

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2019-0170C

ZAP COMMISSION DATE: 03/16/2021

PROJECT NAME: Allegro Parmer

APPLICANT: Metcalfe Wolff Stuart & Williams, LLP

AGENT: Michele Rogerson Lynch

ADDRESS OF SITE: 4001 W. Parmer Ln, Austin, TX 78727

COUNTY: Travis

AREA: 3.97 acres

WATERSHED: Walnut Creek, Suburban

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO

PROPOSED DEVELOPMENT: Senior living and congregate living building with associated improvements.

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-261 to allow construction in a critical water quality zone.

STAFF RECOMMENDATION:

Staff recommends that the required findings of fact to have been met with the following conditions:

- 1) Fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance to the City's 609.S standards and specifications;
- 2) Clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) Design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

ENVIRONMENTAL BOARD ACTION:

01/20/2021: The Environmental Board voted in (8) favor, (0) against, (0) absentia

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Kristy Nguyen, Environmental Review Specialist Senior, Development Services Department

PHONE: 512-974-3035

CASE MANAGER: Clarissa Davis, Senior Planner, Development Services Department

PHONE: 512-974-1423



ENVIRONMENTAL COMMISSION MOTION 20210120 003a

Date: January 20, 2021

Subject: Allegro Parmer, SP-2019-0170C

Motion by: Kevin Ramberg

Seconded by: Andrew Creel

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-261 to allow construction in a critical water quality zone code, and

WHEREAS, the Environmental Commission recognizes the majority of the site is within the critical water quality zone and has been extensively disturbed through previously permitted development to construct a parking lot and a water quality and detention pond, and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance (with conditions) having determined the required Findings of Fact have been met.

Therefore, the Environmental Commission recommends the variance request with the following Staff Conditions:

- 1) The applicant will fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance with City's 609.S standards and specifications;
- 2) The applicant will clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) The applicant will design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

VOTE 9-0

For: Thompson, Coyne, Maceo, Ramberg, Guerrero, Gordon, Bedford, Barrett Bixler, Creel

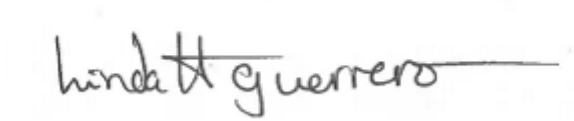
Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Linda Guerrero, Environmental Commission Chair

Staff Findings of Fact and Exhibits



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Allegro Parmer, SP-2019-0170C
 Ordinance Standard: Watershed Protection Ordinance
 Variance Request: LDC 25-8-261 to allow development within a critical water quality zone

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The property is within a commercial subdivision, surrounded by similar development and zoning. Additionally, a majority of the site is within the critical water quality zone and has been extensively disturbed through previously permitted development to construct a parking lot and a water quality and detention pond. Without a variance to LDC 25-8-261, the applicant is deprived of the privilege to redevelop this property such that the property would likely remain in its existing condition as an unutilized parking lot.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The uplands of the property are confined to existing easements that serve the commercial subdivision. Furthermore, a majority of the site (approximately 2.7 ac of 3.97 ac) is within a critical water quality zone. For these reasons, options to develop the site are infeasible without necessitating a variance to LDC 25-8-261. Additionally, previously permitted development within the inner half of the critical water quality zone, including the undersized water quality and detention pond, will be decommissioned and restored to City Standard Specification 609.S. The proposed water quality and detention pond will be located further away from the creek centerline and outside of

the inner half of the critical water quality zone, providing greater overall environmental protection.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The proposed use is reasonable, and there will be a decrease of impervious cover of the overall site (approximately -6,000 sq ft) and within the critical water quality zone (approximately -1,250 sq ft). Furthermore, the proposed development largely coincides with the boundary of the existing parking lot, thereby not extending impervious cover further into the critical water quality zone.

- c) Does not create a significant probability of harmful environmental consequences.

Yes There will be a net reduction of impervious cover of the overall site and within the critical water quality zone. Moreover, the existing water quality and detention pond within the inner half of the critical water quality zone, approximately 100 ft from the creek centerline, is inadequately sized and does not properly treat the runoff before it enters Yett Branch creek. With this variance, the existing pond will be dismantled, including the removal of the underdrains, and will be fully restored to City Standard Specification 609.S. The proposed water quality and detention pond will be located outside of the inner half of the critical water quality zone and will be constructed to current code and regulation standards.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes The existing water quality pond treating the pollutant load from the impervious cover of the parking lot is undersized and does not comply with current code. With this variance, not only will the pond be properly sized to treat runoff for the entire site, but also will be located further away from the creek centerline and outside of the inner half of the critical water quality zone.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Yes The findings of fact in Subsection A are met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
- Yes In its existing conditions as an unutilized parking lot with easements shared with the adjacent businesses, options to redevelop the site without disturbing the existing parking lot islands scattered throughout the site are limited without necessitating a variance to LDC 25-8-261. Therefore, any design except a parking lot would be unworkable. Granting this variance would allow full economic use of the property to develop a commercial business within the commercial subdivision.
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
- Yes There will be a reduction of impervious cover of the entire site and within the critical water quality zone. Additionally, the proposed development will largely remain within the existing parking lot boundary. The variance is the minimum deviation from the code requirement and would allow a reasonable and economic use of the entire property by converting an unused parking lot into a commercial business.

Staff Determination: Staff determines that the findings of fact have. Staff recommends the following conditions:

- 1) Fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance with City Standard Specification 609.S;
- 2) Clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) Design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

Environmental Reviewer
(DSD)

Kristy Nguyen

Date
12/01/20

Environmental Review
Manager (DSD)

Mike McDougal

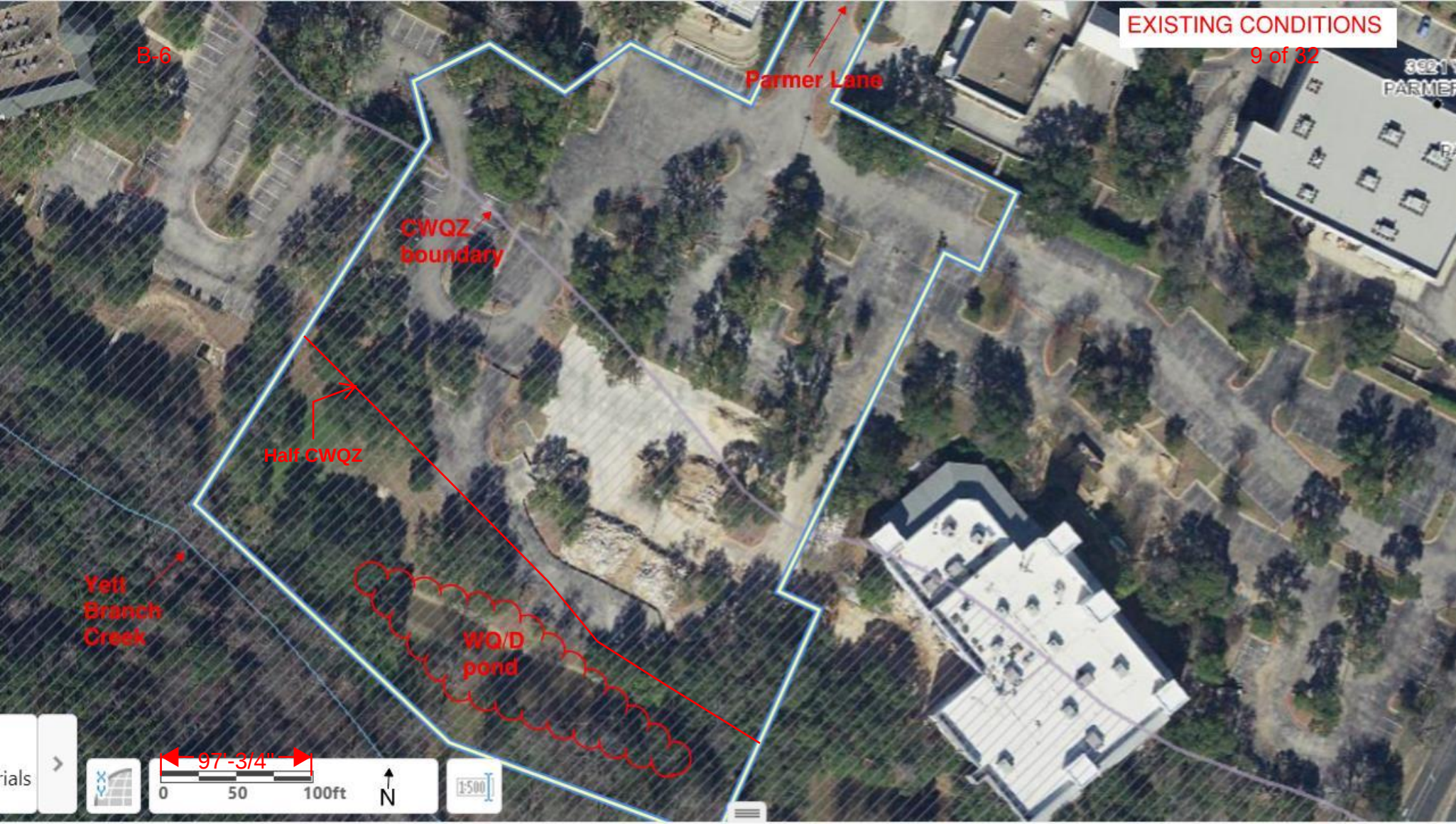
Date
12/02/20

Environmental Officer
(WPD)

CA
(print name)

Date
12/02/20

Staff Exhibits



B-6

Parmer Lane

CWQZ
boundary

Half CWQZ

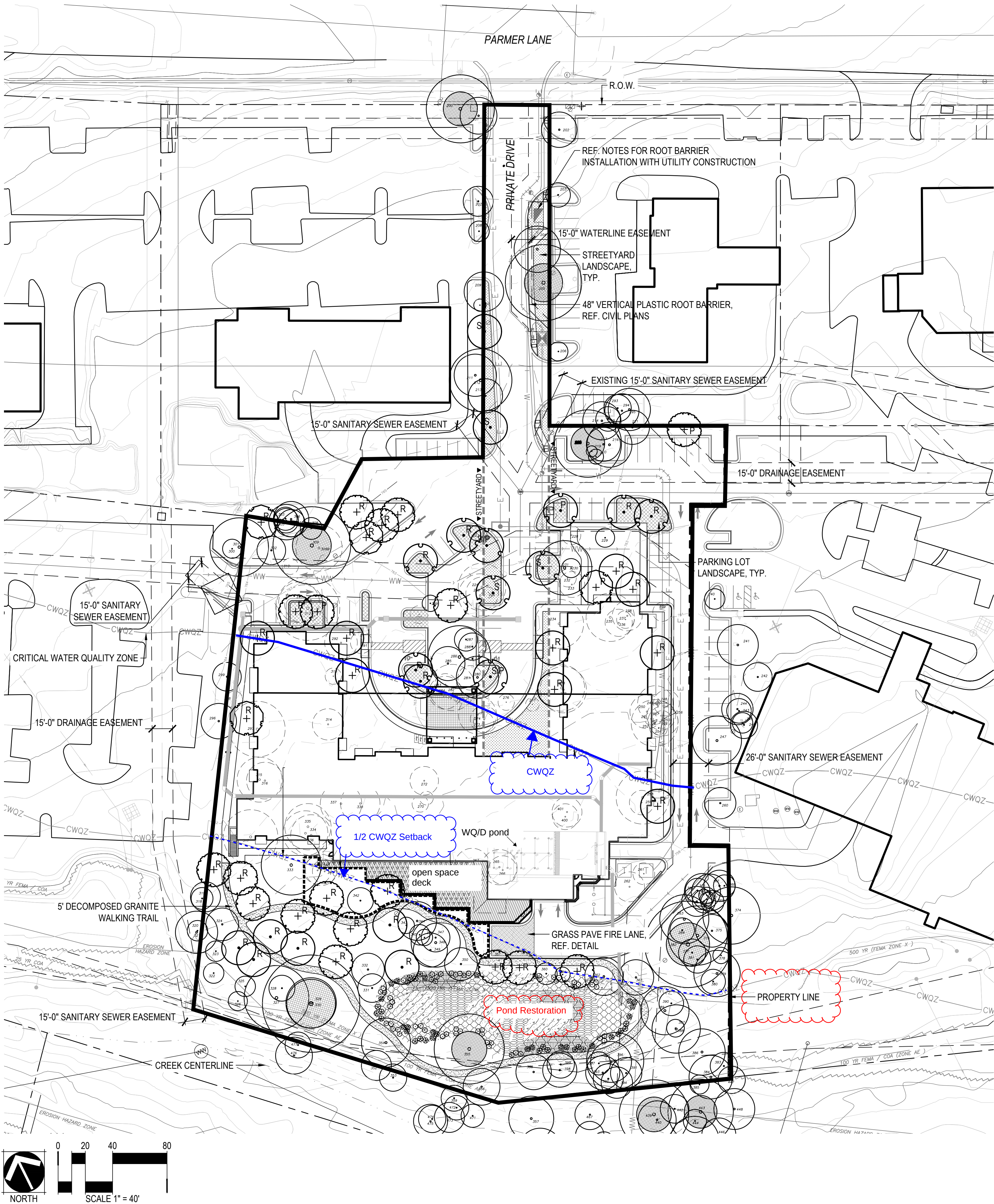
Yett
Branch
Creek

WQ/D
pond

97'-3/4"

N

1:500



LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO REMOVE

R

REPLACEMENT TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)

P

PARKING TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)

S

STREETYARD TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)

STREETYARD

STREETYARD LANDSCAPE AREA

PARKING LOT LANDSCAPE AREA

AREA DRAINING TO LANDSCAPE

LANDSCAPE AREA IRRIGATED BY STORMWATER RUNOFF

NOTES:

1. CAUTION: VERTICAL PLASTIC ROOT BARRIER INSTALLED DURING UTILITY CONSTRUCTION FOR PROTECTION FROM ROOT INVASION. LANDSCAPE CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING FOR TREES/TREE WELLS AND SHALL REPLACE WITH 48" VERTICAL PLASTIC ROOT BARRIER, DEEP ROOT UB 48-2 OR APPROVED EQUAL, IF DAMAGED. REFERENCE UTILITY ROOT BARRIER INSTALLATION DETAIL SHEET 30.

2. GRASS PAVE FIRELANE PAVEMENT DESIGN PROVIDED UNDER SEPARATE COVER BY TERRACON ON APRIL 30, 2020. TERRACON PROJECT NO. 96185364.

NORRIS DESIGN

Planning | Landscape Architecture | Branding

3218 Manor Road
Suite 200
Austin, TX 78723
P 512.900.7888
www.norris-design.com

ALLEGRO PARKER

SITE DEVELOPMENT PERMIT

AUSTIN, TX

OWNER:

ELLIS WINSTANLEY
4001 CREATIVE OFFICES, LLC
PO BOX 50550
AUSTIN, TX 78763

811

Call Before You Dig

REGISTERED LANDSCAPE ARCHITECT
JOSEPH PETER DAVIS
3144
STATE OF TEXAS

November 20, 2020

DATE:

04/19/2019 COMPLETENESS
05/23/2019 CITY SUBMITTAL
01/16/2020 CITY SUBMITTAL
03/11/2020 CITY SUBMITTAL
07/07/2020 CITY SUBMITTAL
11/11/2020 CITY SUBMITTAL
11/20/2020 CITY SUBMITTAL

NOT FOR CONSTRUCTION

SHEET TITLE:
TREE MITIGATION & LANDSCAPE PLAN

SITE PLAN APPROVAL

Sheet 33 of 35

FILE NUMBER: SP-2019-0170C APPLICATION DATE: 4/22/2019

APPROVED BY COMMISSION ON: UNDER SECTION 112 OF

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC): CASE MANAGER: CLARISSA E. DAVIS

PROJECT EXPIRATION DATE (ORD #97905-A): DWPZ: DDZ

Planning and Development Review Department

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.

33 of 35
SP-2019-0170C

CHECKED BY: CB
DRAWN BY: JW

Applicant Form and Findings of Fact



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Ellis Winstanley
Street Address	PO Box 50550
City State ZIP Code	Austin, Texas 78763
Work Phone	512-289-0959
E-Mail Address	ellis.winstanley@gmail.com

Variance Case Information

Case Name	Allegro Parmer
Case Number	SP-2019-0170C
Address or Location	4001 West Parmer Lane, Austin, Texas 78727
Environmental Reviewer Name	Kristy Nguyen
Environmental Resource Management Reviewer Name	Mike McDougal
Applicable Ordinance	25-8-261
Watershed Name	Walnut Creek
Watershed Classification	☐ Urban ☒ Suburban ☐ Water Supply Suburban ☐ Water Supply Rural ☐ Barton Springs Zone

December 3, 2020

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Not in Edwards Aquifer Zones	☒ Northern Edwards Segment
Edwards Aquifer Contributing Zone	☐ Yes ☒ No	
Distance to Nearest Classified Waterway	150' from center line of Yett Branch Creek (a stream in the Walnut Creek Watershed)	
Water and Waste Water service to be provided by	Austin Water	
Request	The variance request is as follows (Cite code references:	

Impervious cover	Existing	Proposed
square footage:	<u>94,157</u>	<u>88,155</u>
acreage:	<u>2.16</u>	<u>2.02</u>
percentage:	<u>54.4</u>	<u>51.0%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The total site area is 3.97 acres. The site slopes down from North at an elevation of 778 MSL to South at an elevation of 753 MSL. The site drains towards Yett Branch Creek directly south of the site which has a creek bed elevation of approximately 748 MSL. The average slope throughout the site is between 0-15% slope. The subject property currently consists of a parking lot that is within the CWQZ and HALF CWQZ. A portion of the site is within the 100-year floodplain along the southern portion of the property. A Spring CEF exists in the creek south of the subject property. The site consists of an existing water quality pond not up to current ECM standards that lies within the HALF CWQZ. There are existing wastewater utilities and easements on the north side of the property that serve the adjacent lots to the north east, and west. These utilities and easements are conveyed through the subject property (DOC #199900219). Seven (7) heritage trees exist on site and will not be impacted by the proposed development. Please reference the mentioned above including the tree list on the Existing Conditions Sheet (EXHIBIT 7).	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed redevelopment layout does not match the exact footprint of the existing impervious cover and is within the CWQZ. LDC 25-8-261 (CWQZ Development) is the code that is triggering non-compliance . In addition, this property, and any other property along the CWQZ in this area are similar in that without the ability to utilize the Redevelopment Exception due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Planning Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: SP-2019-0170C

Ordinance: LDC 25-8-261 Critical Water Quality Zone Development

JUSTIFICATION:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the Applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements. **YES/NO**

This property, and any other property along the CWQZ in this area are similar in that without the ability to utilize the Redevelopment Exception due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment.

Please note the existing undersized water quality (WQ) pond is not to current to ECM code and is also within the ½ Critical Water Quality Zone. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond. A natural earthen soft trail will also be added around the existing WQ pond to create natural open space to help enhance the natural features of the land.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the Applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;
YES/NO

The proposed development will replace an existing surface parking lot that was part of a larger development. A portion of the existing surface parking lot is being purchased for redevelopment.

The proposed site development is providing an assisted senior living facility with water quality and natural vegetative improvements. The design improvements will provide greater overall environmental protection than is achievable without the variance.

As mentioned earlier in Section 1, the existing conditions consists of an oversized parking lot and undersized water quality pond within the ½ CWQZ that is not up to current ECM code. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond. A natural earthen soft trail will also be added around the existing WQ pond to create natural open space to help enhance the natural features of the land.

In addition, the proposed conditions for the site will not increase the overall impervious cover and they will not increase impervious cover within the CWQZ. Additionally, there will be no adverse impact to the 100-year floodplain from the proposed development.

In regards to the design of the proposed site plan and building placement, this was driven based on several existing site constraints. One of the major site constraints consists of existing the wastewater utilities and easements on the north side of the property that serves the adjacent lots to the north east, and west. These utilities and easements are conveyed through our property and we will need to maintain these utilities and easements to allow adequate service for the adjacent properties.

We have coordinated with Austin Water on designing and connecting to the existing wastewater system and easements. Austin Water has required us to provide a 26' wastewater easement based on the depth of the wastewater line to the north of the site. The new 26' wastewater easement along with connecting to the existing wastewater easement is what dictated the placement of the proposed building.

In addition, there is a fire access easement to the north of the property that is required to allow fire access for the adjacent lots to the north, east, west, as well as the rest of the subdivision. This was another driven force for the placement of the proposed building.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; **YES/NO**

Due to the current parking lot configuration, excessive parking spaces not being utilized, and a portion of the lot being within the CWQZ, the City code LDC 25-8-25 (C)(5) does not allow the site to have reasonable, economic use of the property without the Redevelopment and thus a variance is required to a minimum deviation.

The site would benefit from the proposed redevelopment because it would make the space into a senior home living facility for the community with proper WQ controls to treat runoff discharging to the creek south of the site. This would be a significant improvement from its current conditions which is acting as impervious cover surface for contaminated runoff to flow over towards an existing WQ pond not to city code standards. In addition, we are improving the environmental protection of the property by providing natural open vegetative space within the ½ CWQZ and providing landscape restoration within the existing WQ pond.

As mentioned earlier in the previous section (Sec. 2a), north of the proposed senior home living facility building, there are existing wastewater service lines and easements which serve adjacent properties. These services must be maintained and therefore adds hardship to the development by forcing the proposed conditions to stay clear of these utilities.

- c) Does not create a significant probability of harmful environmental consequences. **YES/NO**

This site is not increasing the overall impervious cover (which is under code allowances) and is not increasing impervious cover within the CWQZ. There will also be no adverse impact to the 100-year floodplain from the proposed development.

We are providing for structured parking results in the removal of expansive surface parking with pollutant runoff.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. **YES/NO**

The one (1) existing WQ pond on site does not meet the criteria in the current City ECM code standards. The proposed development would improve the overall environmental protection by replacing the existing WQ pond with a subsurface sedimentation/filtration WQ pond outside of the ½ CWQZ. The proposed WQ pond provides more efficient and effective environmental protection by providing increased capture volume and reducing pollutant runoff compared to existing conditions.

- B. Additional Land Use Commission variance determination for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Water E. Long):

1. The criteria for granting a variance in Subsection (A) are met; **YES/NO**

The criteria for granting a variance in Subsection (A) have been met. Please reference explanations above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; **YES/NO**

Due to the requirement to match the existing impervious cover, it would not be possible to construct a continuous slab which would be needed for the senior home living facility because of the pervious islands throughout the existing parking.

This property, and any other property along the CWQZ in this area are similar in that without the ability to utilize Redevelopment due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment. Therefore, the applicant is requesting a variance for this requirement.

3. The variance is the minimum deviation for the code requirement necessary to allow a reasonable, economic use of the entire property. **YES/NO**

The variance requested is the minimum departure for the code requirement necessary to provide enhancement of the site with a senior living facility and natural open space feature.

December 3, 2020

Due to the current parking lot configuration, excessive parking spaces not being utilized, and a portion of the lot being within the CWQZ and ½ CWQZ, the City code LDC 25-8-25 (C)(5) does not allow the site to have reasonable, economic use of the property without the Redevelopment and thus a variance is required to a minimum deviation.

** Variance approval requires all above affirmative findings.

EXHIBIT 1



November 11, 2020

Kristy Nguyen
Environmental Reviewer, Land Use Development
Development Services Department
505 Barton Springs Road
Austin, TX 78704

Dear Ms. Nguyen:

Subject: RE: 4001 West Parmer Lane (SP-2019-0170C) - ENV and Land Use
Commission Variance
CEC Project 303-185

As representatives of the owner of the above stated Property, CEC respectfully submits the enclosed Land Use Commission Variance to allow for the redevelopment of the existing surface parking lot from LDC 25-8-261 (development within the Critical Water Quality Zone).

The project is located at 4001 West Parmer Lane, Austin, Texas 78727 and is approximately 3.97 acres. Currently, the site is an existing surface parking lot which is not used to its full capacity. The restriction imposed by city code per LDC 25-8-261 which requires the redevelopment of the site to match the existing impervious cover creates a hardship due to the islands in the parking lot creating pervious pockets in the existing impervious cover area which would prevent a continuous slab for a building being allowed where the current parking exists.

One of the major site constraints consist of the existing wastewater lines and easements crossing the north and south side of the site. These existing wastewater lines serve the adjacent properties and must be maintained in their current configuration along the north portion of the lot to provide service.

We have coordinated with Austin Water on designing and connecting to the existing wastewater system and easements to adequately maintain service for the adjacent properties while properly serving the proposed development. Austin Water has required us to provide a 26' wastewater easement based on the depth of the existing wastewater line towards the north portion of the site. The new 26' wastewater easement and connecting to the existing wastewater easement is what dictated the placement of the proposed building to be within the CWQZ. Please reference the Site Plan (**Exhibit 8**) for references of the existing and proposed easements.

In addition, there is a fire access easement to the north of the property that is required to allow fire access for the adjacent lots to the north, east, west, as well as the rest of the subdivision. This was another driven force for the placement of the proposed building with the CWQZ.

Kristy Nguyen – Land Use Development
CEC Project 303-185
Page 2
11/11/2020

Please note the existing undersized water quality (WQ) pond is not to current to ECM code and is also within the ½ Critical Water Quality Zone. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The proposed project would enhance the site by creating a senior living facility for the community which would include usable natural open space that enhances the environmental features surrounding the area. The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond, as well as a natural earthen soft trail surrounding the existing WQ pond. This is a significant environmental improvement compared to the existing conditions and provides economic use to the property. Please reference the landscape plan **(EXHIBIT 9)** for the landscape restoration plan within the existing water quality pond and natural open space/trail.

We appreciate your consideration. Please let me know if you or your team members require additional information or have any questions. If you have any questions or concerns, please feel free to contact us at 512-439-0400 mdebs@cecinc.com or mcastillo@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark Debs
Project Consultant

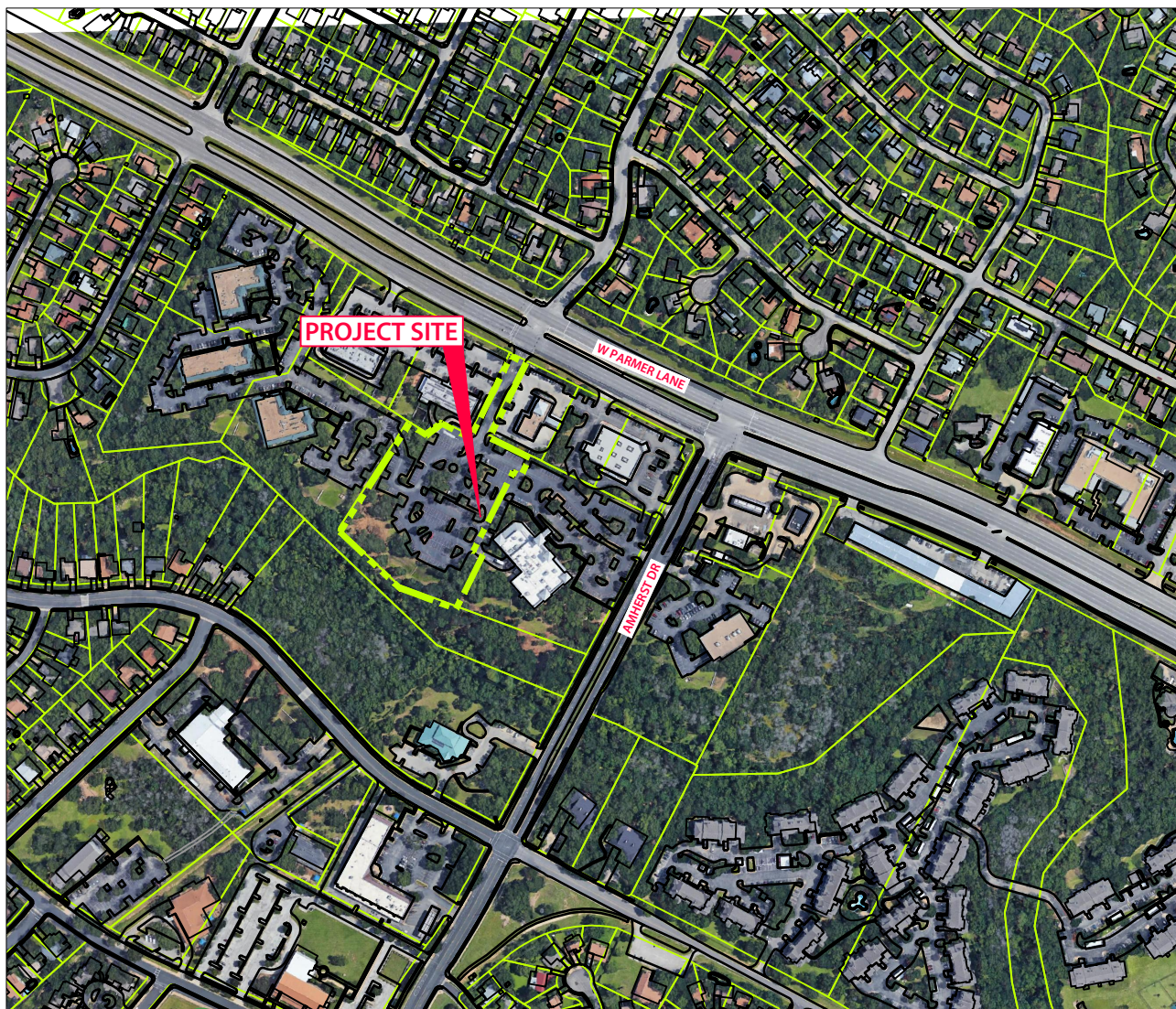
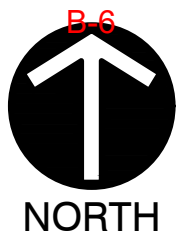


Mario Castillo
Project Manager

Enclosures:

cc:





Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205

412-429-2324 · 800-365-2324

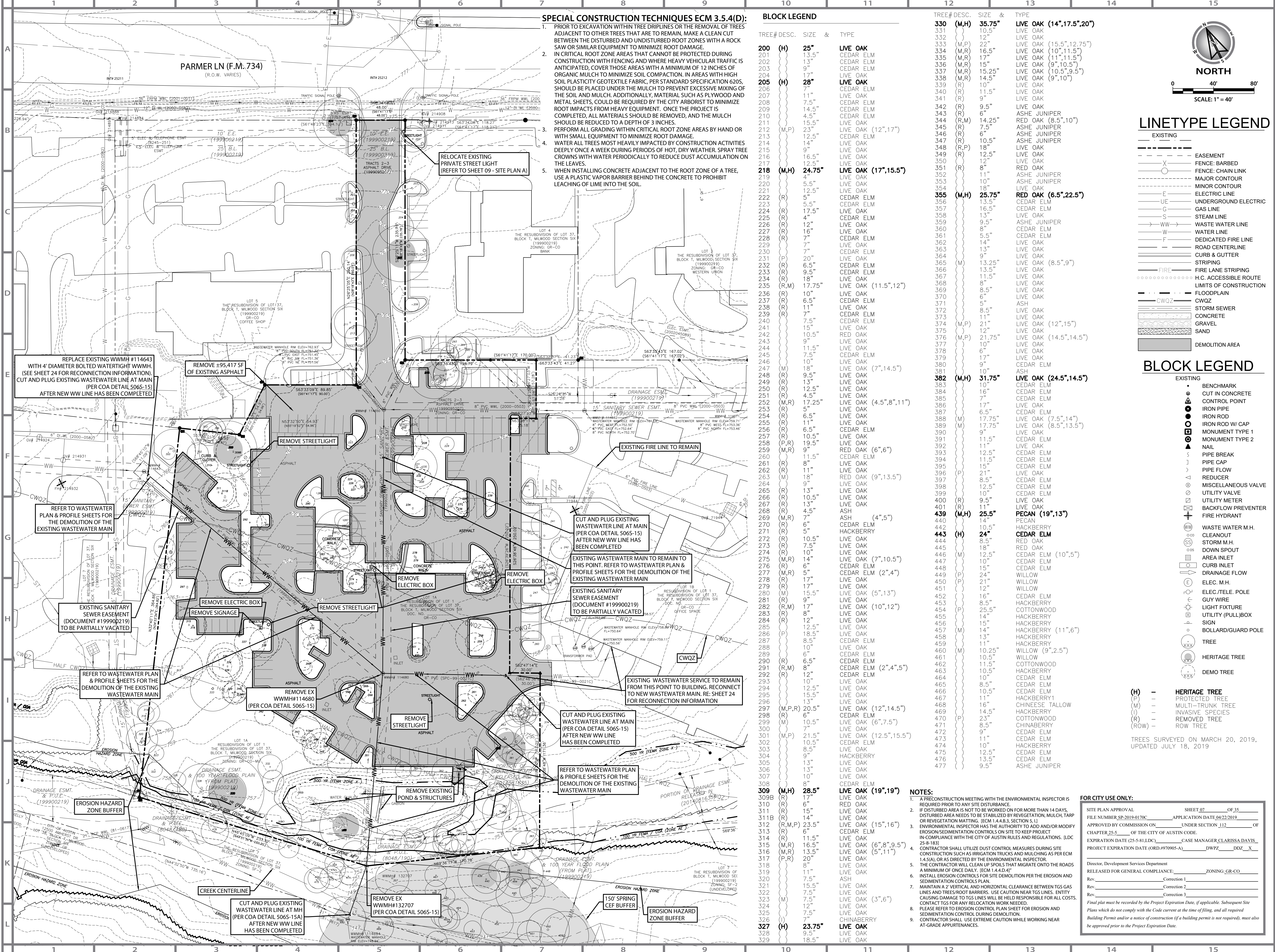
www.cecinc.com

4001 CREATIVE OFFICES, LLC
ALLEGRO PARMER
4001 WEST PARMER LANE
CITY OF AUSTIN, TRAVIS COUNTY, TX

VICINITY MAP AERIAL

DRAWN BY:	STAFF	CHECKED BY:	MD	APPROVED BY:	MSC	EXHIBIT:
DATE:	NOV. 2020	DWG SCALE:	1"=XXX	PROJECT NO:	000-000.AW00	

4



- SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D):**
- PRIOR TO EXCAVATION WITHIN TREE DRILINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
 - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

BLOCK LEGEND

TREE#	DESC.	SIZE	&	TYPE
200	(H)	25"		LIVE OAK
201		13.5"		CEDAR ELM
202		13"		CEDAR ELM
203		9"		CEDAR ELM
204		17"		LIVE OAK
205	(H)	28"		LIVE OAK
206		71"		CEDAR ELM
207		11"		LIVE OAK
208		7.5"		CEDAR ELM
209		14.5"		CEDAR ELM
210		4.5"		CEDAR ELM
211		15.5"		LIVE OAK
212	(M,P)	23"		LIVE OAK (12",17")
213		12.5"		CEDAR ELM
214		14"		LIVE OAK
215		9"		LIVE OAK
216		16.5"		LIVE OAK
217		12.5"		LIVE OAK
218	(M,H)	24.75"		LIVE OAK (17",15.5")
219		4"		LIVE OAK
220		5.5"		LIVE OAK
221		12.5"		LIVE OAK
222	(R)	5"		CEDAR ELM
223		5.5"		CEDAR ELM
224	(R)	17.5"		LIVE OAK
225	(R)	4"		CEDAR ELM
226		12"		LIVE OAK
227	(R)	16"		LIVE OAK
228	(R)	7"		CEDAR ELM
229		7"		LIVE OAK
230		7"		CEDAR ELM
231	(P)	20"		LIVE OAK
232	(R)	6.5"		CEDAR ELM
233	(R)	9.5"		CEDAR ELM
234	(R)	18"		LIVE OAK
235	(R,M)	17.75"		LIVE OAK (11.5",12")
236	(R)	10"		LIVE OAK
237		6.5"		CEDAR ELM
238	(R)	11"		LIVE OAK
239	(R)	7"		CEDAR ELM
240		7.5"		CEDAR ELM
241		15"		LIVE OAK
242		10.5"		RED OAK
243		9"		LIVE OAK
244		11.5"		LIVE OAK
245		7.5"		CEDAR ELM
246		10"		LIVE OAK
247	(M)	18"		LIVE OAK (7",14.5")
248	(R)	9.5"		LIVE OAK
249	(R)	13"		LIVE OAK
250	(R)	12.5"		LIVE OAK
251	(R)	4.5"		LIVE OAK
252	(M,R)	17.25"		LIVE OAK (4.5",8",11")
253	(R)	5"		LIVE OAK
254	(R)	6.5"		LIVE OAK
255		11"		LIVE OAK
256	(R)	6.5"		CEDAR ELM
257	(R)	10.5"		LIVE OAK
258	(P,R)	19.5"		LIVE OAK
259	(M,R)	9"		RED OAK (6",6")
260		11.5"		CEDAR ELM
261	(R)	8"		LIVE OAK
262	(R)	11"		LIVE OAK
263	(M)	16"		RED OAK (9",13.5")
264		9"		LIVE OAK
265	(R)	13"		LIVE OAK
266	(R)	10.5"		LIVE OAK
267	(R)	13"		LIVE OAK
268	(R)	4.5"		ASH
269	(M,R)	7"		ASH (4",5")
270	(R)	6"		CEDAR ELM
271	(R)	5"		HACKBERRY
272	(R)	10.5"		LIVE OAK
273	(R)	7.5"		LIVE OAK
274	(R)	10"		LIVE OAK
275	(M,R)	14"		LIVE OAK (7",10.5")
276	(R)	6"		CEDAR ELM
277	(M,R)	5"		CEDAR ELM (2",4")
278	(R)	17"		LIVE OAK
279	(R)	17"		LIVE OAK
280	(M)	15.5"		LIVE OAK (5",13")
281	(R)	9"		LIVE OAK
282	(R,M)	17"		LIVE OAK (10",12")
283	(R)	8"		LIVE OAK
284	(R)	8"		LIVE OAK
285		12.5"		LIVE OAK
286	(P)	18.5"		LIVE OAK
287		8.5"		CEDAR ELM
288		10"		LIVE OAK
289	(R)	6"		CEDAR ELM
290	(R)	6.5"		CEDAR ELM
291	(R,M)	8"		CEDAR ELM (2",4",5")
292	(R)	12"		CEDAR ELM
293		10"		LIVE OAK
294		12.5"		LIVE OAK
295		15.5"		LIVE OAK
296		13"		LIVE OAK
297	(M,P,R)	20.5"		LIVE OAK (12",14.5")
298	(R)	6"		CEDAR ELM
299	(M)	10.5"		LIVE OAK (6",7.5")
300		7"		LIVE OAK
301	(M,P)	21.5"		LIVE OAK (12.5",15.5")
302		10.5"		CEDAR ELM
303		8.5"		LIVE OAK
304		9"		HACKBERRY
305		13"		LIVE OAK
306		13"		LIVE OAK
307		10"		LIVE OAK
308		8"		CEDAR ELM
309	(M,H)	28.5"		LIVE OAK (19",19")
309B	(R)	17"		LIVE OAK
310	(R)	6"		RED OAK
311	(R)	15"		LIVE OAK
311B	(R)	14"		LIVE OAK
312	(R,M,P)	23.5"		LIVE OAK (15",16")
313	(R)	6"		CEDAR ELM
314	(R)	11.5"		LIVE OAK
315	(M,R)	16.5"		LIVE OAK (6",8",9.5")
316	(M,R)	13.5"		LIVE OAK (5",11")
317	(P,R)	20"		LIVE OAK
318		11"		LIVE OAK
319		11"		LIVE OAK
320		7.5"		ASH
321		15.5"		LIVE OAK
322		7.5"		LIVE OAK
323	(M)	7.5"		LIVE OAK (3",6")
324		12"		LIVE OAK
325		7.5"		LIVE OAK
326		7.5"		LIVE OAK
327	(H)	23.75"		LIVE OAK
328		9.5"		LIVE OAK
329		18.5"		LIVE OAK

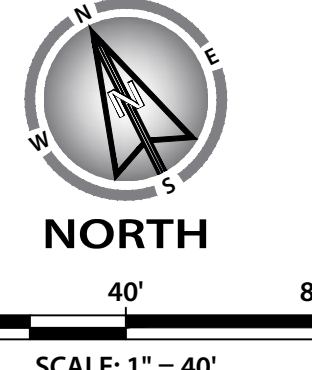
TREE#	DESC.	SIZE	&	TYPE
330	(M,H)	35.75"		LIVE OAK (14",17.5",20")
331		10.5"		LIVE OAK
332		12"		LIVE OAK
333	(M,P)	22"		LIVE OAK (15.5",12.75")
334	(M,R)	16.5"		LIVE OAK (10",11.5")
335	(M,R)	17"		LIVE OAK (11",11.5")
336	(M,R)	15"		LIVE OAK (9",10.5")
337	(M,R)	15.25"		LIVE OAK (10.5",9.5")
338	(M,R)	14.5"		LIVE OAK (9",10")
339	(R)	10"		LIVE OAK
340	(R)	11.5"		LIVE OAK
341	(R)	9"		LIVE OAK
342	(R)	9.5"		LIVE OAK
343	(R)	6"		ASH JUNIPER
344	(R,M)	14.25"		RED OAK (8.5",10")
345	(R)	7.5"		ASH JUNIPER
346	(R)	6"		ASH JUNIPER
347	(R)	10.5"		ASH JUNIPER
348	(R,P)	18"		LIVE OAK
349	(R)	12.5"		LIVE OAK
350	(R)	12"		LIVE OAK
351	(R)	8"		RED OAK
352		11"		ASH JUNIPER
353		10"		ASH JUNIPER
354		18"		LIVE OAK
355	(M,H)	25.75"		RED OAK (6.5",22.5")
356		13.5"		CEDAR ELM
357		16.5"		CEDAR ELM
358		13"		LIVE OAK
359		9.5"		ASH JUNIPER
360		8"		CEDAR ELM
361		5.5"		CEDAR ELM
362		14"		LIVE OAK
363		13"		LIVE OAK
364		9"		LIVE OAK
365	(M)	13.25"		LIVE OAK (8.5",9")
366		13.5"		LIVE OAK
367		11.5"		LIVE OAK
368		8"		LIVE OAK
369		8.5"		LIVE OAK
370		6"		LIVE OAK
371		5"		ASH
372		8.5"		LIVE OAK
373		11"		LIVE OAK
374	(M,P)	21"		LIVE OAK (12",15")
375		12"		LIVE OAK
376	(M,P)	21.75"		LIVE OAK (14.5",14.5")
377		10"		LIVE OAK
378		6"		LIVE OAK
379		17"		LIVE OAK
380		9"		CEDAR ELM
381		10"		ASH
382	(M,H)	31.75"		LIVE OAK (24.5",14.5")
383		10"		CEDAR ELM
384		16"		CEDAR ELM
385		7"		LIVE OAK
386		17"		LIVE OAK
387		6.5"		CEDAR ELM
388	(M)	17.75"		LIVE OAK (7.5",14")
389	(M)	17.75"		LIVE OAK (8.5",13.5")
390		9"		LIVE OAK
391		11.5"		CEDAR ELM
392		11"		LIVE OAK
393		12.5"		CEDAR ELM
394		11.5"		CEDAR ELM
395		15"		CEDAR ELM
396	(P)	21"		LIVE OAK
397		8.5"		CEDAR ELM
398		12.5"		CEDAR ELM
399		10"		CEDAR ELM
400	(R)	9.5"		LIVE OAK
401	(R)	11"		LIVE OAK
439	(M,H)	25.5"		PECAN (19",13")
440		14"		PECAN
441		10.5"		HACKBERRY
442		8.5"		RED OAK
443	(H)	24"		CEDAR ELM
444		18"		RED OAK
445		18"		DOWN SPOUT
446	(M)	12.5"		CEDAR ELM (10",5")
447		10"		CEDAR ELM
448		15"		CEDAR ELM
449	(P)	24"		WILLOW
450	(P)	21"		WILLOW
451		12"		WILLOW
452		16"		CEDAR ELM
453		8.5"		HACKBERRY
454	(P)	25.5"		COTTONWOOD
455		14"		HACKBERRY
456		15"		HACKBERRY
457	(M)	14"		HACKBERRY (11",6")
458		13"		HACKBERRY
459		11"		HACKBERRY
460	(M)	10.25"		WILLOW (9",2.5")
461		10.5"		WILLOW
462		11.5"		COTTONWOOD
463		10.5"		HACKBERRY
464		10"		CEDAR ELM
465		8.5"		CEDAR ELM
466		10.5"		CEDAR ELM
467		11"		HACKBERRY
468		16"		CHINESE TALLOW
469		14.5"		HACKBERRY
470	(P)	23"		COTTONWOOD
471		8.5"		CHINABERRY
472		9"		CEDAR ELM
473		11"		CEDAR ELM
474		10"		HACKBERRY
475		12.5"		CEDAR ELM
476		13.5"		CEDAR ELM
477		9.5"		ASH JUNIPER

NOTES:

- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5.1)
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. (LDC 25-8-183)
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
- INSTALL EROSION CONTROLS FOR SITE DEMOLITION PER THE EROSION AND SEDIMENTATION CONTROLS PLAN.
- MAINTAIN A 2' VERTICAL AND HORIZONTAL CLEARANCE BETWEEN TGS GAS LINES AND TREES/ROOT BARRIERS. USE CAUTION NEAR TGS LINES. ENTITY CAUSING DAMAGE TO TGS LINES WILL BE HELD RESPONSIBLE FOR ALL COSTS. CONTACT TGS FOR ANY LOCATION WORK NEEDED.
- PLEASE REFER TO EROSION CONTROL PLAN SHEET FOR EROSION AND SEDIMENTATION CONTROL DURING DEMOLITION.
- CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING NEAR AT-GRADE UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL		SHEET 07 OF 35
FILE NUMBER SP-2019-0170C	APPLICATION DATE 04/22/2019	
APPROVED BY COMMISSION ON	UNDER SECTION 112 OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE		
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER CLARRISSA DAVIS	
PROJECT EXPIRATION DATE (ORD 0979095-A)	DWPDZ	DDZ X
Director, Development Services Department		
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-CO		
Rev.	Correction 1	
Rev.	Correction 2	
Rev.	Correction 3	
Final plan 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 Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		



LINETYPE LEGEND

EXISTING	
---	EASEMENT
-X-	FENCE: BARBED
-O-	FENCE: CHAIN LINK
---	MAJOR CONTOUR
---	MINOR CONTOUR
E	ELECTRIC LINE
UE	UNDERGROUND ELECTRIC
G	GAS LINE
---	STEAM LINE
WW	WASTE WATER LINE
W	WATER LINE
F	DEDICATED FIRE LINE
---	ROAD CENTERLINE
---	CURB & GUTTER
---	STRIPING
---	FIRE LANE STRIPING
-----	H.C. ACCESSIBLE ROUTE
---	FLOODPLAIN
---	CWQZ
---	STORM SEWER
---	CONCRETE
---	GRAVEL
---	SAND
---	DEMOLITION AREA

BLOCK LEGEND

EXISTING	
•	BENCHMARK
+	CUT IN CONCRETE
•	CONTROL POINT
•	IRON PIPE
•	IRON ROD
•	IRON ROD W/ CAP
•	MONUMENT TYPE 1
•	MONUMENT TYPE 2
•	NAIL
•	PIPE BREAK
•	PIPE CAP
•	PIPE FLOW
•	REDUCER
•	MISCELLANEOUS VALVE
•	UTILITY VALVE
•	UTILITY METER
•	BACKFLOW PREVENTER
•	FIRE HYDRANT
•	WASTE WATER M.H.
•	CLEANOUT
•	STORM M.H.
•	DOWN SPOUT
•	AREA INLET
•	CURB INLET
•	DRAINAGE FLOW
•	WILLOW
•	ELEC. M.H.
•	ELEC./TELE. POLE
•	GUY WIRE
•	LIGHT FIXTURE
•	UTILITY (PULL) BOX
•	SIGN
•	BOLLARD/G

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 THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-6360 OR 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE 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.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS; RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).
7. EACH COMPACT PARKING SPACE/ASLE WILL BE SIGNED "SMALL CAR ONLY." (LDC 25-6-475.)
8. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. (ANSI 405.2 - 405.6)
10. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. (ANSI 502.5)
11. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. (ANSI 503.5).

SITE PLAN RELEASE NOTES:

1. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PARKING LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
3. ACCESSIBLE PARKING MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50.
4. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGES. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MIN. ABOVE GROUND SO THAT THEY CANNOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. A DRIVEWAY/SIDEWALK (DS) PERMIT IS REQUIRED FOR ALL SIDEWALK AND DRIVEWAY CONCRETE WORK IN CITY OF AUSTIN R.O.W. AN EXCAVATION PERMIT (EX) IS REQUIRED FOR ALL UTILITY WORK IN CITY OF AUSTIN R.O.W.
7. RIGHT OF WAY USE CHARGES WILL APPLY FROM THE DATE OF EXCAVATION TO THE DATE OF FULL RESTORATION.
8. ALL LANDSCAPED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
9. NO SOLID FENCE ALONG THE PROPERTY LINE WILL EXCEED AN AVERAGE OF SIX FEET OR MAXIMUM OF SEVEN FEET.
10. CONTRACTOR TO VERIFY THE LOCATION OF THE UNDERGROUND UTILITIES AT LEAST 100 FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5 FT OF EXISTING FACILITIES.
11. 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.
12. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
13. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-101).
14. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
15. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. ALL EXTERIOR LIGHTING WILL BE FULL CUTOFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E-2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
16. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

INDEPENDENT / ASSISTED UNITS

UNIT TYPE	STUDIO	1 BED	1 BED + DEN	2 BED
SF Per Unit	450	750	950	1164
1ST FLOOR	0	22	6	2
2ND FLOOR	0	19	5	5
3RD FLOOR	2	19	5	5
4TH FLOOR	2	19	6	4
5th FLOOR	1	15	3	2
TOTALS	5	94	25	18

REQUIRED PARKING TABLE

LAND USE	NO. OF EMPLOYEES	CONGREGATE LIVING NO. OF BEDS
EMPLOYEES / NO. OF BEDS	100	160
PARKING RATIO	1:2	1:4
REQUIRED PARKING BY USE	50.00	40.00
TOTAL ACCESSIBLE PARKING REQUIRED*	4	
VAN ACCESSIBLE PARKING REQ.*	2	
TOTAL PARKING REQUIRED	90.00	

*PER TEXAS ACCESSIBILITY STANDARDS

PROVIDED PARKING TABLE

PARKING SPACE	GARAGE	SURFACE
STANDARD (9' X 18')	73	41
COMPACT (8.5' X 18')	15	0
ACCESSIBLE (9' X 18')	4	2
TOTAL PER LEVEL	92	43
TOTAL STANDARD		114
TOTAL COMPACT		15
TOTAL ACCESSIBLE		6
TOTAL SPACES		135

BICYCLE PARKING TABLE

TOTAL VEHICULAR SPACES REQ.	90
TOTAL BICYCLE SPACES REQ. (5% OF TOTAL VEH. SPACES REQ.)	5.0
TOTAL BICYCLE SPACES PROVIDED	6

BUILDING SQUARE FOOTAGES

LEVEL	CONGREGATE LIVING
1	35,978
2	34,243
3	33,672
4	33,672
5	32,253
TOTAL	169,818

APPENDIX Q-2 IMPERVIOUS COVER

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 80 % X GROSS SITE AREA = 3.176 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = .09 X 10 % = .009 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 2.158 ACRES = 54.36 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER BUILDING / AND OTHER IMPERVIOUS COVER	% OF CATEGORY	ACRES	DRIVEWAYS / ROADWAYS
0 - 15 %	3.970	2.158	54.36	0.00	
15 - 25 %	0.00	0.00	0.00	0.00	
25 - 35 %	0.00	0.00	0.00	0.00	
OVER 35 %	0.00	0.00	0.00	0.00	
TOTAL SITE AREA	3.970				

ZONING TABLE

ZONING	GR-CO
LAND USE	CONGREGATE LIVING
GROSS SITE AREA	172,933 SF (3.97 AC)
EXISTING IMP. COVER	94,157 (54.4%)
MAX IMP. COVER	138,346 SF (80%) PER ZONING
PROPOSED IMP. COVER	88,155 SF (51.0%)
MAX ALLOWED BUILDING COVERAGE	129,700 SF (75.0%) PER ZONING
BUILDING COVERAGE	35,978 SF (20.8%)
GROSS FLOOR AREA (SF)	172,933 SF
NUMBER OF STORIES	5
MAXIMUM BUILDING HEIGHT	60'
BUILDING HEIGHT	52.5'
PRIVATE COMMON OPEN SPACE	9,045 SF (±5.0% OF GROSS SITE)
FOUNDATION TYPE	SLAB ON GRADE
MAX FAR	1:1
FAR	0.98:1

§ CONNECTIVITY OPTIONS (2.3.2 TABLE B):

1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
2. LIMITED CURB CUTS

FOR CITY USE ONLY:

SITE PLAN APPROVAL	SHEET 08 OF 35
FILE NUMBER SP-2019-0170C	APPLICATION DATE 04/22/2019
APPROVED BY COMMISSION ON	UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER CLARISSA DAVIS
PROJECT EXPIRATION DATE (ORD.#979095-A)	DWPZ DDZ X
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: GR-CO
Rev. _____	Correction 1
Rev. _____	Correction 2
Rev. _____	Correction 3

Final plan 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 Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



LINETYPE LEGEND

PROPOSED	EXISTING	RIGHT OF WAY
---	---	LOT BOUNDARY
---	---	EASEMENT
---	---	FENCE: BARBED
---	---	FENCE: CHAIN LINK
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	ELECTRIC LINE
---	---	UNDERGROUND ELECTRIC
---	---	GAS LINE
---	---	STEAM LINE
---	---	WASTE WATER LINE
---	---	WATER LINE
---	---	DEDICATED FIRE LINE
---	---	ROAD CENTERLINE
---	---	CURB & GUTTER
---	---	STRIPING
---	---	FIRE LINE STRIPING
---	---	H.C. ACCESSIBLE ROUTE
---	---	LIMITS OF CONSTRUCTION
---	---	FLOODPLAIN
---	---	CWQZ
---	---	STORM SEWER
---	---	CONCRETE
---	---	GRAVEL
---	---	SAND
---	---	PERVIOUS SIDEWALK
---	---	PLANTERS
---	---	WOOD DECK

BLOCK LEGEND

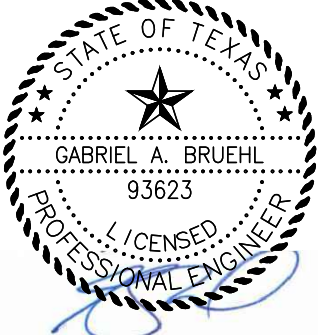
PROPOSED	EXISTING	BENCHMARK
---	---	CUT IN CONCRETE
---	---	CONTROL POINT
---	---	IRON PIP
---	---	IRON ROD
---	---	IRON ROD W/ CAP
---	---	MONUMENT TYPE 1
---	---	MONUMENT TYPE 2
---	---	NAIL
---	---	PIPE BREAK
---	---	PIPE CAP
---	---	PIPE FLOW
---	---	REDUCER
---	---	MISCELLANEOUS VALVE
---	---	UTILITY VALVE
---	---	UTILITY METER
---	---	BACKFLOW PREVENTER
---	---	FIRE HYDRANT
---	---	WASTE WATER M.H.
---	---	CLEANOUT
---	---	STORM M.H.
---	---	DOWN SPOUT
---	---	AREA INLET
---	---	CURB INLET
---	---	DRAINAGE FLOW
---	---	ELEC. M.H.
---	---	ELEC./TELE. POLE
---	---	GUY WIRE
---	---	LIGHT FIXTURE
---	---	UTILITY (PULL) BOX
---	---	SIGN
---	---	BOLLARD/GUARD POLE
---	---	TREE
---	---	HERITAGE TREE

ALLEGRO PARMER
SITE DEVELOPMENT PLANS

4001 WEST PARMER LANE
CITY OF AUSTIN, TRAVIS COUNTY, TX

OVERALL SITE PLAN

November 11, 2020



CHECKED BY:
GABRIEL A. BRUEHL, PE
JOB NUMBER: 184-138
ISSUE DATE: 11/11/20

08 OF 35

SP-2019-0170C



Photo 19 View of the southwest portion of the site, facing west offsite.



Photo 20 View of the western side of the site, facing east.



Photo 21 View of the western side of the site, facing north.



Photo 22 View of the western side of the site, facing south.



Photo 23 View of the central portion of the site, facing north.



Photo 24 View of the central portion of the site, facing east.



Photo 25 View of the central portion of the site, facing west.



Photo 26 View of the privately maintained stormwater pond on the south side of the property.



Photo 27 View of the privately maintained stormwater pond on the south side of the property.



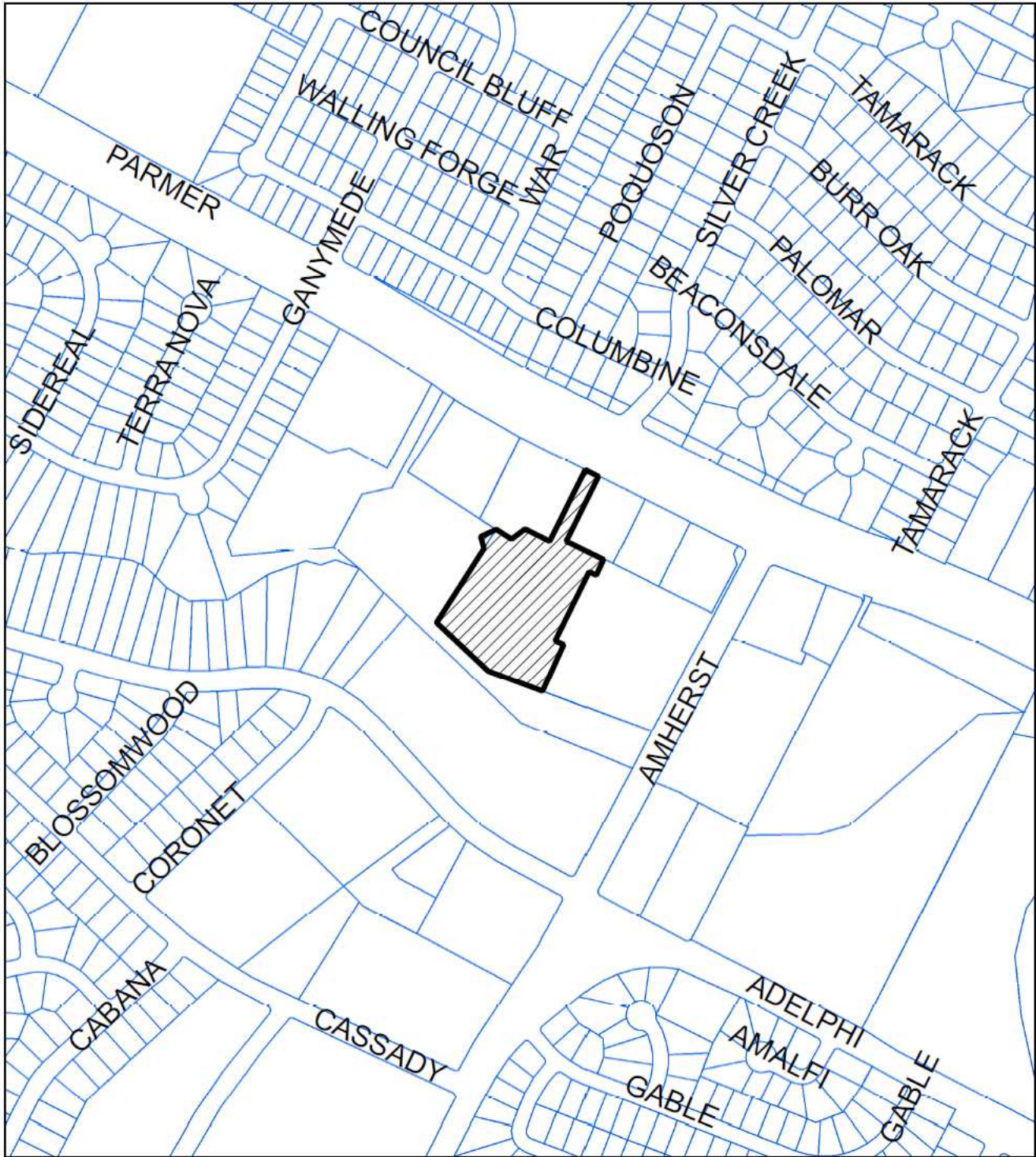
Photo 28 View of the privately maintained stormwater pond offsite to the southwest of the project site, but within the 150-foot survey buffer.



Photo 29 View of the privately maintained stormwater pond offsite to the southwest of the project site, but within the 150-foot survey buffer.



Photo 30 View of the riparian area surrounding the COA Creek south/southwest of the project site, but with the 150-foot survey buffer.



 Subject Tract
 Base Map

CASE#: SP-2019-0170C
 LOCATION: 4001 W PARMER LANE

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.