

APPENDIX P-4:

- 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.
- 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, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
  - 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.
  - THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESCP) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
  - ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
  - TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESCP) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
  - BEGIN SITE CLEARING/DEMOLITION (OR DEMOLITION) ACTIVITIES.
  - IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
  - PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
  - COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
  - UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
  - UPON COMPLETION OF LANDSCAPING INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
  - 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.

NOTES:

- TOTAL LIMIT OF CONSTRUCTION 0.62 ACRE, GROSS SITE AREA 0.51 AC.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY VEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, 1.] 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. [DC 25-9-183] 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. [ECM 1.4.4.D.4.]
- INSTALL ADDITIONAL MULCHING USING AVAILABLE MATERIAL PRODUCED ON-SITE BY REMOVED TREES WHERE FEASIBLE.
- SEE EXISTING CONDITION & DEMO PLAN SHEET 5 FOR TREE SURVEY DATE [10/2019] BY [4WARD] LAND SURVEYING.
- SEE LANDSCAPE SHEETS FOR TREE MITIGATION.

Concrete Washout Area (CWA) MM-1

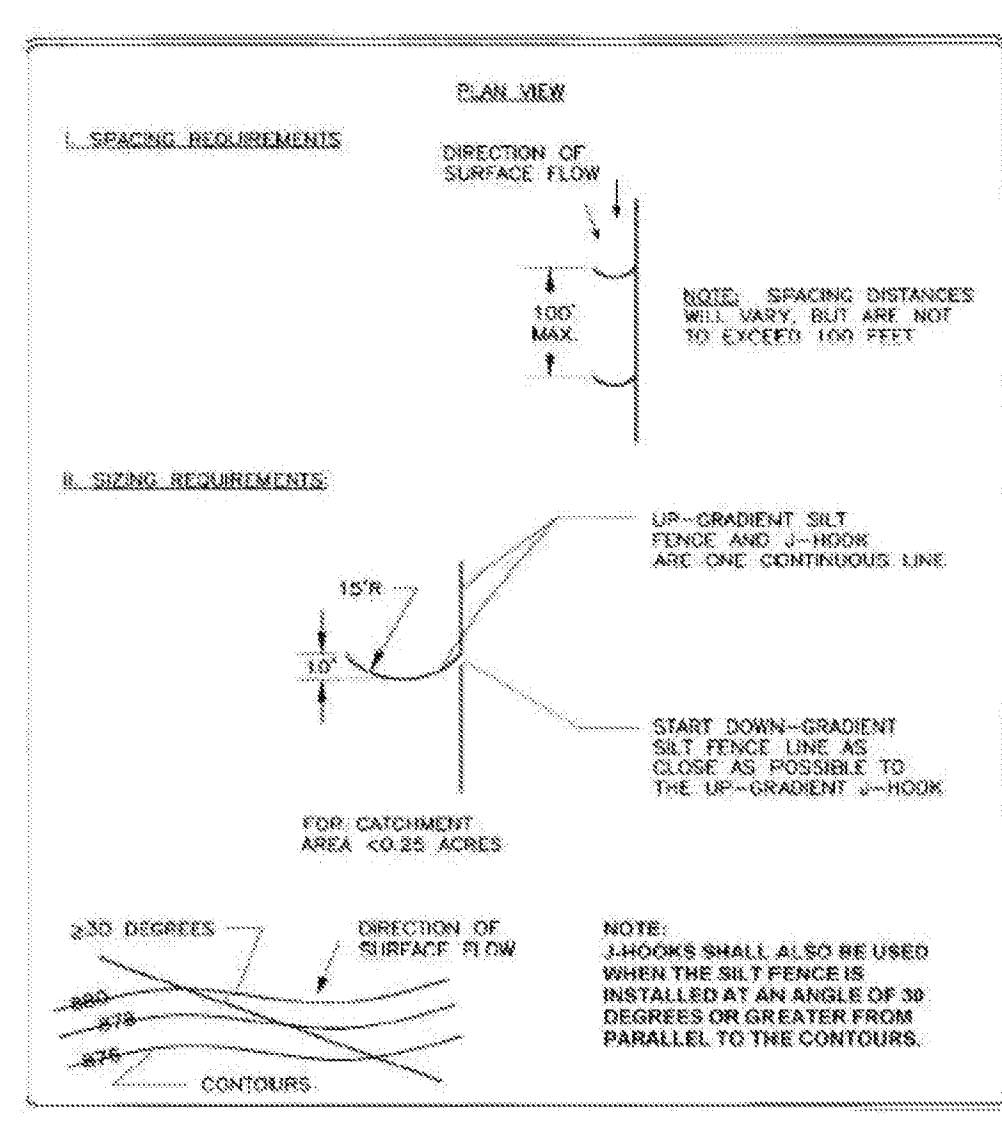
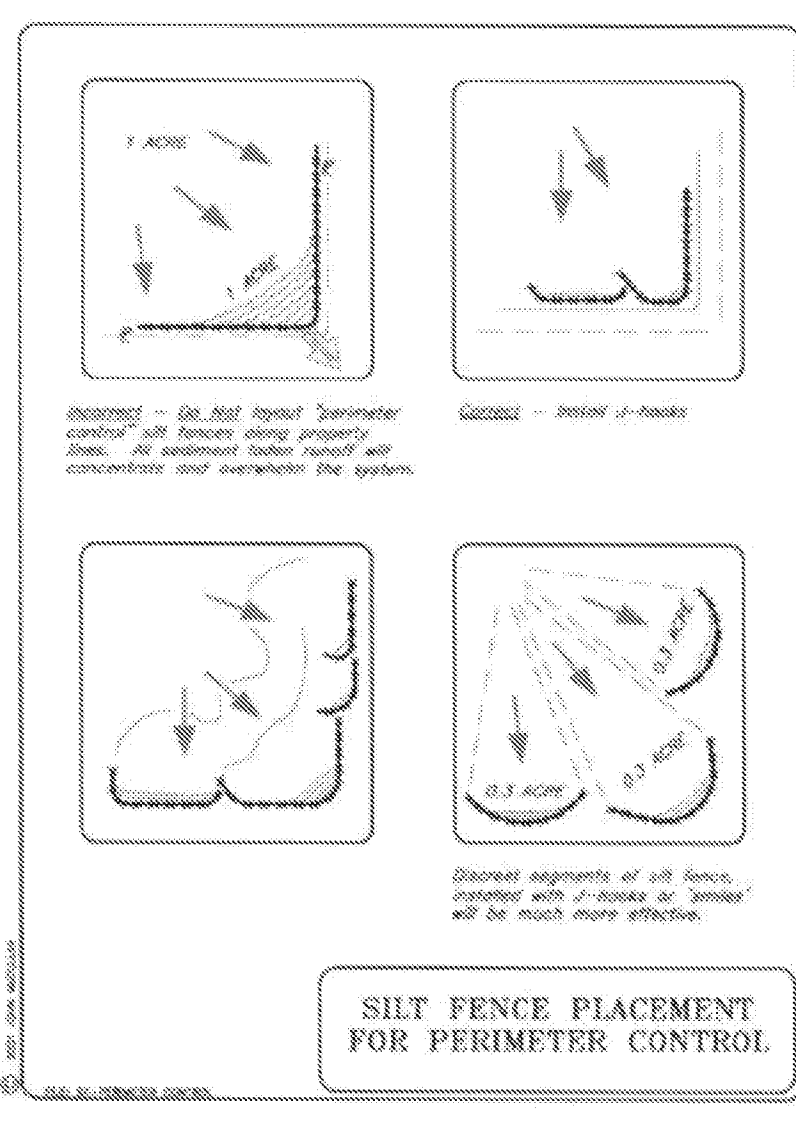
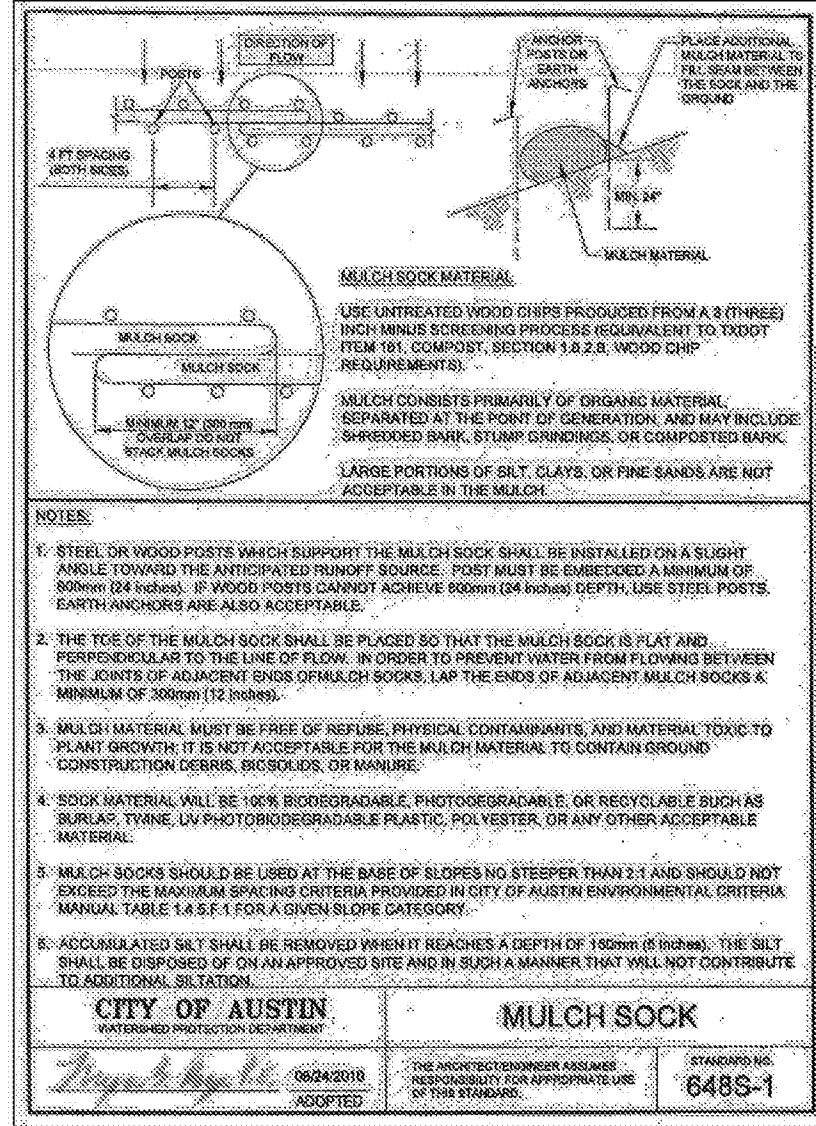
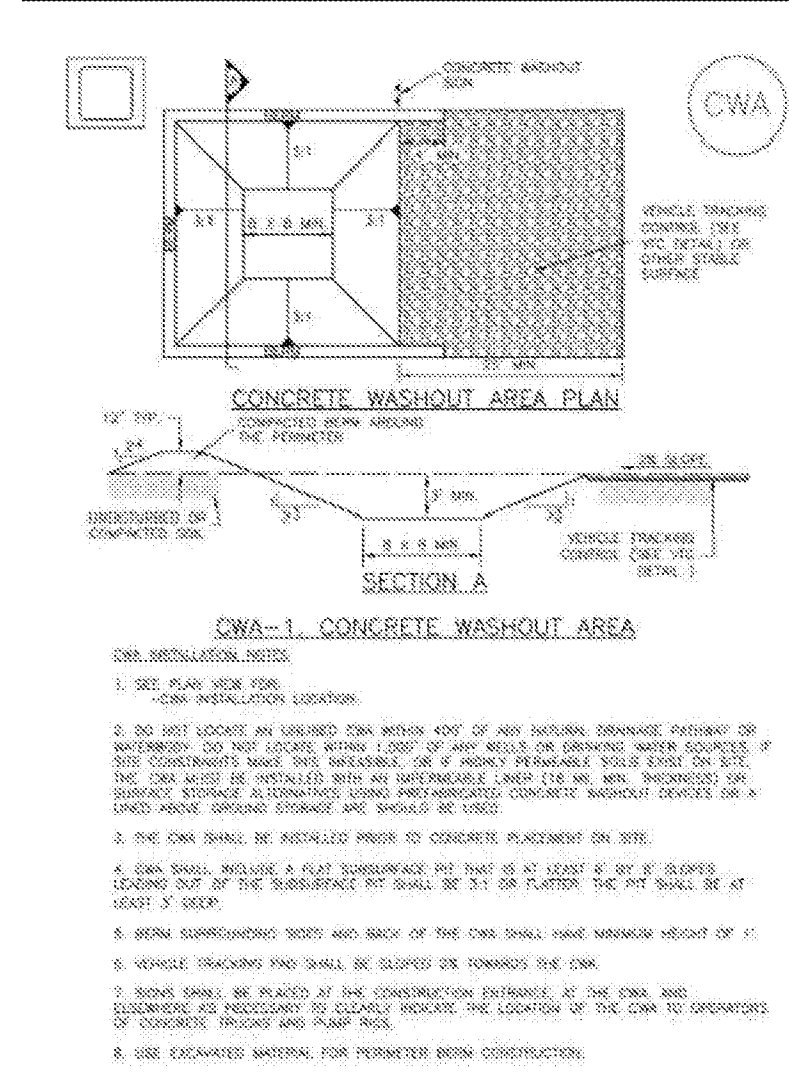


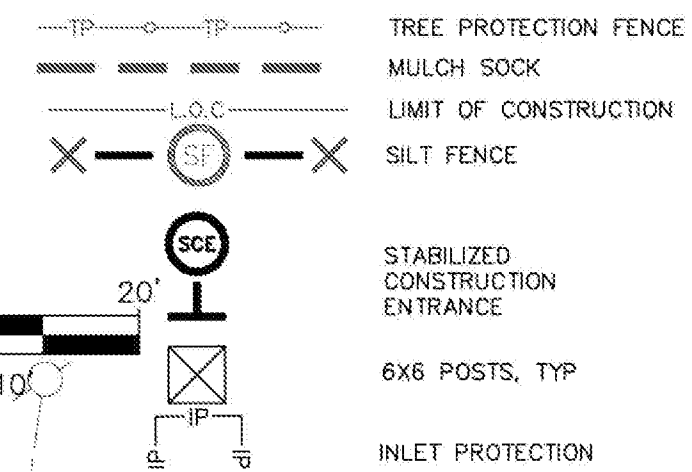
FIGURE 1.4.5.F TYPICAL MULCH SOCK DETAIL SURVEY:

TOPO SURVEYOR: 4 WARD, LLC  
FIRM REG #: 10174300  
DATE: OCT, 2019

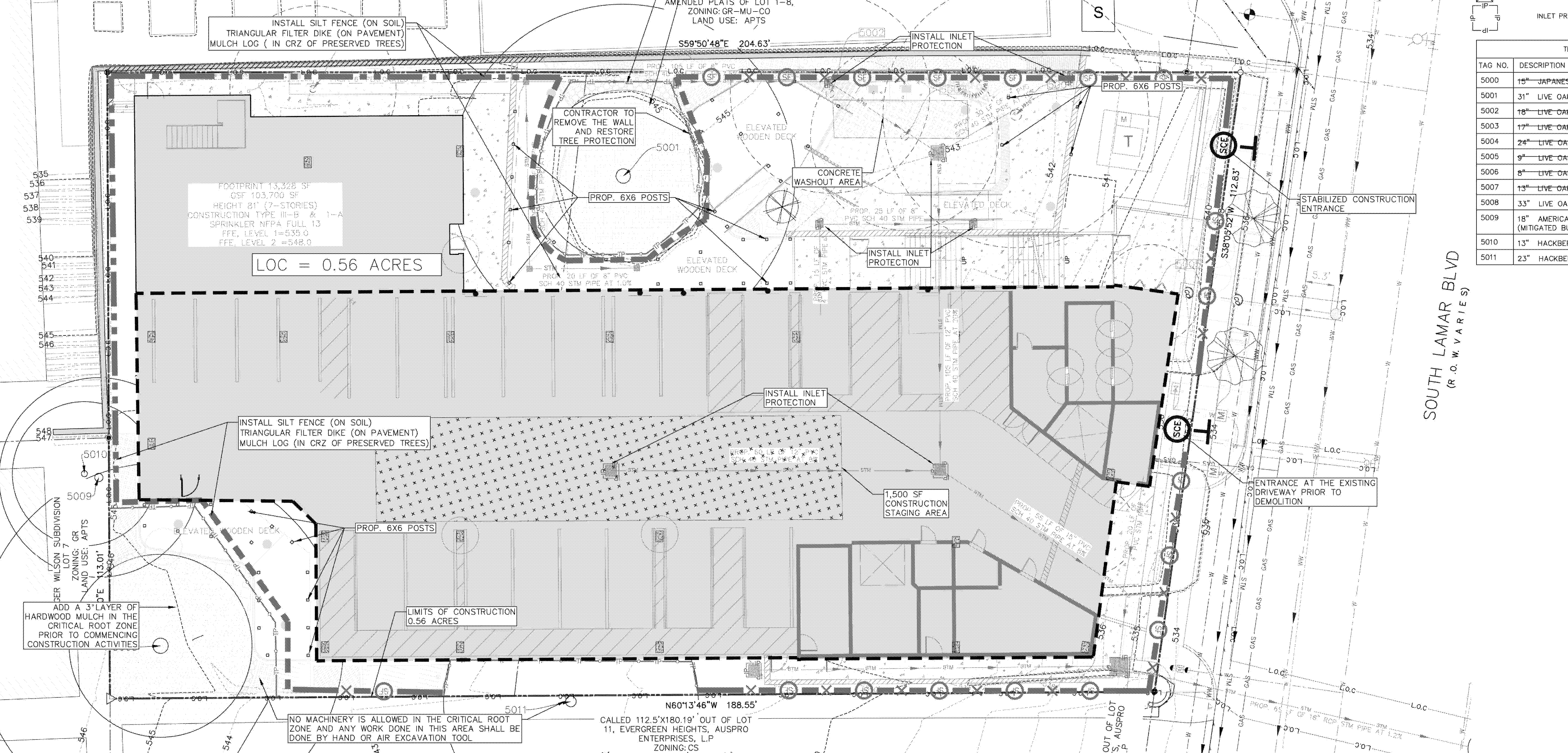
TREE SURVEYOR: 4 WARD, LLC  
LICENSE #: 10174300  
DATE: OCT, 2019

SILT FENCE PLACEMENT FOR PERIMETER CONTROL

SILT FENCE J-HOOK DETAIL



TAG NO.	DESCRIPTION	
5000	15" JAPANESE YEW	R
5001	31" LIVE OAK	H
5002	18" LIVE OAK	R
5003	17" LIVE OAK	R
5004	24" LIVE OAK	R
5005	9" LIVE OAK	R
5006	8" LIVE OAK	R
5007	13" LIVE OAK	R
5008	33" LIVE OAK	H
5009	18" AMERICAN ELM (MITIGATED BUT TO REMAIN)	
5010	13" HACKBERRY	
5011	23" HACKBERRY 10-9-9-8	



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ZILKER STUDIOS  
1508 SOUTH LAMAR BOULEVARD, AUSTIN, TX 78704

**TREE PROTECTION & EROSION CONTROL PLAN**

**CIVILITUDE**  
ENGINEERS & PLANNERS

5110 LANCASTER COURT AUSTIN, TX 78723 FIRM REG # F12469  
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: AS SHOWN

JOB NO: A446-001

DGN BY: EAK

DWN BY: PB

RVV BY: NMH

SITE PLAN APPROVAL SHEET 13 OF 23

FILE NUMBER: SP-2020-0246C-SH APPLICATION DATE: JUNE 12, 2020

APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25.5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CLARISSA DAVIS

PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-V, GR-V

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

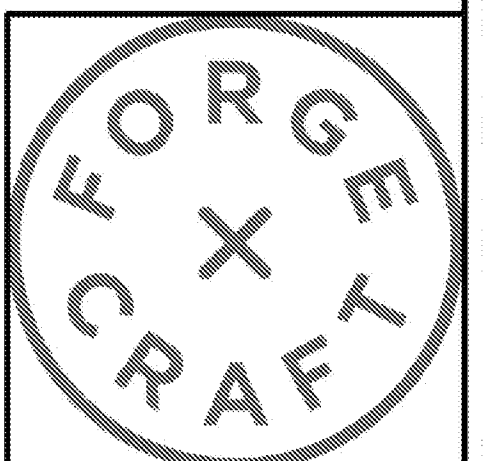
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Formulas under a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 13 OF 23



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SP-2020-0246C-SH

