CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Small Project – Transportation
Overview and Application Instructions

The following information provides General Information and outlines the Application Instructions and Submittal Requirements necessary to obtain a construction site plan and Site Development Permit for construction in public right-of-way related to traffic and transportation needs identified as "small projects" (see the City of Austin Land Development Code, Chapter 25-5-3) within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ).

The small project category includes projects for turning lanes, median breaks, deceleration and acceleration lanes, and other intersection improvements.

General Information

Brief Description
Any project within the City or its 5-mile ETJ involving construction that affects drainage and/or the environment requires submittal of a construction site plan and issuance of a Site Development Permit.

Work within the public right-of-way may require a license agreement if any of it is to be maintained by a private party. In addition, any retaining wall over four feet in height located inside the city limits also requires a building permit, as stated in Section 25-11-34 of the City of Austin Land Development Code (LDC).

Submittal
Applications may be submitted Monday through Friday to the Intake Center of the Development Services Department. **An appointment is necessary.**

Contact:
City of Austin
Land Use Review – Intake Section
505 Barton Springs Road
Austin, Texas 78704
Phone: (512) 978-4000

Building, Demolition, and Relocation Permits
The applicant is responsible for requesting building, demolition, and relocation permits once the site plan is approved. However, the City's Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval.

If a building meets the City's historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at (512) 974-2000 for additional information.

Project Management
A Case Manager will be assigned to your project, who will act as your liaison with the City. Once your application is submitted, all questions and conflicts should be directed to the Case Manager. If you need to see your Case Manager, it is suggested an appointment be made to ensure that he or she is available.

Application Instructions

The application must be complete and accurate prior to submittal. Please refer to the descriptions below to ensure all information is entered correctly. To access the application, please see Small Project – Transportation Application at http://www.austintexas.gov/page/land-use-applications#site. Note that the application is a fillable PDF, and must first be SAVED TO COMPUTER to be completed.

All information is required (if applicable).

Section 1: Project Information

Project Name
Provide the name of the proposed project.

Project Location Description
Provide the street address of the project. For assistance, call: (512) 974-2797; or email: addressing@austintexas.gov.
—OR—
If project cannot be defined, provide the distance and direction from nearest intersection.

To determine the following information, refer to the GIS Viewer on the Development website at http://www.austintexas.gov/GIS/DevelopmentWebMap/:

- Watershed
- Watershed Classification
- Land Development Jurisdiction

Development Assessment
If you have received a Development Assessment, indicate the file number and the Intake Center will apply the credit associated with the assessment to your application fee. The assessment credit is void if not used within six months.

Section 2: Applicant/Agent Information

Provide all contact information. If an agent is designated, this is considered the “Applicant” and will be the primary contact.

Section 3: Owner Information

Provide all contact information if the owner is not the applicant. The current owner must sign the application or attach a written authorization for the agent. Be sure all signatures are legible and address information is correct.

Section 4: Engineer Information

Provide all engineer contact information, if applicable.

Section 5: Other Professional/Trade Information

Provide all professional and/or trade contact information, if applicable. Examples include general contractor, electrical contractor, landscape architect, etc.

Section 6: Submittal Verification

Ensure all information entered in the application is complete and accurate before signing.

Section 7: Inspection Authorization

Provide permission for inspection of the property as part of the application process.

Section 8: Acknowledgement Form concerning subdivision plat note/deed restrictions

The applicant should carefully check the subdivision plat note/deed restrictions records before signing the Acknowledgment Form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the Courthouse. Deed restrictions are recorded at the Courthouse, if you do not have them in your possession.

Submittal Requirements

In addition to completing the Small Project – Transportation Application, the following information will be required to complete the site plan permitting process. For details, refer to the complete Exhibits on the pages that follow.

Exhibit I: Site Plan Requirements

Exhibit II: General Construction Notes

Exhibit III: Construction Site Plan Requirements

Exhibit IV: Environmental Requirements

Additional Requirements

1. **Fees**

   Fee schedules are available at the Development Assistance Center.

2. **Construction Plans (Exhibits)**

   The construction plans shall consist of the following:
   - Cover Sheet
   - General Construction Notes
   - Base Information
   - Drainage
   - Street (Plan and Profile)
   - Construction Details
   - Environmental Requirements

   Some or all of the above items may be combined into one or two sheets, as long as clarity is not compromised.

3. **Summary Letter**

   The design engineer should submit a letter summarizing the project and clarifying important factors not available, or not clearly noted, in the construction plans.

Exhibit I: Site Plan Requirements

COVER SHEET - Show the following:

- — Project title and street address
- — Designer(s) company name, address, telephone number (include same for Planner, Architect, Landscape Architect, and Engineer)
- — Name of watershed and classification
- — State if subject to or exempt from the Watershed Protection Regulations
- — Indicate by note if any part of the project is within a 100-year floodplain
- — Site location map that clearly indicates the precise location of the tract (4" x 4" minimum size)
- — Texas Department of Transportation (TxDOT) stationing, if project is located adjacent to a State-maintained road

NOTES

- — General Construction Notes (see Exhibit II: General Construction Notes)

APPROVAL BLOCKS

☐ Approval Block for TxDOT, if part of the project is within Texas Department of Transportation R.O.W.

Approved by: _____ _____

Texas Department of Transportation Date

☐ Approval Block

Approved by: _____ _____

Director, Development Services Department Date

☐ Block for Permit Number and Date

_____ _____

Site Plan/Site Development Permit Number Date

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Exhibit II: 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 on the adequacy of the work of the design engineer.
2. Contractor shall call Texas 811 (811 or 1-800-344-8377) for utility locations prior to any work in City easements or street R.O.W.
3. Contractor shall notify the City's Site and Subdivision Inspection Division at (512) 974-6360 or (512) 974-7034 at least 24 hours prior to the installation of any facility within a drainage easement or street R.O.W. The method of placement and compaction of backfill in the City's R.O.W. 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." (OSHA 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.)
5. All site work must also comply with Environmental requirements.

Developer Information

_____ _____
Owner Phone #

_____
Owner 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 #

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Exhibit III: Construction Site Plan Requirements

BASE INFORMATION

The Base Information listed below shall be included on all pertinent sheets:

- Project title and street address
- North arrow, preferably on the upper right-hand side
- Designer(s) company name, address, and telephone number
- Location of all proposed structures
- Existing improvements within 50 feet of the project (especially drainage structures; inlets and outlets, septic fields and wastewater lines)
- City limit line when located within 50 feet of the site
- Boundary lines with bearings and dimensions
- Limits of construction, including access drives
- Engineering scale shall be 1"=10', 1"=20', 1"=30', or 1"=40' (if the project is too large, a smaller scale may be used)
- All proposed impervious cover, including existing that will remain
- Centerline of adjoining or crossing creeks, rivers, or channels and their 100-year floodplain (if there are no known 100-year floodplains, state accordingly). The 100-year floodplains are to be delineated by methods used in the Austin Drainage Criteria Manual
- Existing (natural) and proposed topography of the site and land located within 100 feet of the site, at two-foot elevation intervals; if the site is less than 2% slope, then spot elevations are required every 100’
- All existing and future dedicated easements related to the proposed work, including temporary construction easements
- Existing and proposed streets, alleys, and private drives adjacent to and within property including median cuts, proposed R.O.W. and pavement widths (existing, dedicated right-of-way should be indicated next to street name)
- Professional engineer's seal, signature, and date, if within public R.O.W.
- "Reviewed by:" signature block on right-hand side of ALL INSIDE SHEETS

In addition to the Base Information, sufficient information to reflect the existing and proposed conditions just prior to the development is to be shown, but not limited to the following:

DRAINAGE

- Critical Water Quality and Buffer Zones, if site is crossed by or adjacent to a waterway. Identify waterway classification as major, intermediate, minor, or less than minor
- Location of all rock outcrops, sink holes, point recharge features, canyon rimrocks, bluffs, wetlands, and required setbacks
- Existing and proposed drainage easements
- If proposed improvements include changes to drainage, then show the following:
  - C, I, Tc, Q(25 & 100) for contributing areas
  - Q25 and Q100 (entering or passing) with summations at pertinent points
  - Existing and proposed drainage easements
  - Q, V, HGL(25 & 100) for pipes and channels
- Show all variances to the City of Austin Drainage Criteria Manual

STREET (Plan and Profile)

- Traffic control plans for the construction phase(s)
- Striping plans
- Street cross section (dimensions and pavement thickness)
- Street names, right-of-ways, sidewalk assignment, centerline stations
- PC, PT, CC, PRC, PCC, PVC, PVI, or PVT stations with horizontal and vertical curve data
- Curb return PC, Mid-Point, PT with tangent and grade past point of return
- Proposed T.C. profiles with T.C. elevations (right and left) every 50 feet
- Show all variances to the City of Austin Transportation Criteria Manual

CONSTRUCTION DETAILS

The following items or notes should be shown:

- Show all layout details with adequate dimensions and specific notes adjacent to all details
- Include traffic control plan when working in street (contact the Transportation Department at (512) 974-1150 for further information)
- Include all standard details for:
  - Curb and gutter
  - Sidewalks
  - Handicap ramps
  - Pavement saw cut
  - Driveway approaches
  - Storm sewer inlets
  - Culvert pipes
  - Headwalls
  - Retaining walls
  - Guard rail
  - Concrete median
  - Any other not listed here

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Exhibit IV: Environmental Requirements

The table below establishes submittal requirements for all environmental ordinances. Certain requirements may be waived by the Director of the Watershed Protection Department if they are determined by the Director to not be applicable.

A professional engineer's seal, signature, and statement certifying that the plan is complete, correct, and in compliance with the City of Austin Land Development Code (LDC) are required for all projects, except those designated by the Development Services Department as small projects.

* Water Supply refers to Water Supply Rural and Water Supply Suburban watershed classifications (excluding the Barton Creek Watershed and Barton Springs Contributing Zone). If the property is located over the South Edwards Aquifer Recharge Zone, or is within the Contributing Area to the South Edwards Aquifer Recharge Zone, refer to requirements for the Barton Springs Zone.

	Urban	**Suburban**	**Water Supply***	**Barton Springs Zone**
1. Project Report – Submit a project report which contains the following information (may be included in the Engineer's Report):				
An introduction providing project acreage, watershed and classification, description of proposed development, and description of project phasing, if phasing is proposed	**X**	**X**	**X**	**X**
An explanation of and documentation for any special exception or waiver claimed pursuant to LDC 25-8-25, 25-8-212	**X**	**X**	**X**	**X**
Drainage area map showing: • Location of all waterways within the tract or that impact the tract which have a drainage area of 64 acres or more • Location of the 100-year floodplain • Area and acreage of upstream drainage (LDC 25-8-92, 25-8-261, 25-8-262)	**X**	**X**	**X**	**X**
Discussion of the following issues, if applicable to the project: • Proposed and existing drainage patterns • Proposed method of treating both quantity and quality of stormwater run-off (LDC 25-8-211, 25-8-213, 25-8-215; 25- 7-61, 25-7-65)	**X**	**X**	**X**	**X**
Proposed extent of floodplain modification, if applicable (LCD 25-8-92, 25-8-261, 25-8-262; ECM 1.7.0)	**X**	**X**	**X**	**X**
Critical Environmental Features within the project and known features within 150 feet of the project (LDC 25-8-281, 25-8-282)	**X**	**X**	**X**	**X**
Discussion of all proposed variances. Provide letter of variance request addressing proposed Findings of Fact as shown in Appendix U of the Environmental Criteria Manual (ECM). (LDC 25-8-41 through 43)	**X**	**X**	**X**	**X**
Requests for consideration of alternatives to the requirements of ECM, including any written requests for consideration of an alternative innovative water quality control which differs from the standards of the ECM, and information to demonstrate that the proposed control provides an equivalent level of water quality as the standard controls in the ECM (LDC 25-8-151)	**X**	**X**	**X**	**X**
Description and location of any known Underground Storage Tanks within the project boundary (CCA 6-2-33)	**X**	**X**	**X**	**X**

	Urban	Suburban	Water Supply*	Barton Springs Zone
Irrevocable letter of credit for erosion and sedimentation controls based on standard City of Austin costs found in ECM Appendix S-1 (ECM 1.2.1)	X	X	X	X
Explanation of spoil disposal locations or driveway alignments (LDC 25-8-341, 25-8-342, 25-8-343, and 25-8-481)	X	X	X	X
Existing and proposed drainage patterns	X	X	X	X
Proposed cut and fill greater than four feet (LDC 25-8-341, 25- 8-342)		X	X	X
Proposed impervious cover and net site area information in the format as found in ECM Appendix Q-1 and Q-2 (LDC 25-8-394, 25-8-424, 25-8-454, 25-8-481)		X	X	X
Transfer of Development Information using the format in Appendix Q-3 of the ECM (LDC 25-8-395, 25-8-425, 25-8-455, 25-8-484)		X	X	X
For projects receiving approval subject to Ordinance No. 920903-D (the SOS Ordinance), LDC 25-8-514 requires water quality controls and/or other on-site pollution prevention and assimilation techniques so that no increase occurs in the respective average annual pollutant load of suspended solids, total phosphorous, total nitrogen, chemical oxygen demand, biochemical oxygen demand, total lead, cadmium, fecal coliform, fecal streptococci, volatile organic compounds, total organic carbon, pesticides, and herbicides from the site (see ECM 1.6.9). To demonstrate compliance with these requirements, the applicant must submit the following additional information in the Engineering Report: • The methodology and water quality control strategy proposed to achieve the target pollutant load reductions (see ECM 1.6.9) • Calculations illustrating the target pollutant loads expected for the proposed development with an accompanying explanation of how these figures were derived (LDC 25-8- 511 through 523, ECM 1.6.9) • Calculations illustrating expected pollutant load reductions for the controls proposed with an accompanying explanation of how these figures were derived (LDC 25-8-511 through 523, ECM 1.6.9) • Special conditions approved by the City for installation or maintenance of proposed water quality controls used to achieve the target pollutant load reductions (LDC 25-8-511 through 523, ECM 1.6.9)				X

	Urban	Suburban	Water Supply*	Barton Springs Zone
For projects receiving approval subject to Ordinance No. 941205-A (the amended Composite Ordinance), LDC Section 25-8-213 requires water quality controls and/or other on-site pollution prevention and assimilation techniques so that the post-development stormwater concentrations of total suspended solids, total phosphorus and total nitrogen and total organic carbon in stormwater leaving the development site water quality controls must be no greater than the background stormwater concentrations specified in LDC 25-8-213(D). In addition, LDC 25-8-511 through 523 requires that multifamily and commercial controls be monitored to verify that discharges do not exceed the concentrations. This section establishes reductions required, and sets maximum discharge concentrations. To demonstrate compliance with these requirements, the applicant must submit the following additional information in the Engineering Report: • The methodology and water quality control strategy proposed to achieve the target pollutant concentration reductions (see ECM 1.6.8) • Calculations illustrating the target pollutant concentrations expected for the proposed development with an accompanying explanation of how these figures were derived (ECM 1.6.8) • Calculations illustrating expected pollutant concentration reductions for the controls proposed with an accompanying explanation of how these figures were derived (ECM 1.6.8) • Special conditions approved by the City for installation or maintenance of proposed water quality controls used to achieve the target pollutant concentration reductions (ECM 1.6.8) • For commercial sites, pollution reduction measures required by LDC 25-8-213, including use of xeriscape with a fertilizer reduction element and spill control/maintenance plan for hydrocarbons (ECM 1.6.8)				**X**
2. Cover Sheet – Provide a cover sheet which contains the following information:				
Name of project	**X**	**X**	**X**	**X**
Watershed name and classification	**X**	**X**	**X**	**X**
Application submittal date	**X**	**X**	**X**	**X**
Subject water quality ordinance	**X**	**X**	**X**	**X**
Statement whether site is located over Edwards Aquifer Recharge Zone	**X**	**X**	**X**	**X**
Statement whether an operating permit for water quality controls is required, and the level of operating permit				**X**
3. Erosion/Sedimentation Control and Tree Protection Plan – This plan must be on a separate page labeled "Erosion/Sedimentation Control and Tree Protection Plan." This plan must be a topographic map with two-foot contour intervals, at a scale of 1"=50 feet or less, and sealed by a Professional Engineer (LDC 25-8-152). For large projects, Development Assistance Center may waive the requirement for a 1"=100' scale, and may allow a smaller scale to be submitted. Symbols used to show controls must be clear and distinctive. The plan must contain the following information:				
Location and type of all proposed temporary erosion controls on a plan view with existing topographic information (LDC 25-8-181 through 184, ECM 1.4.0)	**X**	**X**	**X**	**X**
Contributing drainage area information for all erosion controls (ECM 1.4.0)	**X**	**X**	**X**	**X**
Location and type of all permanent erosion and sedimentation controls, existing and proposed permanent water quality and detention controls and flood controls (LDC 25-8-181 through 184, ECM 1.4.0)	**X**	**X**	**X**	**X**

	Urban	Suburban	Water Supply*	Barton Springs Zone
Existing and proposed grade(s) (LDC 25-8-181 through 184, 25-8-341, 25-8-342)	X	X	X	X
Finished floor elevation(s) (LDC 25-8-181 through 184, 25-8-341, 25-8-342)	X	X	X	X
All proposed development including all utilities proposed to be part of site development permit (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Contractor staging area(s) and vehicular use area(s) (ECM 1.4.0)	X	X	X	X
Temporary and permanent spoils storage areas specifying size, time of use, and ultimate restoration schedules (LDC 25-8-343, ECM 1.4.0)	X	X	X	X
All waterways within the tract or which impact the tract and the location of the 2-, 25- and 100-year floodplains and the area of upstream drainage (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
Location of Critical Water Quality Zone (CWQZ) (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
The delineation of Water Quality Transition Zone, Upland Zone, as applicable (LDC 25-8-93, 25-8-393, 25-8-423, 25-8-453, 25-8-483)		X	X	X
All proposed floodplain improvements (LDC 25-8-92, 25-8-261, 25-8-262, ECM 1.7.0)	X	X	X	X
Location of all known Underground Storage Tanks	X	X	X	X
Location of all Critical Environmental Features and their required setbacks (LDC 25-8-281, 25-8-282)	X	X	X	X
Detailed sequence of construction containing: • Which phases of construction will be done at which time • Specific erosion/sedimentation controls and tree protection measures for each phase of the development • The pre-construction meeting (May be located on general notes sheet.) (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Detailed sequence of construction containing: • The information found in Appendix P-4 in the Environmental Criteria Manual (May be located on general notes sheet.) (LDC 25-8-181 through 184, ECM 1.4.0)				X
Areas of cut and/or fill greater than four feet (LDC 25-8-341, 25-8-342)		X	X	X
Downstream buffer zones as required by LDC 25-8-454			X	X
Location of all wastewater irrigation areas, such as wastewater treatment plants and subsurface irrigation fields, if applicable (LDC 25-8-361)		X	X	X
Limit of construction line encompassing all areas to be disturbed, enclosing all areas of natural vegetation on the site which are to be left undisturbed (ECM 1.4.0)	X	X	X	X
Specific locations where special slope stabilization techniques are to be utilized and the extent of slope stabilization to take place and the technique used (May be located on general notes sheet.) (ECM 1.4.0)	X	X	X	X
• Restoration plans for all disturbed areas on the site in accordance with requirements of ECM 1.4.1(D)	X	X	X	X
City of Austin Standard Erosion Control Notes as found in Appendix P-1 in the Environmental Criteria Manual (May be located on general notes sheet.) (ECM 1.4.0)	X	X	X	X
• Additional Erosion Control Notes for Barton Springs Contributing Zone found in ECM Appendix P-3 (May be located on general notes sheet.) (LDC 25-8-181 through 184)				X

	Urban	Suburban	Water Supply*	Barton Springs Zone
A survey of all trees eight (8) inches in diameter and larger. Trees are to be represented by circles using the formula of one foot of radius for every one inch of trunk diameter. Unbroken circles indicate trees which are to remain. Dashed circles indicate trees proposed for removal. (LDC Chapter 25-8, Subchapter B, Article I, ECM 3.1.0 through 3.6.1)	X	X	X	X
For projects located within designated Hill Country Roadway Corridor Areas, a survey for trees six (6) inches in diameter and greater for individual trees and down to two (2) inches in diameter for tree clusters with 3 or more trunks within 10′ of each other (LDC 25-2-981, 25-2-1021 through 1026, ECM 3.3.4)	X	X	X	X
The erosion control plan must show all water quality controls and associated appurtenances to scale (LDC 25-8-181 through 184)	X	X	X	X
Location of tree protection fencing (ECM 3.4.5)	X	X	X	X
City of Austin Standard Notes for Trees and Natural Area Protection as found in ECM Appendix P-2 (May be located on general notes sheet.) (ECM 3.4.5)	X	X	X	X
4. Water Quality/Drainage Plan				
In Urban Watersheds, payment of a fee to the City of Austin in lieu of construction of a water quality pond is allowed. This fee is collected by the City of Austin and used to construct off-site water quality ponds. The form to calculate the fee is located in Appendix T in the Environmental Criteria Manual. If payment of the fee is proposed, submit the form to the environmental reviewer with the information required to determine the fee. (LDC 25-8-214)	X			
A. Water Quality Plan and Drainage Area Map: If construction of an on-site water quality control is proposed, a water quality plan containing information on water quality controls and 2-year detention shall be submitted. The plan shall consist of an overall plan view of the proposed project and shall contain, at a minimum, the information listed below. Additional information may be necessary to demonstrate compliance with code requirements. (LDC 25-8-211, 25-8-213, 25-8-215; 25-7-61, 25-7-65)	X	X	X	X
The plan must be a topographic map with two-foot contour intervals, at a scale of 1"=100 feet or less, and shall be sealed by a Professional Engineer with experience in water quality design	X	X	X	X
Drainage area to each water quality control and size of drainage acres (ECM 1.6.0)	X	X	X	X
All proposed development on the site	X	X	X	X
The proposed site grading including: • Arrows indicating the direction of flow • Arrows indicating the direction of roof run-off • Stormwater lines and inlets • Method used to divert stormwater around site • Creeks, open drainageways within subdivision	X	X	X	X
The location of existing and proposed water quality and detention basins	X	X	X	X
Location of discharge from water quality and detention basins (ECM 1.4, 1.6.5)	X	X	X	X
Location of maintenance access roads for drainage structures (ECM 1.6.5 D.5)	X	X	X	X
Drainage and water quality easements (ECM 1.6.5)	X	X	X	X

	Urban	Suburban	Water Supply*	Barton Springs Zone
Location of all CWQZ, and/or WQTZ, and the 100-year floodplain adjacent to the water quality control, and flood surface elevation of the waterways (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
Water Quality calculations table as found in ECM Appendix R	X	X	X	X
Demonstrate that 2-year detention is not required, or provide calculations for 2-year detention pursuant to LDC 25-7-61, as amended, including (ECM 1.6.8.2): • Pre-development stormwater run-off flow rates • Developed stormwater run-off flow rates • Discharge flow rates of detention pond(s) • Volume required in detention basin • Maximum water surface elevation for the 2-year storm • Detail on outflow device used for detention pond • Detention pond detail with dimensions and elevations as needed for construction • Other information as necessary to demonstrate compliance with the applicable ordinance	X	X	X	X
B. Water Quality Control Plan(s): This sheet or sheets should consist of a plan view and details of each proposed control. The information contained on this sheet should include:	X	X	X	X
Plan view of water quality control at scale of 1"=20' (scale may be altered upon request), with dimensions, elevations including the splitter, riser, and gabion if applicable. Show proposed and existing grade within this area. (ECM 1.6.5)	X	X	X	X
The location of proposed water quality controls, as described in the Project Report, which are necessary to meet the pollutant reduction requirements, indicating whether or not the design is a structural control				X
Details of proposed water quality controls referenced specifically to the water quality methodology contained in the Water Quality Report (These details may be provided on a separate plan sheet, if necessary, with appropriate references and cross-sections provided on the Water Quality Control Plan.) (ECM 1.6.8, 9)				X
Impervious cover calculations based on net site area, and within the drainage area to the control (ECM 1.6.8, 9)				X
Specific notes that address the following requirements: • Pollution prevention measures proposed to satisfy requirements of LDC 25-8-213 or 25-8-514 and the appropriate enforcement mechanisms used (covenants, restrictions, etc.) • Special conditions required as a result of a "limited adjustment" approved by the City Council, if applicable (May be located on general notes sheet.) (ECM 1.6.8, 9)				X
5. Landscape Plan (only for projects within the City's zoning jurisdiction or in any areas where Section 25-8-601 is in effect by contractual agreement)				
Location, diameter, type and crown size of all existing trees 8" in diameter or larger on the site or any critical root zones that extend on to the site (LDC 25-2-1003 through 1007; ECM 2.4, 3.3)	X	X	X	X
Solid circle depicting critical root zones for trees to be preserved; dashed circle depicting critical root zone of trees to be removed (include 2" and 6" trees if used as credit) (LDC 25-2-1003 through 1007; ECM 2.4, 3.3)	X	X	X	X
Landscape islands, peninsulas, or medians (LDC 25-2-1003 through 1007, ECM 2.4.2)	X	X	X	X

	Urban	Suburban	Water Supply*	Barton Springs Zone
Graphic delineation of the street yard (LDC 25-2-1003 through 1007, ECM 2.4.1)	X	X	X	X
Method of buffering (LDC 25-2-1003 through 1007, ECM 2.4.3)	X	X	X	X
Compatibility screening if to be accomplished with vegetation (LDC 25-2-1064, 25-2-1066)	X	X	X	X
Method and location of protective barriers (i.e. curbs, bollards, wheel stops, etc.) (LDC 25-2-983, 25-2-1008, ECM 2.4.5)	X	X	X	X
Irrigation notes as per Appendix O of ECM (LDC 25-2-983, 25-2-1008)	X	X	X	X
Specific location, species, size (height and caliper) and quantities of new trees (ECM 2.4)	X	X	X	X
Specific location, species, container size and spacing of new shrubs, ground covers, and grasses (ECM 2.4)	X	X	X	X
Planting details for and/or specifications for installation of new plant materials (LDC 25-2-1003 through 1007)	X	X	X	X
Landscape calculations as per ECM Appendix C	X	X	X	X
Specific location, species, and size and caliper inches required of replacement trees (if required). Graphically distinguish from other required trees. (ECM 3.5.4)	X	X	X	X
The seal and certification of a professional landscape architect or architect (required for projects 1 acre or more), or an engineer or full-time building designer (only for projects less than 1 acre) that the plan meets the requirements of Chapter 25-2, Subchapter C, Article 9 of the LDC	X	X	X	X
Alternative compliance letter if applicable (Appendix E of ECM) (LDC 25-2-1001, ECM 2.4.5)	X	X	X	X
For projects subject to Waterfront Overlay District requirements, show the following on the plan: • Ten-foot wide medians between parking bays with appropriate vegetation as required in ECM 2.8.2 • Method of screening as required in ECM 2.8.3	X	X	X	X
For projects subject to Hill Country Roadway and Southwest Parkway Corridor requirements, provide the following information on the plan: • Graphic delineation and methods used to insure that the highway vegetative buffer and 40% of site will remain as undisturbed natural area (LDC 25-2-981, 25-2-1021 through 1026, ECM 2.7.2) • Ten-foot wide medians between parking bays containing native vegetative massing (LDC 25-2-981, 25-2-1021 through 1026, ECM 2.7.2) • Methods to provide revegetation of disturbed natural areas, if necessary (ECM 2.7.2) • Methods used to provide screening of parking areas, water quality basins, and visible areas of cut (LDC 25-2-1006, 25-2-1027, ECM 2.7.2, 2.9.2) • Calculations as per Appendix B of the Environmental Criteria Manual			X	X
6. Slope and Topographic Map – Submit a slope and topographic map drawn at the same scale as the erosion control and tree protection plan for all sites. The plan shall depict slopes of 0-15%, 15-25%, 25-35%, and over 35%. Slopes shall be calculated based on two-foot contour intervals. Include the following information on the slope map (if there are no slopes greater than 15%, all required information below may be shown on the Erosion/Sedimentation Control Plan):				
All development or improvements to the site, including adequate building sites exclusive of any required setbacks and easements, assuming an impervious cover limits in Chapter 25-8 of the LDC		X	X	X

	Urban	Suburban	Water Supply*	Barton Springs Zone
Net Site Area information, using the format in Appendix Q-1 of the Environmental Criteria Manual. Impervious cover shall include both existing and proposed, given in acreage and as a percent of the Net Site Area. (LDC 25-8-394, 25-8-454, 25-8-481)		X	X	X
Calculations of land area in acres for each slope class and each water quality zone within the development. The location, type, acreage, and percentage of impervious cover, including both existing and proposed for each slope category and the totals, using the format in Appendix Q-2 in the Environmental Criteria Manual. (LDC 25-8-301 through 303)		X	X	X
The location of proposed temporary and permanent spoil disposal sites (LDC 25-8-343)		X	X	X
Transfer of Development Rights information, as calculated in Appendix Q-3 in the Environmental Criteria Manual (LDC 25-8-395, 25-8-455, 25-8-484)		X	X	X
Location of all septic drainfields and wastewater irrigation areas (LDC 25-8-361)		X	X	X
Downstream buffer areas (LDC 25-8-454, 25-8-481)			X	X
7. Environmental Resource Inventory (ERI) Report				
A. Vegetative Element • A tree survey as specified in ECM 3.3, LDC 25-8-121 through 124 • A vegetative survey for all commercial and multifamily sites which shows approximate location of and identifies all significant vegetation on the site as described in ECM 1.3.2 (LDC 25-8-121 through 124) • A discussion explaining how the design of the plan preserves, to the greatest extent reasonable, any significant trees and vegetation on the site and provides maximum erosion control and overland flow benefits from the vegetation as described in ECM 1.3.2 (LDC 25-8-121 through 124)	X	X	X	X
B. Geologic Element • Description of all Critical Environmental Features, as defined by the LDC, with a reference to the topographic map which identifies their location and proposed means for protection of such areas (LDC 25-8-281, 25-8-282, 25-8-121 through 124) • General description of topography, soils, and geology of the site as described in ECM 1.3.1 (LDC 25-8-121 through 124) • Discussion explaining how the proposed drainage patterns will protect the quality and quantity of recharge points described in ECM 1.3.1, as required by LDC 25-8-281, 25-8-282, and 25-8-121 through 124	X	X	X	X

	Urban	Suburban	Water Supply*	Barton Springs Zone
C. Wastewater Element • Environmental justification for sewer line locations in Critical Water Quality Zones, if applicable, and a description of the construction techniques and standards for proposed wastewater lines as described in ECM 1.7.7 (LDC 25-8-121 through 124, 25-8-361) • A description of alternative wastewater disposal systems to be used over the Edwards Aquifer Recharge Zone, if applicable (LDC 25-8-121 through 124, 25-8-361, ECM 1.11) • A description of any proposed on-site collection and treatment systems, treatment levels, and impacts on receiving watercourses, including the Edwards Aquifer, if applicable (LDC 25-8-121 through 124, 25-8-361, ECM 1.11) • Information on proposed on-site wastewater treatment levels and status of Texas Commission on Environmental Quality Permit, if requirements are different from City requirements (LDC 25-8-121 through 124, 25-8-361, ECM 1.11) • Information on the soils in accordance with ECM 1.11 (LDC 25-8-121 through 124, 25-8-361) • Calculations to demonstrate that the wastewater irrigation limitations of LDC 25-8-361 have been met, if applicable	**X**	**X**	**X**	**X**
8. Endangered Species Notice – If the property is located within the areas identified by the City as potential habitat, and the project is not exempt from the endangered species notice requirement pursuant to LDC 25-8-696, provide notice to the applicable agencies:				
Provide notice of the application to the: • United States Fish and Wildlife Service • Texas Parks and Wildlife Department • Balcones Canyon Conservation Plan Coordinating Committee Secretary The notice must include a statement that the development could cause the loss of endangered species habitat.			**X**	**X**

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