

GENERAL CONSTRUCTION NOTES:

- 1. 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 UPON THE ADEQUACY OF THE 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 STREET RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL NOTIFY THE TRANSPORTATION AND PUBLIC SERVICES DEPARTMENT AT 499-7161 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET RIGHT-OF-WAY.
4. CONTRACTOR SHALL NOTIFY THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO STARTING WORK IN THE STATE RIGHT-OF-WAY.
5. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6th STREET, AUSTIN, TEXAS.
6. TEMPORARY EROSION AND SEDIMENTATION CONTROL NOTES:
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- THE 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 (3) DAYS PRIOR TO THE MEETING DATE.
- ANY SIGNIFICANT VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST, AS APPROPRIATE.
- 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.
- 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 EXCESS DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- 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. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT AND THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT.
7. OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATION MATERIAL FROM THE SITE WITHOUT NOTIFYING THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT AT 499-2278 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
8. THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/DEVELOPER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN, IF IT IS DISCOVERED TO BE INADEQUATE:
KURT M. PROSSNER, P.E., PROSSNER AND ASSOCIATES, INC. (512) 918-3343
9. THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE & TREE/NATURAL AREA PROTECTION MAINTENANCE:
The Ainsbinder Company
c/o Michael Ainsbinder
4265 San Felipe, Suite 205
Houston, Texas 77027
(713) 892-5600
10. SEQUENCE OF CONSTRUCTION - REPEAT FOR PHASE 2
A. INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
B. INSTALL TREE PROTECTION, IF REQUIRED.
C. CONTACT ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT, SCHEDULE ON-SITE PRECONSTRUCTION COORDINATION MEETING.
D. EVALUATION TEMPORARY EROSION CONTROL INSTALLATION.
E. BEGIN SITE CLEARING.
F. ROUGH GRADE SITE, INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
G. CONSTRUCT DETENTION POND.
H. CONSTRUCT SITE UTILITIES.
I. MID-CONSTRUCTION ON-SITE MEETING TO COORDINATE CHANGES IN CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF EROSION CONTROL PLAN (CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR, ENVIRONMENTAL SITE MANAGER). IDENTIFY ANTICIPATED COMPLETION DATE AND COORDINATE FINAL CONSTRUCTION SEQUENCE AND INSTALLATION SCHEDULE WITH ENVIRONMENTAL INSPECTOR.
J. CONSTRUCT PAVING, PARKING AND BUILDINGS.
K. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
L. REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE REVEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
M. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER.
N. CITY CLEARANCE FOR OCCUPANCY.
O. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

- 11. OWNER'S NAME AND ADDRESS:
The Ainsbinder Company
c/o Michael Ainsbinder
4265 San Felipe, Suite 205
Houston, Texas 77027
(713) 892-5600
12. ENGINEER'S NAME, ADDRESS AND TELEPHONE NUMBER:
PROSSNER AND ASSOCIATES, INC.
12218 HWY 620, SUITE 104
HOUSTON, TEXAS 78750
(512) 918-3343
13. LEGAL DESCRIPTION:
SEE COVER SHEET "LEGAL DESCRIPTION."
14. SITE ADDRESS:
11009 SOUTH LAMAR BOULEVARD, AUSTIN, TEXAS 78745
15. THIS PROJECT IS LOCATED IN THE WEST BOULDN WATERSHED (URBAN).
16. FLOOD PLAIN NOTE
SEE COVER SHEET "FLOOD NOTE."
17. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRIP LINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSE OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.
18. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY MORTARED ROCK RIP RAP OR OTHER APPROVED METHODS.
19. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.
20. PROVIDE CURB AND GUTTER THROUGHOUT THE SITE EXCEPT AS NOTED ON THE PLANS.
21. ALL STORMSEWER 18" IN DIAMETER AND LARGER SHALL BE CLASS III RCP W/O-RINGS GASKETS. NO ALTERNATES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER. ALL STORMSEWER PIPE 12" AND SMALLER SHALL BE "HANCOR" POLYETHYLENE PIPE WITH GASKETS. ALL STORMSEWER PIPE AND FITTINGS MUST BE FACTORY MADE. NO FIELD FITTINGS WILL BE ALLOWED.

EXCEPT AS NOTED OTHERWISE:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION," CITY OF AUSTIN.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
3. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
4. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
5. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
6. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
7. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE CHAMFERED 1".
8. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
9. ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THIS CONTRACTOR. THIS CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
10. THE STANDARD CONSTRUCTION SPECIFICATIONS OF THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT SHALL GOVERN MATERIALS AND METHODS USED TO DO THIS WORK. ANY REVISIONS MADE AFTER BIDDING WILL NOT APPLY UNLESS A CHANGE ORDER IS SECURED IN WRITING.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN BUILDING INSPECTION DIVISION BEFORE BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE LAID UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
12. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
13. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH GEOWEB B204, 4' CELLULAR CONFINEMENT SYSTEM. SUPAC 6NP WILL BE PLACED UNDER GEOWEB AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
14. ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE PROPERTY OWNER.

GENERAL NOTES:

- 1. ALL PRIVATE FIRE LINE PIPE SHALL BE C900 PVC OR CLASS 50 D.I. PIPE. ALL DOMESTIC WATER PIPE SHALL BE SCH. 40 PVC.
2. ALL WASTEWATER PIPE SHALL BE SDR 35 PVC OR PRESSURE RATED PIPE WHERE REQUIRED.
3. ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE UNIFORM PLUMBING CODE.
4. ALL PRIVATE FIRE SPRINKLER LINES WILL COMPLY WITH NFPA-24 REQUIREMENTS.
5. ALL WATER AND WASTEWATER LINES IN CITY R.O.W. AND EASEMENTS WILL MEET THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT CRITERIA, AT A MINIMUM.
6. THE TOP OF PROPOSED MANHOLES SHALL MATCH THE FINISHED GRADE ELEVATIONS.
7. ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.
8. ALL BACKFLOW DEVICES WILL BE LOCATED WITHIN THE BUILDING SHELL, UNLESS SHOWN ELSEWHERE.
9. ALL ON-SITE WATER AND WASTEWATER LINES WILL BE EXTENDED TO A MINIMUM OF 5 FEET FROM THE BUILDING.
10. CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 1.5 FEET OF WASTEWATER LINE.
11. CITY MAINTENANCE ENDS AT THE PROPERTY LINE.
12. CONTACT THE CITY OF AUSTIN INDUSTRIAL WASTE DEPARTMENT FOR GREASE TRAP REQUIREMENTS.
13. PROVIDE CLEAN-OUTS ON WASTEWATER LINE PER CITY OF AUSTIN STANDARDS (MIN. 100' O.C.).
14. EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.

EROSION/SEDIMENTATION CONTROL NOTES

- 1. 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.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT AT 499-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET RIGHT-OF WAY. THE METHOD OF PLACEMENT AND COMPACTING OF BACKFILL IN THE RIGHT-OF WAY MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. 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." TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE/NATURAL AREA PROTECTION MEASURES:
O THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING OR EXCAVATION).
O THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
O THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
O AS REQUIRED BY CITY ORDINANCE, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD SUBSEQUENT TO INSTALLATION OF THE INITIAL PHASE OF THE EROSION/SEDIMENTATION CONTROLS AND PRIOR TO BEGINNING CONSTRUCTION. THIS CONFERENCE SHOULD TAKE PLACE ON THE SITE TO DEMONSTRATE COMPLIANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED PLANS AND TO PRESENT A PLAN INCLUDING FUTURE EROSION AND SEDIMENTATION CONTROLS, TREE PROTECTION AND DRAINAGE, UTILITY LAYOUTS. CONTRACTOR SHALL ARRANGE A MEETING DATE WITH THE SUPERVISOR OF ENVIRONMENTAL INSPECTION AT 499-2278 AT LEAST THREE DAYS PRIOR TO THE MEETING TIME. THE DESIGN ENGINEER AND/OR THE PERMIT APPLICANT SHALL ALSO BE PRESENT AT THIS MEETING.
O ANY SIGNIFICANT VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THAT SHOWN ON THE APPROVED PLANS MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR ARBORIST AS APPROPRIATE.
O THE CONTRACTOR IS TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE THEY HAVE NOT BEEN SUBSTANTIALLY DISTURBED. THE PERSON(S) OR FIRM(S) RESPONSIBLE FOR THE MAINTENANCE OF CONTROLS AND FENCES SHALL BE IMMEDIATELY DIRECTED TO MAKE ANY NECESSARY REPAIRS.
O ANY SEDIMENT BUILDUP OCCURRING AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN THE DESIGNATED SPOIL DISPOSAL SITE.
5. OFF-SITE DISPOSAL - THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIALS FROM THE SITE WITHOUT NOTIFYING THE SUPERVISOR OF ENVIRONMENTAL INSPECTION AT 499-2278 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
7. PERMANENT EROSION CONTROL:
O ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW (FOR SPECIFICS REFERENCE THE CITY OF AUSTIN STANDARD SPECIFICATIONS - SERIES 600, ENVIRONMENTAL ENHANCEMENT).
O 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.
O THE CONTRACTOR SHALL HYDROMULCH OR SOD ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION EXCEPT WHERE CUTS ARE MADE IN SOLID ROCK.
O THE SEEDING - FOR 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 ONE POUND PER 1000 SQUARE FEET OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SQUARE FEET OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA GRASS (CYNODEN DACTOLYN) AT A RATE OF ONE POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
O FERTILIZER SHALL HAVE AN ANALYSIS OF 15-15-15 AND SHALL BE APPLIED AT THE RATE OF 1.5 POUNDS PER 1000 SQUARE FEET.
O 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 DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURANCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE WEEK.

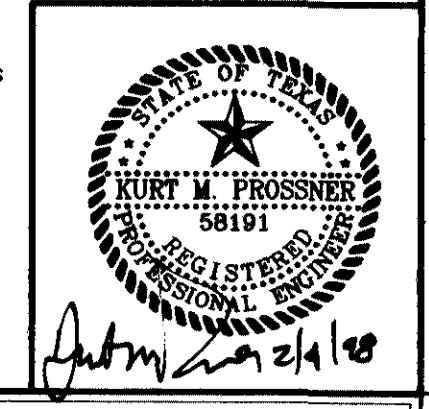
- O MULCH TYPE USED SHALL BE HAT, STRAW OR MULCH, APPLIED AT A RATE OF 1.4 POUNDS PER 1000 SQUARE FEET.
O RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2" HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
O WHEN REQUIRED, NATIVE GRASS SEEDINGS SHALL COMPLY WITH SECTION 604.6 (NATIVE GRASS SEEDING) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
8. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
O RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT (INSIDE THE CITY LIMITS); OR
O INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
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.
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.
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:
SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVENUED AND AUTHORIZED BY THE CITY ARBORIST;
WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
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 MINIMIZE ROOT DAMAGE);
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;
WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 499-6486 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.
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.
TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACK-FILL 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.
ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
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.
PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (TRIPPING OF BRANCHES, ETC.).
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).
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.

SITE PLAN RELEASE
FILE NUMBER: 42-97-0415C
EXPIRATION DATE: 05-25-2000
CASE MANAGER: J. Cloutier
APPLICATION DATE: 10-16-97
APPROVED ADMINISTRATIVELY ON: 8-29-97
APPROVED BY PLANNING COMMISSION ON: 7-16-98
APPROVED BY CITY COUNCIL ON:
under Section 113 of Chapter 205 of the Austin City Code.
DATE OF RELEASE: 8-22-97
Kurt M. Prossner
Director, Development Review and Inspection Department

The seal appearing on this document was authorized by:
Kurt M. Prossner, P.E.
Texas Reg. No. 58191
on February 11, 1997



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AINBINDER RETAIL CENTER
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GENERAL NOTES