APPENDIX P-4: STANDARD SEQUENCE OF CONSTRUCTION

is following sequence of construction shall be used for all development. The applicant is encouraged to yinds any additional details appropriate for the particular development.

- A supplies nerviconential project manager who will be create greater than 90% of the time during construction activity and be responsible for the items tisted under Section 1.2.3.3 of the Environmental Criteria Manual
- Temporary eroson and sedementation controls are to be installed as indicated in the approximation for the provision of the pr
- The Environmental Project Manager or Seré Supervisor must contact the Watershed Protection Department, Environmental Inspection at 512-974-2278, 72 hours poor to the scheduled date of the required on-site proconstruction meeting.
- The Environmental Project Manager, and/or Site Supervace; and/or Cheagraider Responsible Priny, and the Centreal Contractor will follow the Sitem Valent Pollution Prevention Flar (SWPPP) posted on the site Temporary ercason and sedimentation controls will be revised if needed to comply with City Inspection's directives and revised construction schedule relative to the writer quality plan requirements and the encodo plant.
- Temporary eroseon and sedomeration controls will be inspected and maintained weekly & procity anapopried ramilla enoting antiangular and several sedomeration controls as needed as a needed as necondarios with the Storm Water Polution Pravention Plan (SWPPP) posted on the site.
- Begin site clearing/construction (or demolition) activities
- In the Barnon Spongs Zone, the Environmental Project Manager or Size Supervace will schedule a mid-construction conference to coordinate changes in the construction schedule at enforchments of the ensouncomorphic airlier possible construction attendors to the size Paricipants shall include the City Inspection. Project Engineer, General Contractor and Environmental Project Manager or Size Supervisor. The anticognated completion data and final contractor sequence and inspection schedule will be coordinated with the appropriate City Inspector. Complete construction and start revegetation of the site and installation of landscaping
- Upon completion of the state construction and renegletation of a project site. the design explaneer shall submit as requireds in latter of occurrence to the Nethershed Protection and Development Review Department including first construction, including renegletation, is complete and in substantial conformity with the appropriate Charles and the appropriate Charles (and inspection will be appropriate Charles (and inspection).
- After a final inspection has been conducted by the City Inspector and with approval from the City Inspector remove the temporary evicasion and sedimentation controls and complete any necessary final inspector, removed from removal of the controls. Conduct any marrienance and rehabilitation of the water quality points or controls.

APPENDIX P-6 REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS

FOR TREES WITHIN CONSTRUCTION AREAS

a component of an effective remedal tree case program per Environmental Criteria Manual section 3.5.4, severed trees within the infinish of construction may require soll sentent and supplemental nutrients. Soll distribute analyses should be used to determine the need for supplemental nutrients. The City Actional may true freeze analyses as part of all comprehensive time care plan. Soll pit shall be considered with minimum principles as part of a comprehensive time care plan. Soll pit shall be considered with minimum principles as part of a supplemental infinients, then humasibilitized indicate the nutrient from the soil harlyses indicate the need for supplemental infinients, then humasibilitized isolations with mycomical analyses and pits needed to determine if organic material beneficial microorganisms are needed to emprove soil health. Malterials and methods are to be approved by City Actional (5.12.64.4.18) prior to application. The power or general contractor shall select a ferhitzation tractor and instruce coordination with the City Actional.

-construction freatment should be applied in the appropriate season, ideally the season precoding the opered construction. Mammally, areas to be treated include the entire critical root zone of trees as depocted the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching proper pruning.

recommended rates. Alternative organic fertilizer materials are acceptable when approved by the Cely Aborat Within 7 days after fertilization is performed, the contractor stell provide documentation of the work perform of to the Cely Aborat, Elimining and Development Review Department P.O. Box 1088, Austin, TX 78787. This note should be referenced as item #1 in the Sequence of Construction. construction featment should occur during final reveglatation or as determined by a qualified abrons after floruction. Construction the state of the

HANDICAP ACCESSIBILITY NOTES

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1/20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. PROVIDE A DETAIL OF THE RAMP. [TAS 4.8.2, FIG. 16]
- 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
- CROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FRM. AND SUP RESISTANT. [TOA 4.5.1] SHOW A DETAIL OF THE GROUND SURFACE OR MODICATE THE SURFACE TEXTURE WITH A NOTE.

TYPICAL GATE & WALL DETAILS

NOTE: GATE & WALL DETAILS FOR REFERENCE ONLY. DIMENSIONS ARE APPROXIMATE 3 OATS JANS DETA

NOTE: GATE & WALL DETAILS FOR REFERENCE DNLY. DIMENSIONS ARE APPROXIMATE

Bleyl & Associates

LANDSCAPING NOTES

- TREES WILL BE FERTILIZED PRIOR TO ANY CONSTRUCTION ACTIVITY MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (974-1876) PRIOR TO APPLICATION
- THE GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBOREST WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED THE CONTRACTORS SHALL PROVIDED DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST WATERSHED PROTECTION P O BOX 1088 AUSTIN, TEXAS, 78787
- ALL CLASS 1 TREES WITHIN (OR ADJACENT TO) THE LIMITS OF CONSTRUCTION WHICH ARE NOLATED TO BE PRESERVED, ON THE PLANS WILL BE FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION AREAS TO BE FERTILIZED INCLUDE THE ENTRIEC CRITICAL ROOT ZONE OF A TREE AS DEPOTED ON THE TOWN AS THE CONTRIBUTION AS THE CONTRIBUTION OF ALL CONSTRUCTION HAVE NO MINIMUM NO PSI USING DOCCETTY ALL HIGHER CORFER COUNTAINS THAT RECOMMENDED ARTS CONSTRUCTION THAT WILL BE COMPLETED IN LESS THAN 80 DAYS SHOULD USE MATERIAL AT 12 RECOMMENDED BATES AT ERROWING ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHERE APPROVED BY THE CITY AMBORIST

The connet shall be responsible for installation of lemporary eroson control revergetation and representations are protection in addition in the connet shall be responsible for any ninals the purrage and rise removal that is within ten feet of the center lane of the proposed overhead electrical feathers designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

The owner/developer of this subdivision/lot shall provide Austin Energy with any essement and/or access required in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric fladoles. These essements and/or access are required to provide electric services to the project and will not be located to all to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

Autain Energy has the right to purse and/or remove trees, shrubbery and other obstructions to the extent receivable to the deep the essential clear Autain Energy will perform all tree work on compliance with Chapter 25-8. Subchapter B of the City of Autain Land Development Code **AUSTIN ENERGY - ELECTRIC NOTES**

APPENDIX P-2: FOR TREE AND NATURAL AREA PROTECTION

All trees and natural areas shown an plan to be preserved shall be protected construction with temporary fencing.

Tree

work of the

ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT L'ANDSCAPE AREAS SUCH AS A 6° CONCRETE CURB ARE REQUIRED. IF A STANDARD 6° CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS, AND ADJACENT L'ANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2 4 7, "PROTECTION OF L'ANDSCAPE AREAS."

LANDSCAPE MAINTENANCE NOTE

- THE OWNER SHALL MAINTAIN REQUIRED LANDSCAPE AREAS IN ACCORDANCE WITH SECTIONS 25-2-984 25-2-1001 AND 25-2-1008 OF THE LAND DEVELOPMENT CODE
- PROPOSED LEASE AREA IS NOT VISIBLE FROM STREET LEASE AREA WILL BE FENCED WITH SECURITY FENCE (TYPICAL) AND WILL BE SCREENED WITH SLATS (TYPICAL)

EROSION CONTROL

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING GRUBBING OR EXCAVATION)
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL.
- A PRE-CONSTRUCTION CONFERENCE SHALL BEHELD ON-SITE WITH THE CONTRACTOR PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION SCHIMENTALION CONTROLS PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT AF AF302 AT LEAST THREE DAYS PRIOR TO THE MEETING DATE (INSPECTOR TROY PENSHORN. \$12.974.2124)
- ESECUNIC FOR PERMANENT EROSION CONTROL SMALL BE APPLED OVER AREAS DISBBED BY CONSTRUCTION LISTED THYPRAPHLUT ESECUNIC HE PROJOT SAS
 BEED BY CONSTRUCTION LISTED THYPRAPHLUT ESECUNIC HE PROJOT SAS
 BEED BY CONSTRUCTION LISTED THYPRAPH CONTROL BE MITH A CORRESPONDED THYPROPERTY OF THYPROPHEN AND THE PROJECT OF WINTER RYE WITH A PUBRITY OF 5% WITH
 POUNDS PER 1000 SOLIARE FEET OF WINTER RYE WITH A PUBRITY OF 5% WITH
- FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMIDA AT A RATE OF TWO POUNDS PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION

APPENDIX P-3:

ADDITIONAL EROSION CONTROL NOTES FOR BARTON SPRINGS CONTRIBUTING ZONE

1 Despitation of an Environmental Project Manager who is on size > 20% of the time who is required to be at the preconstruction and min-construction meetings, and is responsible for compliance on size for the impropriy eviden and submentation controls the Environmental Project Manager is responsible for resump compliance of the control control of the formation of the control of the

2. The maximum length of time between dearing and final revegetation of a project shall not exceed 18 months, unless extended by the Director of the Watershed Projection and Development Romew Department (This does not affect the expression of the site plan or building permit. This requirement applies to sites that have suspenderwich are experiencing drosson control problems to be disturbed soit cryditions.) Desturbed areas must be maintained to prevent erosson and sediment loading of any waterways or cranage facilities.

It is a vidation of the Code and this development permit to allow sediment from a construction site to enter a dassified waterway due to a fastire to maintain the required eroson and sedimentation controls or to follow the ipproved construction sequence:

TYPICAL GATE & WALL DETAILS

5 EXPANSION JOINT DETAIL 3 GATE JAMB DETAIL *******

D-15% 15-25% 25-35% Over 35% Total Site Area

SLOPE CATEGORIES

2 GATE ELEVATION

The comes of the property is responsible for maintaining clearances required by the Masonal Electric Safety Code. Discuplational Safety and Health Administration (OSHA) regulations. City of Austin rules and regulations and Texas state lews perfaining to Celebratices when working in close prountily to premised power lines and equipment. Austin Energy will not render electric service unless required dearances are maintained. All costs incurred because of failure to comply with the required dealarices will be charged to the owner.

SPECIAL CONSTRUCTION TECHNIQUES

Prior to excaration within they deplines or the removal of trees adjacent to other trees that are to feman, trake a clean cut between the distribed and undisturbed root zones with a rook saw or similar equipment to minimize root damage.

ricical ricot zone areas linet cannot be protected during construction with fenong and where heavy include raths is arbioguated covier those areas with a minimum of 12 inches of originar builds in immized it compaction in a rease with high seel pleasonly dedected before per standard specification 620% about plead under the mutch to prevent excessive mixing of the soil and mutch. Additionally, material such as wood and material seels, could be required by the City Artiforst to minimize root impacts from heavy. ced to a depth of 3 inches.

erform all grading within crecal root zone areas by hand or with small equipment to minimize root

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

When installing concrete adjacent to the root zone of a tree, use a plastic vapor barner behind the concrete

NET SITE AREA APPENDIX Q-1

Any roots exposed by constri root areas with good quality backfilled within 2 days, cove temperature and minimizes w

Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Where any of the above exceptions result in a fence being claser than 4 feet to a tree trunk, protect the trunk with stropped—on planking to a height of 8 ft (or to the limits at lower branching) in addition to the reduced fencing provided.

Any trenching required for from existing tree trunks

 \boldsymbol{r} the installation of landscape irrigation shall be placed as far as passible.

struction activity shall be pruned flush with the soil. Backfill ity top sail as soon as possible, it exposed root areas are not over them with organic material in a manner which reduces soil water loss due to evaparation.

Total gross sate area = Sate Deducations Cinhcal water quality zone (C/V/C Whater quality transition zone (W Wastewelter irrigation areas = Deduction subtotal = Net Sale Area (subtotal) = Area of Uplands with Slopes 0-15% Area of Uplands with Slopes 15-25% Area of Uplands with Slopes 25-35% Net Site Area Calculations John darea (Gross area minus total 980 × 100% = × 40% = × 20% = 0 17 Acres 0.17 Acres 0.00 Acres 0.00 Acres 0 17 Acres 0 Agres 0 Agres 0 Agres 0 Agres 0 Agres

All finished pruning shall b industry (Reference the Na available on request from the C

be done according to recognized, approved stan ational Arborist Association Pruning Standards (City Arborist).

andards of for Shade

APPENDIX Q-2 IMPERVIOUS COVER

Impervous cover allowed at Impervous cover allowed at Deductions for perimeter roadway Total allowable impervous cover ALLOWABLE IMPERVIOUS COVER

= VSN X = ZLDM X 0 0000 Acres 0 0248 Acres 0 0000 Acres 0 0246 Acres

1080 sqft

LLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

1 31 Acres x 10% 0

Total acreage 15-25% = mpervous cover in WQTZ =
mpervous cover in Uplands Zone =
fotal proposed impervious cover = ROPOSED TOTAL IMPERVIOUS COVER 0 0 46

PROPOSED IMPERVIOUS COVER ON SLOPES IMPERVIOUS COVER

BUILDING/AND OTHER BMPERVIOUS COVER

0.0000 0.0000 0.0000 0.0000 0.0146 Ř N W W W % OF CATEGORY

released for General compliance. Zo

ZONING

UNDERSECTION CASE MANAGER

WATER

Final plat must be reco.

ded by the Project Expiration Date, if applicable. Subsequent Site

of filing, and all required Building

must also be

ion (If a building permit is not

Plans which do not com,

FILE NUMBER APPLICATION DA APPROVED BY COMMISSION ON UNDERS CHAPTER OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81, LDC) CASE N PROJECT EXPIRATION DATE (ORD #970905-A) BLEYL & ASSOCIATES 1715 CAPITAL OF TX HWY S. SUITE 109 1715 CAPITAL OF TX HWY S. SUITE 109 AUSTIN, TX. 78746 PH. 512-328-7868 FAX 512-328-7868 FAX 512-322-7864 FIRM REDISTRATION NO. F-878 (THE ABOVE SEAL VALID FOR EROSION CONTROL, WOUALITY & DRAINAGE IMPROVEMENTS ONLY) SITE PLAN APPROVAL SHEET APPLICATION DATE

NOTES KEITH HARRIS MEMORIAL 120' MONOPOLE

drip

Project Engineering & Management
FIRM REGISTRATION No. F-678
1715 CAPITAL OF TEXAS HWY S, SUITE 109
AUSTIN, TEXAS 78746
512-328-7878 PHONE
512-328-7884 FAX

Bleyl & Associates

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. rround the trees or group of trees, and will be located at the les (drip line), for natural areas, protective fences shall follow line, in order to prevent the following: SCALE:

Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;

Where there are severe sp requirements, contact the

Special Note: For the at the Limit of Cons

protection of natural areas, no exceptions to installing fences inuction line will be permitted.

ace constraints due to tract size, or other special City Arborist at 974-1876 to discuss alternatives.

Where permeable paying is at the outer limits of the at the outer limits of the area-is-graded-separately-

to be installed within a tree's drip line, erect the fence permeable paving area (prior to site grading so that this prior to preving installation terminimized reak domage);

Where there is to be an a well, or other such site d beyond the area disturbed Exceptions to installing te

> pproved grade change, impermeable paving surface, tree velopment, erect the fence approximately 2 to 4 feet nces at tree drip lines may be permitted in the following

Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

Root zone disturbances di fill), or trenching not revi

ue to grade changes (greater than 5 inches cut ewed and authorized by the City Aborist;

trunk or limbs by mechanical equipment

Wounds to exposed roots,

Protective fences shall su-outermost limit of branch the Limit of Construction

Protective (ences shall be installed prior to the start of any site preparation (clearing, grubbing or grading), and shall be maintained throughout all phase construction project. Protective fences shall be erected according to City of Austin Standards for Protection.

B

shall

take the

No landscape topsoil dressing greater than 4 inches shall be permitted within the line of trees. No soil is permitted on the root flare of any tree.

Pruning to provide clearance for structures, vehicular traffic and place before damage occurs (ripping of branches, etc.).

DATE

6000-1/2 SH 45 AUSTIN, TEXAS 78739

EITH HARRIS MEMORIAL 10792

DATE: OCTOBER 15, 2012