**OWNER:** LONG-MANOR HOLDINGS, LLC 15936 SCENIC VIEW DR BULLARD, TX 75757-8140

**LEGAL DESCRIPTION:** LOT 3, BLOCK 3, OUTLOT 47, DIVISION B, SUNRISE ADDITION

**TAX PARCEL NUMBER:** 203967

**PROJECT ADDRESS:** 2205 1/2 CHESTNUT AVE, AUSTIN, TX 78722

WATERSHED: BOGGY CREEK (URBAN)

**ZONING:** LO-MU-CO-NP

LAND USE: OFF-SITE ACCESSORY PARKING

512.328.4428

SUBMITTAL DATE: 01/05/2022

CIVIL DAVCAR ENGINEERING SERVICES THOMAS DUVALL, PE, LEED AP ENGINEER: 1010 LAND CREEK COVE, SUITE 200 AUSTIN, TEXAS 78746

**SURVEYOR:** B & G SURVEYING, LLC MICHAEL J. LANCASTER, RPLS 1404 WEST NORTH LOOP BLVD. AUSTIN, TEXAS 78756 512.458.6969

#### **CAPITOL VIEW CORRIDOR**

THIS SITE IS LOCATED WITHIN THE ROBERT MUELLER (CVC 23) CAPITOL VIEW CORRIDOR. THE CVC CASE NUMBER IS C17-2017-0070.

#### **DETENTION POND - PRIVATELY MAINTAINED** THIS SITE CONTAINS A PROPOSED DETENTION POND THAT IS PRIVATELY MAINTAINED.

#### WATER QUALITY NOT REQUIRED

WATER QUALITY CONTROLS NOT REQUIRED BASED ON TOTAL OF NEW AND REDEVELOPED IMPERVIOUS COVER NOT EXCEEDING 8,000 SQUARE FEET (PER LDC 25-8-211(B)(3).

#### **TEMPORARY TRAFFIC CONTROL**

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

## 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.

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.

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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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 ENGINEERS.

RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

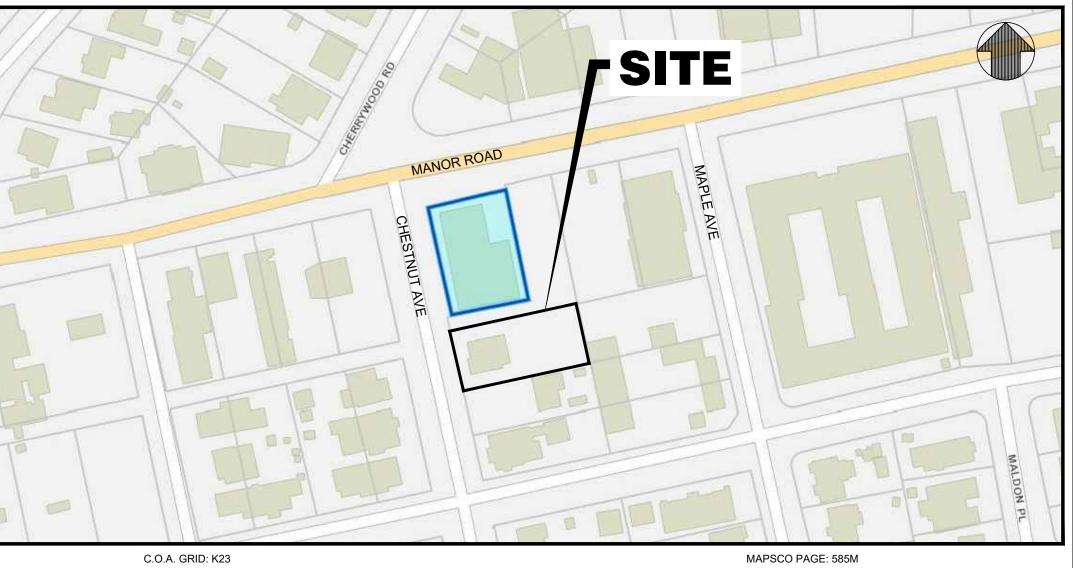
DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES 20201220-061 [HTTPS://WWW.AUSTINTEXAS.GOV/EDIMS/DOCUMENT.CFM?ID=352887] AND 20201210-062 [HTTPS://WWW.AUSTINTEXAS.GOV/EDIMS/DOCUMENT.CFM?ID=352739], AS APPLICABLE, PRIOR TO ACQUIRING THE BUILDING PERMIT. THE CITY SHALL START COLLECTING STREET IMPACT FEES WITH ALL BUILDING PERMITS ISSUED ON OR AFTER JUNE 21, 2022. FOR MORE INFORMATION PLEASE VISIT THE STREET IMPACT FEE WEBSITE [AUSTINTEXAS.GOV/STREETIMPACTFEE]

## **REVISIONS / CORRECTIONS**

NO.	DESCRIPTION

# **TYPE "T" SITE PLAN FOR** THE ALRIGHT **PARKING LOT**

## **2205 1/2 CHESTNUT AVENUE AUSTIN, TEXAS 78722**



VICINITY MAP N.T.S.

1. NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NUMBER 48453C0465K, EFFECTIVE DATE JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS. 2. THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE. 3. THIS PROJECT IS LOCATED IN THE BOGGY CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND IS SUBJECT TO WATERSHED PROTECTION REGULATIONS.

**RELATED CASE NUMBERS:** SITE PLAN EXEMPTION: 2021-071906 DA BUILDING PERMIT: 2021-133320 PR

**REVIEWED BY:** 

CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT

DATE

DATE

AUSTIN WATER

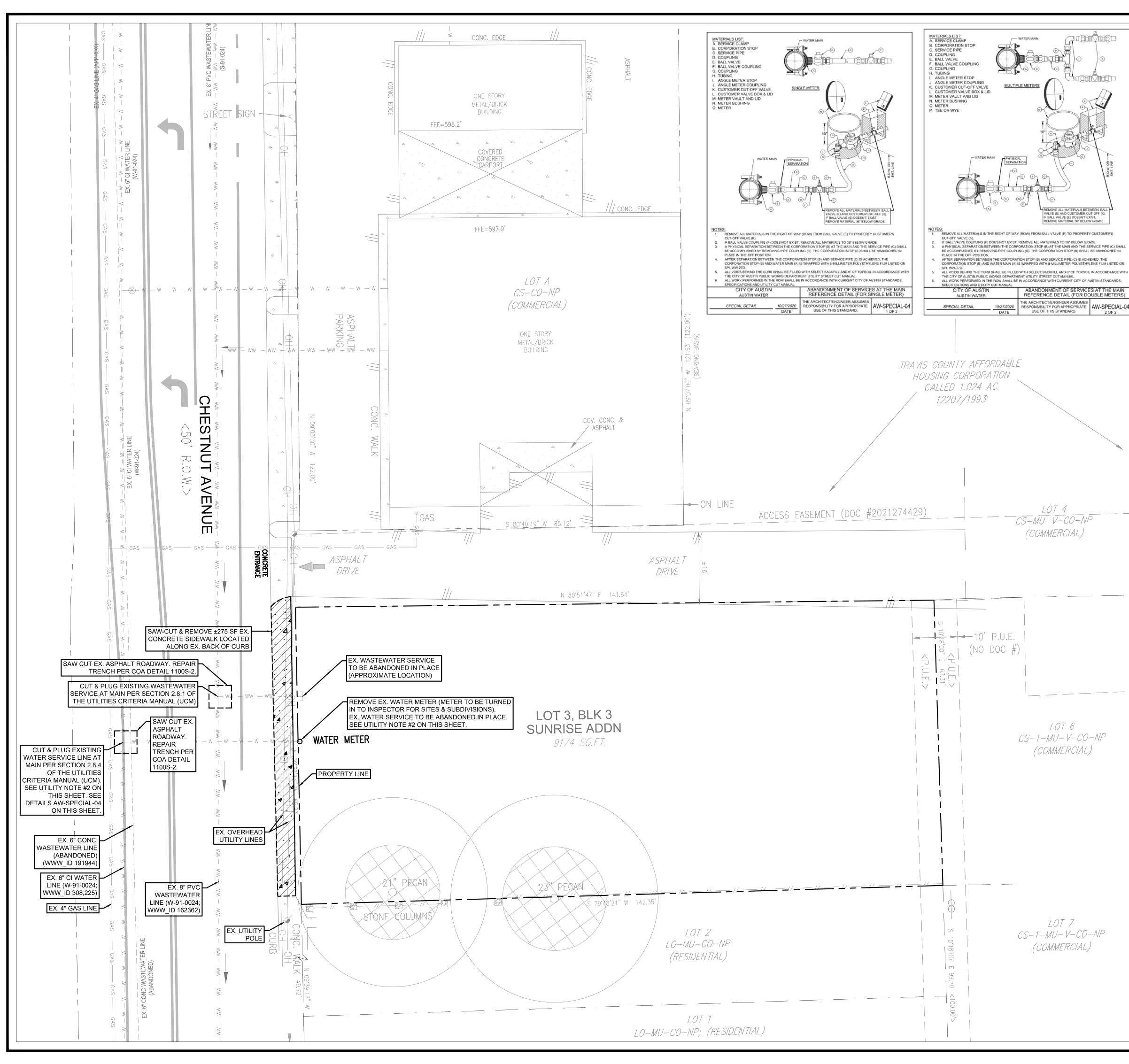
REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER	TOTAL SITE IMP. COVER	% SITE IMP. COVER	CITY OF AUSTIN APPROVAL / DATE	DATE IMAGED
				•		

# SHEET INDEX

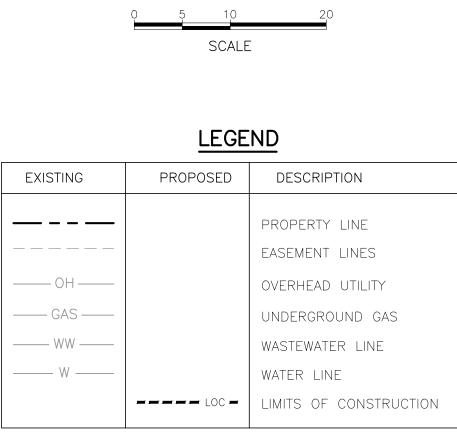
- COVER SHEET
- GENERAL NOTES
- SIGNED & SEALED SURVEY
- **EXISTING PLAT**
- **EXISTING CONDITIONS & DEMOLITION PLAN**
- SITE PLAN
- **GRADING PLAN**
- DRAINAGE AREA PLAN 8
- **EROSION & SEDIMENTATION CONTROL PLAN** 9
- 10 **EROSION & SEDIMENTATION CONTROL DETAILS**

- 11 DETENTION POND PLAN
- 12 **GENERAL DETAILS**
- 13 L1 LANDSCAPE PLAN

		TBPE FIRM No. F-3357 TBPE FIRM FIRM FIRM FIRM FIRM FIRM FIRM FIRM
TION PLAN	NO. BY DATE REVISION	
<section-header></section-header>	THE ALRIGHT PARKING LOT 2205 1/2 CHESTNUT AVE, AUSTIN, TX 78722	COVER SHEET
SITE PLAN RELEASE       SHEET 1 OF 13         FILE NUMBER:       SPC-2022-0010DT         APPROVED ADMINISTRATIVELY ON:	DESIGNED BY DRAWN BY: F CHECKED BY: REVISED BY: DAVCAR E REGISTRATION	P. HAMBY T. DUVALL
PRIOR TO THE PROJECT EXPIRATION DATE.	SPC-202	2-0010DT







#### **GENERAL NOTES:**

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE LITILITIES AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

2. CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.

3. EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

#### SURVEY NOTES:

1. THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

2. BENCHMARK INFORMATION IS SHOWN ON THIS PLAN PER THE SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

#### DEMOLITION NOTES:

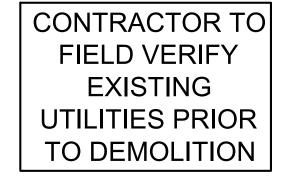
1. UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL NOT BE INTERRUPTED. 2. CONTRACTOR SHALL USE CARE AND NOT DAMAGE EXISTING DRIVES OR OTHER EXISTING STRUCTURES NOT INTENDED FOR DEMOLITION. ANY DAMAGE SHALL BE

REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. 3. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

#### UTILITY NOTES:

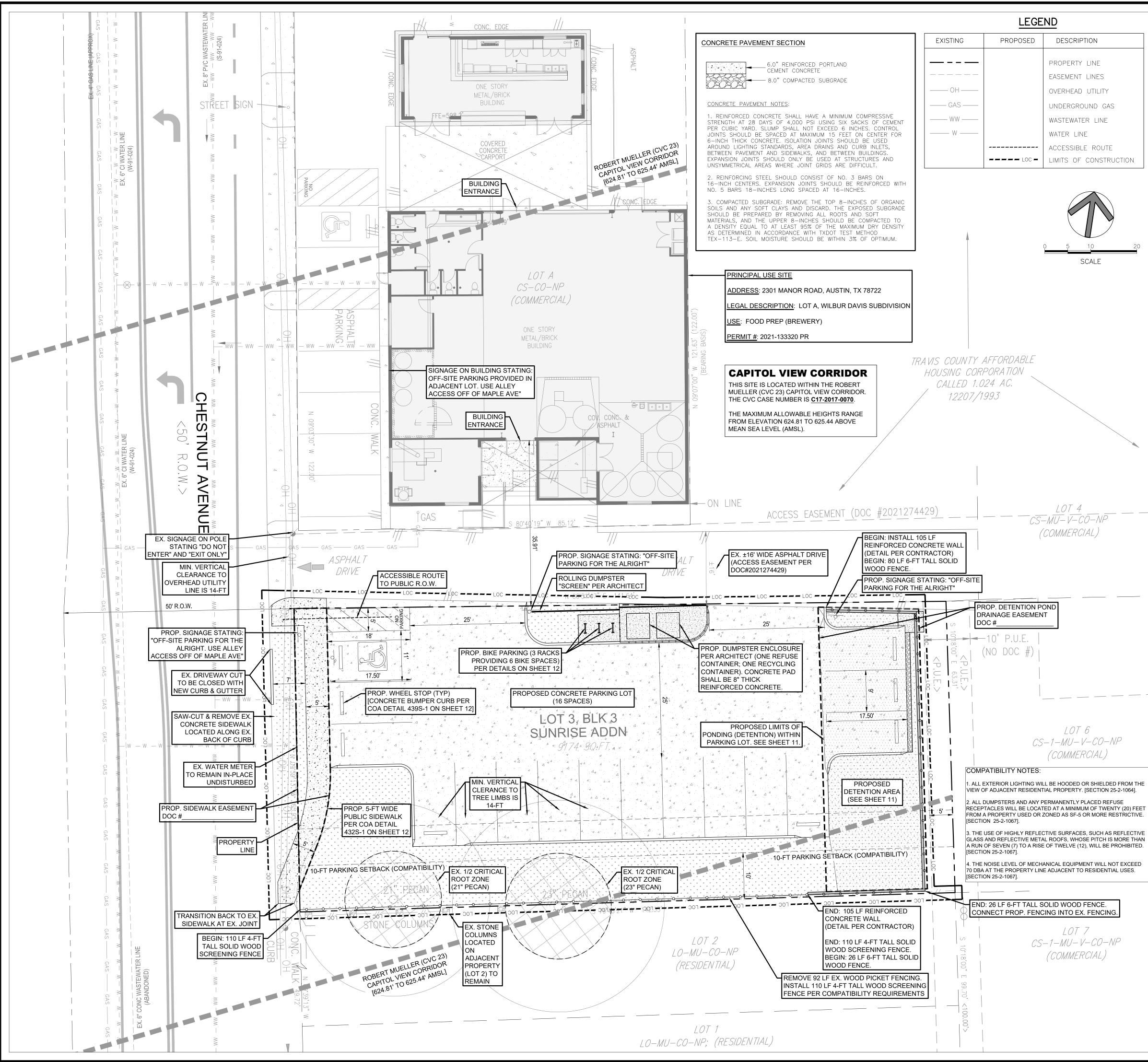
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM RECORDS WHICH MAY NOT HAVE BEEN COMPLETELY ACCURATE. THEREFORE, THE PRESENCE, LOCATION AND ELEVATION OF EXISTING UTILITIES IN THE FIELD SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. FAILURE OF AN EXISTING UTILITY TO APPEAR ON THE PLANS OR RECORDS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROTECT AND REPAIR, IF THEY DAMAGE SUCH UTILITIES.

2. PER SECTION 2.8.4 OF THE UTILITIES CRITERIA MANUAL (UCM), ALL WATER SERVICE LINES THAT ARE BEING ABANDONED SHALL BE DISCONNECTED AT THE CORPORATION STOP AT THE MAIN AND ALL OTHER VALVES AND APPURTENANCES, INCLUDING THE WATER METER, REMOVED.









## **GENERAL NOTES:**

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND FLEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR. 2. CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS

3. EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE

MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SURVEY NOTES:

1. THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

2. BENCHMARK INFORMATION IS SHOWN ON THIS PLAN PER THE SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

SITE PLAN RELEASE NOTES:

1. 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.

2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

- 5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

## SITE PLAN NOTES:

1.ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 AND RUNNING SLOPES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7].

2. ALL PROPOSED PAVEMENT AND CURBS TO MATCH EXISTING PAVEMENT AND CURBS. PROPOSED CONCRETE CURBS AND PAVEMENT TO BE DOWELED INTO EXISTING CONCRETE WITH #3 REBAR @ 12" O.C. AND A CONSTRUCTION JOINT PER DETAILS.

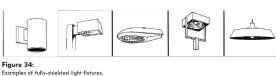
3. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".

4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

SUBCHAPTER E NOTES:

1. CHESTNUT AVENUE IS THE PRINCIPAL STREET (URBAN ROADWAY).

2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF & 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.



ACCESSIBILITY NOTE:

1. 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

#### **ENVIRONMENTAL NOTES:**

1. THE CONTRACTOR WILL NEED TO COORDINATE WITH THE CITY'S ENVIRONMENTAL INSPECTOR IN THE ESTABLISHMENT OF THE SITE'S REVEGETATION TO COINCIDE WITH THE COMPLETION OF THE REST OF THE SITE'S CONSTRUCTION. IF THIS CAN NOT BE ACHIEVED AT THE END OF THE PROJECT, THE CONTRACTOR WILL NEED TO PROVIDE A BOND, TO THE ENVIRONMENTAL INSPECTOR'S SATISFACTION, TO INSURE ESTABLISHMENT OF THE VEGETATION BY A LATER DATE ALL CONTRACTS, APPLICATIONS, AND OTHER PAPERWORK REQUIRED FOR THIS BY THE INSPECTOR AND OTHER CITY DEPARTMENTS, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE SUMMARY TABLES:

Total Parking Provided

Site Information Table							
Gross Site Area (GSA)	9174	SF	0.21	AC			
Existing Land Use		Vac	ant				
Proposed Land Use		Off-Site Acce	ssory Parking	]			
Zoning	LO-MU-CO-NP						
Impervious Cover	5986	SF	65.25%	GSA			

Site Impervious Cover Summary Table							
Gross Site Area (GSA)	9174	SF	0.21	AC			
Allowable Impervious Cover	6422	AC	70%	GSA			
	Existing to	Existing to	Proposed	Proposed			
	Remain	be Removed	Addition	Net			
Building Footprint (SF and % GSA)	0	0	0	0			
Old Paving & New Paving (SF)	0	3100	5611	5611			
Public Sidewalk (SF)	0	0	375	375			
Total (SF)	0	3100	5986	5986			
Total (AC)	0.00	0.07	0.14	0.14			
Total (% GSA)	0.00%	33.79%	65.25%	65.25%			

Parking Data for the Principal Use Site (2301 Manor Rd [2021-133320 PR] 
 Quantity (SF)
 Parking Ratio
 Required Spaces
 Land Use

Food Prep	3979	1:1000	3.98				
Restaurant							
Interior	767	1:100	7.67				
Patio	1531	1:100	15.31				
Container Kitchen	160	1:100	1.60				
Total	3979		28.56				
Urban Core Parking Reduct	ion (20%) per LDC 25	-6-478(A)	5.71				
Total Parking Required A	fter Reduction		23				
On-Site Parking Provided	l per 2021-133320 PF	2					
	ADA	Accessible Parking	1				
		Standard Parking	6				
Off-Site Parking Provided per this Site Plan							
on-one raiking riovided	i per uno one rian						
	ADA	Accessible Parking	1				
		Standard Parking	15				

Total Bike Parking Provided (5% of Parking, or 5 Minimum)

a		THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LAND ACCORDANCE WITH LDC 25-2-984.
J.	EASEMENTS LOCATED WITHIN THE PROPOSED WORK AREA. ANY DISCREPANCIES FOUND ARE TO BE	ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WI OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
4.	ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN.	
	THE OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL CONTAINERS, PLASTIC AND BURLAP SHALL BE REMOVED PRIOR TO PLANTING.	
•	ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING AND EVERY OTHER DAY FOR THE FIRST WEEK THEN ONCE PER WEEK WITH THE IRRIGATION SYSTEM PROVIDED.	
۶.	ALL PLANTINGS SHALL HAVE A MINIMUM OF 3" HARDWOOD MULCH COVERING.	
•	THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING BERMUDAGRASS SOD OR HYDROMULCH ON ALL DISTURBED AREA INDICATED ON THE PLANS AFTER AN UNDERGROUND IRRIGATION SYSTEM HAS BEEN INSTALLED AND TESTED.	
	THE CONTRACTOR SHALL PROVIDE 3" OF CHOCOLATE LOAM TOPSOIL TO ALL DISTURBED AREAS PRIOR TO HYDROMULCH OR SOLID SOD APPLICATION. FINISH GRADE TOP SOIL TO A SMOOTH SURFACE AND ENSURE POSITIVE DRAINAGE TO PREVENT PONDING.	
1.	TEMPORARY VEGETATIVE STABILIZATION: FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.	
	<ul> <li>FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUNDS</li> <li>PER 1000 SF.</li> <li>A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.</li> <li>B. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES</li> </ul>	EX.6°CI WATER LINE
1.	HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST. PERMANENT VEGETATIVE STABILIZATION: FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL	
	SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER	BALL SAS
	1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING	- 6AS
	AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF. B. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL	
	POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.	GAS <sup>S</sup>
•	THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT 7 DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE WEEK.	M - M - M - M
	THE CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF COMPLETION.	
•	THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE SCHEDULE TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING ETC. UPON COMPLETION OF WORK.	C WATER LINE
•	THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION IE. BURLAP, CONTAINERS, ETC.	GAS
APF	PENDIX 0 - LANDSCAPE/IRRIGATION NOTES	
AUT	FOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:	
1	. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART INSPECTION:	r of the landscape
	A. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;	
	B. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MED AND PARKING LOT ISLANDS);	JIANS, BUFFER STRIPS,
	<ul><li>C. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;</li><li>D. SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY</li></ul>	
	DRAINAGE; E. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;	
	F. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SUF	
	G. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THA $(\frac{1}{2})$ RAINFALL; AND	RFACES; , , , , , , , , , , , , , , , , , , ,
2	<ul> <li>H. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.</li> <li>2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME INSPECTION IS PERFORMED;</li> </ul>	THE FINAL IRRIGATION
	A. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OP.	M
3	TIME OF THE FINAL LANDSCAPE INSPECTION. 3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED	
	CONTROLLER, INCLUDING: A. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER 1	MINUTE AND THE STEEL
4	LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN. 4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY. SOURCE: RULE NO. <u>R161-</u>	
	NO. <u>RI61-18-01,</u> 3-2-2018. COMMERCIAL IRRIGATION INSPECTION CHECKLIST PROJECT NAME	GAS -
F	PROJECT NAME PROJECT ADDRESS IRRIGATION/PLUMBING PERMIT # ZIP BLDG PERMIT #	
	AS-BUILT PLAN	AS   M
	SEASONAL WATER SCHEDULES & WATER BUDGET INSIDE CONTROLLER BOX	- M - GAS
	STICKER ON CONTROLLER W/ IRRIGATOR'S CONTACT INFO. \$ LI#	PROVIDE 6" OF TOPSOIL, EXISTING OR IMF WITH 25% COMPOST FOR ALL DISTURBED
	NO SPRAY IRRIGATION IN AREAS LESS THAN 10' WIDE	PRIOR TO HYDROMULCH APPLICATIO
	HEADS ARE 6" FROM THE SIDEWALK, WALLS, FENCES, CURBS	
	MASTER VALVE INSTALLED AFTER BACKFLOW PREVENTION DEVICE	(S M - )
	ISOLATION VALVE INSTALLED BETWEEN WATER METER & BACKFLOW	- GAS
	WYE STRAINER INSTALLED UPSTREAM OF BELOW GRADE DCVA	
	PROPER PRESSURE, NOT MISTING	GAS -
		M   @
	NO OVERSPRAY ISOLATION VALVE(S) INSTALLED UPSTREAM OF QUICK COUPLER(S), IF INSTALLED	AS M
	L] RAIN SHUT-OFF DEVICE AT ½" OR SOIL MOISTURE SENSOR S IRRIGATION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCA	
RUL IRR	.ES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCOR IGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME.	RDING TO THE
	PRINT NAME) THE ABOVE REQUIREMENTS AN INTERNAL AND VELOCITY STANDARDS HAVE BEEN MET.	I, J. I odd Meloncon, Registered Landscape Architect, State o
SIG	NED Date	certify that these landscape plans meet the requirements of 25-2 Article 9 of the Land Development Code.

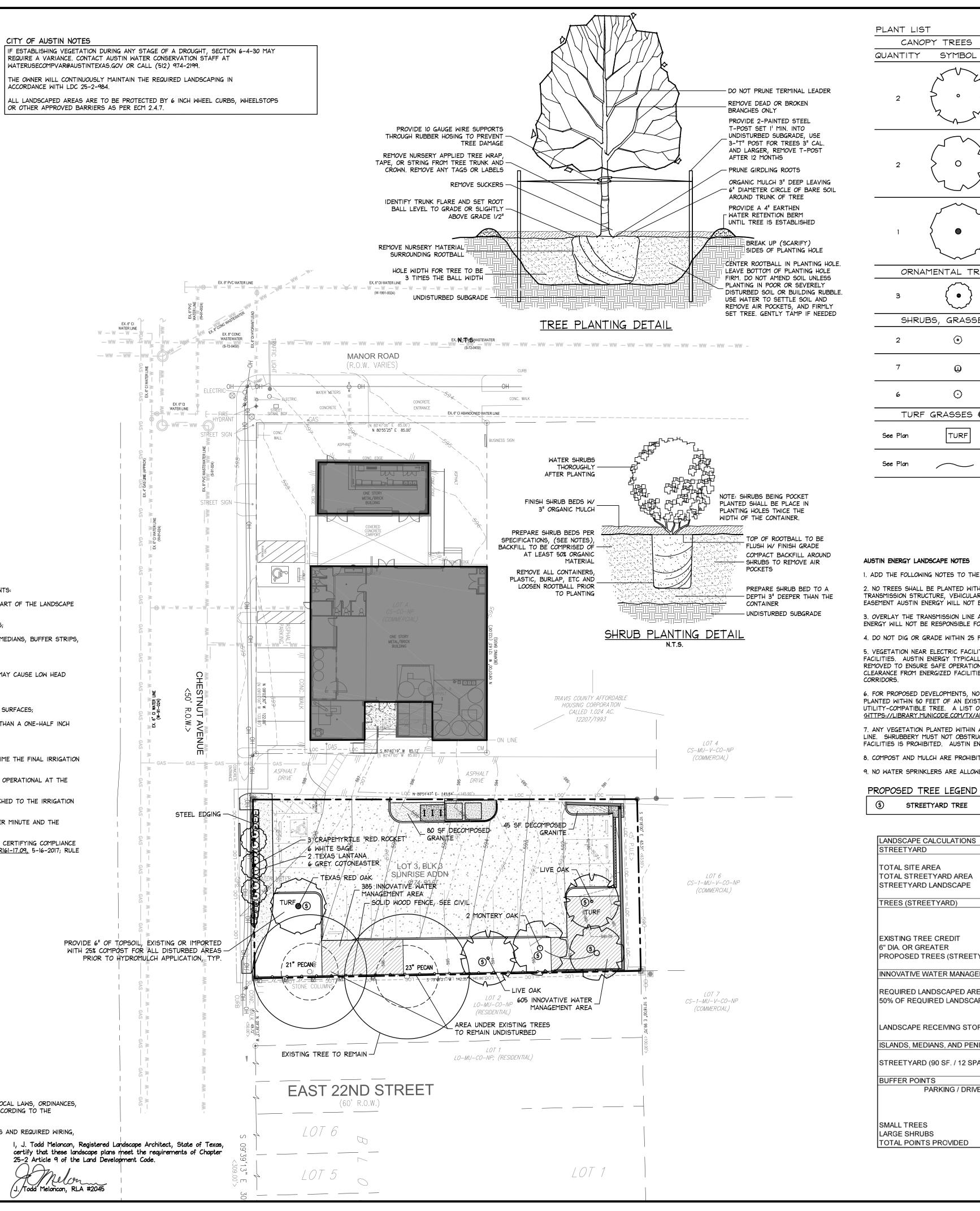
CITY OF AUSTIN NOTES

GENERAL LANDSCAPE NOTES

LANDSCAPE MATERIAL.

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR CONSTRUCTION OF PROPOSED

2. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD WILL BE BROUGHT



SIZE & CONDITION

1 ½" caliper, container grown or B¢B,

1 ½" caliper, container grown or B¢B,

spacing as shown

spacing as shown

1	$\langle \rangle$	Texas Red Oak	ດ	uercus texana			iper, container ç	grown or Ba
ſ		TEXUS NEW OUR	G			spacing o	as shown	
ORN	AMENTAL TREE	S						
3	$(\bullet)$	Crape Myrtle "Red F	OCKPT	agerstroemia in Red Rocket"	ndica	20 gal., grown, 1	multi-trunk, co 0' o.c.	ntainer
SHRI	JBS, GRASSES	¢ YUCCAS						
2	$\textcircled{\bullet}$	Texas Lantana	La	antana horrida		5 gall <i>o</i> n, 3' o.c.	container grow	า
7	Ŵ	White Cherry Sage	So	alvia gregii 'Al	ba'	5 gallon, 2' o.c.	container grown	n
6	$\odot$	Grey Cotoneaster	Ca	otoneaster glau	ucophyllus	5 gall <i>o</i> n, 3″ o.c.	. container grown	n
TUR	F GRASSES # 1	MATERIALS						
ee Plan	TURF	Bermudagrass	Су	vnadon dactylor	n	Hydromi	ilch 2 lbs. per li	000 s.f.
ee Plan	$\sim$	Green Steel Edging, shrub beds and turf		11				
		DAMAGE OR REMOVAL O T OF THE TRANSMISSION		ION WITHIN TH	E EASEMENT.			
NOT DIG OR ETATION NEA IES. AUSTIN ED TO ENSUIT NACE FROM E ORS. PROPOSED ::D WITHIN 50 COMPATIBL ://LIBRARY.I VEGETATION SHRUBBERY IES IS PROH POST AND M NATER SPRIM	GRADE WITHIN 25 FEE AR ELECTRIC FACILITIES N ENERGY TYPICALLY I RE SAFE OPERATION O ENERGIZED FACILITIES DEVELOPMENTS, NO TR D FEET OF AN EXISTING LE TREE. A LIST OF L MUNICODE.COM/TX/AUST N PLANTED WITHIN A T MUST NOT OBSTRUCT IBITED. AUSTIN ENERGI	DAMAGE OR REMOVAL O	VEGETATI	ION WITHIN TH RES, INCLUDING RE RISKS AND DN A FIVE-YEA GARS. AUSTIN THAT IMPEDES CHISSION EASE CHISSION EASE CHISSION EASE CHISSION EASE A MANUAL?NO K FOR DAMAG ANSMISSION ST AGE TO VEGET N OF TRANSMI	E EASEMENT. G DOWN GUY A CAN IMPEDE A R CYCLE. WH ENERGY TRIM: ACCESS, INCL MENT. OUTSII TURE, GUY, CC PENDIX F OF T DEID=APXFDEC E DURING AE'S RUCTURES. C ATION PLANTE SSION STRUCT	NCHORS EN VEGETATION S VEGETATION JUDING ALONG DE OF THE E DNDUCTOR, E THE ENVIRON ATRSP2. S INSPECTION LIMBING VEG D WITHIN THU	ION IS REMOVED IN TO ENSURE S G OFF-ROW ACCI ASEMENT, ANY - TC.), MUST BE <u>MENTAL CRITERI</u> AND MAINTENAN ETATION ON ELE E EASEMENT. DING GUY ANCHO	, ENOUGH I UFFICIENT ESS TREES A <u>A MANUAL</u> NCE OF THE ECTRIC
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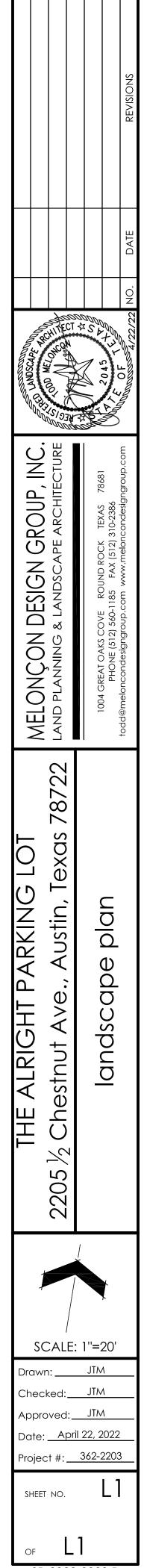
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#### PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

#### CASE NUMBER: SPC-2022-0010DT PLANNING COMMISSION DATE: 11/08/2022

#### **COUNCIL DISTRICT:** 1

**PROJECT NAME:** The Alright Parking

**PROPOSED USE:** 16-space off-site accessory surface parking

ADDRESS OF APPLICATION: 2205 <sup>1</sup>/<sub>2</sub> Chestnut Avenue

**AREA:** 9,174 sq. ft.

- APPLICANT: Long-Manor Holdings, LLC 15936 Scenic View Dr Bullard, TX 75757
- AGENT: Thomas Duvall, PE, LEED AP DAVCAR Engineering Services 1010 Land Creek Cove, Ste. 200 Austin, Texas 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788 christine.barton-holmes@austintexas.gov

#### EXISTING ZONING: LO-MU-CO-NP

#### **PROPOSED DEVELOPMENT:**

The applicant is proposing a 16-space off-site accessory surface parking lot to serve the commercial use immediately to the north. Accessory offstreet parking is a conditional use under 25-2-491.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

#### PREVIOUS PLANNING COMMISSION ACTION: None

AREA STUDY: Upper Boggy Creek WATERSHED: Boggy Creek (Urban) APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance CAPITOL VIEW: Robert Mueller/CVC 23 C17-2017-0070 T.I.A.: Not Required

#### PROJECT INFORMATION: ZONING: LO-MU-CO-NP MAX. BLDG. CVRG: NA MAX. IMPERV. CVRG.: 70% MAX HEIGHT: NA REQUIRED PARKING: surface parking

#### PARKING AREA: 5,986 sf PROPOSED BLDG CVRG: NA PROPOSED IMP. CVRG: 5,986 sf/65.25% PROPOSED HEIGHT: NA PROPOSED USE: Surface parking

#### SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to allow accessory off-street parking in the LO zoning district. Surrounding uses are predominantly commercial retail. Residential use is located to the south and is buffered by a required landscaped ten-foot compatibility buffer. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit.

**Environmental**: The site is in the Upper Boggy Creek watershed, which is an Urban Watershed. There is no increase in impervious coverage and no known Critical Environmental Features are located onsite.

**Transportation:** Access will be from a driveway off Chestnut Avenue. All transportationrelated comments will be cleared prior to permit release.

#### SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-CO-NP (food prep/brewery) Principal Use East: CS-1-MU-V-CO-NP (multifamily) South: LO-MU-CO-NP (residential) West: CS-MU-V-CO-NP (restaurants)

Street	R.O.W.	Surfacing	Classification
Chestnut Avenue	58'	33'	City Collector

#### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation Austin Independent School District Austin Lost and Found Pets Austin Neighborhoods Council Del Valle Community Coalition East Austin Conservancy Friends of Austin Neighborhoods Homeless Neighborhood Association Manor Road IBIZ District Neighborhood Empowerment Foundation Neighbors United for Progress **Preservation Austin** Rogers Washington Holy Cross SEL Texas Sierra Club, Austin Regional Group Upper Boggy Creek Neighborhood Planning Team

#### **CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

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 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:

- **1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
- **3.** Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
- 4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading has been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.
- 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 district.

#### A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use; Staff response: The proposed building would replace a surface parking lot and provide additional parking, and is surrounded by similar office and commercial uses.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: Safety and convenience of vehicular and pedestrian circulation will not be adversely impacted.
- **3.** Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.