



4/2/13 ZAP
C2

ENVIRONMENTAL BOARD MOTION 030613 5a

Date: March 06, 2013

Subject: Dessau Retail Center SP-2012-0350C

Motioned By: James Schissler

Seconded By: Bob Anderson

Recommendation

The Environmental Board recommends approval with conditions

Staff conditions:

- Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.
- Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.
- Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)
- Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf.
(This is area on-site that will remain natural and not require additional potable water irrigation.)

Rationale:

Applicant has worked with staff to minimize the impact of project on the environment and applicant has provided enhanced landscaping improvements for the project.

Vote 6-0-01

For: Anderson, Gary, Maxwell, Perales, Schissler and Walker

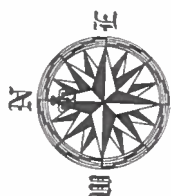
Against:

Abstain:

Absent: Neely

Approved By:

Dr. Mary Gay Maxwell, Chair



SCALE 1"=40'



PHASING NOTES:
PHASE 1: INCLUDES BUILDING NO 1, CANOPY & PARKING LOT
PHASE 2: INCLUDES BUILDING NO 2 & PARKING LOT
PHASE 3: INCLUDES BUILDING NO 4
PHASE 4: INCLUDES BUILDING NO 3

ALSO REFER SHEET #9 FOR GRADING AND DIMENSIONAL SITE PLAN

Fill 4-8 Feet

Revision	Description	Date	Drawn
1	ISSUED FOR APPROVAL	02/01/12	
2	ISSUED FOR APPROVAL	04/05/12	
3	ISSUED FOR APPROVAL	07/09/12	
4	ISSUED FOR APPROVAL	09/04/12	
5	ISSUED FOR APPROVAL	02/03/13	
6			

12710 RESEARCH BLVD. SUITE 300 AUSTIN, TX 78759 | TEL: 512.234.6422 | FAX: 512.234.8066

PROFESSIONAL CIVIL AND STRUCTURAL ENGINEERS, INC.

Project: DESSAU RETAIL CENTER
17800 DESSAU ROAD
AUSTIN, TX 78753

Table: GRADING & DRAINAGE SITE PLAN

Project: 29186

Sheet: 5 of 31

SITE PLAN APPROVAL SHEET 3 OF 31

FILE NUMBER: APPLICATION DATE: UNDER SECTION: OF

CHAPTER: OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-B, LDC): CASE MANAGER:

PROJECT EXPIRATION DATE (DDP/0005-A): DWPZ: DOZ:

Director: Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING:

REV 1: CORRECTION 1

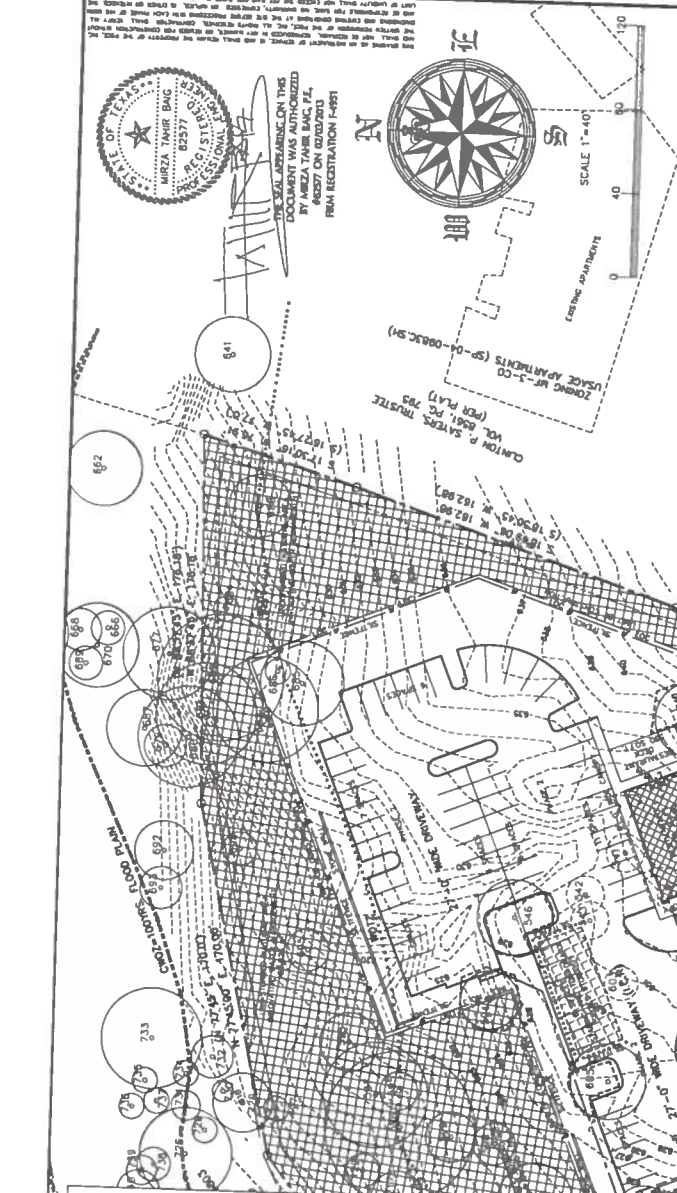
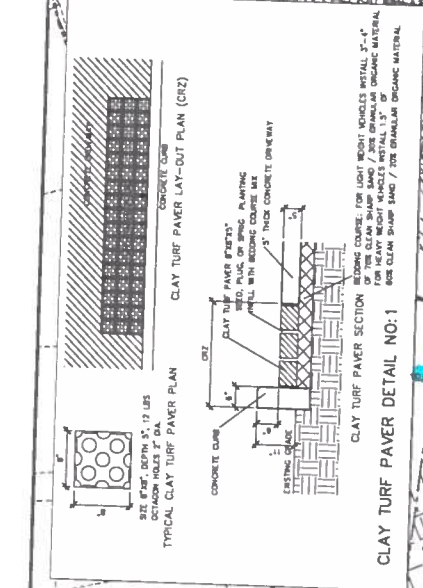
REV 2: CORRECTION 2

REV 3: CORRECTION 3

Final Plan must be received by the project submission date. If applicable, subsequent plan revisions must be submitted within the time frame specified in the project submission date. All revisions must be approved prior to the Project Submission Date.

CASE NO: SP-2012-0350C

TREE LEGEND	
538 18" LIVE OAKS	685 20" LIVE OAKS
541 8" LIVE OAKS	686 8" LIVE OAKS
542 9" LIVE OAKS	687 12" LIVE OAKS
543 9" LIVE OAKS	688 15" LIVE OAKS
544 9" LIVE OAKS	689 18" LIVE OAKS
545 9" LIVE OAKS	690 20" LIVE OAKS
546 9" LIVE OAKS	691 22" LIVE OAKS
547 9" LIVE OAKS	692 24" LIVE OAKS
548 9" LIVE OAKS	693 26" LIVE OAKS
549 9" LIVE OAKS	694 28" LIVE OAKS
550 9" LIVE OAKS	695 30" LIVE OAKS
551 9" LIVE OAKS	696 32" LIVE OAKS
552 9" LIVE OAKS	697 34" LIVE OAKS
553 9" LIVE OAKS	698 36" LIVE OAKS
554 9" LIVE OAKS	699 38" LIVE OAKS
555 9" LIVE OAKS	700 40" LIVE OAKS
556 9" LIVE OAKS	701 42" LIVE OAKS
557 9" LIVE OAKS	702 44" LIVE OAKS
558 9" LIVE OAKS	703 46" LIVE OAKS
559 9" LIVE OAKS	704 48" LIVE OAKS
560 9" LIVE OAKS	705 50" LIVE OAKS
561 9" LIVE OAKS	706 52" LIVE OAKS
562 9" LIVE OAKS	707 54" LIVE OAKS
563 9" LIVE OAKS	708 56" LIVE OAKS
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566 9" LIVE OAKS	711 62" LIVE OAKS
567 9" LIVE OAKS	712 64" LIVE OAKS
568 9" LIVE OAKS	713 66" LIVE OAKS
569 9" LIVE OAKS	714 68" LIVE OAKS
570 9" LIVE OAKS	715 70" LIVE OAKS
571 9" LIVE OAKS	716 72" LIVE OAKS
572 9" LIVE OAKS	717 74" LIVE OAKS
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576 9" LIVE OAKS	721 82" LIVE OAKS
577 9" LIVE OAKS	722 84" LIVE OAKS
578 9" LIVE OAKS	723 86" LIVE OAKS
579 9" LIVE OAKS	724 88" LIVE OAKS
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581 9" LIVE OAKS	726 92" LIVE OAKS
582 9" LIVE OAKS	727 94" LIVE OAKS
583 9" LIVE OAKS	728 96" LIVE OAKS
584 9" LIVE OAKS	729 98" LIVE OAKS
585 9" LIVE OAKS	730 100" LIVE OAKS
586 9" LIVE OAKS	731 102" LIVE OAKS
587 9" LIVE OAKS	732 104" LIVE OAKS
588 9" LIVE OAKS	733 106" LIVE OAKS
589 9" LIVE OAKS	734 108" LIVE OAKS
590 9" LIVE OAKS	735 110" LIVE OAKS
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608 9" LIVE OAKS	753 146" LIVE OAKS
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635 9" LIVE OAKS	780 200" LIVE OAKS
636 9" LIVE OAKS	781 202" LIVE OAKS
637 9" LIVE OAKS	782 204" LIVE OAKS
638 9" LIVE OAKS	783 206" LIVE OAKS
639 9" LIVE OAKS	784 208" LIVE OAKS
640 9" LIVE OAKS	785 210" LIVE OAKS
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712 9" LIVE OAKS	857 354" LIVE OAKS
713 9" LIVE OAKS	858 356" LIVE OAKS
714 9" LIVE OAKS	859 358" LIVE OAKS
715 9" LIVE OAKS	860 360" LIVE OAKS
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785 9" LIVE OAKS	930 500" LIVE OAKS
786 9" LIVE OAKS	931 502" LIVE OAKS
787 9" LIVE OAKS	932 504" LIVE OAKS
788 9" LIVE OAKS	933 506" LIVE OAKS
789 9" LIVE OAKS	934 508" LIVE OAKS
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799 9" LIVE OAKS	944 528" LIVE OAKS
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808 9" LIVE OAKS	953 546" LIVE OAKS
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819 9" LIVE OAKS	964 568" LIVE OAKS
820 9" LIVE OAKS	965 570" LIVE OAKS
821 9" LIVE OAKS	966 572" LIVE OAKS
822 9" LIVE OAKS	967 574" LIVE OAKS
823 9" LIVE OAKS	968 576" LIVE OAKS
824 9" LIVE OAKS	969 578" LIVE OAKS
825 9" LIVE OAKS	970 580" LIVE OAKS
826 9" LIVE OAKS	971 582" LIVE OAKS
827 9" LIVE OAKS	972 584" LIVE OAKS
828 9" LIVE OAKS	973 586" LIVE OAKS
829 9" LIVE OAKS	974 588" LIVE OAKS
830 9" LIVE OAKS	975 590" LIVE OAKS
831 9" LIVE OAKS	976 592" LIVE OAKS
832 9" LIVE OAKS	977 594" LIVE OAKS
833 9" LIVE OAKS	978 596" LIVE OAKS
834 9" LIVE OAKS	979 598" LIVE OAKS
835 9" LIVE OAKS	980 600" LIVE OAKS
836 9" LIVE OAKS	981 602" LIVE OAKS
837 9" LIVE OAKS	982 604" LIVE OAKS
838 9" LIVE OAKS	983 606" LIVE OAKS
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840 9" LIVE OAKS	985 610" LIVE OAKS
841 9" LIVE OAKS	986 612" LIVE OAKS
842 9" LIVE OAKS	987 614" LIVE OAKS
843 9" LIVE OAKS	988 616" LIVE OAKS
844 9" LIVE OAKS	989 618" LIVE OAKS
845 9" LIVE OAKS	990 620" LIVE OAKS
846 9" LIVE OAKS	991 622" LIVE OAKS
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848 9" LIVE OAKS	993 626" LIVE OAKS
849 9" LIVE OAKS	994 628" LIVE OAKS
850 9" LIVE OAKS	995 630" LIVE OAKS
851 9" LIVE OAKS	996 632" LIVE OAKS
852 9" LIVE OAKS	997 634" LIVE OAKS
853 9" LIVE OAKS	998 636" LIVE OAKS
854 9" LIVE OAKS	999 638" LIVE OAKS
855 9" LIVE OAKS	1000 640" LIVE OAKS



FUELING SYSTEM EXTRA PROTECTION NOTES:

(A) ALL OF THE SITE EQUIPMENT MEETS THE REQUIREMENTS FOR THE CITY OF AUSTIN, THE TEXAS AND THE USEPA FOR COMPLIANCE WITH EXISTING RULES FOR INSTALLATION OF FUELING SYSTEMS.

(B) THE TANKS ARE DOUBLE-WALL STEEL TANKS WITH A FIBER JACKET AROUND THEM AND CARRY A 30 YEAR WARRANTY. THE DOUBLE WALL INTERIOR OF THE TANKS WILL HAVE AN ELECTRONIC MONITOR INSTALLED IN THE AREA.

(C) THE PIPING SYSTEM WILL BE CONSTRUCTED OF DOUBLE WALL FIBER PIPING THAT IS UL LISTED.

(D) THE TANKS AND UNDER EVERY DISPENSER WILL HAVE A CONTAMINANT SUMP. THESE SUMPS WILL CONTAIN ELECTRONIC SENSORS TO ALERT THE OWNER IN THE CASE OF ANY-OIL-OR-RELEASE.

(E) THE TANKS WILL BE EQUIPPED WITH OVERFILL PROTECTION AND SMALL CONTAINMENT MANHOLES.

(F) THE SITE WILL BE EQUIPPED WITH AN EMERGENCY STOP SYSTEM THAT CAN BE ACTIVATED AT THE SALES COUNTER AND ALSO OUTSIDE IN A CLEARLY MARKED AREA.

(G) THE FACILITY WILL BE EQUIPPED WITH VEEDEE ROOT TANK MONITORING SYSTEM THAT WILL MONITOR TANK FUEL LEVELS. CONDUCT-TESTING OF THE TANKS, MONITOR ALL SUMP SENSORS AND CAN SEND TO A REMOTE LOCATION ANY ALARMS THAT ARE TRIGGERED BY THE SYSTEM.

(H) NONE OF THE FUEL PIPING WILL CROSS ANY UTILITY LINE ON THE FACILITY.

(I) ALL DISPENSERS WILL BE EQUIPPED WITH FUEL NOZZLES EQUIPPED WITH AUTOMATIC CUTOFF AND PRESSURE RELIEF. THE DISPENSER HOSES WILL BE EQUIPPED WITH BREAKAWAY ASSEMBLIES TO MAKE SURE THAT INADVERTENT DRIVE OFF DE-COUPLE THE HOSE.

CEP NOTES:

(1) ALL ACTIVITIES WITHIN THE CEP BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

(2) NO CONSTRUCTION, WASTEWATER DISPOSAL OR IRRIGATION IS ALLOWED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER AND THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.

(3) FENCE MUST BE INSTALLED AT THE PERIMETER OF CEP BUFFER AS PER COA DTL. 701-S.

CEP #1, #2, #3, & #4 NOTES:

- CANYON RIMROCK (CEP #1) LOCATED AT THE BEND OF THE CREEK NEAR THE NORTHEASTERN LIMITS OF CONSTRUCTION. TREE NO. 1028 IS LOCATED AT THE NORTHERN END OF THIS CEP. THIS EXPOSED VERTICAL EXPOSURE OF THE AUSTIN CHALK

DESCRIPTION

DESCRIPTION
1 SHILL LODGE AS SPECIFIED ON SHEET 12.
2 IRRIGATED LAWN - TALLGAZON - ZONISM SOD.
3 MULCH AS SPECIFIED ON SHEET 12. Drip IRRIGATION IN BED.
4 1" WIDE COMPOSITE GRAVITE PATH - 4" DEEP COMPACTED.
5A NATIVE GRASS SEED MIX AS NEEDED WHERE EXISTING VEGETATION IS DESTROYED. SEE NOTE 5A ON SHEET 12 FOR SPECIFIC MIX. USE TEMPORARY ABOVE GROUND AUTOMATIC IRRIGATION SYSTEM FOR FIRST TWO GROWING SEASONS IN AREAS WHERE SEED HAS BEEN APPLIED AS SPECIFIED ON SHEET 12.
5B NATIVE GRASS SEED MIX AS NEEDED WHERE EXISTING VEGETATION IS DESTROYED. SEE NOTE 5B ON SHEET 12 FOR SPECIFIC MIX. USE TEMPORARY ABOVE GROUND AUTOMATIC IRRIGATION SYSTEM FOR FIRST TWO GROWING SEASONS IN AREAS WHERE SEED HAS BEEN APPLIED AS SPECIFIED ON SHEET 12.
5C NATIVE GRASS SEED MIX AS NEEDED WHERE EXISTING VEGETATION IS DESTROYED. SEE NOTE 5C ON SHEET 12 FOR SPECIFIC MIX. USE TEMPORARY ABOVE GROUND AUTOMATIC IRRIGATION SYSTEM FOR FIRST TWO GROWING SEASONS IN AREAS WHERE SEED HAS BEEN APPLIED AS SPECIFIED ON SHEET 12. NO TEMPORARY IRRIGATION TO BE USED IN DETENTION POND.

7/12 65 79 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

15-525 15-526 15-527 15-528 15-529 15-530 15-531 15-532 15-533 15-534 15-535 15-536 15-537 15-538 15-539 15-540 15-541 15-542 15-543 15-544 15-545 15-546 15-547 15-548 15-549 15-550 15-551 15-552 15-553 15-554 15-555 15-556 15-557 15-558 15-559 15-560 15-561 15-562 15-563 15-564 15-565 15-566 15-567 15-568 15-569 15-570 15-571 15-572 15-573 15-574 15-575 15-576 15-577 15-578 15-579 15-580 15-581 15-582 15-583 15-584 15-585 15-586 15-587 15-588 15-589 15-590 15-591 15-592 15-593 15-594 15-595 15-596 15-597 15-598 15-599 15-600

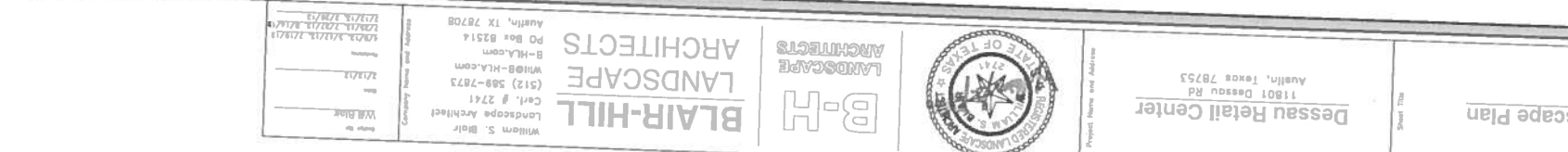
15-525 15-526 15-527 15-528 15-529 15-530 15-531 15-532 15-533 15-534 15-535 15-536 15-537 15-538 15-539 15-540 15-541 15-542 15-543 15-544 15-545 15-546 15-547 15-548 15-549 15-550 15-551 15-552 15-553 15-554 15-555 15-556 15-557 15-558 15-559 15-560 15-561 15-562 15-563 15-564 15-565 15-566 15-567 15-568 15-569 15-570 15-571 15-572 15-573 15-574 15-575 15-576 15-577 15-578 15-579 15-580 15-581 15-582 15-583 15-584 15-585 15-586 15-587 15-588 15-589 15-590 15-591 15-592 15-593 15-594 15-595 15-596 15-597 15-598 15-599 15-600

[illegible]

of the Mer - Nystin Cation -
tered by 6 inch vinyl gutters, after-holom or
4.7. ILDC 25-2-1004(N). ICM
e required andscaping is accordance
Chapter 4.4, Article 2, Paragraph 2

Chapter 25-2 Article 9 of the Land

- ...
and beta prior to concrete prior."

[illegible]

Landscapes Sheet

10
OF 28

ACTIVE WATER MANAGEMENT KEY

and Plot must be reviewed 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.

