

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	February 15, 2023
NAME & NUMBER OF PROJECT:	Velocity Channel Improvements SP-2021-0153D
NAME OF APPLICANT OR ORGANIZATION:	Justin J. Kramer Kimley-Horn
LOCATION:	3875 1/2 S FM 973 Rd, Austin, TX 78617
COUNCIL DISTRICT:	District 2
ENVIRONMENTAL Review staff:	Miranda Reinhard, Environmental Scientist Senior Watershed Protection Department 512-978-1537, miranda.reinhard@austintexas.gov
WATERSHED:	Onion Creek Watershed Suburban Classification Desired Development Zone
Request:	Variance request is as follows: Request to vary from LDC 25-8-261(G) to allow floodplain modification for development within the Critical Water Quality Zone (CWQZ).

STAFF Staff recommends this variance, having determined the findings of fact to have been met. STAFF CONDITION: Staff recommends the following conditions: The applicant will pay \$2,448,704.81 into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of

- 1. The applicant will pay \$2,448,704.81 into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of the CWQZ) and the area of Zone 2/3 (Floodplain within the CWQZ) using the appropriate ratios per ECM 1.7.6.
- 2. Improvements of the channel will be carried out as shown on Plan Set, attached in the staff variance packet.
- 3. The following enhancements will be completed in accordance with the site plan sheet (Enhanced Elements Plan EX-P), attached in the staff variance packet:
 - a. Meet water quality requirements for the site using biofiltration ponds with native plantings
 - b. 24.80 acres of native 609S planting and seeding in excess of the required native riparian restoration will be provided as shown in site plan sheet (Enhanced Elements Plan EX-P) and will remain until future site development permits are approved for either future private development or parkland improvements. Established native restoration areas will be preserved to extent practicable in future development phases.
 - c. Provide rainwater harvesting cisterns to capture ½ inch of rainwater off the rooftops of all proposed buildings (with the exception of carports and/or park shelters/picnic table covers unattached to other proposed buildings) for future development.within the green area of enhancement shown on the site plan sheet (Enhanced Elements Plan EX-P) Rainwater harvesting will be utilized to provide on-site landscape irrigation.



Watershed Protection Department Staff Recommendations Concerning Required Findings

ocity Channel Improvements SP-2021-0153D ershed Protection Ordinance (current code) uest to vary from LDC 25-8-261(G) to allow floodplain ification for development within the Critical Water Quality e (CWQZ).
e (CWQZ).

Include an explanation with each applicable finding of fact.

- A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
 - 1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The creek was illegally modified prior to the approval of this site plan and the proposed floodplain modifications within the Critical Water Quality Zone, including the active channel, are necessary to ensure that the creek will not only be restored, but be improved beyond the previous degraded conditions. While this situation is unprecedented, had the applicant sought approval of a variance prior to the work would have resulted in a similar restoration plan with improvements to the active channel to prevent further downcutting, a vegetated bench to help improve riparian habitat, and native plantings throughout the Critical Water Quality Zone. The proposed work will provide higher environmental protection than attempting to return the channel to its undeveloped condition.

- 2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The project proposes new development within and modification of the floodplain and CWQZ to mitigate unpermitted development. The proposed modifications could have otherwise been avoided by leaving the floodplain and CWQZ undeveloped/unimpacted; however, the resulting creek channel will be superior to what was present prior to disturbance b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The Land Development Code does allow floodplain modifications outside of the Critical Water Quality Zone for floodplains scoring fair or poor on the Functional Assessment of Floodplain Health if done in conjunction with improvements within the Critical Water Quality Zone or payment into the Riparian Zone Mitigation Fund. The applicant is proposing 12.97 acres of restoration on site and 63.31 acres of mitigation by payment of \$2,448,704.81 into the Riparian Zone Mitigation Fund as allowed by the Environmental Criteria Manual.

c) Does not create a significant probability of harmful environmental consequences.

Yes Any impacts during construction of the unpermitted modifications have already occurred. The completed project utilizes a more stable and well-vegetated channel design than either the current or pre-development condition.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes The project must meet current code with regards to impervious cover and water quality requirements. The improvements for the channel will provide better water quality than without the variance. By providing the several channel improvement measures, the channel will be improved to a more natural state, runoff velocities will be reduced (minimizing erosion) and infiltration will be increased. These will all positively impact water quality over both the current and pre-development condition.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (Water Supply Suburban Water Quality Transition Zone), Section 25-8-452 (Water Supply Rural Water Quality Transition Zone), Section 25-8-482 (Barton Springs Zone Water Quality Transition Zone), Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), or Article 7, Division 1 (Critical Water Quality Zone Restrictions), after determining that::
 - 1. The criteria for granting a variance in Subsection (A) are met;
 - Yes The criteria in Subsection (A) have not been met.
 - 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - Yes The requirement does prevent the applicant from a reasonable, economic use of the entire property.

- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
 - Yes The deviation from the code requirement is necessary to allow a reasonable, economic use of the entire property.

Staff Determination: Staff recommends this variance, having determined the findings of fact to have been met. Staff recommends the following conditions:

- 1. The applicant will pay \$2,448,704.81 into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of the CWQZ) and the area of Zone 2/3 (Floodplain within the CWOZ) using the appropriate ratios per ECM 1.7.6.
- 2. Improvements of the channel will be carried out as shown on Plan Set, attached in the staff variance packet.
- 3. The following enhancements will be completed in accordance with the site plan sheet (Enhanced Elements Plan EX-P), attached in the staff variance packet:
 - a. Meet water quality requirements for the site using biofiltration ponds with native plantings.
 - b. 24.80 acres of native 609S planting and seeding in excess of the required native riparian restoration will be provided as shown in site plan sheet (Enhanced Elements Plan EX-P) and will remain until future site development permits are approved for either future private development or parkland improvements. Established native restoration areas will be preserved to extent practicable in future development phases.
 - Provide rainwater harvesting cisterns to capture $\frac{1}{2}$ inch of rainwater off the c. rooftops of all proposed buildings (with the exception of carports and/or park shelters/picnic table covers unattached to other proposed buildings) for future development within the green area of enhancement shown on the site plan sheet (Enhanced Elements Plan EX-P). Rainwater harvesting will be utilized to provide on-site landscape irrigation.

Wetland Biologist Reviewer (WPD)

Miranda Reinhard	Date: 1/17/23
(Miranda Reinhard)	

Environmental Conservation Program Manager (WPD)

Deputy Environmental Officer (WPD)

John Clement)

Date: 1/17/23

In Dolution

Date: 1/17/23

OPTION 1 WORKSHEET CALCULATION FOR PAYMENT INTO THE RIPARIAN ZONE MITIGATION FUND

A. OWNER/AGENT INFORMATION:

Name: Mark G. Company: VC Hold Telephone: 512-494	ings QOZ, LP a Texas Limited Partnership)	
B. PROJECT INFORMATION:			
Name: Location or Address: Permit Number: Case Manager:	Velocity Channel Improvements 3725 1/2 S FM 973 RD SP-2021-0153D Rosemary Avila		
C. MITIGATION REQUIRED Zone 1: 19.54			
Area Modified within the 1	00-Year Floodplain:	Zone 2/3: 9.30	(ac.)
Area Disturbed by a Paral	lel Utility within the CWQZ: Zone 1 Zone 2/3	0	(ac.)
Ratio Applied (circle):	1:1 (2:1) 3:1 (4:1) 6:1	8:1	
The ratio for an area modified within the 100-Year Floodplain is determined by ECM 1.7.6. The ratio is 1:1 for a parallel utility within the CWQZ. Multiply the acres modified or disturbed by the ratio to determine the mitigation required. Zone 1: 39.08 Zone 2/3: 37.20			
Mitigation Required:		TOTAL: 76.28	(ac.)
D. PAYMENT CALCUL	ATION:	Zone 1: 1.13 Zone 2/3: 11.84	
Mitigation Land Provided I	by Applicant:	TOTAL: 12.97	(ac.)
Mitigation land provided by the applicant must be approved by the Director of the Watershed Protection Department and the Proposed Land Manager (Option 2 Worksheet). A project disturbing the CWQZ with a parallel utility does not have the option to provide mitigation land.			
Mitigation by Payment (ac	.) = Mitigation Required - Mitigation Land Provid	led by Applicant	
Mitigation by Payment:		63.31	(ac.)
Base Fee:		\$15,000 pe	er acre
Annual Adjustment Factor		7% beginning October 1	, 2008
		29 679 01	
Adjusted Fee:	\$	38,678.01	
Total Fee: Miti	gation by Payment (ac.) x Adjusted Fee = \$	2,448,704.81	
E. AUTHORIZATION	N:		
Owner/Agent:	Make G. Sulver	-	

Reviewed by:

Miranda Reinhard

For the Director of the Planning_and Development Review Department

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Kimley »Horn

August 5, 2022

City of Austin 505 Barton Springs Road, 12th Floor Austin, TX 78704

RE: Environmental Commission Floodplain Modification Variance Request Velocity Channel Improvements (SP-2021-0153D)

To Whom It May Concern:

On behalf of our client, VC Holdings QOZ, LP, Kimley-Horn is requesting a Floodplain Modification waiver from LDC 25-8-261G. The request is to allow floodplain modification within City of Austin Critical Water Quality Zone.

Per the attached Environmental Commission Variance Application Form Findings of Fact, this waiver is required to allow for the development on a tract of land bounded by SH-71 to the North, and SH 130 to the East and FM 973 to the West.

Decades (if not centuries) of farming on the property have leveled the subject development depriving it's natural characteristics, topology and environmental health condition. This leveling, over time, has changed the City of Austin Floodplain causing it to spread out. Had this human activity not occurred, the clay soils onsite would have permitted a naturally defined dry creek system, containing floodplain, created by storm / flooding events common to central Texas. This variance will provide a greater overall environmental benefit to the floodplain and critical water quality zone than is achievable without the variance. The proposed improvements, intended to create a more natural channel, include the following:

- Natural channel cross section with stream bank segments containing the varying storm events common to the area;
- Riffle pools inside the channel, slowing runoff velocity and minimizing erosion;
- Meandering inside channel, slowing runoff velocity and minimizing erosion;
- Shallower running grade to decrease velocity;
- Woody debris and saplings planted throughout;
- Varying cross-sectional side slopes (shallower on the inside of the meandering turns and steeper on the outside turns).

By providing the listed improvements, the existing poor condition channel will be improved to a good condition and have more natural characteristics. This has also been confirmed by a Zone 3 Functional Assessment of Floodplain Health prepared by ACI that is attached with this request.

Your favorable consideration of this request is appreciated. Should you require additional information, please contact me at (512) 418-1771 or justin.kramer@kimley-horn.com.

Sincerely,

Fith

Justin J. Kramer, P.E.



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION Applicant Contact Information

Name of Applicant	Justin J. Kramer, P.E.
Street Address	10814 Jollyville Road, Building 4, Suite 200
City State ZIP Code	Austin, TX 78759
Work Phone	512-418-1771
E-Mail Address	Justin.Kramer@kimley-horn.com
Variance Case Informat	ion
Case Name	Velocity Channel Improvements
Case Number	SP-2021-0153D
Address or Location	3725 1/2 S FM 973 RD, Austin, TX 78617
Environmental Reviewer Name	Mel Fuechec
Environmental Resource Management Reviewer Name	Miranda Reinhard
Applicable Ordinance	25-8-261(G) and 25-8-41
Watershed Name	Onion Creek
Watershed Classification	UrbanSuburbanWater Supply SuburbanWater Supply RuralBarton Springs Zone

Edwards Aquifer Recharge Zone	 Barton Springs Segment Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	🗆 Yes 🗖 No
Distance to Nearest Classified Waterway	Onion Creek runs along south easter property line (+/-800').
Water and Waste Water service to be provided by	AWU
Request	The variance request is as follows: 25-8-261(G) Floodplain Modification

Impervious cover	Existing	Proposed
square footage:	<u>0</u>	<u>0</u>
acreage:	<u>0</u>	<u>0</u>
percentage:	<u>0%</u>	<u>0%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The existing site is undeveloped farmland. 98.8% of the property falls within the 0% to property has slopes exceeding 15% slope. The property ranges in elevation from 468 t The site has various trees species, mainly Oa eastern portion of the property near Onion On-site soils consist of expansive clays, typic Multiple Critical Water Quality Zones exist v year and 500-year floodplains exist within th	o 412. ak, Elm, and Hackberry along the Creek. cally identified as Lewisville Silty Clay. vithin the site. Fully developed 100-

Clearly indicate in what	
way the proposed project	
does not comply with	Per the attached exhibits, floodplain modification is proposed
current Code (include	within COA CWQZ. Specifically, topography/grade changes
maps and exhibits)	ranging from 5.2' cut to 1.8' fill.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Velocity Channel Improvements

Ordinance: 25-8-261(G) Floodplain modification

- Α. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
 - 1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.
 - Yes The current property owner was not aware of this situation when the property was purchased and the disturbance to existing City of Austin critical water quality zone was created by the prior owner. The current property owner has taken full responsibility to address this situation. The proposed remediation would clearly benefit the City, property, and environment by providing a better environmental condition for this area. If this condition had not been created, there could have been the opportunity to reclaim the floodplain without the variance. Therefore, we believe by denial of the variance, the City, property, and environment would not benefit and this could deprive the owner of a benefit that a similarly situated site could have.

- 2. The variance:
 - Is not necessitated by the scale, layout, construction method, or other design a) decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

No, however additional improvements have been proposed to provide a greater environmental benefit. These improvements include rainwater harvesting via cisterns, additional 609s plantings, and biofiltration ponds as shown on the Enhanced Elements Plan on sheet 7.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
 - Yes See response to A1 above.
- c) Does not create a significant probability of harmful environmental consequences.
 - Yes The Velocity Channel Improvements does not create harmful environmental consequences, rather the contrary. The proposed improvements will take the existing channel that was in poor condition and will bring this floodplain area to a good condition, which provides an environmental benefit.
- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - Yes The Velocity Channel Improvements will result in better quality than existing conditions. By providing the measures listed below, the channel will be improved to a more natural state, the runoff velocity will be reduced (minimizing erosion) and improve water quality.
 - Natural channel cross section with stream bank segments containing • the varying storm events common to the area;
 - Riffle pools inside the channel, slowing runoff velocity and minimizing erosion:
 - Meandering inside channel, slowing runoff velocity and minimizing erosion;
 - Shallower running grade to decrease velocity;
 - Woody debris and saplings planted throughout; •
 - Varying cross-sectional side slopes (shallower on the inside of the meandering turns and steeper on the outside turns).
- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7,

Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

- 1. The criteria for granting a variance in Subsection (A) are met;
 - No See above
- 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - Yes By not completing these improvements, approximately 18.5 acres of developable land is lost.
- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

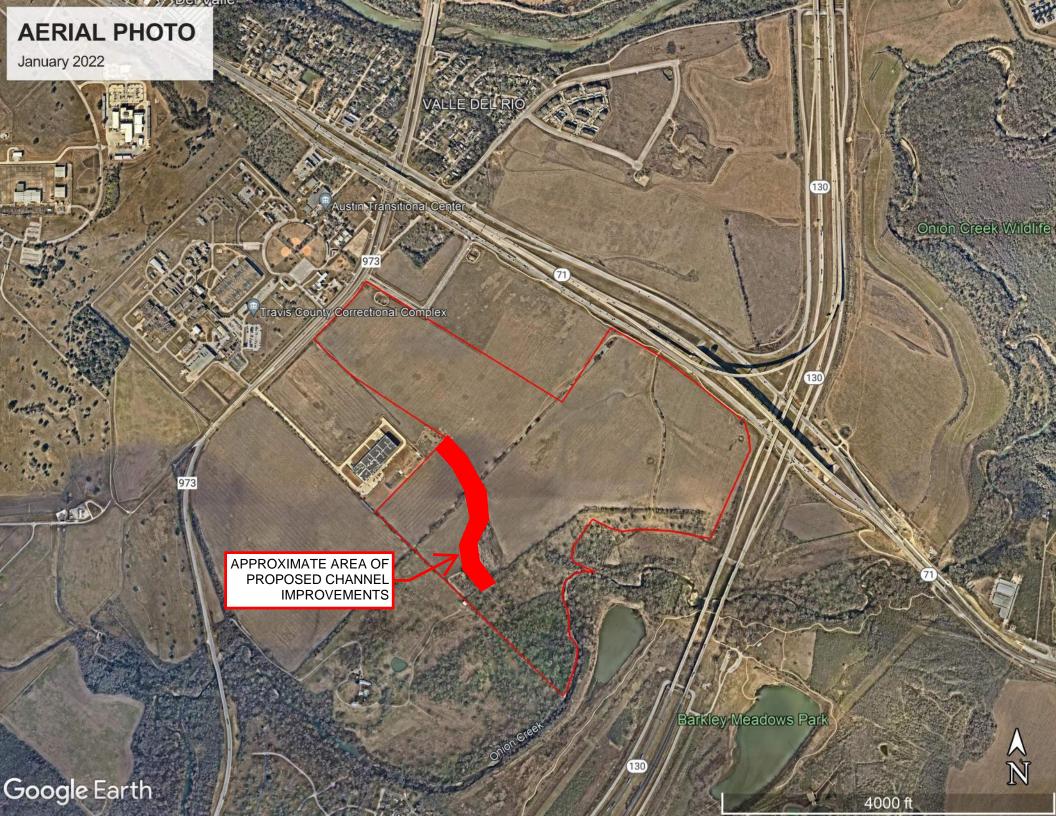
No

**Variance approval requires all above affirmative findings.

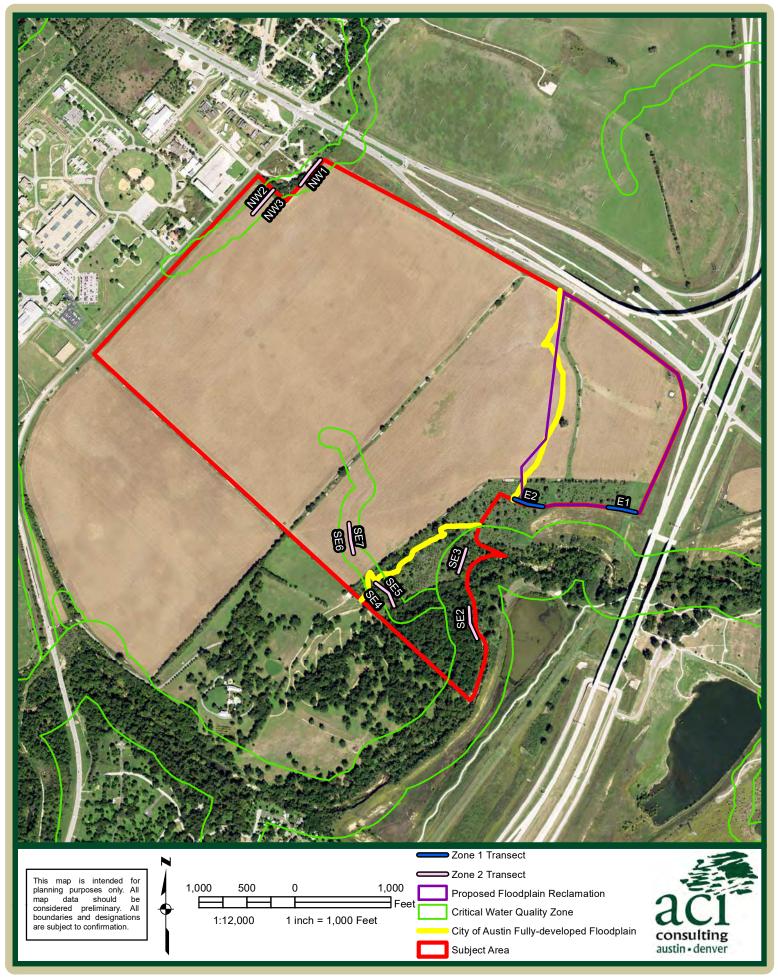
Exhibits for Commission Variance

- **Enhanced Elements Plan** 0
- Aerial photos of the site 0
- Site photos Ο
- Aerial photos of the vicinity 0
- Context Map—A map illustrating the subject property in relation to developments in the 0 vicinity to include nearby major streets and waterways
- Topographic Map A topographic map is recommended if a significant grade change on 0 the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property 0
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed 0 development, include tree survey if required as part of site or subdivision plan
- Environmental Map A map that shows pertinent features including Floodplain, CWQZ, 0 WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*) Ο
- o Applicant's variance request letter





SITE PHOTOS



Lonestar Tract Q6-3: Area Proposed for Floodplain Modification and 100-Meter Transects

April 2015 REVIEW DRAFT



Date Taken Photo # 4/16/2015 Direction North

1

Location Transect E1

Description Eastern Extent of Transect E1



Date Taken 4/16/2015 Direction North

Location Transect E1

Description Central Portion of Transect E1

Photo #





Date Taken 4/16/2015 Direction North

Photo #

Photo #

4

3

Location Transect SE1

Description Western Extent of Transect E1



Date Taken 4/16/2015 Direction North

Location Transect E2

Description Eastern Extent of Transect E2





Date TakenPhoto #4/16/20155DirectionWest

Location Transect E2

Description Central Portion of Transect E2



Date Taken 4/16/2015 Direction North

Location Transect E2

Description Western Extent of Transect E2

Photo #





Date Taken 4/16/2015 Direction West Photo #

Photo #

8

7

Location Transect SE2

Description Southern Extent of Transect SE2



Date Taken 4/16/2015 Direction West

Location Transect SE2

Description Central Portion of Transect SE2





Date TakenPhoto #4/16/20159DirectionWest

Location Transect SE2

Description Northern Extent of Transect SE2

Date Taken 4/16/2015 Direction West

Location Transect SE3

Description Southern Extent of Transect SE3

Photo #







Date TakenPhoto #4/16/201511DirectionWest

Location Transect SE3

Description Central Portion of Transect SE3



Date Taken 4/16/2015 Direction South

Location Transect SE3

Description Northern Extent of Transect SE3

Photo #





Date TakenPhoto #4/16/201513DirectionEast

Location Transect NW1

Description Northern Extent of Transect NW1 Defe & Time. Thu Apr 16 12/42/97 (ODT 2015 Pesition. +CS0/20067/ / -OPT 68/737 Attrude. 461/8 Antructiv/Searting. 060* NR8EE 1562/milis (Magnetic) Evention Angle. +00.1* Hortzon Angle. +00.5* Zorm. 1% D 3

Date Taken 4/16/2015 Direction East

Location Transect NW1

Description Central Portion of Transect NW1

Photo #





Date TakenPhoto #4/16/201515DirectionSouth

Location Transect NW1

Description Southern Extent of Transect NW1 Date & Time: Thu Apr 16 12/52/14 CDT 2015 Position: +030/20016* / -097/63813* Altitude: 464ft Azimuth/Bearing: 161* S01W 3218mils (Magnetic) Elevation Angle: +00.3* Zoom: 1X 015 s

Date Taken 4/16/2015 Direction West

Location Transect NW2

Description Northern Extent of Transect NW2

Photo #





Date TakenPhoto #4/16/201517DirectionWest

Location Transect NW2

Description Central Portion of Transect NW2



Date Taken 4/16/2015 Direction West

Location Transect NW2

Description Southern Extent of Transect NW2

Photo #





Date TakenPhoto #4/16/201519DirectionEast

Location Transect NW3

Description Northern Extent of Transect NW3



Date Taken 4/16/2015 Direction East

Location Transect NW3

Description Central Portion of Transect NW3

Photo #

20

Dete & Time: Thu Apr 18 13:15:14 CDT 2018 Position: +098, 19998* / -007.659984* Attitude: 46581 Admeth/Beering: 088* N86E 1939mils (Magnetic) Elevention: Angle: +00.4* Horizon: Angle: +00.4* Zoem: 1% 017 e



Date Taken Photo # 4/16/2015 21 Direction East

Location Transect NW3

Description Southern Extent of Transect NW3 Date & Time: Thu Apr 16 13:17:03 CDT 2015 Position: +030.19935* / -097.63969* Altitude: 466ft Azimuth/Bearing: 088° N88E 1564mile (Magnetic) Elevation Angle: -00.0* Horizon Angle: +00.0" Zooms 1X 0180

Date Taken 4/16/2015 Direction West

Location Transect SE4

Description Southern Extent of Transect SE4





Date TakenPhoto #4/16/201523DirectionWest

Location Transect SE4

Description Central Portion of Transect SE4



Date Taken 4/16/2015 Direction West

Location Transect SE4

Description Northern Extent of Transect SE4

Photo #





Date TakenPhoto #4/16/201525DirectionEast

Location Transect SE5

Description Southern Extent of Transect SE5





Location Transect SE5

Description Central Portion of Transect SE5

Photo #





Date TakenPhoto #4/16/201527DirectionEast

Location Transect SE5

Description Northern Extent of Transect SE5



Date Taken 4/16/2015 Direction West

Location Transect SE6

Description Southern Extent of Transect SE6

Photo #

28

Date & Time: Thu Apr 16 14:25:15 CDT 2015 Position: +030.13957* / -057.53657* Allitude: 452ft Azimuth/Bearing: 259* 589W 4792mills (Magnetic) Elevation Angle: +00.3* Horizon Angle: +00.9* Zoom: 1X 022 w





Date Taken Photo # 4/16/2015 29 Direction West

Location Transect SE6

Description

Date & Time: Thu Apr 16 14:30:55 CDT 2015 Position: +030.19003* / -097.63669* Allitude: 452A Azimuth/Bearing, 270° S90W 4300mils (Magnetic) Elevation Angle: +01.0" Horizon Angle: 401.3* Zooms 1X 023 W

Central Portion of Transect SE6

Date Taken 4/16/2015 Direction West

Location Transect SE6

Description Northern Extent of Transect SE6

Photo #





Date TakenPhoto #4/16/201531DirectionEast

Location Transect SE7

Description

Southern Extent of Transect SE7



Date Taken 4/16/2015 Direction East

Location Transect SE7

Description Central Portion of Transect SE7

Photo #





Date TakenPhoto #4/16/201533DirectionEast

Location Transect SE7

Description Northern Extent of Transect SE7

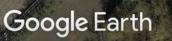


AERIAL PHOTO - CHANNEL

Cleaners,

0.39

January 2019



Onion Creek

Ñ



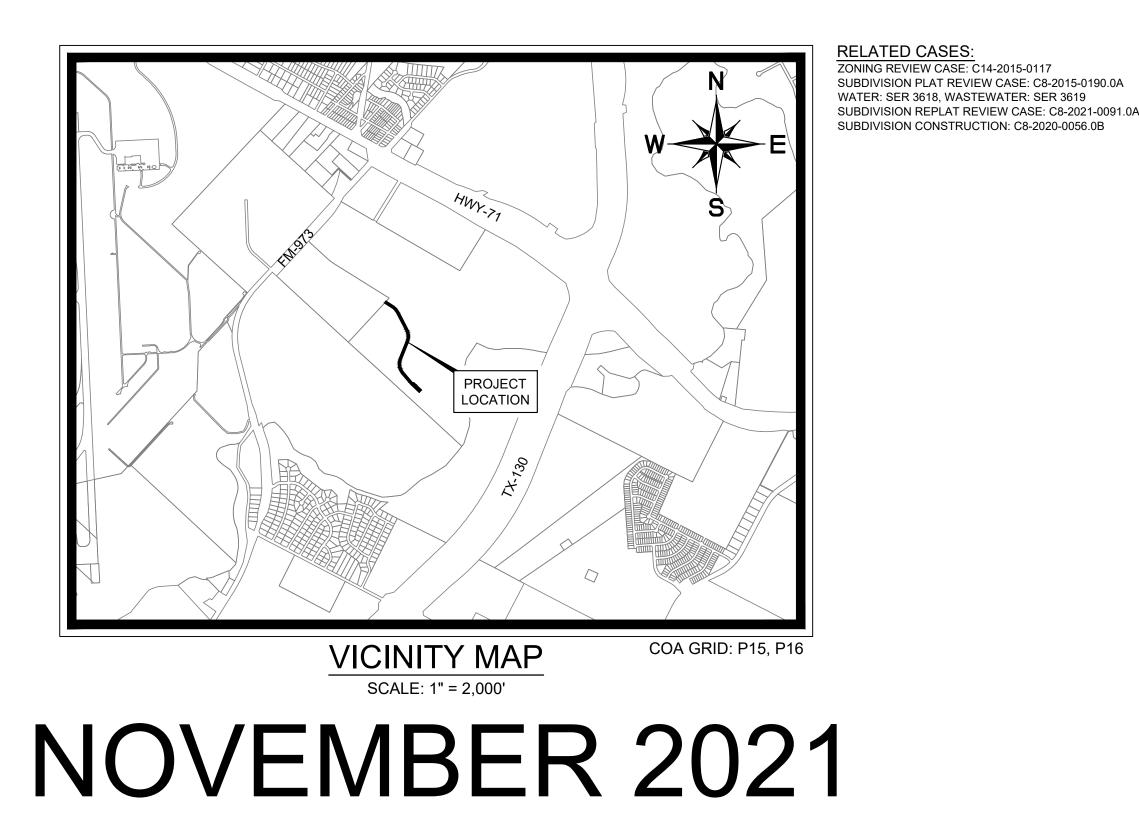


		REVIS	SIONS/CC		6			
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED	
BEING THE R	<u>DESCRIPTION:</u> 385.684 ACRES OF LAND OUT OF 2EMAINING PORTION OF THAT CEF 2CORD IN DOCUMENT NO. 2006107	RTAIN 389.447 ACRE 1	RACT CONVE	EYED TO EASTBOU	JRNE CROSSING L	,	,	
	RAL NOTES:			JORDS OF TRAVIS	COUNTY, TEXAS.			
	HIS SITE IS LOCATED WITHIN CITY O OBJECTS, INCLUDING BUT NOT L	,			HALL BE ALLOWED) IN A DRAINAGE E	ASEMENT EXCEPT AS A	PPROVED BY
3. PF	HE CITY OF AUSTIN. ROPERTY OWNER AND/OR HIS/HEF CCESS BY THE CITY OF AUSTIN FO					AS MAY BE NECES	SSARY AND SHALL NOT	PROHIBIT
4. Al	LL DRAINAGE EASEMENTS ON PRIV RAINAGE PLANS SHALL BE SUBMIT	ATE PROPERTY SHA	L BE MAINTA	AINED BY THE OWN	IER AND/OR HIS/HE		OFF SHALL BE HELD TO	THE AMOUNT
	XISTING AT UNDEVELOPED STATUS ROSION / SEDIMENTATION CONTRO				JANT TO LDC AND ⁻	THE ENVIRONMEN	TAL CRITERIA MANUAL.	
8. TH	HIS PROJECT IS LOCATED IN THE C HIS SITE IS NOT OVER THE EDWAR	DS AQUIFER RECHAR	GE ZONE.					
R	HE DISTURBED AREAS WITHIN THIS ELEASE OF FISCAL SURETY FOR TI NSURE THAT SUBSEQUENT PHASE	HAT PHASE. TEMPOR	ARY EROSIO	N/SEDIMENTATION	CONTROLS SHALL	BE ADJUSTED AS	NEEDED PRIOR TO THIS	RELEASE TO
	OT ADEQUATELY REVEGETATED S PORTION OF THIS SITE IS LOCATE						C06210L TRAVIS COUNT	Y, TEXAS
	ATED JANUARY 22, 2020. HERE ARE NO KNOWN CEF'S ON OI	R WITHIN 150 FEET OI	THIS PROPE	RTY.				
тс	LL ACTIVITIES WITHIN THE CEF BUI O THE MAXIMUM EXTENT. PRACTIC	ABLE; CONSTRUCTIC	N IS PROHIBI	TED; AND WASTEV	VATER DISPOSAL C	R IRRIGATION IS P	ROHIBITED.	
TF	HE CITY'S ENVIRONMENTAL CRITEI REES FROM THE UTILITY COMPATI RANSMISSION CONDUCTOR, UNLE	BLE SHADE TREES LI	ST (SEE APPE	NDIX F) SHALL BE	PLANTED WITHIN	.B) 30 TO 40 LATEF	AL FEET FROM ANY OV	ERHEAD
SF	PECIES MAY BE MADE ONLY WITH O TREES SHALL BE PLANTED WITH	THE EXPLICIT WRITTE	N APPROVAL	OF AUSTIN ENER	GY OR THE AFFECT	ED UTILITY OWNE	R	
	LANTED WITHIN 25 FEET OF THE BA							
	ASEMENT. O NOT DIG OR GRADE WITHIN 15 FI	EET OF THE TRANSMI	SSION STRUC	CTURES. GRADING	NEAR ELECTRIC T	RANSMISSION FAC	ILITIES MUST BE COORI	DINATED WITH
16. A	USTIN ENERGY PRIOR TO COMMEN	TING IS REQUIRED W	ITH AUSTIN E	NERGY 48 HOURS	BEFORE COMMEN	CEMENT OF CONS		
C	12-505-7153 TO SCHEDULE A TAILG ONSTRUCTION. OSHA REQUIRES A ARRICADES MUST BE ERECTED 10	20' CLEARANCE FRO	M ENERGIZEI	D TRANSMISSION L	INES DURING CON	STRUCTION.		
ST	TRUCTURES DURING CONSTRUCTI HE PROPERTY OWNER AND CONT	ON. ANY RELOCATION						
	/ARNING SIGNS MUST BE PLACED (DR SAFETY REASONS, AERIAL EQU							I WIRE AND/OR
	TRUCTURES AND MUST BE LOCATE NY TEMPORARY OR PERMANENT F							TH AUSTIN
21. PF	NERGY STAFF. AE STAFF WILL INST ROPERTY OWNER AND CONTRACT	OR ARE RESPONSIBL	E FOR DUST	CONTROLS TO MIN				
C	HIS PROJECT. ANY SUBSEQUENT C ONTRACTOR. ROPERTY OWNER IS RESPONSIBLE							
ST	TRUCTURES/POLES/LINES CAUSED			, , , , , , , , , , , , , , , , , , ,	,			
	OADS/DRIVEWAYS/PAVEMENT/PAR WNER MAY NOT PLACE, ERECT, CO							
	OT LIMITED TO HABITABLE STRUCT LECTRIC TRANSMISSION OR DISTR		-					
ST	ATIONAL ELECTRIC SAFETY CODE TORAGE SHEDS, DRAINAGE, FILTR	ATION OR DETENTION	PONDS WHI	CH WOULD IMPAIR	AUSTIN ENERGY'S			•
25. IF	NES, POLES, STRUCTURES, TOWE AT ANY TIME DURING CONSTRUC ITY OF AUSTIN UST CONSTRUCTIO	TION OF THIS PROJEC	T AN UNDER	GROUND STORAG	E TANK (UST) IS FO			
	EGISTERED WITH THE TEXAS COM OU HAVE ANY QUESTIONS. [COA TI		IMENTAL QUA	ALITY (TCEQ). CON	TACT ELIZABETH S	IMMONS AT ELIZAE	BETH.SIMMONS@AUSTIN	ITEXAS.GOV IF
E١	PPROVAL OF THESE PLANS BY THE NTITIES MAY BE REQUIRED PRIOR							
27. PF	ECESSARY. ROPOSED DRAINAGE EASEMENT T _OODPLAIN . FINAL PLAT SHALL NC					AT FOR ANY PORT	ION OF LAND OVERLAPP	PING THE CITY
TRA	FFIC CONTROL PLAN NOTE:							
PLA	S NOTE IS BEING PLACED ON THE N (TCP) WITH THE FULL UNDERST. HT OF WAY MANAGEMENT DIVISIC	ANDING THAT AN EN						
OF 6 SUB	THERMORE, A TCP SHALL BE SUB WEEKS PRIOR TO THE START OF MITTALS, THE EMAIL SUBJECT LIN CITY DEPARTMENT NAME.	CONSTRUCTION. FC	R CITY OF A	USTIN DEPARTME	NTS			
REQ	APPLICANT/PROJECT REPRESEN DURED FOR THE INITIAL REVIEW A SION OF THE CITY'S FEE ORDINAI	ND ALL RE-REVIEWS						
	FOLLOWING MUST BE TAKEN INT							
	REFER TO THE "MOBILITY GUIDEL HTTP://WWW.AUSTINTEXAS.GOV/I A TRAFFIC CONTROL PLAN IS NO	PAGE/MOBILITY-GUID		CONTROL STRAT	EGIES			
								
	WNER/DEVE	ELOPEF		SURVE			ENGIN	
VCH	RK G. BULMASH HOLDINGS QOZ, LP	200	K	(IMLEY-HOR	ORY MOSIER	CIATES	KIMLEY-HORI	AMER, P.E. #122309 N AND ASSOCIATES, INC,
AUS	I RIO GRANDE, SUITE 3 STIN, TEXAS 78701 : (512) 494-4224 EXT. 11		S	SAN ANTONI	P 410, SUITE D, TEXAS 782		10814 JOLLY AVALLON IV, AUSTIN, TEX	SUITE 200
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VELOCITY CHANNEL **IMPROVEMENTS**

SP-2021-0153D

SOUTHWEST CORNER OF SH-71 AND SH-130 CITY OF AUSTIN, TRAVIS COUNTY

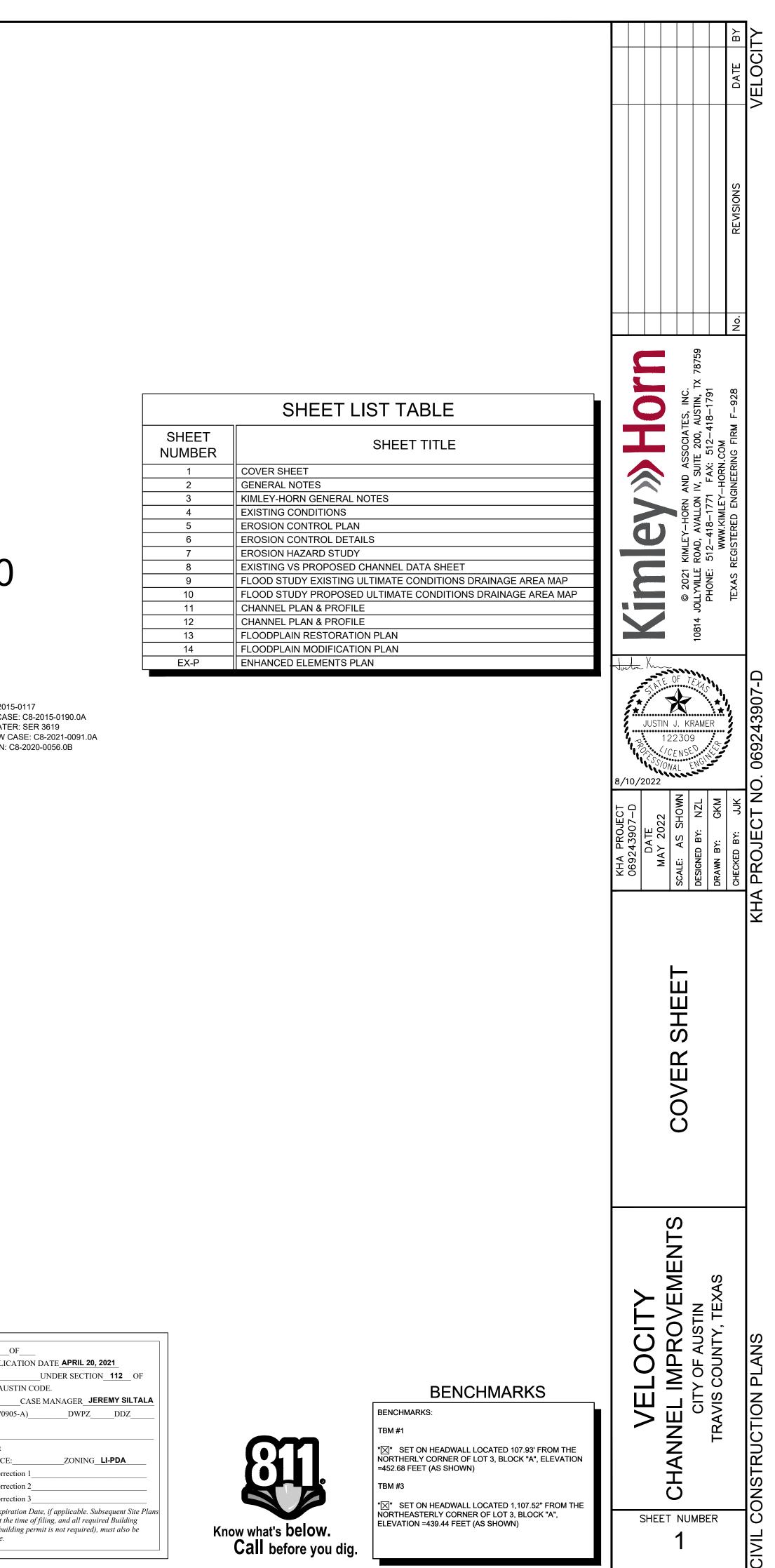


FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

DATE

SITE PLAN APPROVAL SHEET OF FILE NUMBER SP-2021-0153D APPLICATION DATE APRIL 20, 2021 APPROVED BY COMMISSION ON CHAPTER **XX-X** OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81,LDC) PROJECT EXPIRATION DATE (ORD.#970905-A) Director, Development Services Department RELEASED FOR GENERAL COMPLIANCE: 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.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS



SP-2021-0153D

2.	ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING:
£.	NATIONAL "CALL BEFORE YOU DIG" 811 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377 TEXAS ONE CALL SYSTEM (TOCS) 1-800-245-4545 LONE STAR NOTIFICATION CENTER 1-800-669-8344 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3.	CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT 974-7161 AT LEAST 24 HOURS PRIOR TO 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 (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN,
5.	TEXAS.) ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CIT
6.	OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE
7.	APPROVED PLANS. ALL CONSTRUCTION SHALL COMPLY WITH THE "CITY OF AUSTIN STANDARD SPECIFICATIONS," A
8.	AMENDED BY SPECIAL PROVISION, CURRENT AT THE TIME OF BIDDING. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
9.	CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
11.	CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL
12.	CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO I IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
13.	LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.
14.	WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURI DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
15.	CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
16.	CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTRO REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY.)
17.	THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.
18.	THESE PLANS, PREPARED BY KIMLEY-HORN & ASSOCIATES, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF KIMLEY-HORN & ASSOCIATES REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOE NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATI INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE - REGULAR SESSION.
19.	TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE "CITY OF AUSTIN MANUAL OF UNIFORM CONSTRUCTION BARRICADING STANDARDS," OCTOBER 1986. ADDITIONALLY, THE CONTRACTOR IS TO SCHEDULE THE WORK AND TRAFFIC CONTROLS TO ACHIEVE THE FOLLOWING TRAFFIC GUIDELINES: PARKING LOTS:
20.	
21.	NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION. NO BLASTING WITHIN 15 FEET OF EXISTING UTILITIES OR STRUCTURES. IF BLASTING IS TO BE USED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMEN OF WORK. BLASTING TO BE IN ACCORDANCE WITH "CITY OF AUSTIN STANDARD SPECIFICATION AND CRITERIA OF THE NATIONAL FIRE PROTECTION ASSOCIATION.
	BURNING IS NOT ALLOWED ON THIS PROJECT.
23.	CONTRACTOR TO INSTALL 1/2-INCH-DIAMETER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NULESS THAN 12 INCHES BELOW THE FINISHED GRADE. A. BLUE RIBBON- WATER LINE B. GREEN RIBBON- WASTEWATER LINE C. YELLOW RIBBON- GAS LINE
24.	MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING STREET FROM END BACK, UNTIL FULL DEPTH BASE AND HMAC ARE ENCOUNTERED AND HMAC APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW.
25.	A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
26.	UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTIN SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
27.	CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS.
28.	TREE SURVEY, CONTOURS, AND BENCHMARK INFORMATION SUPPLIED BY OTHERS. ACTUAL LOCATION OF TREES AND ELEVATION OF NATURAL GROUND ON THE PROJECT SITE MAY VARY FROM WHAT IS DEPICTED ON THE PLAN SHEETS. KIMLEY-HORN & ASSOCIATES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION REGARDING SURVEYS OR BENCHMARK LOCATIONS. BENCHMARKS ARE AS FOLLOWS:
29.	DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE.
30.	CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.
31. 32.	INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATEL OF ANY DISCREPANCIES. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATEF IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND
33.	
	6"-15" SDR 35 PVC, 18" AND GREATER RCP ASTM-C76 CLASS III. 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
33. 34.	SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED, STORM SEWERS TO BE: 6"-15" SDR 35 PVC, 18" AND GREATER RCP ASTM-C76 CLASS III. 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

APPENDIX P-2: TREE AND NATURAL AREA PROTECTION NOTES

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLANS TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- 2. PROTECTIVE FENCES TO BE ERECTED ACCORDING TO CITY OF AUSTIN "STANDARDS FOR TREE PROTECTION." 3. PROTECTIVE FENCES TO BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK
- (CLEARING, GRUBBING, OR GRADING), AND TO BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- 4. EROSION AND SEDIMENTATION CONTROL BARRIERS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINES.
- 5. PROTECTIVE FENCES TO SURROUND THE TREE OR GROUP OF TREES, AND TO BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIPLINE) OR, FOR DESIGNATED PROTECTED NATURAL AREAS, PROTECTIVE FENCES TO FOLLOW THE LIMIT OF CONSTRUCTION LINE. CONTRACTOR IS TO AVOID 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 SIX (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, CONCRETE TRUCK CLEANING, AND FIRES.
- 6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES 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 TWO TO FOUR (2-4) FEET BEHIND THE AREA IN QUESTION; B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE
- FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE); C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW SIX TO
- TEN (6-10) 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.

NOTE: FOR THE 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 FIVE (5) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING
- PROVIDED. 8. TREES APPROVED FOR REMOVAL TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO 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 TO BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE
- 12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT TO TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 13. ALL FINISHED PRUNING TO 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 ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE, OR IF A TREE SUSTAINS DAMAGE AS A RESULT. AUSTIN ENERGY GENERAL NOTES:
- 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
- 2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- 3. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- 4. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE. 5. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE
- CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
- 6. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
- 7. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

FIRE DEPARTMENT NOTES 1

THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE." HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 2. INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE

TOTALLY UNOBSTRUCTED FROM THE STREET. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE 3. DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.

ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. 4. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC 5. YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS. OR COMBUSTIBLE EAVE LINES.

FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE. ALL CURBS LOCATED WITHIN FIRE LANES SHALL BE MARKED WITH RED PAINT OR WHITE PAINT

WITH RED STENCILING READING WITH WHITE STENCILING "FIRE ZONE/TOW-AWAY ZONE" IN LETTERING AT LEAST 3 INCHES IN HEIGHT. IDENTIFIED AT BOTH ENDS AND AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, SUCH STENCILING SHALL BE ZONE AND AT INTERVALS SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ALTERNATIVE MARKINGS OF THE FIRE LANES MAY BE OF 50 FEET OR LESS. APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY AT INTERVALS NOT TO EXCEED 35 FEET.

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

SPECIAL CONSTRUCTION TECHNIQUES: 1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE

2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A 4. WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

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<text></text>	INTE CONTRACTOR SHALL INSTALLERO SIGNINGEDMENTATION CONTROLS. TREEMATURAL AREA PROTECTIVE ENDING, AND COMPACT THE EVERY AND COMPA	 ORDINANCE REQUIREMENTS 1. A LA IMPROVEMENTS SHALL BE MODE IN ACCORDANCE WITH THE IRELEASED OF TE PLAN. A. AL IMPROVEMENTS SHALL BE MODE IN ACCORDANCE WITH THE IRELEASED OF TE PLAN. 2. APPROVAL OF THIS SHIPLINE MODE NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL OF THIS STIFP INA DOES NOT INCLUDE BUILDING CODE AND FRE CODE APPROVAL ELECTRON CODE APPROVALE INCLUDE APPROVALE IN THE REQUIRED TO THE SINK AND LAND THE RECOVERING ON A LATER DATE. 3. THE OWNER RESERVICES WILL BE PROVIDED BUT PLANTS. 4. ALL DESIDING STRUCTURES AS MONTITO BE REMOVED BUT HE CITY OF A JATTIN APPROVAL ELECTRON CODE OF THANNING DOWNERSION APPROVED BITE PLANTS. 4. ALL DESIDING STRUCTURES AND THE DEFINITION FOR THE PROPREGATE DATE. 5. ALL DESIDING STRUCTURES AND THE REMOVED BUT HE CITY OF A JATTIN APPROVAL THE STRUCTURE ON AND DEPLACIONENT. 6. ALL DESIDING STRUCTURES AND THE REMOVED BUT HE CITY OF A JATTIN APPROVAL CODE DATA THE STRUCTURE APPROVAL CODE APPROVAL CODE ON THE STRUCTURE APPROVAL CODENTIAL CODES TO REMOVE THE STRUCTURE APPROVAL CODE DATA THE STRUCTURE APPROVAL CODE THE TRACE OF THE STRUCTURE APPROVAL CODE ON THE STRUCTURE APPROVAL CODE STRUCTURE APPROVAL CODE ON THE STRUCTURE APPROVAL CODE ON THE STRUCTURE APPROVAL CONTENNAL COLLEGE STRUCTURE APPROVAL CODE ON THE STRUCTURE APPROVALED FOR TH	Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algorith Image: Market Algori
	 B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW. C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S. TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION MATERIAL DESCRIPTION LONGEVITY APPLICATIONS RATES 100% OR ANY BLEND 70% OR GREATER WOOD/STRAW AND/OR COTTON PLANT MATERIAL OR 0% OR LESS PAPER 0-3 MODERATE SLOPES; 1500 TO 2000 LBS PER ACRE 	 TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES. 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. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE 	PROJECT 43907-D AS SHOWN BY: NZL BY: JJK
Implementation Imple	 OM 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 (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES. IOM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 6045 OR 6095. A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 6065, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATION SCHEMENTS INCOMPANDATOR. B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDED IN A MOST CONDITION FAVORABLE FOR PLANT GONG ALL MATERIALS OR SOIL. MAINTAIN THE SEEDED IN A MOST CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSEE DIRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTITY AND THE RETRICTIONS AND WATER CONSERVATION INITIATIVES. D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A	11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A 12. TER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED 12. ANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS 12. AFTER A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY 13. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY 14. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY 15. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY 16. INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL 17. THE WATER QUALITY PONDS OR CONTROLS. 18. ESTIMATED CONSTRUCTION TIMELINE: 19. TEMPORARY EROSION AND SEDIMENTATION CONTROLS: 7-10 BUSINESS DAYS 19. SITE CLEARING AND DEMOLITION ACTIVITY: 7-10 BUSINESS DAYS 19. CHANNEL GRADING: 30-45 BUSINESS DAYS 10. RE-VEGETATION AND LANDSCAPING: 30-45 BUSINESS DAYS	NERAL NOTE
UNDER TARCHERER UNDER TARCHERER	MATERIALDESCRIPTIONLONGEVITYTYPICAL APPLICATIONSAPPLICATION RATESBONDED FIBER MATRIX (BFM)80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER0N SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)10% TACKIFIER6 MONTHSON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)FIBER REINFORCED MATRIX (FRM)65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESSUP TO 12 MONTHSON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)		K XAS XAS
HE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE HOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 IRS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE ERIAL.	WNER/DEVELOPER INFORMATION OWNER/DEVELOPER: MARK G. BULMASH / VC HOLDINGS QOZ,LP ADDRESS: 1601 RIO GRANDE, SUITE 300, AUSTIN, TX 78701 PHONE NO.: (512) 494-4224 EXT. 115 OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: JUSTIN J. KRAMER, P.E. / KIMLEY-HORN & ASSOCIATES, INC. PHONE NO.: (512) 418-1771 PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: DEVELOPER: CONTACT: PHONE NO.: PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL MAINTENANCE: DEVELOPER: CONTACT: DEVELOPER: CONTACT:		
SP-2021-0153D	HE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE HOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 RS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE		SHEET NUMBER
		SP-	2021-0153D

 APPENDIX P-1: EROSION CONTROL NOTES THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A 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 DEPE CONSTRUCTION MEETING. THE CHECK LIST BELOW CONTROLS THE PASIC 	 <u>RELEASE NOTES</u> 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 AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL. 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND 	DATE BY
 CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, 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 	 DEVELOPMENT CODE. 4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, 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 AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. 8. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. 9. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS 	REVISIONS
 TIME. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - INSPECTOR 	OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 10. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES. 11. FOR CONSTRICTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. APPENDIX P-6: REMEDIAL TREE CARE NOTES AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO	Υ.
 (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER 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 OR ONE-THIRD (½) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS. 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 	DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. SOIL AND/OUT ARACTORS THAVE REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST.	No.
 SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS 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. IN ADDITION, IF THE PROJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER, THE PROJECT MANAGER MUST NOTIFY THE TRAVIS COUNTY BALCONES CANYONLANDS CONSERVATION PRESERVE (BCCP) BY EMAIL AT BCCP@TRAVISCOUNTYTX.GOV. CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE VOID MUST STOP. 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 	PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING. POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST	D ASSOCIATES, INC. SUITE 200, AUSTIN, FAX: 512-418-1791 IORN.COM EERING FIRM F-928
 TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S. AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S 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. 	PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.	I KIMLEY-HORN AND E ROAD, AVALLON IV, S 512-418-1771 F/ WWW.KIMLEY-HOI REGISTERED ENGINEE
• SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL. THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS: <u>TEMPORARY VEGETATIVE STABILIZATION:</u> 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL	 <u>APPENDIX P4 - STANDARD SEQUENCE OF CONSTRUCTION:</u> 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE). 2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER 	© 2021 10814 JOLLYVILLE PHONE: TEXAS
RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). 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 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE. B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.	 THE GENERAL CONTRACTOR WILL FOLLOW THE ENDINOUT HE ENDORARY EROSION AND SEDIMENTATION CONTROLS 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 	Justin J. KRAMER 122309
C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S. TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION MATERIAL DESCRIPTION LONGEVITY APPLICATIONS RATES	 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND 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. 	ROJECT 3907-D ATE 2022 2022 BY: NZL BY: JJK BY: JJK
100% OR ANY BLEND 70% OR GREATER OF WOOD, CELLULOSE, STRAW, WOOD/STRAW AND/OR COTTON PLANT MATERIAL 0.3 (EXCEPT NO MULCH SHALL 0% OR LESS PAPER OR NATURAL FIBERS PERMANENT VEGETATIVE STABILIZATION: 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL	 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 BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE 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 	KHA PI 069243 DA DA SCALE: A DESIGNED I DRAWN BY: CHECKED E
 SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES. 2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S. 	LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES 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. ESTIMATED CONSTRUCTION TIMELINE:	OTES
 A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR. B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW. C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES. D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ 	 TEMPORARY EROSION AND SEDIMENTATION CONTROLS: SITE CLEARING AND DEMOLITION ACTIVITY: CHANNEL GRADING: RE-VEGETATION AND LANDSCAPING: REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS: 7-10 BUSINESS DAYS 	GENERAL N
INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S. TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION MATERIAL DESCRIPTION LONGEVITY TYPICAL APPLICATION RATES		
BONDED FIBER MATRIX (BFM) 80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER Image: Construction of the second secon		Y EMENTS _{XAS}
FIBER REINFORCED 65% ORGANIC DEFIBRATED FIBERS UP T0 25% REINFORCING 12 MONTHS 0N SLOPES UP TO 1.1 AND EROSIVE SOIL CONDITIONS SOIL CONDITIONS A. OWNER/DEVELOPER INFORMATION A. OWNER/DEVELOPER: MARK G. BULMASH / VC HOLDINGS QOZ, LP		LOCIT MPROVI 1 OF AUSTIN COUNTY, TE
ADDRESS: 1601 RIO GRANDE, SUITE 300, AUSTIN, TX 78701 PHONE NO.: (512) 494-4224 EXT. 115 B. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: JUSTIN J. KRAMER, P.E. / KIMLEY-HORN & ASSOCIATES, INC. PHONE NO.: (512) 418-1771 C. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: DEVELOPER: CONTACT: PHONE NO.: D. PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL MAINTENANCE: DEVELOPER: CONTACT: DEVELOPER: CONTACT:		VEL CHANNEL II CITY TRAVIS O
CONTACT: PHONE NO.: 11.THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.		SHEET NUMBER
	SP-	2021-0153D

		B
 APPENDIX P-1: EROSION CONTROL NOTES THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A 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. THE CHECKLIST BELOW CONTAINS THE BASIC 	 RELEASE 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 AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL. 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE 	DATE B
 ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, 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. 	 DEVELOPMENT CODE. 4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, 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 AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. 8. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. 9. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 	REVISIONS
 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 ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND 	 FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES. FOR CONSTRICTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. <u>APPENDIX P-6: REMEDIAL TREE CARE NOTES</u> AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL 	
 SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - INSPECTOR (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER 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 OR ONE-THIRD (½) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS. 7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR 	AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL	78759 No.
 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. IN ADDITION, IF THE PROJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER, THE PROJECT MANAGER MUST NOTIFY THE TRAVIS COUNTY BALCONES CANYONLANDS CONSERVATION PRESERVE (BCCP) BY EMAIL AT BCCP@TRAVISCOUNTYTX.GOV. CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE VOID MUST STOP. 	CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST. PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING. POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED	SSOCIATES, INC. E 200, AUSTIN, TX 512–418–1791 .COM VG FIRM F–928
 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 NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. • TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S. • AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S 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, 	SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.	KIMLEY-HORN AND ASSC KIMLEY-HORN AND ASSC ROAD, AVALLON IV, SUITE 512-418-1771 FAX: 5 WWW.KIMLEY-HORN.CC ECISTERED ENCINEERING
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. THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS: <u>TEMPORARY VEGETATIVE STABILIZATION:</u>	 <u>APPENDIX P4 - STANDARD SEQUENCE OF CONSTRUCTION:</u> 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE). 2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES 	© 2021 KIM © 2021 KIM 10814 JOLLYVILLE ROA PHONE: 512 TEXAS REGI
 FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S 	 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND 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 	Jorton Knor
 A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE. B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW. C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 11/2 INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED. AND PROVIDED THERE ARE NO 	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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.	JUSTIN J. KRAMER 122309 70, CENSEO SSIONAL ENGINE
BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S. TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION MATERIAL MATERIAL DESCRIPTION LONGEVITY TYPICAL APPLICATION MATERIAL	 BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES. 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. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR 	PROJECT 33907-D ATE 2022 BY: NZL BY: JJK BY: JJK
100% OR ANY BLEND 70% OR GREATER OF WOOD, CELLULOSE, STRAW, 70% OR GREATER AND/OR COTTON PLANT MATERIAL 30% OR LESS PAPER OR 0-3 MONTHS FROM FLAT TO 3:1 EXCEED 30% PAPER) NATURAL FIBERS PERMANENT VEGETATIVE STABILIZATION:	 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 BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE 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 ADDULTECT SHALL SUBMIT A 	KHA F 06924 DD MAY SCALE: / DESIGNED DRAWN BY CHECKED
 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 (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S. A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. 	 11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES 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. 	JOTES
 APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR. B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW. C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES. D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE 	 TEMPORARY EROSION AND SEDIMENTATION CONTROLS: 7-10 BUSINESS DAYS SITE CLEARING AND DEMOLITION ACTIVITY: 7-10 BUSINESS DAYS CHANNEL GRADING: 30-45 BUSINESS DAYS RE-VEGETATION AND LANDSCAPING: 30-45 BUSINESS DAYS REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS: 7-10 BUSINESS DAYS 	GENERAL N
UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S. TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION MATERIAL DESCRIPTION LONGEVITY TYPICAL APPLICATION RATES DONDED FIRED MATRIX 80% ORGANIC		S
BONDED FIBER MATRIX (BFM) DEFIBRATED FIBERS 10% TACKIFIER DEFIBRATED FIBERS 10% TACKIFIER ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS 2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)		EMENT XAS
FIBER REINFORCED MATRIX (FRM)65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIERUP TO 12 MONTHSON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)10. OWNER/DEVELOPER INFORMATION10. OWNER/DEVELOPER INFORMATION0.00000000000000000000000000000000000		DCITY PROVE DUNTY, TEX
A. OWNER/DEVELOPER INFORMATION A. OWNER/DEVELOPER INFORMATION MARK G. BULMASH / VC HOLDINGS QOZ,LP ADDRESS: 1601 RIO GRANDE, SUITE 300, AUSTIN, TX 78701 PHONE NO.: (512) 494-4224 EXT. 115 B. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: JUSTIN J. KRAMER, P.E. / KIMLEY-HORN & ASSOCIATES, INC. PHONE NO.: (512) 418-1771 C. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: DEVELOPER: CONTACT: PHONE NO.: D. PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL MAINTENANCE: DEVELOPER:		VELC CHANNEL IMI CITY OI TRAVIS COI
11.THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.		SHEET NUMBER
	SP-	2021-0153D



EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL

11 OFF-SITE SOIL BORROW SPOIL AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN. 12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR

13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE. TO VERIEV THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY 14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT

15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND 16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A

17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA

STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP 18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED. 19 ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR 20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL

NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE. 21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE. 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE

23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, 24.AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN

CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS. 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS

3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF

APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED

ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP. 6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION. 7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED

2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR. 4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND

D. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,

5 CONTRACTOR SHALL CONTACT THE OWNER TO VERIEV WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO

6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL. STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE DETERMINE THE APPLICABLE REGULATIONS RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS AND COMPLY . KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED. 8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF

3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB 4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.

5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN

7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT SIDEWALK TOPSOIL MULCH STONE LANDSCAPING RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE 8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT

VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER. 9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING 10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE

OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND 13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL

LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH 14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.

REASON OR ANY LENGTH OF TIME. UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED. 17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF. 18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.

19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO 20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS

TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING. 21.ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING

CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 23.THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION

24.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO

25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION 26.THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER. OR BY OTHER MEANS APPROVED BY THE CITY. AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL

28.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER. 29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND

PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK. 30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE

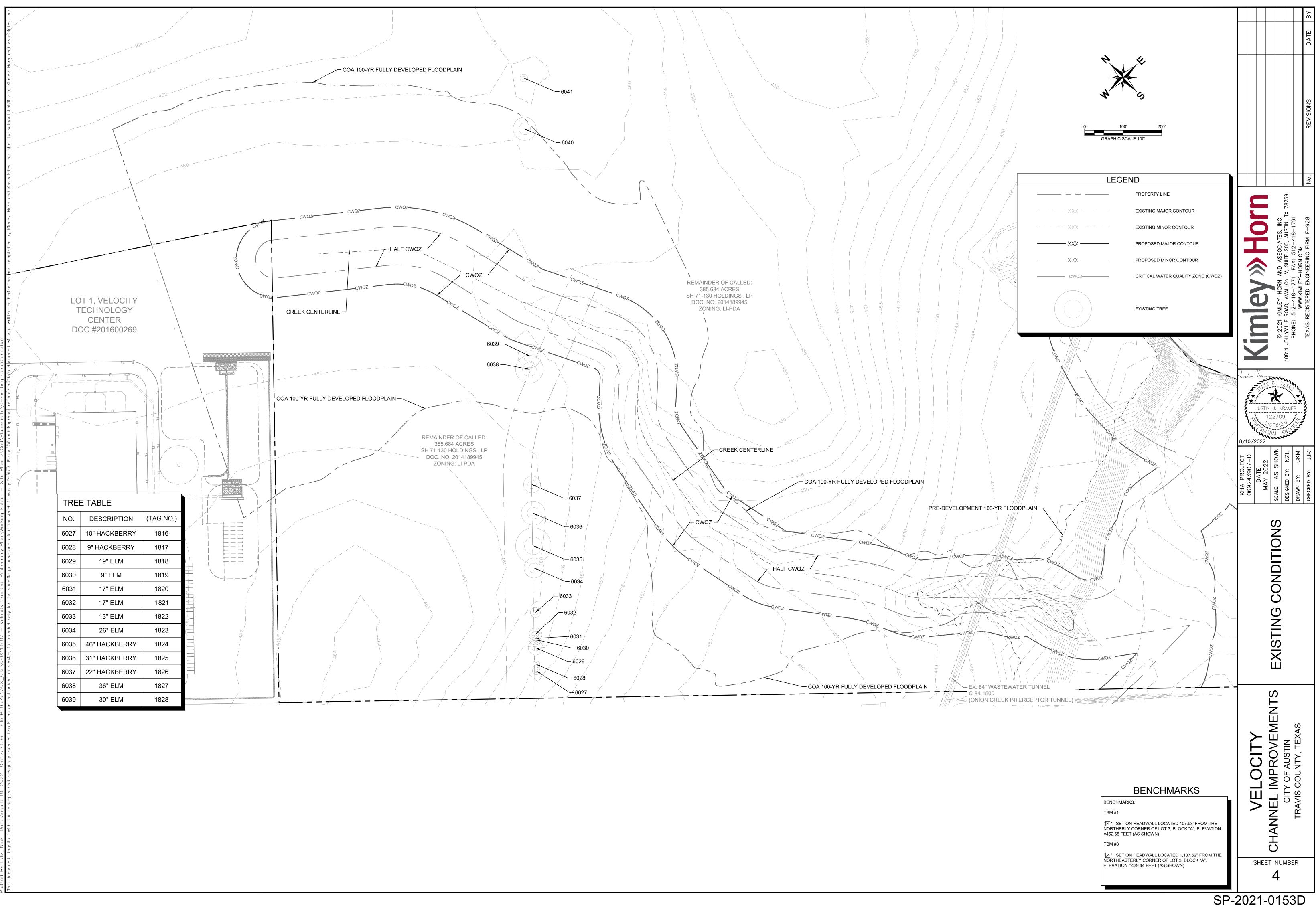
- APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT 31.CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED
- 32.NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CON IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S). 33.NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE
- EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM. 34 AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEM AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER I
- AREAS OF POOR DRAINAGE ARE DISCOVERED 35.CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTA
- 1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVA AT THE TOP AND BOTTOM OF THE WALL. 2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
- DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE 3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE P STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORI A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET. 4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJAC
 - BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES. 5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.
 - 1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION
 - STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTIN SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED 2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR EDITION), INCLUDING ALL ADDENDA.
 - 3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THOSE IN THE GEOTECHNICAL REPORT THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED 4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIO
 - 5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTH BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHAL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING. 6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PA
 - SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROP BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC 1
 - FLATWORK ADJACENT TO THE BUILDING JE NONE IS CURRENTLY EXISTING 8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STAND/
 - CONSTRUCTION DETAIL AND SPECIFICATIONS 9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARD SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP. NOT INCLUDING FLA 10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, I
 - EDITION. 11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND CO WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 12 CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FULSH, CONNECTION 13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARK
 - SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT A PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS. 14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
 - 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARD 17. ALL JOINTS SHALL EXTEND THROUGH THE CURB. 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
 - 19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK 20.ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT. 21.FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
 - 22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED S THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. 23.CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
 - 24.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, A FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES. ACCESS AISLES. AND ACCESSI ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALF CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE P SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - 25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVE TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS

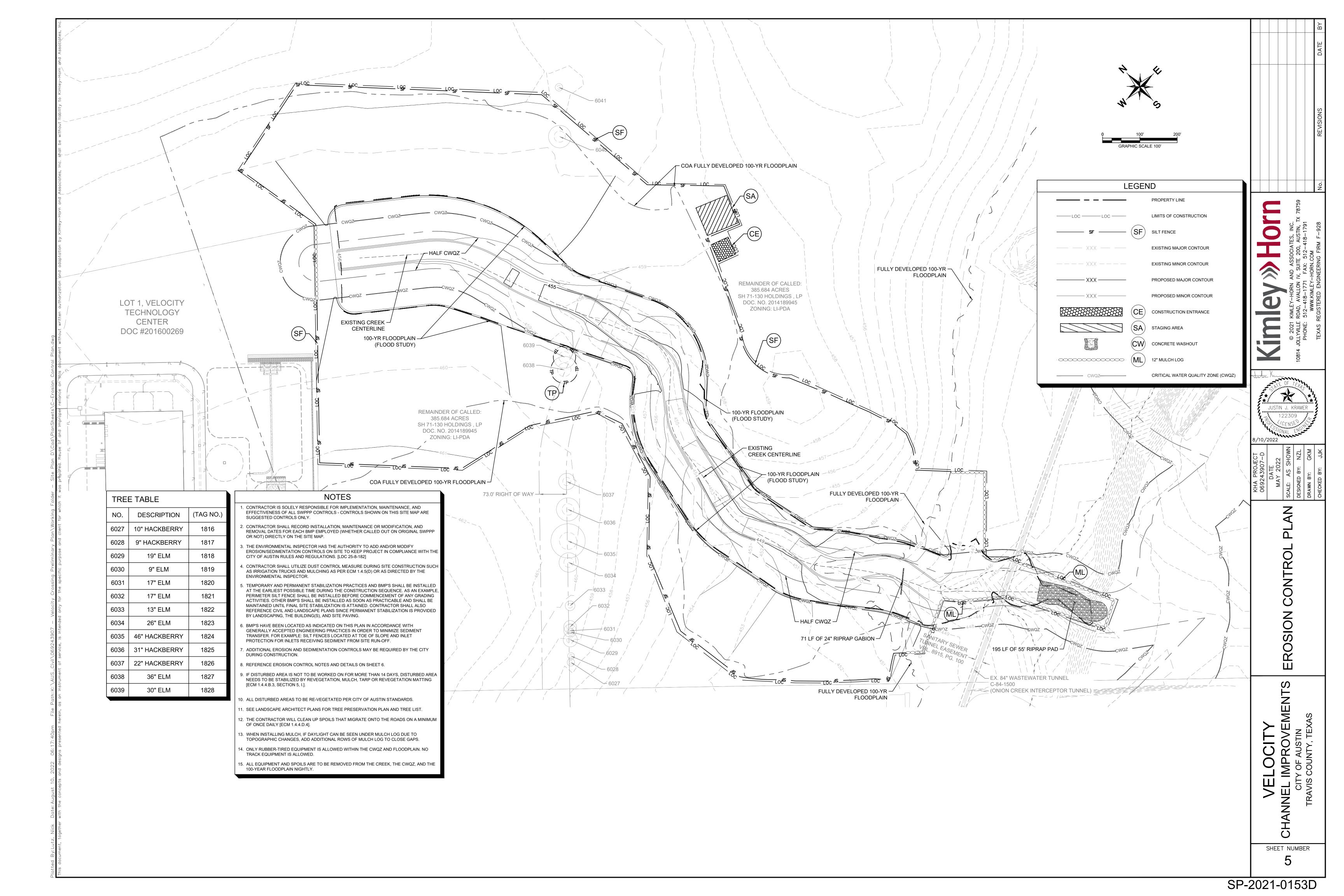
- 2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLAT THE STORM SEWER
- 3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL N THE ENGINEER OF ANY CONFLICTS DISCOVERED.
- 4 THE CONTRACTOR SHALL VERIEV AND COORDINATE ALL DIMENSIONS SHOWN INCLUDING THE HORIZONTAL AND VERTICAL LOC OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER
- 5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION 6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDAR
- DETAILS AND SPECIFICATIONS CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS 7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING
- CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL H
- CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT. 9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SH CLASS III RCP OR OTHER APPROVED MATERIAL
- 10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED. 11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER. ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERI ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT
- 12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES. 13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
- 14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. 15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET. 16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN. PREPARED BY A PROFESSIONA ENGINEER IN THE STATE OF TEXAS. TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHI OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
- ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT. 2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT F
- POND LINER SPECIFICATIONS 3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE
- TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT. 4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALL WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
- 12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY 5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINAT AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BA IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL
 - 6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE PO SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
 - 7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL. AND IS NOT LOW AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

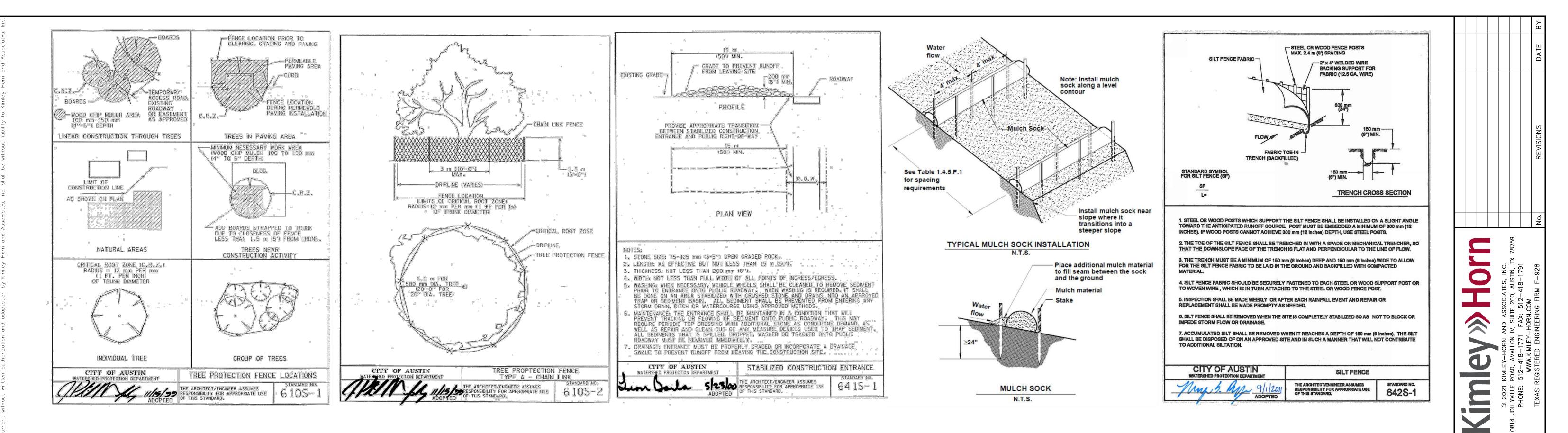
16.NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY -CONTRACTOR TO VERIFY THAT PROPOSED JET FUEL LINE DOES NOT YET EXIST IN FM 973 R.O.W.-

	ABBREVIA	TIONS AND DEFINITIONS:	B
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VATIONS	BVCS BW	BEGIN VERTICAL CURVE ELEVATION BEGIN VERTICAL CURVE STATION BOTTOM OF WALL	
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) SO T OF	PGL PI	PROPOSED GRADE LINE POINT OF INFLECTION	10814
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PARKING	PVC PVI	POLYVINYL CHLORIDE POINT OF VERTICAL INFLECTION	
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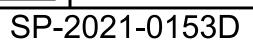


BENCHMARKS: TBM #1

"
 SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3

"I SET ON HEADWALL LOCATED 1,107.52" FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)



JUSTIN J. KRAMER

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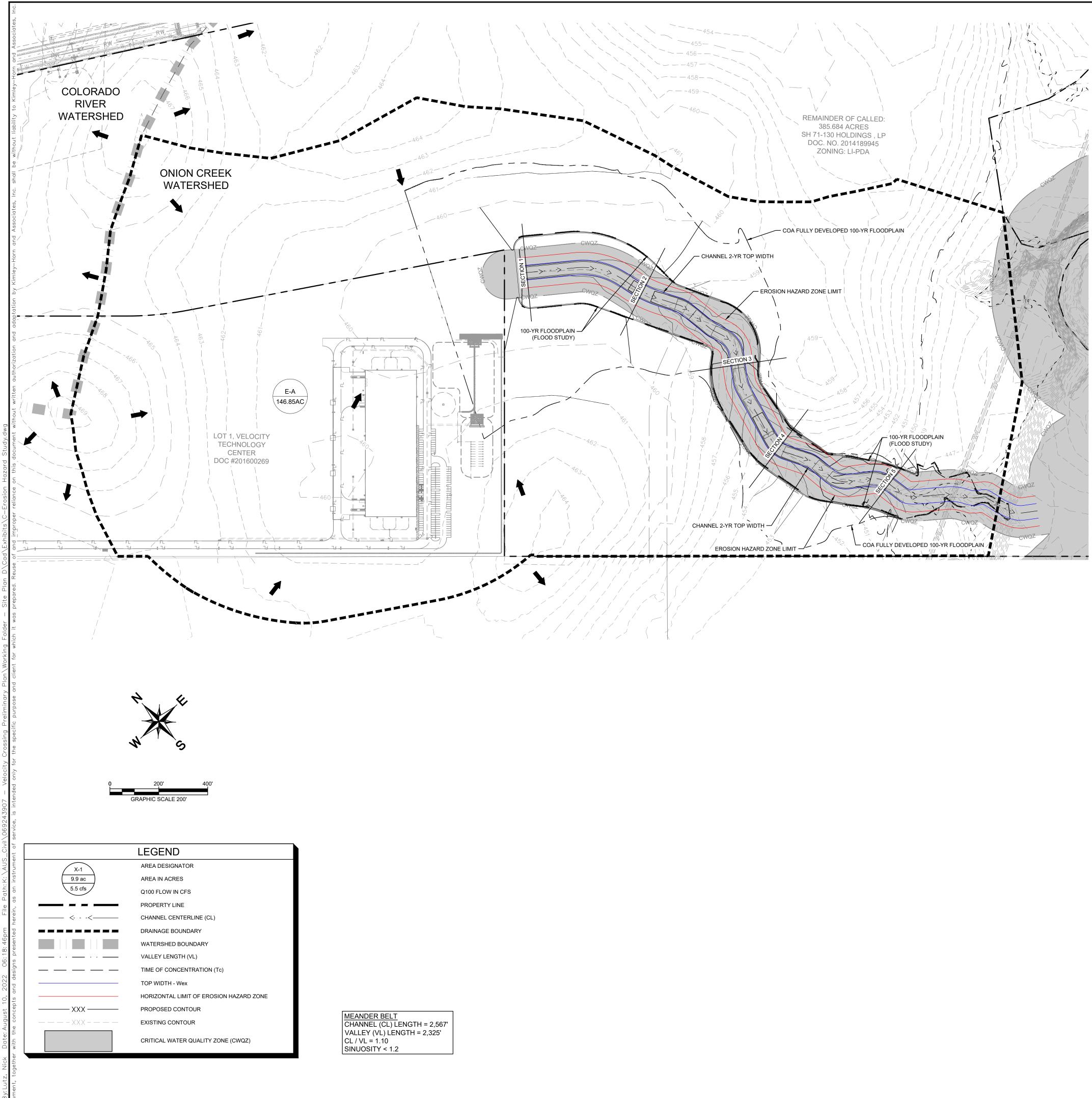
CHANNEL IMPROVEMENT

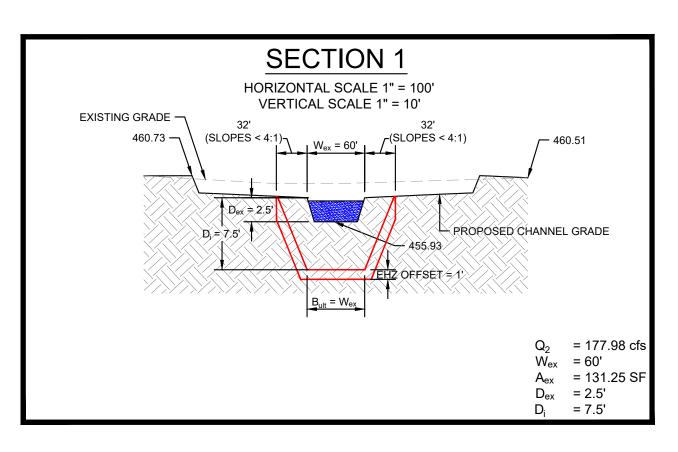
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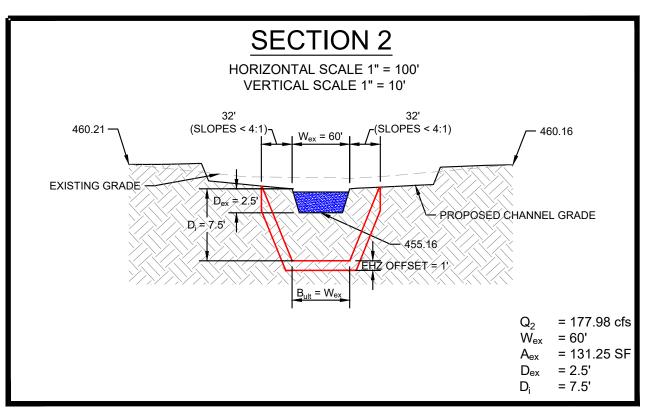
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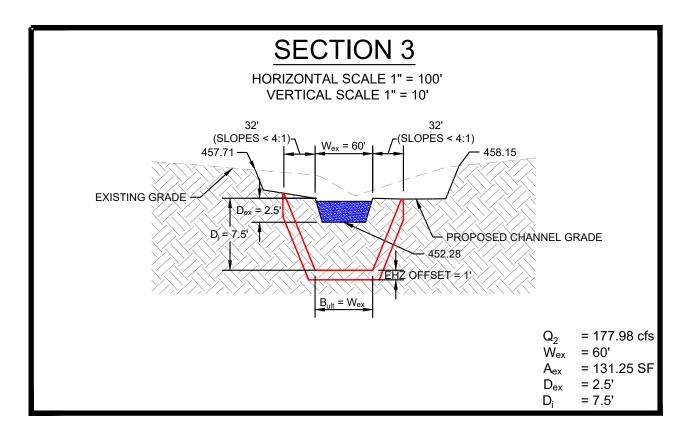
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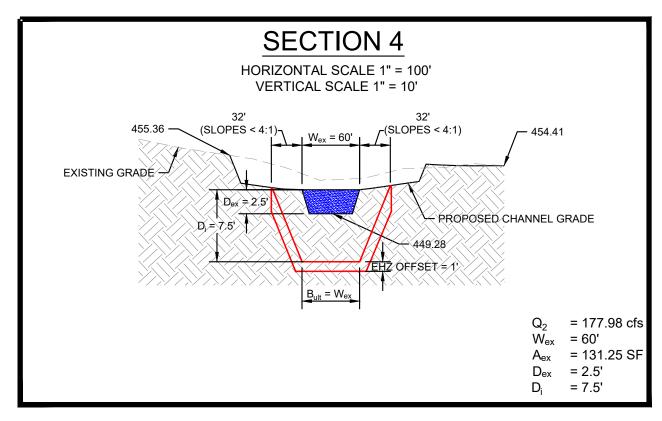
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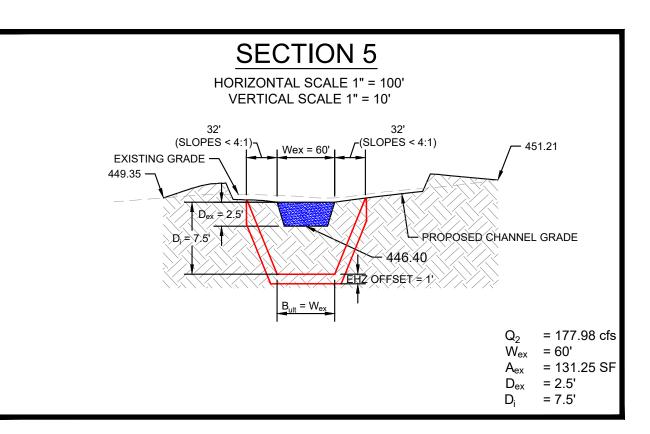


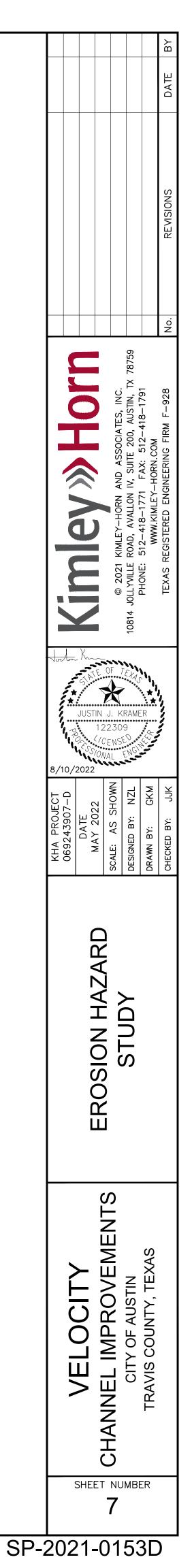


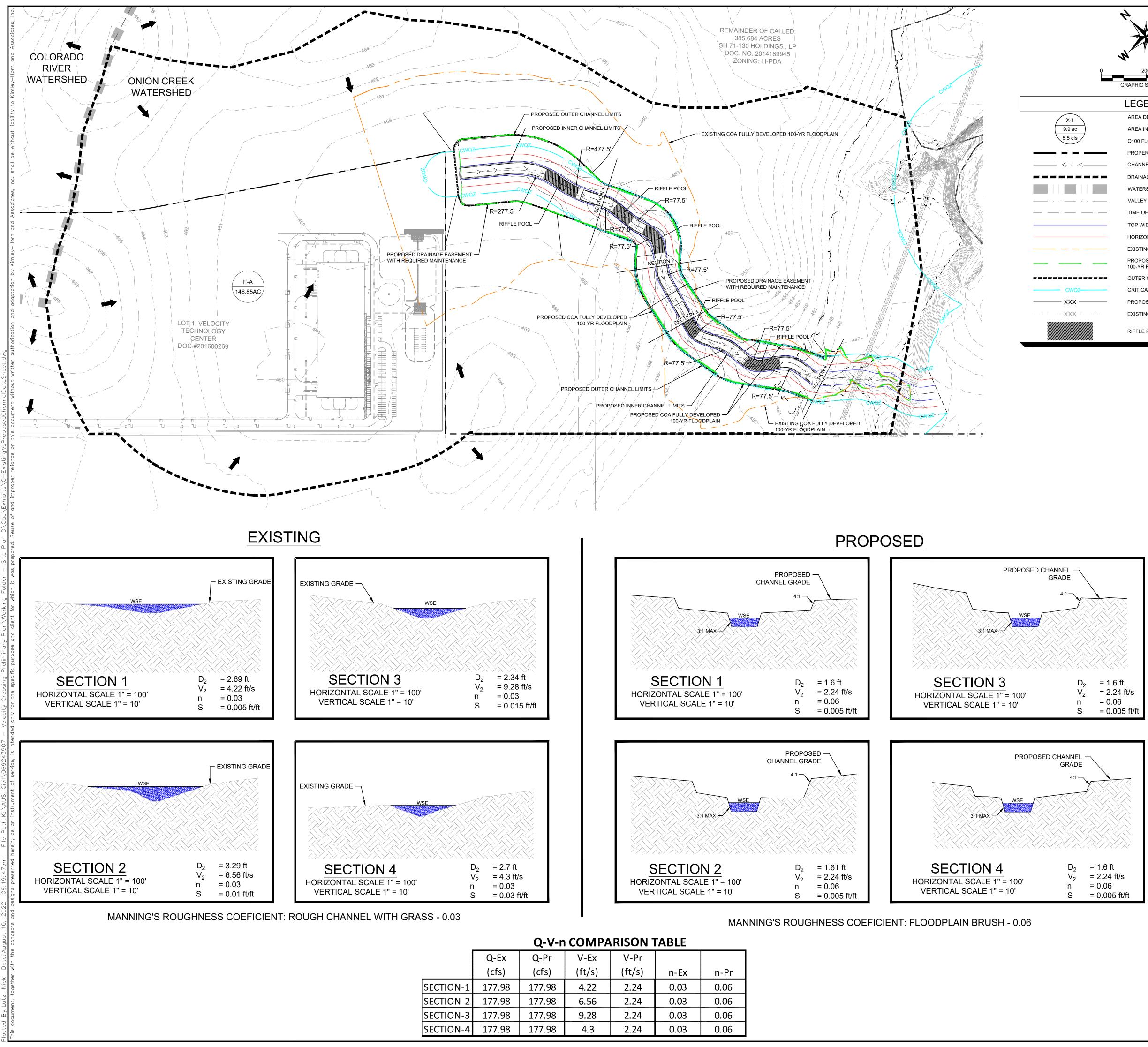








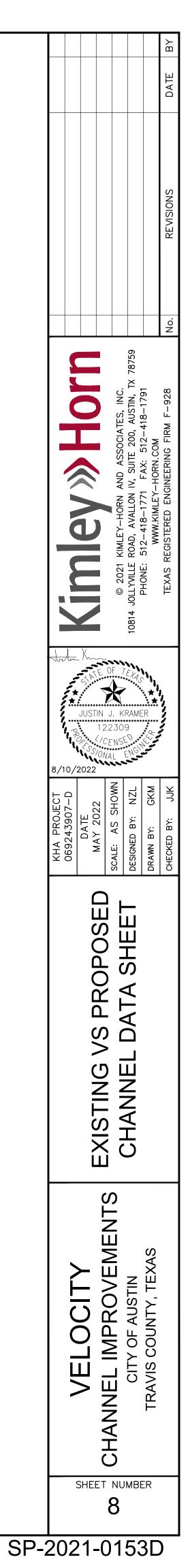


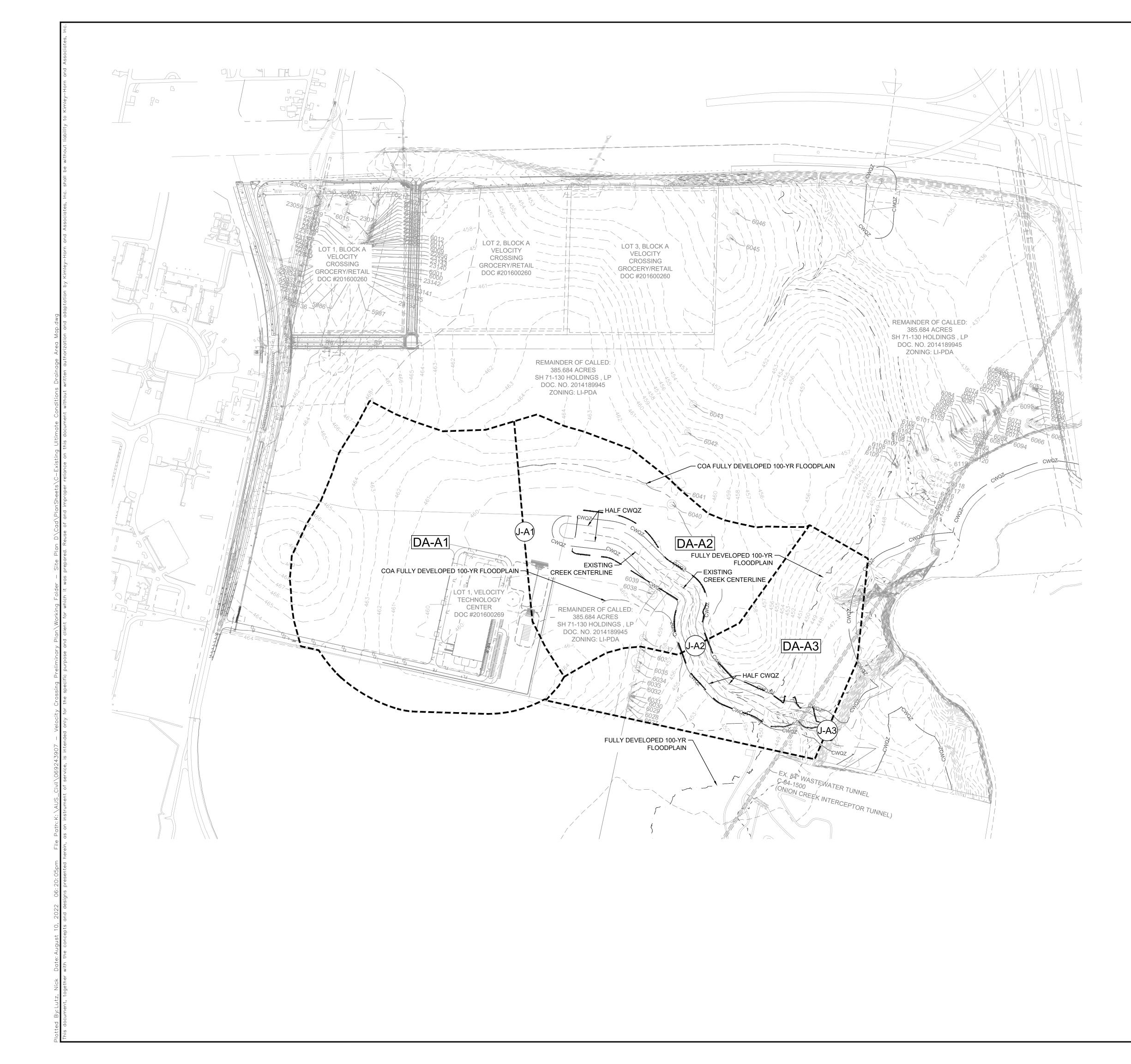


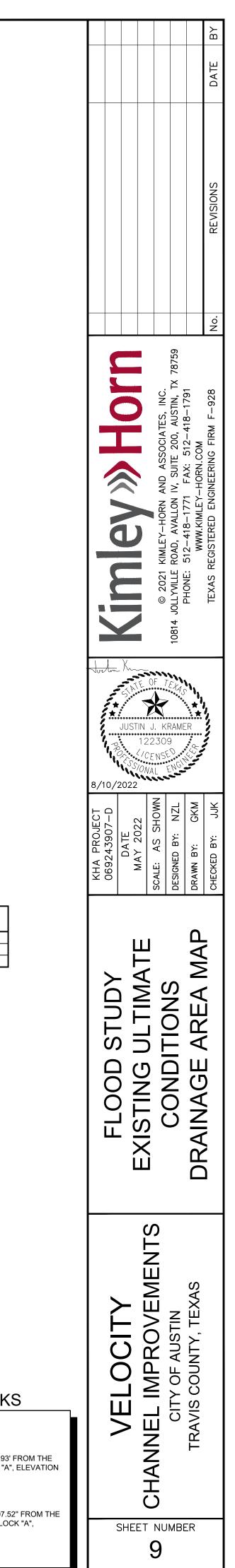
Ex	Q-Pr	V-Ex	V-Pr		
fs)	(cfs)	(ft/s)	(ft/s)	n-Ex	n-Pr
7.98	177.98	4.22	2.24	0.03	0.06
7.98	177.98	6.56	2.24	0.03	0.06
7.98	177.98	9.28	2.24	0.03	0.06
'.98	177.98	4.3	2.24	0.03	0.06

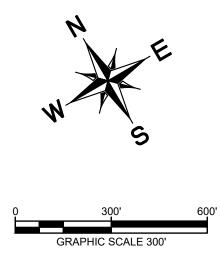
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		PROPERTY LINE	

	PROPERTY LINE
-<	CHANNEL CENTERLINE (CL)
	DRAINAGE BOUNDARY
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	TOP WIDTH - Wex
	HORIZONTAL LIMIT OF EROSION HAZARD ZONE
	EXISTING COA FULLY DEVELOPED 100-YR FLOODPLAIN
	PROPOSED COA FULLY DEVELOPED 100-YR FLOODPLAIN
	OUTER CHANNEL LIMITS
QZ	CRITICAL WATER QUALITY ZONE
× ———	PROPOSED CONTOUR
X - — — —	EXISTING CONTOUR
	RIFFLE POOL

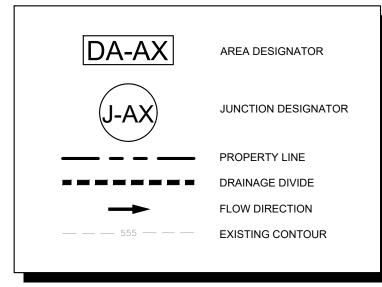








LEGEND



Hydrologic Summary Table									
Name	Ar	ea	CN	Imp. %	Тс	Q ₁₀₀			
Name	(ac)	(sq. mi.)		(%)	(min)	(cfs)			
DA-A1	64.3	0.1005	74	90	8.7	784			
DA-A2	46.4	0.0725	74	90	12.1	505			
DA-A3	35.8	0.0559	74	90	11.5	397			
J-A1			100 (MIL 1997			784			
J-A2						1,200			
J-A3						1,448			

Time of Concentration Calculations

Name	Inlet T	S	Storm Sewer			Open Channel			T _{lag}
Manne	(min)	L (ft)	V (fps)	T (min)	L (ft)	V (fps)	T (min)	(min)	(min)
DA-A1	5.0	1341	6	3.7	0	4	0.0	8.7	5.2
DA-A2	5.0	575	6	1.6	1327	4	5.5	12.1	7.3
DA-A3	5.0	774	6	2.2	1040	4	4.3	11.5	6.9

	Hyd	Irologic Ro	oute Summ	nary	
1	Length	Slope	11 11	Bottom	S. S

Name	Length (ft)	Slope (ft/ft)	"n"	Bottom (ft)	S. Slope (z:1)
R-A1	1327	0.005	0.06	50	4
R-A2	1124	0.005	0.06	50	4

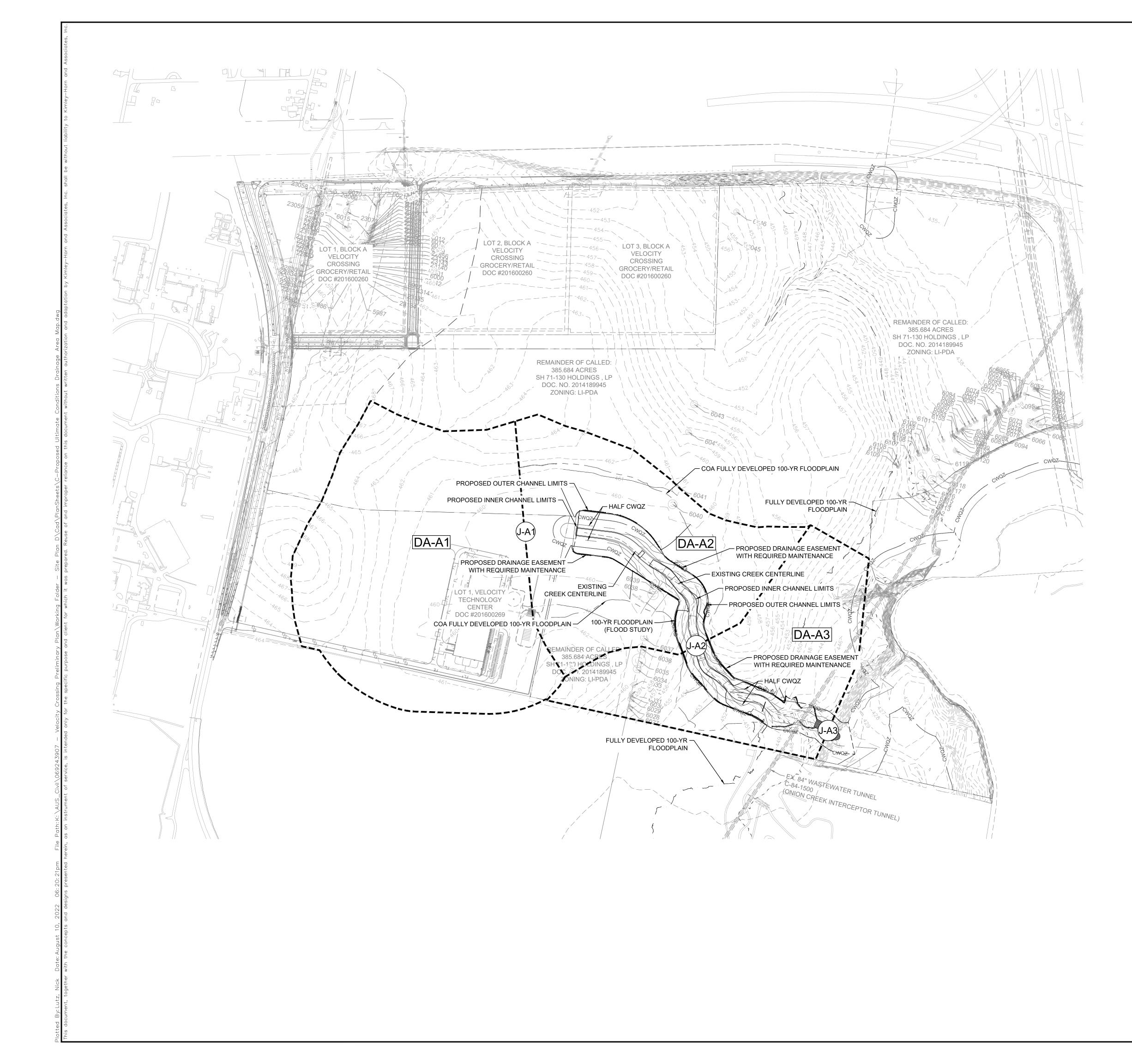


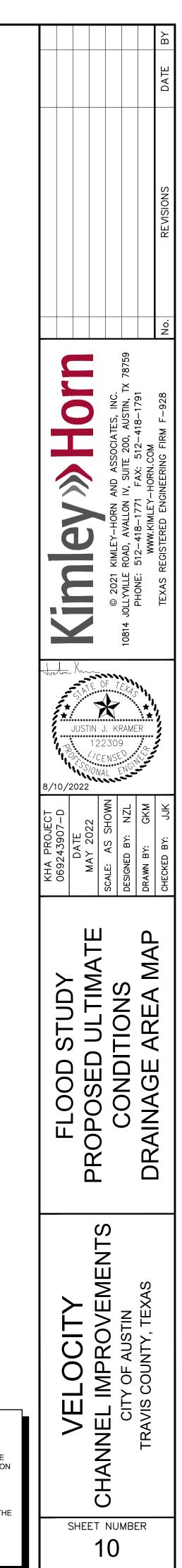
BENCHMARKS: TBM #1

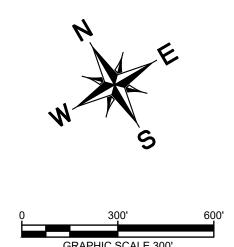
"X" SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3

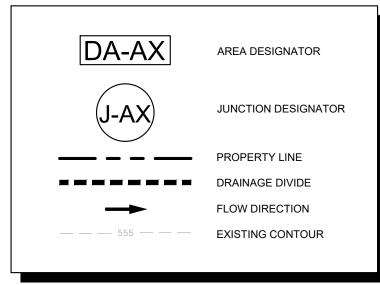
"
SET ON HEADWALL LOCATED 1,107.52" FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)







LEGEND



Hydrologic Summary Table									
Name	Area		CN	Imp. %	Tc	Q ₁₀₀			
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DA-A3	35.8	0.0559	74	90	11.5	397			
J-A1			-			784			
J-A2						1,200			
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Time of Concentration Calculations

Name	Inlet T	Storm Sewer		Open Channel			Tc	T _{lag}	
Manie	(min)	L (ft)	V (fps)	T (min)	L (ft)	V (fps)	T (min)	(min)	(min)
DA-A1	5.0	1341	6	3.7	0	4	0.0	8.7	5.2
DA-A2	5.0	575	6	1.6	1327	4	5.5	12.1	7.3
DA-A3	5.0	774	6	2.2	1040	4	4.3	11.5	6.9

Hyd	Irologic Ro	oute Summ	nary		
Longth	Siono		Pottom	C	

Name	Length (ft)	Slope (ft/ft)	"n"	Bottom (ft)	S. Slope (z:1)
R-A1	1327	0.005	0.06	50	4
R-A2	1124	0.005	0.06	50	4



BENCHMARKS: TBM #1

"X" SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3

"
 SET ON HEADWALL LOCATED 1,107.52" FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

