

COMPATIBILITY STANDARDS WAIVER LATE HOURS PERMIT
August 2014



GENERAL OVERVIEW

BRIEF DESCRIPTION

This packet explains how to obtain a Compatibility Standards waiver without submitting a full-scale plan application, for the situations described below.

LATE HOURS PERMIT

For a general restaurant which is located adjacent to or across the street from a residential use of within 540 feet of residential zoning, one of the following must occur before the restaurant may obtain a Late Hours Permit (to authorize sale of alcoholic beverages from midnight until 2:00 a.m.):

- a) A Conditional Use Permit must be approved by the Planning Commission, or
- b) The Compatibility Standards requirements must be waived by the Planning Commission for the late hours permit. (For item (a), refer to the Planning Commission Site Plan packet; for item (b), use this packet)

SITE PLAN EXEMPTION

Developments of less than 1,000 square feet which do not comply with all of the Compatibility Standards requirements (setbacks, height limits, etc.) cannot qualify for a site plan exemption unless the Planning Commission waives the requirement prior to application for an exemption. Note: The Planning Commission does not have the authority to grant a building height/setback waiver, unless there is an existing intervening structure of greater height or the property is surrounded by DMU zoning (refer to Chapter 25-2-1081). Height and building-set-back variances may only be granted by the Board of Adjustment (BOA). Additional information on BOA applications may be obtained from the Zoning Section on the fourth floor of One Texas Center, 505 Barton Springs Road.

If a project does not qualify for an exemption, a full administrative site plan review will be required.

DEVELOPMENT ASSESSMENT

Any person contemplating development of land in the extra-territorial jurisdiction of the City of Austin may request a Development Assessment which would include the following:

- An explanation of the procedures and requirements of the Land Development Code.
- Estimated fees.
- Identification of potential major issues for the proposed project.

A development assessment application can be submitted any working day of the week. A written staff response will be provided within 21 calendar days. The assessment does not constitute approval of a project.

SUBMITTAL

Applications may be submitted on any working day at the Intake Center on the fourth floor of One Texas Center, 505 Barton Springs Road. General business hours are from 7:45 – 4:45 phone 974-2681 or 974-6338 for appointment.

TIME FRAMES

The applicant will receive a written report of staff review comments no later than 28 calendar days after submittal. The case will then be placed on the next available Planning Commission agenda for consideration, approximately six weeks after the date of application.

BUILDING, DEMOLITION, AND RELOCATION PERMITS

The applicant is responsible for requesting building, demolition, and relocation permits once the site plan is approved. However, the City's Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval.

If a building meets the City's historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at (512) 974-2414 for additional information.

REVISIONS TO RELEASED SITE PLANS

As described in Sec. 25-5-44, 25-5-61 of the Land Development Code (LDC), major revisions to a released site plan shall be processed as a new application. Minor revisions require a 14-day review time. Consult the Development Assistance staff for a determination.

PROJECT MANAGEMENT

A Project manager is assigned to each application. It is their role to act as your liaison with the City of Austin and your main contact. Once your application has been submitted, any questions, problems, conflicts, etc., should be directed to the Project Manager. If you need to see your Project Manager, it is suggested an appointment be made to ensure the Project Manager is available.

ETHICS AND FINANCIAL DISCLOSURE INFORMATION

If you or your agent/representative were City employees or officials within the past 24 months, you may be subject to the Ethics and Financial Disclosure Ordinance (860717-X). Copies of this ordinance are from the City Clerk's Office.

SUBMITTAL INFORMATION & REQUIREMENTS

1. COMPLETED APPLICATION FORM

Development Assessment

If you have received a Process, Project or Development Assessment, indicate the file number and the Intake Center will apply the credit associated with the assessment to your application fee. The assessment credit is void if not used within six months.

Project Data

Check type of application. If you are unsure what is needed, the Development Assistance Center can assist you. Indicate the address or range of addresses for all streets abutting the property (address information may be obtained from Infrastructure Support Services, ISS, Address Section 2nd floor)

The property description shall accurately describe only the area of the site plan. The description shall be by either:

- lot and block of a recorded subdivision, including plat book and page, or
- brief legal description, i.e., (East 50 feet of Lot I, Block A, Austin Subdivision, or one acre out of the Santiago Del Valle Grant, as recorded in Volume 1, Page 1, of Travis County Deed Records.)

Provide the date of preliminary subdivision plan or final subdivision approval, if known.

Site Area

Indicate the construction area covered by the site plan in square feet or acres. Complete the chart, indicating the zoning (within the City limits), existing and proposed uses, and area of each tract. If there is only one tract, refer to it as Tract 1.

Other Project Data

Watershed, Watershed Class, Traffic Serial Zone and Grid number information is available in the Intake Center.

Tax Parcel Numbers

These numbers may be found on the tax plats or tax certificates you are providing. The Intake Center will assist you with these numbers.

Related Cases

Give the file numbers which relate to applications on this property that may have been filed in the past.

Variances

When requesting a variance, a letter addressed to the Director should accompany the application. The letter shall include the project name, address of the site, description, justification, and appropriate LDC section from which you are requesting a variance.

Ownership/Agent Information

Other than sole or community property, use the boxes provided or attach a list of the partners/beneficiaries/principals and their positions.

The current owner must sign the application or attach a written authorization for the agent. Be sure all signatures are legible and address information is correct.

If an agent is designated, this will be DRID's primary contact.

2. FEES

Fee schedules are available at the Intake Center.

3. TAX PLATS

One blue/line copy of each of the current tax plats, showing all properties within 300 feet of the tract or limits of construction. Include all maps referenced within the 300 feet. Outline the tract or limits of construction in red. (DO NOT SPLICE MAPS TOGETHER)

Tax plats are not required for small projects except when a variance or waiver is requested. Tax plats are available at the Travis County Tax Appraisal District, Walnut Creek Business Park, 8314 Cross Park Drive, (Hwy 290 East and Cross Park Drive), phone: 834-9138.

For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 300-foot radius of the tract.

4. TAX CERTIFICATE

Tax certificates shall be submitted with all site plan applications. These may be obtained from the County Tax Office located in the Courthouse Annex (N.W. corner of 10th and Guadalupe) and should indicate there are no taxes owing.

5. SUBMIT VERIFICATION AND INSPECTION AUTHORIZATION (form included in packet)

6. LOCATION MAP

Provide a 4" x 4" location map on a separate 8½ x 11 sheet (not required on small projects).

7. SITE PLANS - The plans shall consist of the following (Exhibit I):

- Cover Sheet
- Site Plan (including utilities and easements)
- Drainage, Detention, Filtration
- Construction Details
- Environmental plans

Twenty-one (21) complete, folded, 24 x 36" copies of the site plans are required which include the information outlined in the attached exhibits. Mylars will be required prior to release of the site plan.

8. TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

A determination as to whether a TIA is required must be made prior to submittal of the site plan application. This determination is made by the Development Assistance Center. Complete the indicated portions of the attached TIA determination form and visit with a Transportation Planner to have the determination completed. If a TIA is required, the Planner will indicate the number of copies to be submitted at the time of application.

If a Traffic Impact Analysis is required, you or your traffic consultant should meet with a planner from the Transportation Review Section of the Development Services Department at the earliest possible date to define a scope of study for the TIA. The basic requirements for a TIA are contained in Section 2 of the Transportation Criteria Manual.

9. SHARED PARKING

If shared parking approval is being requested, three copies of a Shared Parking Analysis are required. Consult with a Transportation Planner for more detail.

10. OFFSITE PARKING

If offsite parking is being requested, the site plan must show both the primary use and the offsite parking, plus the property address and legal description of both sites. A written agreement between the owner of the offsite parking and the owner of the primary use is required to assure the continued availability of the parking. Consult with a Transportation Planner for more details.

11. STANDARD SITE PLAN NOTES (EXHIBIT II)

12. REVISION / CORRECTION TABLE (EXHIBIT III)

13. ACKNOWLEDGMENT FORM CONCERNING SUBDIVISION PLAT NOTE/DEED RESTRICTIONS (form included in packet). The applicant should carefully check these records before signing the attached Acknowledgement Form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the Courthouse. Deed restrictions are recorded at the Courthouse, if you do not have them in your possession.

SUBMITTAL REQUIREMENTS

1. **Application**
2. **TIA Form**
3. **Submittal Verification**
4. **Inspection Authorization**
5. **Acknowledgement Form**
6. **Exhibit I** Site Plan Requirements
 - A. Cover Sheet
 - B. Base Information
 - C. Additional Requirements (if applicable)
 1. Compatibility Standards
 2. Waterfront Overlay District
 3. Off-Site Parking
 - D. Environmental Plans
7. **Exhibit II** Standard Site Plan Notes
8. **Exhibit III** Revision / Correction Table

SITE PLAN APPLICATION

DEPARTMENTAL USE ONLY

Application Date _____	File Number _____
Development Review Type _____	
Case Manager _____	Application Accepted By _____

Process/Project Assessment? Yes / No / Waiver _____	File Number (s) _____
Development Assessment? Yes / No _____	File Number _____

PRIMARY PROJECT DATA

Consolidated Administrative Approval? Yes / No
Small Project? Yes / No
Basic Site Plan ? Yes / No
Consolidated Planning Commission Approval? Yes / No

Project Name _____

Project Street Address (or range) _____

Zip _____

If project address cannot be defined, such as utility lines, provide the following information:

_____ Along the _____ Side of _____

Frontage Rd. N S E W Frontage Road

Approximately _____ From the Intersection with _____

Distance Direction Cross Street

County _____ Jurisdiction - Full /Limited /2-Mile /5-Mile

PROPERTY DESCRIPTION

Provide either subdivision reference or brief legal description

_____ 1. Subdivision Reference

Name _____ Approved _____

Block(s) _____ Lot (s) _____ Outlot _____

Plat Book _____ Page Number _____

_____ 2. Brief Legal Description _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER

Volume _____	Page (s) _____	Sq.Ft. _____	or Acres _____
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SITE AREA

Acres _____ or Sq.ft. _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES/SQ FT	PROPOSED USE
_____	_____	_____	_____/_____	_____
_____	_____	_____	_____/_____	_____
_____	_____	_____	_____/_____	_____
_____	_____	_____	_____/_____	_____

Utility or Storm Sewer Length: _____ Linear Feet

Watershed _____ WS Class _____

Is it subject to the Watershed Protection Regulations? YES / NO
 In Aquifer Recharge Zone? YES / NO
 On a Principal Roadway? YES / NO On a Hill Country Roadway? YES / NO
 Specify Principal or Hill Country Roadway _____
 Taking access to Principal Roadway? YES / NO
 Is a TIA required? YES / NO Trips per day _____
 Traffic Serial Zones _____
 Grid Number(s) _____
 Tax Parcel Numbers _____

RELATED CASES

	FILE NUMBERS
Zoning Case? YES / NO	_____
Restrictive Covenant? YES / NO	_____
Subdivision? YES / NO	_____
Land Status Report? YES / NO	_____
Existing Site Plan? YES / NO	_____

LAND USE SITE PLAN DATA (as applicable)

Subject to Compatibility Standards? YES / NO
 In Combining District / Overlay Zone? (NCC,CVC, WO, etc.): _____

WAIVER / VARIANCE / BONUS/ ETC. - as applicable

____ 1. Compatibility Standards Waiver Section(s) _____
 ____ 2. PRA 200ft. Driveway Spacing Section(s) _____
 ____ 3. Hill Country Section(s) _____
 ____ 4. Waterfront Overlay District Section(s) _____
 ____ 5. Off-Site or Remote Parking _____
 ____ 6. Shared Parking Analysis _____
 ____ 7. Alternative Landscape Compliance _____

OWNERSHIP INFORMATION

Type of Ownership: _____ Sole _____ Community Property _____ Trust _____ Partnership _____ Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

OWNER INFORMATION

Signature _____ Name _____

Firm Name _____ Phone # _____

Street Address _____

City _____ State _____ Zip _____

Code _____ Contact _____

AGENT / PRINCIPAL CONTACT - if applicable

Signature _____ Name _____

Firm Name _____ Phone # _____

Street Address _____

City _____ State _____ Zip _____

Code _____ Contact _____

DESIGNER /ENGINEER /LARCH / OTHER - Circle 1 or More

Firm Name _____ Phone # _____

Street Address _____

City _____ State _____ Zip _____

Code _____ Contact _____

DESIGNER / ENGINEER/ LAARCH/ OTHER - Circle 1 or More

Firm Name _____ Phone # _____

Street Address _____

City _____ State _____ Zip _____

Code _____ Contact _____

**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: _____

LOCATION: _____

APPLICANT: _____ TELEPHONE NO: _____

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: _____

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- The traffic impact analysis has been waived for the following reason: _____

- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

REVIEWED BY: _____ DATE: _____

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ SDHPT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature Date

Name (Typed or Printed)

Firm

**INSPECTION
AUTHORIZATION**

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature Date

Name (Typed or Printed)

Firm

ACKNOWLEDGMENT FORM
CONCERNING
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and/or
Zoning Conditional Overlays

I, _____ have checked for subdivision plat notes, deed notes, deed restrictions, restrictive
(Printed name of applicant)
covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e.
height, access, screening etc. on this property, located at

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

(Applicant's signature)

(Date)

EXHIBIT I

SITE PLAN REQUIREMENTS

A. COVER SHEET Show the following:

- Date of submittal
- Project title and street address
- Property owner, address, telephone number
- Designer(s) company name, address, telephone number (include same for Planner, Architect, Landscape Architect, and Engineer)
- Name of watershed and classification
- State if subject to or exempt from the watershed Protection Regulations
- Indicate by note if any part of the project is within a 100-year floodplain
- Legal description of property by lot, block and subdivision name, or by metes and bounds, if recorded, indicate the book and page number
- Site location map that clearly indicates the precise location of the tract (4" x 4" minimum size)
- Related Case No.(s) _____ (Zoning/Subdivision, etc.)
- Revision/Correction Table as shown in Exhibit III (See attached).

NOTES

- Standard Notes as required (see Exhibit II)

APPROVAL BLOCKS

- Approval Block for TxDOT, if part of the project is within Texas Department of Transportation R.O.W.

Approved by:

For Texas Department of Transportation (date)

- Approval Block

Approved by:

For Director, Development Services Department (date)

- Block for Permit Number and Date

Site Plan/Development Permit Number (date)

- * Indicates that item is required only if you are proposing a new building / addition; or if you are changing the use of a building and are required to add parking.

B. BASE INFORMATION

The following information shall be included on each 24"x 36" sheet:

- Project title
- North arrow
- Engineering scale shall be 1"=10', 1"=20', 1"=30', or 1"=40'; if the project is too large, 1"=50', with detail at 1"=20'
- Designer(s) company name, address, and telephone number
- * Seal and signature of the engineer preparing plans, and the date the plans were signed by the engineer
- Leave a blank space (approval space) in the lower right hand corner at least 5" x 3" on each sheet
- Boundary lines with bearings and dimensions
- City limit line, when located in or near the site
- Street address verified by the Infrastructure Support Services Address Section
- * Show the natural topography of the site and land located within 100 feet of the site, at two-foot elevation intervals with a maximum 100-foot horizontal interval distance between lines

- Existing and proposed streets, alleys and private drives adjacent to and within property including median cuts; existing, dedicated right-of-way should be indicated next to street name; proposed right-of-way and all pavement widths
- All existing and future dedicated easements
- Location of all existing and proposed electric utility facilities on the site and adjacent right-of-ways
- Exact locations and types of all utility lines, underground and overhead, existing and proposed
- Location of all proposed and existing structures to remain; indicate any demolition's by dashed footprint

Each Site Plan shall contain the following information:

- Boundary of all zoning districts on or near the site; all existing adjoining land uses
- Location of all buildings within 50 feet of site
- * Finished floor elevations
- * Show limits of construction, including access drives
- In tabular form, indicate the following information concerning the site within the City limits:
 - a) total area of site
 - b) total floor area ratio for each zoning district within the City limits
 - c) total impervious cover (in sq. ft.) for each zoning district within the City limits
 - d) percentage of site covered by impervious cover
 - e) total building coverage (in sq. ft. and %) for each zoning district within the site
- Show dimensions to the nearest one-half foot of all existing and proposed buildings
- Show location of parking lots and vehicle use areas, landscape islands, peninsulas, and medians; amenities, walls, fences, sidewalks, and all other land improvements
- Label all roadways, drives, overpasses, bridges, culverts, and decorative/pervious pavers and identify as designed to support the loads imposed by heavy fire department apparatus
- The locations, types and limits of existing site improvements to be retained (structures, parking lots, planted areas, etc.)
- The location of 25-year and 100-year flood plains, storm sewers, and easements and centerline of existing watercourses, drainage features; note on the cover sheet if a 100-year flood plain exists on site
- * If not on City sewer system, delineate drainfield
- * Location of all existing and proposed fire hydrants, including all existing public fire hydrants located within 500 feet of the property boundaries
- Existing or proposed garbage pickup location(s) if commercial dumpsters are proposed; indicate by a note if City garbage pickup is proposed
- In tabular form indicate the following information for each building:
 - a) proposed use and the square footage for each use within each structure on the site
 - b) number of stories
 - c) actual height (nearest one-half foot)
 - d) finished floor elevation(s)
 - e) foundation type
 - f) total square footage, for building and for each floor
 - g) type of restaurant (drive-in/fast food, limited, general), type of office (administrative and business, medical, professional), number of rooms for hotels or similar facilities, number of employees, and/or number of children for proposed school and day care services, if applicable
 - h) number of residential use types and sizes, if applicable
 - i) amenities, such as swimming pool, patios, etc.
- * Distances between buildings, building setbacks and front street, side street, interior and rear yards; tie buildings to site in two different directions; show all structural connections between buildings such as overhead walkways, landings, or roof attachments
- Widths of all unobstructed access roadways with appropriate finished grades, widths, lengths, turnarounds and turning radii (T-section, hammerhead, cul-de-sac)
- All frontage roads, intersections, entrance/exit ramps, and driveways abutting and adjacent to subject property within 300 feet of side property lines (or indicate that there are none).
- * Texas Department of Transportation centerline stationing if driveway connection to a State highway is proposed.
- All driveway dimensions and design specifications; dimension driveway widths, driveway curb return radii, and profiles of finished grades; number on site plan when there are several proposed driveway approaches
- Proposed operation of driveways on site plan (i.e. one-way or two-way operation), identifying and labeling all physical barriers to vehicular access

- On undivided roadways, show existing driveways on opposite side of street within 120 feet of site driveways, or indicate in a note if there are none.
 - Physical obstructions (utility poles, trees, storm sewer inlets, etc.) in right-of-way which could affect sidewalk/driveway locations.
 - Dimensions of vertical clearance within fire lanes, including tree limbs, for all driveways and internal circulation areas on site, where overhead clearance is restricted
 - All off-street parking; number of required and provided parking spaces including location, number and type (standard, compact, handicapped) of actual parking spaces; dimension parking stall depth and width, stall angle, aisle width, and width on internal driveways; number each parking space; show structural supports, turning radii; circulation, and ramp grades in parking garages; identify number and location of compact spaces
 - * Handicapped parking spaces meeting State standards
 - * Note on the plan indicating that each compact parking space must be identified by a sign stating "small car only" and signs posted on site directing motorists to such spaces
 - * Off-street loading spaces, if required
 - * Location and type of bicycle parking
 - Queue spaces or queuing areas for drive-through uses
 - * Location and width of sidewalks on site plan, if required by the City of Austin Transportation Criteria Manual
 - * The location and design of all pedestrian sidewalk ramps related to the construction of this site
- * Indicates that item is required only if you are proposing a new building / addition; or if you are changing the use of a building and are required to add parking.

C. ADDITIONAL REQUIREMENTS (if applicable)

1. Compatibility Standards

The following information is required when a project is subject to the Compatibility Standards of Section 25-2-1051, 25-2-1052, 25-2-1061 through 1068, 25-2-1081, 25-2-1082:

- Land use map showing all land uses adjacent to or across the street from the subject tract
- * Building elevations with architectural elements; architectural elements such as windows, roofs, doors, exterior materials, or other design elements which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties
- Setbacks, when adjacent to residential uses or zoning
- Intensive recreational uses such as swimming pools, playgrounds, tennis courts, etc.
- * Cross-section(s), giving a horizontal view of all structures and the proposed height of each structure to scale

2. Waterfront Overlay District Requirements

In addition to the above requirement, the following information is required if the project falls within the Waterfront Overlay District, as defined in Section 25-2-731 through 745 of the LDC.

- * show the boundaries and location of all Primary and Secondary Setback Lines and a computation of the gross sq. ft. contained within the setback lines, and the total site
- * delineate the areas eligible for bonus FAR and percentage of the site and height and calculate any bonuses for which the development qualifies
- * note the net usable floor area of the ground floor of each proposed structure and the respective percentage of proposed pedestrian users on the ground level. If an applicant is unable to comply with the 50% requirement for pedestrian-oriented use on the ground floor in any sub-district where same is required, the applicant shall still submit a plan which reflects such proposed area on the site plan, but may request a phasing of this requirement by the Waterfront Planning Advisory Board at the time said site plan is reviewed. The applicant shall submit to the Waterfront Planning Advisory Board a proposed phasing plan demonstrating the adaptability of said structure to such pedestrian-oriented use. Said project phasing shall not extend beyond a period of 5 years from the date a certificate of occupancy is issued for said structure. The grant or approval of said phasing shall be noted on the site plan.
- * architectural presentations of the exterior of buildings (including building materials, and type of glass) sufficient to demonstrate compliance with waterfront design requirements
- * show any proposed alterations to the shoreline
- Provide a description of any culturally or "archaeological" significant building, structure, or site located on the property
 - * show location and screening of all trash receptacles, air conditioning units, exterior storage, etc.

3. Off-Site Parking

The following information is required when a project is requesting off-site parking:

- Location of all sidewalk pedestrian ramps between the off-site parking and the public entrances of the use, if handicapped spaces are located off-site
- Legal and practical walking distance between the nearest off-site parking space and the nearest public entrance of the use, measured in accordance with Sec. 25-6-501
- Note on the plan indicating that signage will be provided as required by Sec. 25-6-503: one sign at the off-site parking facility indicating the property or use which it serves, and one sign on the use site indicating location of the off-site parking
- Note on the plan indicating days and hours of operation for the proposed use and the uses from which spaces are being leased

- * Indicates that item is required only if you are proposing a new building/addition; or if you are changing the use of a building and are required to add parking

D. ENVIRONMENTAL PLANS

The following environmental requirements apply to all projects that propose building additions or site disturbances requiring construction site plan approval.

WATER QUALITY REQUIREMENTS

A. EROSION/SEDIMENTATION CONTROL PLAN

- Include engineer's seal and signature and date.
- Show the location and type of temporary erosion and sedimentation controls on a plan view with existing topographic and contributing drainage area information.
- Provide run-off flow through calculations for proposed temporary erosion and sedimentation controls in accordance with Sec. 1.4.2 of the Environmental Criteria Manual
- Show a schematic representation of each control strategy required in the engineer's plan, with adequate dimensions and references to the specific detail in the standards contained in the Environmental Criteria Manual, so that features can be built as intended.
- Show approved areas for construction staging and vehicular use areas.
- Show temporary spoils storage areas; include size, time of use, and ultimate restoration schedules.
- Show permanent spoils disposal areas; include size, depth of fills and restoration procedures.
- Show a detailed sequence of construction schedule including which phases of construction will be done at which time. Include specific erosion/sedimentation controls and tree protection measures for each phase of the development. Include the required pre-construction meeting.
- Where appropriate, show a limit of construction line enclosing all areas of natural vegetation on the site which are to be left undisturbed.
- Show restoration plans for disturbed areas on the site in accordance with requirements of Sec. 1.4.1(D) of the Environmental Criteria Manual.
- Show specific locations where special slope stabilization techniques are to be utilized and the extent of slope stabilization to take place.
- Include irrevocable letter of credit for erosion and sedimentation controls.
- Include City of Austin standard notes for erosion and sedimentation control plan as follows:
 1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
 2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
 3. The placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
 4. A pre-construction conference shall be held on-site with the contractor, design engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Environmental and Conservation Services Department, 974-2278, at least three days prior to the meeting date.

5. Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate.
6. The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
8. Field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies. Major revisions must be approved by the Development Services Department.
9. Permanent Erosion Control:
All disturbed areas shall be restored as noted below.
 - a) A minimum of four inches of topsoil shall be placed in all drainage channels (except rock) and between the curb and right-of-way line.
 - b) The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:
 - c) From September 15 to March 1, seeding shall be with a combination of _____ pounds per _____ square feet of unhulled Bermuda and _____ pounds per _____ square feet of Winter rye with a purity of 95% with 90% germination.
 - d) From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of _____ pounds per _____ square feet with a purity of 95% with 85% germination.
 - e) Fertilizer shall have an analysis of _____ - _____ - _____ and shall be applied at the rate of _____ pounds per acre.
 - f) 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 ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - g) Mulch type used shall be _____ applied at a rate of _____ pounds per acre.
 - h) Restoration 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.
 - i) When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

10. Developer Information:

Owner: _____ Phone #: _____

Address: _____

Owner's representative responsible for plan alterations:
 _____ Phone #: _____

Person or firm responsible for erosion/sedimentation control maintenance:
 _____ Phone #: _____

Person or firm responsible for erosion/sedimentation control maintenance
 _____ Phone #: _____

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Environmental and Conservation Services Department at 974-2278 at least 48 hours prior to the

spoils removal. This notification shall include the disposal location and a copy of the permit issued to receive the material.

B. WATERSHED SUBMITTAL REQUIREMENTS

1. **PROJECTS SUBJECT TO CHAPTER 25-1, ARTICLE 2; CHAPTER 25-2, SUBCHAPTER A, ARTICLE 1; 25-2-171, 25-2-511, 25-2-712, 25-2-806, 25-2-807, 25-2-891, 25-2-893, 25-2-901, 25-2-1103, 25-2-1151, AND 25-10-6 OF THE LAND DEVELOPMENT CODE**
 - Topographic map, with two-foot contour intervals, at a scale of 1 inch to 100 feet (national map accuracy standards) showing:
 - All development or improvements on the site that are existing or proposed.
 - Limits of 25-year and 100-year floodplains, based on existing channel conditions, of all creeks and major drainage channels prior to any alteration of land assuming fully developed watershed conditions exists.
 - The location, type, acreage, and percentage of impervious cover, including both existing and proposed for each slope category and the totals.
 - The delineation of the Critical Water Quality Zone, Water Quality Buffer Zone, Upland Zone, and Edwards Aquifer Recharge Zone, as applicable. The two-year floodplain may be necessary to delineate these zones.
 - The location of any Critical Environmental Features such as point recharge features, canyon rimrocks, bluffs, and wetlands, and required setbacks therefrom.
 - Slope map drawn as the topographic map for those sites having greater than fifteen percent (15%) slopes, depicting slopes of 0-15%, 15-25%, 25-35% and over 35%. Slopes may be calculated based on contour intervals not to exceed five (5) feet. The slope map shall show:
 - All development or improvements on the site including adequate building sites for any single family or duplex lots, exclusive of any required setbacks and easements and any slopes over 25%, and based on the assumed impervious cover defined in Section 25-8-301 through 303.
 - Areas of cut and fill in excess of four (4) feet, or, for roadways, cut and fill outside the right-of-way.
 - The location of proposed temporary and permanent spoil disposal sites.
 - The location of wastewater lines, drainfields, and effluent irrigation areas, effluent holding ponds, and tailwater control berms.
 - Buffer zones for commercial, multifamily, or cluster development, where applicable.
 - The land area calculated in acres for each slope class and each water quality zone within the development.
 - The net site area, as calculated herein, along with detailed calculations and the methodology used to calculate total allowed and proposed impervious cover or density for the development rights calculations. The total impervious area shall be separated into areas of streets, off-street parking, commercial area, tennis courts and other recreational areas, and residential areas. All pedestrian sidewalks within street rights-of-way or parallel to private streets may be excluded from the impervious cover calculations.
 - Engineer's Report including:
 - A drainage study addressing design criteria set forth in the Drainage Criteria Manual.
 - Roadway and driveway preliminary profiles for those portions of all roadways and driveways crossing slopes in excess of fifteen percent (15%).
 - A vegetation description delineating ground cover types, defining the cover types, by general species composition and range of tree diameters. The vegetative description shall be accompanied by an aerial photograph at a scale of 1" = 400 feet. A mylar overlay accompanying the photograph shall show approximate locations and identities of all trees and definable groups of trees with crown diameters equal to or greater than forty (40) feet and showing the approximate location and identities of any other significant plant material.
 - An engineer's seal, signature, and statement certifying that the plan is complete, correct, and in compliance with the Land Development Code along with the Engineer's Summary Letter.
 - A request and justification for a variance according to Section 25-8-41 through 43.
 - Provide information on chemical treatment of building materials, where applicable (boat docks, piers, wharves, retaining walls).
 - for all development located in watersheds designated as "Water Supply Suburban" or "Water Supply Rural," an Environmental Assessment is required to include the following:

- General description of topography, soils, and geology of the site.
- Location of springs and significant point recharge features on the site.
- Demonstration that proposed drainage patterns will protect the quality and quantity of recharge of those points, as required by Section 25-8-281, 25-8-282.
- A tree survey as specified in the Tree Requirements section of this document.
- A vegetative survey for all commercial and multifamily sites which shows approximate location of and identifies all significant plant material on the site.
- Demonstrate that the design of the plan has been accomplished to preserve to the greatest extent reasonable any significant trees and vegetation on the site and to provide maximum erosion control and overland flow benefits from such vegetation.
- Calculations of drainfield or wastewater irrigation areas as required by the Land Development Code.
- Environmental justification for sewer line locations in Critical Water Quality Zones, where applicable, and describes construction techniques and standards for wastewater lines.
- Discussion of any proposed on-site collection and treatment systems, treatment levels, and impacts on receiving watercourses, including the Edwards Aquifer, as required by the Land Development Code.
- Discussion of any proposed on-site collection and treatment systems, treatment levels, and impacts on receiving watercourses, including the Edwards Aquifer, as required by the Land Development Code.
- Identification of any Critical Environmental Features as required by the Land Development Code, and proposed means for protection of such areas.
- Environmental justification for spoil disposal locations or roadway alignments, as required in Sections 25-8-341 through 343 and 25-8-481.
- Methods proposed to achieve overland flow, and justification to use enclosed storm sewers, where proposed.
- Description of any industrial uses proposed, as well as a program for pollution abatement as required by Land Development Code.

2. PROJECTS EXEMPT FROM THE LAND DEVELOPMENT CODE, BUT SUBJECT TO PREVIOUS BARTON CREEK, LOWER WATERSHEDS, LAKE TRAVIS OR LAKE AUSTIN WATERSHED ORDINANCES.

- Topographic map, with two-foot contour intervals, at a scale of 1 inch to 100 feet (national map accuracy standards) showing:
 - All development or improvements on the site that are existing and proposed.
 - Limits of 25-year and 100-year floodplains, based on existing channel conditions, of all creeks and major drainage channels prior to any alteration of land assuming fully developed watershed conditions exist.
 - Designation of each major, intermediate and minor tributary where applicable.
 - The designation of the Critical Water Quality Zone, Water Quality Buffer Zone, Upland Zone, and Edwards Aquifer Recharge Zone, as applicable. The two-year floodplain may be necessary to delineate these zones.
 - The location of any significant point recharge features, canyon rimrocks, bluffs, and wetlands.
 - The delineation of buffer zones, where applicable.
 - The location and construction details of water quality/sedimentation and/or sedimentation/filtration basins where required.
 - Limits of vegetation clearing, where applicable.
 - Areas of cut and fill in excess of four (4) feet, where applicable.
- Slope map drawn at the same scale as the topographic map for those sites having greater than fifteen percent (15%) slopes, depicting slopes of 0-15%, 15-25%, 25-35% and over 35%. Slopes may be calculated based on contour intervals not to exceed five (5) feet. The slope map shall show:
 - All development or improvements on the site including adequate building sites for any single-family or duplex lots.
 - The location of proposed temporary and permanent spoil disposal sites.
 - The location of wastewater lines, drainfields, and effluent irrigation areas, effluent holding ponds, and tailwater control berms.
 - Buffer zones for commercial, multifamily, or cluster development, where applicable.
 - The land area calculated in acres for each slope class and each water quality zone within the development and impervious cover calculations by slope class, where applicable.

- Provide an archaeological site investigation where applicable.
- Engineer's report. Include appropriate discussions, description, analyses, calculations, details, etc, of the following items;
 - Drainage and Water Quality Study.
 - General site information including the location and right-of-way acreage of the project and a general description of the existing vegetation. The description of vegetation shall include the extent of tree and ground coverage and the general size and types of trees.
 - Slope impervious cover information.
 - Waterway development information including in formation and source of both the 25-year and 100-year floodplains, proposed alteration to waterways, effect of the development on adjacent and downstream property and any detention requirements.
 - Specific development information addressing required minimum standards.
 - Appropriate alternative methods for stormwater treatment, where applicable.
 - Roadway and driveway location, profiles and cross-sections.
 - Structural water quality controls and maintenance requirements.
 - Spoil disposal and site disturbances.
 - Wastewater Lines and systems.
 - Restoration and revegetation plans.
 - Variance requests accompanied by justification address required findings-of-fact and required fees.
 - Provide information on chemical treatment of building materials, where applicable (boat docks, piers, wharves, retaining walls).

3. PROJECTS EXEMPT FROM ALL WATERSHED ORDINANCES.

- Topographic map, with two-foot contour intervals, at a scale of 1 inch to 100 feet (national map accuracy standards) showing:
 - All development or improvements on the site that are existing and proposed.
 - Limits of 25-year and 100-year floodplains, based on existing channel conditions, of all creeks and major drainage channels prior to any alteration of land assuming fully developed watershed conditions exist.
 - Location and construction details of sedimentation/filtration basins, where required.
 - Limits and restrictions of vegetative clearing, where applicable.
 - Location of faults, fractures, sinkholes and bluffs.
 - Location of temporary and permanent spoil disposal areas.
- Engineers report. Include appropriate discussions, descriptions, analyses, calculations, details, etc., of the following items:
 - Drainage and Water Quality Study.
 - General site information including the location and right-of way acreage of the project and a general description of the existing vegetation. The description of vegetation should include the extent of tree and ground coverage and the general size and types of trees.
 - Floodplain information and proposed alteration to waterways, effect of the development on adjacent and downstream property and any detention requirements.
 - Specific development information addressing required minimum standards.
 - Roadway and driveway location, profiles and cross-sections.
 - Structural water quality controls and maintenance requirements.
 - Appropriate alternative methods for required stormwater treatment, where applicable.
 - Spoil disposal and site disturbances.
 - Wastewater lines and systems.
 - Restoration and revegetation plans.

TREE REQUIREMENTS

The following applies to all areas within the city's zoning jurisdiction and all water supply watershed areas subject to the Comprehensive Watersheds Ordinance. Clearing of natural vegetation or the removal of any protected tree is prohibited without first securing written approval from the Environmental and Conservation Services Department. Any work or activity proposed within the critical root zone or dripline area under a tree may constitute removal. See LDC section 25-8-602 for definitions of protected trees and removal. It is imperative that tree locations and sizes be accurate. Trees are to be represented by circles using the formula of one foot of radius for every one inch of trunk diameter. Unbroken circles indicate trees which are to remain, dashed circles indicate trees proposed for removal. See Environmental Criteria Manual sections 3.1.0 through 3.6.1 for pertinent survey, graphics, and additional information.

A. TREE SURVEY REQUIREMENTS

1. PROJECTS WITHIN FULL AND LIMITED PURPOSE ANNEXATION AREAS

- A survey of all trees eight (8) inches in diameter and larger is required for:
 - All projects which require a city permit of any type, which includes a demolition/house moving, utilities, excavation, or any activity which constitutes development as defined by the LDC.
 - Subdivisions and linear development projects within a water supply watershed which are subject to the Comprehensive Watersheds Ordinance.

2. PROJECTS WITHIN EXTRATERRITORIAL JURISDICTION AREAS

- All projects located in a Water Supply Watershed and subject to the Comprehensive Watersheds Ordinance require a survey of all trees eight (8) inches in diameter and larger.
- Capital Improvement Projects within the two or five miles E TJ must comply with same tree survey requirements as CIP projects located within the city limits.

3. PROJECT WITHIN HILL COUNTRY ROADWAY CORRIDOR AREAS

- Projects located within designated Hill Country Roadway Corridor Areas are required to provide a survey of specific species of woody plants as described in LDC Section 25-2-981, 25-2-1021 through 1026 and Environmental Criteria Manual 3.3.4.

B. TREE PROTECTION PLAN

- For all developments for which a site plan is required, a grading and tree protection plan shall be submitted with the site plan. This plan shall show the existing and proposed grades, utilities, all proposed improvements and depict the existing trees as described in the environmental Criteria Manual section 3.3.0 through 3.3.4.
- The location of tree protection fencing as it is to be installed on the site is required to be shown on the plans.
- A tree survey is required to be submitted as described above.
- Include City of Austin Standard Notes for Trees and Natural Area Protection on the plans as follows:

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- 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.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (dripline), or for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - root zone disturbances due to grade changes (greater than six (6) inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - wounds to exposed roots, trunk or limbs by mechanical equipment;
 - other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree driplines may be permitted in the following cases:
 - where there is to be an approved grade change, impermeable paving surface tree well, or other such site development, erect the fence approximately 2 to 4 feet behind the area in question;
 - where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-2273 to discuss alternatives.

NOTE: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than four (4) inches shall be permitted within the driplines of trees. No soil is permitted on the root flare of any tree.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.)
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.

The following practices are recommended but not required for preservation of trees within development projects:

- Prior to excavation or grade cutting within tree driplines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
- Where any of the above exceptions to fencing at a tree's dripline result in an area of unprotected root zones (under driplines) where heavy traffic is expected, cover those areas with four (4) inches of organic mulch or gravel to minimize soil compaction.
- All grading within protected root zone areas should be done by hand or with small equipment to minimize root damage.
- Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed 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 root zone.

LANDSCAPE REQUIREMENTS:

- Required for all projects located within the City's zoning jurisdiction or in any areas where Section 25-8-601 is in effect by contractual agreement.

A. LANDSCAPE PLAN

- The following items should be indicated on the plan:
 - Location, diameter, type and crown size of all existing trees eight (8) inches in diameter or larger on the site, or any critical root zones that extend into the site.
 - Solid critical root zones for trees to be preserved; dashed for trees to be removed.
 - Landscape islands, peninsulas, or medians satisfying the requirements for Section 25-2-1003 through 1007,
 - Graphic delineation of the street yard.
 - Method of buffering in accordance with Section 25-2-1003 through 1007.
 - Compatibility screening if to be accomplished with vegetation as required by Section 25-2-1064, 25-2-1066.
 - Method and location of protective barriers (i.e., curbs, bollards, wheel stops, etc.) as required by section 25-2-983, 25-2-1008.
 - Schematic irrigation plan for underground sprinklers or drip system, or location of hose bibs in accordance with Section 25-2-983, 25-2-1008.
 - Specific location, species, size (height and caliper) of new trees.
 - Specific location, species, container size and spacing of new shrubs, ground cover, and grasses.
 - Planting details for and/or specifications for installation of new plant materials in accordance with Section 25-2-1003 through 1007.
 - Landscape calculations as per Appendix C of the environmental Criteria manual.

- Specific location, species, and size of replacement trees (if required). Graphically distinguish from other required trees.
- Provide note that the Owner will continuously maintain the required landscaping in accordance with Section 25-2-984.
- The seal and certification of a professional landscape architect or architect (required for projects one acre or more) or an engineer or full-time building designer (only for projects less than one acre) that the plan meets the requirements of Chapter 25-2, Subchapter C, Article 9 of the Land Development Code.

B. ADDITIONAL LANDSCAPE REQUIREMENTS

PROJECTS SUBJECT TO HILL COUNTRY ROADWAY AND SOUTHWEST PARKWAY CORRIDOR REQUIREMENTS

- The following items should be indicated on the plan:
 - Graphic delineation and methods used to insure that the highway vegetative buffer and 40% of site will remain as undisturbed natural area.
 - Ten-foot wide medians between parking bays containing native vegetative massing.
 - Methods to provide revegetation of disturbed natural areas, if necessary.
 - Methods used to provide screening of parking areas, water quality basins and visible areas of cut.
 - Calculations as per Appendix B of the Environmental Criteria Manual.

PROJECTS SUBJECT TO WATERFRONT OVERLAY DISTRICT REQUIREMENTS

- The following items should be indicated on the plan:
 - Ten-foot wide medians between parking bays with appropriate vegetation as required in Section 2.8.2 of the Environmental Criteria Manual.
 - Method of screening as required in Section 2.8.3 of the Environmental Criteria Manual.

ENDANGERED SPECIES REQUIREMENTS

- Pre-submittal consultation with the Environmental and Conservation Services Department is highly encouraged. This consultation may reveal information previously gathered for a tract, and may narrow the list of species requiring new survey.
- Provide a survey for each type of endangered species as specified in Section 6.2.3 - 6.2.5 of the Environmental Criteria Manual. Minimum field time requirements for each group of species (birds, plants, karst features) are exclusive for that group. There are specific seasonal limitations for surveys for some species.
- Provide a map of the site that includes the following:
 - Suitable habitat for any endangered birds.
 - Occupied territories of endangered birds (but see Section 6.2.3, A.4 of the Environmental Criteria Manual).
 - Karst features which may harbor endangered cave invertebrates.
 - Locations of any endangered plant populations.
- An Endangered Species Report shall accompany the plan and shall include:
 - Dates of endangered species field surveys, if any, and estimated level of effort.
 - Names and qualifications (e.g. resumes) of personnel performing field surveys for endangered species.
 - A brief written description of results including the estimated likelihood of occurrence of endangered species on the tract, especially for birds, if performed outside of the nesting season (see Section 6.2.3 of the Environmental Criteria Manual).
 - If an Environmental Assessment is required as per Section 25-8-121 through 124 of the Land Development Code, the karst surveys accomplished for endangered species shall be included in the hydrogeologic element therein.

EXHIBIT II

STANDARD SITE PLANS NOTES (if applicable)

Ordinance Requirements

1. 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 Development Services Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.
2. Approval of this site plan does not include Building Code approval; Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easements may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.

Compatibility

1. Highly reflective materials will not be used. Materials may not exceed 20% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.
2. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
3. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
4. Exterior lighting above the second floor is prohibited when adjacent to residential property.
5. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.

Fire Department

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three- to six-foot setbacks from the curblines. No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 13 feet, 6 inches for full width of access drive.

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.

EXHIBIT III

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval- Date	Date Imaged