CD

CONDITIONAL USE SITE PLAN
TORO NEGRO LOUNGE

615 SLAUGHTER LANE WEST, SUITE 122

AUSTIN, TEXAS 78748

WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE SLAUGHTER WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE. THIS SITE IS NOT OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0215G, DATED JANUARY 19, 2000. FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150 FEET OF THE SITE.

THE PROJECT COMPLIES WITH WATERSHED PROTECTION REGULATIONS AS STATED IN THE LDC.

THE PROPOSED SITE LIES INSIDE OF THE CITY OF AUSTIN LIMITS, AND IS SUBJECT TO TRANSPORTATION AND LANDSCAPING REQUIREMENTS REGARDING PARKING, DRIVEWAYS, AND INTERNAL CIRCULATION.

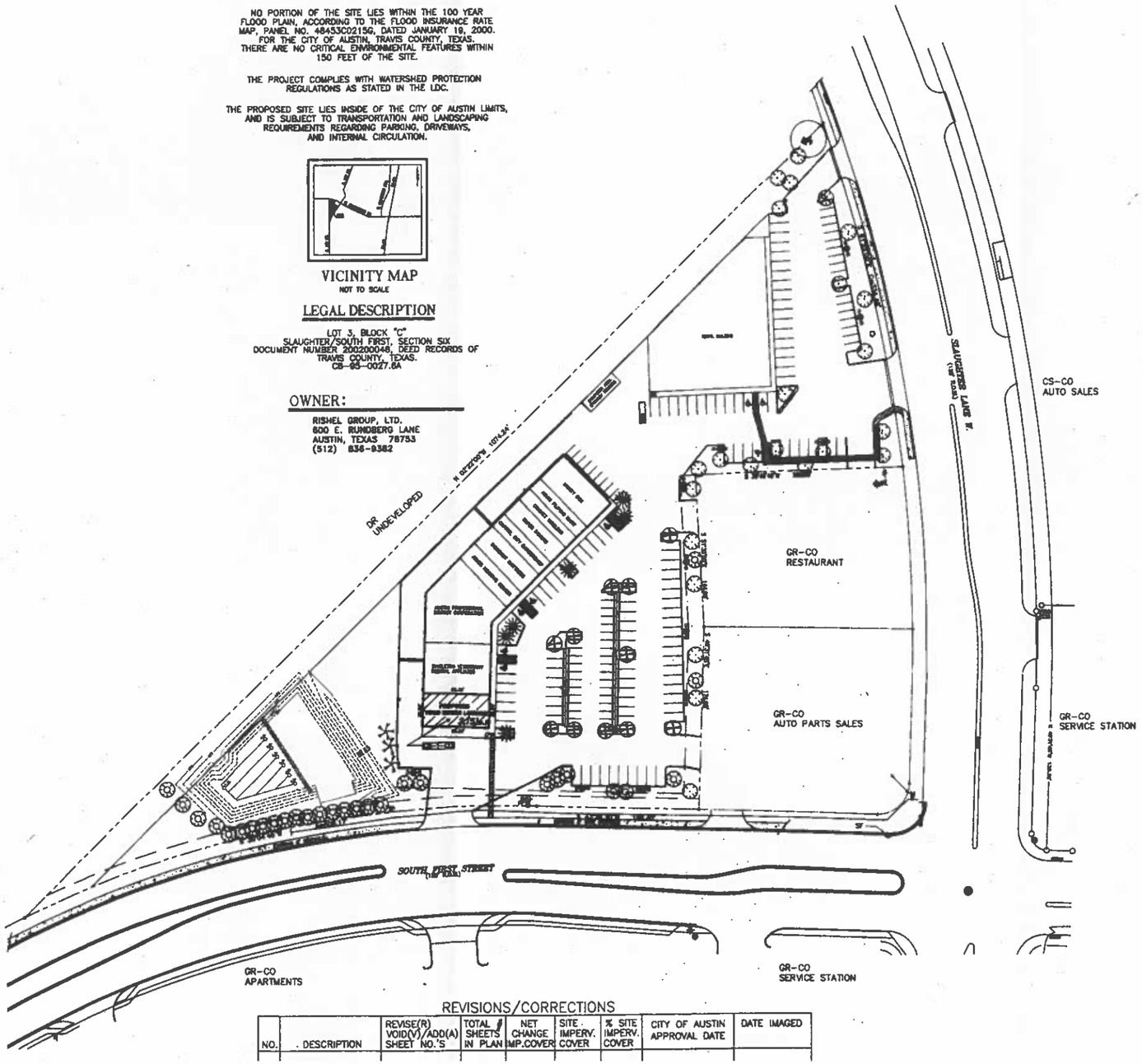
VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 3, BLOCK "C"
SLAUGHTER/SOUTH FIRST, SECTION SIX
DOCUMENT NUMBER 200200048, DEED RECORDS OF
TRAVIS COUNTY, TEXAS.
C8-85-0027.6A

OWNER:

RISHEL GROUP, LTD.
600 E. RUNDBERG LANE
AUSTIN, TEXAS 78753
(512) 836-9382



N

0' 30' 60' 100'

SCALE: 1"=60'

ELECTRICAL LEGEND

FIXTURES:
- 3-LAMP 75 WATT SURFACE MTD. PENDANT
- 175 WATT METAL HALIDE WALLPACK
- 175 WATT MERCURY VAPOR NIGHT WATCHMAN
- 3-LIGHT PARKING LOT POLES (2 EA. 400 WATT METAL HALIDE SHOE BOXES)
- 3-LIGHT PARKING LOT POLES (2 EA. 400 WATT SHOE BOXES W/1000 WATT METAL HALIDE)

SITE PLAN RELEASE NOTES

Ordinance Requirements

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.

2) Approval of this site plan does not include Building Code approval, Fire Code approval or building, demolition, or relocation permits approval. A City demolition permit can only be issued once the historic review process is completed.

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.

5) Additional electric easements may be required at a later date.

6) A Development Permit must be issued prior to an application for building permits for non-consolidated or Planning Commission approved site plans.

Compatibility

1) Highly reflective materials will not be used. Materials may not exceed 80% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.

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

1) 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 four-inch opening must face the driveway or street with three- to six-foot setbacks from the curb(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 waived.

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 approval.

7) Vertical clearance required for Fire apparatus is 13 feet, 9 inches for full width of access drive.

Impervious Cover Calculations GR-CO	
Total Site Area	4.648 Acres (202,467 S.F.)
FAR: 2:1	
Impervious Cover:	Total Site
Roof/Covered Walks:	29,254 S.F. (15.0%)
Concrete:	3,115 S.F.
Parking/Aisles:	91,071 S.F.
Total:	125,391 S.F. (61.8%)

Impervious Cover Calculations CS-1-CO	
Total Site Area	4.648 Acres (202,467 S.F.)
FAR: 2:1	
Impervious Cover:	Total Site
Building CS-1-CO:	2,151 S.F.
Total:	2,151 S.F. (0.01%)

PARKING TABLE	
SPACES REQUIRED:	
RETAIL 11,700 sq.ft.@1/275	=43
PET SERVICES 3,115 sq.ft.@1/275	=12
MEDICAL OFFICE 4,000 sq.ft.@1/275	=15
COCKTAIL LOUNGE 2,180 sq.ft.@1/100=22	
TOTAL REQUIRED SPACES:	92 SPACES
ACCESSIBLE (2 REQ'D)	
VAN ACCESSIBLE (1 REQ'D):	
SPACES PROVIDED:	
VAN ACCESSIBLE	5 SPACES
REGULAR	58 SPACES
COMPACT (30 ALLOWED)	30 SPACES
TOTAL SPACES PROVIDED	100 SPACES

LOADING SPACE TABLE
REQUIRED: 1 (12' x 40')
PROVIDED: 1 (12' x 40')

BICYCLE PARKING TABLE
REQUIRED: 79 x 5% = 3 MIN.
PROVIDED: 3 MIN. (CLASS 1 STYLE)

BUILDING SUMMARY AREA
EXISTING USE: UNDEVELOPED
PROPOSED USE: RETAIL
FLOOR TO AREA RATIO: .31
FINISH FLOOR ELEVATIONS: BELO
NUMBER OF STORIES: 1
BUILDING HEIGHT: 28.0'
STRUCT STORAGE: 12,912

HOURS AND DAYS OF OPERATION:
MONDAY - SUNDAYS
12:00/P.M. - 2:00/A.M.

NO CONSTRUCTION WILL OCCUR WITH THIS PERMIT

EXISTING CONSTRUCTION SITE DEVELOPMENT PERMIT NO. SP-02-0228C

SUBMITTAL DATE: AUGUST 3, 2011

SITE PLAN RELEASE Sheet 1 of 1

FILE NUMBER: SPC-2011-0220.A EXPIRATION DATE:
CASE MANAGER: APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 148 of Chapter 25-5 of the Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Routing:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE(R) VOID(V) ADD(A) SHEET NO.'S	TOTAL # SHEETS IN PLAN	NET CHANGE IMP.COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED