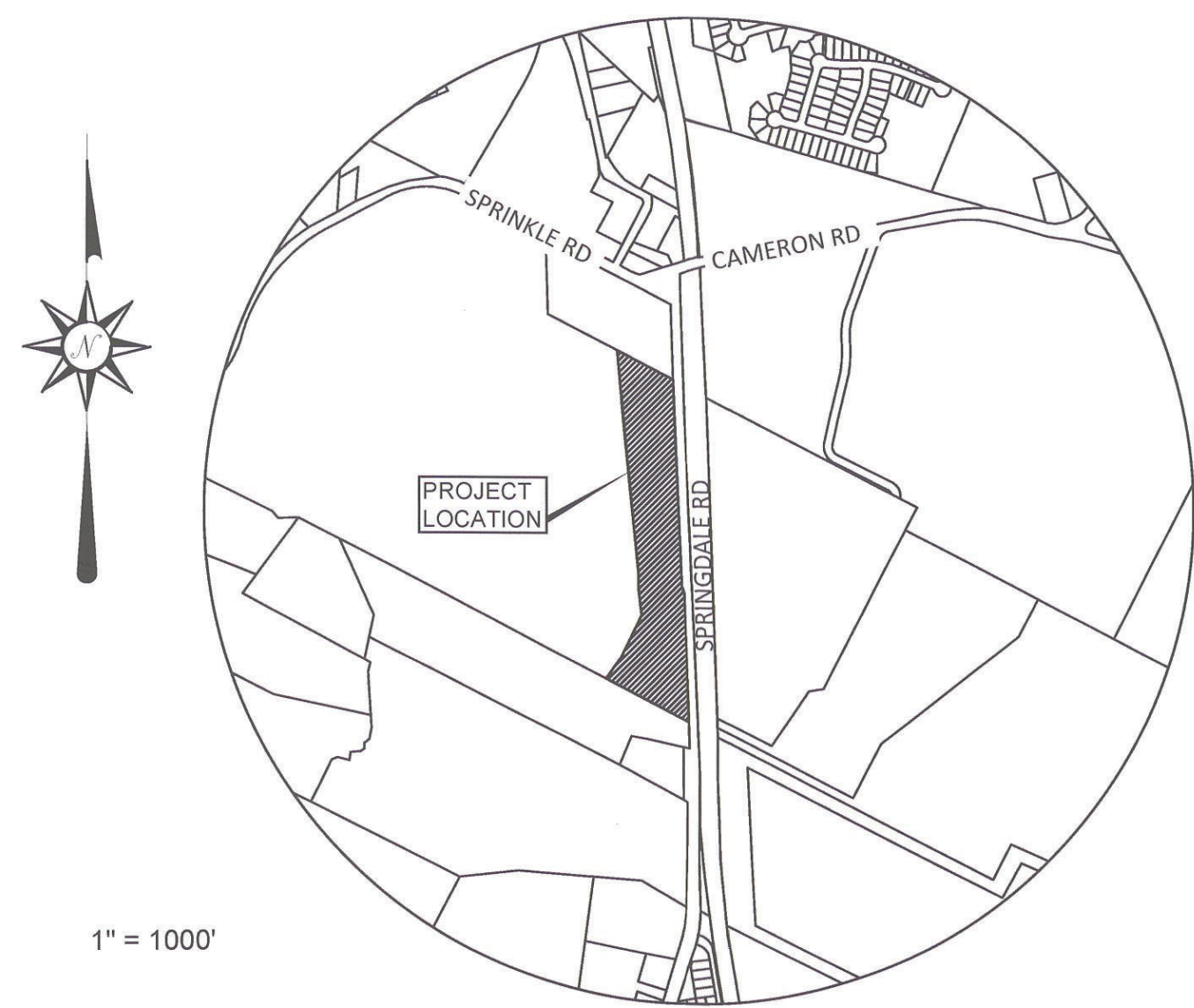


SITE DEVELOPMENT PERMIT

ENCORE MECHANICAL

10340 SPRINGDALE ROAD

TRAVIS COUNTY, TX



LOCATION MAP
MAPSCO 585A, CITY OF AUSTIN GRID MN-29

NOTES:

- THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, A SUBURBAN WATERSHED.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- THERE IS NO FLOOD PLAIN LOCATED ON THIS PROPERTY AS PER FIRM PANEL NO. 48453C0460K DATED JANUARY 6, 2016 FOR TRAVIS COUNTY.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, TRAVIS COUNTY AND THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- APPROVAL OF THESE PLANS BY TRAVIS COUNTY AND THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- 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.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014 SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
- THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
- BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42, TO ALLOW CUT OVER 4 FEET IN THE DESIRED DEVELOPMENT ZONE.

TRAFFIC CONTROL NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

ALL CHANGES TO THE TRAFFIC CONTROL PLAN MUST BE APPROVED AND DOCUMENTED BY THE SEALING ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL.

PROJECT NAME:

ENCORE MECHANICAL

PROJECT ADDRESS:

10340 SPRINGDALE ROAD, AUSTIN, TX 78754

OWNER:

DJR, INC.
9201 BROWN LN, SUITE 141
AUSTIN, TX 78754
(512) 339-3012

ENGINEER:

CIVIL INSITE, LLC
10200 HIGHWAY 290 W, SUITE 4
AUSTIN, TX 78736
(512) 366-5616
GREGG@CIVILINSITE.COM
FIRM NO. F-19483

LEGAL DESCRIPTION:

14.226 ACRES OF LAND SITUATED IN THE JAMES D. RICE SURVEY NO. 31, ABSTRACT NO. 675 IN TRAVIS COUNTY, TEXAS.

RELATED CASES:

LAND STATUS DETERMINATION: C81-2020-0026

ZONING:

N/A

LAND USE:

OFFICE/WAREHOUSE

JURISDICTION:

DEVELOPMENT REVIEW: CITY OF AUSTIN ETJ
WATER: AUSTIN WATER UTILITY
WASTEWATER: TRAVIS COUNTY OSSF
FIRE PROTECTION: TRAVIS COUNTY FIRE MARSHAL ESD #4
ELECTRICITY: AUSTIN ENERGY

DATE OF SUBMITTAL:

MARCH 11, 2020

TRAVIS COUNTY FIRE MARSHAL'S
PERMITTED FOR CONSTRUCTION - SITE PLAN ONLY
This stamp signifies that this site plan has been submitted to the Travis County Fire Marshal's Office and is approved as submitted. All fire improvements including proposed buildings or structures, underground or above ground storage tanks and private water supplies (fire hydrants and underground sprinkler risers located on the site located within the property lines) require a separate permit application. Permit fee and a separate set of construction plans submitted to our office for approval prior to construction. Review shall not be construed as a complete check, but only that the general method of construction is in accordance with the applicable codes. Approval shall not relieve either the contractor or developer from responsibility for any errors that may have occurred during the plan review.

REVIEWED BY:  DATE: 9/24/20

TRAFFIC CONTROL PLAN NOTES:

- THE CONTRACTOR IS REQUIRED TO SUBMIT A COA TRAFFIC CONTROL PLAN, SIGNED AND SEALED BY A TEXAS PROFESSIONAL ENGINEER, PRIOR TO ANY WORK IN THE RIGHT-OF-WAY. TRAVIS COUNTY MUST APPROVE THE TRAFFIC CONTROL PLAN BEFORE ANY WORK IN THE RIGHT-OF-WAY MAY BEGIN.

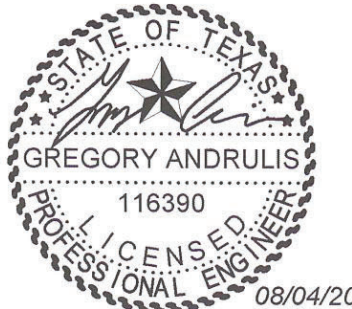
CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DIVISION
(512) 972-1060

THIS PROJECT HAS 2 PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOW ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	PLAT
3	GENERAL NOTES
4	GENERAL NOTES
AW- 5	EXISTING CONDITIONS
6	EROSION CONTROL PLAN
7	OVERALL SITE PLAN
AW- 8	SITE PLAN
9	EXISTING DRAINAGE AREA MAP
10	PROPOSED DRAINAGE AREA MAP
11	GRADING PLAN
12	WATER QUALITY PLAN
13	DETENTION PLAN
AW- 14	UTILITY PLAN
AW- 15	AW GENERAL INFO AND NOTES
AW- 16	UTILITY NOTES AND DETAILS
17	BUILDING ELEVATIONS

SUBMITTED FOR APPROVAL BY:



GREGORY ANDRULIS
REGISTERED PROFESSIONAL ENGINEER NO. 116390
CIVIL INSITE, LLC
10200 HIGHWAY 290 W, SUITE 4
AUSTIN, TEXAS 78736
PHONE: (512) 366-5616
FIRM REG. NO. F-19483

REVIEWED BY:

Travis County Transportation and Natural Resources has completed the review of Development Permit Number 20-27134 on September 28, 2020, by Michael Chapa, P.E. There are no outstanding engineering comments. In Lieu of Signature, please post this statement on the cover sheet. Direct any questions to Michael Chapa, P.E., TNR Development Services, at (512) 854-7576, and at Mike.Chapa@TravisCountyTX.Gov.

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE
20-27134

DEVELOPMENT PERMIT NUMBER
20-27134 DATE 10/02/2020

FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

AUSTIN WATER FO/OM DATE 09/09/2020

TRAVIS COUNTY FIRE MARSHAL DATE 9/24/20

SP-2020-0114D
PERMIT NUMBER

SITE PLAN RELEASE Sheet 1 of 17
FILE NUMBER: SP-2020-0114D EXPIRATION DATE: 10/02/2023
CASE MANAGER: ROSEMARY AVILA
APPLICATION DATE: MARCH 11, 2020
ZONING: N/A
APPROVED ADMINISTRATIVELY ON: 10/02/2020
APPROVED BY PLANNING COMMISSION ON: N/A
APPROVED BY CITY COUNCIL ON: N/A
under Section 112 of Chapter 25-5 of the Austin City Code.
Development Services Department Review
DATE OF RELEASE: 10/02/2020
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

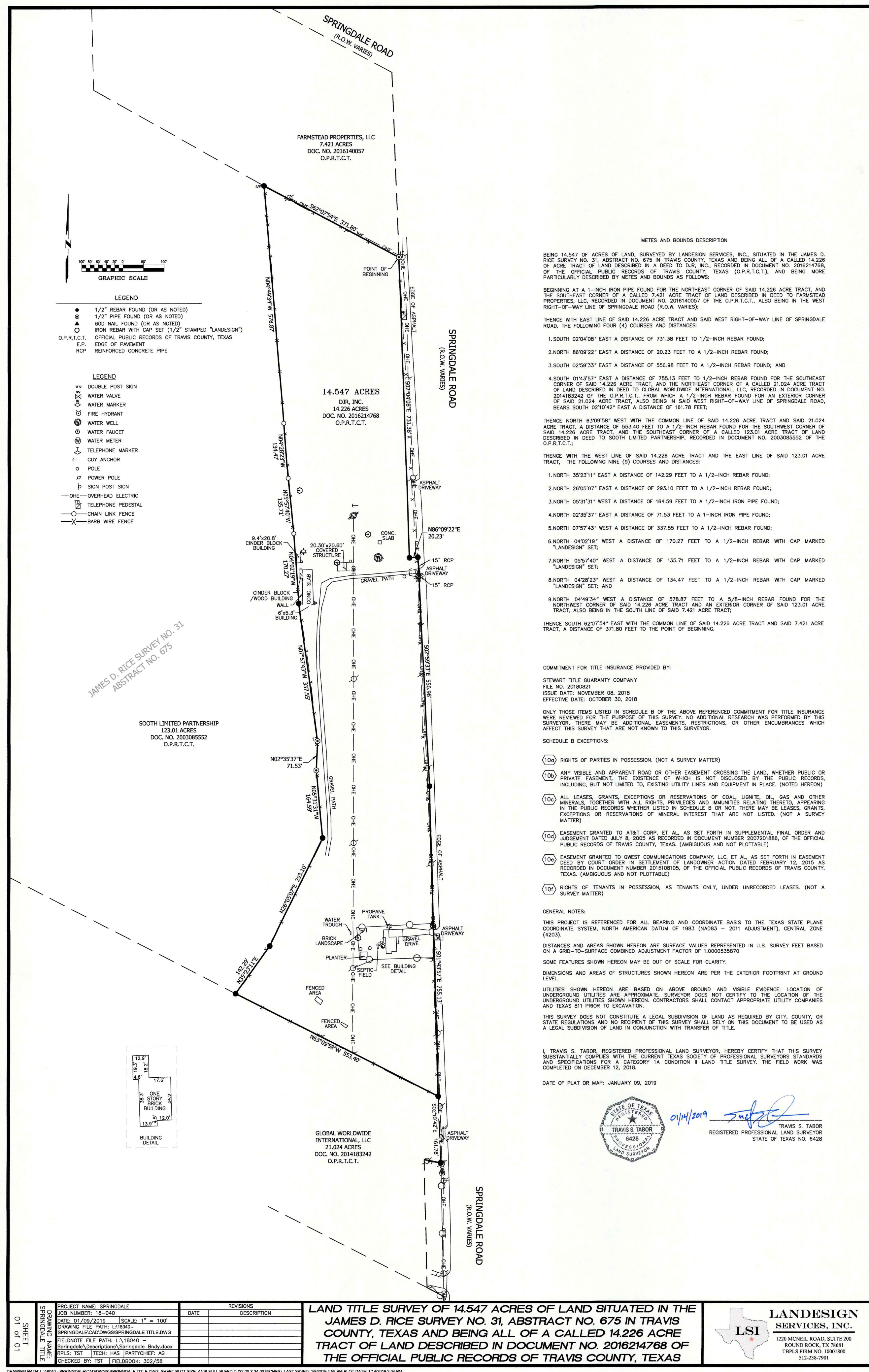
CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 4
AUSTIN, TX 78736
812.366.8616
FIRM REGISTRATION NO. F-19483



WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY AND THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER

SP-2020-0114D

ENCORE MECHANICAL



**Development Services Department
Land Status Determination
Legal Tract Platting Exception
Certification**

January 28, 2020

File Number: C81-2020-0026

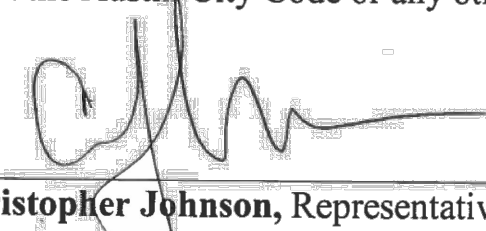
Address: 10400 SPRINGDALE RD

Tax Parcel I.D. #0234310405 Tax Map Date: 01/28/2020

The Development Services Department has determined that the property described below and as shown on the attached tax map:

is over five acres consisting of 14.226 acre tract or parcel of land out of the James O. Rice Survey No. 31, Abstract No. 675 in Travis County, Texas, according to the deed recorded in Document #2018175088, of the Travis County Deed Records on Nov 8, 2018, and is eligible to receive utility service. The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By: 
Christopher Johnson, Representative of the Director
Development Services Department

Map Attachment



APPENDIX P-1 - CITY OF AUSTIN EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TYPES 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 ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS. PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:
- DIRECTION OF FLOW DURING GRADING OPERATIONS.
- LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.
- AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.
- DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).
- LOCATION AND TYPE OF E&S BMPs FOR EACH PHASE OF DISTURBANCE.
- CALCULATIONS FOR BMPs AS REQUIRED.
- LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.

DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:

1. INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
2. PROJECT PHASING (IF REQUIRED) (LOC GREATER THAN 25 ACRES) 3. SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED 4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS 5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS 6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
- 3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
- 3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
- 3.3 STABILIZE SOILS
- 3.4 PROTECT SLOPES
- 3.5 PROTECT STORM DRAIN INLETS
- 3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
- 3.7 RETAIN SEDIMENT ON SITE AND CONTROL DEWATERING PRACTICES
- 3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
- 3.9 ANY ADDITIONAL BMPs

- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).
- FOR ANY STRUCTURAL BMPs, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.

3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, 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 PLANNING AND DEVELOPMENT REVIEW 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 TREE SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY 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.
6. 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 (CESSW OR CESSW - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISE OR CISE - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (1/2) 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 (1/3) OF THE INSTALLED HEIGHT OF THE CONTROL, WHICHEVER IS LESS.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAIL ROAD, AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
- A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL (SEE STANDARD SPECIFICATION ITEM NO. 6019.3(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 6019.3.
- IF AN OWNERS/ENGINEER MAY PROVIDE USE OF KNOWN SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 6019.3 BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ON-SITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH AND ROOTING THAT ANY SOIL AMENDMENTS ARE REQUIRED.
- SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ON-SITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.
- THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS - *PASCOPYRUM SMITHII*) AT 5.5 POUNDS PER ACRE, OATS (*Avena SATIVA*) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRASS (*SECALE CEREALE*) AT 4.0 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.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERBERIS AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 6045 OR 6095.
- A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 6065. 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 1 1/2 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 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 6045 OR 6095.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1,500 to 2,000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOVED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDING IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERBERISGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 DEGREES.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERBERIS AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERBERIS 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 MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATORS LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN IPM COORDINATOR.
- B. HYDROMULCH SHALL COMPLY WITH TABLE 1, 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 UNIFORM TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 64 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE INSTANT WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
- D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NONNATIVE MIX, AND 16 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 6045 AND 6095.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers	6 months	On slopes up to 2:1 and erodive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 35% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturers recommendations)

10. DEVELOPER INFORMATION:
OWNER: **DJR, INC.** PHONE # **512-366-5616**
ADDRESS: **9201 BROWN LANE, SUITE 141, AUSTIN, TX 78754**
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
CIVIL INSITE, LLC PHONE # **512-366-5616**
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
CONTRACTOR PHONE #
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
CONTRACTOR PHONE #

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

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

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
- A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
- B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
- C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
- D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
- A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WALK, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
- B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
- C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
- D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1875 TO DISCUSS ALTERNATIVES.
- SPECIAL 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 THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT. (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

APPENDIX P-4 - STANDARD SEQUENCE OF CONSTRUCTION

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

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESCP) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INMATE TREE MITIGATION MEASURES AND CONDUCT TREE 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 AND CONTROL PLAN (ESCP) AND STORMWATER 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 OF 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 EROSION SEDIMENTATION CONTROL PLAN (ESCP) AND STORMWATER 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 SCHEDULE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE 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 DESIGN ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE DESIRED LANDSCAPE 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.

APPENDIX P-6 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

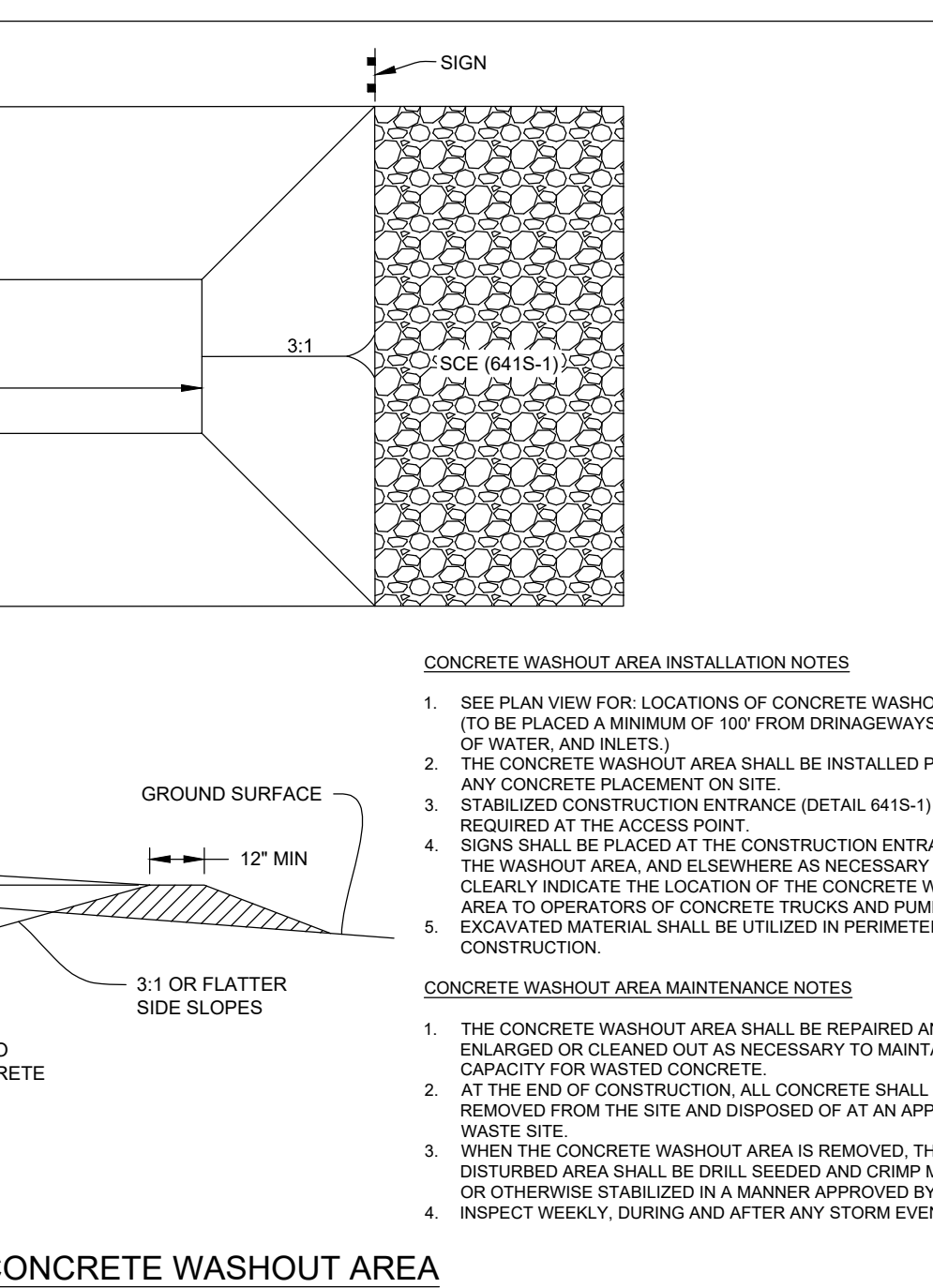
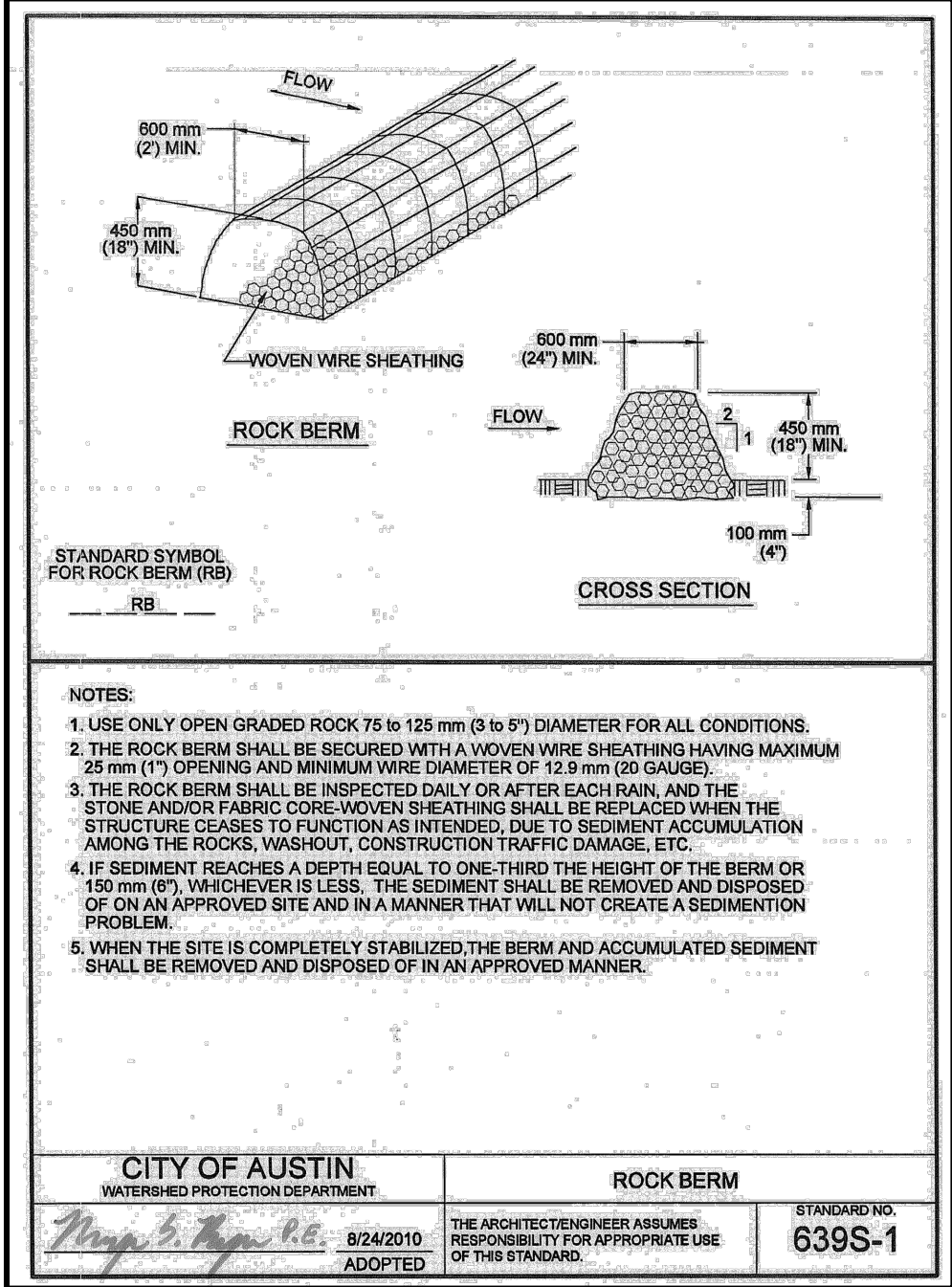
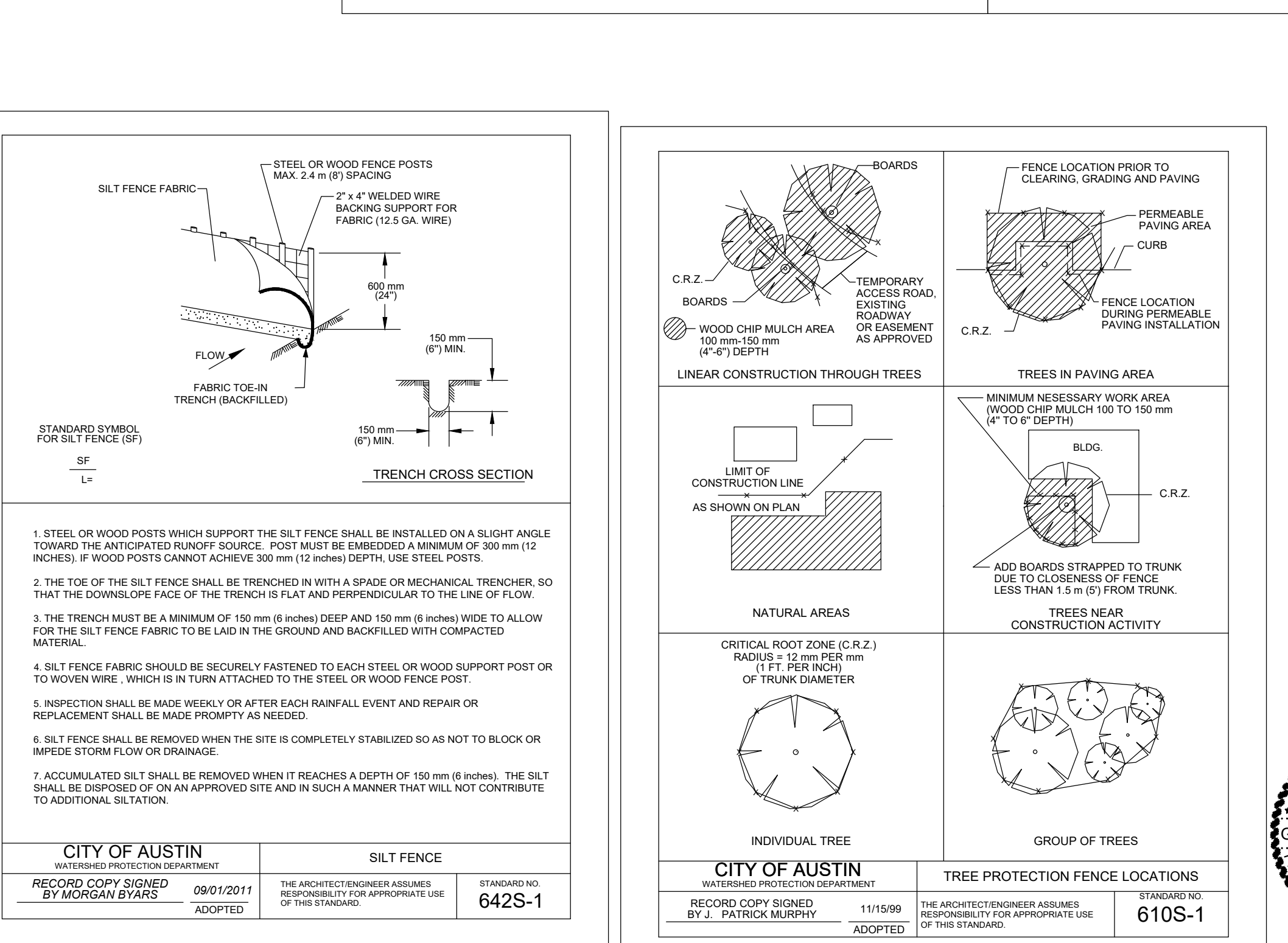
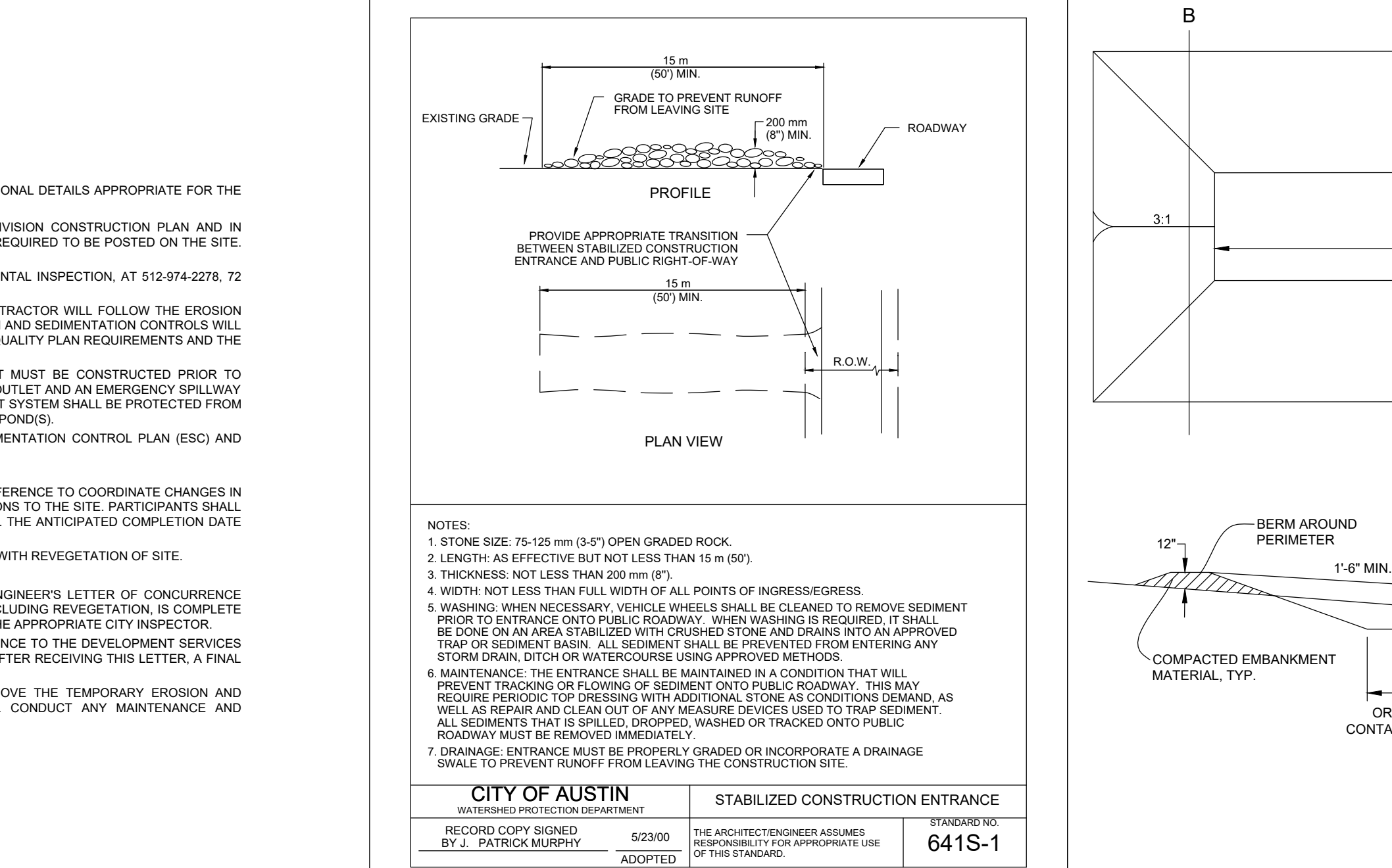
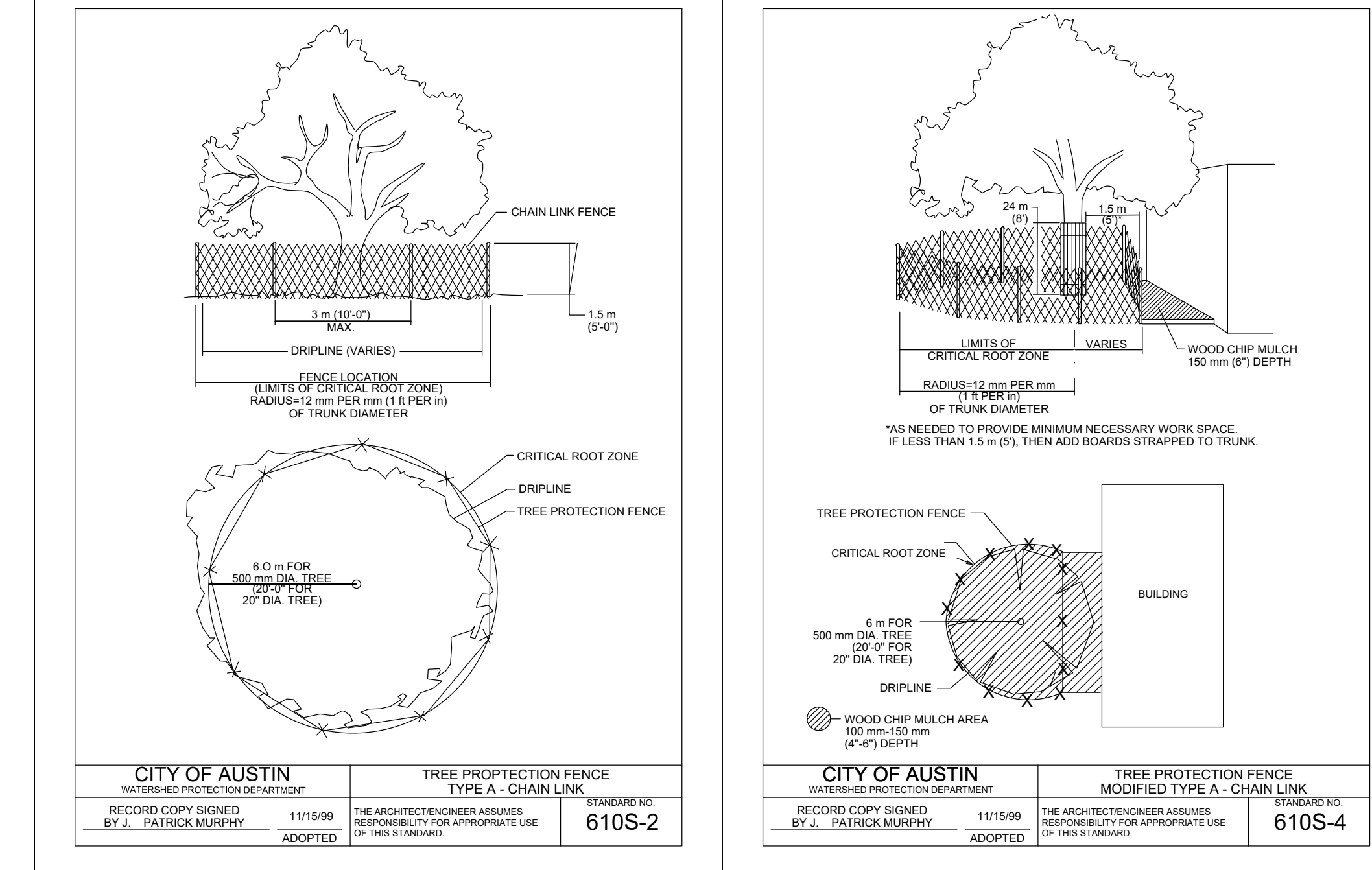
AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. 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. IF THE SOIL ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAL COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE USED 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.

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 PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT 1/2 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.

SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)

1. PRIOR TO EXCAVATION WITHIN TREE DRIP LINES 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 REQUIRED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES DEPTH, USE STEEL POSTS, SO MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 6205, 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.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIMES INTO THE SOIL.



CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TEXAS 78737
512.366.5616
FIRM REGISTRATION NO. F-19493

NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

GENERAL NOTES

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:03 OF: 17

GENERAL CONSTRUCTION NOTES

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

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.

AUSTIN ENERGY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATUTE PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

FIRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
- FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE. TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
- TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR H-20 LOADING (36 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

CH. 482.1009, EXHIBIT 482.950 - PRE-CONSTRUCTION AND CONFERENCE AGENDA FOR SWP3 AND ESC PLAN

BEFORE STARTING CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE MUST SUBMIT A REQUEST, USING THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY, TO PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE DESIGNATED COUNTY INSPECTOR. PRIOR TO THE PRE-CONSTRUCTION CONFERENCE REQUEST, THE OWNER OR OWNERS REPRESENTATIVE SHALL ENSURE THE FIRST PHASE OF THE ESC CONTROLS ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS. THE OWNERS QUALIFIED INSPECTOR HAS INSPECTED THE CONTROLS AND VERIFIED COMPLIANCE WITH THE PLANS, AND AN SWP3 INSPECTION REPORT DOCUMENTING THIS INFORMATION HAS BEEN SENT TO THE COUNTY THROUGH THE METHOD SPECIFIED BY THE DESIGNATED COUNTY INSPECTOR. AFTER ARRANGING AN AGREED UPON DATE WITH THE COUNTY AND PROVIDING THE INITIAL SWP3 INSPECTION REPORT, THE OWNER OR OWNERS DESIGNATED REPRESENTATIVE SHALL PROVIDE NOTICE OF THE SWP3 PRE-CONSTRUCTION CONFERENCE AND A COPY OF THE APPROVED PLANS, IF REQUESTED, TO THE FOLLOWING PERSONS OR ENTITIES AT LEAST TWO BUSINESS DAYS BEFORE THE CONFERENCE:

- DESIGNATED COUNTY INSPECTOR(S)
- DESIGN ENGINEER FOR THE APPROVED PLANS AND SWP3, OR THEIR REPRESENTATIVE
- CONTRACTOR(S)/PRIMARY OPERATOR(S)
- PRIMARY OPERATOR'S QUALIFIED INSPECTOR RESPONSIBLE FOR PREPARING THE SWP3 INSPECTION REPORTS
- OTHER STAKEHOLDERS, AS APPROPRIATE: MUNICIPALITIES, UTILITIES, ETC.

THE SWP3 PRE-CONSTRUCTION CONFERENCE MAY BE A STANDALONE MEETING OR A PART OF A LARGER PRE-CONSTRUCTION CONFERENCE, BUT MUST INCLUDE AN ON-SITE INSPECTION APPROVAL OF THE FIRST PHASE OF THE PROJECTS ESC PLAN BY THE COUNTY INSPECTOR BEFORE CONSTRUCTION BEGINS. THE COUNTY INSPECTOR WILL DISCUSS THE FOLLOWING APPLICABLE ITEMS IN THE APPROVED PLANS AND THE SWP3 WITH THE PARTICIPANTS:

- THE SWP3 SITE NOTEBOOK FOR THE PROJECT, INCLUDING REVIEW OF COMPLETENESS, SIGNATURES, CONSISTENCY WITH THE APPROVED CONSTRUCTION AND ESC PLANS, AND THE REQUIREMENTS FOR MAINTAINING THE SWP3 SITE NOTEBOOK DURING THE CONSTRUCTION PROCESS.
- THE SEQUENCE OF CONSTRUCTION AND ESC PLAN IMPLEMENTATION; SEDIMENT BASIN CONSTRUCTION SCOPE PRIOR TO FULL SITE GRADING; NON-STRUCTURAL EROSION SOURCE CONTROLS; START DATES AND SCHEDULE OF EVENTS.
- SEDIMENT CONTROLS; PHASING OF PERIMETER AND INTERIOR SEDIMENT CONTROLS DURING CONSTRUCTION; STRUCTURAL EROSION SOURCE CONTROLS SUCH AS DRAINAGE DIVERSIONS; ESC MAINTENANCE REQUIREMENTS.
- ADEQUACY OF THE FIRST ESC PHASE AND FUTURE ESC PHASES TO ADDRESS SPECIFIC SITE CONDITIONS, AND ADJUSTMENT AND REVISION OF THE ESC PLAN AND SWP3 CONTROLS DURING CONSTRUCTION.
- TEMPORARY AND PERMANENT STABILIZATION AND RE-VEGETATION REQUIREMENTS, INCLUDING SCHEDULE, CRITICAL SITE IMPROVEMENTS AND PRIORITY RE-VEGETATION AREAS.
- ON AND OFF-SITE TEMPORARY AND PERMANENT SPOIL AND FILL DISPOSAL AREAS, HAUL ROADS, STAGING AREAS, AND STABILIZED CONSTRUCTION ENTRANCES;
- PERMANENT WATER QUALITY CONTROLS CONSTRUCTION AND COUNTY INSPECTIONS, AND RELATED GRADING AND DRAINAGE CONSTRUCTION.
- SUPERVISION OF THE SWP3 IMPLEMENTATION BY THE PRIMARY OPERATOR'S DESIGNATED PROJECT MANAGER, INCLUDING ROLES, RESPONSIBILITIES, AND COORDINATION WHEN MORE THAN ONE OPERATOR IS RESPONSIBLE FOR IMPLEMENTATION.
- INSPECTION AND PREPARATION OF THE WEEKLY SWP3 INSPECTION REPORTS BY THE PRIMARY OPERATOR'S QUALIFIED INSPECTOR; REPORT SUBMITTAL BY THE PRIMARY OPERATOR, AND SWP3 MONITORING INSPECTIONS CONDUCTED BY THE COUNTY INSPECTOR.
- OBSERVATION AND DOCUMENTATION OF EXISTING SITE CONDITIONS ADJACENT TO THE LIMITS OF CONSTRUCTION BEFORE CONSTRUCTION, INCLUDING WATERWAYS AND POTENTIAL OUTFALL DISCHARGE ROUTES, RIGHTS-OF-WAY AND EASEMENTS, BUFFER ZONES, AND CRITICAL ENVIRONMENTAL FEATURES.
- SPECIAL SITE CONDITIONS AND PLAN PROVISIONS, SUCH AS PROTECTION OF WATERWAYS, CRITICAL ENVIRONMENTAL FEATURES, TREES TO BE SAVED, AND FUTURE HOMEBUILDING ON SUBDIVISION LOTS.
- RAIN GAGE LOCATION OR RAINFALL INFORMATION SOURCE TO BE USED DURING CONSTRUCTION AND REPORTING.
- FINAL INSPECTION AND ACCEPTANCE REQUIREMENTS, INCLUDING THE ENGINEER'S CONCURRENCE LETTER, COMPLETION OF REVEGETATION COVERAGE BEFORE THE NOTICE OF TERMINATION IS SUBMITTED BY THE PRIMARY OPERATOR, STABILIZATION OF RESIDENTIAL SUBDIVISION LOTS, REMOVAL OF TEMPORARY SEDIMENT CONTROLS, THE CERTIFICATE OF COMPLIANCE AND RELEASE OF ESC FISCAL SURETY.
- EXCHANGE OF TELEPHONE NUMBERS AND CONTACT INFORMATION FOR THE PRIMARY PARTICIPANTS. THE DESIGN ENGINEER SHALL PREPARE AND DISTRIBUTE NOTES, KEY DECISIONS, AND FOLLOW UP FROM THE PRECONSTRUCTION CONFERENCE TO ALL PARTICIPANTS WITHIN THREE BUSINESS DAYS AFTER COMPLETION OF THE CONFERENCE.

GENERAL NOTES

CH. 482.1003, EXHIBIT 482.301B - TRAVIS COUNTY SITE CONSTRUCTION NOTES

- EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.302(G), AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY TRAVIS COUNTY.
- BEFORE BEGINNING ANY CONSTRUCTION, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND POST THE DEVELOPMENT PERMIT. THE TCEQ SITE NOTICE, AND ANY OTHER REQUIRED PERMITS AT THE JOB SITE.
- CONSTRUCTION MAY NOT TAKE PLACE WITHIN TRAVIS COUNTY RIGHT-OF-WAY UNTIL AFTER THE OWNER HAS SUBMITTED A TRAFFIC CONTROL PLAN TO TRAVIS COUNTY AND OBTAINED WRITTEN APPROVAL OF THE TRAFFIC CONTROL PLAN FROM TRAVIS COUNTY.
- THE CONTRACTOR AND PRIMARY OPERATOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AND THE SWP3 IN THESE APPROVED PLANS. THE CONTRACTOR AND PRIMARY OPERATOR SHALL REQUEST TRAVIS COUNTY INSPECTION AT SPECIFIC MILESTONES IN THE SEQUENCE OF THE CONSTRUCTION OF THE SITE DEVELOPMENT CORRESPONDING TO THE PRIORITY INSPECTIONS SPECIFIED IN CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS. DEVELOPMENT OUTSIDE THE LIMITS OF CONSTRUCTION SPECIFIED IN THE APPROVED PERMIT AND CONSTRUCTION PLANS IS PROHIBITED.
- BEFORE BEGINNING ANY CONSTRUCTION, ALL STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS SHALL BE MET, AND THE FIRST PHASE OF THE TEMPORARY EROSION CONTROL (ESC) PLAN INSTALLED WITH A SWP3 INSPECTION REPORT UPLOADED TO MYPERMITNOW.ORG. ALL SWP3 AND ESC PLAN MEASURES AND PRIMARY OPERATOR SWP3 INSPECTIONS MUST BE PERFORMED BY THE PRIMARY OPERATOR IN ACCORDANCE WITH THE APPROVED PLANS AND SWP3 AND ESC PLAN NOTES THROUGHOUT THE CONSTRUCTION PROCESS.
- BEFORE STARTING CONSTRUCTION, THE OWNER OR CONTRACTOR OR THEIR DESIGNATED REPRESENTATIVES SHALL SUBMIT A REQUEST VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY TO REQUEST AND SCHEDULE A MANDATORY PRECONSTRUCTION CONFERENCE AND ESC INSPECTION. IF FURTHER ASSISTANCE IS NEEDED, THE TNR PLANNING AND ENGINEERING DIVISION STAFF OR TNR STORM WATER MANAGEMENT PROGRAM STAFF CAN BE CONTACTED BY TELEPHONE AT 512-854-9383.
- THE CONTRACTOR SHALL KEEP TRAVIS COUNTY TNR ASSIGNED INSPECTION STAFF CURRENT ON THE STATUS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TRAVIS COUNTY AND REQUEST PRIORITY INSPECTIONS THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY IN ACCORDANCE WITH THE SPECIFIC MILESTONES IN THE CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS.
- CONTOUR DATA SOURCE: ON THE GROUND SURVEY ON 12/12/18, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- FILL MATERIAL MUST BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH ALL REQUIREMENTS SPECIFIED IN THE APPROVED PLANS, SWP3, AND THE TRAVIS COUNTY CODE. THE CONTRACTOR SHALL STOCKPILE FILL AND CONSTRUCTION MATERIALS ONLY IN THE AREAS DESIGNATED ON THE APPROVED PLANS AND NOT WITHIN THE 100-YEAR FLOOD PLAIN, WATERWAY SETBACK, CRITICAL ENVIRONMENTAL FEATURE SETBACK, OR OUTSIDE THE LIMITS OF CONSTRUCTION. DISPOSAL OF SOLID WASTE MATERIALS, AS DEFINED BY STATE LAW (E.G., LITTER, TIRES, DECOMPOSABLE WASTES, ETC.) IS PROHIBITED IN PERMANENT FILL SITES.
- BEFORE DISPOSING ANY EXCESS FILL MATERIAL OFF-SITE, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR DOCUMENTATION THAT DEMONSTRATES THAT ALL REQUIRED PERMITS FOR THE PROPOSED DISPOSAL SITE LOCATION, INCLUDING TRAVIS COUNTY, TCEQ NOTICE, AND OTHER APPLICABLE DEVELOPMENT PERMITS, HAVE BEEN OBTAINED. THE OWNER OR PRIMARY OPERATOR MUST REVISE THE SWP3 AND ESC PLAN IF HANDLING OR PLACEMENT OF EXCESS FILL ON THE CONSTRUCTION SITE IS REVISED FROM THE EXISTING SWP3. IF THE FILL DISPOSAL LOCATION IS OUTSIDE TRAVIS COUNTY OR DOES NOT REQUIRE A DEVELOPMENT PERMIT, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR THE SITE ADDRESS, CONTACT INFORMATION FOR THE PROPERTY OWNER OF THE FILL.
- THE DESIGN ENGINEER IS RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PLANS. IN REVIEWING THE CONSTRUCTION PLANS, TRAVIS COUNTY WILL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- IN THE EVENT OF ANY CONFLICTS BETWEEN THE CONTENT IN THE SWP3 SITE NOTEBOOK AND THE CONTENT IN THE CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE.
- A MINIMUM OF TWO SURVEY BENCHMARKS SHALL BE SET, INCLUDING DESCRIPTION, LOCATION, AND ELEVATION; THE BENCHMARKS SHOULD BE TIED TO A TRAVIS COUNTY CONTROL BENCHMARK WHEN POSSIBLE.
- ANY EXISTING PAVEMENT, CURBS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN COUNTY RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SILTED, WILL BE REPAIRED BY THE CONTRACTOR AT OWNER OR CONTRACTOR'S EXPENSE BEFORE APPROVAL AND ACCEPTANCE OF THE CONSTRUCTION BY TRAVIS COUNTY.
- CALL THE TEXAS EXCAVATION SAFETY SYSTEM AT 8-1-1 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING EXCAVATION ACTIVITIES.
- ALL STORM SEWER PIPES SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS REQUIRED TO OBTAIN A UTILITY INSTALLATION PERMIT IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.901(A)(3) BEFORE ANY CONSTRUCTION OF UTILITIES WITHIN ANY TRAVIS COUNTY RIGHT-OF-WAY.
- THIS PROJECT IS LOCATED ON FLOOD INSURANCE RATE MAP NO. 48453C0460K DATED JANUARY 6, 2016.
- TEMPORARY STABILIZATION MUST BE PERFORMED IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
- PERMANENT SITE STABILIZATION/RE-VEGETATION MUST BE PERFORMED IMMEDIATELY IN ALL SITE AREAS WHICH ARE AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED IN THE APPROVED PLANS FOR PHASE RE-VEGETATION, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
- ALL TREES WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHALL BE SAVED OR REMOVED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. TRAVIS COUNTY TREE PRESERVATION STANDARDS IN TRAVIS COUNTY CODE SECTION 482.973, INCLUDING INSTALLATION AND MAINTENANCE OF ALL SPECIFIED TREE PROTECTION MEASURES, MUST BE FOLLOWED DURING CONSTRUCTION.
- AN ENGINEER'S CONCURRENCE LETTER IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.953 MUST BE SUBMITTED VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE ENGINEER'S CONCURRENCE LETTER MUST BE SUBMITTED BEFORE THE CONTRACTOR OR PRIMARY OPERATOR REQUESTS A FINAL INSPECTION BY TRAVIS COUNTY.
- SITE IMPROVEMENTS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE ENGINEER'S CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY. NON-COMFORMANCE WITH THE APPROVED PLANS WILL DELAY FINAL INSPECTION APPROVAL BY THE COUNTY UNTIL PLAN CONFORMANCE IS ACHIEVED OR ANY REQUIRED PLAN REVISIONS ARE APPROVED.
- FINAL SITE STABILIZATION: ALL AREAS DISTURBED BY THE CONSTRUCTION MUST BE PERMANENTLY REVEGETATED AND ALL TEMPORARY SEDIMENT CONTROLS AND ACCUMULATED SEDIMENTATION MUST BE REMOVED BEFORE THE COUNTY PROVIDE A CERTIFICATE OF COMPLIANCE FOR FINAL SITE STABILIZATION AS PART OF FINAL INSPECTION AND PROJECT COMPLETION. A DEVELOPERS CONTRACT, AS DESCRIBED IN THE SWP3 AND ESC NOTES SHEET MAY BE EXECUTED WITH TRAVIS COUNTY FOR CONDITIONAL ACCEPTANCE OF A PROJECT FOR WHICH HAS ESC FISCAL SECURITY POSTED AND FOR WHICH ALL ITEMS ARE COMPLETE.

482.1009 [EXHIBIT 482.951SWP3 INSPECTION AREAS AND REPORT CONTENTS]
EXHIBIT 482.951 SWP3 INSPECTION AREAS AND REPORT CONTENTS

THE OWNER OR PRIMARY OPERATOR OF THE CONSTRUCTION SITE SHALL DESIGNATE A QUALIFIED INSPECTOR POSSESSING THE REQUIRED CERTIFICATION (AS SPECIFIED IN SECTION 482.934(C)(3)) TO PERFORM A WEEKLY SWP3 INSPECTION AND PREPARE A SIGNED SWP3 INSPECTION REPORT OF THE INSPECTION FINDINGS.

THE CONSTRUCTION SITE AREAS AND THE CONTROL MEASURES LISTED HEREIN ARE TO BE USED AS A MINIMUM AS THE UNIFORM CRITERIA BY THE OWNERS QUALIFIED INSPECTOR, AS WELL AS THE COUNTY INSPECTOR, TO EVALUATE AND DETERMINE A PROJECT'S COMPLIANCE STATUS WITH THE APPROVED SWP3 AND ESC PLAN.

IN ADDITION, ON AN ONGOING BASIS AND FOLLOWING STORM EVENTS, THE PRIMARY OPERATOR'S RESPONSIBLE ON-SITE PERSONNEL SHALL ALSO INSPECT AND ADDRESS THESE ITEMS DURING CONSTRUCTION AS REQUIRED BY THE SWP3, ESC PLAN, AND TRAVIS COUNTY CODE, SECTION 482.951.

- AREAS OF INSPECTION. AT THE VERY LEAST, THE FOLLOWING AREAS MUST BE INSPECTED:
- DISTURBED AREAS AND THE APPROVED LIMITS OF CONSTRUCTION.
 - PERIMETER AND INTERIOR SEDIMENT CONTROLS.
 - AREAS UNDERGOING TEMPORARY STABILIZATION OR PERMANENT VEGETATION ESTABLISHMENT.
 - TEMPORARY AND PERMANENT FILL AND SPOIL STORAGE OR DISPOSAL AREAS.
 - STORAGE AREAS FOR MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO RAINFALL.
 - OUTFALL LOCATIONS AND THE AREAS IMMEDIATELY DOWNSTREAM.
 - STRUCTURAL CONTROLS, INCLUDING SEDIMENT Ponds, SEDIMENT TRAPS, AND DRAINAGE DIVERSIONS.
 - HAUL ROADS AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ADJACENT ROADWAYS FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
 - WATERWAY CROSSINGS AND AREAS ADJACENT TO WATERWAYS AND CRITICAL ENVIRONMENTAL FEATURES.
 - CONCRETE WASH OUT AREAS AND ALL AREAS REQUIRING CONTROL MEASURES FOR NON-STORM WATER DISCHARGES, INCLUDING DUST, SOLID WASTE, DEWATERING, MATERIAL SPILLS, VEHICLE MAINTENANCE AND WASHING, AND WASH WATER DISCHARGES.
 - LOCATIONS OF ALL CONTROL MEASURES THAT REQUIRE MAINTENANCE, INCLUDING ANY CONTROL MEASURE IDENTIFIED IN THE PREVIOUS SWP3 INSPECTION REPORT WHICH REQUIRED MAINTENANCE OR REVISION BY THE OWNER OR PRIMARY OPERATOR.
 - LOCATIONS OF ANY DISCHARGE OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND ANY DISTURBANCE BEYOND THE APPROVED LIMITS OF CONSTRUCTION.
 - LOCATIONS OF CONTROL MEASURES THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.
 - LOCATIONS WHERE AN ADDITIONAL ESC OR CONTROL MEASURE IS NEEDED.

THE SWP3 INSPECTION REPORT MUST INCLUDE:

- FINDINGS AS TO WHETHER THE FOLLOWING STRUCTURAL AND NON-STRUCTURAL CONTROLS REQUIRED FOR THE SITE AREAS LISTED ABOVE ARE FUNCTIONING IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN:
 - EROSION SOURCE CONTROLS, INCLUDING THE APPROVED SEQUENCE OF CONSTRUCTION AND GRADING PLAN LIMITS, DRAINAGE DIVERSION MEASURES, TEMPORARY AND PERMANENT FILL DISPOSAL AND STOCKPILE MANAGEMENT MEASURES.
 - SEDIMENT CONTROLS, INCLUDING PERIMETER AND INTERIOR CONTROLS, SEDIMENT TRAPS AND BASINS, AND THE SEQUENCE OF CONSTRUCTION REQUIREMENTS FOR THE SEDIMENT CONTROLS.
 - PERMANENT EROSION AND SOIL STABILIZATION CONTROLS, BASED ON THE SEQUENCE OF CONSTRUCTION AND CRITICAL SITE MOVEMENTS, AND THE SEQUENCE OF CONSTRUCTION ACTIVITIES, INCLUDING TEMPORARY STABILIZATION MEASURES FOR AREAS INACTIVE FOR LONGER THAN 14 DAYS, AND PERMANENT STABILIZATION MEASURES FOR AREAS AT FINAL GRADE.
 - OTHER APPLICABLE CONTROLS AND POLLUTION PREVENTION MEASURES.
- RAINFALL DOCUMENTATION:
 - FOR PROJECTS THAT COMPRISE TEN ACRES OR MORE, THE DOCUMENTATION MUST INCLUDE RAINFALL DATES AND AMOUNTS IN ACCORDANCE WITH SECTION 482.934(E), AND
 - FOR PROJECTS THAT COMPRISE LESS THAN TEN ACRES, THE DOCUMENTATION MUST INCLUDE ACCURATE RAINFALL DATA FROM A LOCATION CLOSEST TO THE SITE.
- CORRECTIVE ACTIONS REQUIRED FOR ANY NON-COMPLIANT ITEMS AND THE SCHEDULE FOR BRINGING THESE ITEMS INTO COMPLIANCE.

THE SWP3 INSPECTION REPORT CONTENTS MUST CONTAIN THE INSPECTION FINDINGS FOR THE REQUIRED AREAS AND CONTROL MEASURES LISTED HEREIN AND CERTIFY WHETHER THE SITE IS IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.

EITHER AT THE TIME OF EACH SWP3 INSPECTION, OR NO LATER THAN THE DATE OF THE INSPECTION, THE OWNER'S QUALIFIED INSPECTOR SHALL PREPARE AND SIGN A SWP3 INSPECTION REPORT.

THE OWNER OR PRIMARY OPERATOR SHALL UPLOAD EACH REQUIRED SWP3 OR ESC PLAN INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. AN ALTERNATE METHOD OF REPORT SUBMITTAL MAY BE USED IF APPROVED BY THE COUNTY INSPECTOR.

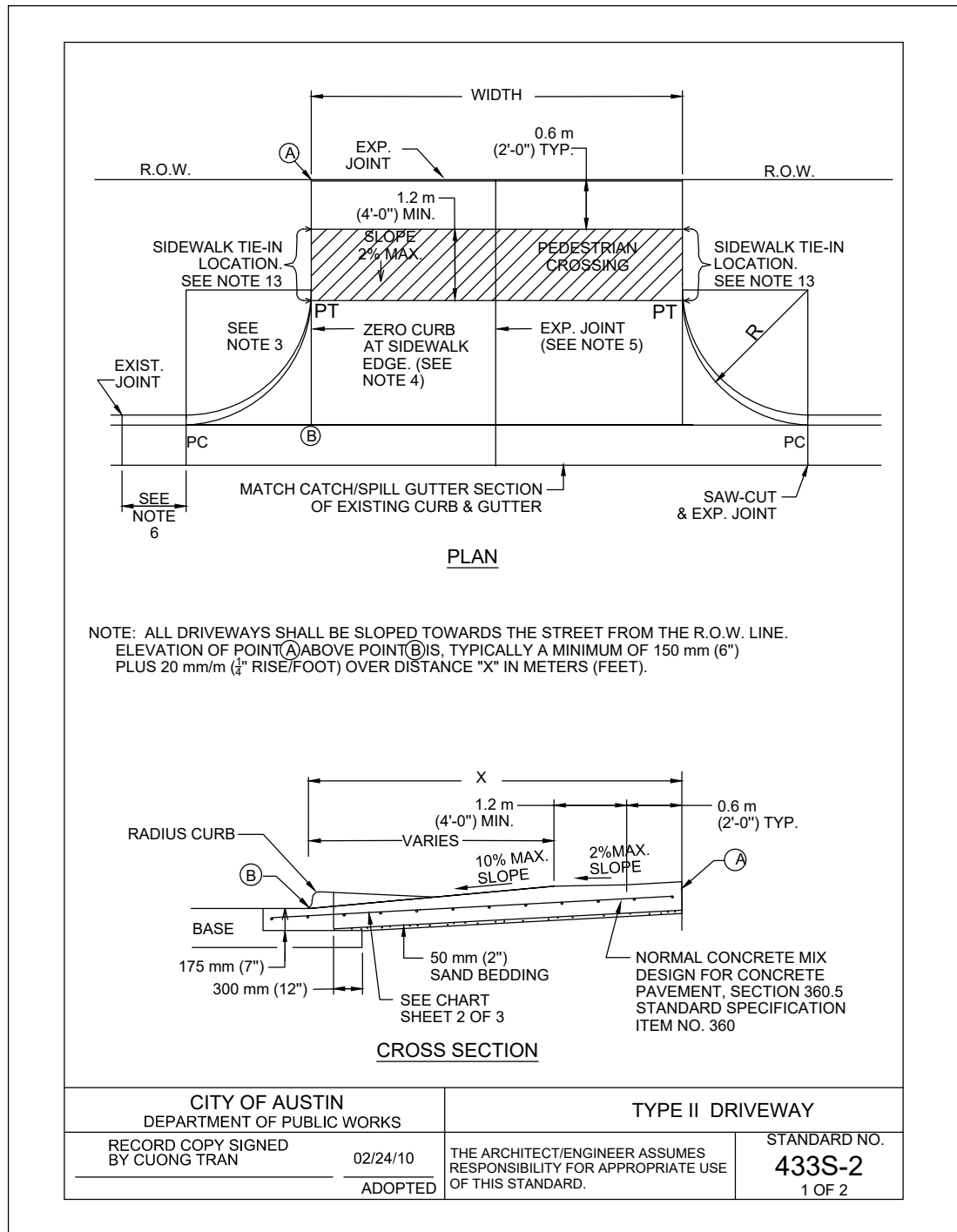
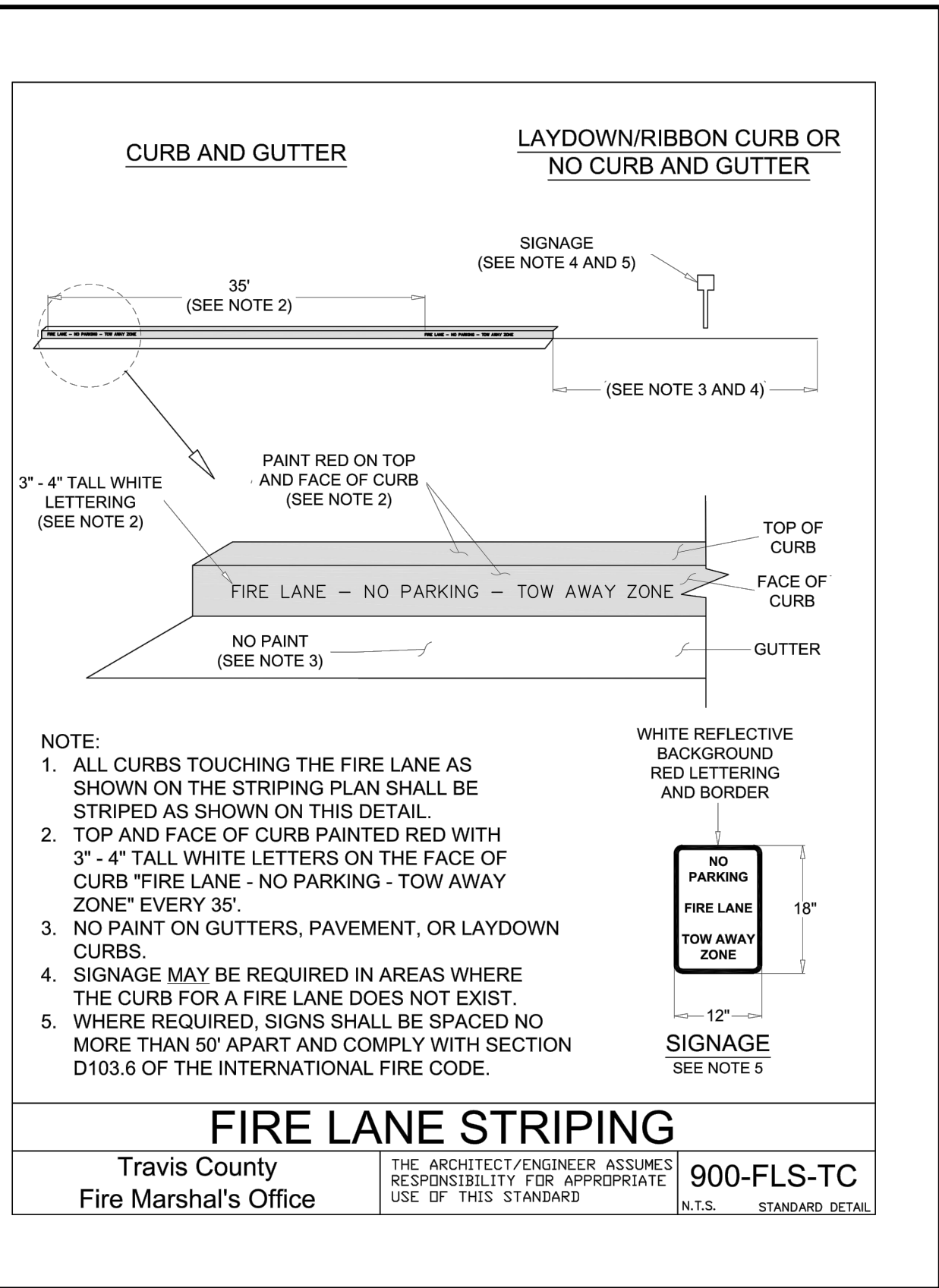
CH. 482.1004, EXHIBIT 482.301G - SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS - SITE DEVELOPMENT

- ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
 - HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE TRAVIS COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS.
 - UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY; AND
 - REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH TRAVIS COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
 - PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRE-CONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
 - INSPECT FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.951 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY.
 - CONSTRUCT SEDIMENT BASIN(S), CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
 - CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
 - REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
 - CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
 - CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE, REQUEST A COUNTY PRE-PUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION).
 - PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
 - PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASE RE-VEGETATION.
 - COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
 - REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
 - REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION)
 - COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
 - PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY TRAVIS COUNTY. (PRIORITY INSPECTION)
 - OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENTATION, HAVE BEEN COMPLETED. A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN REVEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)
- BEFORE PROJECT APPROVAL/ISSUANCE OF THE CERTIFICATE OF COMPLETION (COC) AND FISCAL RELEASE THE FOLLOWING MUST BE COMPLETE:
- THE OWNER MUST COMPLETE AND SUBMIT A PWQC PERMIT APPLICATION AND PWQC MAINTENANCE PLAN FOR REVIEW AND APPROVAL. BOTH DOCUMENTS MUST BE SUBMITTED AND APPROVED PRIOR TO THE PROJECT FINAL ACCEPTANCE.
 - UPON APPROVAL, THE MAINTENANCE PLAN ALONG WITH THE ORIGINAL NOTARIZED DOCUMENT MUST BE FILED IN THE REAL PROPERTY RECORDS OF TRAVIS COUNTY. PROOF OF FILING MUST BE PROVIDED PRIOR TO THE PROJECT FINAL ACCEPTANCE.
 - THE PWQC MAINTENANCE PERMIT MUST BE SIGNED BY THE SITE OWNER.
 - THE PWQC MAINTENANCE PLAN MUST BE SEALED AND SIGNED BY THE DESIGN ENGINEER.
 - UPON REQUEST A PWQC PERMIT APPLICATION AND/OR A TEMPLATE FOR A PWQC MAINTENANCE PLAN WILL BE PROVIDED OR UPLOADED TO THE MYPERMITNOW.ORG ACCOUNT.

482.1003 [EXHIBIT 482.301(D) SPECIAL CONSTRUCTION NOTES]

SPECIAL NOTES, AS APPLICABLE, FOR SITE DEVELOPMENT OR STREETS AND DRAINAGE

- MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH COUNTY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- ALL COLLECTOR AND ARTERIAL STREETS SHALL HAVE AUTOMATIC SCREED CONTROL ON ASPHALTIC CONCRETE PAVEMENT CONSTRUCTION, PLACED AS PER ITEM 350-6 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40' OF THE VALLEY GUTTER.
- AT THE INTERSECTION OF TWO 44' STREETS OR LARGER, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- PRIOR TO FINAL ACCEPTANCE OF A STREET, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
- WHEN USING LINE STABILIZATION OF SUBGRADE, IT SHALL BE PLACED IN SLURRY FORM.
- IF APPLICABLE, A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET RIGHT-OF-WAY SHALL BE EXECUTED BY THE DEVELOPER WITH TRAVIS COUNTY PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY SYSTEM FOR MAINTENANCE.



USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3M (M4) BARS PLACED ON CHAIRS AT MIDDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3M (M4) BARS PLACED ON CHAIRS AT MIDDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

ALLOWABLE GRADES

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

NOTES:

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

CITY OF AUSTIN

DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY CUONG TRAN 02/24/10 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

433S-2 2 OF 2

CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19493

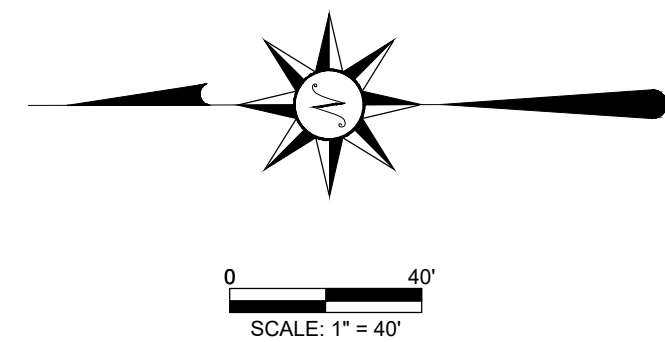
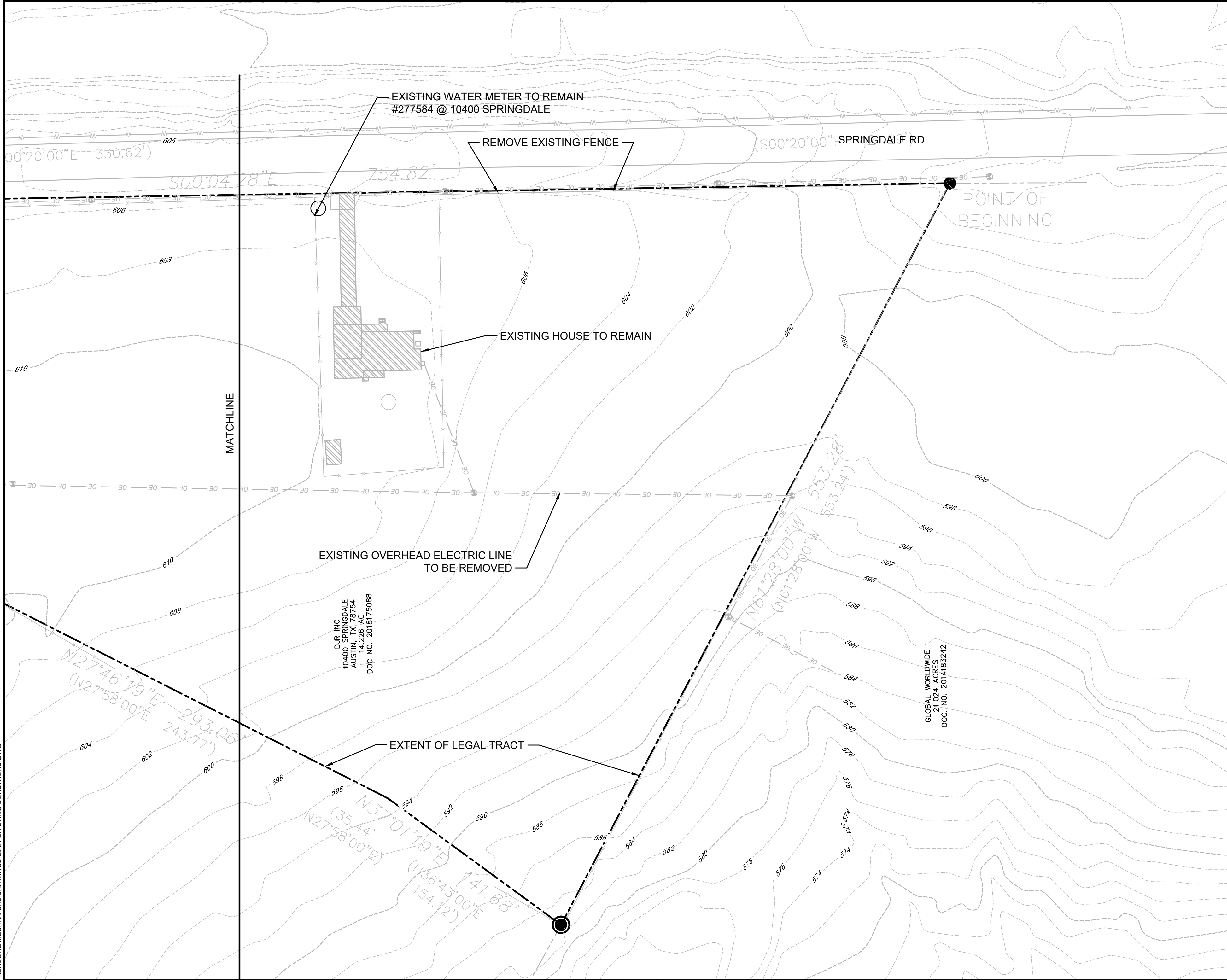
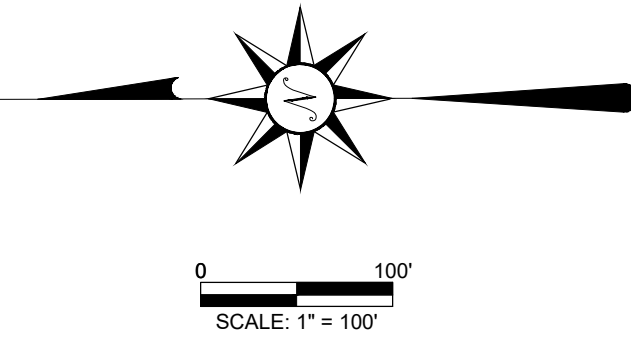
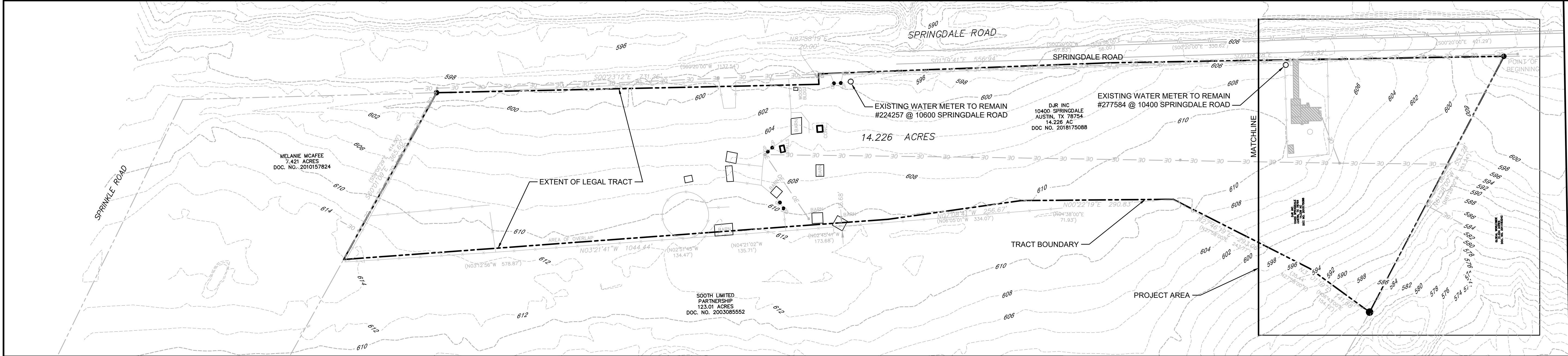
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

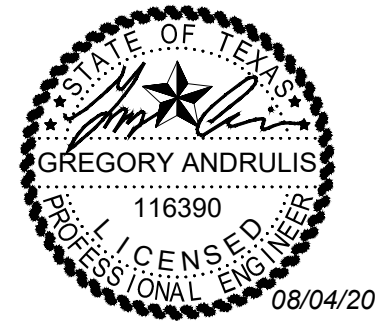
GENERAL NOTES

DESIGN: GA CHECKED:GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:04 OF: 17



- DEMOLITION NOTES:
1. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.



CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

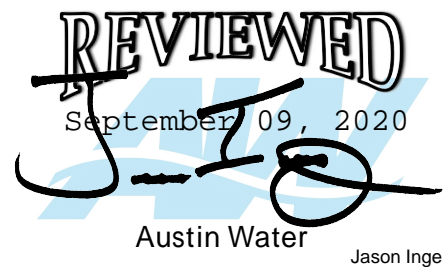
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

EXISTING CONDITIONS

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/4/2020

CASE: SP-2020-0114D SHEET:05 OF: 17



DJR INC
10400 SPRINGDALE
AUSTIN, TX 78754
14.226 AC
DOC NO. 2018175088

EXISTING HOUSE TO REMAIN

LIMITS OF CONSTRUCTION = 1.98 ACRES

PROPOSED DETENTION POND

INSTALL CLASS 1 TYPE A SOIL
RETENTION BLANKET AFTER FINAL
GRADING OF DITCH (TYP.) PER COA
STANDARD 6055

PROPOSED LEACH FIELD

EARTH OUTLET TEMPORARY
SEDIMENT TRAP. VOL = 1988 SF,
AREA CONTROLLED = 0.92 ACRES

INSTALL 24 LF ROCK BERM
LEVEL SPREADER,
2' WIDTH AND 18" HEIGHT

ALL DISTURBED AREAS TO BE RESTORED WITH
PERMANENT VEGETATIVE STABILIZATION,
INCLUDING BONDED FIBER MATRIX HYDROMULCH,
PER STANDARD SPECIFICATION 6045

DEWATERING SKIMMER

PROPOSED ASPHALT PAVING

STABILIZED CONSTRUCTION ENTRANCE

PROPOSED 11,250 SF BUILDING

CONCRETE WASHOUT

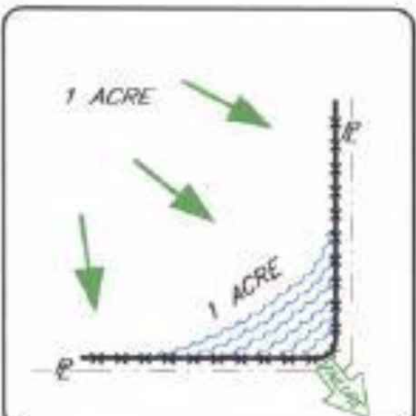
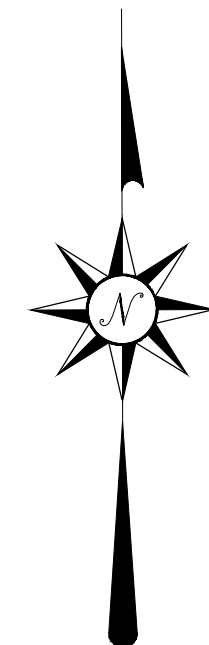
637 LF SILT FENCE

TEMPORARY SPOILS, CONSTRUCTION AND STAGING AREA

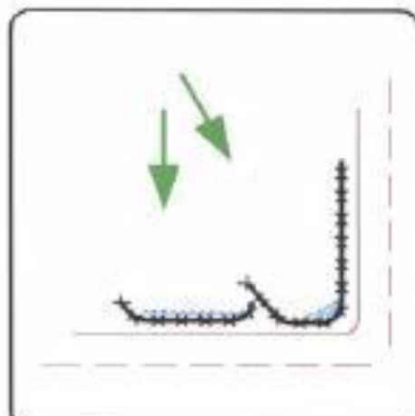
SPRINGDALE ROAD
R.O.W. VARIES

LEGEND

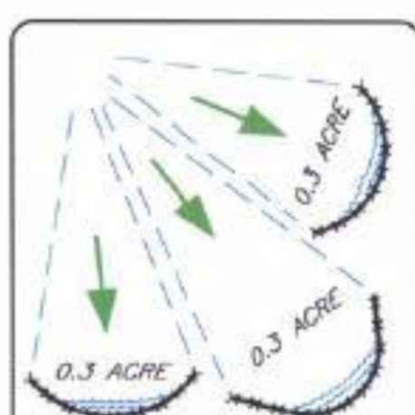
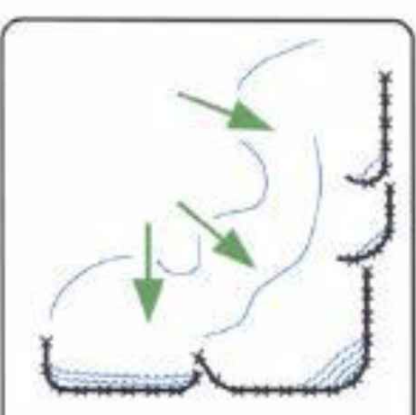
- PROPERTY LINE/R.O.W.
- EXIST. GROUND CONTOUR
- 600 --- PROP. FINISHED CONTOUR
- W --- PROP. WATER LINE
- W --- EXIST. WATER LINE
- --- PROP. WASTEWATER LINE
- --- EXIST. WASTEWATER LINE
- OE --- EXIST. OVERHEAD ELECTRIC
- FIBER --- EXIST. FIBER OPTIC LINE
- GAS --- EXIST. GAS LINE
- TEL --- EXIST. BURIED TELEPHONE
- LOC --- PROP. LIMITS OF CONSTRUCTION
- LOC/SF --- PROP. LIMITS OF CONSTRUCTION/SILT FENCE
- LOC/JH --- PROP. LIMITS OF CONSTRUCTION/J-HOOK
- LOC/ML --- PROP. LIMITS OF CONSTRUCTION/MULCH LOG
- SF --- PROP. SILT FENCE
- TP --- PROP. TREE PROTECTION FENCE
- ML --- PROP. MULCH LOG
- --- PROP. CONTRACTOR STAGING/SPOILS AREA
- --- PROP. STABILIZED CONSTRUCTION ENTRANCE
- --- PROP. SOIL RETENTION BLANKET
- --- EXIST. TREE TO REMAIN
- --- EXIST. TREE TO BE REMOVED



Incorrect - Do Not layout "perimeter
control" silt fences along property
lines. All sediment laden runoff will
concentrate and overwhelm the system.



Correct - Install J-hooks



Dissect segments of silt fence,
installed with J-hooks or "smiles",
will be much more effective.

SILT FENCE PLACEMENT
FOR PERIMETER CONTROL

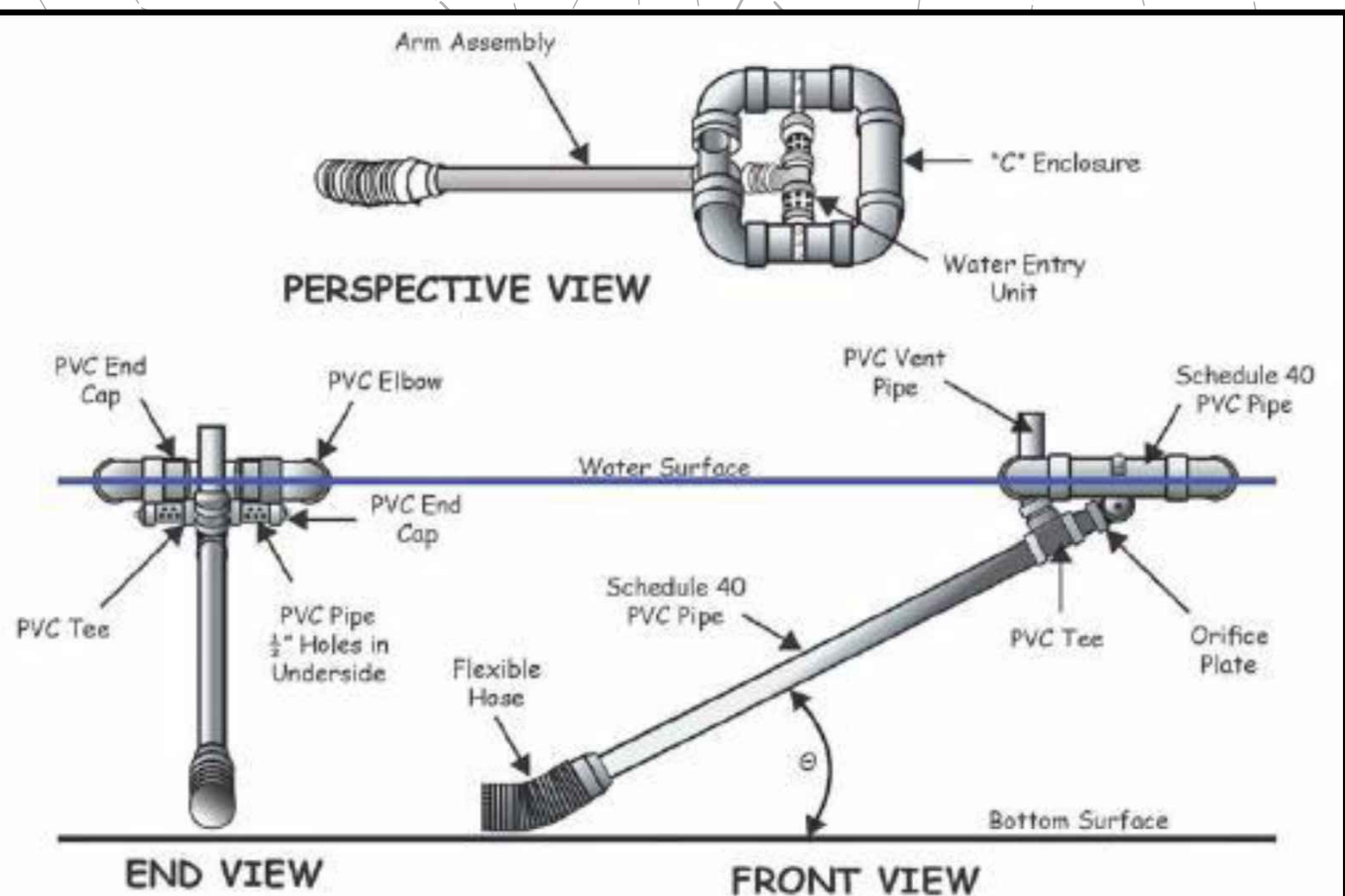


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

NOTES:

- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.



CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
812.366.5616
FIRM REGISTRATION NO. F-19483

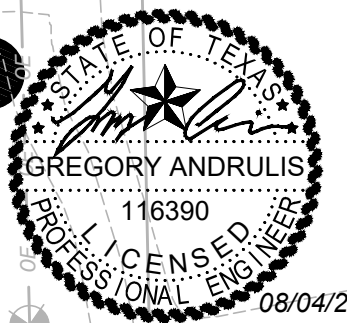
NO.	DATE	REVISION	BY

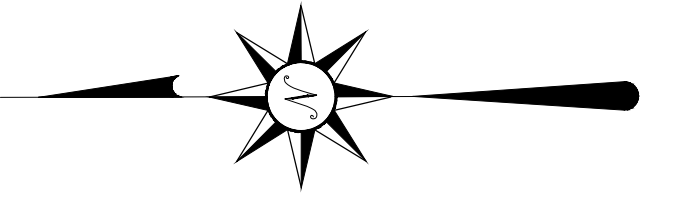
ENCORE MECHANICAL
10340 SPRINGDALE RD

EROSION CONTROL PLAN

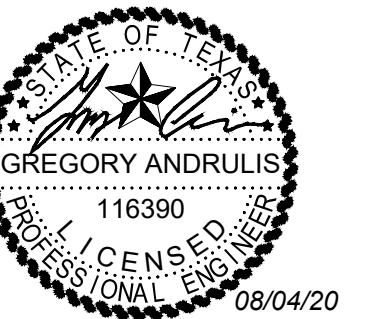
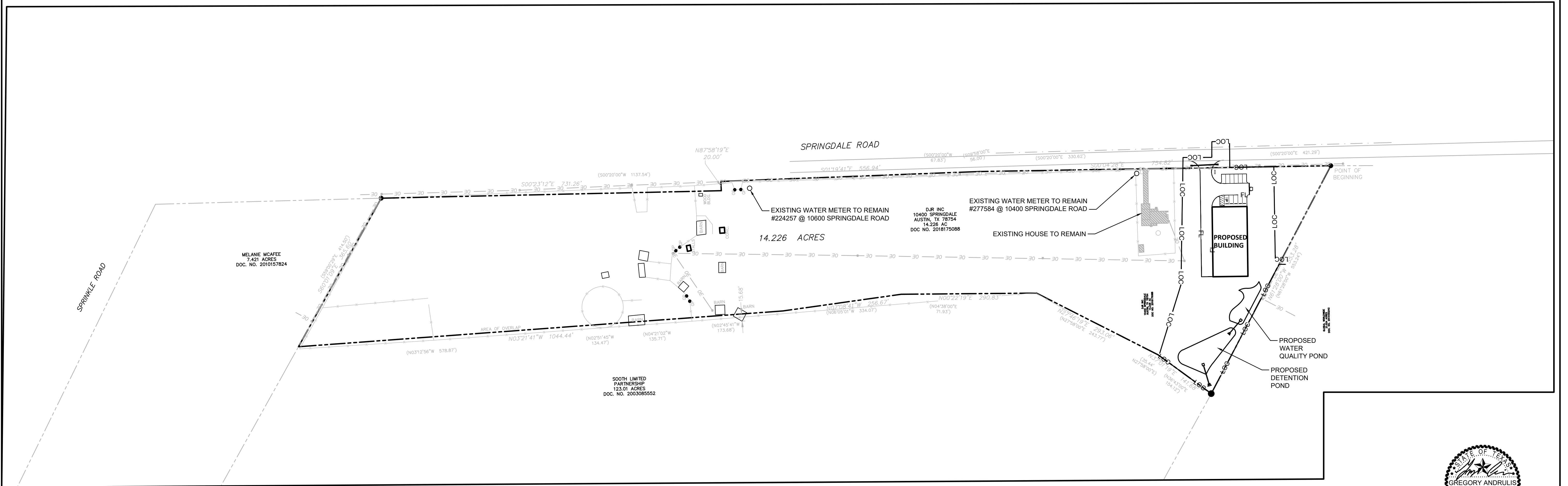
DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:06 OF: 17





0 100'
SCALE: 1" = 100'



CIVIL INSITE, LLC

CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

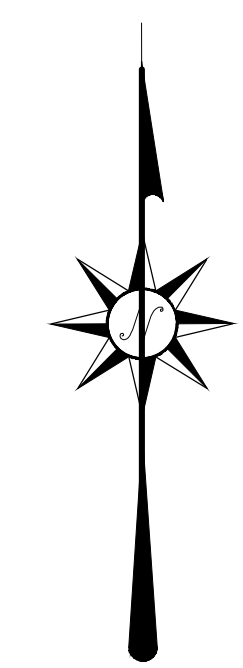
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

OVERALL SITE PLAN

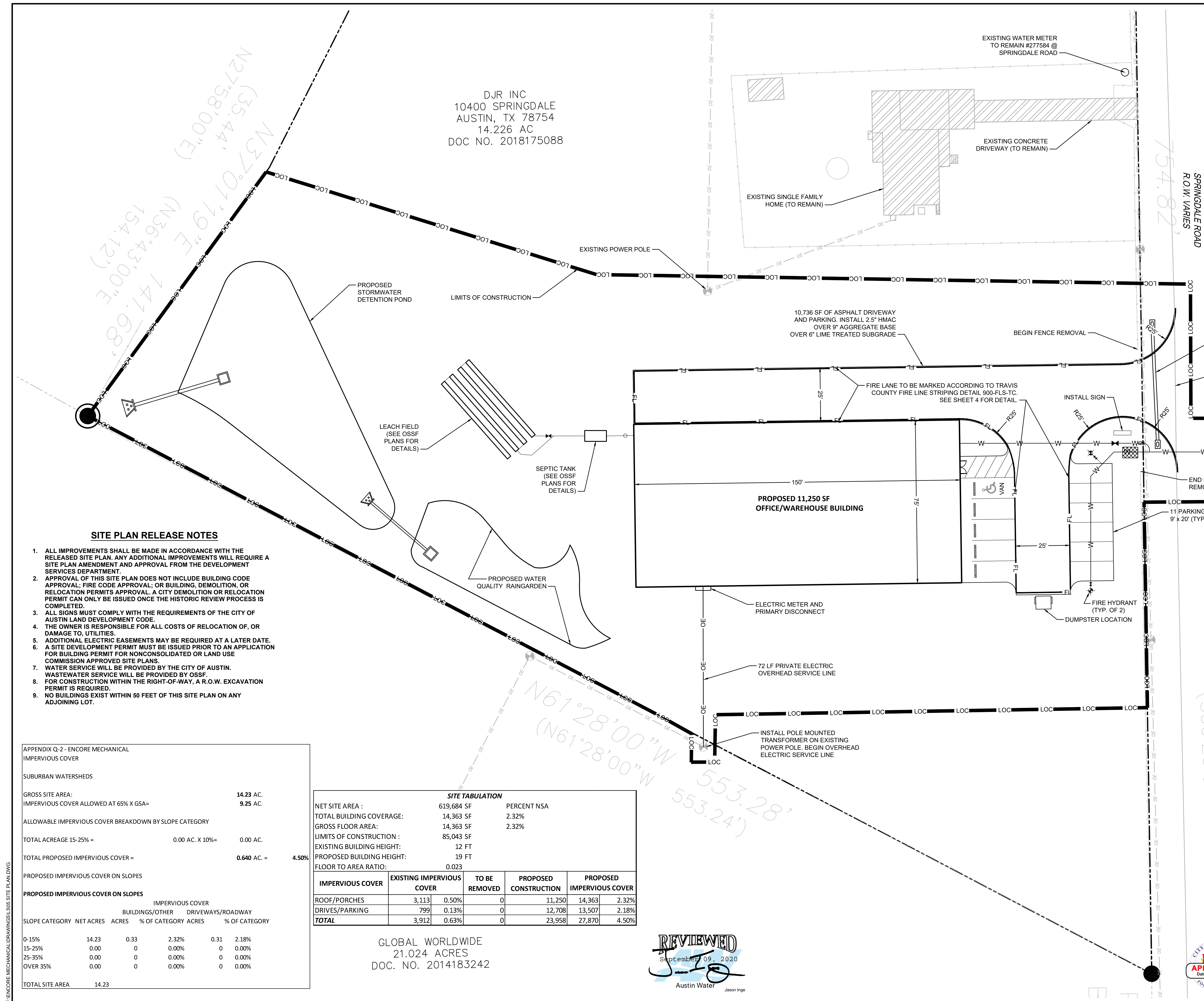
DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:07 OF: 17



0 20'
SCALE: 1" = 20'

DJR INC
10400 SPRINGDALE
AUSTIN, TX 78754
14.226 AC
DOC NO. 2018175088



SITE PLAN RELEASE NOTES

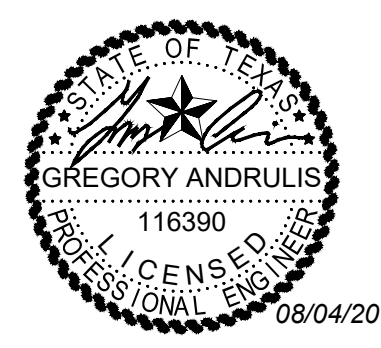
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. WASTEWATER SERVICE WILL BE PROVIDED BY OSSF.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- NO BUILDINGS EXIST WITHIN 50 FEET OF THIS SITE PLAN ON ANY ADJOINING LOT.

APPENDIX Q-2 - ENCORE MECHANICAL					
IMPERVIOUS COVER					
SUBURBAN WATERSHEDS					
GROSS SITE AREA:		14.23 AC.			
IMPERVIOUS COVER ALLOWED AT 65% X GSA=		9.25 AC.			
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY					
TOTAL ACREAGE 15-25% =		0.00 AC. X 10%=		0.00 AC.	
TOTAL PROPOSED IMPERVIOUS COVER =		0.640 AC. =		4.50%	
PROPOSED IMPERVIOUS COVER ON SLOPES					
PROPOSED IMPERVIOUS COVER ON SLOPES					
IMPERVIOUS COVER					
		BUILDINGS/OTHER		DRIVEWAYS/ROADWAY	
SLOPE CATEGORY	NET ACRES	ACRES	% OF CATEGORY	ACRES	% OF CATEGORY
0-15%	14.23	0.33	2.32%	0.31	2.18%
15-25%	0.00	0	0.00%	0	0.00%
25-35%	0.00	0	0.00%	0	0.00%
OVER 35%	0.00	0	0.00%	0	0.00%
TOTAL SITE AREA		14.23			

SITE TABULATION				
NET SITE AREA :	619,684 SF	PERCENT NSA		
TOTAL BUILDING COVERAGE:	14,363 SF	2.32%		
GROSS FLOOR AREA:	14,363 SF	2.32%		
LIMITS OF CONSTRUCTION :	85,043 SF			
EXISTING BUILDING HEIGHT:	12 FT			
PROPOSED BUILDING HEIGHT:	19 FT			
FLOOR TO AREA RATIO:	0.023			
IMPERVIOUS COVER	EXISTING IMPERVIOUS COVER	TO BE REMOVED	PROPOSED CONSTRUCTION	PROPOSED IMPERVIOUS COVER
ROOF/PORCHES	3,113	0.50%	0	11,250
DRIVES/PARKING	799	0.13%	0	12,708
TOTAL	3,912	0.63%	0	23,958

GLOBAL WORLDWIDE
21.024 ACRES
DOC. NO. 2014183242

REVIEWED
September 09, 2020
Austin Water
Jason Inge



CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

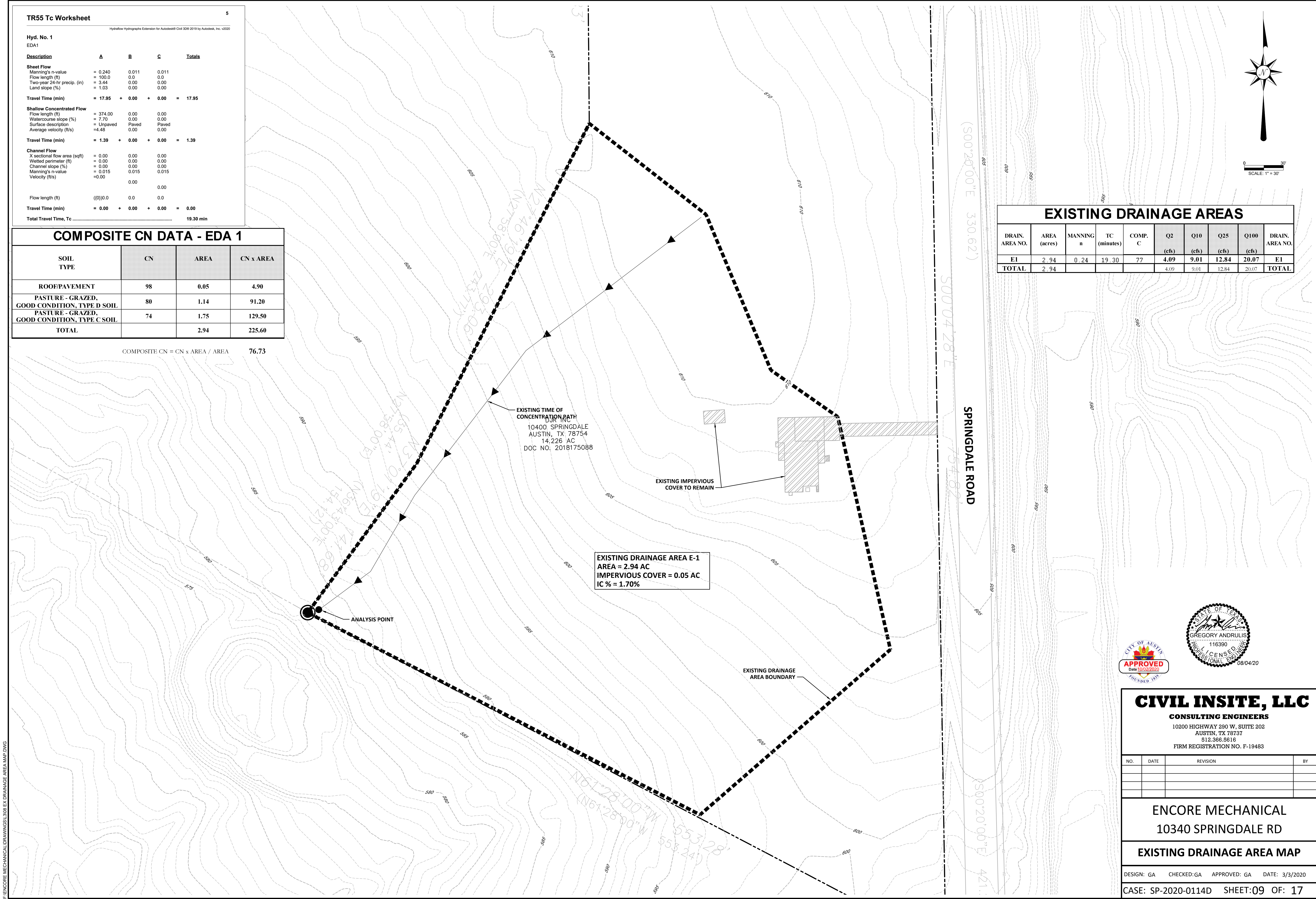
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

SITE PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:08 OF: 17



TR55 Tc Worksheet

Hydraflo Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No. 2

PDA1

Description A B C Totals

Sheet Flow
Manning's n-value = 0.240 0.011 0.011
Flow length (ft) = 100.0 0.0 0.0
Two-year 24-hr precip. (in) = 3.44 0.00 0.00
Land slope (%) = 1.03 0.00 0.00

Travel Time (min) = 17.95 + 0.00 + 0.00 = 17.95

Shallow Concentrated Flow
Flow length (ft) = 374.00 0.00 0.00
Watercourse slope (%) = 7.70 0.00 0.00
Surface description = Unpaved Paved Paved
Average velocity (ft/s) = 4.48 0.00 0.00

Travel Time (min) = 1.39 + 0.00 + 0.00 = 1.39

Channel Flow
X sectional flow area (sqft) = 0.00 0.00 0.00
Wetted perimeter (ft) = 0.00 0.00 0.00
Channel slope (%) = 0.00 0.00 0.00
Manning's n-value = 0.015 0.015 0.015
Velocity (ft/s) = 0.00 0.00 0.00

Flow length (ft) ((0))0.0 0.0 0.0

Travel Time (min) = 0.00 + 0.00 + 0.00 = 0.00

Total Travel Time, Tc 19.34 min

COMPOSITE CN DATA - PDA 1

SOIL TYPE	CN	AREA	CN x AREA
ROOF/PAVEMENT	98	0.05	4.90
PASTURE - GRAZED, GOOD CONDITION, TYPE D SOIL	80	0.86	68.80
PASTURE - GRAZED, GOOD CONDITION, TYPE C SOIL	74	1.13	83.62
TOTAL		2.04	157.32

COMPOSITE CN = CN x AREA / AREA 77.12

COMPOSITE CN DATA - PDA 2

SOIL TYPE	CN	AREA	CN x AREA
ROOF/PAVEMENT	98	0.50	49.00
PASTURE - GRAZED, GOOD CONDITION, TYPE D SOIL	80	0.08	6.40
PASTURE - GRAZED, GOOD CONDITION, TYPE C SOIL	74	0.53	39.22
TOTAL		1.11	94.62

COMPOSITE CN = CN x AREA / AREA 85.24

PROPOSED DRAINAGE AREAS

DRAIN. AREA NO.	AREA (acres)	MANNING n	TC (minutes)	COMP. C	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAIN. AREA NO.
P1	2.04	0.24	19.30	77	3.14	6.92	9.88	15.46	P1
P2	1.11	0.01	5.00	85	2.84	5.42	7.35	10.93	P2
TOTAL	2.04				5.98	12.34	17.23	26.39	TOTAL

ANALYSIS POINT

ANALYSIS EVENT	EX. PEAK FLOW (cfs)	*PR. PEAK FLOW (cfs)	CHANGE (cfs)
2-YR	4.09	3.75	-0.34
10-YR	9.01	8.88	-0.13
25-YR	12.84	12.82	-0.02
100-YR	20.07	19.90	-0.17

*The proposed peak flows after detention pond mitigation

ANALYSIS POINT

PROPOSED DETENTION POND

DJR INC
10400 SPRINGDALE
AUSTIN, TX 78754
14.226 AC
DOC NO. 2018175088

PROPOSED DRAINAGE AREA P-1
AREA = 2.04 AC
IMPERVIOUS COVER = 0.05 AC
IC % = 2.5 %

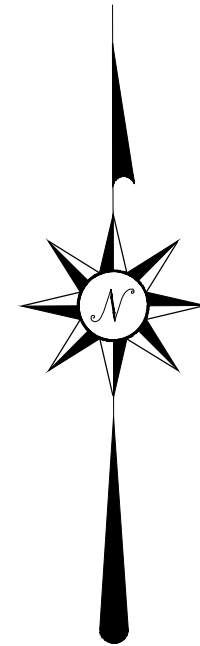
EXISTING IMPERVIOUS COVER TO REMAIN

PROPOSED ASPHALT PARKING AND DRIVEWAY

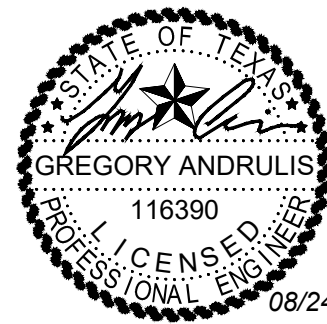
PROPOSED DRAINAGE AREA P-2
AREA = 1.11 AC
IMPERVIOUS COVER = 0.50 AC
IC % = 45.0 %

PROPOSED WATER QUALITY POND

PROPOSED DRAINAGE AREA BOUNDARY
PROPOSED TIME OF CONCENTRATION PATH



0 30'
SCALE: 1" = 30'



CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

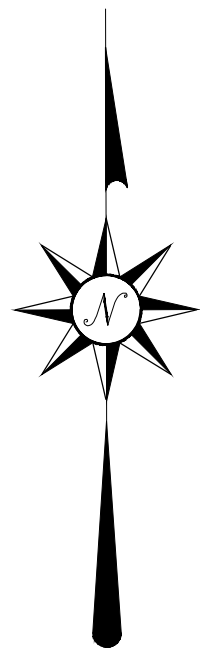
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

PROPOSED DRAINAGE AREA MAP

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET: 10 OF: 17



0 20'
SCALE: 1" = 20'

DJR INC
10400 SPRINGDALE
AUSTIN, TX 78754
14.226 AC
DOC NO. 2018175088

PROPOSED DETENTION POND

PROPOSED LEACH FIELD

PROPOSED WATER
QUALITY POND

PROPOSED ASPHALT PAVING

INSTALL FORTERRA 15"
PRECAST 3:1 SAFETY
END TREATMENT

58 LF - 15" RCP CUVLERT @ 1.2%
INV. IN = 602.90
INV. OUT = 602.20

INSTALL FORTERRA 15"
PRECAST 3:1 SAFETY
END TREATMENT

PROPOSED BUILDING 1
11,250 SF OFFICE/WAREHOUSE
FFE = 602.50

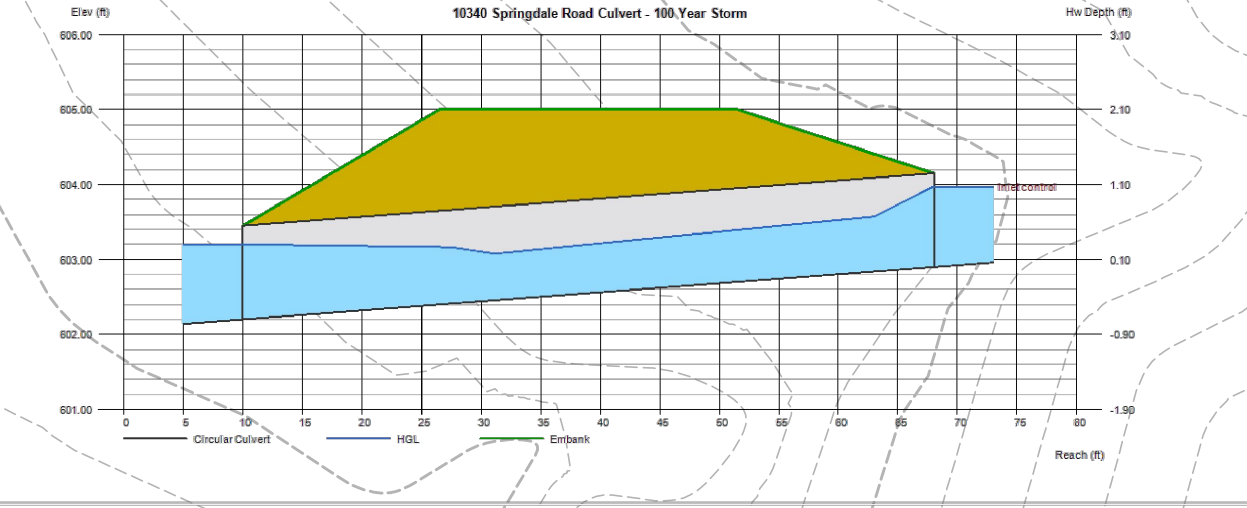
SPRINGDALE ROAD
R.O.W. VARIES

Culvert Report

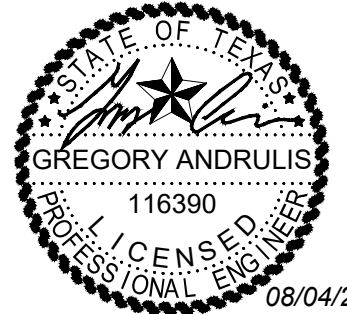
Hydrow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Aug 5 2020

10340 Springdale Road Culvert - 100 Year Storm

Invert Elev Dn (ft)	=	602.20	Calculations	=	3.47
Pipe Length (ft)	=	58.00	Qmin (cfs)	=	3.47
Slope (%)	=	1.21	Qmax (cfs)	=	3.47
Invert Elev Up (ft)	=	602.90	Tailwater Elev (ft)	=	(dc+D)/2
Rise (in)	=	15.0			
Shape	=	Circular	Highlighted		
Span (in)	=	15.0	Qtotal (cfs)	=	3.47
No. Barrels	=	1	Qpipe (cfs)	=	3.47
n-Value	=	0.012	Covertop (cfs)	=	0.00
Culvert Type	=	Circular Concrete	Veloc Dn (ft/s)	=	3.30
Culvert Entrance	=	Groove end w/headwall (C)	Veloc Up (ft/s)	=	4.51
Coeff. K,M,c,Y,k	=	0.0018, 2, 0.0292, 0.74, 0.2	HGL Dn (ft)	=	603.20
Embankment			HGL Up (ft)	=	603.65
Top Elevation (ft)	=	605.00	Hw Elev (ft)	=	603.97
Top Width (ft)	=	25.00	Hw/D (ft)	=	0.86
Crest Width (ft)	=	10.00	Flow Regime	=	Inlet Control



GLOBAL WORLDWIDE
21.024 ACRES
DOC. NO. 2014183242



CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

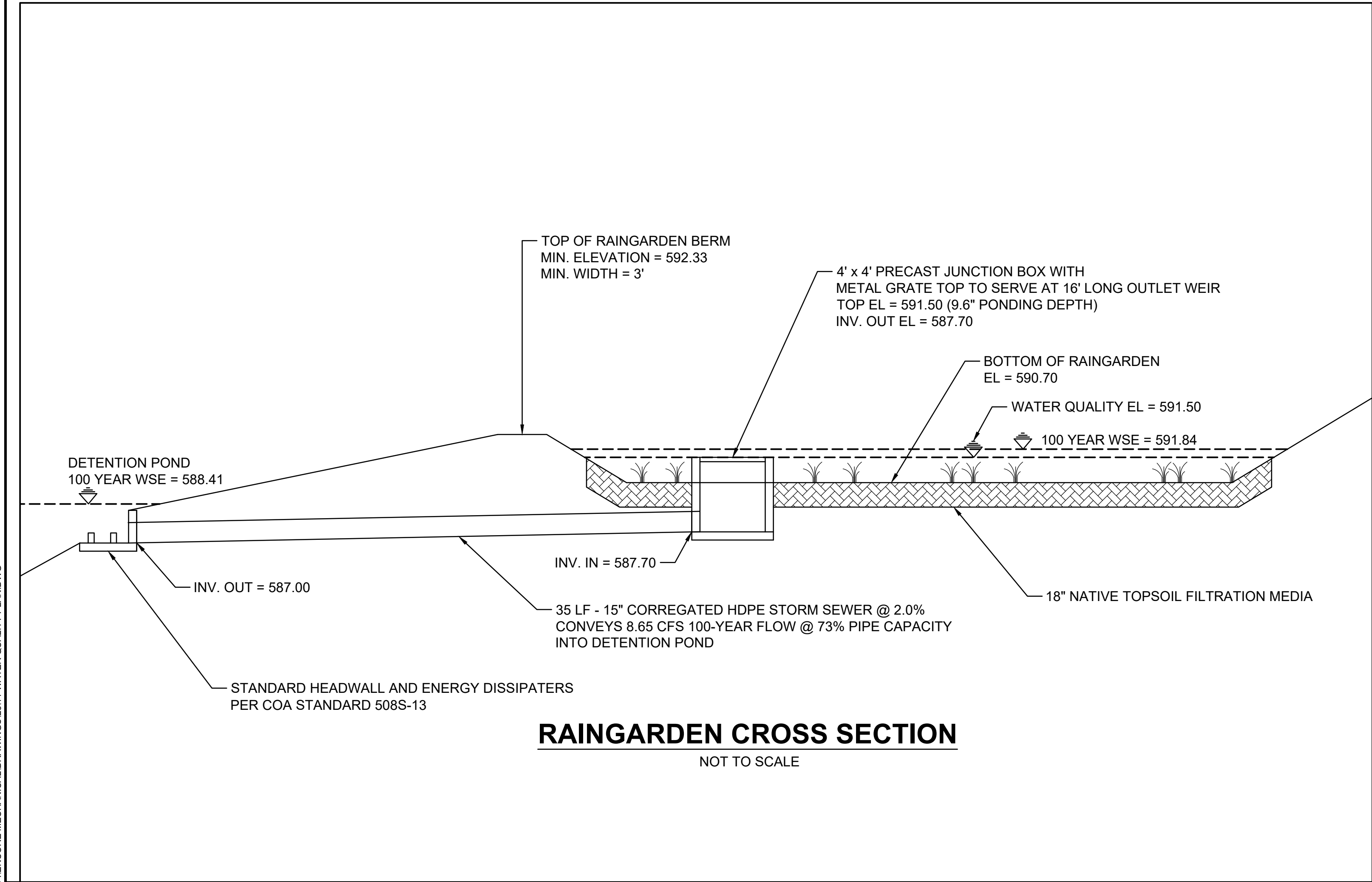
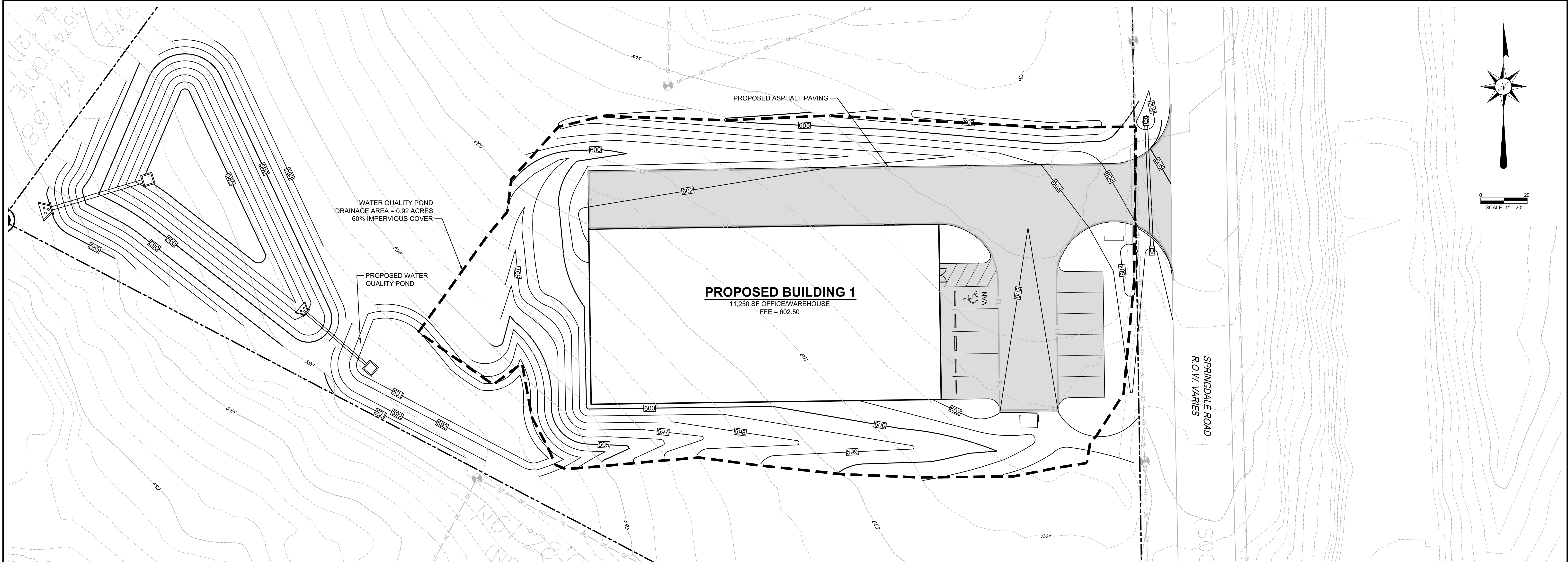
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

GRADING PLAN

DESIGN: GA CHECKED:GA APPROVED: GA DATE: 3/5/2020

CASE: SP-2020-0114D SHEET:11 OF: 17



APPENDIX R-11 RAIN GARDEN CALCULATIONS FOR DEVELOPMENT PERMITS			
RAIN GARDEN ID: RG-A (Drainage Area A-1)			
DRAINAGE AREA DATA			
Drainage Area to Control (DA - Maximum 2.0 ac)	0.92 ac.		
Drainage Area Impervious Cover (IC)	60%		
Capture Depth (CD)	0.90 in.		
WATER QUALITY CONTROL CALCULATIONS			
Water Quality Volume (WQV=CD*DA*3630)	Required 3005.64 cf.	Provided	
100 Year Peak Flow Rate to Control (Q100)	8.65 cfs.		
Filtration Pond Area (Af)	2254.23 sf	2278.12 sf.	
Depth of Ponding (D)	Maximum 1.0 ft.	0.8 ft.	
Depth of Filtration Media (L)	Minimum 1.5 ft.	1.5 ft.	
Water Quality Elevation (WQE)		591.50 ft. MSL	
Elevation of Splitter/Overflow Weir (Minimum WQE)		591.50 ft. MSL	
Length of Splitter Weir		16 ft.	
Required Head to Pass Q100	Maximum 0.5 ft.	0.34 ft.	
Pond Freeboard Provided to Pass Q100	Minimum 0.25 ft.	0.49 ft.	
FOR INFILTRATION GARDENS			
Infiltration Rate (in/hr)		0.2 in./hr.	
Rain Garden Pond Drawdown Time	Maximum 48 hr.	48 hr.	

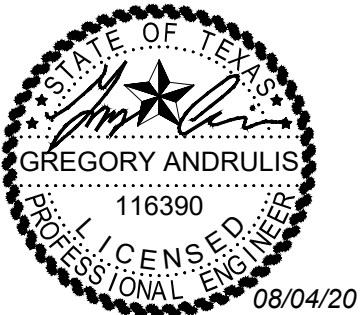
- NOTES:
1. SELECT SOIL TO BE NATIVE TOPSOIL SCREENED TO REMOVE STONES, ROOTS & OTHER OBJECTS LARGER THAN 2" DIAMETER.
2. VEGETATION SHOULD BE PLANTED AND ESTABLISHED THROUGHOUT THE ENTIRE RAIN GARDEN. VEGETATION QUANTITY, SIZE, SPACING AND SELECTION SHALL MEET THE REQUIREMENTS FOR FILTRATION BASINS AS PROVIDED IN ECM SECTION 1.6.7.C, WITH THE EXCEPTION THAT THE RAIN GARDEN DOES NOT REQUIRE A MINIMUM OF FIVE DIFFERENT SPECIES.

48 HOUR DRAWDOWN CALCULATION:

9.6 INCH PONDING DEPTH
0.20 IN/HR INFILTRATION RATE
9.6 / 0.20 = 48 HOUR DRAWDOWN

PROPOSED FULL INFILTRATION
RAIN GARDEN

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
590.7	1,643	0	0	0
591.7	2,335	1,989.00	1,989.00	1,989.00



CIVIL INSITE, LLC
CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

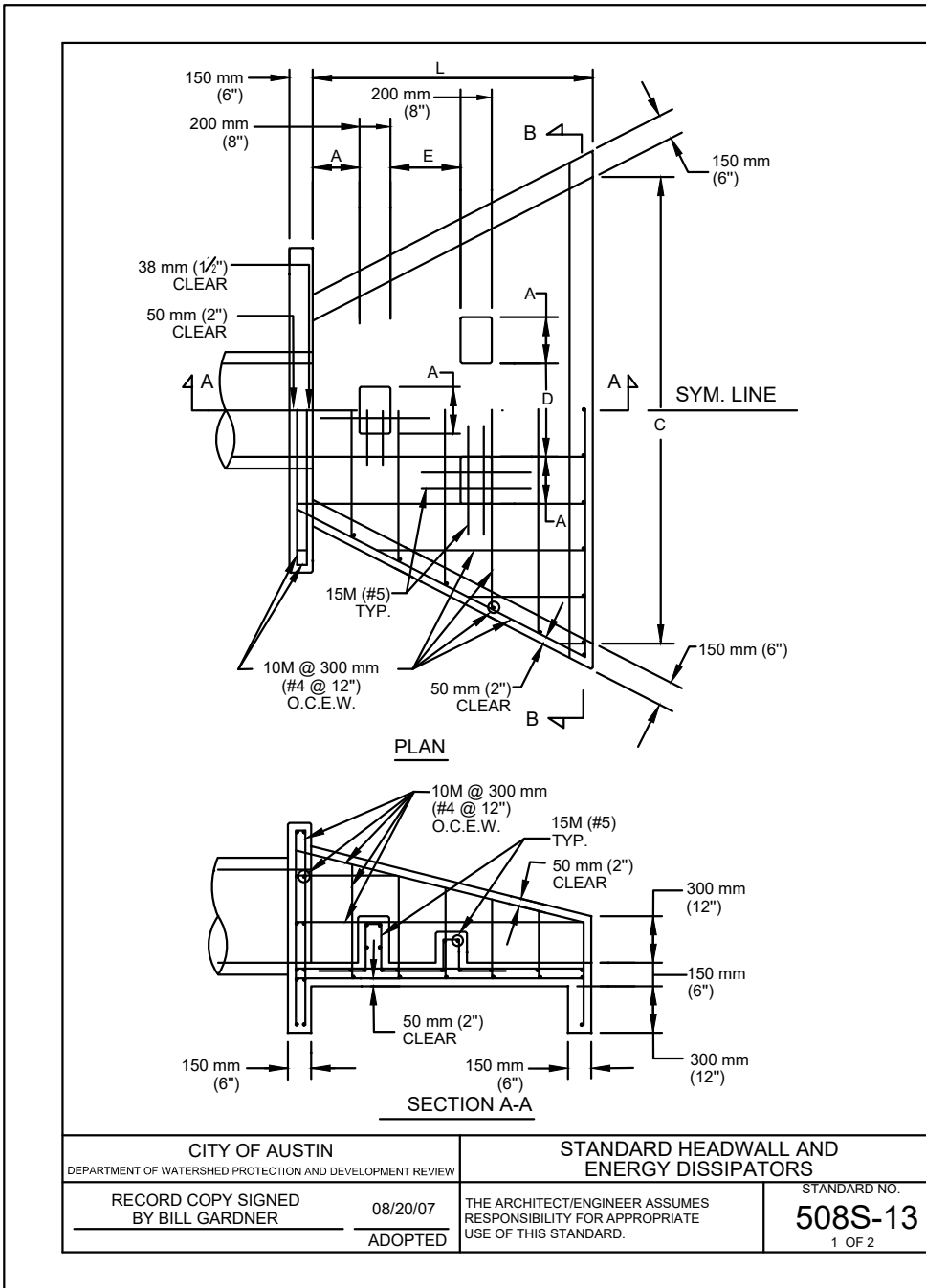
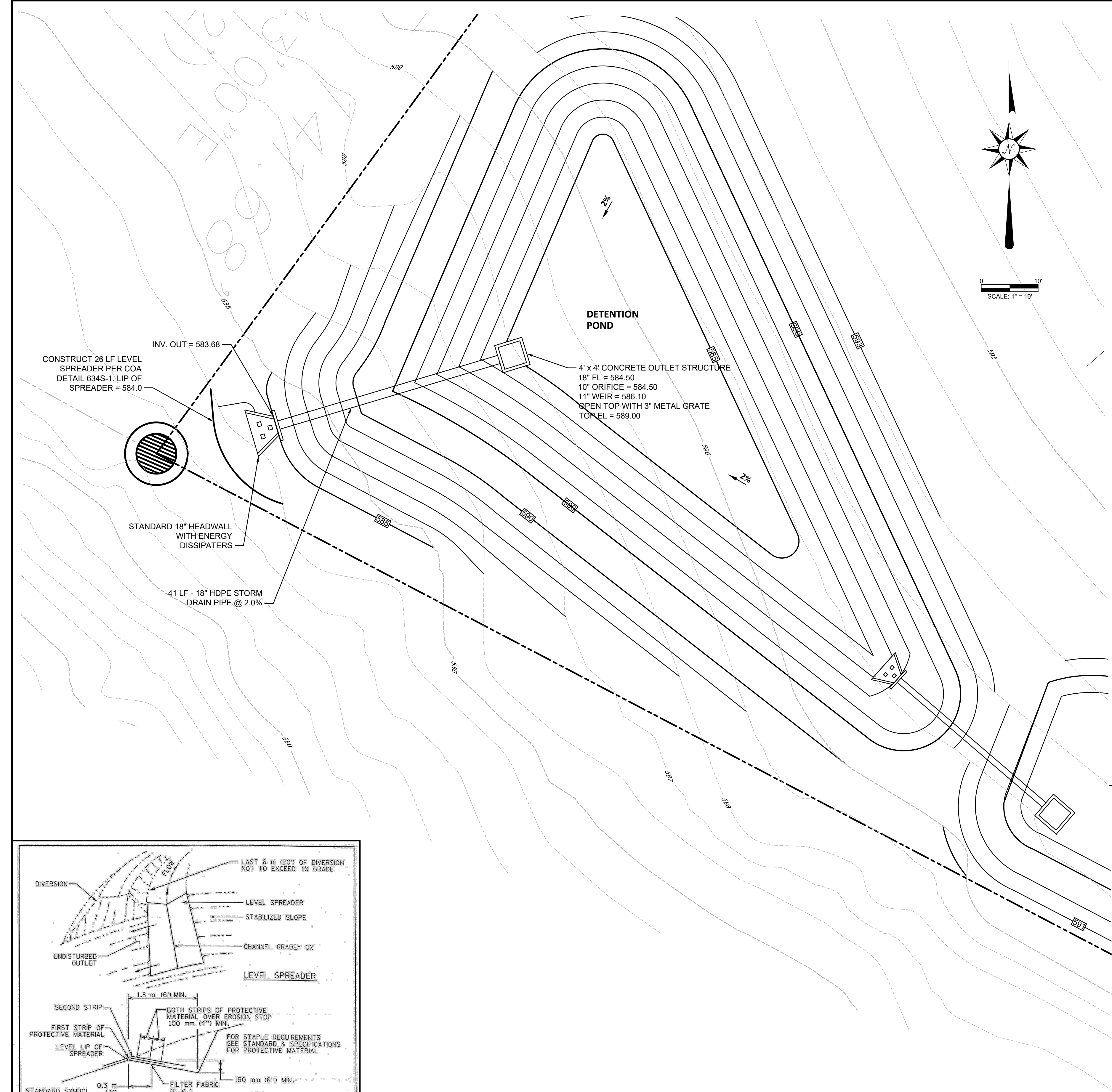
NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

WATER QUALITY PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/6/2020

CASE: SP-2020-0114D SHEET:12 OF: 17



NOTES:

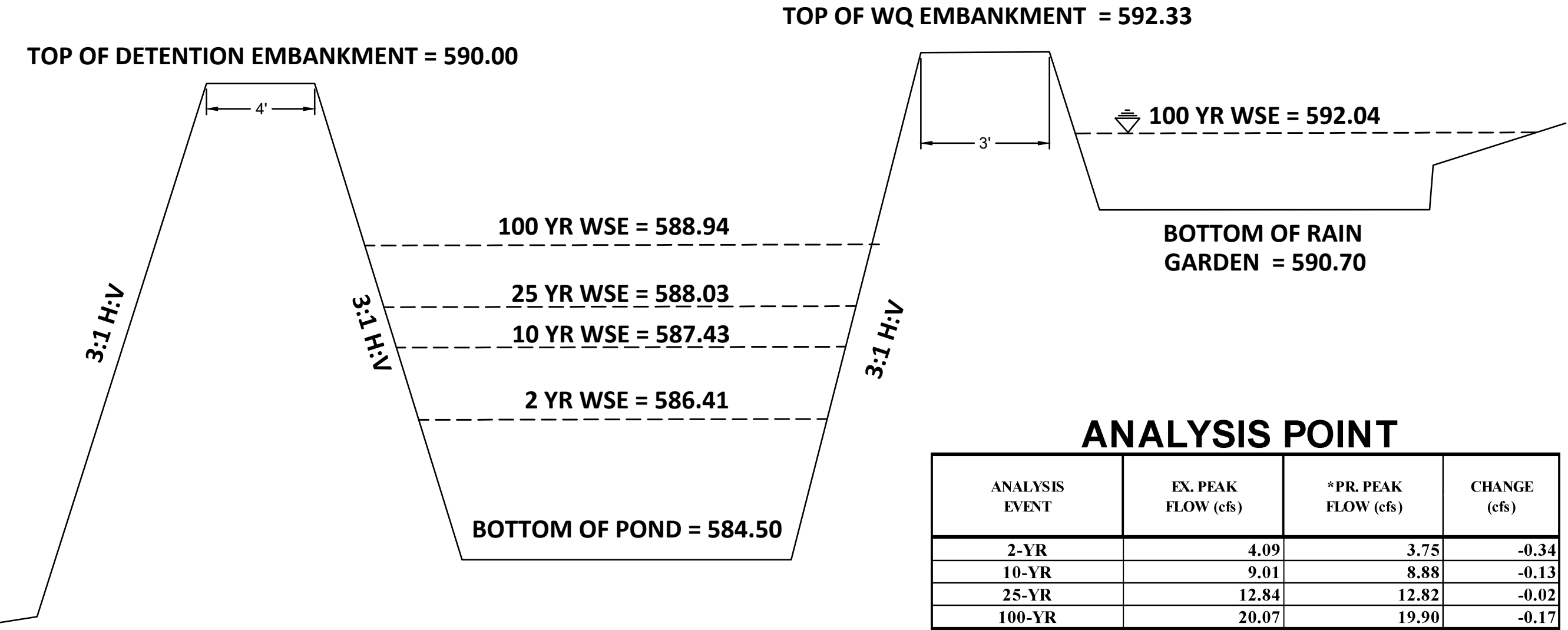
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S, CONCRETE FOR STRUCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1067 mm (42")	1219 mm (48")	1372 mm (54")	1524 mm (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	300 mm (12")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	225 mm (9")	250 mm (10")	300 mm (12")	300 mm (12")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
L	137 mm (5 1/4")	188 mm (7 3/8")	188 mm (7 3/8")	208 mm (8 1/4")	225 mm (9")	250 mm (10")	274 mm (10 3/4")	320 mm (12 5/8")	368 mm (14 4/8")	411 mm (16 1/4")	457 mm (18")
E	300 mm (12")	250 mm (10")	400 mm (16")	400 mm (16")	500 mm (20")	500 mm (20")	600 mm (24")	700 mm (28")	800 mm (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 FPS) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
RECORD COPY SIGNED BY BILL GARDNER
08/20/07
ADOPTED

STANDARD HEADWALL AND ENERGY DISSIPATORS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 508S-13
1 OF 2



ANALYSIS EVENT	EX. PEAK FLOW (cfs)	*PR. PEAK FLOW (cfs)	CHANGE (cfs)
2-YR	4.09	3.75	-0.34
10-YR	9.01	8.88	-0.13
25-YR	12.84	12.82	-0.02
100-YR	20.07	19.90	-0.17

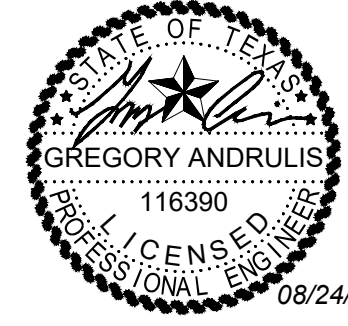
*The proposed peak flows after detention pond mitigation

PROPOSED DETENTION POND

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
584.5	100	0	0	0
585	1,496	798.00	478.80	478.80
586	2,195	1,845.50	1,845.50	2,324.30
587	2,975	2,585.00	2,585.00	4,909.30
588	3,826	3,400.50	3,400.50	8,309.80
589	4,736	4,281.00	4,281.00	12,590.80
590	5,707	5,221.50	5,221.50	17,812.30

CIVIL INSITE, LLC

CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
812.366.5616
FIRM REGISTRATION NO. F-19483



ENCORE MECHANICAL

10340 SPRINGDALE RD

DETENTION PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/6/2020

CASE: SP-2020-0114D SHEET: 13 OF: 17

ENCORE MECHANICAL DRAWINGS 312 DETENTION PLAN.DWG

GENERAL NOTES:

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

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY BILL GARDNER
08/20/07
ADOPTED

LEVEL SPREADER
STANDARD NO. 634S-1
1 OF 2

DETENTION POND A STAGE-DISCHARGE TABLE	
STAGE (ft)	TOTAL DISCHARGE RATE (cfs)
585.00	0.82
586.00	2.73
587.00	6.41
588.00	12.63
589.00	20.44

DETENTION SUMMARY			
SCENARIO	MAXIMUM POND WATER SURFACE ELEVATION (feet)	PEAK POND DISCHARGE RATE (cfs)	MAXIMUM POND STORAGE (acre-feet)
2 YEAR	586.41	3.75	0.07
10 YEAR	587.43	8.88	0.14
25 YEAR	588.03	12.82	0.19
100 YEAR	588.94	19.90	0.28

GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

Use of Electronic Files General Disclaimer: Use of the attached files in any manner indicates your acceptance of terms and conditions as set forth below. If you do not agree to all of the terms and conditions, please contact Austin Water pipeline engineering, project coordinator prior to use of the referenced information. Please be advised that the attached files are in a format that can be altered by the user. Due to this fact, any reuse of the data will be at the user's sole risk without liability or legal exposure to The City of Austin and user shall indemnify and hold harmless The City of Austin from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using the digital file. In addition, it is the responsibility of the user to compare all data with the PDF version of this drawing. In the event there is a conflict between the PDF version drawing and the electronic file, the PDF version drawing shall prevail.



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 505 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report					
TEST DATE: 02/11/19		COMPANY: PREV		OFFICER: CHAF/CARR	
TIME: 1:45 HRS					
RESIDUAL HYDRANT					
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	ADD BOX #	
N28	634543	8	8	04-2604	
BLK #	DIRECTION	STREET NAME		TYPE	
9900		SPRINGDALE		RD	
STATIC PRESSURE (PSI): 114		RESIDUAL PRESSURE (PSI): 92			
COMMENTS:					
FLOW HYDRANT					
MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	ADD BOX #	
N29	186398	8	8	04-2304	
BLK #	DIRECTION	STREET NAME		TYPE	
10400		SPRINGDALE		RD	
STATIC PRESSURE (PSI): 104		VELOCITY PRESSURE (PSI): 35			
d = discharge coefficient length 24" butt = .9 4457' flow = .75					
diffuser = N/A					
FLOW RATE (GPM) = 827					

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

INSPECTION NOTES

Please contact Development Services Department, Site and Subdivision Inspection at sitesubintake@austintexas.gov for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

PROJECT INFORMATION¹

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA	
GRID NUMBER:	MN-29
MAPSCO NUMBER:	585A
AW INTERSECTION NUMBER:	11533
BUILDING SIZE IN SQUARE FEET:	11,250 SF
BUILDING TYPE PER IFC:	III-A
BUILDING HEIGHT:	19 FEET
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	1,812 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	1,500 GPM
REDUCED FIRE FLOW PER _% FIRE SPRINKLER REDUCTION:	N/A
MINIMUM FIRE FLOW:	1,500 GPM
DOMESTIC WATER DEMAND IN GPM:	12.8 GPM
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS (CIRCLE APPLICABLE ITEM):	8
AUSTIN WATER PRESSURE ZONE:	NORTH
STATIC WATER PRESSURE IN PSI:	114 PSI
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	114 PSI
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	114 PSI
MAXIMUM IRRIGATION DEMAND:	N/A
FIRE LINE VELOCITY: 8" SIZE OF FIRE LINE	9.6 FPS
DOMESTIC LINE VELOCITY: 1" SIZE OF DOMESTIC LINE	5.2 FPS

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

1. WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.

2. ON MINIMUM FIRE FLOW, FOR COMMERCIAL DEVELOPMENT, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER AND 1000 GALLONS PER MINUTE ON RESIDENTIAL DEVELOPMENT/SUBDIVISION.

Meter Notice:

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

Meter(s) Requirement for Project:

Address: 10340 SPRINGDALE ROAD

Proposed Use: OFFICE/WAREHOUSE

Type: P.D.

Size: 5/8" GPM Range: 1 - 20 GPM

Service Units: 1

Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size: GPM Range:

Service Units:

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

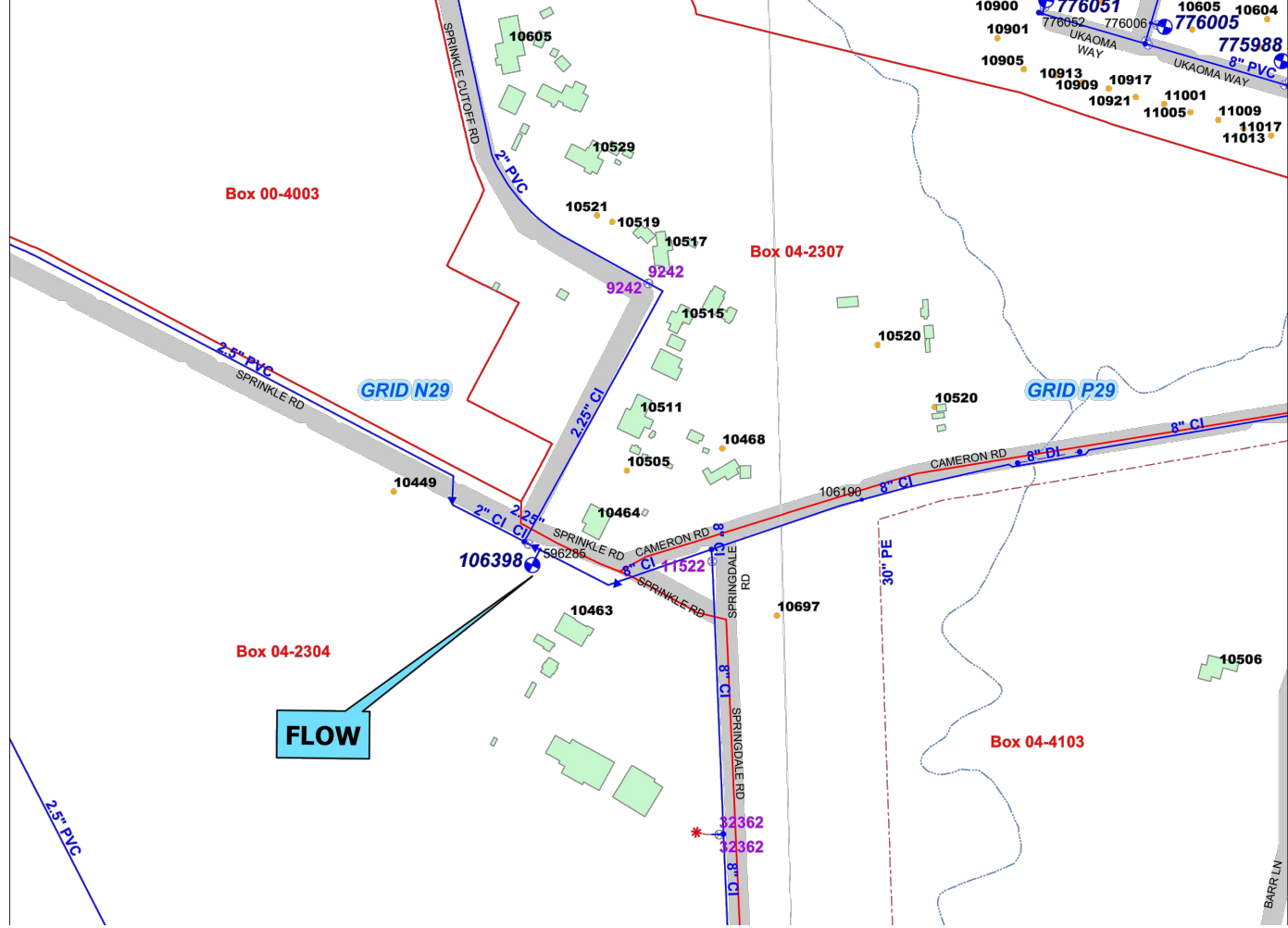
Size: GPM Range:

STANDARD CONSTRUCTION NOTES

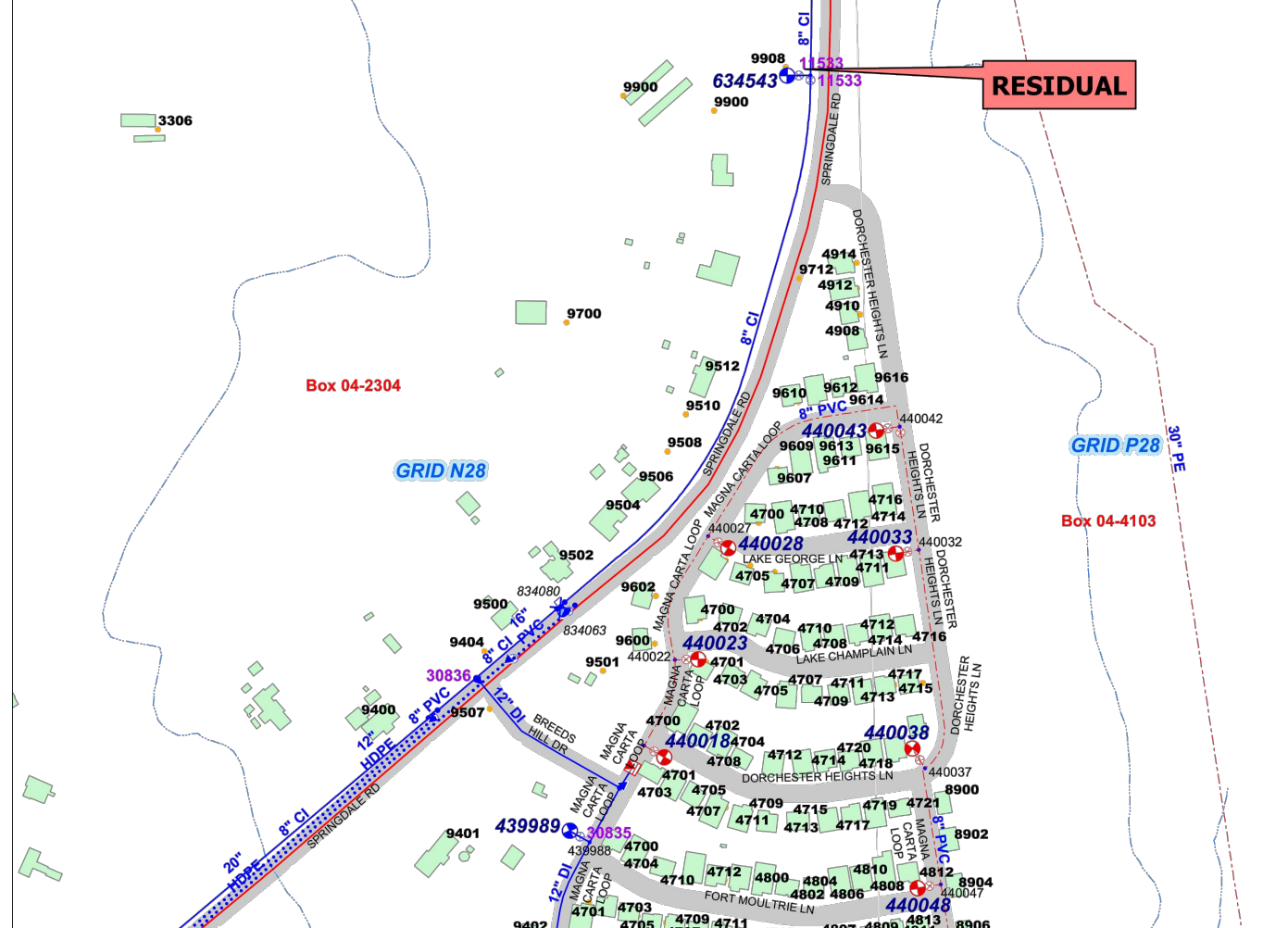
November 23, 2017

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
4. 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.
5. NO OTHER UTILITY SERVICE/APPERTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
6. THE CITY SPECIFICATION ITEM 5015 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(2) AND SPL WW 27-A and WW 27-F.
10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 5115.4 AND SHALL BE PAINTED PLYNT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPURTENANCES.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
12. 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.
13. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
14. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
15. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
16. WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
19. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES.
20. CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.
21. SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS. THE SUBMITTAL WILL NEED TO BE INCLUDED IN THE PLAN SET AS THRU A CORRECTION PROCESS.
22. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
23. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
24. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO: PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133.
25. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
26. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
27. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
28. ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
29. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
30. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

10400 BLK SPRINGDALE RD...BOX 2304 (FLOW HYD)



10400 BLK SPRINGDALE RD...BOX 2304 (RESID HYD)



REVIEWED
September 09, 2020
Austin Water
Jason Inge

AUSTIN WATER
EXPIRATION DATE
September 09, 2023

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	53 LF	8 INCH	ONE
WASTEWATER MAIN	N/A	N/A	N/A
RECLAIMED WATER MAIN	N/A	N/A	N/A
WATER SERVICE	N/A	N/A	N/A
WASTEWATER SERVICE	N/A	N/A	N/A
RECLAIMED WATER SERVICE	N/A	N/A	N/A

EXPAND OR REDUCE TABLE AS NEEDED
THE INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

DOES THIS PROJECT NEED AULCC REVIEW ?

☐ YES

☒ NO

IF YES, PLEASE PROVIDE UCC#

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-OF-WAY REVIEW, THROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

☐ YES

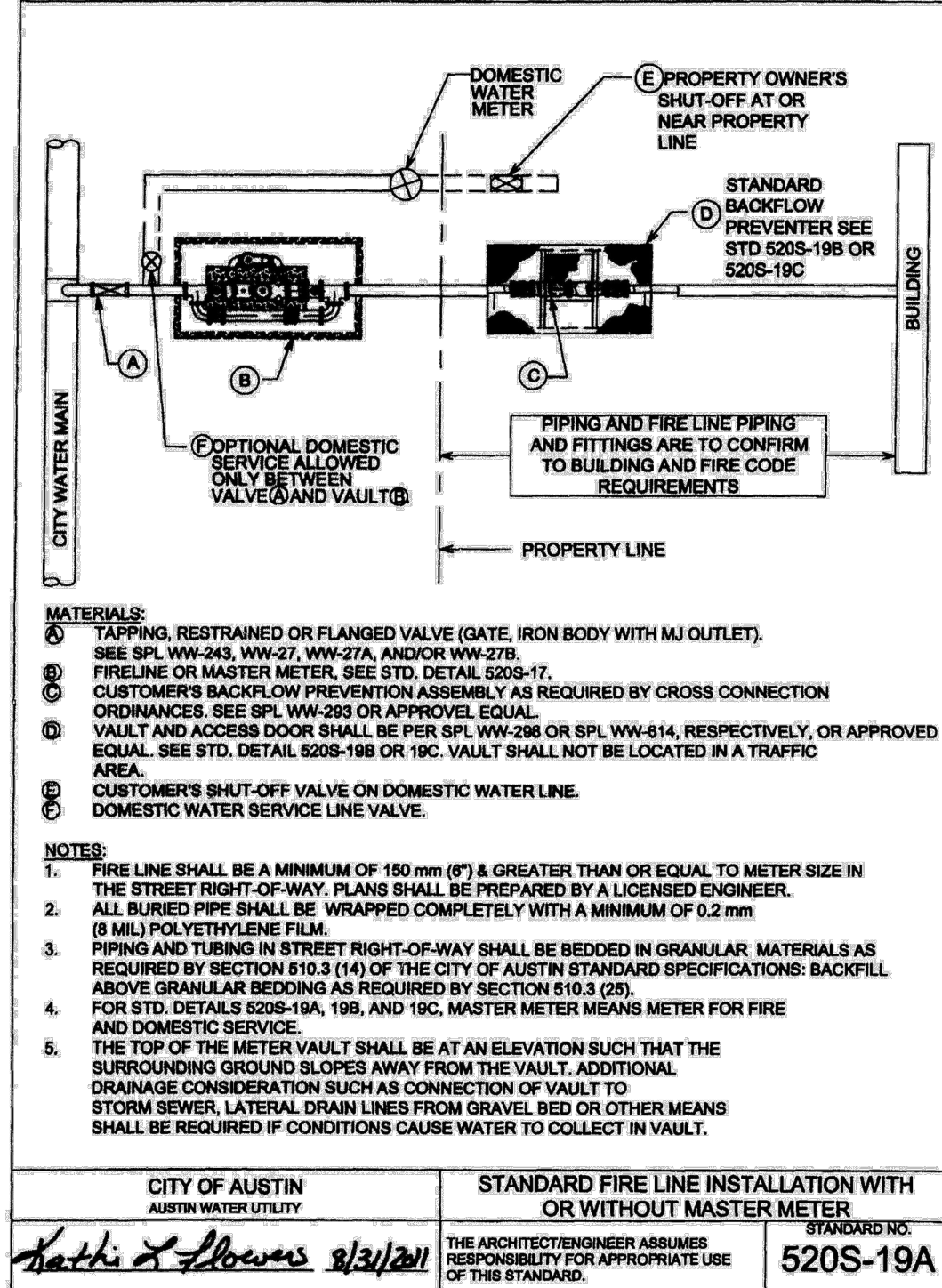
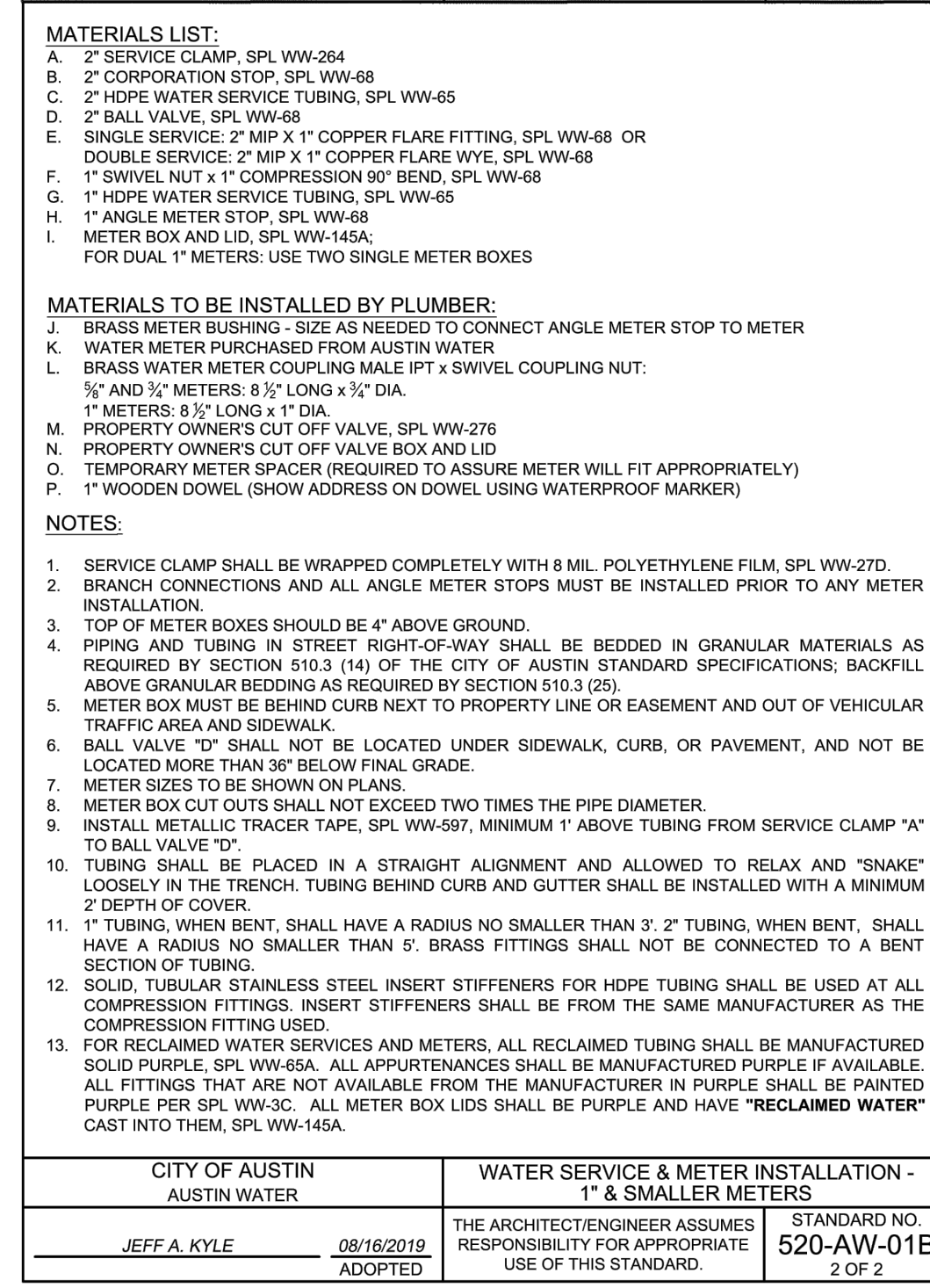
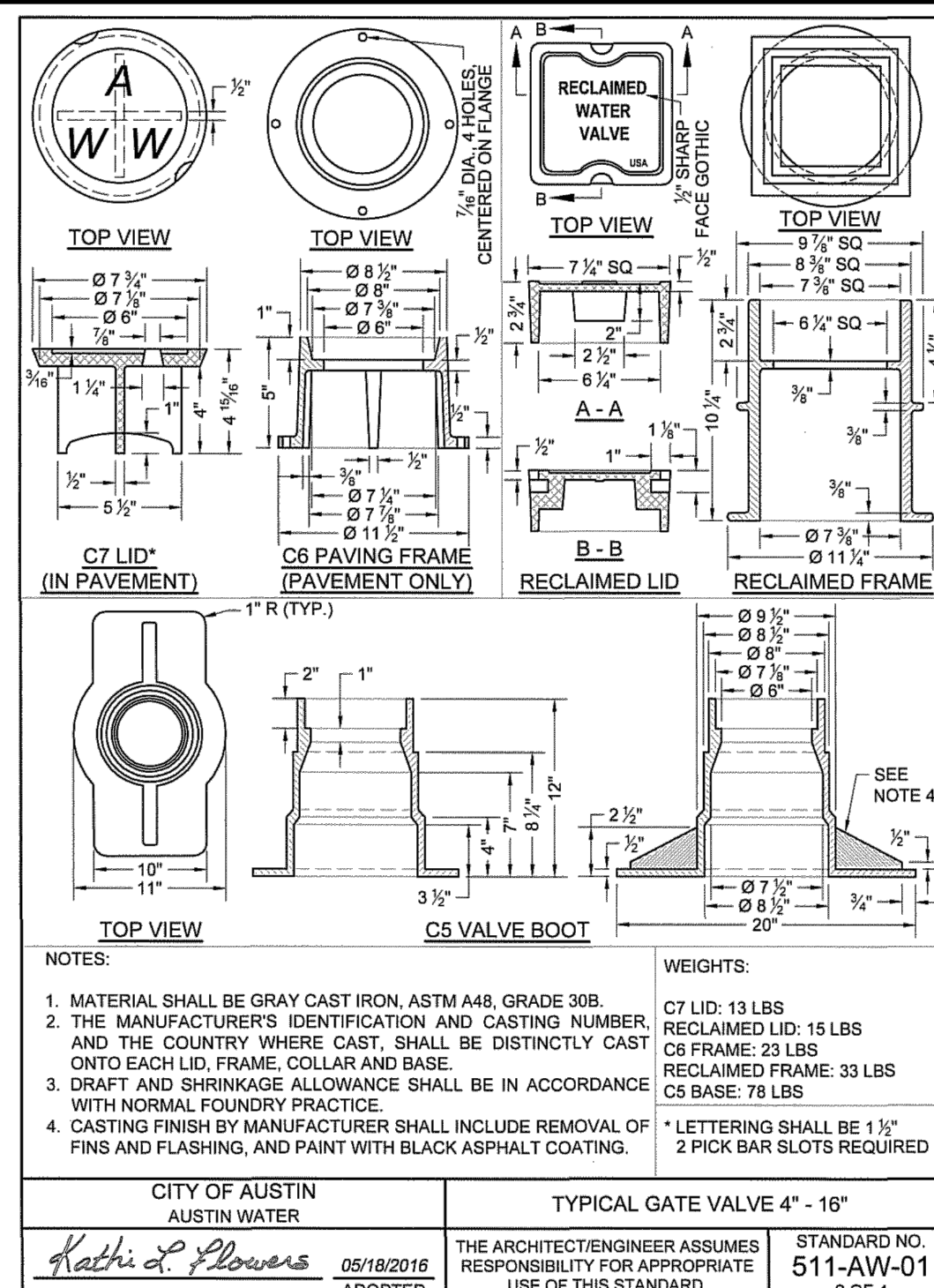
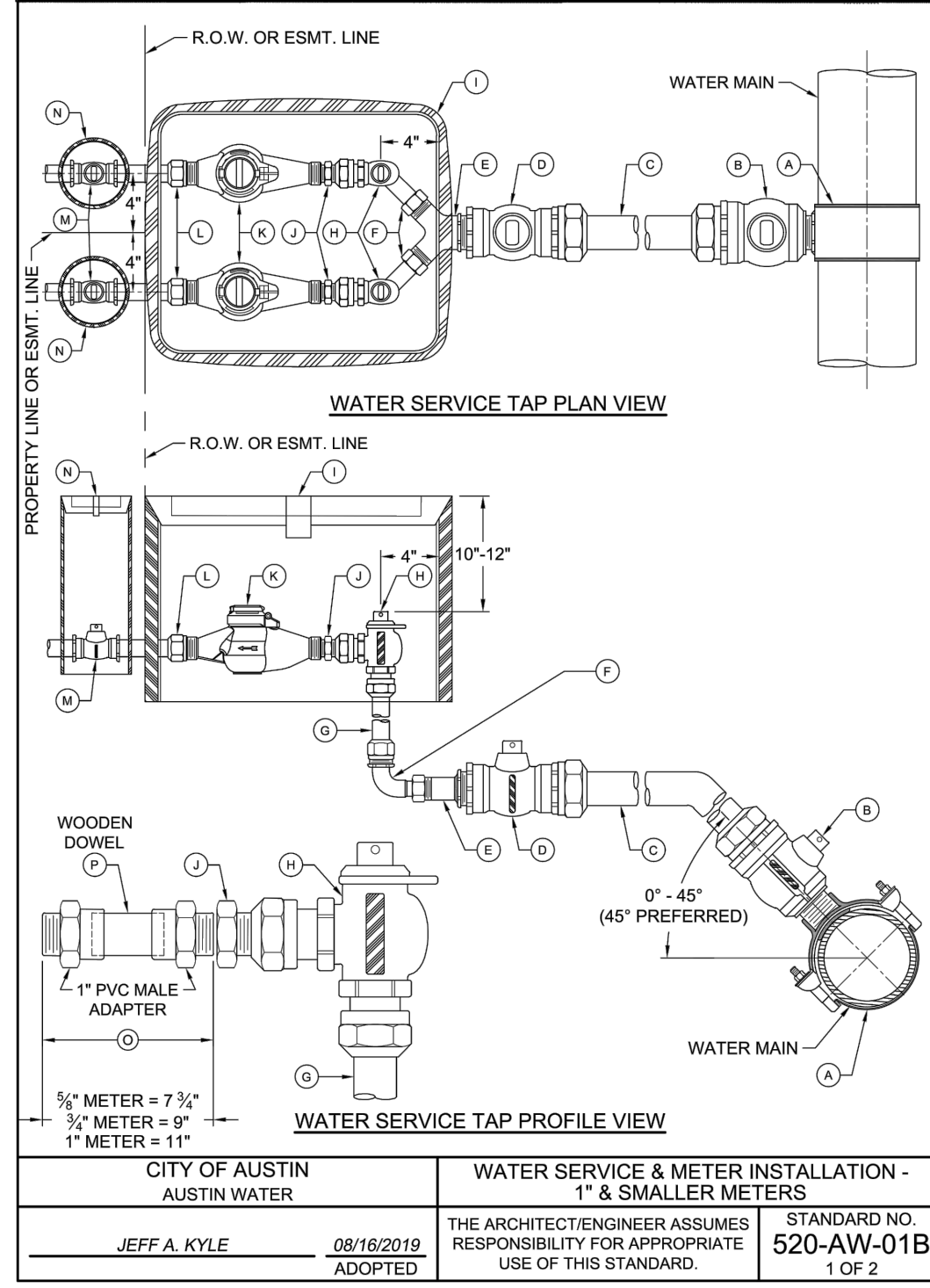
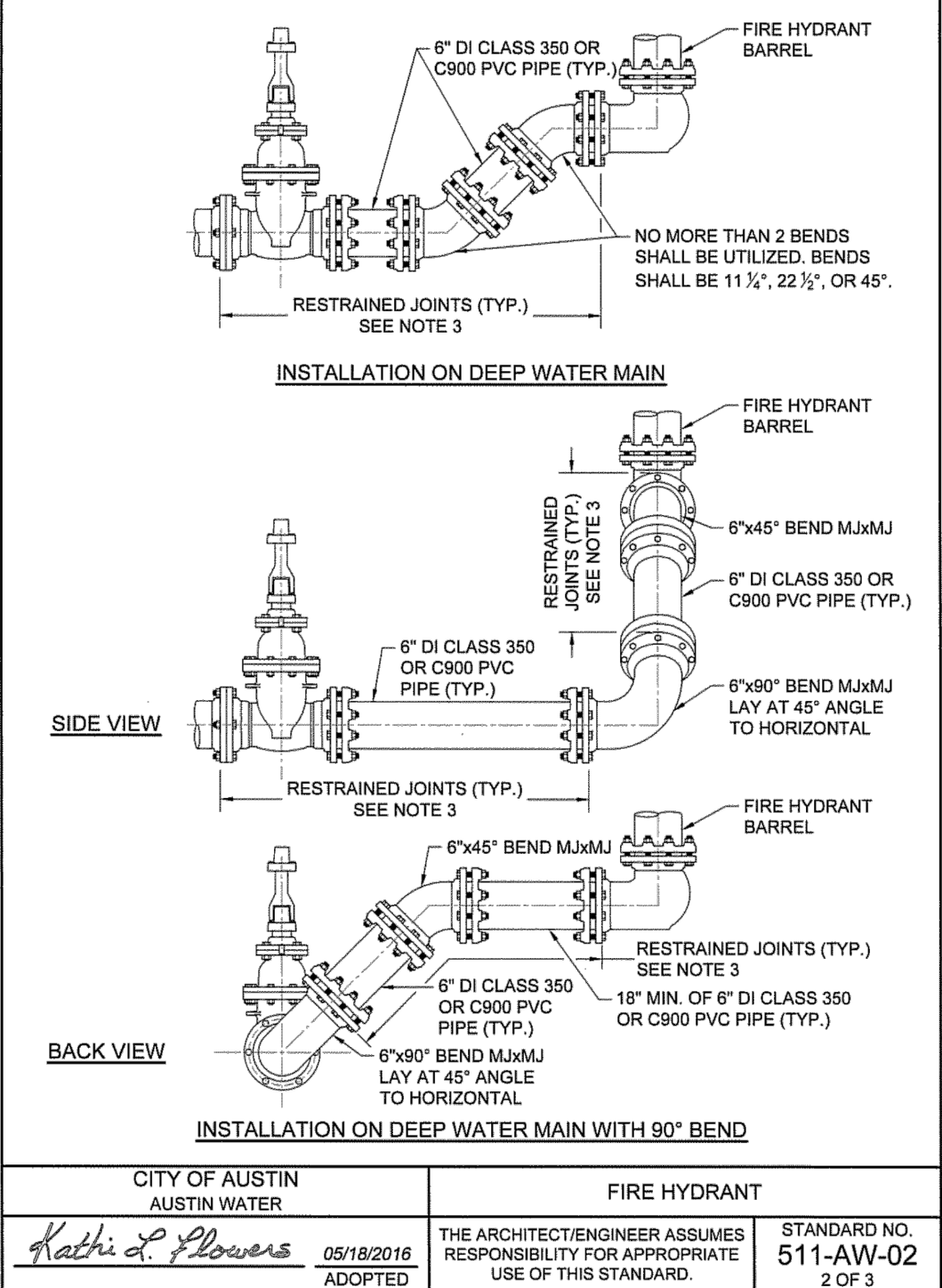
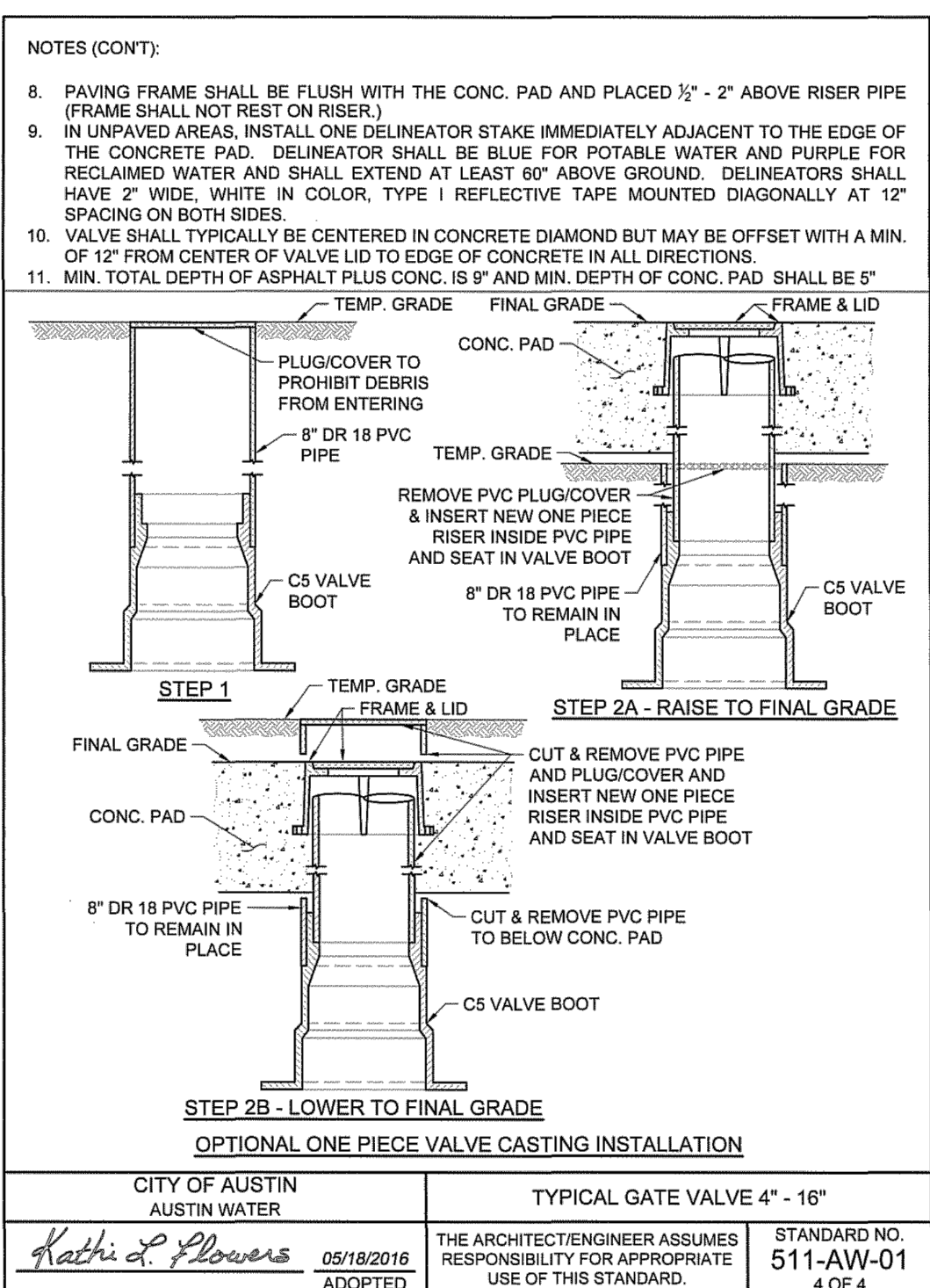
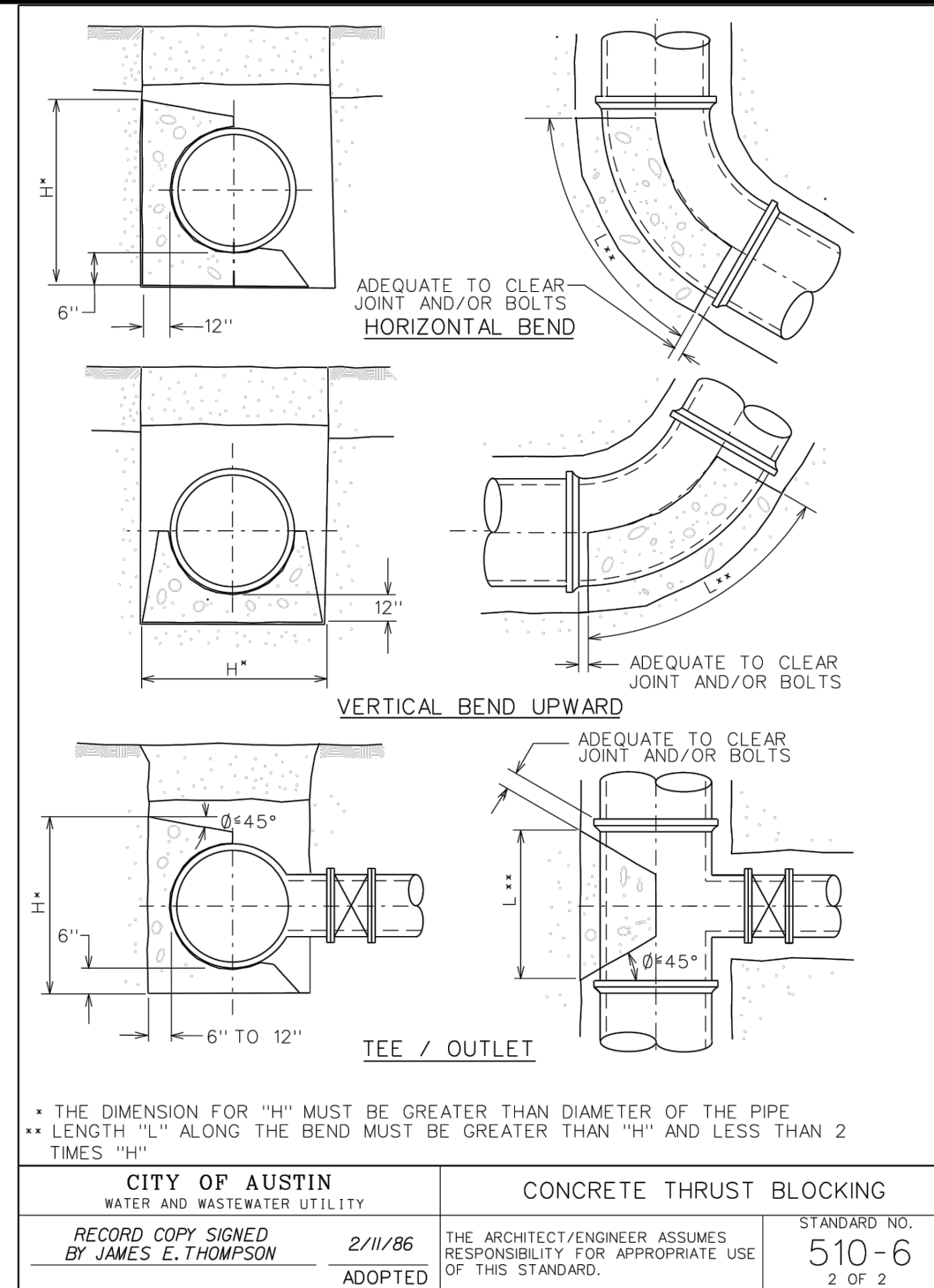
☒ NO

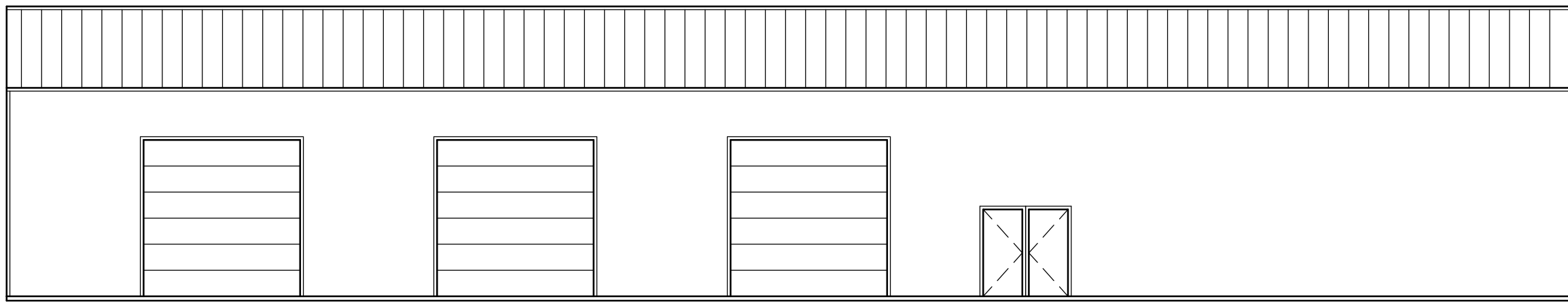


AUSTIN WATER GENERAL INFORMATION AND
CONSTRUCTION NOTES FOR COMMERCIAL SITES AND
SUBDIVISION PLANS

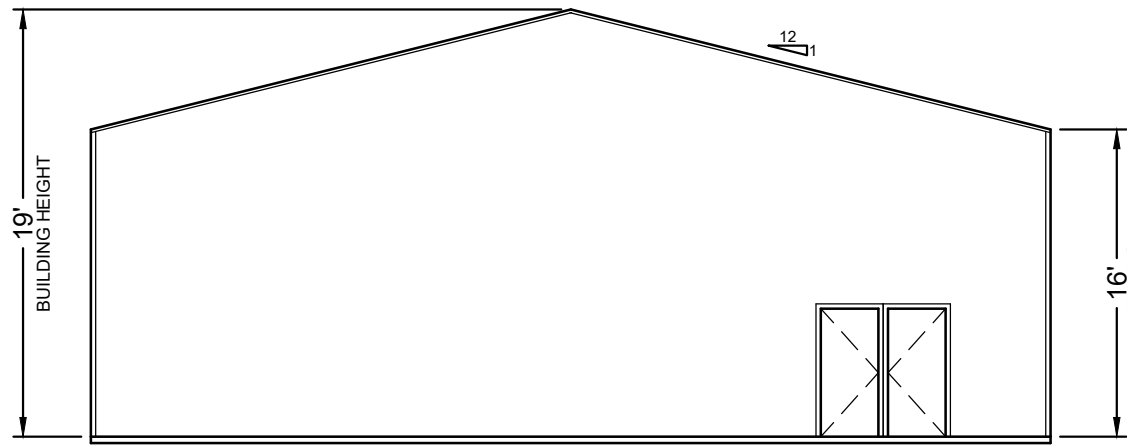
CITY OF AUSTIN
AUSTIN WATER
March 2019

VERSION 1.2
STANDARD NO.
1 OF 1

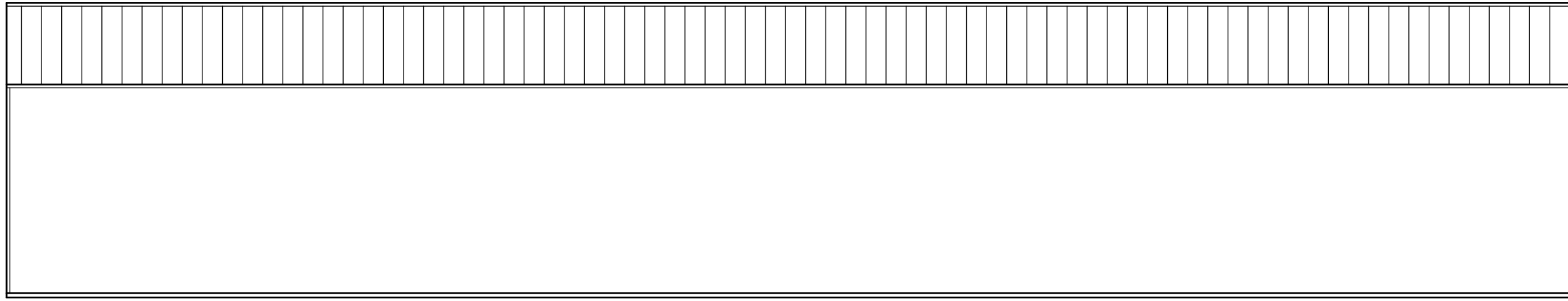




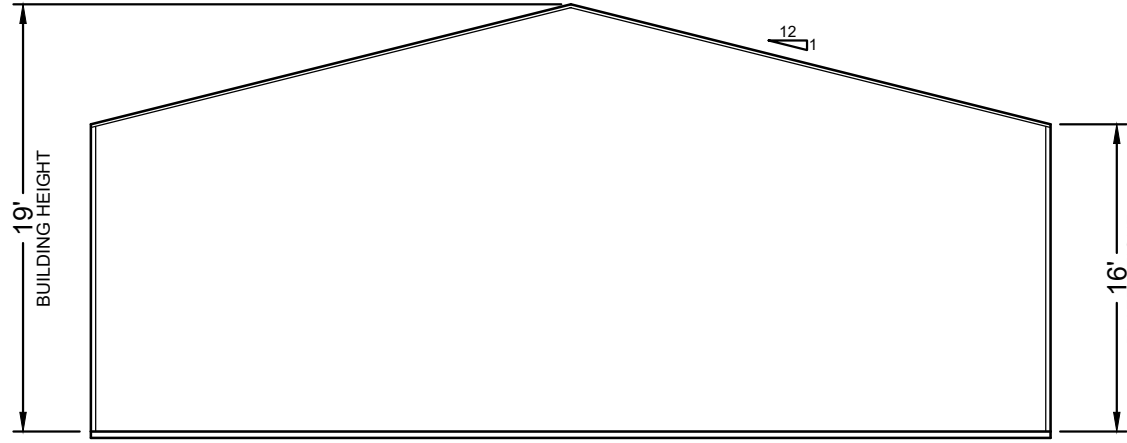
NORTH ELEVATION
NTS



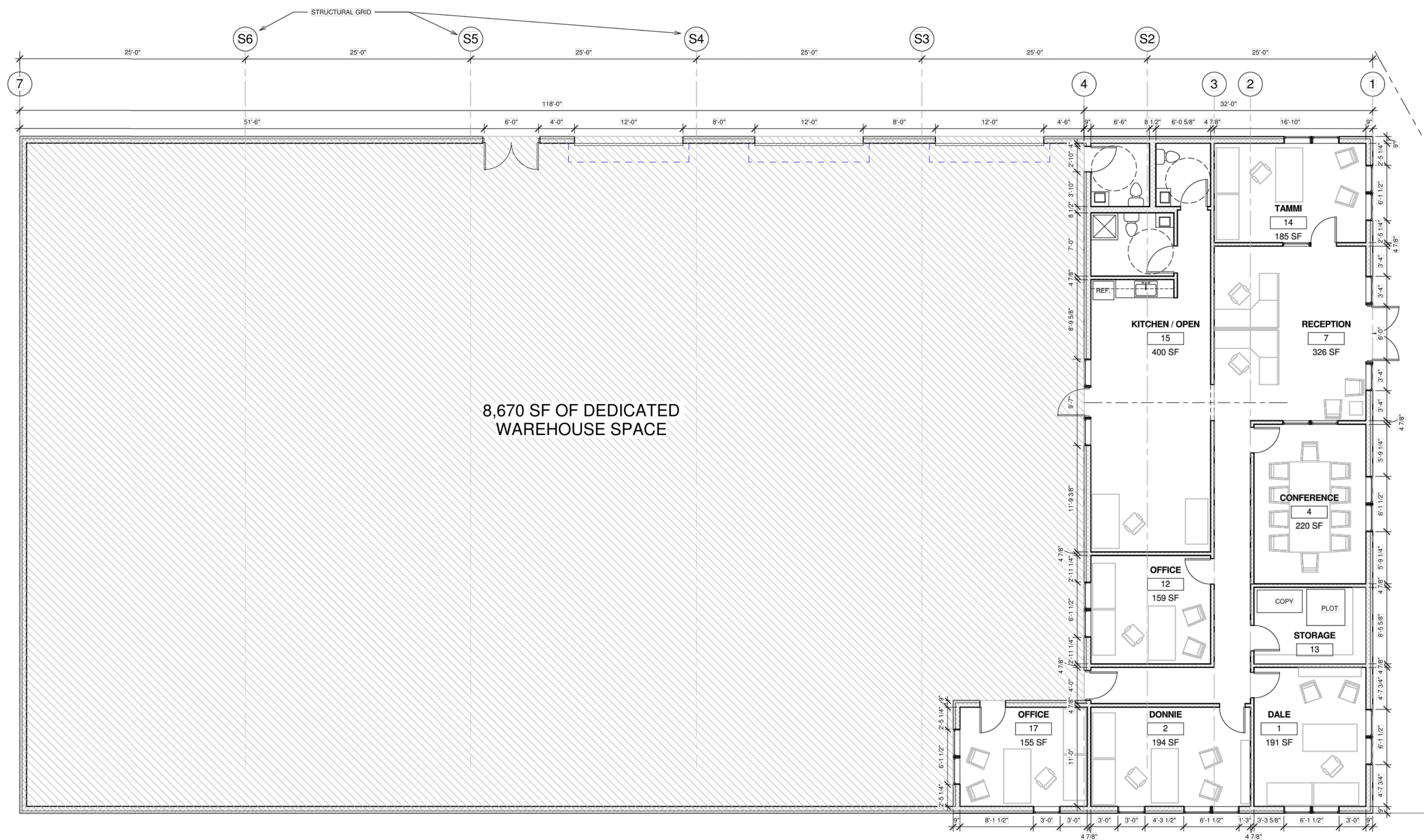
EAST ELEVATION
NTS



SOUTH ELEVATION
NTS



WEST ELEVATION
NTS



8,670 SF OF DEDICATED
WAREHOUSE SPACE

ENLARGED FLOOR PLAN
3/16" = 1'-0"

ARCHITECTURAL²

PO Box 1075
Park City, UT 84060
p 512-656-1745
courtneykizer@gmail.com

COURTNEY
MARIE KIZER
403769
LICENSED ARCHITECT

REVISIONS:
2017 06 22 CLIENT REVIEW

ENCORE MECHANICAL HQ

10400 SPRINGDALE ROAD
AUSTIN, TEXAS

OFFICE
PLAN

SHEET NUMBER

A101



CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

NO.	DATE	REVISION	BY

ENCORE MECHANICAL
10340 SPRINGDALE RD

BUILDING ELEVATIONS

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 3/5/2020