOTES:

1. GARAGE PLAN BACKGROUNDS ON THIS SHEET WERE PROVIDED BY HKS, INC. PARKING TABULATION TABLES AND ADA ACCESS ROUTES WERE ADDED FOR CLARITY BY MALONE/WHEELER, INC.
2. CLEARANCE FROM ENTRANCE AT GROUND LEVEL TO ALL ACCESSIBLE PARKING SPACES SHALL BE 98" MINIMUM.
3. SURFACE PARKING TABULATED IN PARKING SUMMARY IS SHOWN ON SITE PLAN SHEET 06.

SP-2014-0495B

NO. | DATE | REVISION | BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

PARKING GARAGE LEVEL P2

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 306-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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

Planning & Development Review
JUN 18 2015

SITE PLAN RELEASE Sheet 30 of 31

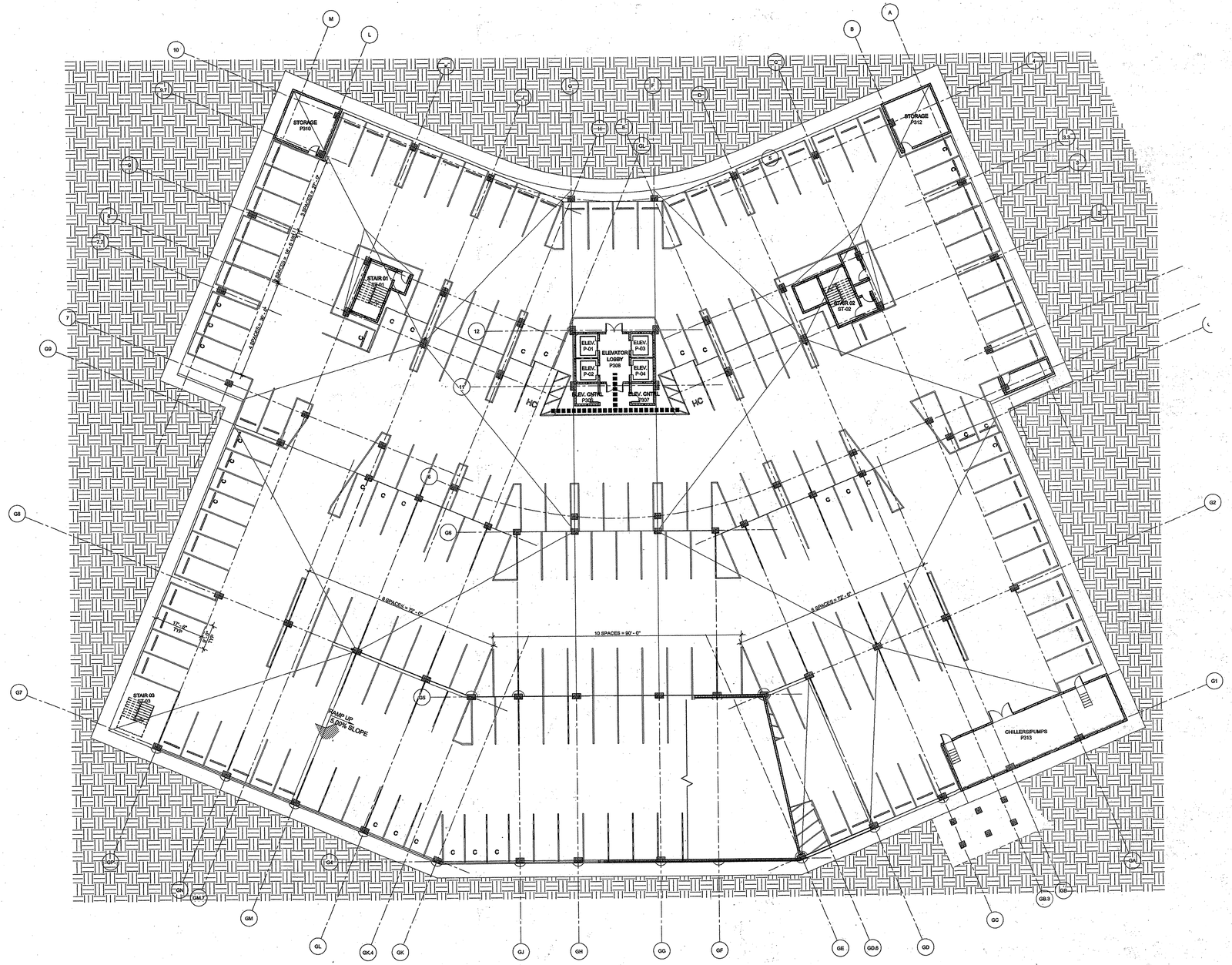
FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Courtney APPLICATION DATE: 4-25-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of the Austin City Code.
Watershed Protection and Development Review Dept. Zoning: PUD
DATE OF RELEASE:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0001 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
106734
LICENSED PROFESSIONAL ENGINEER
6/11/15

DESIGN BY : SC
CHECKED BY : RHM
APPROVED BY : RHM
DATE : 2/26/2015

SHEET 30 OF 31



0 20'
SCALE: 1" = 20'

LEGEND
ACCESSIBLE ROUTE

Terrace V - Parking Count						
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SP-2014-0495B

NO.	DATE	REVISION	BY

THE TERRACE SECTION 5 BLOCK A LOT 3
3000 VIA FORTUNA

PARKING GARAGE LEVEL P3

PROJECT ADDRESS:
3000 VIA FORTUNA

LEGAL DESCRIPTION
THE TERRACE SECTION FIVE
BLOCK "A" LOT 3
DOCUMENT #200000361 PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

OWNER:
DESTA THREE PARTNERSHIP, LTD.
6 DESTA DRIVE, STE 2750
MIDLAND, TEXAS 79705
PHONE NO.: (512) 305-9093

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Planning & Development Review
JUN 1 8 2015

SITE PLAN RELEASE Sheet 29 of 31

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18
CASE MANAGER: Lauren APPLICATION DATE: 9-26-13
APPROVED ADMINISTRATIVELY ON: 6-12-15
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Rev. 1 Correction 1
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Rev. 3 Correction 3

Malone/Wheeler, Inc.
Engineering & Development Consultants
7500 Rialto Blvd. Bldg. 1, Suite 240
Austin, Texas 78735
Phone: (512) 869-0001 Fax: (512) 869-0655
Firm Registration No. F-786

STATE OF TEXAS
JESSE B. MALONE
108734
LICENSED PROFESSIONAL ENGINEER
5/14/15

DESIGN BY: SC
CHECKED BY: RHM
APPROVED BY: RHM
DATE: 2/26/2015

SHEET 29 31
OF 29 31

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT "G"

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

THE TERRACE SECTION 5 BLOCK A LOT 3

Retention/Re-Irrigation System

Inspections. The irrigation system, including pumps, should be inspected and tested (or observed while in operation) to assure proper operation at least 6 times annually. Two of these inspections should occur during or immediately following wet weather. Any leaks, broken spray heads, or other malfunctions with the irrigation system should be repaired immediately. In particular, sprinkler heads must be checked to determine if any are broken, clogged, or not spraying properly. All inspection and testing reports should be kept on site and accessible to inspectors.

Sediment Removal. Remove sediment from splitter box, basin, and wet wells at least two times per year or when the depth reaches 3 inches.

Irrigation Areas. To the greatest extent practicable, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris should be removed from the irrigation area.

Mowing. The upper stage, side slopes, and embankment of a retention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Debris and Litter Removal. Debris and litter will accumulate near the basin pump and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the irrigation system.

Erosion Control. The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.

Nuisance Control. Standing water or soggy conditions in the retention basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

ATTACHMENT "G" CONTINUED

"Proper" disposal of vegetation trimmings and accumulated silt shall be accomplished following Texas Commission on Environmental Quality and the City of Austin rules and regulations.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Terrace Five, LP

Mailing Address: 100 Congress Ave, Ste 1450

City, State: Austin, Texas **Zip:** 78701

Telephone: (512) 534-9265 **Fax:** _____

_____ 4/14/2023

Signature of Responsible Party **Date**

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER
ATTACHMENT "I"

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

THE TERRACE SECTION 5 BLOCK A LOT 3

Once the site is constructed and developed the retention/re-irrigation system will be the permanent BMP. In addition, a dissipater with rock rip-rap mattress will be installed at the only concentrated discharge location from the developed site. This discharge point is immediately upstream of an existing defined drainageway that receives runoff from the predeveloped site. Due to the use of the retention/re-irrigation system, most storm events will have no discharge. Storm events exceeding 1" of runoff will discharge as described above.

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Bennett Holcomb,
Print Name

Project Manager,
Title - Owner/President/Other

of Terrace Five, LP,
Corporation/Partnership/Entity Name

have authorized Jesse Malone, P.E.
Print Name of Agent/Engineer

of Malone/Wheeler, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

4/14/2023
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Bennett Holcomb known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 14th day of April, 2023.

NOTARY PUBLIC

Angela R. Olvera
Typed or Printed Name of Notary

Angela R Olvera
My Commission Expires
04/21/2025
ID No. 6808733

MY COMMISSION EXPIRES: 04.21.2023

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: The Terrace Section 5 Block A Lot 3
Regulated Entity Location: 3000 Via Fortuna Austin, Texas 78746
Name of Customer: Terrace Five, LP
Contact Person: Jesse Malone, P.E. Phone: 512) 608-7564
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.56 Acres	$ 5,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 4/15/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☐ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal *(Core Data Form should be submitted with the renewal form)*

☒ Other **Application for new CN and RN**

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN		**RN**

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*

If new Customer, enter previous Customer below:

Terrace Five, LP

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0804850904	32087636547	92-1498086	

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

100 Congress Ave							
Suite 1450							
City	Austin	**State**	TX	**ZIP**	78701	**ZIP + 4**	2709

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	bholcomb@riversideresources.com

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(512) 534-9265		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Terrace Section 5 Block A Lot 3

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	3000 Via Fortuna							
	City	Austin	**State**	TX	**ZIP**	78746	**ZIP + 4**	
24. County	Travis							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	Northeast corner of Loop 360 and MoPac.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Austin			TX	78746	

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.247620		**28. Longitude (W) In Decimal:**	-97.801686	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	14	51.4	-97	48	6.07

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6512		236220	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

The construction of an office building.

34. Mailing Address:	**N/A, the Regulated Entity does not have a mailing address yet.**							
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:	**bholcomb@riversideresources.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 534-9265		( ) -

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☐ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Jesse Malone, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 608-7564		( ) -	jessem@malonewheeler.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Malone/Wheeler, Inc.	Job Title:	Project Manager
Name *(In Print)*:	Jesse Malone, P.E.	Phone:	(512) 608- 7564
Signature:		Date:	4/15/2023