

Resubdivision of Lot 1
of the Resubdivision of Lots 1 thru 4 inclusive of
Peschka Subdivision

1405 Rabb Road
Austin, Texas 78704

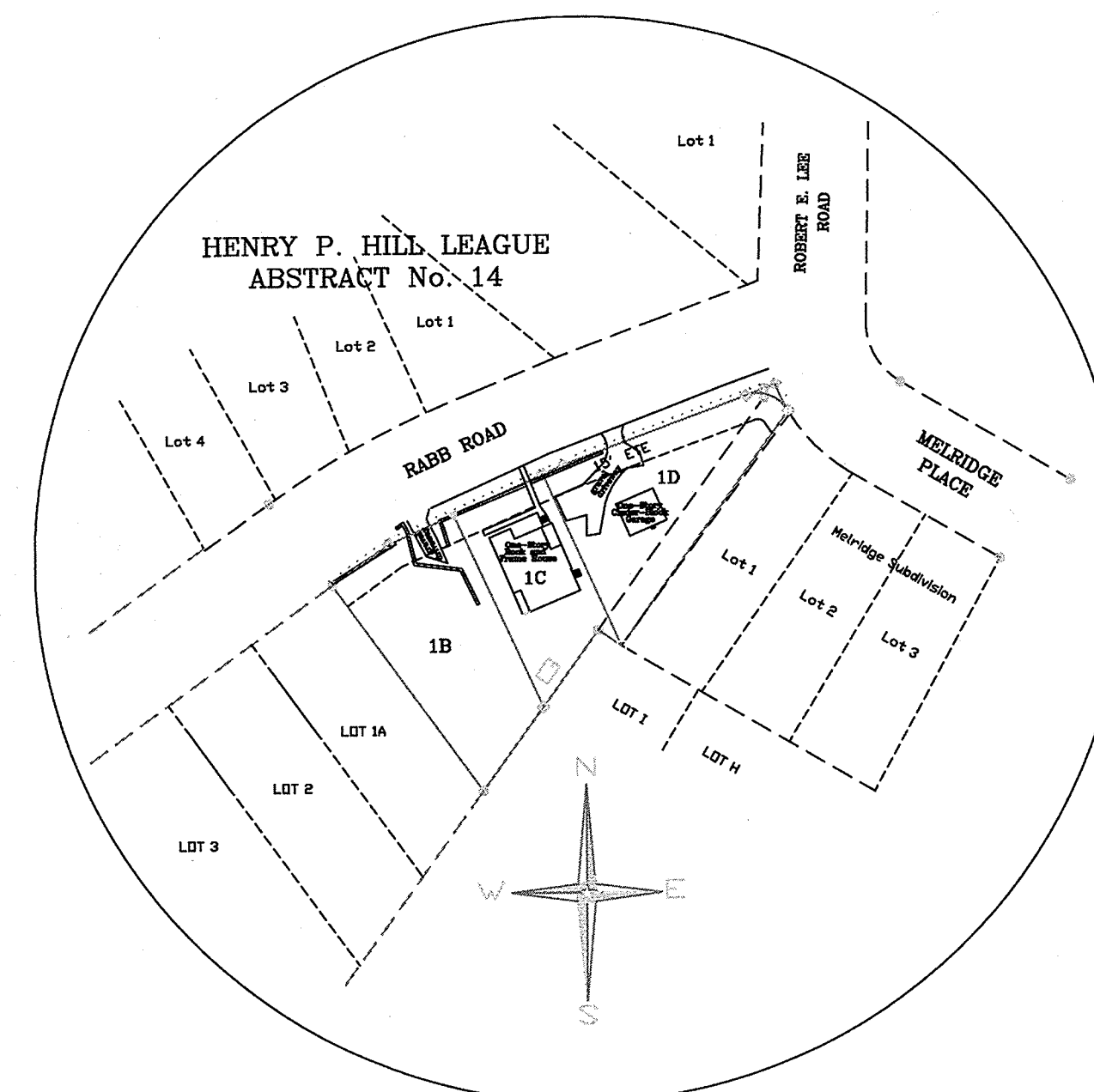
Water Quality Site Plan

Case Number: SP-2016-0111DS

Owner: JP Custom Homes, LLC (Justin Poses)
Tel: (512)791-0932
Address: 401 Congress Suite 1540, Austin, TX 78701

NOTES:

- This project is located over the Edwards Aquifer Recharge Zone. This project is located in the Lady Bird Lake Watershed, classified as Barton Springs Zone, Drinking Water Protection Zone.
- This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provisions that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.



SITE LOCATION
NO SCALE

Drawing No.	List of Drawings
1	Existing and Proposed Impervious Cover
2	Drainage & Erosion Control Plan
3	Bioretention Bed Layout & Details
4	Rainwater Harvesting Strategy Details
5	Notes and Standard Details

Save Our Springs Ordinance
Operating Permit: NA

City of Austin Approval:

Signature: [Signature] P.E. Date: 4/11/2016

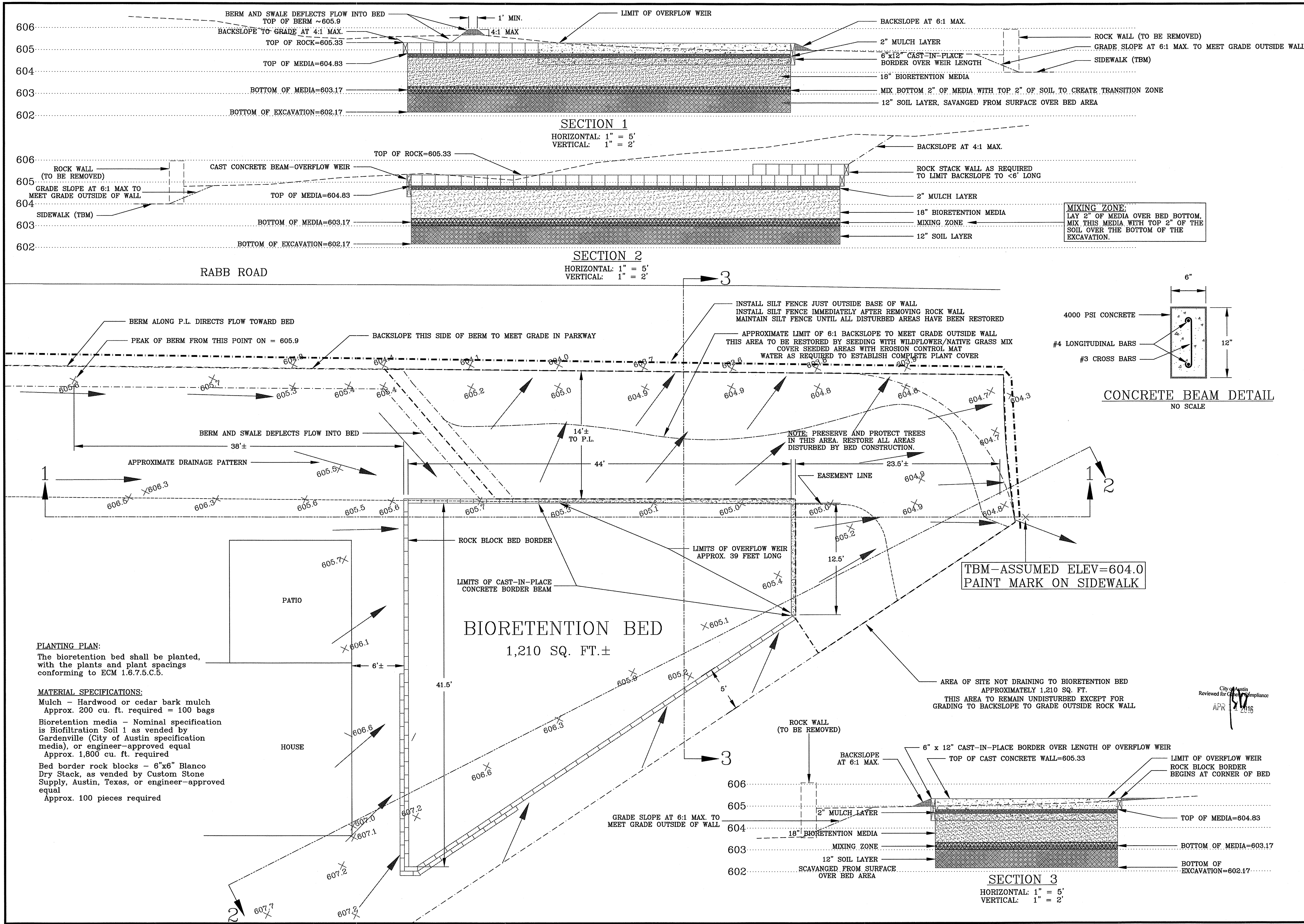
David Venhuizen, P.E.
Planning and Engineering as it Water
and Environmental Values Matter
512/442-4047
5803 Gateshead Drive
Austin, Texas 78745
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T.B.P.E #F2231



David Venhuizen
3/14/16

Title Sheet



Correction/Revision		No.	By	Date

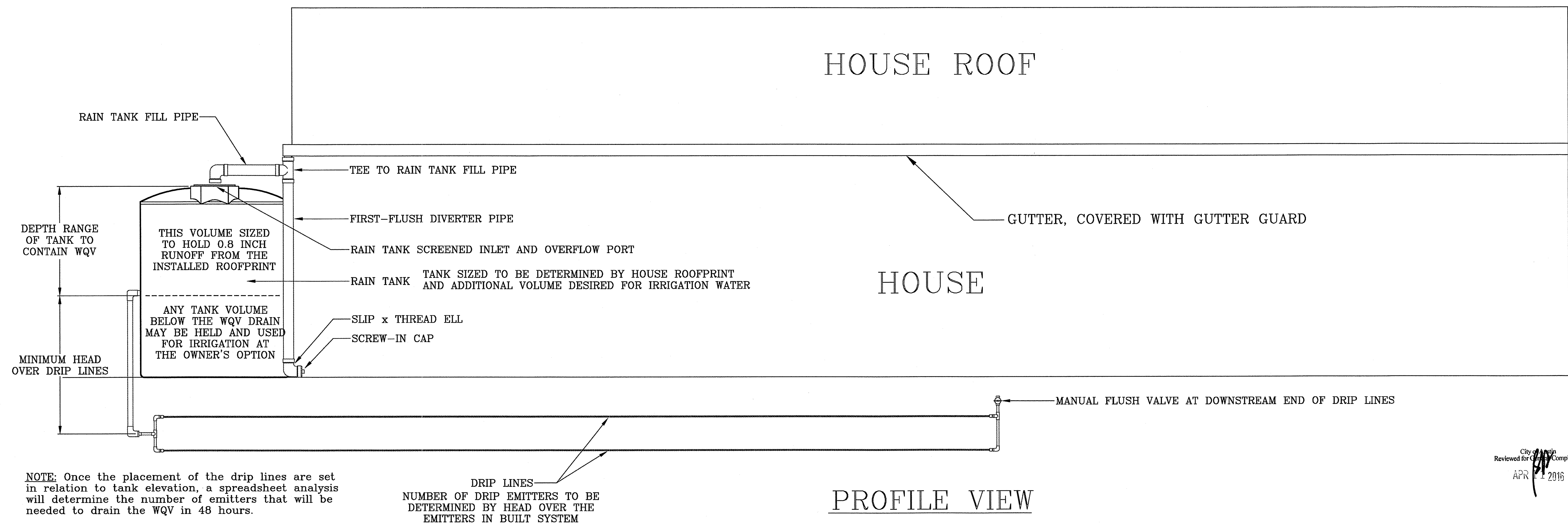
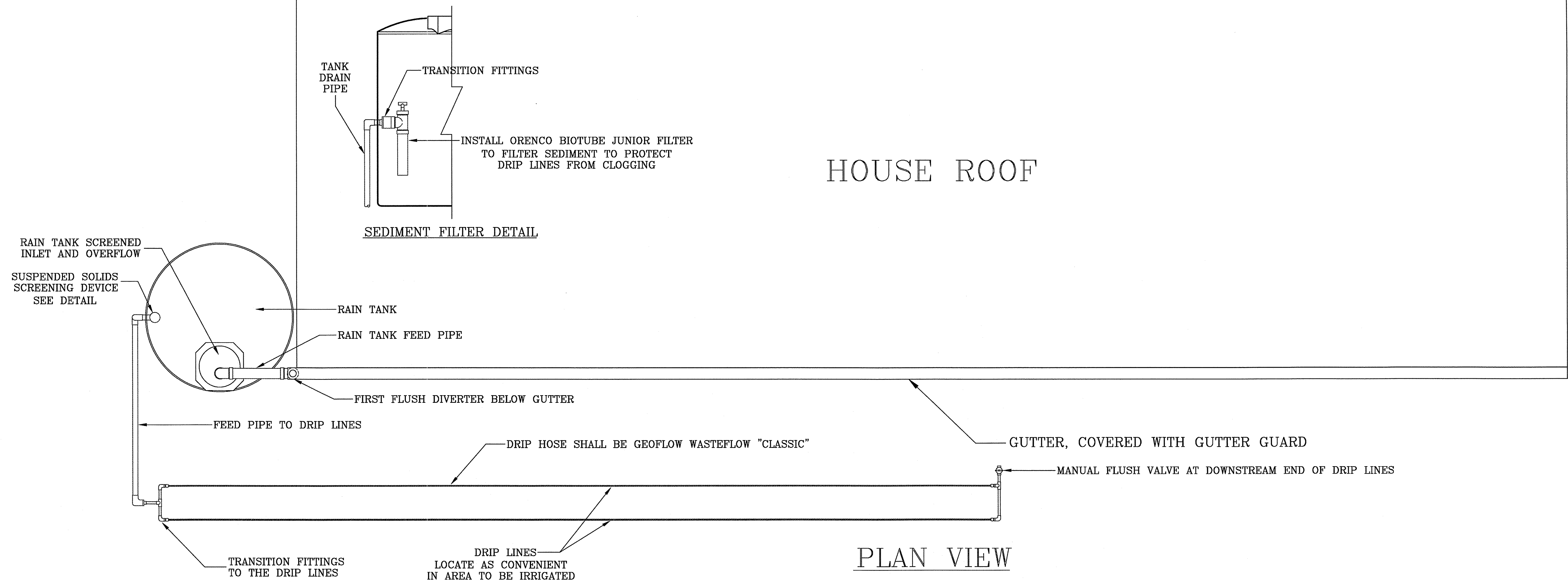
Peschka Resubdivision Water Quality Management Plan
Bioretention Bed Layout & Details
1405 Rabb Road, Austin, Texas 78704
Client: JP Custom Homes
Drawing ID: BEDETTL
Date Drawn: Mar. 2016
Scale: 1" = 5'

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T.B.P.E. #F2231

STATE OF TEXAS
D. VENHUIZEN
47803
PROFESSIONAL ENGINEER
3/14/16

Drawing No. 3 of 5

[illegible]

Peschka Subdivision Water Quality Management Plan			
Rainwater Harvesting Strategy Details			
1405 Rabb Road, Austin, Texas 78704			
Client: JP Custom Homes	Drawn by: DV	Drawing ID: RWHPLAN	Date Drawn: Feb. 2016
	Checked by: DV		Scale: 1" = 2'

David Venhuizen, P.E.
Planning and Engineering as it Water
and Environmental Values Matter

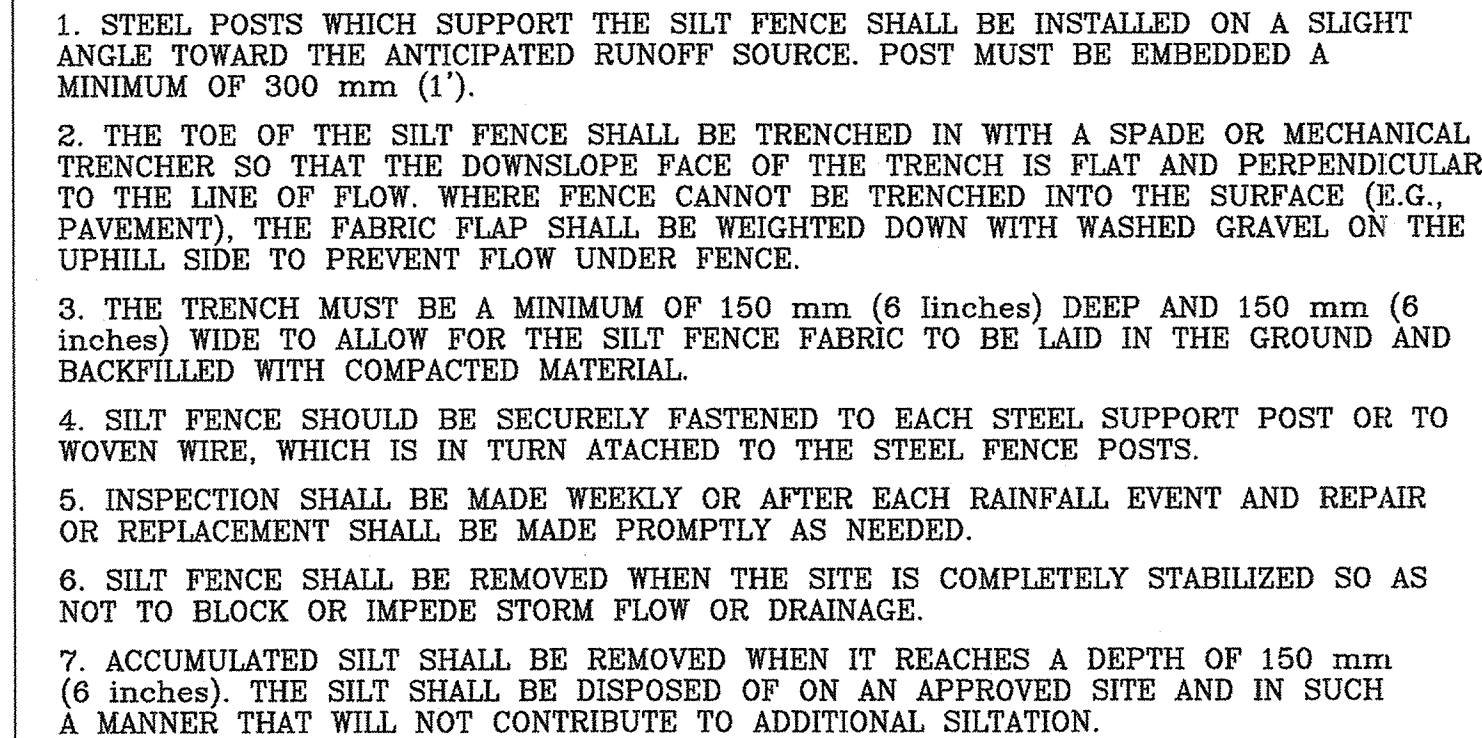
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1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection 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 Stormwater Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspector's directives, and the construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the bioretention bed 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 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.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
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 to the Watershed Protection and Development Review Department indicating that construction, including revegetation, 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.
11. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Watershed Protection and Development Review Department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
12. After a final inspection has been conducted by the City Inspector and with the 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.



SILT FENCE

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

STANDARD No.
642S-1

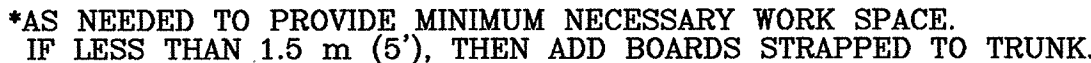


Diagram illustrating the Tree Protection Zone (TPZ) around a tree, showing the relationship between the tree, its root zone, and the surrounding area.

- TREE PROTECTION FENCE**: Indicated by a line with 'X' marks around the tree.
- CRITICAL ROOT ZONE**: The area within the tree protection fence.
- 6 m FOR 100 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)**: The radius of the tree protection zone.
- DRIPLINE**: The outer boundary of the tree's canopy.
- WOOD CHIP MULCH AREA**: The area between the dripline and the tree trunk, indicated by a hatched pattern.
- 100 mm-150 mm (4"-6") DEPTH**: The depth of the wood chip mulch.
- BUILDING**: A rectangular structure shown to the right of the tree.

TREE PROTECTION FENCE
MODIFIED TYPE A - CHAIN LINK

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

STANDARD NO.
610S-4

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. 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.
3. 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 and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
4. 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 the Planning and Development Review Department. 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.
5. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant 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.
6. 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 a 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.
7. No temporary erosion control will require soil stabilization.
8. Permanent Vegetative Stabilization: All areas to be stabilized by plants shall be seeded with native grasses and/or a wildflower mix as determined in consultation with Native American Seed to be best suited to the site conditions in each location. All seeded areas shall be covered with Erosion Control Blanket (as vended by Native American Seed, or an engineer-approved equal).

- A. No fertilizer shall be applied.
- B. The planted area shall be irrigated in a manner that will not erode the soil but will sufficiently soak the soil to a depth of six inches. Irrigation shall occur at daily intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
- C. Permanent erosion control shall be acceptable when the grass/wildflowers have grown at least 1-1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- D. Native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

9. Developer Information:

9. Developer Information:

Owner _____ Phone # _____

Address _____

Owner's representative responsible for plan alterations: _____ Phone # _____

Person or firm responsible for erosion/sedimentation control maintenance: _____
 Phone # _____

Person or firm responsible for tree/natural area protection maintenance: _____
 Phone # _____

10. 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.

City of Austin
Reviewed for General Compliance
APR 11 2016

1. Install silt fence just to street side of existing rock wall.
2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department EV Inspection at 512/974-2278 at least 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. Remove rock walls.
4. Excavate bioretention bed, storing top 12 inches of excavated soil in the indicated area until the remaining excavation has been completed and the spoil removed from the site, then replace the top 12" of soil on the bottom of the excavation, spreading to create a flat surface at the plan elevation. The bioretention bed excavation shall serve as a temporary erosion control pond until the areas draining to it have been restored.
5. Install diversion berm along Rabb Road property line, seed the berm and adjoining disturbed areas and cover with Erosion Control Blanket (as vended by Native American Seed, or engineer-approved equal), except within limits of driveways.
6. Install stabilized entrances at each driveway, "humping" each over the diversion berm so that the berm is incorporated into the driveway grade.
7. Install cast-in-place overflow weir of bioretention bed.
8. Grade area between bioretention bed and property line to establish the final grade, seed all areas disturbed by this grading and installation of the overflow weir, and cover with Erosion Control Blanket.
9. Once areas on the lots disturbed by construction have been restored, scarify the bottom soil layer of the bioretention bed, install the bioretention media as specified, and install the rock border around the bioretention bed beyond the limits of the overflow weir.
10. Restore the margin of the bioretention bed where it has been disturbed by completion of the bed perimeter, seeding the area and covering it with Erosion Control Blanket.
11. Install plants in bioretention bed and install mulch layer.
12. The silt fence may be removed across the driveways when the driveway pavement has been installed.
13. The silt fence may be removed from the rest of the property line when the plants have grown to at least 1-1/2", with 95% coverage.
14. Re-seed as necessary to establish 95% coverage of all seeded areas.
15. Replace stabilized entrances at driveways with driveway strips.
16. After a final inspection has been conducted by the City Inspector, and with approval from the City Inspector, remove the temporary erosion 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.

NOTE: All areas to be seeded shall be seeded with a native grass and/or wildflower mix as recommended by Native American Seed for the soil and sun conditions of each area. Seed at rates and as recommended by Native American Seed for the seed mix used in each area.

[illegible]

Peschka Resubdivision Water Quality Management Plan

Notes and Standard Details

1405 Rabb Road, Austin, Texas 78704

Drawing ID: Drawing by: DV Checked by: DV	Date Drawn: Mar. 2016 Scale: No scale
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JP Custom Homes

T.B.P.F #F2231

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