

NOTES:

1. All exterior lighting will be full cut-off 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.

2. Screening for solid waste collection and loading areas shall be the same material as, or of equal quality to, the principal building materials.

3. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the development services department.

4. Approval of this site plan does not include building permit or fire code approval.

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

6. Water and wastewater service will be provided by the City of Austin.

7. The owner is responsible for all costs for relocation of or damage to utilities.

8. ROW excavation permits are required for construction within City of Austin right-of-way.

9. **Connectivity** - the following items were selected to comply with table 2.3.2

A. Provide additional pedestrian connections from on-site buildings to adjacent streets.

B. Internal utility lines should be located in drive aisles or internal circulation routes, rather than under parking areas.

10. Any power operated gates across fire access roads must be provided with a Knox key switch. Power operated gates across fire access roads must be equipped with gate operators listed in accordance with UL 325. Gates intended for automatic operation must be designed, constructed and installed per ASTM F2200. A manual means of opening the gate in the event of power loss is required.

11. 503.3 designation, location, and maintenance of fire zones official records. All fire apparatus access roads required by Sections 503.1.1 and 3206.6 and that are out of the public right-of-way, are designated as fire zones or fire lanes, to maintain the required unobstructed clearance in accordance with Section 503.2.1 as amended. The fire department will keep records of the designation and location of fire zones and fire lanes. Exception: fire apparatus access roads between aisles of parking or under porte cocheres need not be designated as fire zones.

12. 503.3.2 signs and identification markers designating fire zones/fire lanes. After designation of a fire zone or fire lane under this article, the fire chief shall give notice of the designation to the owner of the property, directing the owner to cause, at the expense of the owner, markings to be painted on any areas designated as a fire zone or fire lane. The markings must be red with white stenciling reading "fire zone/tow away zone" or "fire lane/tow away zone" in lettering at least three inches in height; the stenciling shall be at intervals of 35 feet or less. In addition, the owner shall cause signs (see detail 9015-6) to be posted at both ends of a fire zone or fire lane and at each entry and exit point which constitutes a portion of the fire zone or fire lane. Alternative marking of fire zones and fire lanes may be approved by the fire chief provided fire zones or fire lanes are clearly identified at both ends and at intervals not to exceed 35 feet and are clearly marked "tow away zones" at least every 35 feet. The signs shall be installed with the top of the sign no higher than eight feet above grade and no less than five feet above grade.

13. Pavers may be used in the ADA route with the following specs:

- Joints between pavers 1/4" maximum
- Vertical differences between pavers 1/4" maximum
- Running slope (in the direction of travel) 1.20 (5%) maximum
- Cross slope (perpendicular to the direction of travel) 1/4" per foot (2%) maximum

14. Contractor to refer to geotech report for paving material and thickness.

USAGE	FIRST FLOOR (SF)	SECOND FLOOR (SF)	TOTAL (SF)
ADMIN	516	3,440	3,956
DISPLAY	5,576	2,050	7,626
SALES & OFFICES	13,659	3,033	16,692
LOGISTICS	2,759	911	3,670
STORAGE	5,113	5,925	11,038
SERVICE SHOP	35,816	-	35,816

TYPE	OPEN SPACE PROVIDED	REQUIRED
Undeveloped	47,345 SF	10.06%
Total	47,345 SF	10.06%

BUILDING	
Building Cover	64,565 SF 13.7%
Gross SF	74,548 SF
Floor-to-Area-Ratio	0.2:1.0
Impervious Cover	352,474 SF 74.92%
Foundation Type	Conc. Slab Underground
Use	Automotive Sales & Service
Total Site Area	470,448 SF
Total Site Area	10.8 ACRES

PARKING	
SPACES	REQUIRED PROVIDED
Standard, 1:750 ratio	99 99
74548 SF Building	
Handicap	
Van	1 1
Standard	3 3
Bicycle	2 6
Total	105 109

IMPERVIOUS COVER			
ONION CREEK WATERSHED			
	EXISTING	PROPOSED	TOTAL
Building	0	64,565 SF	64,565 SF
Pavement	0	266,226 SF	266,226 SF
Sidewalk/Misc Conc.	0	21,683 SF	21,683 SF
Total	0	352,474 SF	352,474 SF
Comm Site (10.8 Ac)			470,448 SF
Impervious Cover	0.0%	74.9%	74.9%
Maximum Allowed Impervious cover -80%			

Figure 3.4

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR
- 100-YEAR FLOODPLAIN LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- CRITICAL WATER QUALITY ZONE

PROPOSED LEGEND

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- WATERLINE W/ GATE VALVE
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- UNDERGROUND ELECTRIC CONDUIT(S)
- GAS SERVICE LINE
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ON-SITE 1:1 CWOZ BUFFER AVERAGING

OLD EXISTING CWOZ ON-SITE: 101,699 SF
BUFFER AVERAGED CWOZ ON-SITE: 101,765 SF

EXISTING CWOZ AREA THAT WILL BE DEVELOPED ON: 32,698 SF

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REVISIONS

No.	Date	By	Description
-----	------	----	-------------

DESIGNED BY: EV
CHECKED BY: RWL
DRAWN BY: JDE

SCALE: 1" = 40'

DATE: 8/30/2021
JOB NO.: 17137-0001-00

JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512.441.9493

STATE OF TEXAS
Professional Engineer
William A.C. McAshen
132371
05/02/2022

SP-2021-0127C

FILE NUMBER: SP-2021-0127C
APPLICATION DATE: 04/19/2021
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 **R. RODA**
PROJECT EXPIRATION DATE (ORD #970905-A): DWPZ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: **CS-CO**

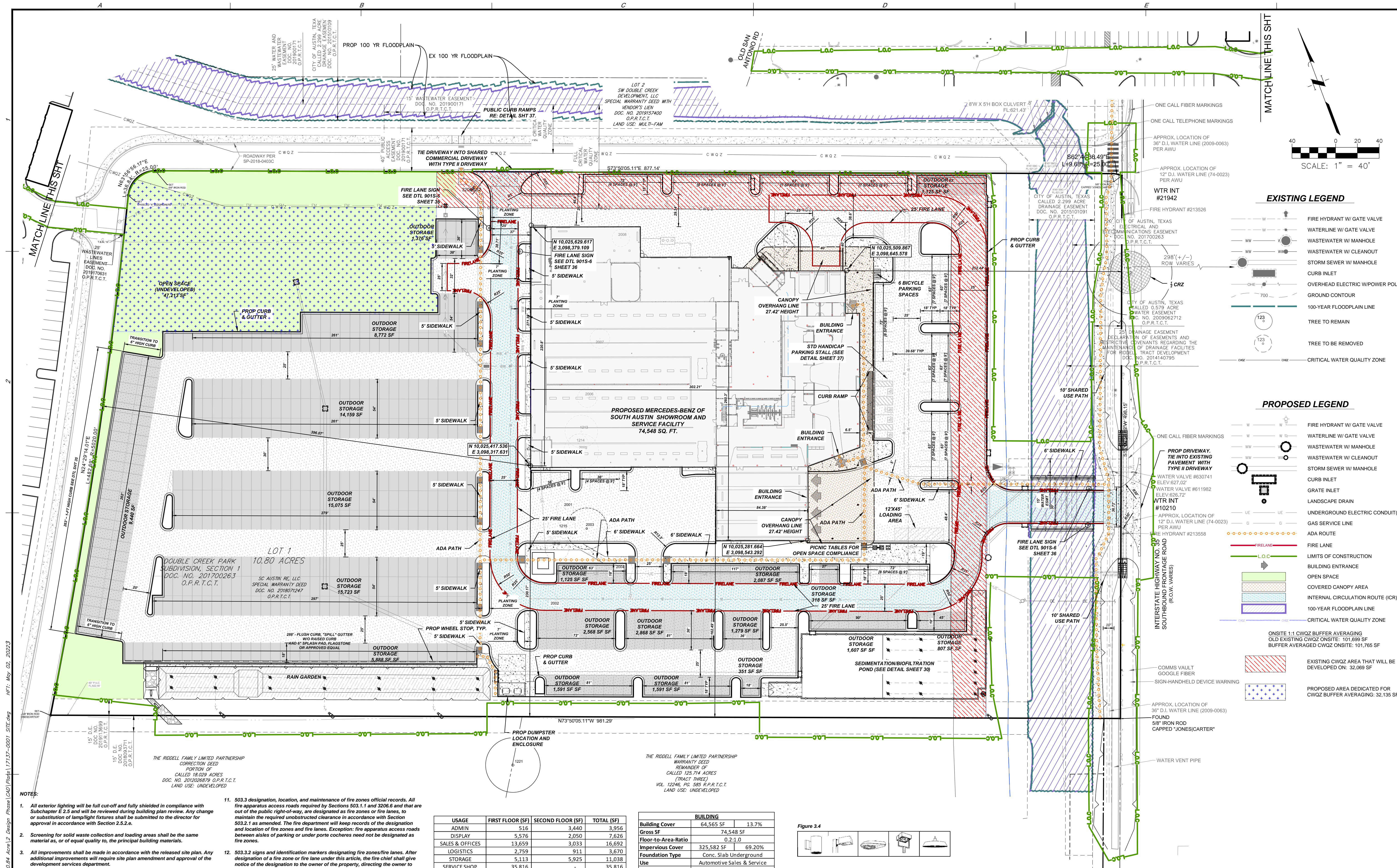
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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SITE PLAN

11

OF 52



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No.	Date	By	Description
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DESIGNED BY: EV
CHECKED BY: RWL
DRAWN BY: JDE

SCALE: 1" = 40'

DATE: 8/30/2021
JOB NO.: 17137-0001-00

JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512.441.9493

STATE OF TEXAS
Professional Engineer
William A.C. McAshen
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05/02/2022

SP-2021-0127C

FILE NUMBER: SP-2021-0127C
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PROJECT EXPIRATION DATE (ORD #970905-A): DWPZ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: **CS-CO**

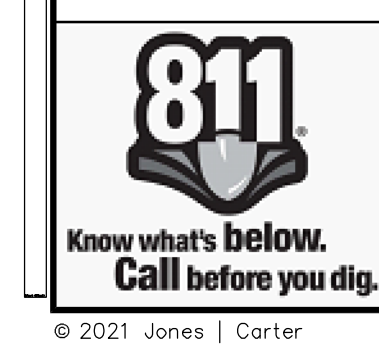
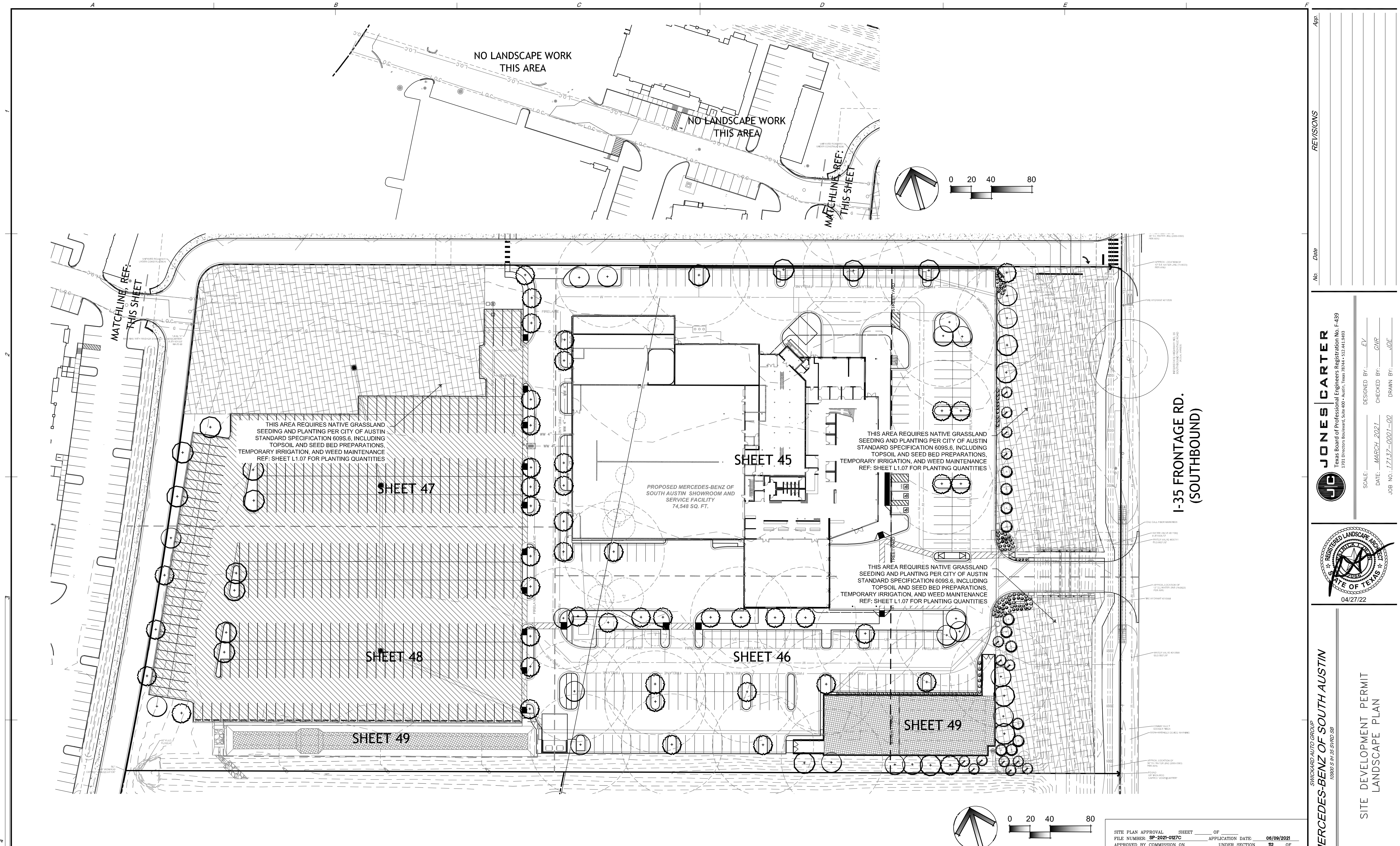
Rev. 1 Correction 1
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SITE PLAN

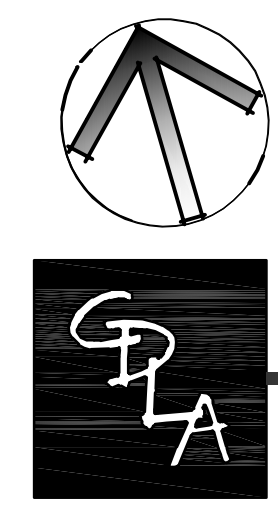
11

OF 52



As the landscape architect for this project I certify that this plan meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.

Patrick T. Dean
Patrick T. Dean
04/27/22
Date

 **carrillo DEAN**
Landscape Architecture

7301 Via Correto Dr.
Austin, Texas 78749

• CarrilloDean.com
• Phone: 512-535-7303

SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER **SP-2021-0127C** APPLICATION DATE: **06/09/2021**
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 **ANNAH JOHNSON**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP# _____ DIZ# **X**

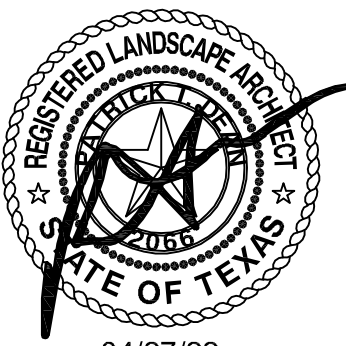
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **CS-CO**

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.8453

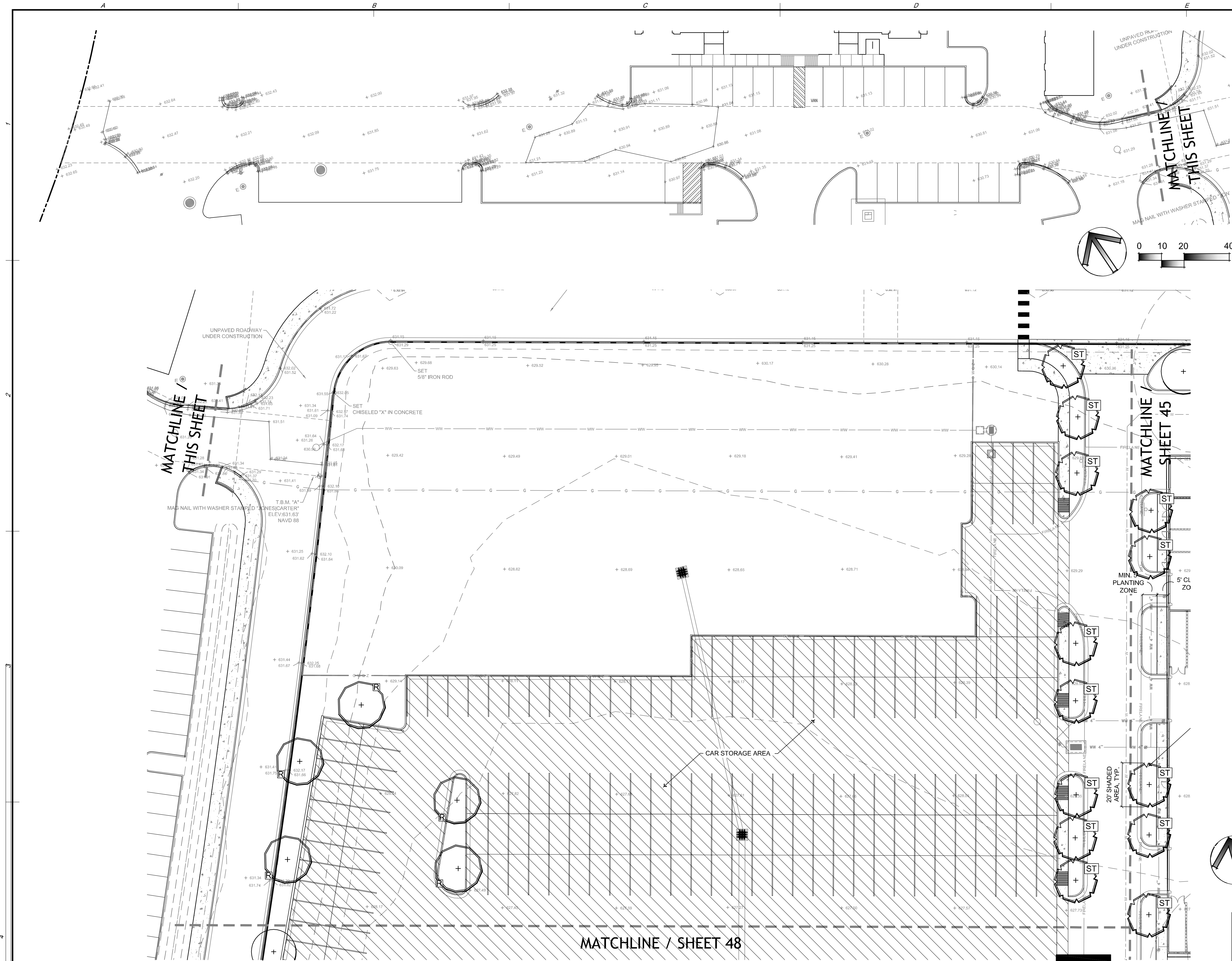
SCALE: _____ DESIGNED BY: **EV**
DATE: **MARCH 2021** CHECKED BY: **GVR**
JOB NO.: **17137-0001-00** DRAWN BY: **JDE**


04/27/22

MERCEDES-BENZ OF SOUTH AUSTIN
16800 S HWY 35 SHARD SB

**SITE DEVELOPMENT PERMIT
LANDSCAPE PLAN**

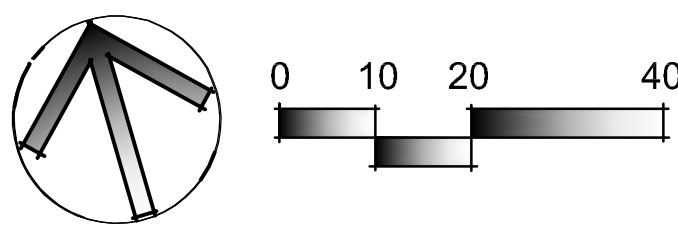
SHEET NO. **44**
OF _____



CANOPY TREES	
SYMBOL	COMMON NAME
	MONTERREY OAK
	LIVE OAK
	CEDAR ELM

ORN. TREES	
SYMBOL	COMMON NAME
	DESERT WILLOW
	MEXICAN PLUM

SHRUBS ETC.	
SYMBOL	COMMON NAME
	GREEN CLOUD SAGE
	GULF MUHLY
	MAIDEN GRASS
	PROSTRATE ROSEMARY
	RED YUCCA
	WHITE SAGE



SITE PLAN APPROVAL	SHEET _____ OF _____
FILE NUMBER	SP-2021-0127C APPLICATION DATE: 06/09/2021
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 ANAIAH JOHNSON
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWP# _____ DIZ# _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: CS-CO

Rev. 1 _____ Correction 1 _____
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Patrick T. Dean
04/27/22
Date

carrillo DEAN
Landscape Architecture

7301 Via Correto Dr. • CarrilloDean.com
Austin, Texas 78749 • Phone: 512-535-7303

App. _____

REVISIONS

No. _____ Date _____

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.8433

JC

DESIGNED BY: EV

CHECKED BY: GNR

DRAWN BY: JDE

DATE: MARCH 2021

JOB NO.: 17137-0001-00

REGISTERED LANDSCAPE ARCHITECT

STATE OF TEXAS

04/27/22

SWICKARD AUTO GROUP

MERCEDES-BENZ OF SOUTH AUSTIN

10800 S HWY 35 SWARD SP

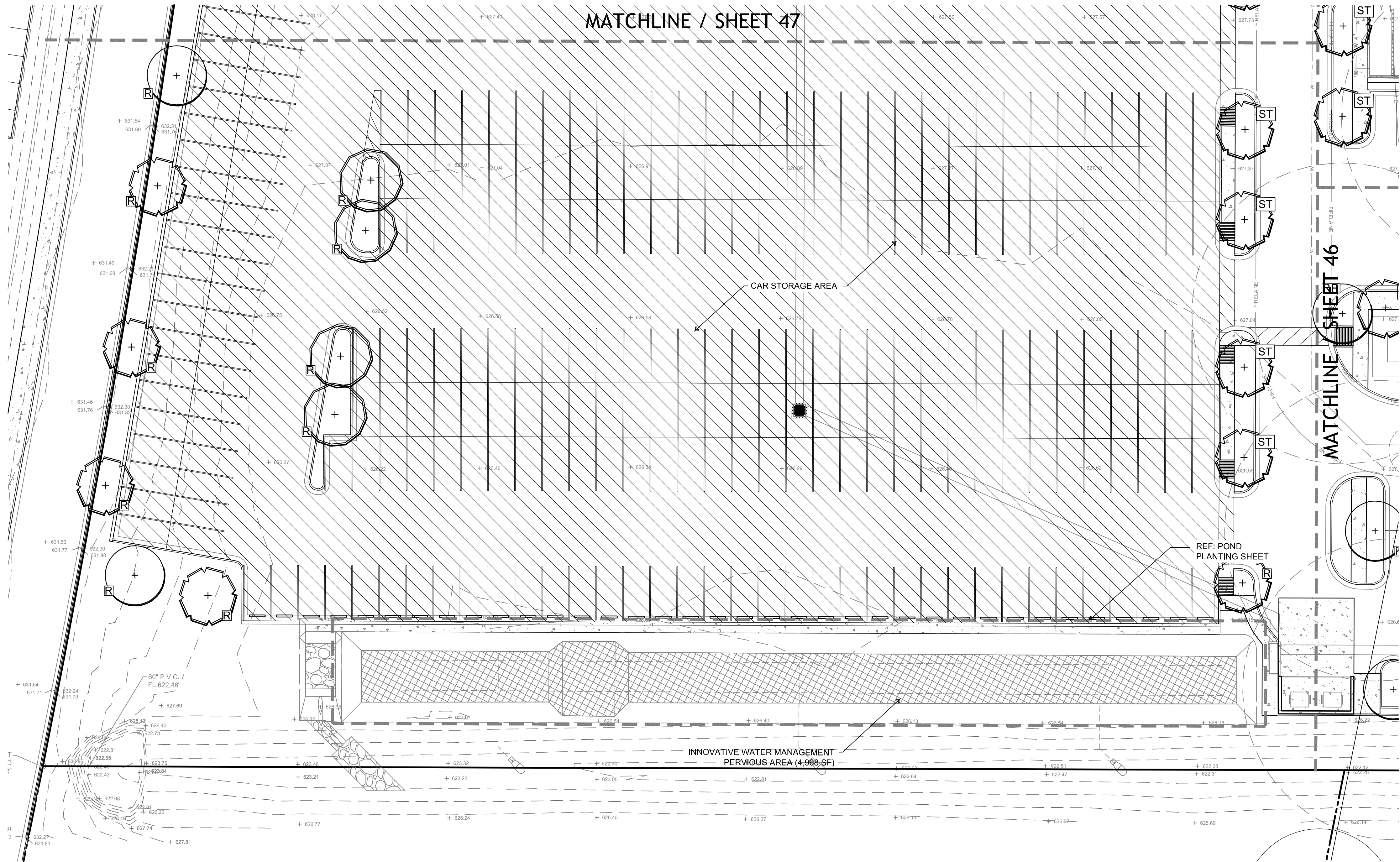
SITE DEVELOPMENT PERMIT

LANDSCAPE PLAN

SHEET NO.

47

OF _____




CANOPY TREES	
SYMBOL	COMMON NAME
	MONTERREY OAK
	LIVE OAK
	CEDAR ELM

ORN. TREES	
SYMBOL	COMMON NAME
	DESERT WILLOW
	MEXICAN PLUM

SHRUBS ETC.	
SYMBOL	COMMON NAME
	GREEN CLOUD SAGE
	GULF MUHLY
	MAIDEN GRASS
	PROSTRATE ROSEMARY
	RED YUCCA
	WHITE SAGE

No.	Date	REVISIONS

**JONES CARTER**
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.8453

SCALE: _____ DESIGNED BY: EV
DATE: MARCH 2021 CHECKED BY: GVR
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MERCEDES-BENZ OF SOUTH AUSTIN
16800 S M 235 SHRD SB


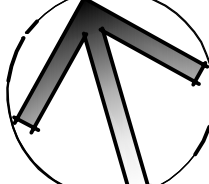
**SITE DEVELOPMENT PERMIT
LANDSCAPE PLAN**


SHEET NO. 48
OF



As the landscape architect for this project I certify that this plan meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.


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04/27/22
Date



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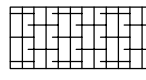
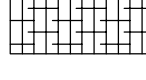
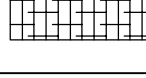


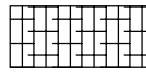
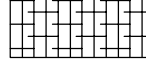

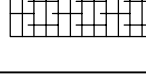

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Director, Development Services Department	ZONING: CS-CO
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FLOODPLAIN RESTORATION LOW GRASSLAND SEEDING
SEEDING COVERAGE CALCULATIONS
SEEDING COVERAGE
FACULTATIVE SPECIES, MODERATE - HIGH MOISTURE AREAS, AS SPECIFIED IN TABLE 4 OF CITY OF AUSTIN SPECIFICATION 609S.5, TOTAL MIX APPLICATION 26.0 lbs/ac (17.0 lbs/ac grass, 9.0 lbs/ac forbs) REF. TABLE 6 FOR INDIVIDUAL SPECIES APPLICATION RATES.
86,024 SF (2 AC) x 26 LBS./AC = 52 LBS C.O.A. FACULTATIVE SPECIES SEED MIX
86,024 SF US-1SNN SINGLE NET WHEAT STRAW WITH NATURAL NETTING - US EROSION CONTROL PRODUCTS

FLOODPLAIN RESTORATION AREA

CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
90		AMERICAN SYCAMORE	Platanus occidentalis	Seedlings., Including 4" or Bare-root/plug
40		PECAN	Carya illinoensis	Seedlings., Including 4" or Bare-root/plug
120		CEDAR ELM	Ulmus crassifolia	Seedlings., Including 4" or Bare-root/plug
90		CHINKAPIN OAK	Quercus muehlenbergii	Seedlings., Including 4" or Bare-root/plug
110		BIGTOOTH MAPLE	Acer grandidentatum	Seedlings., Including 4" or Bare-root/plug
UNDERSTORY TREES				
550		POSSUMHAW HOLLY	Ilex decidua	Seedlings., Including 4" or Bare-root/plug
550		ELDERBERRY	Sambucus canadensis	Seedlings., Including 4" or Bare-root/plug
550		RATTLE BUSH	Sesbania drummondii	Seedlings., Including 4" or Bare-root/plug
550		REDBUD	Cercis canadensis	Seedlings., Including 4" or Bare-root/plug
550		YAUPON HOLLY	Ilex vomitoria	Seedlings., Including 4" or Bare-root/plug

NOTE:

1. CANOPY TREE AND ORNAMENT TREE SEEDLINGS TO BE EVENLY DISTRIBUTED ACROSS FLOODPLAIN RESTORATION AREA IN IRREGULAR, NATURAL PATTERNS.

CANOPY COVERAGE CALCULATIONS				
CANOPY COVERAGE				
REQUIRED CANOPY TREE CANOPY MINIMUM COVERAGE = 86,024 S.F.				
	MATURE CANOPY COVERAGE (SF)	10% SEEDLING SURVIVAL		COVERAGE (SF)
AMERICAN SYCAMORE	<u>1,960</u>	X	<u>9</u>	= <u>17,640</u>
PECAN	<u>3,845</u>	X	<u>4</u>	= <u>15,380</u>
CEDAR ELM	<u>1,590</u>	X	<u>12</u>	= <u>19,080</u>
CHINKAPIN OAK	<u>1,960</u>	X	<u>9</u>	= <u>17,640</u>
BIGTOOTH MAPLE	<u>1,590</u>	X	<u>11</u>	= <u>17,490</u>
TOTAL CANOPY COVERAGE				<u>87,230</u>

CANOPY COVERAGE CALCULATIONS				
UNDERSTORY COVERAGE				
REQUIRED UNDERSTORY TREE CANOPY MINIMUM COVERAGE = 86,024 S.F.				
	MATURE CANOPY COVERAGE (SF)	10% SEEDLING SURVIVAL		COVERAGE (SF)
POSSUMHAW HOLLY	<u>314</u>	X	<u>55</u>	= <u>17,270</u>
ELDERBERRY	<u>314</u>	X	<u>55</u>	= <u>17,270</u>
RATTLE BUSH	<u>314</u>	X	<u>55</u>	= <u>17,270</u>
REDBUD	<u>314</u>	X	<u>55</u>	= <u>17,270</u>
YAUPON HOLLY	<u>314</u>	X	<u>55</u>	= <u>17,270</u>
TOTAL CANOPY COVERAGE				<u>86,350</u>

SOIL CONDITIONING AND MULCHING

- A. A Minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- B. Non-porous material such as sheet plastic shall not be placed under the mulch.
- C. All disturbed areas to be revegetated are required to provide a minimum of six (6) inches of topsoil.
- D. Tree planting areas are to be provided with a minimum of 12 inches of friable native loam soil. Planting in relatively undisturbed existing native soils is encouraged. Soil to a minimum depth of 12 inches is required within the entire landscape median or peninsula. All other planting areas must have a minimum soil depth of 12 inches within a radius of six feet from the tree trunk. Trees are not to be planted in caliche, solid rock, or, in soils whose texture has been compacted by construction equipment. Areas of compaction which have been subsequently amended with 12 inches of friable native soil are suitable for planting.
- E. All topsoil and compost shall meet specifications as outlined in City of Austin Standard Specifications Series 601S.

IRRIGATION OF LANDSCAPE AREAS

- A. The Owner shall be responsible for the irrigation of all required landscape areas and plant materials, utilizing the following methods:
1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, emitters, drip tubing, porous pipe and the like with turf zones separated from planting zones unless otherwise approved;
2. Landscape areas planted with native grasses and wildflowers may use a temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 and shall be required to provide irrigation only for the first two (2) growing seasons.
- B. The Irrigation methods used shall:
- Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis;
- Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and
- Be maintained and kept operational at all times to provide for efficient water distribution. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
- No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- C. Automatic irrigation systems shall comply with the Irrigation Guidelines (refer to Appendix O).

PROTECTION OF LANDSCAPE AREAS

- All landscape areas adjacent to vehicular use areas shall be protected by six-inch curbs, wheelstops, or other approved barriers as per Section 2.4.7 of the ECM.
- An equivalent barrier must be at least six (6) inches in height and anchored sufficiently to prevent movement.

TREE PROTECTION NOTES

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing (Reference civil plans).
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

MAINTENANCE NOTE:

- Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

- Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

1. A new commercial and multi-family irrigation system must be designed and installed so that:
- (a) there is not direct overspray onto non-irrigated areas;
- (b) the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands);
- (c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
- (d) the irrigation system has a master valve;
- (e) circuit remote control valves have adjustable flow controls;
- (f) serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
- (g) the irrigation system has a City- approved weather based controller;
- (h) an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
- (i) zone valves and circuits are separated based on plant water requirements;
- (j) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
- (k) 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 pressure.
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:
- (a) a chart containing zone numbers, precipitation rate, and gallons per minute; and
- (b) 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.

GENERAL NOTES

1. The contractor is responsible to locate all underground utilities prior to any digging.
2. The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
3. The contractor shall comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
4. The contractor is responsible for the quality of workmanship and schedule of work.
5. The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to Landscape Architect.
6. All quantities provided in the plant list are for general use and are to be verified by the contractor.
7. All plant material shall comply with size and conditions as stated in the plant list and as stated by the American Association of Nurserymen.
8. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.
9. Landscape shall be maintained and replaced in order to meet City of Austin ordinance requirements.
10. Owner may make resonable substitution of landscape plants shown on plans provided that they meet ordinance requirements.
11. Owner may elect to add planting in addition to what is shown on the landscape plans.
12. The owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
13. 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 ECM, Section 2.4.7, "Protection of Landscape Areas" .
14. Screening for solid waste collection adn loading areas shall be the same as, or of equal quality to, principal builing materials.

PROTECTION OF LANDSCAPE AREAS

- All landscape areas adjacent to vehicular use areas shall be protected by six-inch curbs, wheelstops, or other approved barriers as per Section 2.4.7 of the ECM. An equivalent barrier must be at least six (6) inches in height and anchored sufficiently to prevent movement.

IRRIGATION COMPLIANCE NOTE:

- Irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecomvar@austintexas.gov or call (512) 974-2199.

As the landscape architect for this project I certify that this plan meets the requirements of Chapter 25-2 Article 6 of the Land Development Code.


Patrick T. Dean

06/06/22
Date



carrillo DEAN
Landscape Architecture

7301 Via Correto Dr.
Austin, Texas 78749

• CarrilloDean.com
• Phone: 512-535-7303

SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER **SP-2021-0127C** APPLICATION DATE: **06/09/2021**
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 **ANAAH JOHNSON**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP# _____ DIZ# X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **CS-CO**
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.

App. _____
No. _____ Date _____
REVISIONS _____

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.8453



SCALE: _____ DESIGNED BY: EV
DATE: MARCH 2021 CHECKED BY: GMP
JOB NO.: 17137-0001-00 DRAWN BY: JDE



06/06/22

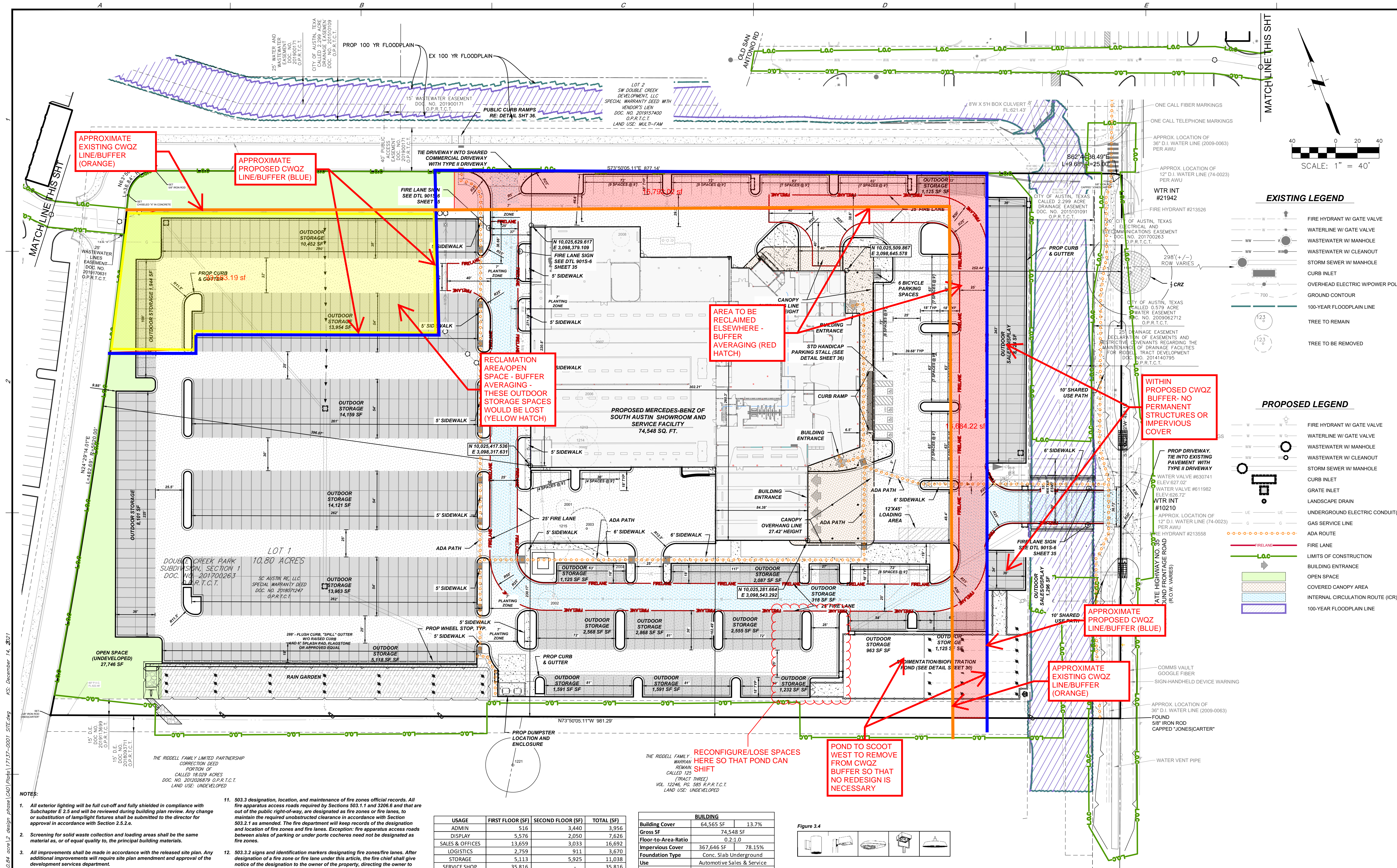
SWICKARD AUTO GROUP
MERCEDES-BENZ OF SOUTH AUSTIN
10800 S HW 35 SHRD SB

SITE DEVELOPMENT PERMIT
CWQZ NOTES &
CALCULATIONS

SHEET NO.

OF





EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR
- 100-YEAR FLOODPLAIN LINE
- TREE TO REMAIN
- TREE TO BE REMOVED

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- UNDERGROUND ELECTRIC CONDUIT(S)
- GAS SERVICE LINE
- ADA ROUTE
- FIRE LANE
- LIMITS OF CONSTRUCTION
- BUILDING ENTRANCE
- OPEN SPACE
- COVERED CANOPY AREA
- INTERNAL CIRCULATION ROUTE (ICR)
- 100-YEAR FLOODPLAIN LINE

NOTES:

- All exterior lighting will be full cut-off 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.
- Screening for solid waste collection and loading areas shall be the same material as, or of equal quality to, the principal building materials.
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the development services department.
- Approval of this site plan does not include building permit or fire code approval.
- Additional electric easements may be required at a later date.
- Water and wastewater service will be provided by the City of Austin.
- The owner is responsible for all costs for relocation of or damage to utilities.
- ROW excavation permits are required for construction within City of Austin right-of-way.
- Connectivity - the following items were selected to comply with table 2.3.2
 - Provide additional pedestrian connections from on-site buildings to adjacent streets.
 - Internal utility lines should be located in drive aisles or internal circulation routes, rather than under parking areas.
- Any power operated gates across fire access roads must be provided with a Knox key switch. Power operated gates across fire access roads must be equipped with gate operators listed in UL 325. Gates intended for automatic operation must be designed, constructed and installed per ASTM F2200. A manual means of opening the gate in the event of power loss is required.
- 503.3 designation, location, and maintenance of fire zones official records. All fire apparatus access roads required by Sections 503.1.1 and 506.6 and that are out of the public right-of-way, are designated as fire zones or fire lanes, to maintain the required unobstructed clearance in accordance with Section 503.2.1 as amended. The fire department will keep records of the designation and location of fire zones and fire lanes. Exception: fire apparatus access roads between aisles of parking or under porte cocheres need not be designated as fire zones.
- 503.3.2 signs and identification markers designating fire zones/fire lanes. After designation of a fire zone or fire lane under this article, the fire chief shall give notice of the designation to the owner of the property, directing the owner to cause, at the expense of the owner, markings to be painted on any areas designated as a fire zone or fire lane. The markings must be red with white stenciling reading "fire zone/tow away zone" or "fire lane/tow away zone" in lettering at least three inches in height. The stenciling shall be at intervals of 35 feet or less. In addition, the owner shall cause signs (see detail 901S-6) to be posted at both ends of a fire zone or fire lane and at each entry and exit point which constitutes a portion of the fire zone or fire lane. Alternative marking of fire zones and fire lanes may be approved by the fire chief provided fire zones or fire lanes are clearly identified at both ends and at intervals not to exceed 35 feet and are clearly marked "tow away zones" at least every 35 feet. The signs shall be installed with the top of the sign no higher than eight feet above grade and no less than five feet above grade.
- Pavers may be used in the ADA route with the following specs:
 - Joints between pavers 1/4" maximum
 - Vertical differences between pavers 1/4" maximum
 - Running slope (in the direction of travel) 1:20 (5%) maximum
 - Cross slope (perpendicular to the direction of travel) 1/4" per foot (2%) maximum
- Contractor to refer to geotech report for paving material and thickness.

USAGE	FIRST FLOOR (SF)	SECOND FLOOR (SF)	TOTAL (SF)
ADMIN	516	3,440	3,956
DISPLAY	5,576	2,050	7,626
SALES & OFFICES	13,659	3,033	16,692
LOGISTICS	2,759	911	3,670
STORAGE	5,113	5,925	11,038
SERVICE SHOP	35,816	-	35,816

TYPE	OPEN SPACE PROVIDED	REQUIRED
Undeveloped	27,746 SF	5.90%
Total	27,746 SF	5.90%

BUILDING ZONING DATA		
ZONING:	CS	ALLOWABLE
Building Coverage	95%	13.7%
Impervious Cover	282,269 SF	64,565 SF
Impervious Cover	80%	78.1%
Building Height	60	40 FT (3 Stories)
Max F.A.R.	8%	0.2:1.0
Comm Site (10.8 Ac)		470,448 SF

PARKING		
SPACES	REQUIRED	PROVIDED
Standard, 1:750 ratio	99	99
24548 SF Building		
Handicap		
Van	1	1
Standard	3	3
Bicycle	2	6
Total	105	109

IMPERVIOUS COVER		
ONION CREEK WATERSHED		
	EXISTING	PROPOSED
Building	0	64,565 SF
Pavement	0	281,398 SF
Sidewalk/Misc Conc.	0	21,683 SF
Total	0	367,646 SF
Comm Site (10.8 Ac)		470,448 SF
Impervious Cover	0.0%	78.1%
Maximum Allowed Impervious cover		-80%

Figure 3.4

REVISIONS

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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

DESIGNED BY: EV
CHECKED BY: RWL
DATE: 8/30/2021
DRAWN BY: JDE
JOB NO.: 17137-0001-00

SCALE: 1" = 40'

STATE OF TEXAS
Professional Engineer
William A.C. McAlister
132371
12/15/2021

MERCEDES-BENZ OF SOUTH AUSTIN
SC AUSTIN REG LLC
10800 S HWY 35 SHARD SP

SITE PLAN

SP-2021-0127C

11

OF 50