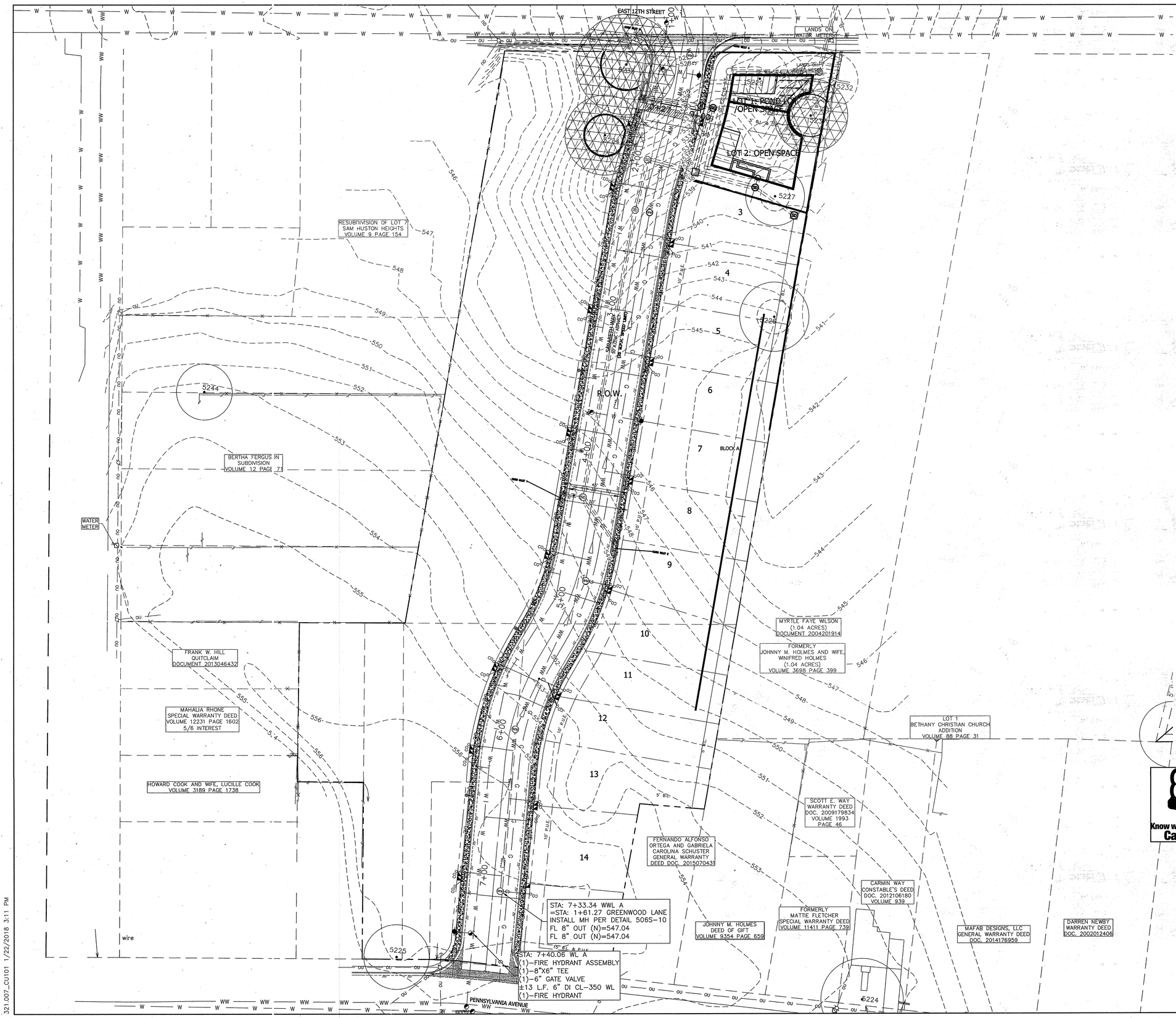

0 15' 30' 60'

PLAN LEGEND

- BOUNDARY / RIGHT OF WAY
- CURB / EDGE OF PAVEMENT
- 1020 EXIST. GRADE W/ ELEVATION
- 1020 PROP. GRADE W/ ELEVATION
- PROP. STORM DRAIN LINE
- PROP. WASTEWATER LINE
- WW EXIST. WASTEWATER LINE
- W W WATER LINE
- DIRECTION OF FLOW
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- TREE (TO REMAIN)

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
3. CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. REFERENCE GENERAL NOTES SHEET(S) FOR ADDITIONAL UTILITY NOTES.
5. REFER TO SHEET XX FOR MANHOLE DETAILS.

NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
2. ALL WATER PIPE TO BE PVC C900 DR14 (BLUE) EXCEPT FOR FIRE HYDRANT LEADS, WHICH ARE TO BE DUCTILE IRON CL350 PER DETAIL, AND SERVICE LEADS, WHICH ARE TYPE K COPPER, PER DETAIL.
3. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL (SPL-WW-27A).
4. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.
5. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES PER C.O.A. DETAIL 1100S-2. REFERENCE CONSTRUCTION DETAILS.
6. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT SITE UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
7. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
8. LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION & SEDIMENTATION CONTROL PLAN(S).
9. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
10. ALL GRAVITY WASTEWATER PIPE TO BE PVC SDR-26 (GREEN).
11. LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNERS SIDE OF THE WATER METER.
12. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BY HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
13. RECONNECT ALL EXISTING WATER SERVICES TO PROPOSED 8" LINE.
14. REFERENCE GENERAL NOTES SHEET(S) FOR ADDITIONAL UTILITY NOTES.

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

WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PRELIMINARY SUBDIVISION APPROVAL Sheet 3 of 3
FILE NUMBER C8-2017-0041 APPLICATION DATE MARCH 8, 2017
APPROVED BY (ZAP)(CAC) ON 1-23-18 UNDER SECTION 4-61 OF
CHAPTER 25 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-4-62, LDC) 3/8/22 CASE MANAGER DON PERRYMAN

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# APPROVED ON
PRELIMINARY EXTENDED ON UNTIL
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plat must be recorded by the Project Expiration Date. 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.

NO.	DATE	REVISION	BY

BIG RED DOG
ENGINEERING | CONSULTING
2021 E. 5TH ST. #200, OFFICE | 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)
512.669.5560
WWW.BIGREDDOG.COM
TEXAS REG. NO. F-11201

STATE OF TEXAS
RICARDO M. DE CAMPS
122378
LICENSED PROFESSIONAL ENGINEER
1.22.2018

PENN PLACE COTTAGES PRELIMINARY PLAN
12TH & PENNSYLVANIA AVE
AUSTIN, TRAVIS COUNTY, TEXAS 78721

PRELIMINARY UTILITY LAYOUT

SHEET
CU101
3 OF 3
C8-2017-0041

User: Kaka.Uko
Last saved on: Jan. 22, 18 - 11:15
Drawing: P:\Projects\0331 - MK3 Homes\20.004 - East 12th St. & Pennsylvania Ave\ACAD\Sheets\Preliminary Plan\321.007_CU101.dwg
321.007_CU101 1/22/2018 3:11 PM