

ORDINANCE NO. 46

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS ("CITY") APPROVING A SITE PLAN AND PROVIDING FOR CERTAIN OTHER APPROVALS AS REQUIRED IN ORDINANCE NO. 01 RELATED TO DEVELOPMENT STANDARDS ASSOCIATED WITH THE REAL PROPERTY DESCRIBED HEREIN BEING APPROXIMATELY 32.73 ACRES, WHICH LAND IS LOCATED GENERALLY NORTH OF HIGHWAY 71 AND WEST OF HIGHWAY 620 AND SOUTH OF THE PROPOSED BEE CAVE PARKWAY EXTENSION IN THE CITY AND WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED ("PROPERTY"); APPROVING A SITE PLAN, ATTACHED BY REFERENCE AS EXHIBIT "B" ("SITE PLAN"); AMENDING AND CREATING NEW SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED AS EXHIBIT "C" ("PLANNED DEVELOPMENT STANDARDS"), APPROVING MAINTENANCE AND MONITORING AGREEMENTS, ATTACHED AS EXHIBITS "D1" AND "D2", BUILDING ELEVATIONS, ATTACHED AS EXHIBIT "E", LANDSCAPE PLAN, LIGHTING PLAN, ATTACHED AS EXHIBIT "F"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the Planning and Zoning Commission and the City Council of the City, in compliance with the laws of the State of Texas and the ordinances of the City of Bee Cave, have given the requisite notices and have held Public Meetings and afforded to all persons interested and situated in the affected area an opportunity to comment on the proposed site plan application and associated applications and the City Council of the City is of the opinion and finds that said Site Plan and associated applications for approval should be granted; and

WHEREAS, the development proposed by the applicant complies with the current City Ordinances except as modified herein and by Ordinance No. 01; and

WHEREAS, the development proposed by the applicant is of a very low density impact and is intended to blend harmoniously with the natural terrain and vegetation which will require an ongoing, flexible design process for buildings, parking, lighting and related elements; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Site Plan approval. The Site Plan for the Property described in Exhibit "A" is hereby approved to the extent that the Site Plan is consistent with the development requirements described in Ordinance No. 01, or as same may be amended by this Ordinance. Amendments to the development standards approved in Ordinance 01 are described in Exhibit

“C” attached hereto and incorporated herein. If the Site Plan, attached by reference to this Ordinance and incorporated herein as Exhibit “B” includes or contains information, drawings or other matters that are inconsistent with the terms of approval contained in Ordinance No. 01 or as specifically authorized in this Ordinance or in the Code of Ordinances of the City, then such information, drawings or information contained within the Site Plan is not approved.

SECTION 3. Other Plans Approved. The following Plans and submittals are also approved in this Ordinance as follows:

a) The Maintenance and Monitoring Plans attached hereto as Exhibit “D1” and Exhibit “D2” are hereby approved but shall be reapproved by the City in the event that the Texas Commission on Environmental Quality (“TCEQ”) requires changes to the Maintenance and Monitoring Plans.

b) The Landscape Plan contained within the Site Plan, referenced as Exhibit “B”, is hereby approved.

c) The Non Point Source Plan described in the Site Plan, referenced as Exhibit “B”, is hereby approved in conjunction with the provisions contained in Exhibit “C” attached hereto and incorporated herein.

d) The color elevations attached hereto and incorporated herein as Exhibit “E” are hereby approved in addition to the elevations previously approved in Ordinance No. 01.

e) The Lighting Plan applicable to the parking areas attached hereto and incorporated herein as Exhibit “F” is hereby approved.

f) The retaining wall portion of the fence designs and the fence design around the artist area depicted in Exhibit “G” attached hereto and incorporated herein are hereby approved. Additional fence designs shall be submitted for additional approval prior to issuance of the building permit.

SECTION 4. Any portion of the applicant’s Site Plan application that is not specifically approved in this Ordinance is hereby denied.

SECTION 5. Severability. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

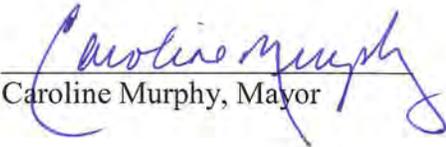
SECTION 6. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

SECTION 7. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public

notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 8th day of December, 2009.

CITY OF BEE CAVE, TEXAS


Caroline Murphy, Mayor

ATTEST:


City Secretary

[SEAL]

APPROVED AS TO FORM:

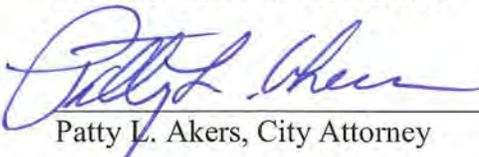

Patty L. Akers, City Attorney

Exhibit "A"

Property Description

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Beestrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austln.rr.com

November 14, 2007

LEGAL DESCRIPTION: BEING A 37.453 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 2108 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 56.628 ACRE TRACT OF LAND CONVEYED TO REESE COMMERCIAL PROPERTIES LTD. BY DEED RECORDED IN DOCUMENT NO. 2001091446 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 37.453 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 1995:

BEGINNING at a bolt found for the northeasterly corner hereof and said 56.628 acre tract and the northwesterly corner of that certain 51.50 acre tract of land conveyed to Baldwin Properties Ltd by deed recorded in Document 2002105444 of said deed;

THENCE along the east line hereof and said 56.628 acre tract and west line of said Baldwin Properties tract, S 02°03'33" E a distance of 1379.42 feet to an iron rod found in concrete for angle point and S 14°02'42" W a distance of 253.75 feet to an iron rod found for the southeast corner hereof;

THENCE crossing said 56.628-acre tract the following five (5) calls:

1. N 77°01'05" W a distance of 540.27 feet to a point for corner;
2. a length of 55.07 feet along the arc of a curve to the right having a radius of 1030.00 feet and a chord bearing S 21°12'38" W a distance of 55.06 feet to a point of tangency,
3. S 22°44'32" W a distance of 95.99 feet to a point for corner;
4. N 67°15'28" W a distance of 60.00 feet to an angle point;
5. S 78°21'02" W a distance of 465.38 feet to an iron rod set for the southwest corner hereof and an angle point in the west line of said 56.628 acre tract and west line of that certain 40.24 acre tract of land conveyed to Tim and Brenda Skaggs by deed recorded in Volume 12007, Page 1764 of said deed records;

THENCE N 10°14'06" W a distance of 1094.54 feet along said line to an iron rod found for the northwest corner hereof and said 56.628 acre tract;

EXHIBIT "A"

EXHIBIT A

THENCE along the north line hereof and said 56.628 acre tract and south line of Lot 1, Block "B", Replat of the Home Depot Addition as recorded in Document 200200218 of said deed records the following three (3) calls:

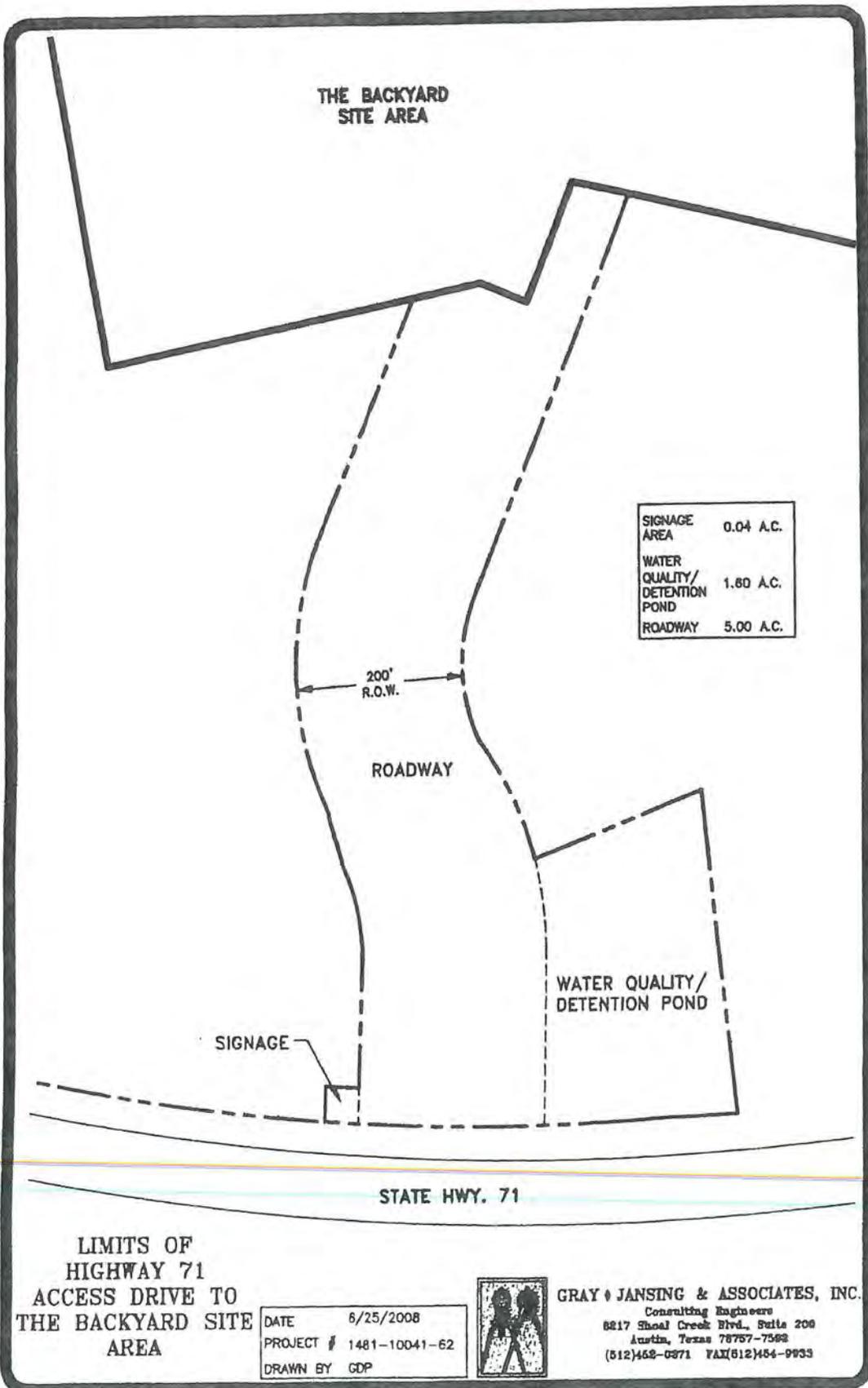
1. N 64°47'32" E a distance of 122.65 feet to an iron rod set for angle point;
2. N 65°06'59" E a distance of 209.26 feet to an iron rod found for angle point;
3. N 63°36'02" E a distance of 1116.77 feet to the **POINT OF BEGINNING**, containing 37.453 acres of land, more or less.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server: Co\Travis\Surveys\I & G.N. RR. CO.\ B70207.doc

EXHIBIT "A"

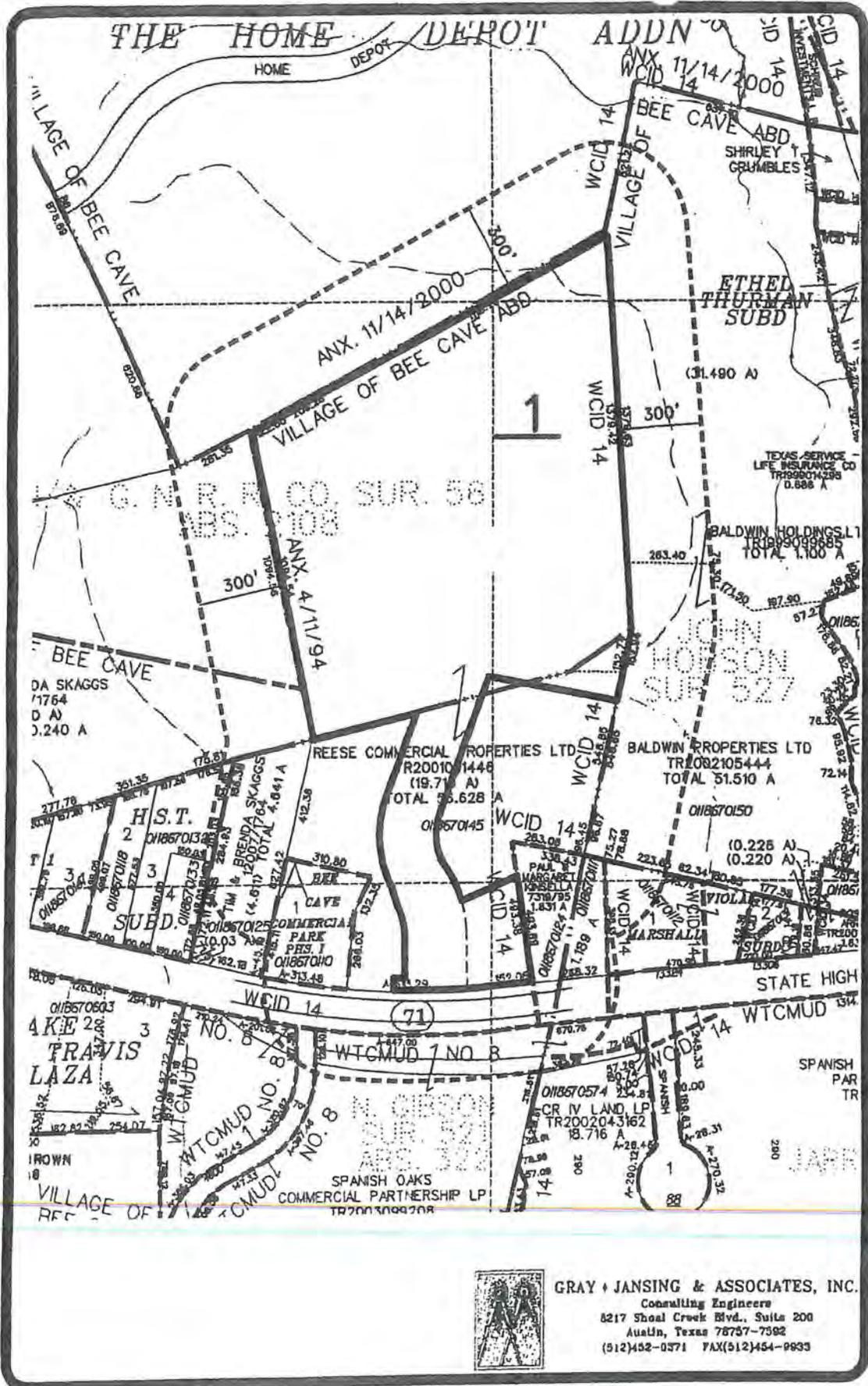


LIMITS OF
HIGHWAY 71
ACCESS DRIVE TO
THE BACKYARD SITE
AREA

DATE 6/25/2008
PROJECT # 1481-10041-62
DRAWN BY GDP



GRAY & JANSING & ASSOCIATES, INC.
Consulting Engineers
6817 Shoal Creek Blvd., Suite 206
Austin, Texas 78757-7562
(512)462-0971 FAX(512)464-9933



GRAY + JANSING & ASSOCIATES, INC.
 Consulting Engineers
 8217 Shoal Creek Blvd., Suite 200
 Austin, Texas 78757-7592
 (512)452-0571 FAX(512)454-9833

EXHIBIT "A"

**FIELD NOTES FOR 0.499 ACRES IN THE NANCY GIBSON SURVEY A-521
TRAVIS COUNTY, TEXAS**

FIELD NOTES DESCRIBING a 0.499 acre tract of land in the Nancy Gibson Survey, A-521, situated in Travis County, Texas, being a portion of that certain 56.682 acre tract of land conveyed to Reese Commercial Properties Ltd., by Deed recorded in Document No. 2001091446 of the Official Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North right-of-way line of State Highway No. 71, being the Southeast corner of said 56.682 acre tract, for the Southeast corner and POINT OF BEGINNING of this tract.

THENCE with the North right-of-way line of State Highway No. 71, for the South line hereof, the following two (2) courses:

1. S86°53'42"W, 152.09 feet to the Point of Curvature of a curve to the right having a radius of 2801.45 feet and a central angle of 2°25'44".
2. with the arc of said curve 118.76 feet, the chord of which bears S87°52'45"W, 118.75 feet to the Point of Compound Curvature of a curve to the right having a radius of 25.00 feet and a central angle of 91°21'07".

THENCE with the West line hereof, the following two (2) courses:

1. with the arc of said curve 39.86 feet, the chord of which bears N45°14'08"W, 35.77 feet to the Point of Tangency of said curve.
2. N00°26'07"E, 49.53 feet to the Point of Curvature of a curve to the left having a radius of 2726.45 feet and a central angle of 2°55'47", for the Northwest corner of this tract.

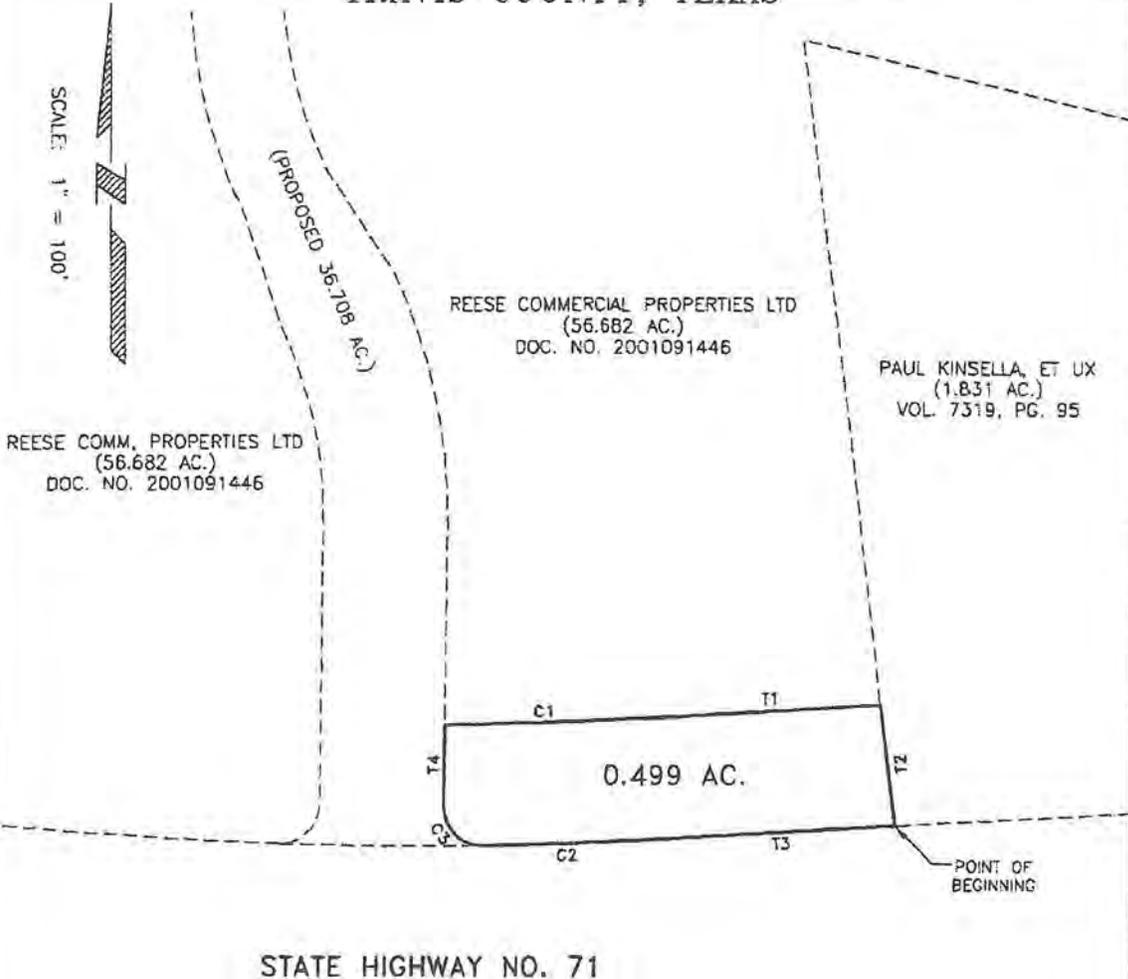
THENCE with the North line hereof, the following two (2) courses:

1. with the arc of said curve 139.42 feet, the chord of which bears N88°07'47"E, 139.40 feet to the Point of Tangency of said curve.
2. N86°53'42"E, 147.09 feet to a point on the East line of said 56.682 acre tract, for the Northeast corner of this tract.

THENCE with the East line of said 56.682 acre tract, for the East line hereof, S07°08'53"E, 75.19 feet to the POINT OF BEGINNING of this tract, containing 0.499 acres of land, more or less.

THESE FIELD NOTES WERE PREPARED FROM PUBLIC INFORMATION AVAILABLE THROUGH THE OFFICE OF THE TRAVIS COUNTY CLERK AND OTHER PUBLIC MAPS AND RECORDS. THESE FIELD NOTES DO NOT PURPORT TO BE AN ON-THE-GROUND SURVEY, AND DO NOT REPRESENT THE RESULTS OF AN ON-THE-GROUND SURVEY.

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.499 ACRES
IN THE NANCY GIBSON SURVEY, A-521
TRAVIS COUNTY, TEXAS



REESE COMM. PROPERTIES LTD
(56.682 AC.)
DOC. NO. 2001091446

REESE COMMERCIAL PROPERTIES LTD
(56.682 AC.)
DOC. NO. 2001091446

PAUL KINSELLA, ET UX
(1.831 AC.)
VOL. 7319, PG. 95

STATE HIGHWAY NO. 71

CURVE TABLE						
NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	2° 35' 47"	N88° 07' 47" E	2726.45'	139.42'	69.72'	139.40'
C2	2° 25' 44"	S87° 52' 45" W	2801.45'	118.76'	59.39'	118.75'
C3	91° 21' 07"	N45° 14' 08" W	25.00'	39.86'	25.60'	35.77'

TANGENT TABLE		
NUMBER	DISTANCE	BEARING
T1	147.09'	N 86° 53' 42" E
T2	75.19'	S 07° 08' 53" E
T3	152.09'	S 86° 53' 42" W
T4	49.53'	N 00° 26' 07" E

EXHIBIT "A"
PAGE 2 OF 2

PROJECT NO: 1481-10041-62	DESIGNED BY: MEW
FILE NO: 10041-POND	DRAWN BY: MEW
DATE: JANUARY, 2009	CHECKED BY: JMJ
SCALE: 1" = 100'	REVISED BY:



GRAY · JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7582
(512)452-0371 FAX(512)454-9933

THIS MAP WAS PREPARED FROM PUBLIC INFORMATION AVAILABLE THROUGH THE OFFICE OF THE TRAVIS COUNTY CLERK AND OTHER PUBLIC MAPS AND RECORDS. THIS MAP DOES NOT PURPORT TO BE AN ON-THE-GROUND SURVEY, AND DOES NOT REPRESENT THE RESULTS OF AN ON-THE-GROUND SURVEY.

**FIELD NOTES FOR 1502 SQUARE FEET
IN THE NANCY GIBSON SURVEY A-521, TRAVIS COUNTY, TEXAS**

FIELD NOTES DESCRIBING 1502 square feet of land in the Nancy Gibson Survey, A-521, situated in Travis County, Texas, being a portion of that certain 56.682 acre tract of land conveyed to Reese Commercial Properties Ltd., by Deed recorded in Document No. 2001091446 of the Official Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the curving North right-of-way line of State Highway No. 71, from which the Southwest corner of said 56.682 acre tract bears N85°22'50"W, 248.61 feet, for the Southwest corner and POINT OF BEGINNING of this tract.

THENCE with the West line hereof, N02°05'43"E, 40.00 feet to the Northwest corner of this tract.

THENCE with the North line hereof, S89°33'53"E, 40.00 feet to the Northeast corner of this tract.

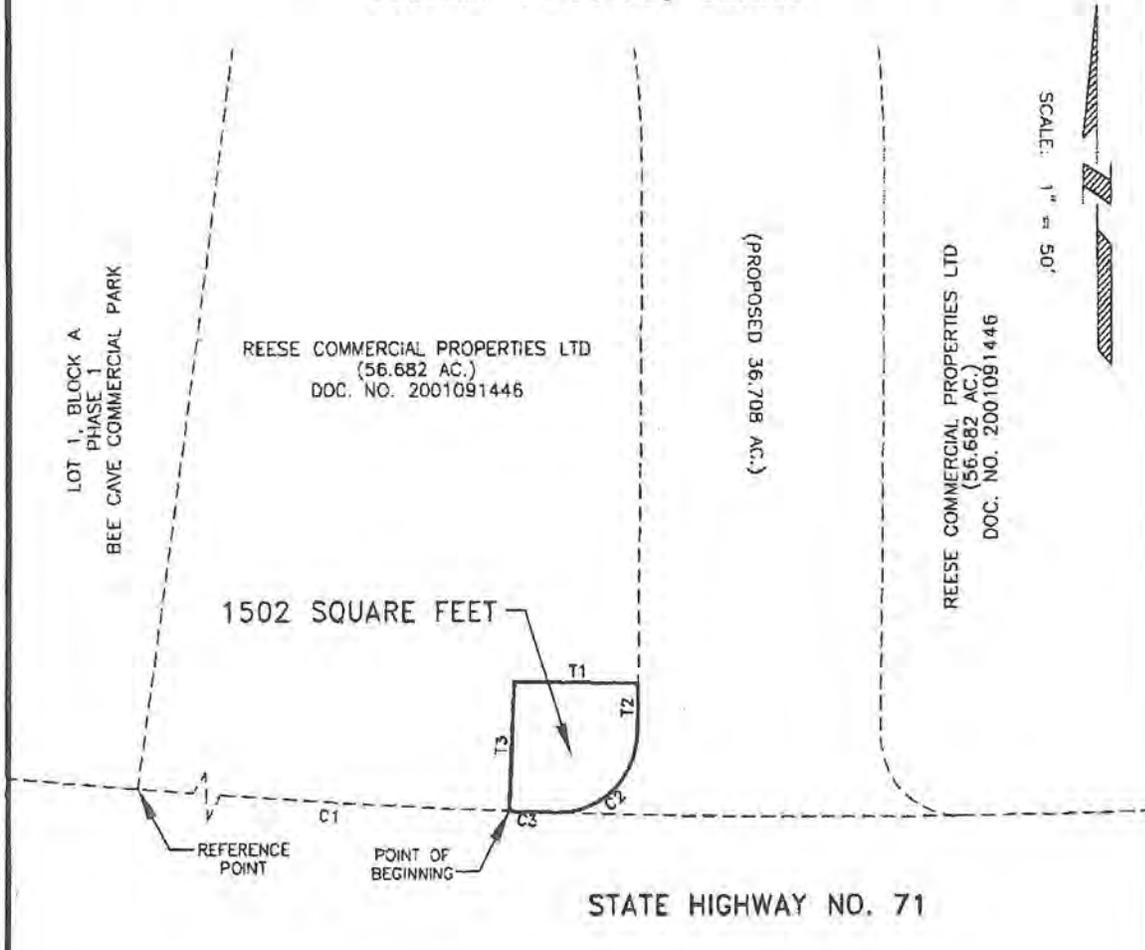
THENCE with the East line hereof, the following two (2) courses:

1. S00°26'07"W, 15.40 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet and a central angle of 91°21'07".
2. with the arc of said curve 39.86 feet, the chord of which bears S46°06'21"W, 35.77 feet to a point on the curving North right-of-way line of State Highway No. 71, being the Point of Compound Curvature of a curve to the right having a radius of 2801.45 feet and a central angle of 00°19'07".

THENCE with the curving North right-of-way line of State Highway No. 71, for the South line hereof, with the arc of said curve 15.58 feet, the chord of which bears N88°03'50"W, 15.58 feet to the POINT OF BEGINNING of this tract, containing 1502 square feet of land, more or less.

THESE FIELD NOTES WERE PREPARED FROM PUBLIC INFORMATION AVAILABLE THROUGH THE OFFICE OF THE TRAVIS COUNTY CLERK AND OTHER PUBLIC MAPS AND RECORDS. THESE FIELD NOTES DO NOT PURPORT TO BE AN ON-THE-GROUND SURVEY, AND DO NOT REPRESENT THE RESULTS OF AN ON-THE-GROUND SURVEY.

**SKETCH TO ACCOMPANY FIELD NOTES FOR
1502 SQUARE FEET IN THE NANCY GIBSON SURVEY, A-521
TRAVIS COUNTY, TEXAS**



CURVE TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	5° 05' 10"	N85° 22' 50" W	2801.45'	248.69'	124.43'	248.61'
C2	91° 21' 07"	S46° 06' 21" W	25.00'	39.86'	25.60'	35.77'
C3	0° 19' 07"	N88° 03' 50" W	2801.45'	15.58'	7.79'	15.58'

TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	40.00'	S 89° 33' 53" E
T2	15.40'	S 00° 26' 07" W
T3	40.00'	N 02° 05' 43" E

**EXHIBIT "A"
PAGE 2 OF 2**

PROJECT NO:	1481-10041-62	DESIGNED BY:	MEW
FILE NO:	10041-SIGN	DRAWN BY:	MEW
DATE:	JANUARY, 2009	CHECKED BY:	JMJ
SCALE:	1" = 50'	REVISED BY:	



GRAY · JANSING & ASSOCIATES, INC.
 Consulting Engineers
 8217 Shoal Creek Blvd., Suite 200
 Austin, Texas 78757-7592
 (512)452-0371 FAX(512)454-9053

THIS MAP WAS PREPARED FROM PUBLIC INFORMATION AVAILABLE THROUGH THE OFFICE OF THE TRAVIS COUNTY CLERK AND OTHER PUBLIC MAPS AND RECORDS. THIS MAP DOES NOT PURPORT TO BE AN ON-THE-GROUND SURVEY, AND DOES NOT REPRESENT THE RESULTS OF AN ON-THE-GROUND SURVEY.

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

January 8, 2009

LEGAL DESCRIPTION: BEING A 1.571 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE NANCY GIBSON SURVEY, ABSTRACT NO. 521, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 56.628 ACRE TRACT OF LAND CONVEYED TO REESE COMMERCIAL PROPERTIES LTD. BY DEED RECORDED IN DOCUMENT NO. 2001091446 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.571 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED BY JAMES E. GARON & ASSOCIATES IN JUNE, 1995 AND AUGUST, 2008:

BEGINNING at a ½" iron rod set in the curving northerly right-of-way line of State Highway No. 71 and the southerly line of said 56.628 acre tract for the most southerly southeast corner hereof from which a ½" iron rod found at the southeast corner of said 56.628 acre tract bears N 87°52'45" E a chord distance of 118.75 feet and N 86°53'42" E a distance of 152.09 feet;

THENCE an arc distance of 131.18 feet with the curving northerly right-of-way line to the right of State Highway No. 71, having a radius of 2801.45 feet and whose chord bears N 89°33'53" W a distance of 131.17 feet to a ½" iron rod set at a point of reverse curvature for the most southerly southwest corner hereof;

THENCE crossing said 56.628-acre tract the following six (6) calls:

- 1) an arc distance of 39.86 feet with a curve to the left having a radius of 25.00 feet and whose chord bears N 46°06'21" E a distance of 35.77 feet to a ½" iron rod set for endpoint,
- 2) N 00°26'07" E a distance of 176.82 feet to a ½" iron rod set at a point of curvature of a curve to the left,
- 3) an arc distance of 124.88 feet with said curve to the left having a radius of 265.00 feet and whose chord bears N 13°03'53" W a distance of 123.73 feet to a ½" iron rod set for endpoint,
- 4) N 18°48'24" W a distance of 74.08 feet to a ½" iron rod set at a point of curvature of a curve to the right,
- 5) an arc distance of 288.29 feet with said curve to the right having a radius of 335.00 feet and whose chord bears N 01°54'41" W a distance of 279.48 feet to a ½" iron rod set for endpoint,
- 6) N 22°44'32" E a distance of 325.84 feet to a ½" iron rod set for the northwesterly corner hereof, from which said corner a ½" iron rod found for an ell corner hereof, an angle point in the west line of said 56.628 acre tract, the southeast corner of that certain 40.24 acre tract of land conveyed to Tim and Brenda Skaggs by deed recorded in Volume 12007, Page 1764 of said Official Public Records and the northeast corner of that certain 4.641 acre tract of land conveyed to Tim and Brenda Skaggs by deed recorded in Volume 12007, Page 1764 of said Official Public Records bears S 78°21'02" W a distance of 465.38 feet;

THENCE S 67°15'28" E a distance of 60.00 feet to a ½" iron rod set for the northeasterly corner hereof;

THENCE for the easterly line hereof the following six (6) calls:

- 1) S 22°44'32" W a distance of 325.84 feet to a ½" iron rod set at a point of curvature of a curve to the left,
- 2) an arc distance of 236.66 feet with said curve to the left having a radius of 275.00 feet and whose chord bears S 01°54'41" E a distance of 229.42 feet to a ½" iron rod set for endpoint,
- 3) S 34°19'23" E a distance of 74.08 feet to a ½" iron rod set at a point of curvature of a curve to the right,
- 4) an arc distance of 162.58 feet with said curve to the right having a radius of 345.00 feet and whose chord bears S 13°03'53" E a distance of 161.08 feet to a ½" iron rod set for endpoint,
- 5) S 00°26'07" W a distance of 176.82 feet to a ½" iron rod set at a point of curvature of a curve to the left,
- 6) an arc distance of 39.86 feet with said curve to the left having a radius of 25.00 feet and whose chord bears S 45°14'08" E a distance of 35.77 feet to the **POINT OF BEGINNING**, containing 1.571 acres of land, more or less.

Surveyed By:



James E. Garon
Registered Professional Land Surveyor
Server: ColTravis\Surveys\I. & G.N. RR. CO.\B57808b.doc

Exhibit "B"

Site Plan

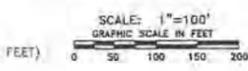
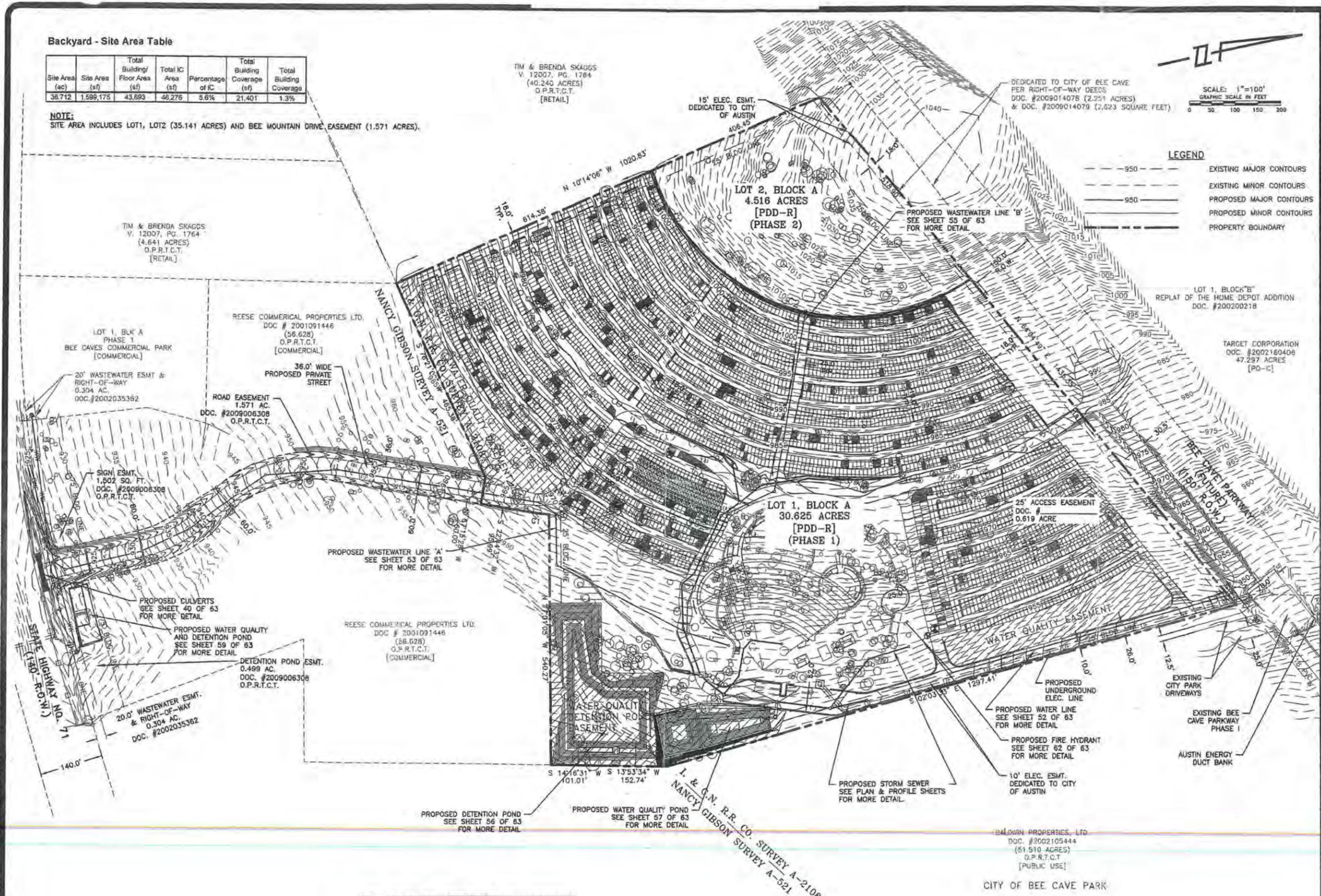
Exhibit B

Backyard - Site Area Table

Site Area (ac)	Site Area (sf)	Total Building Floor Area (sf)	Total IC Area (sf)	Percentage of IC	Total Building Coverage (sf)	Total Coverage
38.712	1,599,175	43,693	46,276	5.6%	21,401	1.3%

NOTE:
SITE AREA INCLUDES LOT1, LOT2 (35.141 ACRES) AND BEE MOUNTAIN DRIVE EASEMENT (1.571 ACRES).

FILE: W:\1481-10041-BACKYARD REDLICATION\SHEETS\SITE.dwg LAYOUT: SITE DATE: 11/24/2009 7:24:31 AM BY: JDRRRCO



LEGEND

--- 950 ---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	PROPERTY BOUNDARY

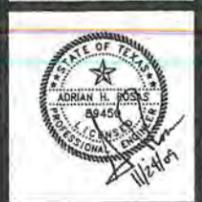
PROJECT NO. 1481-10041 DESIGNED BY: KSM/CB
 FILE NO. SITE DRAWN BY: KSM/CB
 DATE: JUNE 2009 CHECKED BY: AS
 GRAY & ANISING & ASSOCIATES, INC.
 Consulting Engineers
 1217 Royal Creek Blvd., Suite 200
 Houston, Texas 77057-1304-4925
 (281) 462-7744 FAX (281) 462-7744

NO.	DATE	REVISION DESCRIPTION

PLANET EARTH MUSIC
AN OUTDOOR MUSIC
VENUE

OVERALL SITE PLAN

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.



CURVE	NAME	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	184.81'	187.0'	740.8'	S 27°11'08" W	155°41'32"

BALDWIN PROPERTIES, LTD.
 DOC. #2002105444
 (51.510 ACRES)
 O.P.R.T.C.T.
 [PUBLIC USE]
 CITY OF BEE CAVE PARK

Exhibit "C"

AMENDED DEVELOPMENT STANDARDS

The following amended Development Standards shall be applicable within the Planned Development District approved in Ordinance No.1. To the extent that any of the following standards conflict with Ordinance No.1 or other City Ordinances, the following shall control but only to the extent of a conflict. Capitalized terms shall be defined as indicated in these Development Standards or as defined in the Bee Cave Code of Ordinances ("Code"), depending upon context.

1. Parking Areas Associated with the Project

(a) The Outdoor Music Venue area shall be authorized for four (4) loading spaces. (Amends Exhibit "C" to Ordinance No. 1).

2. Water Quality and Detention Ponds

(a) The Storm Water Detention Pond embankment shall be allowed within the 10 foot setback as depicted in Site Plan. (Amends Exhibit "C" to Ordinance No. 1).

(b) The containment wall structure for the storm water detention pond may have a height in excess of 6 feet and shall be designed in accordance with Texas Administrative Code (TAC) Rules 299.13 through 299.15.

3. Impervious Cover and Non-Point Source Pollution Control Standards for Water Quality Controls

(a) Impervious Cover. Areas of the Project, which are constructed within the drive lanes and aisles within the parking areas may be constructed with "Grasspave" and shall receive 100% credit from the impervious cover calculations for the Property.

(b) Onsite-water quality controls in addition to those approved in Ordinance No. 1 may include bio-retention ponds, vegetative filter strips and sedimentation-filtration ponds

4. Other Development Standards

(a) Vegetative screening shall be used along the east side of the Project in order to screen the truck parking area from the City's Park. The retaining wall described in Exhibit "G", attached hereto, is authorized as part of the construction of the fence along the Project boundary with the City's park. However, the remainder of the fence design shall be approved in advance by the City prior to issuance of a building permit. (Amends Exhibit "C" to Ordinance No. 1).

Exhibit "D1" and "D2"

Monitoring Agreements

PARKING LOT MAINTENANCE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

THIS PARKING LOT MAINTENANCE AGREEMENT "Agreement," made and entered into by TWO LAWNMOWERS, LP a Texas limited ("Owner") and is as follows:

WITNESSETH:

WHEREAS, Owner plans to construct and operate the new Backyard, a music and entertainment venue ("venue") on 51.5 acres in the City of Bee Cave, Texas ("City"); and

WHEREAS, the venue will require two Parking Lots ("Parking Lots"), covering approximately thirty five (35) acres of land, including Lot 1 comprising approximately thirty and six tenths (30.6) acres which shall be the primary Parking Lot and Lot 2 covering approximately four and one half (4.5) acres which shall be used only if Lot 1 is at capacity; and

WHEREAS, the Parking Lots shall be unpaved and include areas of no-disturbance; and

WHEREAS, Owner assumes the responsibility for managing and operating the Parking Lots in an environmentally protective manner; and

NOW, THEREFORE, Owner, as the owner of the Parking Lots hereby covenants and agrees as follows:

1. The Parking Lots shall not be used for event parking from December 1st thru March 1st of each year in order to allow vegetation to establish itself.
2. Lot 1 may be graded for construction activities and the area used for parking will be irrigated.
3. In order to maintain an adequate ground cover of vegetation during all seasons, the type of vegetation used will be suited to the season in which it will be installed.
4. At least once a year, Owner shall perform aeration of the Parking Lots with a plug-style implement, to reduce compaction and increase air circulation to roots and soil.
5. Owner will be responsible for contracting with an experienced professional to inspect the Parking Lots periodically and also following each event season for evidence of over-compaction and vegetation deterioration. Such third party's recommendations shall be incorporated as reasonably necessary to restore the impacted areas.

6. At the end of each event season and prior to the beginning of the next season,, the bermuda grass stand will not be mowed to allow for seed head maturity and dispersal, as well as leaving a dormant stand in place for soil protection.
7. After primary establishment, soil will be irrigated at a rate of one-to-two inches per week, or as conditions allow for adequate growth.
8. When mowed, bermuda grass stands shall be mowed to allow no more than one-third of the visible leaf to be removed and the grass to be approximately between one and two inches high.
9. Outfall water quality monitoring will be conducted annually after a significant rain event defined as greater than 1/2 inch. Samples will be collected within 48 hours at the uppermost inlet to the water quality treatment system and at the lowest discharge point which will be defined post construction. The samples will be analyzed for total suspended solids (TSS) by an accredited laboratory. The inlet and outfall sample results will be compared to determine removal efficiency.
10. Water quality evaluation for the parking areas will be conducted annually by collecting samples from an elevated rainwater collection vessel to determine the natural total suspended solids (TSS) contained in the rainwater and a discharge point. Samples will be collected within 48 hours after a significant rain event defined as greater than ½ inch from the collection vessel and the lowest discharge point which will be defined post construction. The samples will be analyzed for TSS by an accredited laboratory. The natural rainwater and discharge sample results will be compared to determine removal efficiency.
11. Water quality sampling will be conducted as follows;
 - a. For the water quality ponds it would be 1 up and 1 down stream (2) as determined my final construction.
 - b. For the parking areas, the sampling locations will be based on final grade and evaluation of the outfalls, likely 2 samples will be collected. One collection point for baseline rainwater evaluation will be collected from an elevated vessel located near the outfall collection points (1).
12. Owner agrees that the City, its successors, contractors, agents, employees, representatives and assigns shall have the right at any time during the term of this Agreement to enter the property to inspect and observe the conditions of the premises.
13. In the event that the performance by the Owner of any of its obligations or duties shall be interrupted or delayed by any occurrence not the fault of Owner such as an act of God, Owner shall be excused from performance for such period of time as is reasonably necessary.

14. Any notice to be given to Owner shall be in writing and may be effected by personal delivery in writing or registered or certified mail, return receipt requested addressed to the proper party, at the following addresses:

Owner : Two Lawnmowers LP
 1301 W. Hwy. 71
 Austin, Texas 78738

With a copy to: David Armbrust
 Armbrust & Brown, L.L.P.
 100 Congress Avenue, Suite 1300
 Austin, Texas 78701-2744

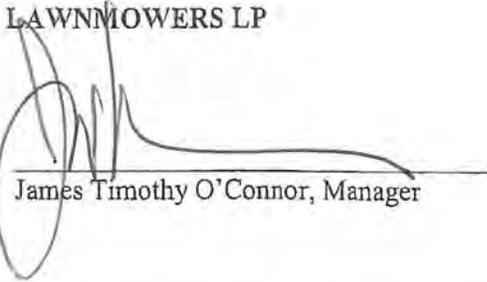
15. In the event of default, City shall provide Owner written notice of such alleged default and at least thirty (30) days to cure such default. If Owner fails to cure such default within such thirty (30) day period, City may bring an action against Owner in a court of proper jurisdiction to require Owner to perform Owner's duties under the Agreement as City's exclusive remedy. City may not bring an action for damages. In the event City prevails in such proceedings, Owner shall be responsible for City's attorneys' fees and costs of court.

16. This Agreement may be modified or terminated by written instrument signed by the City Administrator and Owner and recorded in the real property records of Travis County, Texas.

In witness whereof, this Agreement has been executed in duplicate originals by the parties hereto this 11th day of March, 2009.

TWO LAWNMOWERS LP

By:

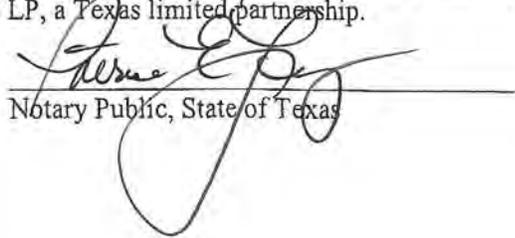


James Timothy O'Connor, Manager

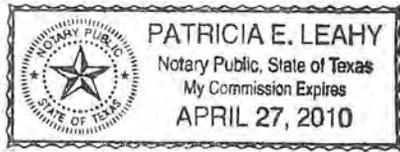
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 11th day of March, 200~~9~~¹⁰, by James Timothy O'Connor, Manager of Two Lawnmowers LP, a Texas limited partnership.



Notary Public, State of Texas



**Draft Start-up/Installation and Operation and Maintenance Plan for Planet Earth
parking areas and Bioretention Trenches. Draft pending TCEQ approval.
December 4, 2009**

Start-Up/Installation

To maintain an adequate ground cover of vegetation during all seasons, the type of vegetation planted will depend on the season during which it will be installed.

Spring/Summer Installation:

- Seed Type: bermudagrass (*Cynodon dactylon*). The variety chosen should be adapted to the Central Texas climate and high-use areas.
- Rate: Bermudagrass should be seeded at a rate of three pounds per 1000 sq.ft.
- When to Plant: When soil temperatures are above 65°F, bermudagrass seed can be installed alone. Generally, when daytime temperatures are consistently above 80°F, bermuda can be installed.
- Installation: Seeds should be evenly broadcast (hand or mechanically), on freshly laid or disturbed soil. The soil should then be lightly rolled to produce a firm seedbed.
- After Installation Care: After seed installation, soil should be kept moist until stand is adequately established (at least one-to-two inches of green growth above the soil).

Fall/Winter Installation:

- Seed Types: bermudagrass (*Cynodon dactylon*) and annual ryegrass. The variety of bermudagrass chosen should be adapted to the Central Texas climate and high-use areas, and importantly, *unhulled*. It is not recommended to plant bermudagrass seed in the dormant season that is a hulled variety.
- Rate: A seven-to-one ratio of bermuda and ryegrass seed should be planted at a rate of no less than three pounds per 1000 sq.ft.
- When to Plant: When soil temperatures fall below 65°F.
- After Installation Care: After seed installation, soil should be kept moist until stand is adequately established (at least one-to-two inches of green growth above the soil).

Vegetation Maintenance

Maintenance of the parking area is divided into two main categories: annual and continuous maintenance.

Annual Maintenance:

- At the end of the primary event season in the fall or winter, aeration of the entire area should be done with a plug-style implement, to reduce compaction and increase air circulation to the roots and soil.
- At this time, the parking areas and trenches should not be mowed to allow for seed head maturity and dispersal, as well as leaving a dormant stand in place for soil protection.
- After the primary event season has concluded, the area should be thoroughly inspected by a qualified professional for signs of over-compaction and vegetation

Draft Start-up/Installation and Operation and Maintenance Plan for Planet Earth parking areas and Bioretention Trenches. Draft pending TCEQ approval.

December 4, 2009

deterioration. Appropriate measures, as prescribed by a qualified professional, should be taken to restore these areas.

Continuous Maintenance:

- After primary establishment, soil should be kept irrigated in a single event at a rate of two inches every two weeks, or as determined by current soil and weather conditions to maintain adequate growth.
- Bermudagrass stand should be mowed with a frequency that allows no more than one-third of the visible leaf to be removed and the stand to be between one and two inches high. Care should be taken to not 'scalp' the area when mowing. This parameter allows for a high-density stand with a healthy and extensive root system. As much as is feasible, clippings should be left on the stand to return nitrogen and other nutrients to the soil and reduce the need for fertilizers.
- Area should be inspected periodically by a qualified professional for signs of deterioration. Remedies for deterioration are determined by the cause and can include overseeding, change in irrigation, and fertilizing with an organic mixture.

Bioretention Maintenance

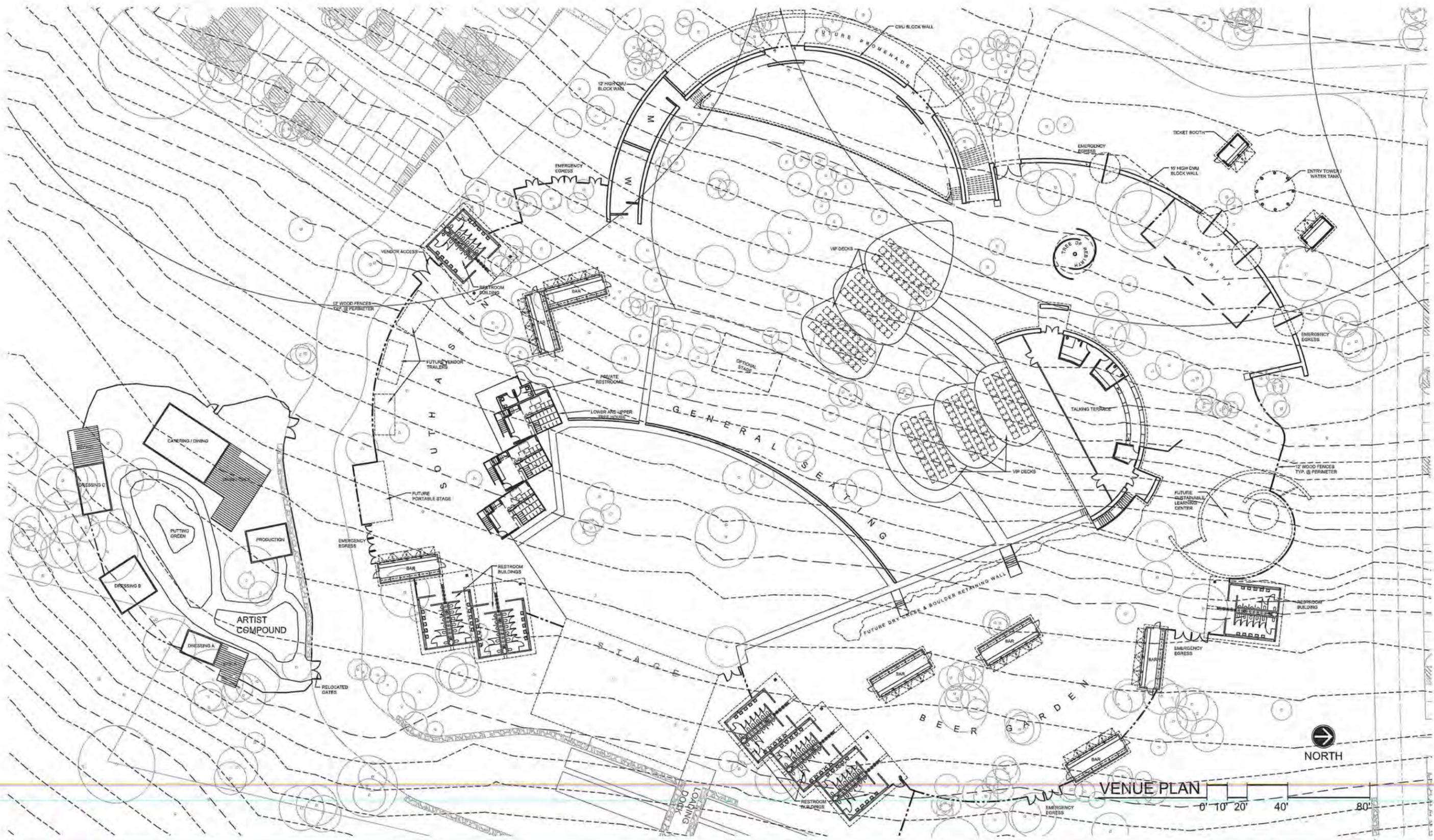
As part of site development, Bioretention Trenches are to be installed to control sediment runoff and provide stormwater treatment. To assure proper operation the following procedures should be followed:

- *Inspections.* BMP facilities should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated.¹
- *Sediment Removal.* Remove sediment from the facility when sediment depth reaches 3 inches or when the sediment interferes with the health of vegetation or ability of the facility to meet required drawdown times. Sediment removal should be performed at least every 2 years.¹
- *Drain Time.* When the drain time exceeds 72 hours as observed in the observation well, the filter media should be removed and replaced with more permeable material.¹
- *Vegetation.* Vegetation will be treated as discussed in the **Vegetation Maintenance** section.
- *Debris and Litter removal.* Debris and litter will accumulate in the facility and should be removed during regular mowing operations and inspections.¹
- *Filter Underdrain.* Clean underdrain piping network to remove any sediment buildup every 5 years, or as needed to maintain design drawdown time.¹

¹ Text from section 3.5.10 of TCEQ RG-348 Guidance Document revised July 2005

Exhibit "E"

Color Elevations



VENUE PLAN

0' 10' 20' 40' 80'



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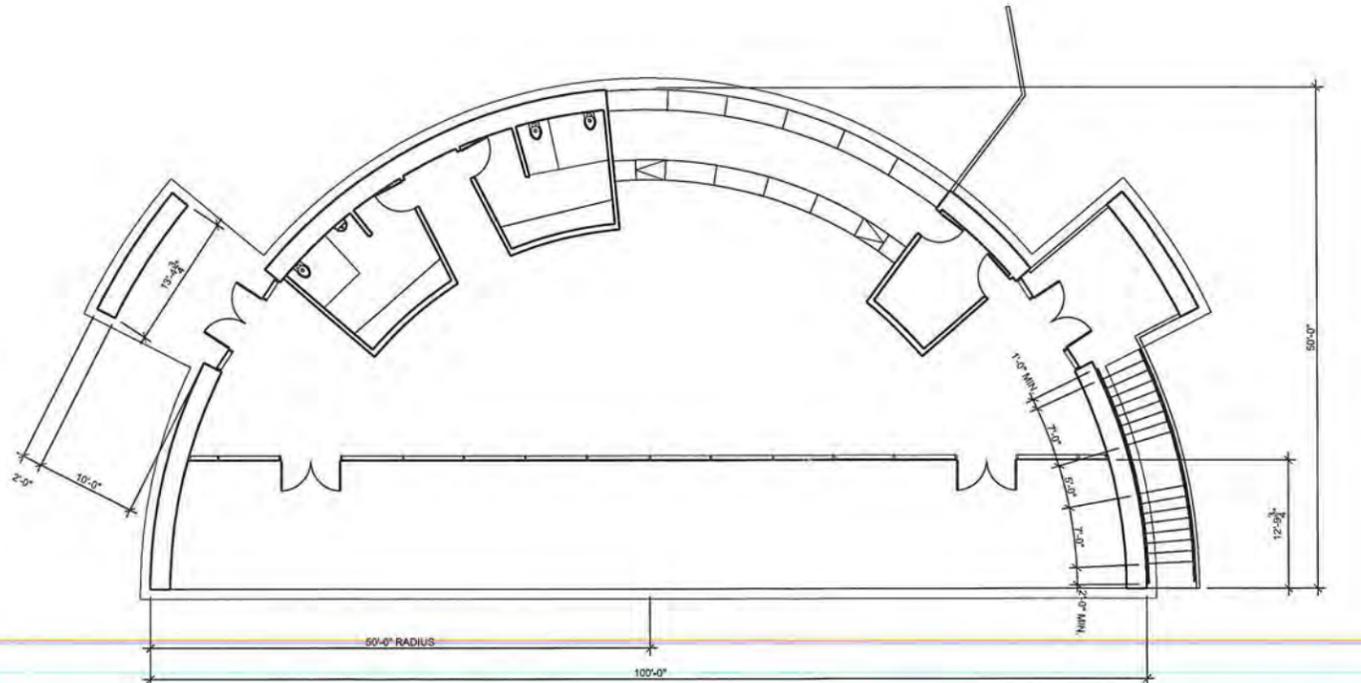
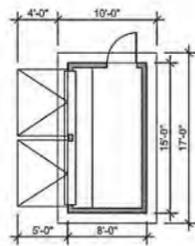
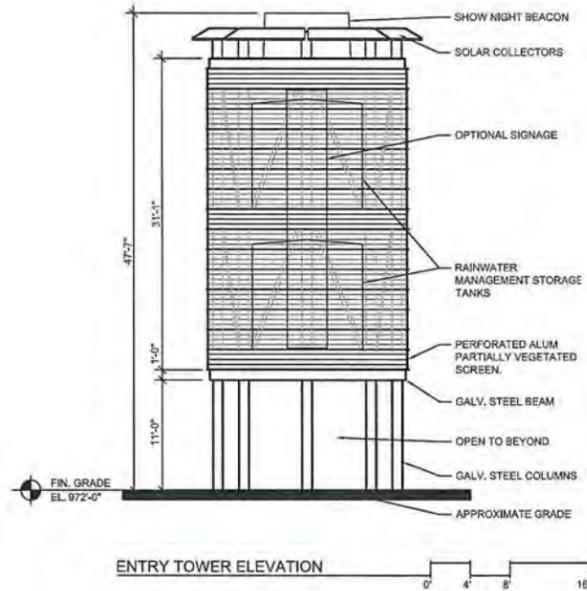
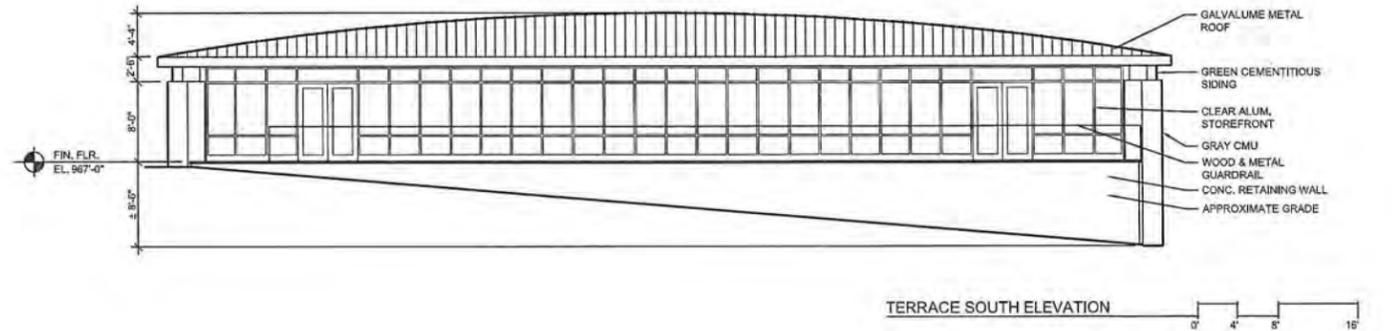
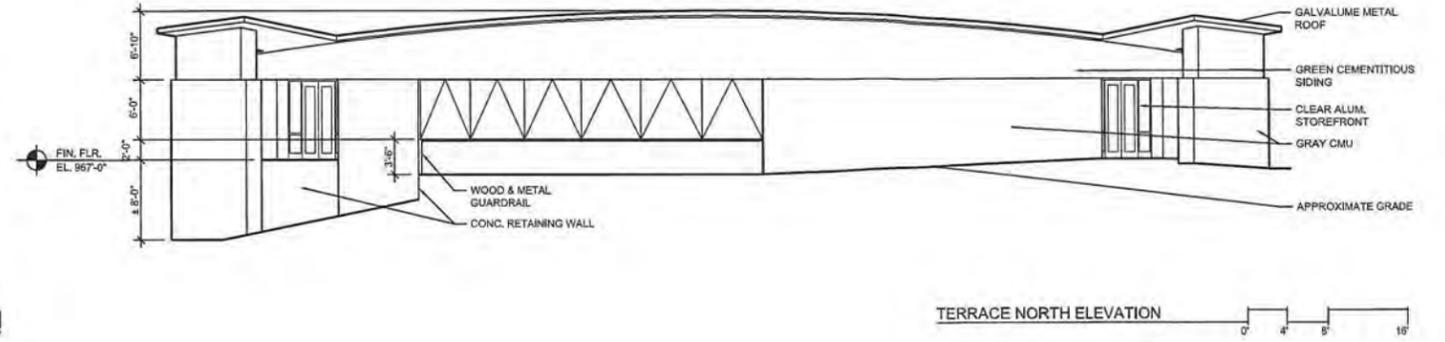
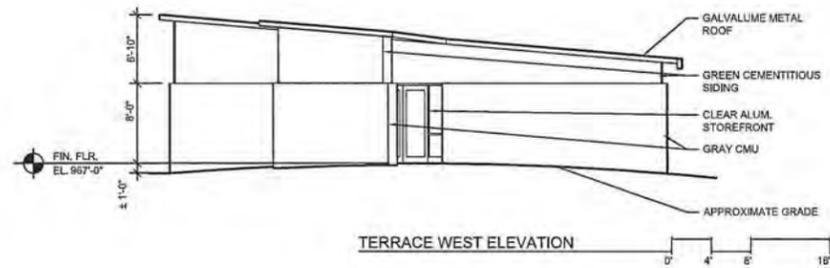
THE NEW BACKYARD

Exhibit E



site development

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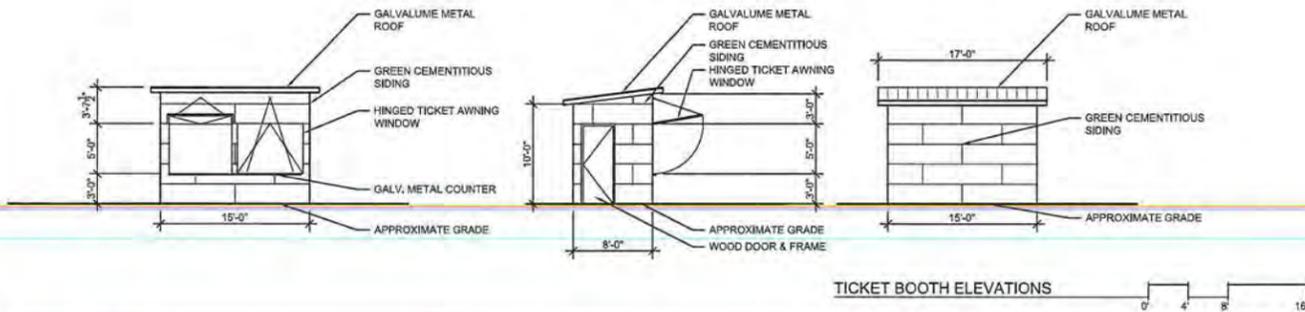


TICKET BOOTH PLAN

ENTRY TOWER ELEVATION

TERRACE SOUTH ELEVATION

TALKING TERRACE PLAN



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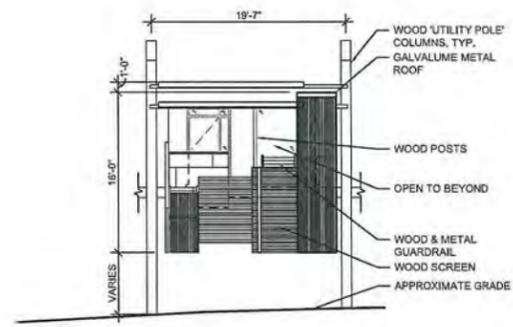
THE NEW BACKYARD

BEE CAVE, TEXAS

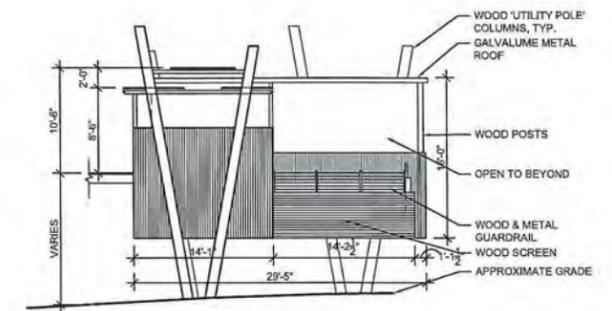
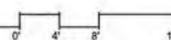


site development

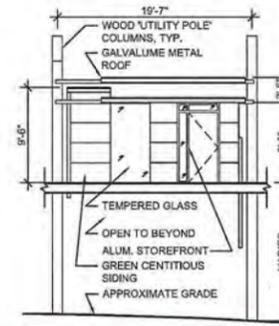
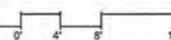
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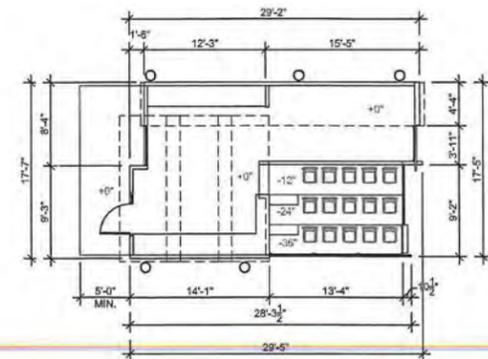
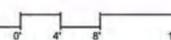
TREEHOUSE EAST ELEVATION



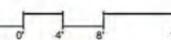
TREEHOUSE SOUTH ELEVATION



TREEHOUSE WEST ELEVATION



TYPICAL TREEHOUSE PLAN



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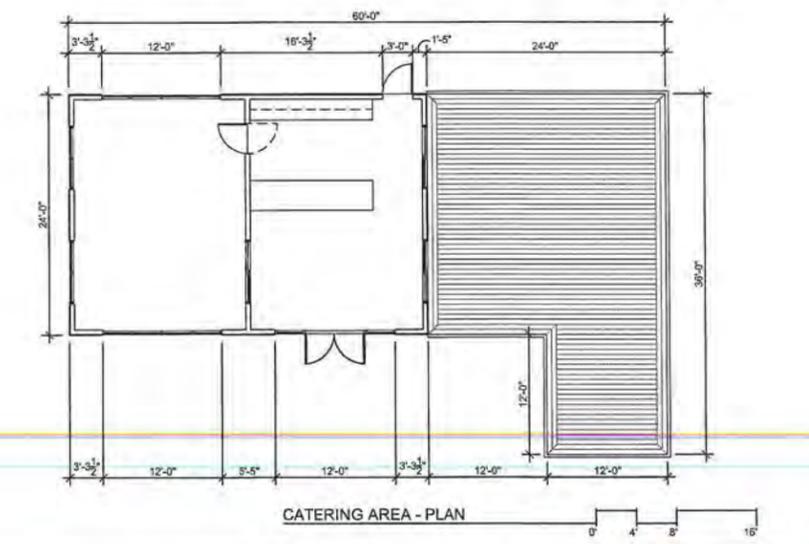
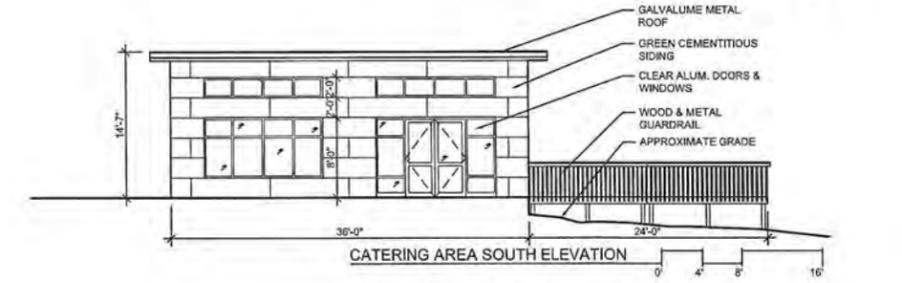
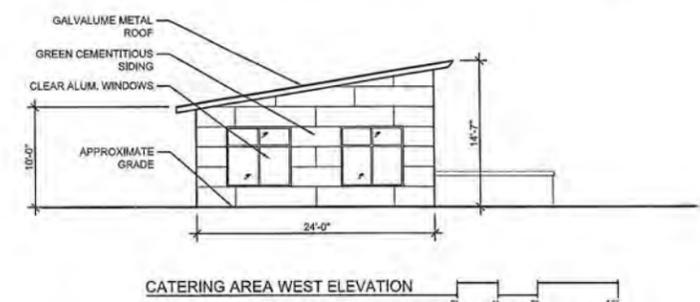
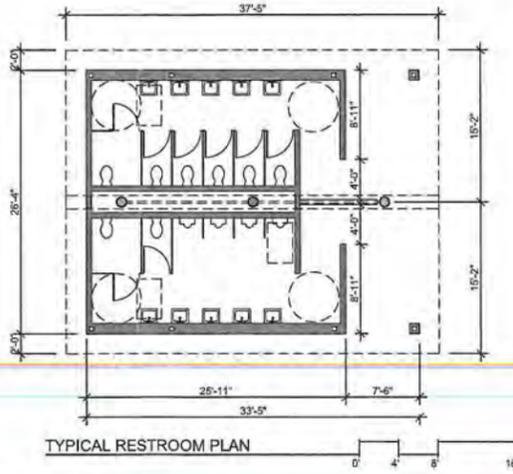
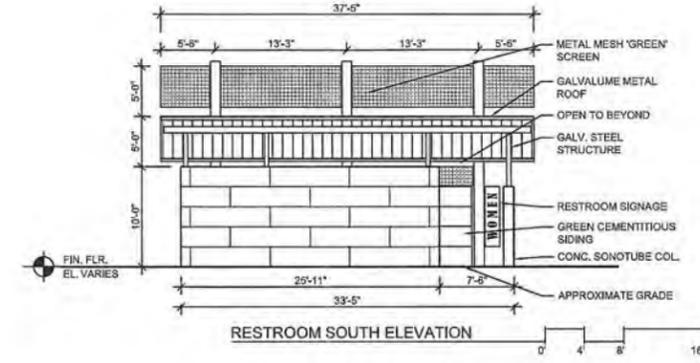
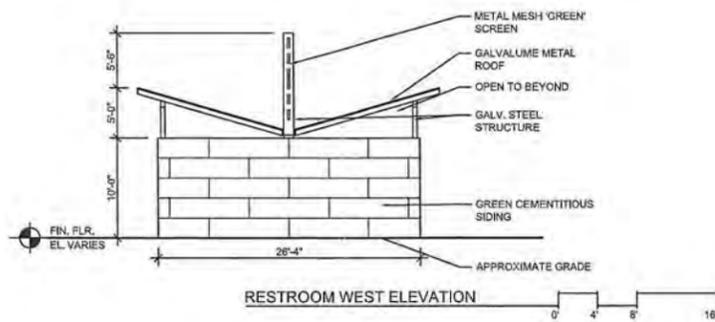
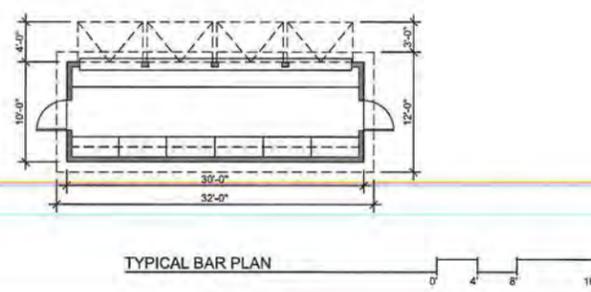
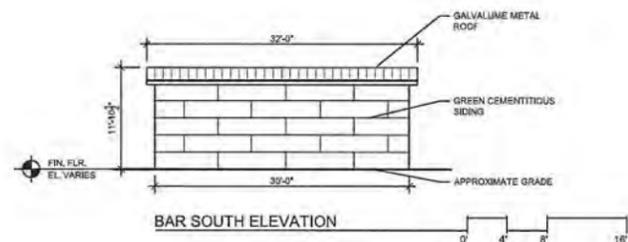
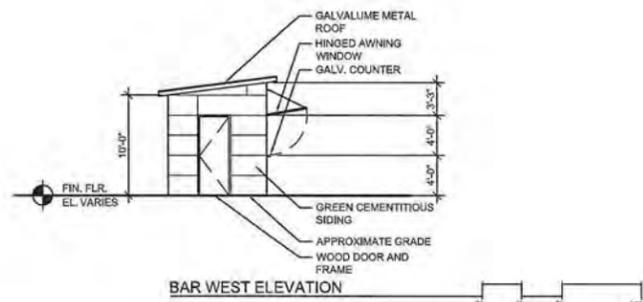
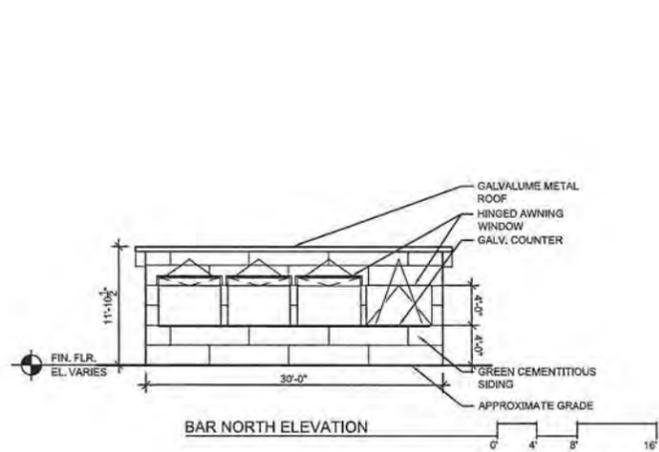
THE NEW BACKYARD

BEE CAVE, TEXAS



site development

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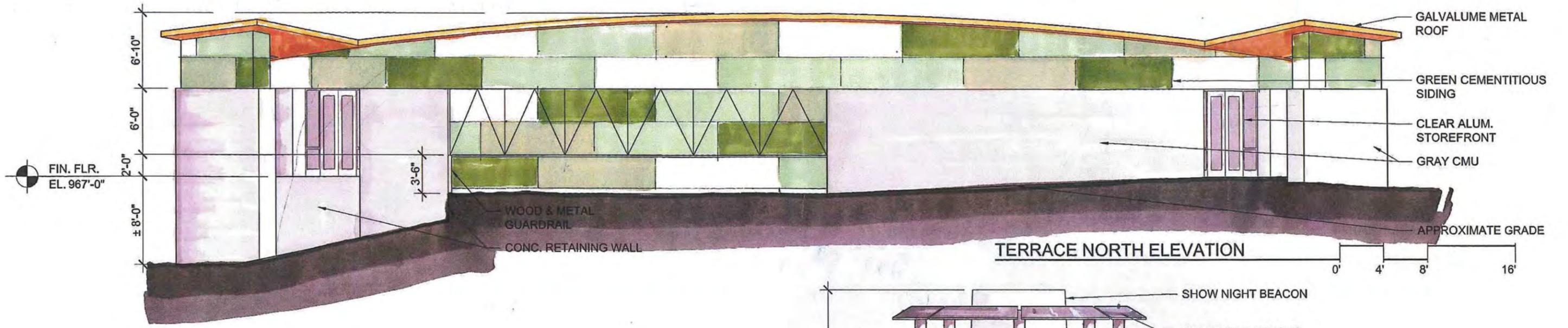
THE NEW BACKYARD

BEE CAVE, TEXAS



site development

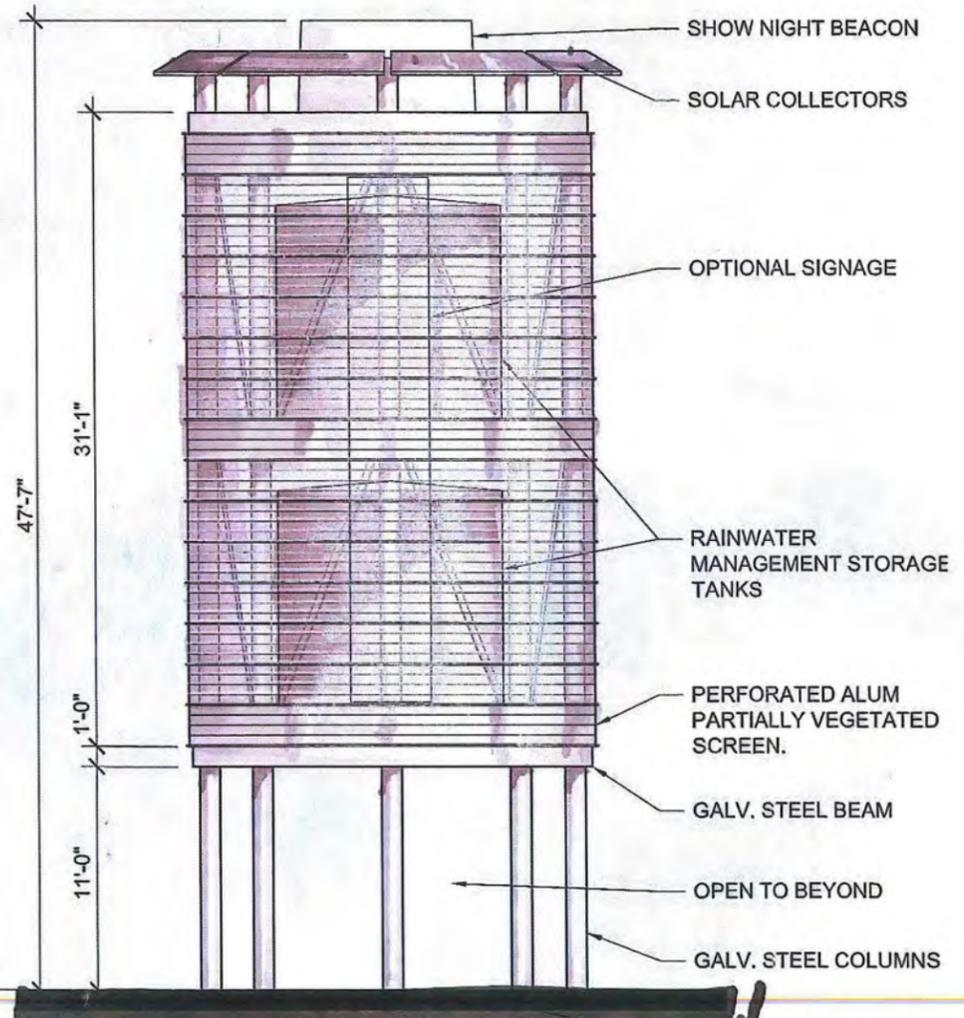
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TERRACE NORTH ELEVATION

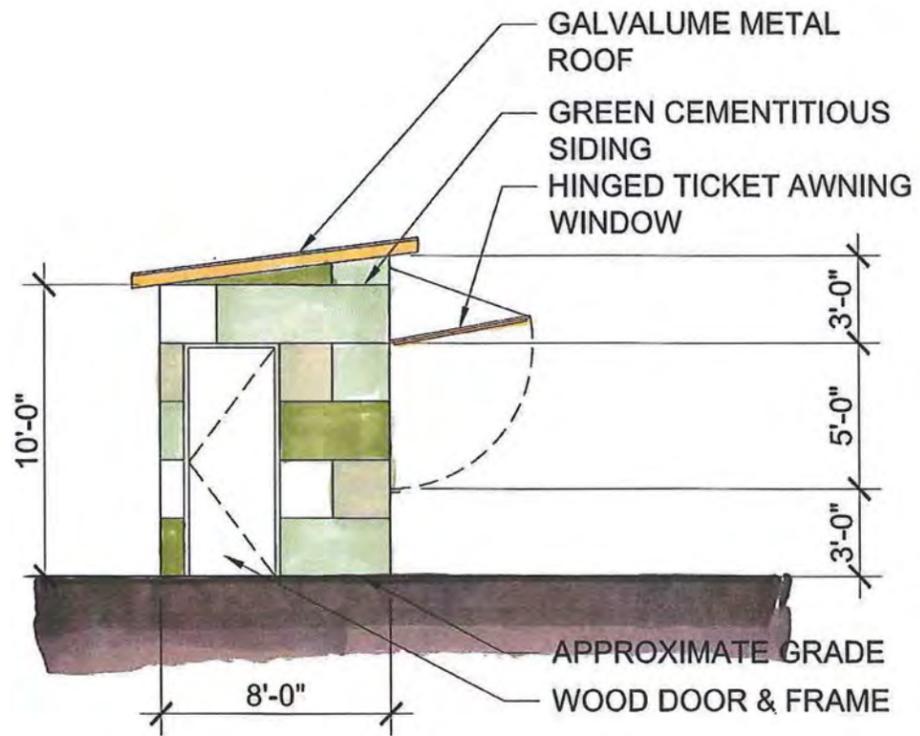
COLOR LEGEND
PANTONE NUMBERS

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-  574 U
-  5845 U
-  WARM GRAY 1 U
-  WARM GRAY 3 U
-  WARM GRAY 5 U
-  7509 U

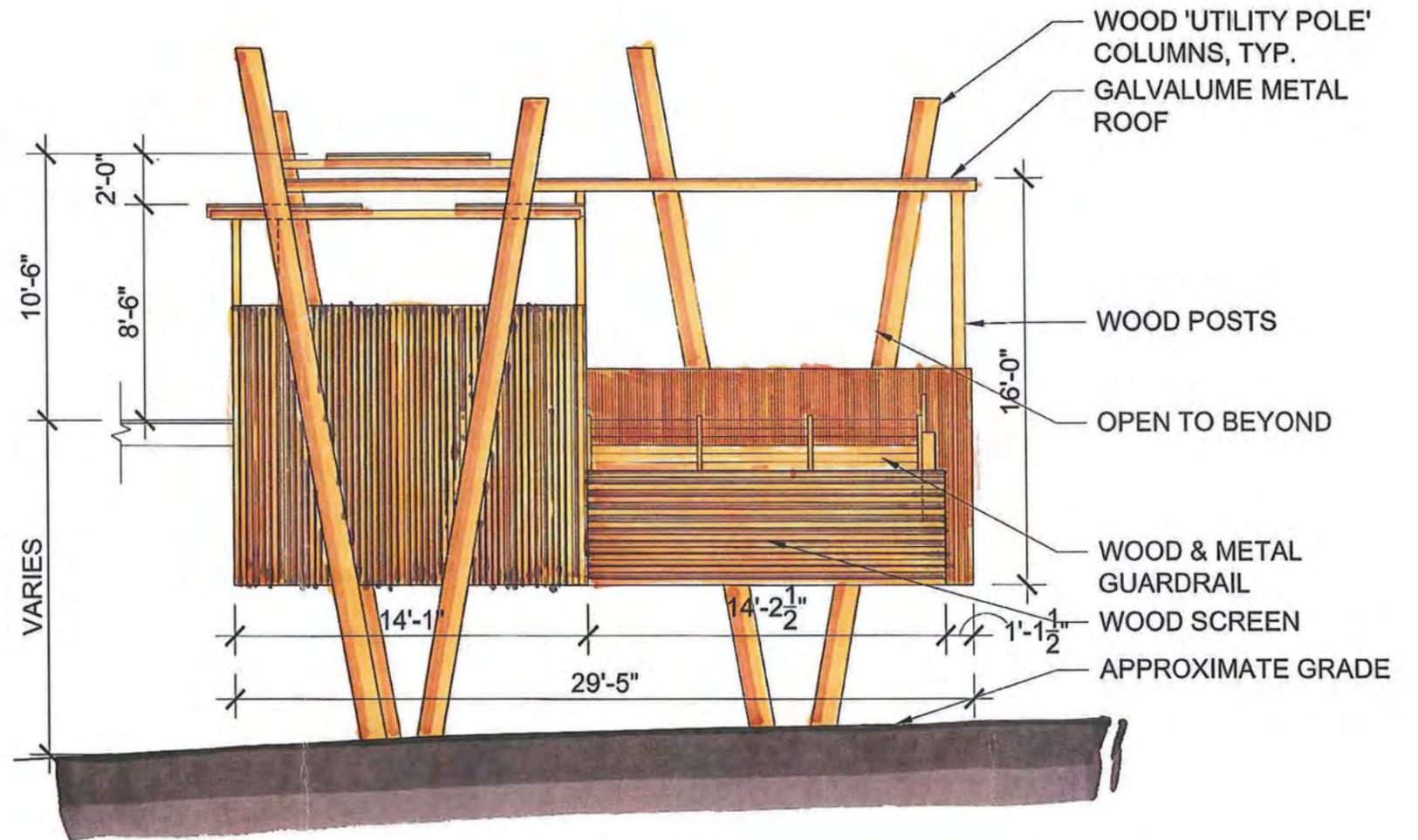
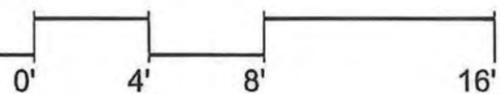


ENTRY TOWER ELEVATION

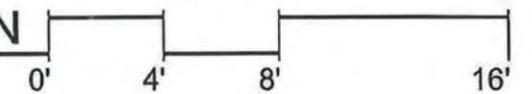
FIN. GRADE
EL. 972'-0"



TICKETBOOTH ELEV



TREEHOUSE SOUTH ELEVATION



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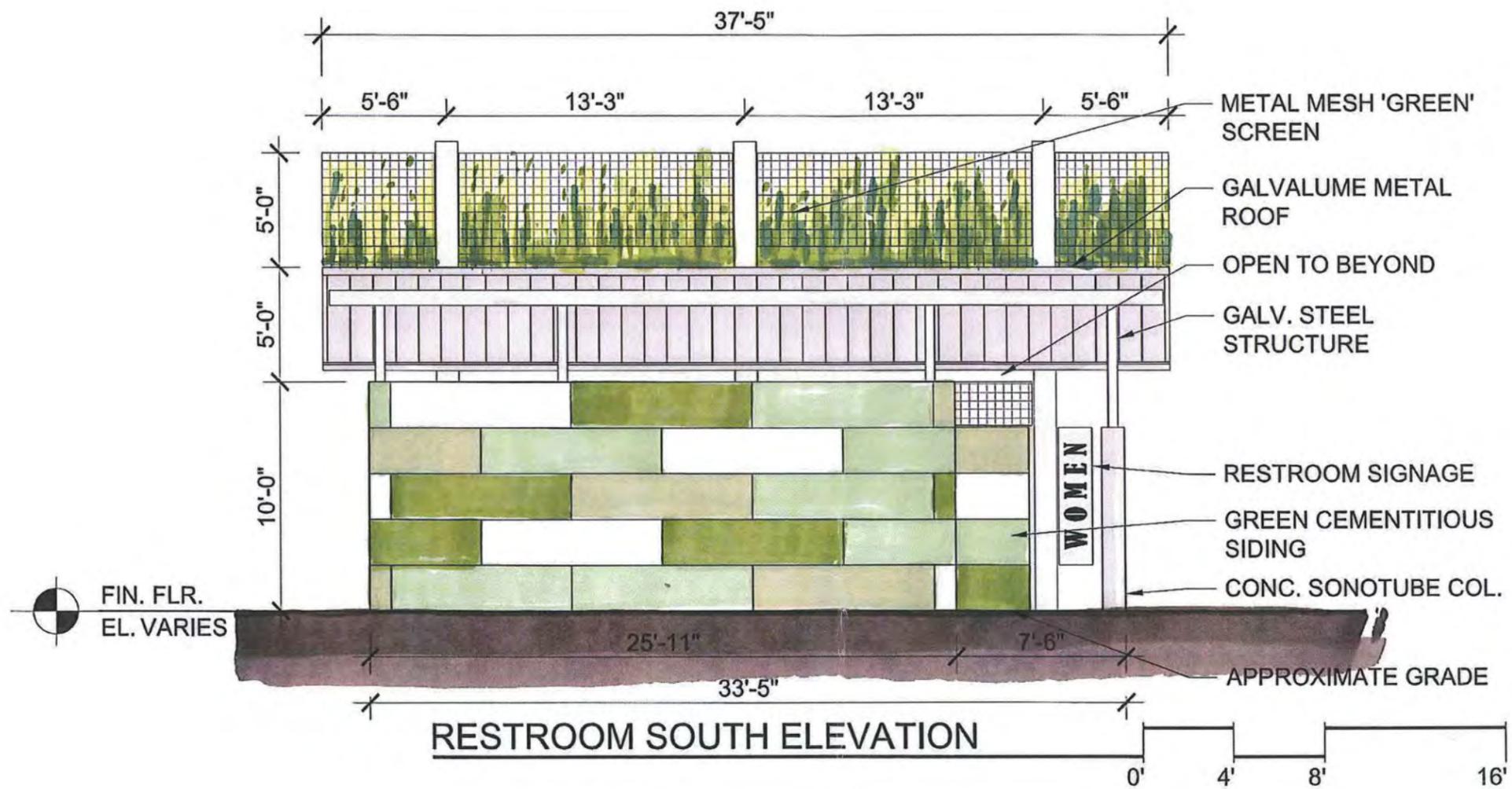
BEE CAVE, TEXAS

directevents



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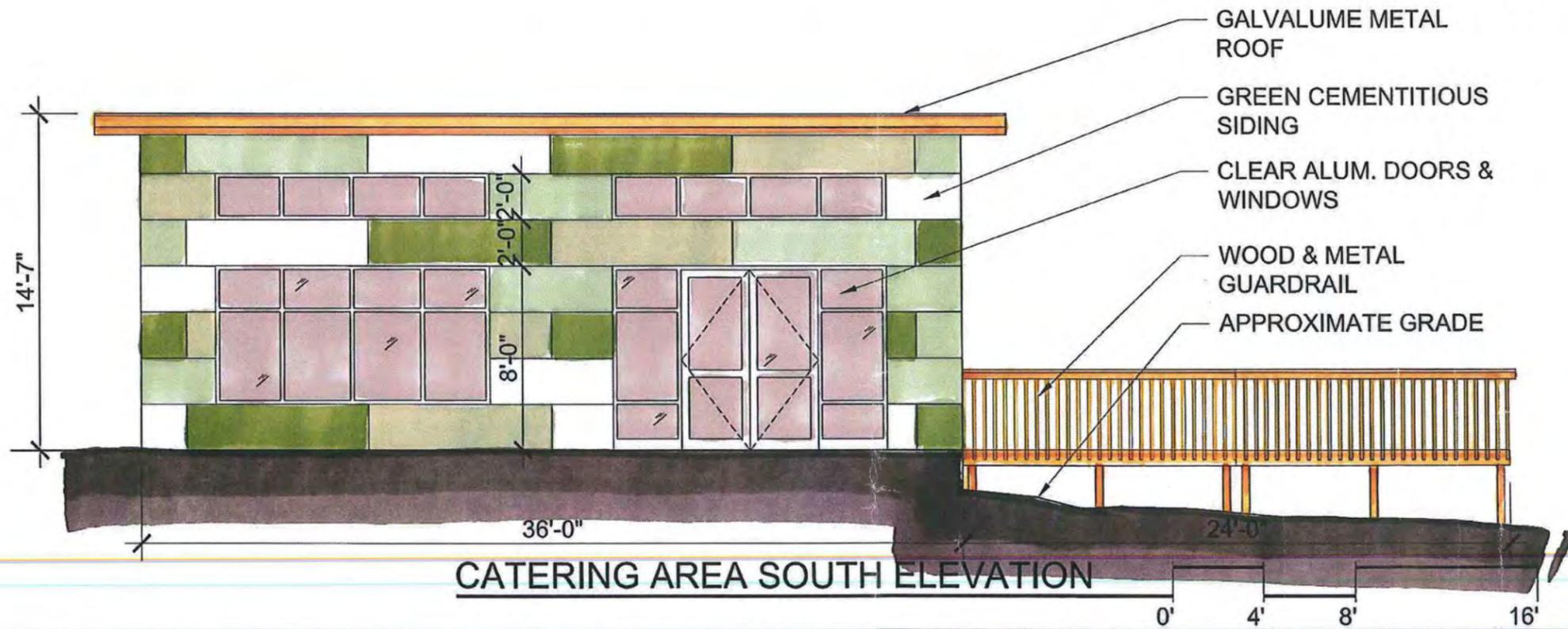
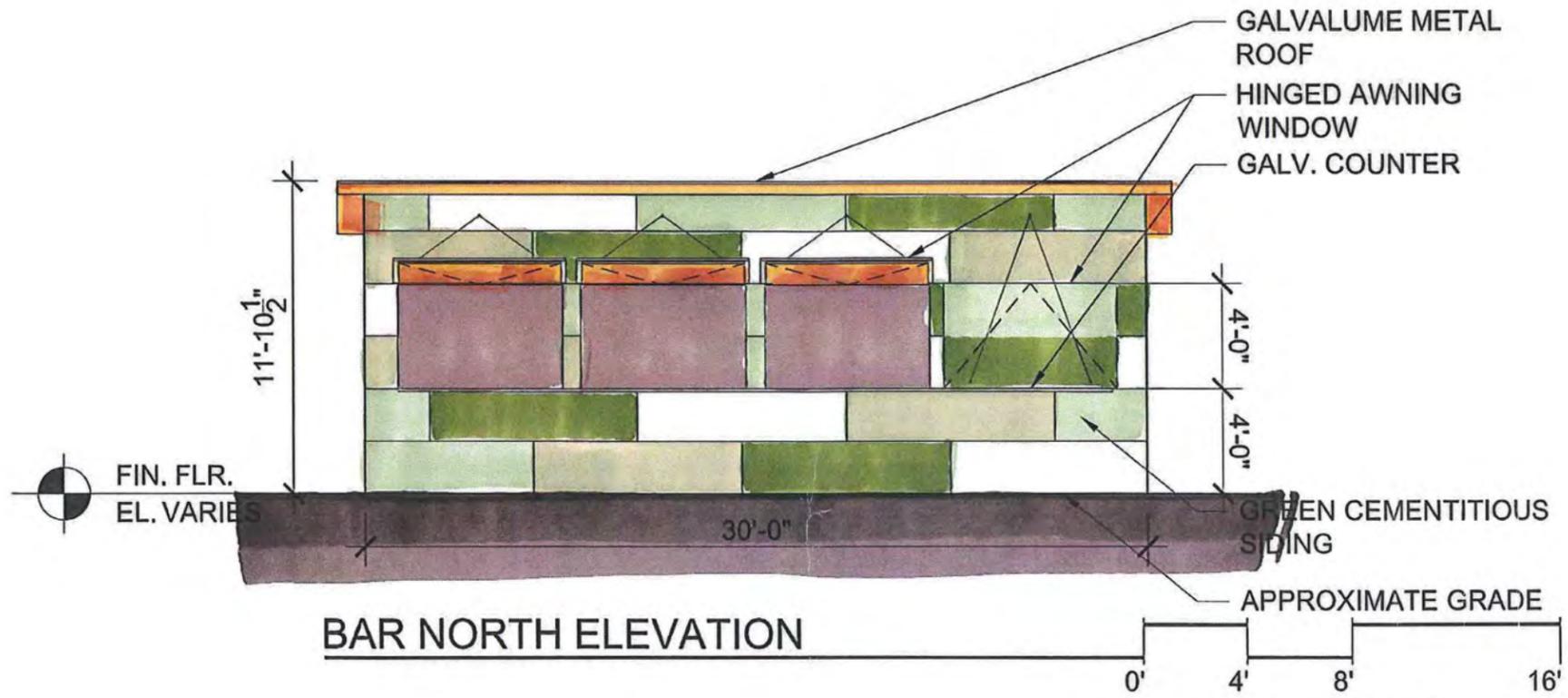
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THE NEW BACKYARD

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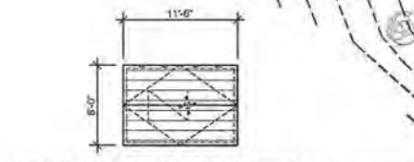
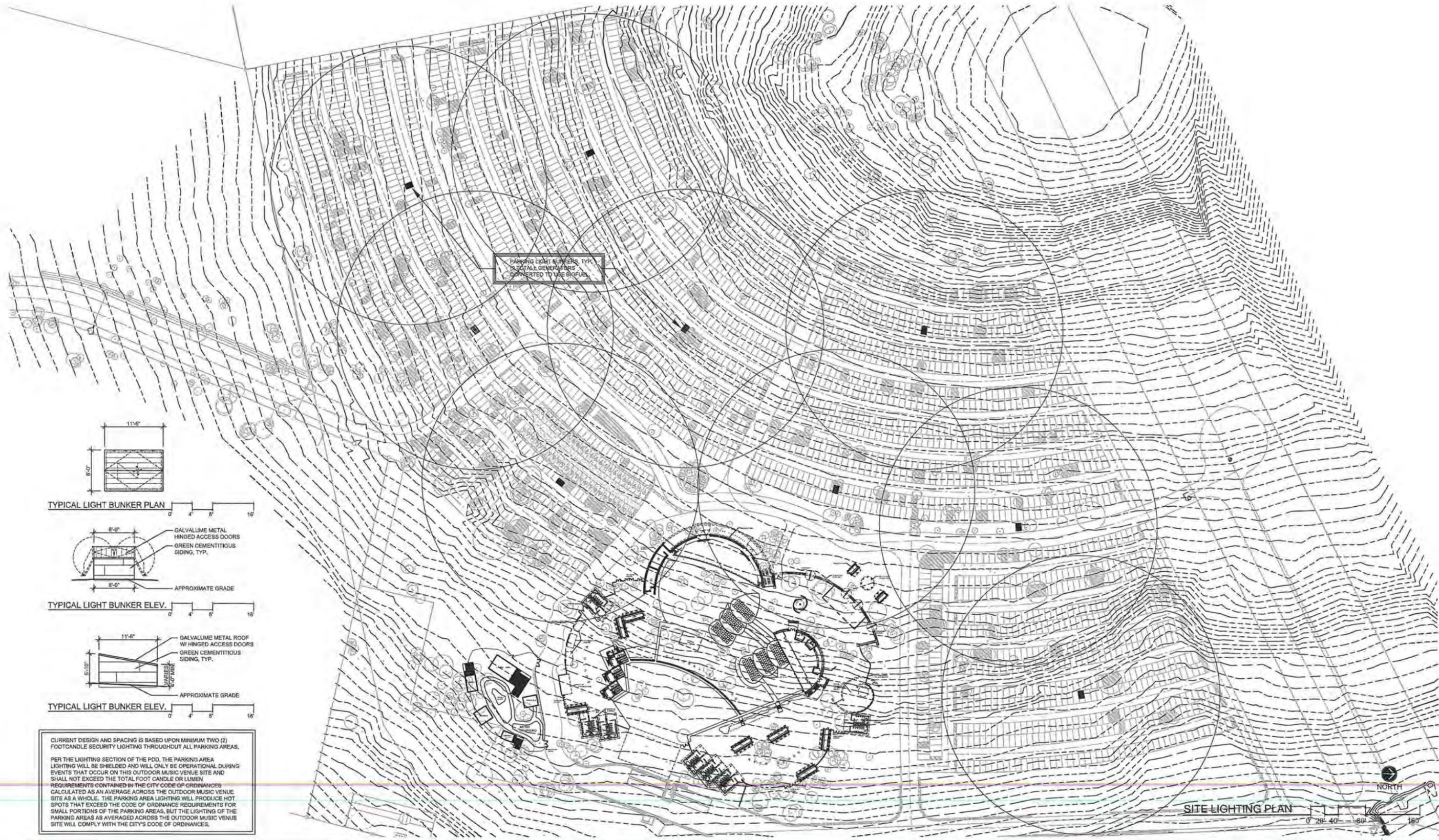


site development

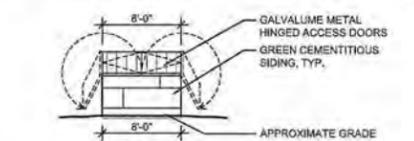
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Exhibit "F"

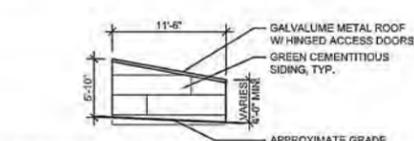
Lighting Plan



TYPICAL LIGHT BUNKER PLAN



TYPICAL LIGHT BUNKER ELEV.



TYPICAL LIGHT BUNKER ELEV.

CURRENT DESIGN AND SPACING IS BASED UPON MINIMUM TWO (2) FOOTCANDLE SECURITY LIGHTING THROUGHOUT ALL PARKING AREAS.

PER THE LIGHTING SECTION OF THE PDD, THE PARKING AREA LIGHTING WILL BE SHIELDED AND WILL ONLY BE OPERATIONAL DURING EVENTS THAT OCCUR ON THIS OUTDOOR MUSIC VENUE SITE AND SHALL NOT EXCEED THE TOTAL FOOT CANDLE OR LUMEN REQUIREMENTS CONTAINED IN THE CITY CODE OF ORDINANCES CALCULATED AS AN AVERAGE ACROSS THE OUTDOOR MUSIC VENUE SITE AS A WHOLE. THE PARKING AREA LIGHTING WILL PRODUCE HOT SPOTS THAT EXCEED THE CODE OF ORDINANCE REQUIREMENTS FOR SMALL PORTIONS OF THE PARKING AREAS, BUT THE LIGHTING OF THE PARKING AREAS AS AVERAGED ACROSS THE OUTDOOR MUSIC VENUE SITE WILL COMPLY WITH THE CITY'S CODE OF ORDINANCES.

SITE LIGHTING PLAN



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THE NEW BACKYARD

Exhibit F



site development

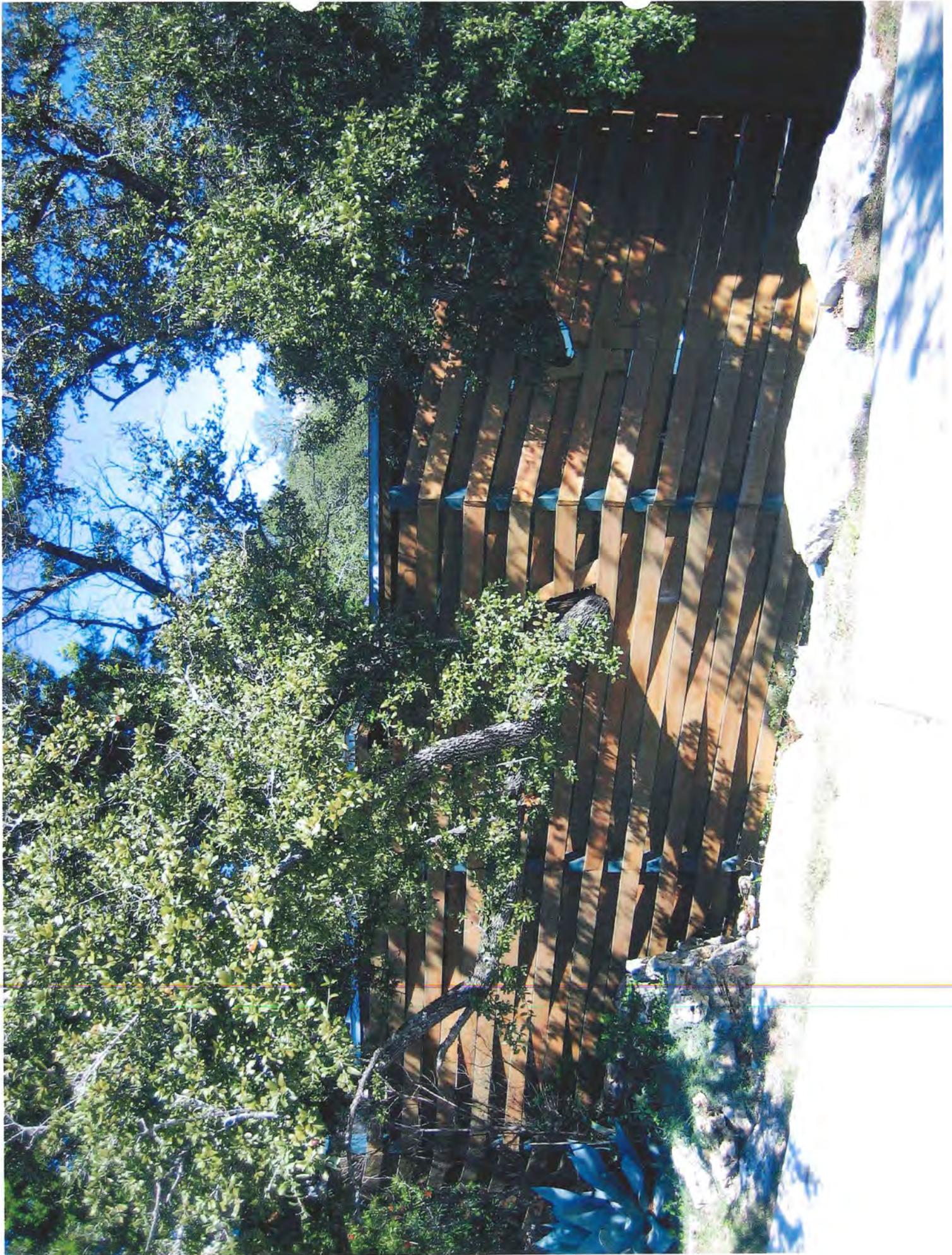
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Exhibit "G"

Fence Design

Artist Compound Fence and the Retaining Wall Portion of
Boundary Fence on the East Property Line

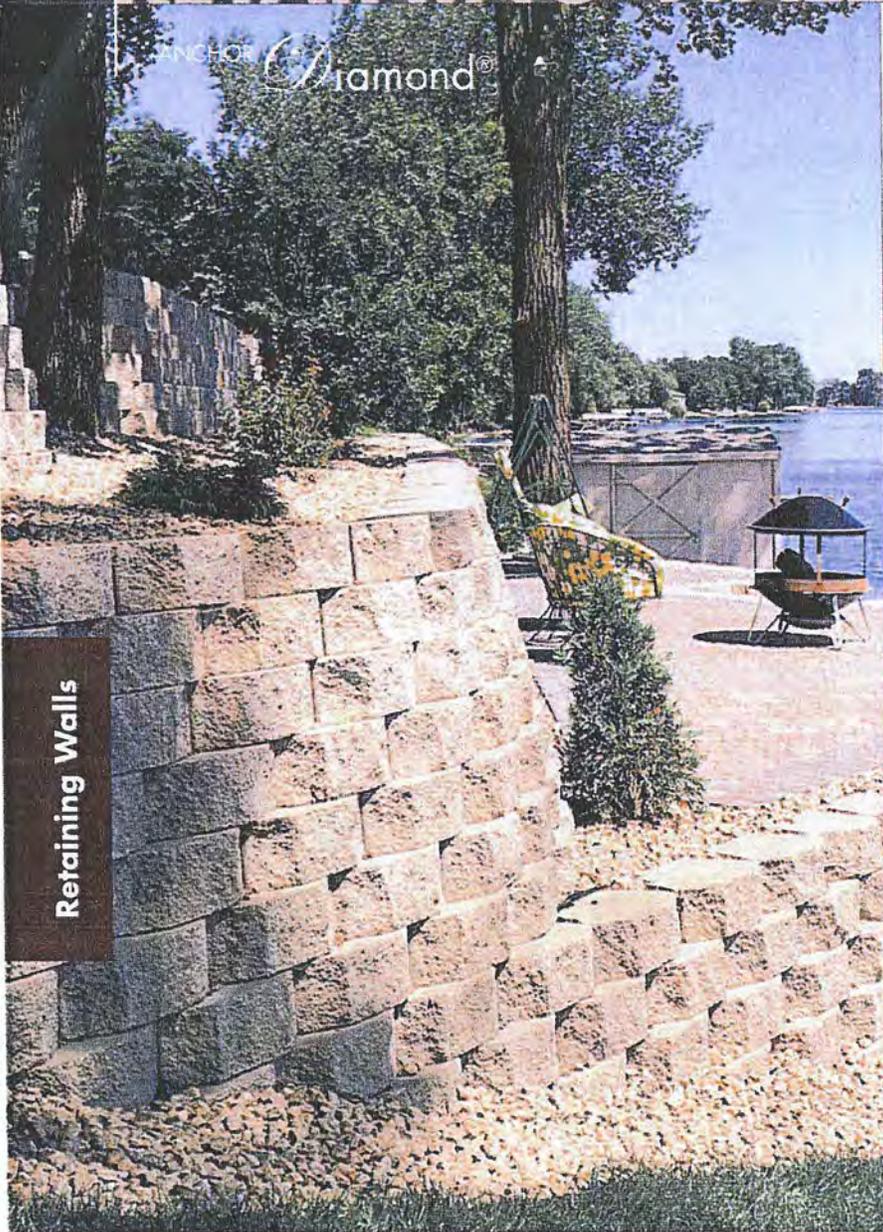
Exhibit G





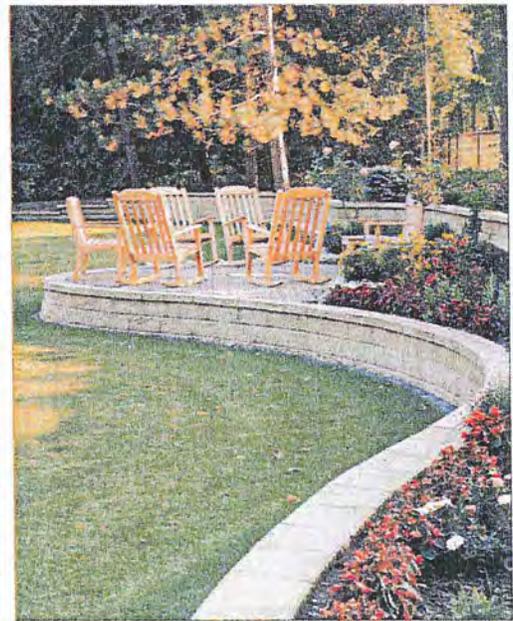
RETAINING WALLS

RETAINING WALLS



Retaining Walls

The Anchor Diamond® retaining wall stones provide economy of effort in a structural, finished product. The patented rear lip facilitates construction and ensures proper alignment and a precise setback. The Anchor Diamond® stone is available in the distinctive beveled face style and in a wide variety of colors and blends.



Specification and Pallet Information

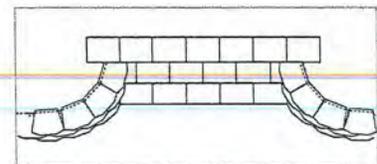
Anchor Diamond® Beveled

Nominal Dimensions:	15 7/8" L x 12" W x 6" H
Wt./Stone:	68 lbs.
Stones/Pallet:	45
Approx. Wt./Pallet:	3,060 lbs.
Face Ft./Pallet:	30
Batter:	10.6°
Product Number:	821

Fractional dimensions are nominal.



Beveled
15 7/8" L x 12" W x 6" H
Product Number: 821

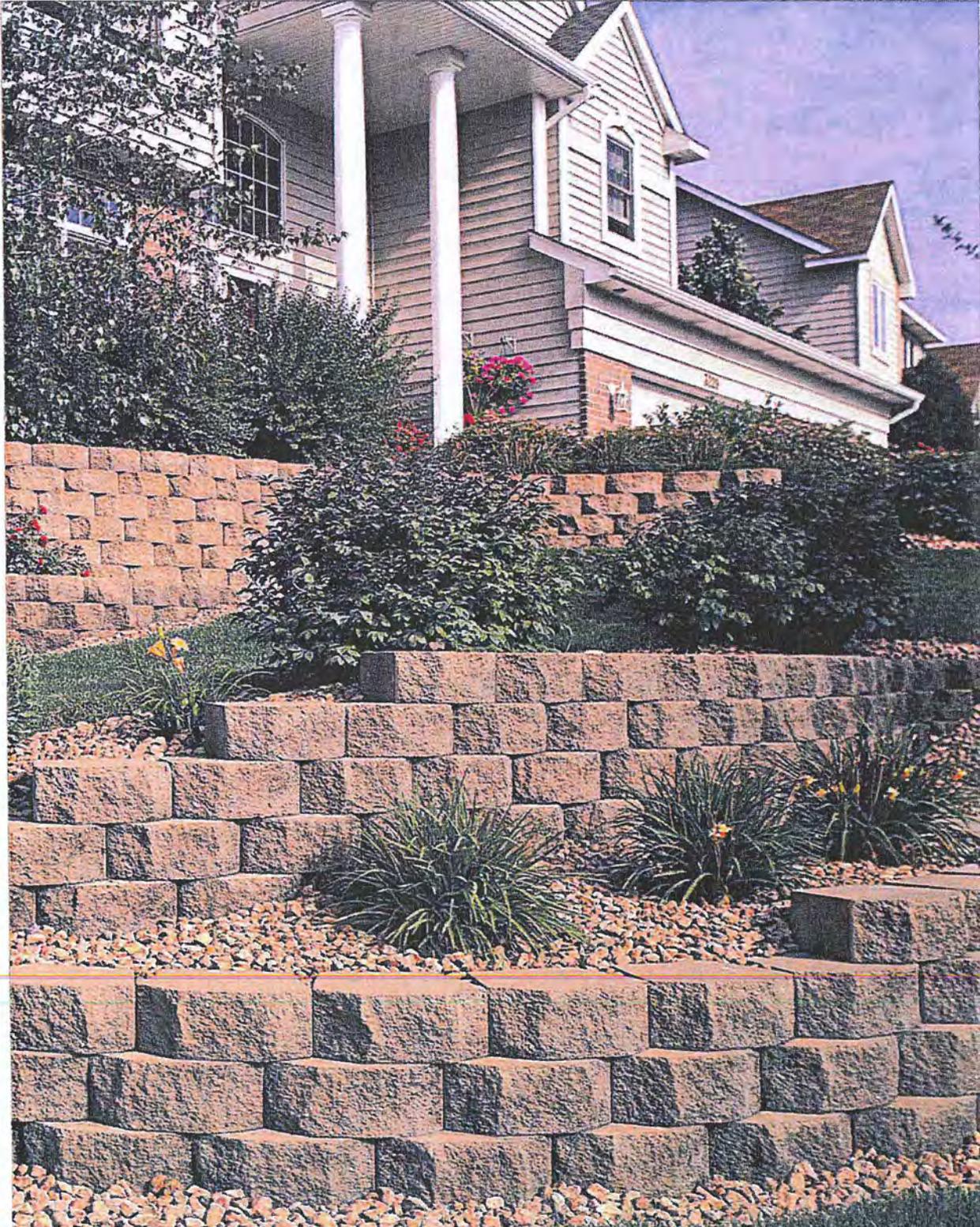


Typical Step Layout

APPLICATIONS

Terraced Gardens ■ Landscape Retaining Walls ■ Geosynthetic Reinforced Tall Walls ■ Erosion Control ■ Steps

ANCHOR *Diamond*®



Limestone

COLOR SHOWN MAY NOT BE AVAILABLE IN THIS MARKET

AUSTIN / SAN ANTONIO Segmental Retaining Walls

AUSTIN / SAN ANTONIO SCHEDULE A / RETAINING WALLS

Product Name	Product Number	Schedule A Standard Colors
Anchor Diamond® Beveled	821	Limestone ✓
Anchor Diamond Pro™ Beveled	826 N	Buff, Savannah, Tan
Anchor Diamond Pro™ Stone Cut	835 7" (Sm) 11" (Med) 18" (Lg)	San Marcos Blend ✓
Anchor Diamond Pro™ Stone Cut	818 N (Lg)	San Marcos Blend ✓
Anchor Diamond® Cap	824	Cast Stone ✓, Limestone ✓
Anchor Diamond™ Pro Cap	830	Buff, Cast Stone ✓, Savannah, Tan

* Call for Pricing, shapes and availability if not represented in above chart. ✓ These colors subject to upcharge.

Color Considerations For Modular Concrete Products

Color Variations

As in all natural materials, color in paving stones has inherent variations. Paver color is affected by the variances in the raw materials, concrete mixture moisture content and climactic conditions and other variations. Therefore, the colors shown are approximate representations of Pavestone's paver colors, but should not be expected to be an exact match of what will be delivered.

The Nature of Efflorescence

Another cause of color variations in pavers may be the natural phenomenon called efflorescence. Efflorescence, a deposit of white salts consisting of mostly calcium carbonate, may appear as a white powder on the paver surface and in no way affects the structural integrity. This phenomenon occurs in all concrete and although it cannot be completely prevented from occurring, efflorescence generally will weather off and disappear over time or can be removed with cleaners at the job site.

PAVESTONE®
Improving Your Landscape™

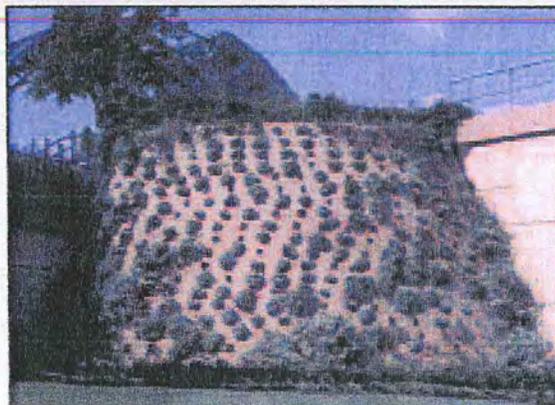
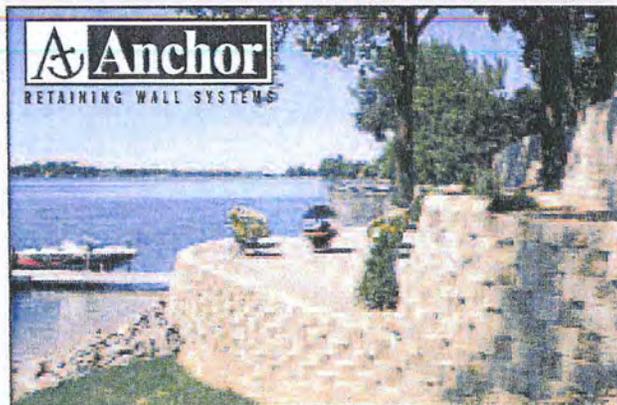
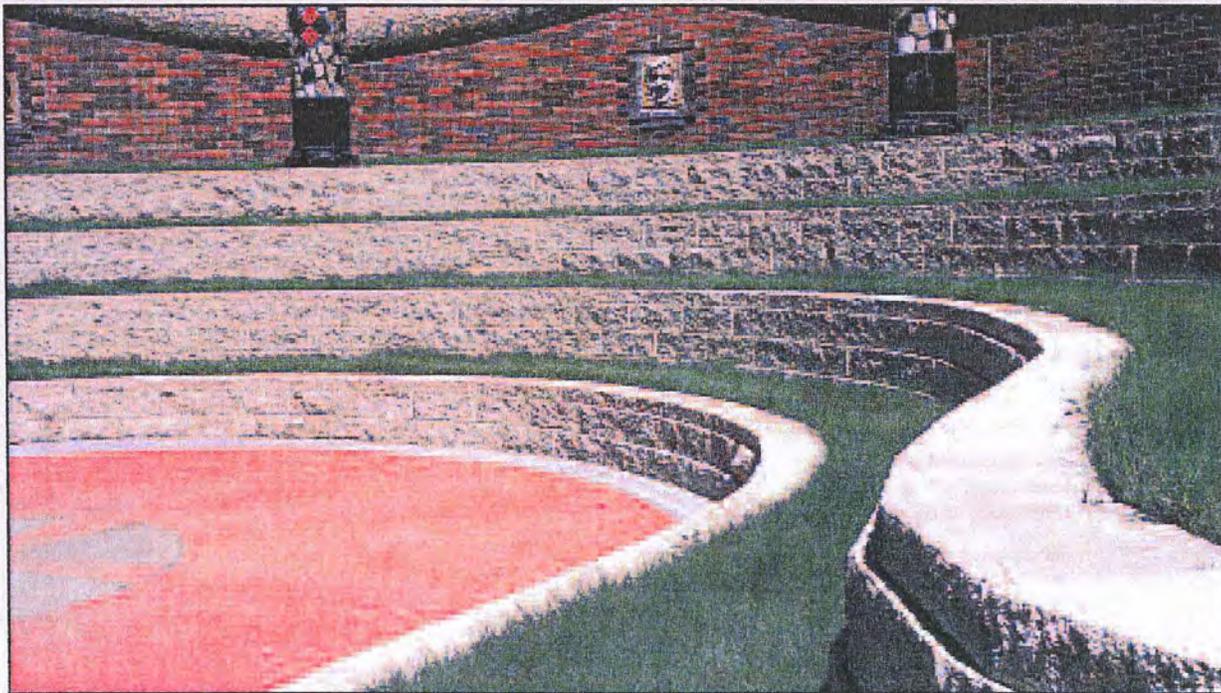
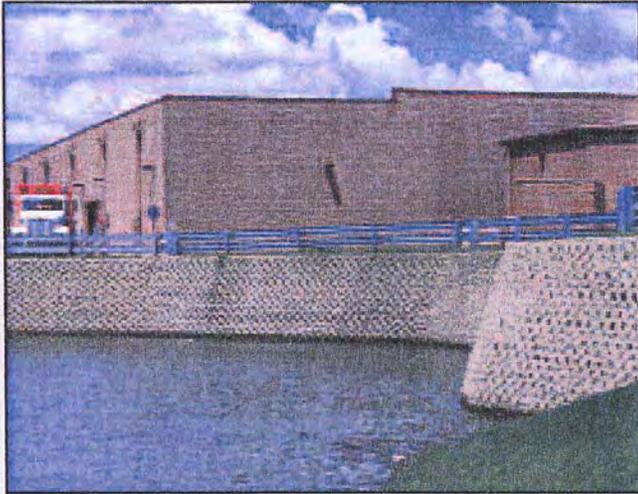
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Colors shown in this chart are available only from the Austin/San Antonio, Texas manufacturing plant.

SK04 CVC 258 7/08

Segmental Retaining Walls

Anchor Diamond[®]



PAVING STONE[®]

IMPROVING
YOUR
LANDSCAPE[™]

Anchor Diamond®

The Anchor Diamond® retaining wall stones continue to provide economy of effort in a structural, finished product. The patented rear lip facilitates construction and ensures proper alignment and a precise setback. The Anchor Diamond® stone is available in the distinctive straight or beveled face style and in a wide variety of colors and blends.

COMPOSITION AND MANUFACTURE

Anchor Diamond® is made from a "no slump" concrete mix. Made under extreme pressure and high frequency vibrations, Anchor Diamond® has a compressive strength greater than 3000psi, a water absorption maximum of 7%.

INSTALLATION

1. Layout

Stake out the wall's placement according to lines and grades on approved plans. Excavate for the leveling pad to the lines and grades shown. Excavate soil to a dimension behind the wall for placement of grid and reinforced soils. The trench for the leveling pad should be a minimum six inches in front and back of the placed wall unit.

2. Leveling Pad

The leveling pad consists of a crushed aggregate compactible base material with a three quarter (3/4) inch maximum top size aggregate, minus the fines. The pad must extend a minimum six (6) inches in front and behind the first course of block and be a minimum six (6) inches in depth. Compact the aggregate in maximum eight (8) inch lifts and check top elevation for level.

3. Base Course

Place a string line along the back of the block to align the wall units. Begin laying block at the lowest elevation of the wall. Place wall units flat on the leveling pad with block facings aligned according to plans. If necessary remove rear lip of the block so that it will lie flat on the leveling pad. Place the blocks side by side, flush against each other and in full contact with the leveling pad. Level the unit front-to-back and side-to-side. Check the blocks for proper horizontal and vertical alignment.

4. Wall Construction

Clean any debris off the top of the blocks. Place the second course of blocks on the base course maintaining a running bond pattern (do not align vertical joints). Push or pull each block forward as far as possible to ensure unit to unit engagement and the correct setback. Fill all voids between and within concrete wall units with drainage aggregate. Backfill with drainage aggregate directly behind the block. Fill behind the aggregate with soil meeting design parameters. Place and compact the backfill material before the next course is laid. Hand-operated equipment should be used within 4 feet of the wall. Avoid driving heavy equipment within the same area.

5. Drainage

Fill in the area behind the blocks with drainage aggregate to a minimum horizontal dimension of 12 inches. Place a perforated drain pipe at the base of the drainage aggregate and above the walls front finished grade at the toe. Daylight or direct the drain to an area lower than the lowest drain elevation in the wall. Additional drainage may be required.

6. Compaction

Place the backfill soil behind the drainage aggregate and compact backfill within four (4) feet of the wall with a hand operated compactor. Aggregate is to be level with or slightly below the top of each course. Add soil and compact backfill soil as necessary. Testing for density may be required.

7. Geo-Grid Reinforcement Placement

Check approved wall construction plan for grid placement. Determine which courses will have reinforcement grid placed into the backfill. Measure and cut the reinforcement grid to the design length on the plans. The reinforcement grid has a design strength direction to be laid perpendicular to the wall. Place the front edge of the grid on the designated top course a to one and half (1 1/2) inches maximum from the face of the block. Apply the next course of blocks to secure it in place. At the back of the wall, pull the reinforcement taut. Add drainage aggregate behind the blocks, then add the backfill soil and compact. Testing for proper density and compaction may be necessary to meet project requirements. A minimum of six (6) inches of backfill over the grid is required prior to operating most vehicles on top of the reinforcement.

8. Finish Grade and Surface Drainage

Protect your wall from water damage and erosion with a finished grade to provide positive drainage away from the top and bottom of the wall structure. To minimize infiltration of water into the top of the backfill area of the wall, place a minimum six (6) inches of soil with low permeability (clay or similar materials).

Complete installation & specification details are available by contacting your Pavestone Sales Representative.

Note: Colors are shown as accurately as possible in brochures & samples, but due to the nature of the product, regional color differences and variables in print reproduction, colors may not match exactly.

APPLICATIONS

Terrace Gardens • Landscape Retaining Walls • Steps
Geosynthetic Reinforced Tall Walls • Erosion Control

PRODUCT INFORMATION

Anchor Diamond® is available with a straight or beveled face. Quantity/sq. ft. approximately 1.5 stones.



Anchor Diamond® Straight	
Nominal Dimensions	
	17 1/4 L x 12 W x 6" H*
Wt./Stone	72 lbs.
Stones/Pallet	45
Approx. Wt./Pallet	3,240 lbs.
Face ft./Pallet	31
Batter	10.6°
Product Number	822



Anchor Diamond® Beveled	
Nominal Dimensions	
	15 7/8 L x 12 W x 6" H*
Wt./Stone	68 lbs.
Stones/Pallet	45
Approx. Wt./Pallet	3,060 lbs.
Face ft./Pallet	30
Batter	10.6°
Product Number	821



Anchor Diamond® Step	
Nominal Dimensions	
	16 L x 12 W x 6" H*
Wt./Stone	93 lbs.
Stones/Pallet	32
Approx. Wt./Pallet	2,976 lbs.
Face ft./Pallet	NA
Product Number	828



Anchor Wall Cap #824	
Nominal Dimensions	
	17 1/4 L x 10 W x 3" H*
Wt./Stone	34 lbs.
Stones/Pallet	90
Approx. Wt./Pallet	3,060 lbs.
Linear ft./Pallet	101
Product Number	824



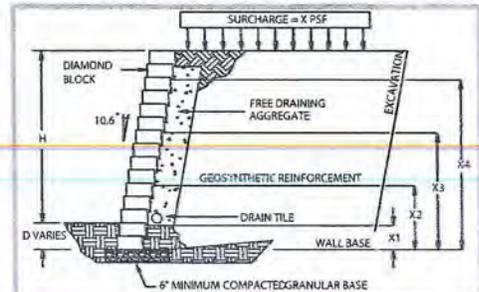
Anchor Diamond® Half-High Beveled	
Nominal Dimensions	
	16 15/16 L x 12 W x 3" H*
Wt./Stone	34 lbs.
Stones/Pallet	90
Approx. Wt./Pallet	3,060 lbs.
Face ft./Pallet	30
Product Number	825



Pavestone Cap for Anchor Diamond®	
Nominal Dimensions	
	18 L x 13 1/2 W x 3" H*
Wt./Stone	60 lbs.
Stones/Pallet	48
Approx. Wt./Pallet	2,880 lbs.
Linear ft./Pallet	72
Product Number	819

Also available in straight face (Product Number 823)

Caps not available in all markets.
* Fractional dimensions are nominal



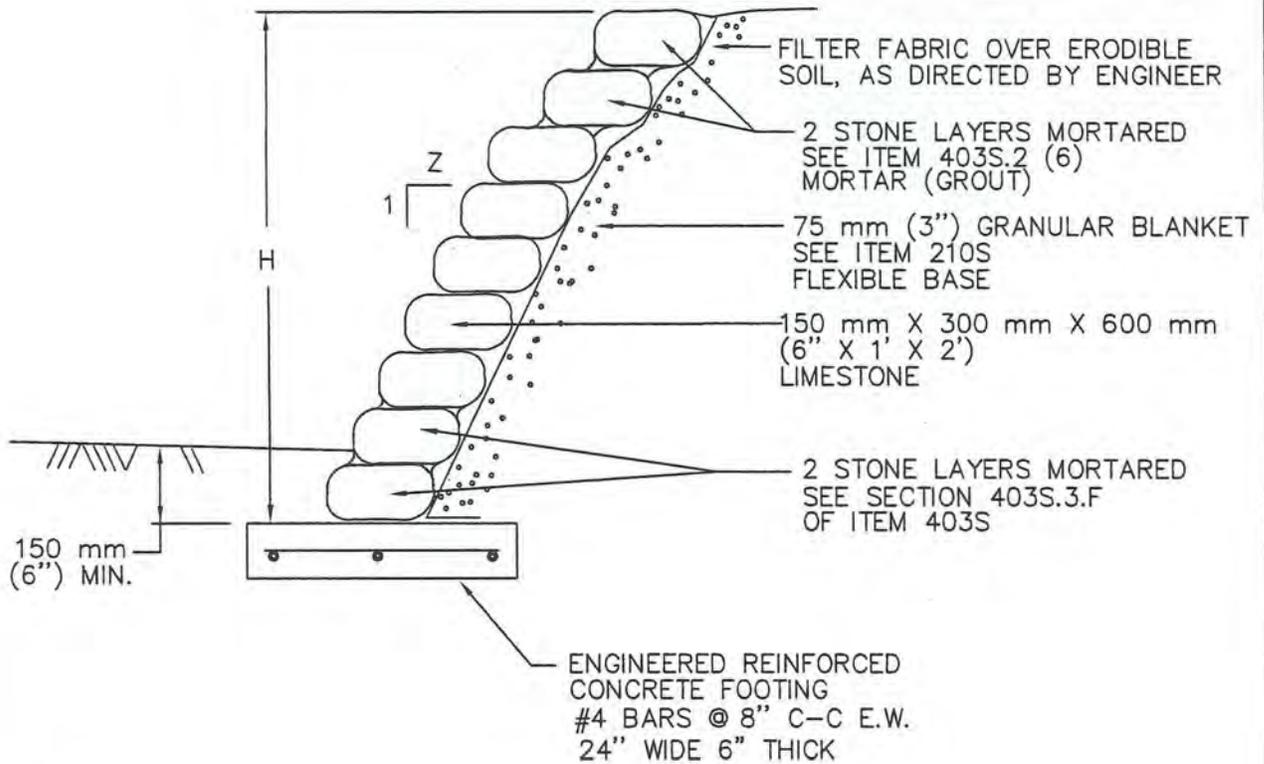
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- (573) 332-8312





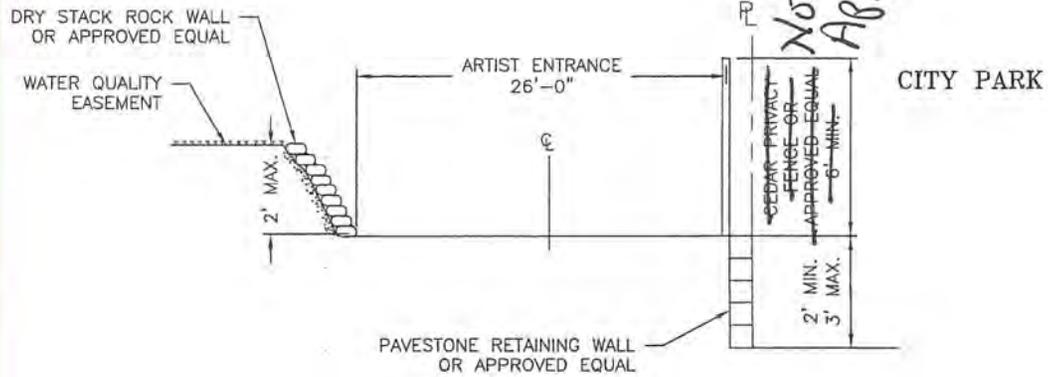
THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

- A. H AND Z ARE SPECIFIED ON THE DRAWING.
- B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
- C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
- D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
- E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
- F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
- G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

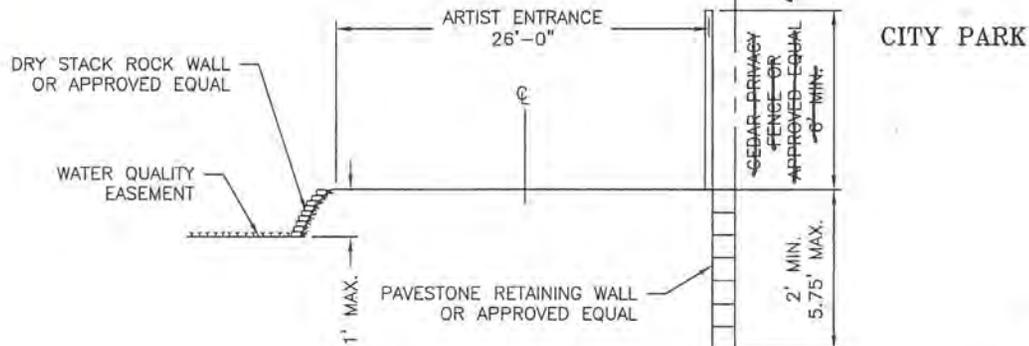
1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

DEPARTMENT OF PUBLIC WORKS		DRY STACK ROCK WALL FOR SLOPE PROTECTION	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 623S-1



Not Approved

SECTION A-A
N.T.S.



Not Approved

SECTION B-B
N.T.S.

**ARTIST ENTRANCE
CROSS-SECTIONS**



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 TBPE FIRM #2946
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