2) The contractor shall notify all other governmental agencies who's right-of-ways are affected by his work zone traffic controls. The contractor shall provide any additional traffic control devices that they may require.

3) The contractor shall maintain two-way traffic at all times while crossing existing roadways unless otherwise noted on the plans.

 The contractor shall maintain driveway access at all times. If access cannot be maintained, at least 24 hour written

notice will be given to affected property owners. 5) Temporary lane closures in the Central Business District or on Arterial Streets shall not be permitted during the hours

6) All trenches shall be either backfilled, plated or fenced

7) The contractor shall make inspection of all traffic control devices at least two times a day (once at the beginning of the day and once at the end of the work day) including non working days to ensure that all devices are in proper

8) All traffic control devices used shall conform to the current edition of the Texas Manual on Uniform Traffic Control Devices and Chapter 8 of the City of Austin

11) Sign mounting heights shall be one (1) foot minimum above the ground for daytime operations and three (3) feet minimum above the ground for nighttime operations.

13) All persons working within the right-of-way shall wear an

14) All flaggers shall wear orange colored safety vests and

15) Traffic control shown on detail sheets is typical, additional signing and or barricading may be required depending on field conditions. Any additional cost shall be considered subsidiary to all other bid items.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY GENERAL CONSTRUCTION

THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO

2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM TRANSPORTATION AND PUBLIC SERVICES DEPARTMENT BEFORE BEGINNING CONSTRUCTION

3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER SHALL NOTIFY TRANSPORATION AND PUBLIC SERVICES INSPECTION DIVISION FOR MAIN LINE CONSTRUCTION, OR WATER AND WASTEWATER UTILITY TAPS INSPECTION FOR TAPS ONLY CONSTRUCTION.

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

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 509 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURES, CONTRACT DOCUMENTS WHICH INCLUDE A TRENCH SAFETY PLAN AND A PAY ITEM FOR TRENCH SAFETY MEASURES, IN COMPLIANCE WITH TEXAS HOUSE BILL 1569, MUST BE RECEIVED BY TRANSPORTATION AND PUBLIC SERVICES CONTRACT ADMINISTRATION OFFICE BEFORE BEGINNING WORK ON THE PROJECT.

SUIL ANALYSIS, SHALL BE ACCUMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARD

SPECIFICATION ITEM 510. 3(24). THE CONTRACTOR SHALL DO ALL MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN, "SIZE" ON "SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP AND BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES 24 HOURS PRIOR TO MAKING THE WET TAP OR PRECASE BLOCKS USED TO HOLD THE TAP IN ITS CORRECT POSITION. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPEN FOR SERVICE OF

9. THRUST RESTRAINT SHALL BE IN A ACCORDANCE WITH CITY STANDARD

SPECIFICATION ITEM 511. 4 (2). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.

11. VATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN TESTING SHALL BE CONDUCTED THE SAME AS WATER LINES 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. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.

CITY OF AUSTIN NOTES FOR EROSION & SEDIMENTATION CONTROL PLAN

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 erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.

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

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 and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Environmental and Conservation Services Department, 499-2278, at least three days prior to the meeting date.

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 Aborist as appropriate, Major revisions must be approved by the Planning and Development Department and the Drainage Utility 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.

6. The contractor is required 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.

7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.

Permanent Erosion Control

All disturbed areas shall be restored as noted below.

a) A minimum of four inches of topsoil shall be placed in all drainage channels (except rock) and between the curb and right-of-way line.

The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

- From September 15 to March 1, seeding shall be with a combination of 2 pound per 1000 square feet of unhulled Bermuda and 7 pound per 1000 square feet of Winter rye with a purity of 95% with 90%

- From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 2 pounds per 1000 square feet with a purity of 95% with 85% germination.

A. Fertilizer shall be a pellet or granular slow release with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1000 SF. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF.

BROADCAST SEEDING

. From September 15 to March 1, seeding shall be with a combination of 1 pound per 1000 square feet of unhulled Bermuda and 7 pound per 1000 square feet of Winter rye with a purity of 95% with 90%

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 square feet with a purity of 95% with 85% germination.

a) Fertilizer shall be a water-soluble fertilizer with an analysis

of 15-15-15 at a rate of 1.5 pound per 1000 SF with a purity of 95% with 85% germination. b) Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF, with soil tackifier at a rate of 1.4 pounds per 1000 SF. c) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a

intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week. d) Restoration shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

depth of six inches. The irrigation shall occur at ten-day

e) When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

(512) 443-3355 Owner Doug Harbison

Austin, TX 78745 Address 4235 S. IH-35 Owner's representative responsible for plan alterations:

Kenny Watkins Bleyl & Associates Phone # (512) 263-9174 Person or firm responsible for erosion/sedimentation control

Contractor (to be determined) Phone # Phone # Person or firm responsible for tree/natural area protection

Contractor (to be determined) Phone # Phone #

Sequence of Construction

1. Call the Transportation and Public Safety Department, Construction Inspection @ 499-010, ext. 7161 prior to beginning any work. Call the Texas One Call center @ 1-800-344-8377 for any utility locations and obtain any permits for construction activities located within right -of-way. Notify the Texas Department of Transportation prior to commencing activity within TXDOT right-of-way.

2. Install temporary erosion controls and tree protection fencing prior to any clearing and grubbing. Notify the environmental inspector of the City of Austin Watershed Protection Department @ 499-2271 to schedule a preconstruction meeting at least 72 hours prior to the desired meeting time. 3. Hold the preconstruction meeting.

4. Remove existing fencing, buildings, lighting, electrical and paved areas shown

for removal 5. Prep areas for building pad construction.

6. Install water and wastewater services to proposed building sites. 7. Begin building construction.

9. Install lighting and electrical service to buildings.

10. Construct fencing.

11. Complete building and sidewalk construction.

12. Patch base areas and overlay existing paved areas.

14. Apply pavement markings and stripe accessible routes. 15. Complete restoration of the site, and at the direction of the Environmental

Inspector, remove and dispose of all temporary E/S controls. Contact Engineer for a concurrence letter.

SITE PLAN RELEASE NOTES

1) All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.

Approval of this site plan does not include Building Code and Fire Code approval nor building permit approval.

3) All signs must comply with the requirements of the Sign and Land Development Code.

4) The owner is responsible for all cost of relocation, or damage to, utilities.

Additional electric easements may be required at a later

6) A Development Permit must be issued prior to an application

for building permit for non-consolidated or Planning

Commission approved site plans.

Ordinance Requirements

1) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.

2) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.

3) All exterior lighting shall be hooded or shielded from the view of adjacent residential property.

4) Exterior lighting above the second floor is prohibited when adjacent to residential property.

5) All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.

Fire Department

The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface.

2) Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The fourinch opening must face the driveway or street with three- to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.

3) TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or wa ived.

4) All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.

5) Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.

6) Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final

Vertical clearance required for fire apparatus is 13 feet, 6 inches for full width of access drive.

TRENCH SAFETY NOTES

In accordance with the laws of the State of Texas and the U.S. Occupational Safety and Health Administration Regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement

may be expected. 2. In accordance with the U.S. Occupational Safety and Health Administration Regulations, when employees are required to be in trenches 4 feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.

3. If found during construction that trenches are in fact greater than 5 feet in depth, the Contractor shall provide acceptable trench safety plans designed by a Professional Engineer in accordance with U.S. OSHA Regulations.

Sequence of Construction

Call the Transportation and Public Safety Department, Construction Inspection € 499-0170, ext. 7161 prior to beginning any work. Call the Texas One Call center @ -800-344-8377 for any utility locations and obtain any permits for construction activities located within right-of-way. Notify the Texas Department of Transportation prior to commencing activity within TxDOT right-of-way Install temporary erosion controls and tree protection fencing prior to any clearing and grubbing. Notify the environmental inspector of the City of Austin Watershed Protection Department @ 499-2271 to schedule a pre-construction meeting at least 72 hours prior to the desired meeting time.

Hold the preconstruction meeting. Rough cut of water quality and detention ponds. 5. Clear and grub the site within the limits of construction. Properly store any material to be used onsite at a later date. Remove excess material to a permitted spoils disposal site.

Install storm sewer lines. Protect all new inlets with temporary E/S controls. Install water and wastewater lines and appurtenances. Complete all utility crossings. Prepare subgrade for base, curb and pavement

construction. Install curbs and pavement. 11. Complete construction of water quality and detention

12. Building construction is prohibited unless the City of Austin has (1) issued a Site Development Permit and a building permit, or (2) granted written approval to begin limited construction activities.

13. Construct building. 14. Complete sidewalk construction and landscaping Improvements. 15. Complete restoration of site, and at the direction of

the Environmental Inspector, remove and dispose of all temporary E/S controls. 16. Contact Engineer for a concurrence letter.

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.

GENERAL CONSTRUCTION NOTES

work of the design engineer.

2. Contractor shall call the One Call Center (472-2822) for utility locations prior to any work in City easements or

Contractor shall notify the Public Works and Transportation Department (PWTD) at 499-7161 at least 24 hours prior to the installation of any drainage facility within a drainage easement or street R.D.W. The method of placement and compaction of backfill in the City?s R. D. W. must be approved

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. (DSHA 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

Upon completion of the proposed site improvements and prior to the release of the certificate of occupancy or final inspection release by the City, the design engineer shall in writing that the proposed drainage and detention facilities were constructed in conformance with the approved plans.

(512) 443-3355

Owner's representative responsible for plan alterations:

Kenny Watkins Bleyl & Associates (512) 263-9174 Person or Firm responsible for erosion/sedimentation control

Contractor (to be determined) Phone #

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

All trees shown on this plan to be retained shall be

2. Tree protection fences shall be erected according to the

3. Tree protection fences shall be installed prior to the

4. Fences shall completely surround the tree or clusters of trees; will be located at the outermost limits of the tree branches (dripline); and will be maintained throughout the

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.

wounds to exposed roots, trunk or limbs by mechanical

storage, cement truck cleaning, and fires. 5. Exceptions to installing fences at tree driplines may be

fence no closer than 6 feet to the building.

b. where trees are close to proposed buildings, erect the

of lower branching) in addition to the reduced fencing provided. Where any of the exceptions result in areas of unprotected

8. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet

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

10. Prior to excavation or grade cutting within tree driplines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.

11. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed with water

13. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is

15. All finished pruning must 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).

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SP-03-0469C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE

DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN

FILE NEIMBED. C.	SITE PLAN RELEASE Sheet of Of EXPIRATION DATE: 2.7.01
CASE MANACED.	EXPIRATION DATE:
	APPLICATION DATE: 41.6.6
	ERAL COMPLAINCE ON: 2.6.04
	NING COMMISSION ON:
APPROVED BY CITY	COUNCIL ON:
1/1/1/04	of Chapter 28.1 of the Austin City Coo
Signing for Director, Wa	atershed Protection & Development Review Department
RELEASED FØR:	
GENERAL COMPLIAN	NCE: 2.6.04 ZONING: 55-CO
Rev. 1	Correction 1
D 0	Correction 2
Rev. 2	

PROJECT NUMBER

SHEET:

with safety fencing.

working order.

Transportation Criteria Manual.

9) All signs used at night shall be reflectorized and shall have a Type A flashing light.

steady burn light.

orange colored safety vest. The safety vest shall be reflectorized while working at night.

CONSTRUCTION IN PUBLIC R. O. W. OR PUBLIC EASEMENT, THE CONTRACTOR

7. ALL MATERIALS TEST, INCLUDING SOIL DENSITY TESTS AND RETAILED

8. PRESSURE TAPS SHALL BE IN ACCURDANCE WITH CITY STANDARD EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR

SPECIFICATION ITEM 510. 3 (22). 10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD

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

prior to the start of backfill operations.

7. Developer Information

Doug Harbison Address: 4235 South IH-35 Austin, TX 78745

maintenancei

Contractor (to be determined) Phone #

CITY OF AUSTIN TREE PROTECTION NOTES

protected during construction with temporary fencing.

Office of Land Development Standards for Tree Protection. commencement of any site preparation work (clearing, grubbing or grading).

construction project in order to prevent the following

d. other activities detrimental to trees such as chemical

permitted in the following cases

where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.

where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 499-2760 to discuss alternatives. 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 feet (or to the limits

root zones (under driplines), those areas should be covered with 4 inches of organic mulch to minimize soil compaction.

behind the grade change area.

water loss due to evaporation.

periodically to reduce dust accumulation on the leaves. 12. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks

permitted on the root flare of any tree. 14. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction

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

BASE-5005.DWG OF: 9

-Bleyl & Associates—

of 7:00 am to 8:30 am and 4:30 pm to 6:00 pm Monday through

10) All channelizing devices used at night shall have a Type C

12) All detour route signs (M4-9 series) shall have street name

shall have either an orange flag or a sign paddle while on duty Flaggers shall not perform any work not related to flagging while on duty.

RESPONSIBILITY ENDS AT R. O. W. /EASEMENT LINES. 5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR

8. Install curbs and ribbon curbs.

13. Install landscaping.