

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER and CONDITIONAL USE PERMIT
REQUEST REVIEW SHEET**

CASE: SPC-2016-0201DT

PLANNING COMMISSION DATE: March 28, 2017

PROJECT NAME: 4809 ½ Burnet Road

ADDRESS OF SITE: 4809 ½ Burnet Road

APPLICANT: 4801 Burnet LTD (Jimmy Nassour)

AGENT: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)

AREA: 1.017 acres

WATERSHED: Waller Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

EXISTING ZONING:

The site is zoned LO-MU-NP. The site plan complies with the zoning ordinance. The site the parking will serve is zoned CS-MU-V-CO-NP.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1067(G):

Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot compatibility setback to an approximately 7.5-foot compatibility setback for a parking lot. The site is adjacent to single-family residential to the north, a preschool to the east, retail commercial to the west, and a financial institution to the south. The reduced setback is along the rear of the preschool and is screened by a 6'-tall wooden privacy fence.

DESCRIPTION OF CONDITIONAL USE PERMIT REQUEST:

The applicant is requesting approval of a Conditional Use Permit to allow offsite parking in an LO-MU-NP district (25-6-501). Parking in an LO district is a Conditional Use if the parking lot is not currently existing.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1067 to reduce the Compatibility driveway setback requirement from 25 feet to approximately 7.5 feet from adjacent LO-MU-NP- zoned property used as single family, and of the Conditional Use Permit for offsite parking in an LO-MU-NP district.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP
Christine.Barton-Holmes@austintexas.gov

PHONE: 512-974-2788

PROJECT INFORMATION: 1.017 acres (44,308 sq. ft.)

EXIST. ZONING: LO-MU-NP

MAX. BLDG. COVERAGE : NA

MAX. IMPERV. CVRG.: 70%

ALLOWED F.A.R.: NA

HEIGHT: NA

REQUIRED PARKING: 91 spaces

PROPOSED ACCESS: Driveway access to Burnet Road and Grover Avenue

PROP. BUILDING CVR: NA

PROP. IMP. CVRG.: 27,138 (61.2%)

PROPOSED F.A.R.: NA

PROP. HEIGHT: NA

PROVIDED PARKING: 110 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for the offsite parking from 25 feet to approximately 7.5 feet along the east property line. The offsite parking is proposed to augment existing parking for the commercial retail center, which includes several restaurants, at 4801-4809 Burnet Road. As the proposed parking lot does not currently exist, the grant of a Conditional Use Permit per 25-6-501 is also requested. The site has been used as parking but has not been paved or formally permitted. Access will be from Burnet Road, with a delineated pedestrian walkway, and from an existing driveway connecting to Grover Avenue. The parking lot will be fully screened with fencing and landscaping, and will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Waller Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed restaurant will be from Burnet Road and Grover Avenue. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver and Conditional Use Permit request.

PLANNING COMMISSION ACTION: This item was postponed from the 2/28/17 hearing to add the Conditional Use Request, and again from the 3/14/17 hearing due to lack of a quorum.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: LO-MU-NP (single-family, then W 49th St)

South: LR-MU-CO-NP (financial services)

East: LO-MU-CO-NP (daycare services)

West: CS-MU-V-CO-NP (commercial retail, then Burnet Road)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Burnet Road	75'	75'	Major Arterial
Grover Avenue	60'	60'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

45th St Concerned Citizens

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Brentwood Neighborhood Assn

Brentwood Neighborhood Planning Contact Team

Central Austin Community Development
 Friends of Austin Neighborhoods
 Highland/Skyview Neighborhood Planning Contact Team
 Homeless Neighborhood Assn
 LoBurn IBIZ District
 Lower District 7 Green
 North Austin Neighborhood Alliance
 Preservation Austin
 Rosedale Neighborhood Association
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Sustainable Neighborhoods

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for

compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed offsite parking shares a property line with the site it will serve, but has not been developed as a parking lot and is therefore conditional. It will comply with the LO-MU-NP district.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: Yes. This site will provide additional parking for the adjacent retail/restaurant center and pedestrian access to that center.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.**C. In addition, a conditional use site plan may not:****7. More adversely affect an adjoining site than would a permitted use;**

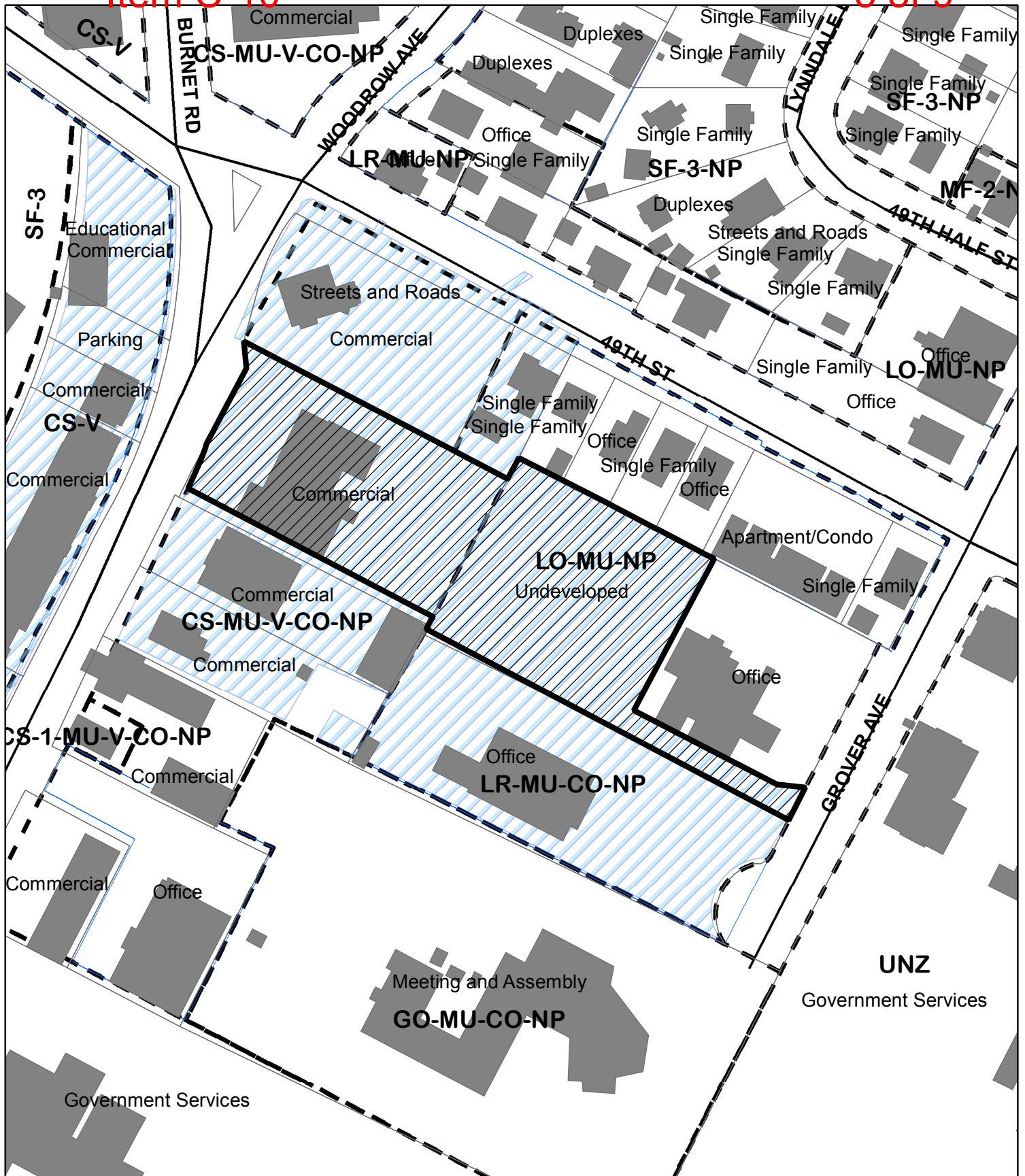
Staff Response: No

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

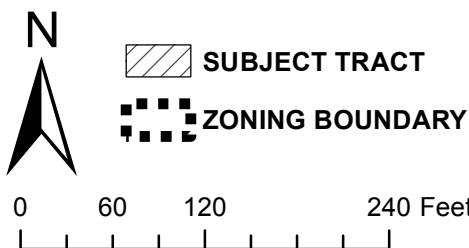
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs and lighting will comply with the Land Development Code.



SITE PLAN



CASE#: SPC-2016-0201DT
 ADDRESS: 4809 1/2 Burnet Rd
 CASE NAME: Grover Parking
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Christine Barton-Holmes

Non-Consolidated Site Development Plans for

GROVER PARKING

4802 GROVER AVENUE
AUSTIN, TEXAS 78756

PROJECT DATA

PROJECT NAME: GROVER PARKING
PROJECT ADDRESS: 4802 GROVER AVENUE
AUSTIN, TEXAS 78756

OWNER: 4801 BURNET LTD
3536 BEE CAVE RD, STE 310
WESTLAKE HILLS, TEXAS 78746
CONTACT: STEVE PORTNOY

ENGINEER: A. J. GHADDAR, P.E. & ASSOCIATES
5524 BEE CAVES ROAD, STE. B-2
AUSTIN, TEXAS 78746
PH. (512) 535-7489
FAX (512) 535-2449
CONTACT: MARCO CASTANEDA, E.I.T.
marco-cjce@austin.rr.com

FLOODPLAIN: NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR
FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE
FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 48453C0455H,
DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

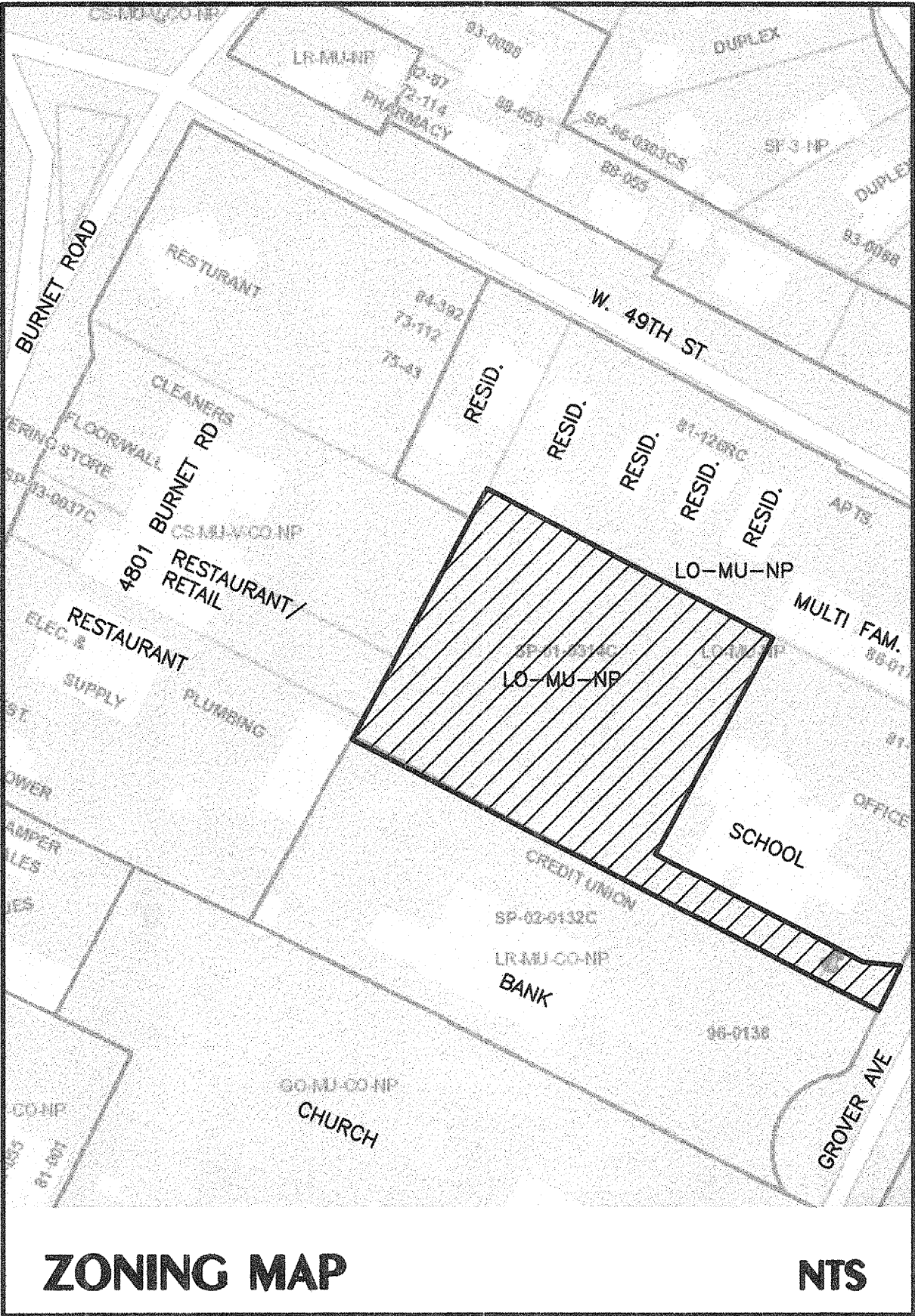
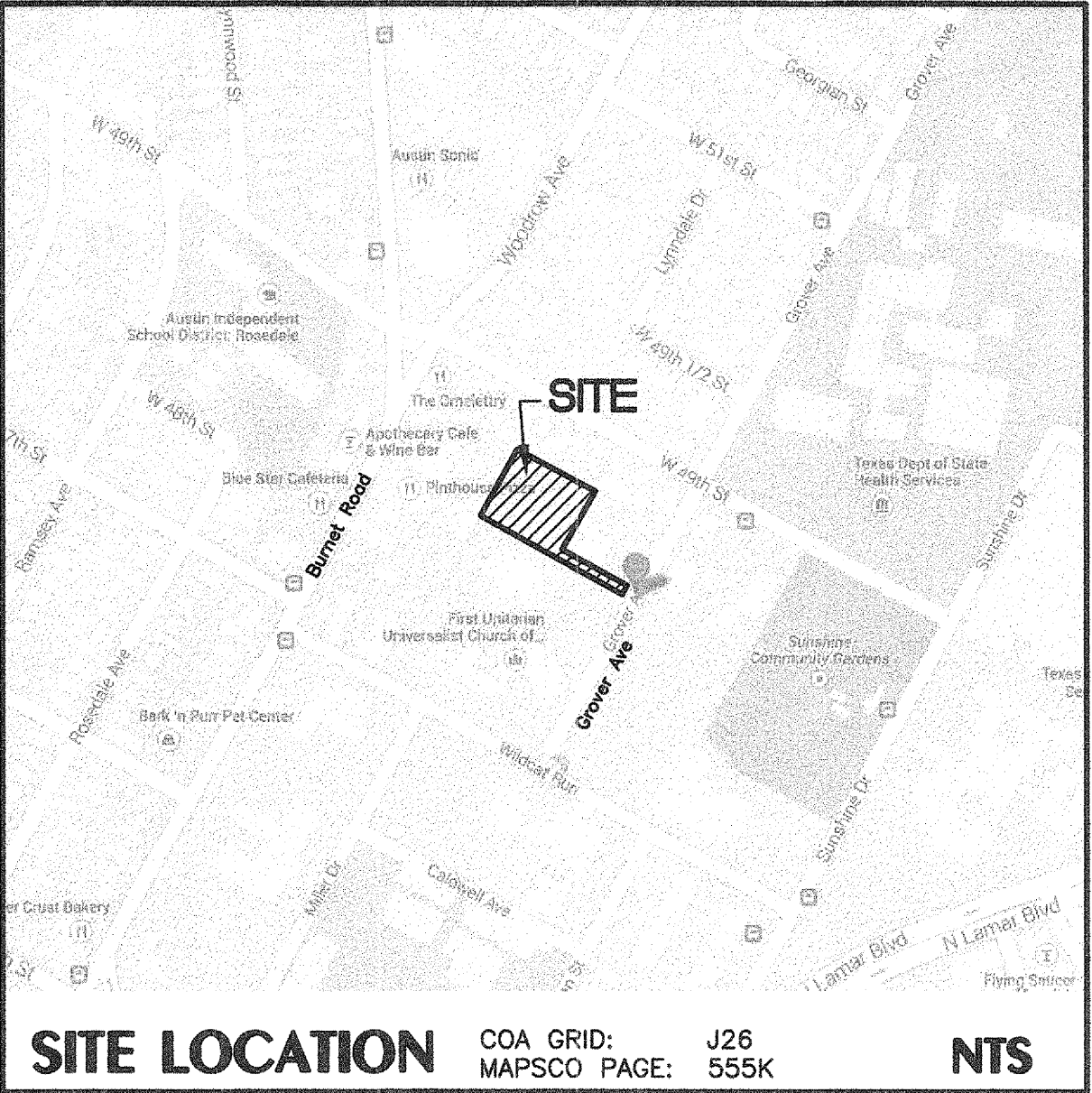
WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED, WHICH IS
CLASSIFIED AS AN URBAN WATERSHED. NO PORTION OF THIS SITE IS
LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION: LOT A, BLACKSTOCK & HAYES ADDITION, BK. 79, PG. 93 TCPR

RELATED CASES: SITE PLAN: SP-01-0314C (NOT CONSTRUCTED)
ZONING: NPA-2012-0018.09 BRENTWOOD/HIGHLANDS COMBINED NEIGHBORHOOD PLAN
SP EXEMPTION: DA-2016-0934 (4801 BURNET ROAD PEDESTRIAN ACCESS AND HANDICAPPED
SPACE RE-STRIPING)

ZONING: LO-MU-NP (LOT A)

JURISDICTION: DEVELOPMENT REVIEW: CITY OF AUSTIN FULL PURPOSE
WATER AND WASTEWATER: N/A
FIRE PROTECTION: CITY OF AUSTIN FIRE DEPARTMENT
ELECTRIC: AUSTIN ENERGY



SHEET INDEX

- 1. COVER SHEET
- 2. GENERAL NOTES
- 3. EXISTING IMPROVEMENTS SURVEY
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- 6. DIMENSIONED SITE PLAN
- 7. GENERAL CONSTRUCTION DETAILS
- 8. DRAINAGE PLAN
- 9. GRADING PLAN
- 10. DETENTION POND PLAN & DETAILS
- 11. LANDSCAPE PLAN
- 12. TRAFFIC CONTROL PLAN
- 13. TRAFFIC CONTROL DETAILS 1
- 14. TRAFFIC CONTROL DETAILS 2
- 15. TRAFFIC CONTROL DETAILS 3

CERTIFICATION:
THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH
CITY OF AUSTIN LAND DEVELOPMENT CODE.

SUBMITTAL DATE: APRIL 17, 2015

SUBMITTED FOR APPROVAL BY:

A. J. GHADDAR P. E. & ASSOCIATES
A. J. GHADDAR P. E. #34749
DATE: 11/01/16

REVIEWED BY:

AUSTIN WATER UTILITY DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

DEVELOPMENT SERVICES DEPARTMENT DATE

PROTECTED STREETS
The engineer of record acknowledges and confirms the protected street status as determined by the Street and Bridge Division as of the date of the Engineer's signature. Protected street status is subject to change over time. It is the owner's/engineer of record's responsibility to confirm the street status prior to construction as protected street status will directly impact the construction costs. If protected streets are proposed to be disturbed, approval of the Street and Bridge Division is required.

- SITE PLAN NOTES:
1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.
 2. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
 3. THIS PROJECT WILL NOT BE SPRINKLERED.
 4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.
 5. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

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.

COMPATIBILITY SETBACK WAIVER NOTE:
A WAIVER FROM THE COMPATIBILITY SETBACK WAS APPROVED FOR THIS SITE ON FROM EAST PROPERTY LINE.

THIS SET OF DRAWINGS IS NOT FOR CONSTRUCTION UNLESS IS SEALED AND SIGNED BY THE ENGINEER AND ACCEPTED BY REVIEWING AUTHORITIES.

SITE PLAN APPROVAL SHEET OF APPLICATION DATE
FILE NUMBER UNDER SECTION
APPROVED BY COMMISSION ON OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC)
CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A)
DWPZ DDZ

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: ZONING
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.

REV. NO.	REVISION	DESCRIPTION	APPROVED BY	DATE

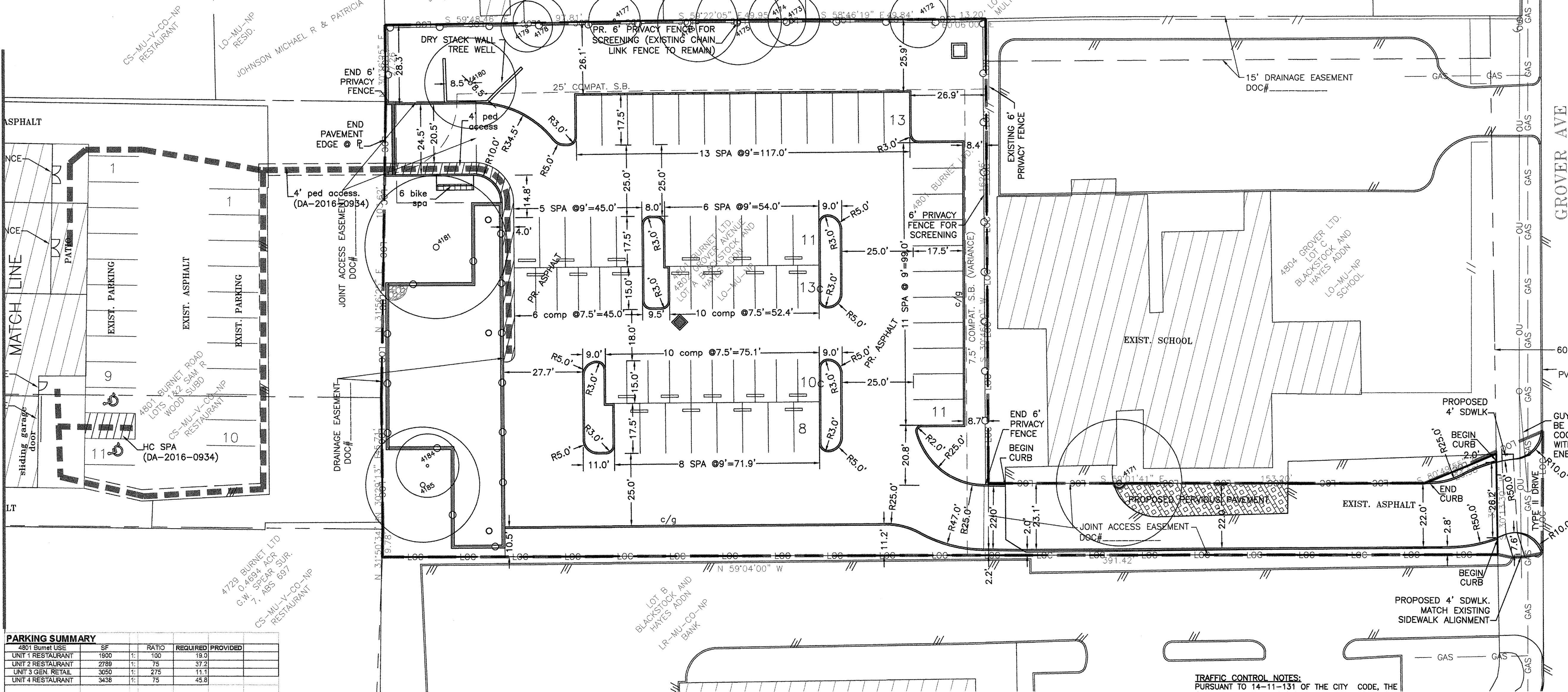


Nov. 01, 2016
A.J. GHADDAR, P.E. & ASSOCIATES
CIVIL ENGINEERING CONSULTANTS
7898 REG. NO. F-3422
5524 BEE CAVES ROAD, STE B-2
AUSTIN, TEXAS 78746
PHONE: (512) 535-7489
FAX: (512) 535-2449
ajg@austin.rr.com

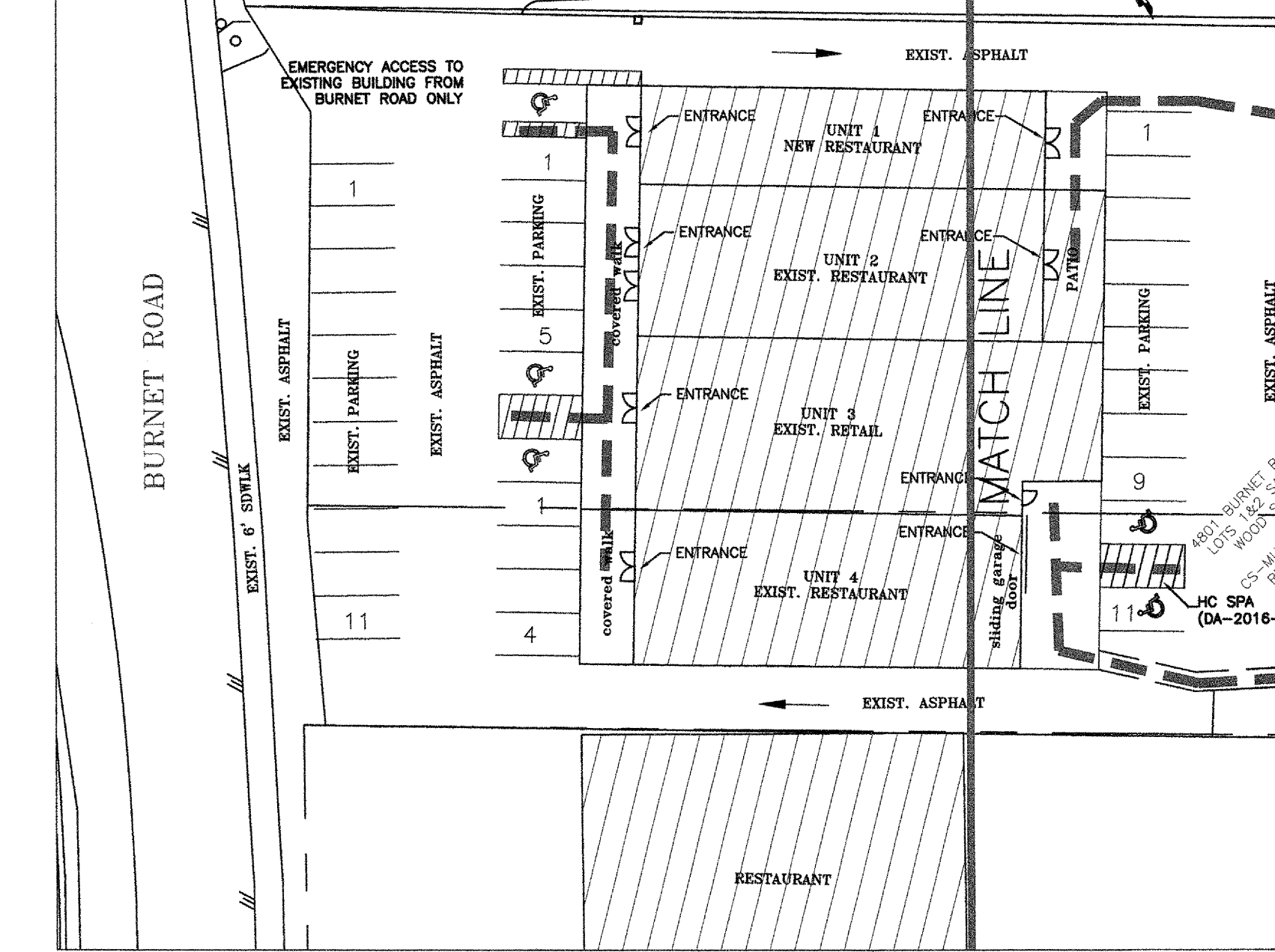
GROVER PARKING
4802 Grover Avenue
Austin, Texas 78756
COVER SHEET

PROJECT: 1503
DATE: OCTOBER 31, 2016
DRAWN BY: MEC/AUG
CHECKED BY: AUG
SHEET NO.

SITE SUMMARY 4802 GROVER AVE			
GROSS SITE AREA	44.308	1.017	AC
NET SITE AREA	44.308	1.017	AC
ALLOWABLE IC	31.018	0.712	AC
IMPERVIOUS COVER:			
EXISTING		DEVELOPED	
BUILDING/PKG GARAGE	0.0%		0.0%
OPEN PAVEMENT	3.295	7.4%	27.138 61.2%
OPEN WALKWAYS	0.0%		0.0%
TOTAL	3.295	7.4%	27.138 61.2%
IMPERVIOUS COVER ALLOWED BY ZONING (LO-MU-NP)			70%



PARKING SUMMARY				
4801 Burnet USE	SF	RATIO	REQUIRED	PROVIDED
UNIT 1 RESTAURANT	1900	1: 100	19.0	
UNIT 2 RESTAURANT	2789	1: 75	37.2	
UNIT 3 GEN. RETAIL	3050	1: 275	11.1	
UNIT 4 RESTAURANT	3438	1: 75	45.8	
SUBTOTAL			113.1	
90% FOR URBAN CORE REDUCTION			80.5	110
EXISTING/STANDARD				
4801 Burnet			38	
EXISTING/HANDICAPPED				
4801 Burnet		4.4	5	
PROPOSED/STANDARD				
4802 Grover			23	21%
PROPOSED/HANDICAPPED				
4802 Grover			0	
Bicycle parking			5.5	6



SOLID WASTE DISPOSAL:
1. SOLID WASTE SERVICE TO THE SITE WILL BE PROVIDED BY THE CITY OF AUSTIN. TRASH RECEPTACLES TO BE ON-SITE DUMPSTER.

GEOTECHNICAL REPORT NOTE: CONTRACTOR SHALL REFER TO DETAIL SHEET #6 AND COMPLY WITH THE PROJECT GEOTECHNICAL REPORT FOR SITE PREPARATION, PAVEMENT SECTION, SUB-GRADE PREPARATION, BASE, CONCRETE/ASPHALT SURFACING MATERIALS AND SPECIFICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN DETAILS/SPECIFICATIONS AND THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.

SEE SHEET 06: EROSION CONTROL / TREE PROTECTION & DEMOLITION PLAN

- SITE PLAN NOTES:**
1. ALL EXISTING BUILDINGS WITHIN 50' OF THE SITE ARE SHOWN.
 2. ALL EXISTING DRIVEWAYS WITHIN 200' OF THE SITE ARE SHOWN.
 3. ALL BUILDING FOUNDATIONS WILL BE SLAB-ON-GRADE.

SIDEWALK/ACCESSIBLE ROUTE NOTE:

1. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP IS 30 IN. (TAS 4.8.2, F.16).
2. ALL ACCESSIBLE ROUTES NOT TO EXCEED A MAXIMUM SLOPE OF 1:20' AND A MAXIMUM CROSS SLOPE OF 1:50'.
3. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 4.5.1).
4. NO ACCESSIBLE UNITS ARE PROPOSED ON THIS SITE PLAN.
5. ALL PROPOSED ON-SITE WALKWAYS SHALL BE POROUS PAVEMENT PER ECM 1.6.7. SEE DETAIL SHEET 12.

COMPATIBILITY STANDARDS NOTES:

A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. IN ADDITION, LIGHTING SHALL CONFORM TO THE COMMERCIAL DESIGN STANDARDS NOTES ON THIS SHEET.

B) ALL DUMPSITES 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.

C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RAIN OF SEVEN (7) TO A ROOF OF TWELVE (12), WILL BE PROHIBITED.

D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

E) PARKING, MECHANICAL EQUIPMENT, AND REFUSE COLLECTION AREAS SHALL BE SCREENED FROM SF-5 OR MORE RESTRICTIVE DISTRICTS OR USES. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

ELECTRIC NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITY DESIGNED TO PROVIDE ELECTRIC TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINE AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCE ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED COMPLY WITH THE CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
6. THE FINAL GRADE OF THE DRIVEWAY MUST MEET THE REQUIRED CLEARANCES FOR ALL FACILITIES AND THOSE OF OUR FRANCHISED ATTACHEMENTS. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ANY COSTS OF RAISING LINES AND ATTACHEMENTS.
7. AUSTIN ENERGY MUST REVIEW ANY CHANGES TO THIS PLAN THAT MAY AFFECT ELECTRIC FACILITIES. THESE CHANGES INCLUDE, BUT NOT LIMITED TO, CHANGES IN BUILDING SQUARE FOOTAGE, BUILDING LOCATION, DETENTION FACILITIES' LOCATION, GRADING, SPOIL SITE LOCATIONS, ETC.
8. CONTACT RON SOLBACH AT 512-505-7145 FOR ANY RELOCATION OF ELECTRIC FACILITIES AND/OR SERVICE TO THE LOT.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE FACE TO FACE OF CURB, OR WALL, OR CENTERLINE OF PAINTED STRIPE, UNLESS OTHERWISE NOTED ON THE DRAWING.
2. ALL VEHICULAR PAVING IS CONCRETE PAVEMENT, BORDERED WITH CONCRETE CURB AS INDICATED ON THE DRAWING.
3. SIDEWALKS ARE REINFORCED CONCRETE SLAB 4" THICK, OF WIDTH AS SHOWN ON PLAN. SEE PAVING DETAILS SHEET.
4. ALL PAINTED STRIPES ARE 6" WIDE WHITE PAINT. SEE PAVING DETAILS SHEET.
5. CURB HEIGHT IS 6" UNLESS OTHERWISE INDICATED ON THE DRAWING.
6. PROTECT EXISTING UTILITY LINES IN SERVICE FROM DAMAGE DURING CONSTRUCTION OPERATION. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER OR AROUND OVERHEAD UTILITY LINES.
7. CONTRACTOR TO FIELD VERIFY PRIOR TO BEGINNING OF WORK, LOCATION, SIZES AND INVERT ELEVATION OF EXISTING UTILITIES.
8. CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNMENT AUTHORITY TRENCH SAFETY REQUIREMENT AS SPECIFIED AND AS STATED ON GENERAL NOTES SHEET.
9. ALL TRENCHING, BACKFILLING, RESTORATION OR OTHER RELATED WORK WITHIN A PUBLIC EASEMENT OR R.O.W. SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING AUTHORITY STANDARD SPECIFICATIONS AND REQUIREMENTS.
10. MINIMUM VERTICAL CROSSING CLEARANCE OF UNDERGROUND POWER LINE FROM OTHER UTILITY LINES IS TWELVE (12) INCHES.
11. A MINIMUM LATERAL SEPARATION BETWEEN UNDERGROUND POWER LINE OR NATURAL GAS LINE AND OTHER UTILITIES LINES IS FIVE (5) FEET.
12. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS RELATED TO UTILITY CONSTRUCTION.

TRAFFIC CONTROL NOTES:
PURSUANT TO 14-11-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

GENERAL CONSTRUCTION NOTE:
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-181 OF THE CITY CODE REGARDING EXCAVATION IN THE RIGHT-OF-WAY.

COMPACT PARKING NOTE:
1. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

PARKING SIGNAGE NOTE:
Signage shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking indicating the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the off-site parking.

SITE PLAN RELEASE NOTES:

- a. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- b. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- c. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE (CHAPTER 25-10).
- d. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- e. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- f. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- g. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- h. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- i. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- j. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- k. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL SUBMIT A STRUCTURAL LETTER FROM A TEXAS REGISTERED PROFESSIONAL ARCHITECT OR ENGINEER, STATING THAT ALL THE PROPOSED STRUCTURES CONFORM TO THE PROVISION AND REQUIREMENTS OF AMERICAN SOCIETY OF CIVIL ENGINEERS 24-5, FLOOD RESISTANT DESIGN AND CONSTRUCTION TO THE BUILDING OFFICIAL. CONTACT HENRY PRICE, 512-974-1275, IN THE FLOODPLAIN OFFICE FOR DETAILS.

COMPATIBILITY SETBACK WAIVER NOTE:
A WAIVER FROM THE COMPATIBILITY SETBACK WAS APPROVED FOR THIS SITE ON _____ FROM EAST PROPERTY LINE.

LEGEND

- PEDESTRIAN ACCESS ROUTE (NON-ACCESSIBLE)
- AI. AREA INLET
- c/g CURB & GUTTER
- WHEEL STOP
- TREE TO REMAIN (W/ 1/2 CRZ)

TREE TABLE	
TAG#	SIZE/SPECIES
4169	16" HB R
4170	12" HB R
4171	22" PEC R
4172	10" HB
4173	9" HB
4174	10" HB
4175	15" HB
4176	14" HB
4177	9" HB
4178	9" HB
4179	9" HB
4180	16" HB
4181	25" HB R
4182	19" HB R
4183	10" HB R
4184	11" HB
4185	20" HB
4186	15" HB R
HB	HACKBERRY
PEC	PECAN
R	TO BE REMOVED
DATE OF TREE SURVEY	
2/18/16	

HOURS OF OPERATION:
RETAIL: 7:00AM TO 10:00PM
RESTAURANT: 8:00AM TO 12:00AM

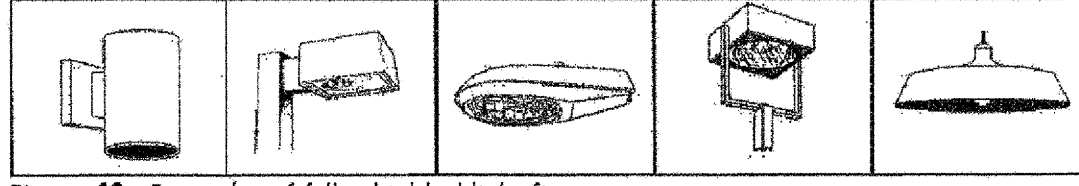


Figure 42: Examples of fully-shielded light fixtures

THIS SET OF DRAWINGS IS NOT FOR CONSTRUCTION UNLESS IS SEALED AND SIGNED BY THE ENGINEER AND ACCEPTED BY REVIEWING AUTHORITIES.

SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____
CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD #07905-A) _____
DWFPZ _____ DDZ _____

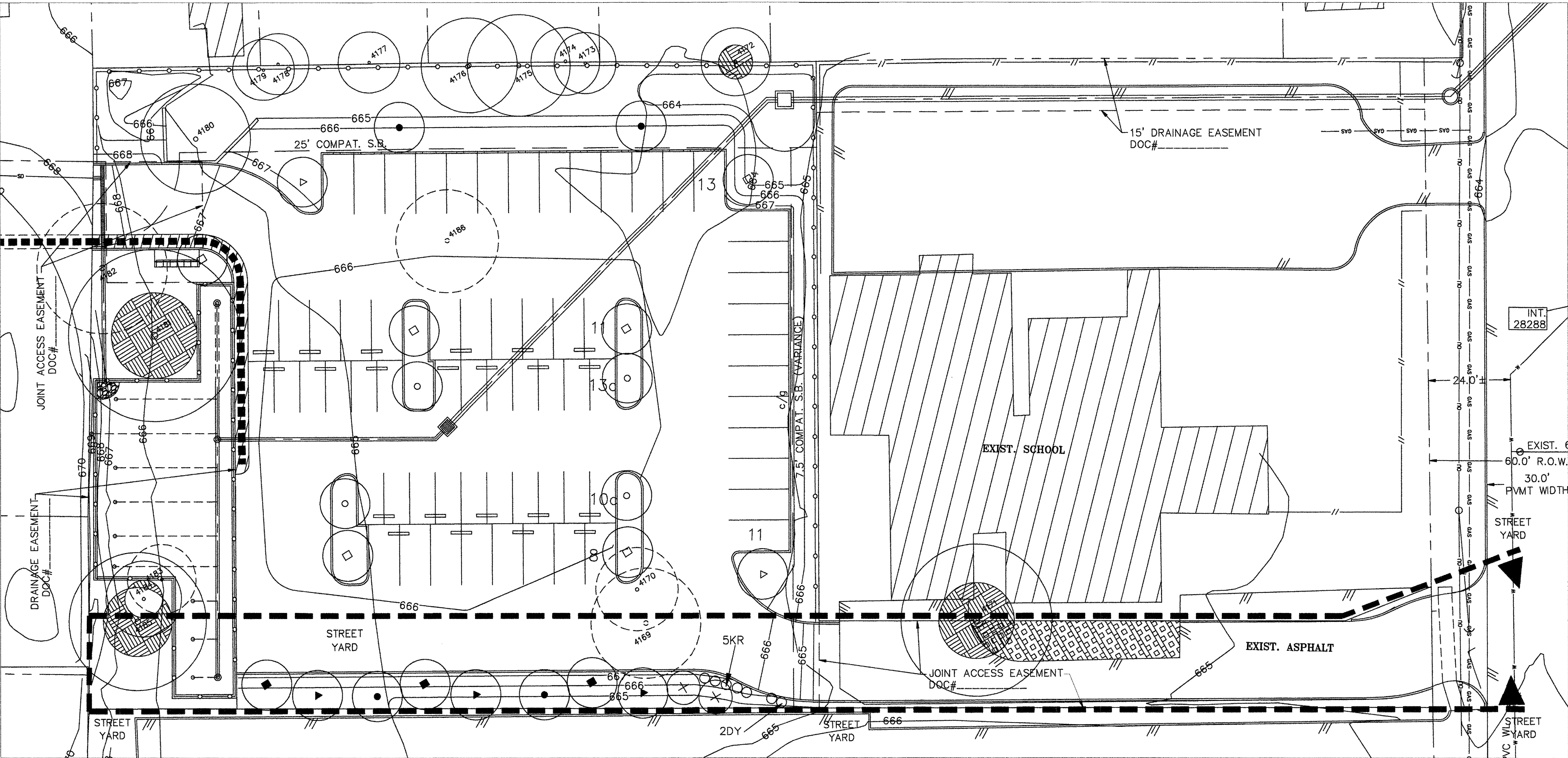
Director, Planning and Development Review
Reviewed for GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final print must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not 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.

DATE	
APPROVED BY:	
REVISION DESCRIPTION	
REV. NO.	

A.J. CHADDAR, P.E.
& ASSOCIATES
CIVIL ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
34749
No. 01, 2016
7700 RIVERS ROAD, STE. B-2
AUSTIN, TEXAS 78746
PHONE: (512) 535-7449
FAX: ajc@austinnr.com

GROVER PARKING
4802 Grover Avenue
Austin, Texas 78756
DIMENSIONED SITE PLAN

PROJECT: 1503
DATE: OCTOBER 31, 2016
DRAWN BY: MEC/AUG
CHECKED BY: AUG
SHEET NO. _____



APPENDIX F
ARBORIST'S OVERALL TREE CALCULATIONS
TOTAL NUMBER OF APPENDIX F CALIPER INCHES ON SITE = 251"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES REMOVED = 72"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES SAVED = 179"
TOTAL NUMBER OF CALIPER INCHES REPLACED = 46.5"
TOTAL NEW OF CALIPER INCHES PROPOSED = 71"
TOTAL CALIPER INCHES INVASIVE TREES REMOVED = 0"
TOTAL CALIPER INCHES NON APPENDIX F TREES REMOVED = 0"

PROPOSED TREE REMOVAL AND MITIGATION
APPENDIX F TREES - 53" OF HACKBERRY, NON PROTECTED @ 50% REPLACEMENT = 26.5"
APPENDIX F TREES - 19" OF HACKBERRY, PROTECTED @ 100% REPLACEMENT = 19"
TOTAL 45.5" REQUIRED FOR REPLACEMENT

INNOVATIVE WATER MANAGEMENT CALCULATIONS
TOTAL REQUIRED STREET YARD AREA = 1,871 S.F.
TOTAL OF NON ST. YD. REQUIRED ISLANDS = 355 S.F.
TOTAL OF ALL AREAS = 2,226 S.F.
REQUIRED AREA (2,226 S.F. X 50%) = 1,113 S.F.
UNDISTURBED NATURAL AREAS = > 2,000 S.F.
SEE SHADED AREAS ON ENGINEERS SHEETS

LANDSCAPE CALCULATIONS		
STREET YARD	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A sq. ft.	N/A sq. ft.
TOTAL STREET YARD AREA	N/A sq. ft.	9,356 sq. ft.
STREET YARD / LANDSCAPE (20%)	1,871 sq. ft.	1,995 sq. ft. (21 %)
TREES (STREET YARD)	10	10
EXISTING TREE CREDIT		
2" DIAMETER TO 6" DIAMETER	0 EA. x 1 =	0 EACH
6" DIAMETER OR GREATER	0 EA. x 2 =	0 EACH
PROPOSED TREES (STREET YARD)	10 EA. + 0 EXISTING	= 10
REPLACEMENT TREES		
REQUIRED CALIPER INCHES REPLACED:	45.5"	
NUMBER & SIZE OF REPLACEMENT TREE TOTAL:	46.5"	

ISLANDS, MEDIANS OR PENINSULAS		
STREET YARD AREA	REQUIRED	PROVIDED
N/A sq. ft.	N/A sq. ft.	N/A sq. ft.
NON STREET YARD AREA	355 sq. ft.	> 500 sq. ft.
BUFFERING POINTS		
SIZE	REQUIRED: 28	TOTAL PROVIDED: 33
QUANTITY	PREFERRED	PROVIDED
SMALL TREES	2" CAL. 2	6 pts.
MEDIUM SHRUBS	5 GAL. 7	3 pts.
		12 pts.
		21 pts.



I, THOMAS D. BROWN, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEVELOPMENT CODE.
NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ARCHITECT AND ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ARCHITECT AND ENGINEER.

CITY OF AUSTIN APPROVAL BLOCK

SITE PLAN APPROVAL SHEET 11 OF 15

FILE NUMBER: SP-2016-0201D APPLICATION DATE: APRIL 17, 2016

APPROVED BY PLANNING COMMISSION ON: _____ UNDER SECTION: 112

OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-4-01, LDC): _____ CASE MANAGER: C. BARTON-HOLMES

PROJECT EXPIRATION DATE (25-4-01, LDC): _____ DWG#: _____ DOE: _____

Director, Development Services Department

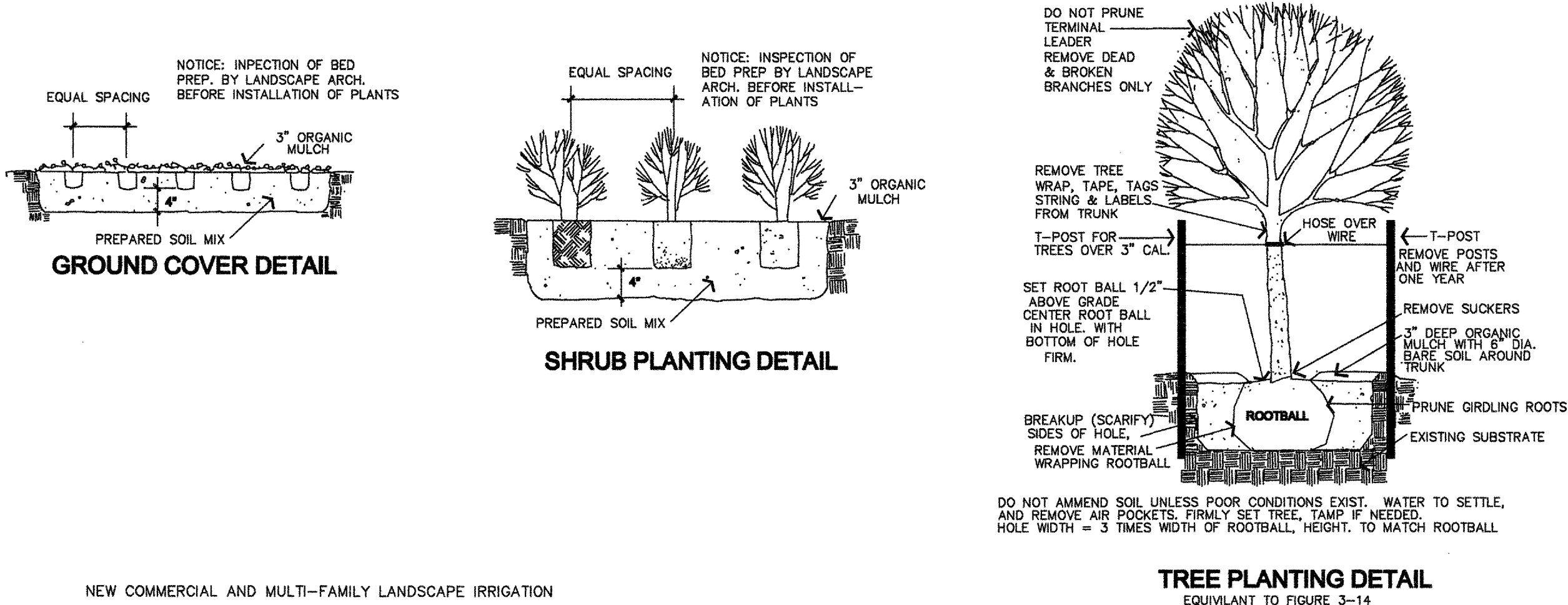
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LC-MU-10P

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 OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



NEW COMMERCIAL AND MULTI-FAMILY LANDSCAPE IRRIGATION
1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

- THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;
 - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - THE IRRIGATION SYSTEM HAS A MASTER VALVE;
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
 - ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
 - AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
 - NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESURE.
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE: (1) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (2) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION (1) WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.
5. IRRIGATION SHALL COMPLY WITH CITY CODE CHAPTER 6-4, ART. 2, DIVISION 2, REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

LANDSCAPE NOTES

- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EOM, SECTION 2-4.7, "PROTECTION OF LANDSCAPE AREAS."
- IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.A. GUIDELINES.
- ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984.
- ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6) FOOT PRIVACY FENCE.
- SHRUB AND TREE BEDS SHALL BE COVERED WITH A ORGANIC BARK MULCH TO A DEPTH OF THREE (3") INCHES.
- ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8') FEET OF SOIL AREA.
- ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.
- THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMP@AUSTIN.TX.GOV OR CALL 512-974-2199.
- ANY CHANGES IN PLANT SPECIES, QUANTITY OR LOCATION OF PLANT MATERIAL MAY RESULT IN NON-ACCEPTANCE OF THIS PROJECT BY THE CITY INSPECTORS.

PLANT LIST

ORDINANCE TREES - GREATER THAN 1 1/2" CAL FOR REPLACEMENT

KEY	#	TREE / CALIPER IN. / HT.
	2	3" CAL. LIVE OAK, 10' HT., MIN. 3" TOWARD REPLACEMENT
	5	3" CAL. CEDAR ELM, 10' HT., MIN. 7.5' TOWARD REPLACEMENT
	4	3" CAL. CHINQUAPIN OAK, 10' HT., MIN. 6" TOWARD REPLACEMENT
ORDINANCE TREES - 100% REPLACEMENT		
KEY	#	TREE / CALIPER IN. / HT.
	3	3" CAL. LIVE OAK, 10' HT., MIN. 9" TOWARD REPLACEMENT
	3	3" CAL. CEDAR ELM, 10' HT., MIN. 9" TOWARD REPLACEMENT
	4	3" CAL. CHINQUAPIN OAK, 10' HT., MIN. 12" TOWARD REPLACEMENT

TOTAL REPLACEMENT = 46.5"

BUFFER TREES

KEY	#	TREE / CALIPER IN. / HT.
	2	2" CAL. TEXAS REDBD, 6' HT., MIN.
	2	2" CAL. CRAPE MYRTLE, 6' HT., MIN.

STREET YARD BUFFER SHRUBS

KR	7	5 GAL. KNOCKOUT ROSE, 36" O.C.
DY	2	5 GAL. DWF. YAUPON, 36" O.C.

TURF

HYDROSEED BERMUDA ON 6" OF TOPSOIL

TREE TABLE	
TAG#	SIZE/SPECIES
R 4169	16" HB
R 4170	12" HB
4171	22" PEC
4172	10" HB
4173	9" HB
4174	10" HB
4175	15" HB
4176	14" HB
4177	9" HB
4178	9" HB
4179	9" HB
4180	16" HB
4181	25" HB
R 4182	19" HB
R 4183	10" HB
4184	11" HB
4185	20" HB
R 4186	15" HB

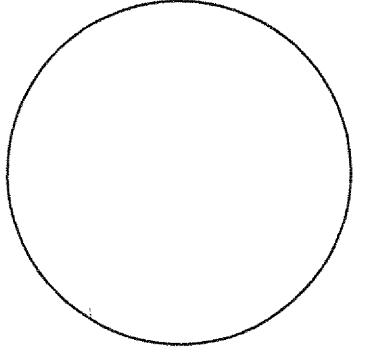
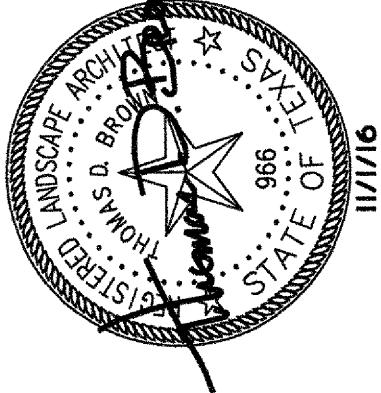
HB
PEC
R
HACKBERRY
PECAN
TO BE REMOVED

DATE OF TREE SURVEY 2/18/16

DATE
12/30/15, 4/21/16
8/9/16, 11/1/16

THOMAS D. BROWN & ASSOCIATES
2 DEBOLT SQUARE, SUITE B
ELLEN, TEXAS 76039
METRO 28-28-008

LANDSCAPE ARCHITECTURE / LAND PLANNING



GROVER PARKING
4802 GROVER AVENUE
AUSTIN, TEXAS
LANDSCAPE PLAN

PROJECT No.
DESIGN
TDB
DRAWN
TDB
CAD FILE

SHEET
11 OF 15

