



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(---)		PROPERTY LINE / (R.O.W.) LINE
(---)		RECORD INFORMATION
(---)		LIGHT POLE
(---)		GROUND LIGHT
(---)		POWER POLE
(---)		DOWN GUY
(---)		TELEPHONE MANHOLE
(---)		WATER MANHOLE
(---)		WATER LINE MARKER
(---)		UNDERGROUND CABLE MARKER
(---)		UNDERGROUND GAS LINE MARKER
(---)		UNDERGROUND TELEPHONE MARKER
(---)		GAS RISER
(---)		TELEPHONE RISER
(---)		SPRINKLER CONTROL BOX
(---)		SWITCH GEAR & PAD
(---)		TRANSFORMER (SIZE VARIES)
(---)		FIRE HYDRANT
(---)		WATER VALVE
(---)		WATER METER
(---)		WATER METER VAULT (SIZE VARIES)
(---)		CABLE TV RISER
(---)		ELECTRIC BOX
(---)		ELECTRIC METER
(---)		GAS METER
(---)		GAS VALVE
(---)		TRAFFIC CONTROL BOX
(---)		TRAFFIC SIGNAL POST
(---)		GRATE INLET (SIZE VARIES)
(---)		GREASE TRAP (SIZE VARIES)
(---)		STORMSEWER LINE
(---)		WATER LINE
(---)		FIRE LINE
(---)		WASTEWATER LINE
(---)		SINGLE WATER SERVICE
(---)		DOUBLE WATER SERVICE
(---)		SINGLE WW SERVICE
(---)		DOUBLE WW SERVICE
(---)		GAS LINE
(---)		UNDERGROUND ELECTRIC LINE
(---)		OVERHEAD ELECTRIC
(---)		UNDERGROUND TELEPHONE
(---)		UNDERGROUND CABLE AND INTERNET
(---)		TELECOMMUNICATIONS LINE
(---)		ELECTRIC MANHOLE (SIZE VARIES)
(---)		WASTEWATER MANHOLE (SIZE VARIES)
(---)		STORMSEWER MANHOLE (SIZE VARIES)
(---)		TELEPHONE MANHOLE (SIZE VARIES)
(---)		WASTEWATER CLEANOUT
(---)		WOOD FENCE
(---)		WIRE FENCE
(---)		CURB & GUTTER
(---)		EDGE OF PAVEMENT
(---)		CONCRETE SIDEWALKS
(---)		WALL
(---)		TREE PROTECTION
(---)		SILT FENCE
(---)		SILT FENCE WITH J-HOOKS
(---)		LIMITS OF CONSTRUCTION & SILT FENCE
(---)		LIMITS OF CONSTRUCTION
(---)		SWALE
(---)		TRIANGULAR FILTER DIKE (TFD)
(---)		LIMITS OF CONSTRUCTION & TFD
(---)		INLET PROTECTION
(---)		STABILIZED CONSTRUCTION ENTRANCE
(---)		TEMPORARY SPOILS/STAGING AREA
(---)		CONCRETE WASHOUT
(---)		MULCH SOCK
(---)		EASEMENT
(---)		DIRECTION OF FLOW
(---)		CONTOUR
(---)		TREE TO BE REMOVED
(---)		HERITAGE TREE TO BE SAVED

- EROSION & SEDIMENTATION CONTROL NOTES**
- ALL SPOILS ARE TO BE PLACED BACK IN TRENCH EVERY NIGHT; OR IF SPOILS PILES ARE TO REMAIN OVERNIGHT, SPOILS MUST BE PLACED ON THE UPHILL SIDE OF TRENCH WITHIN THE LOC.
 - 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 1.44.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.
 - 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.
 - EROSION CONTROLS MAY BE REPLACED AS PER INSPECTOR-REQUEST FOR MORE EFFICIENT EROSION CONTROL.
 - ALL SILT FENCE-TYPE INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 - SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.

DEWATERING NOTE

CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS FOLLOWING THE ENVIRONMENTAL INSPECTOR DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRECONSTRUCTION MEETING. SEE SHEET 8 FOR DEWATERING PLAN.

FOR PROPOSED TREES AND VEGETATION SEE LANDSCAPE PLANS

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 7 of 37
FILE NUMBER: SP-2019-0297C APPLICATION DATE: JULY 15, 2019
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF
CHAPTER 25A, OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER I. SULTANA
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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EROSION & SEDIMENTATION CONTROL PLAN

218 SOUTH LAMAR
218 SOUTH LAMAR, AUSTIN, TEXAS 78704

PFLUGER WR & MC & PFLUGER SPOUSAL

DRAWN BY: MBIRM
DESIGNED BY: JDM
QA/QC:
PROJECT NO.: 113586-00002

SHEET
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