

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2021-0024 (Tech Ridge Liquor Store)

DISTRICT: 7

ZONING FROM: GR

TO: CS-1

ADDRESS: 12401 Tech Ridge Boulevard

SITE AREA: 1,625 sq. ft.

PROPERTY OWNER: Factor Real Estate LLC (Alvin Morin)

AGENT: Permit Solutions LLC (Jennifer Smith)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends CS-1, Commercial-Liquor Sales District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 20, 2021: Approved staff's recommendation for CS-1 district zoning, by consent (9-0, J. Kiolbassa – absent); H. Smith- 1st, D. King – 2nd.**

CITY COUNCIL ACTION:

**May 20, 2021**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.037 acre vacant parcel of land located at the southeast corner of Tech Ridge Boulevard and East Yager Lane. Surrounding land uses includes undeveloped land directly to the north and an industrial/office campus to the northeast (Dell Parmer South Campus), across Tech Ridge Boulevard. To the south, there is a developing hotel/motel use and multifamily complex (Atrium at Tech Ridge). The lot to the east contains a hotel/motel use (Townplace Suites). The tract of land to the west is undeveloped. The applicant is requesting a 1,625 sq. ft. footprint of CS-1 zoning to develop a liquor store. The property is part of a larger site with an approved site plan for a gas station/convenience store, drive in/fast food restaurant (*see SP-2018-0086C – Exhibit C*).

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Commercial-Liquor Sales district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

2. *The proposed zoning should allow for a reasonable use of the property.*

The CS-1 zoning district would allow for a fair and reasonable use of the site. A 1,625 sq. ft. footprint of CS-1 zoning is appropriate at this location as it will be part of a larger retail/restaurant development at the corner of a major intersection. It is consistent with surrounding land uses because of the commercial character of the area. The proposed rezoning will allow for additional retail uses to provide services to the industrial campus to the northeast and to the multifamily use to the south.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

This property in question is located at the southeast intersection of two arterial roadways, Tech Ridge Boulevard and East Yager Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	GR, LI-PDA	Undeveloped, Office (Dell Parmer South Campus)
<i>East</i>	GR	Hotel (Townplace Suites)
<i>South</i>	GR, MF-4	Developing Hotel, Multifamily (Atrium at Tech Ridge)
<i>West</i>	GR	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Friends of Copperfield Nature Trails  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Techridge Neighbors  
 Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0110 (12212 Tech Ridge Blvd.)	GR, LI, and RR to GR-MU	02/02/21: To grant GR-MU as requested, on consent (11-0); Azar- 1st, Seeger- 2 <sup>nd</sup> .	3/04/21: The public hearing was conducted and approve Ordinance No. 20210304-095 for GR-MU zoning (10-0), Council Member Ellis's motion, Council Member Kitchen's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.
C14-2020-0015 Tech Ridge Hotel: 12316 Tech Ridge Boulevard and	GO, LI to GR	5/19/20: Granted GR zoning by consent (10-0); A. Denkler-1st, D. King-2nd	6/04/20: The public hearing was conducted and a motion approve Ordinance No. 20200604-029 for GR district zoning (10-0), Council Member Flannigan's motion, Council Member

211 West Canyon Ridge Drive)			Ellis'. Council Member Harper-Madison was off the dais.
C14-2019-0010 (12213 Tech Ridge)	GR to MF-4	7/10/19: Approved MF-4 zoning by consent (7-0, A. Aguirre, N. Barrera-Ramirez, J. Kiolbassa, E. Ray- Absent); D. King-1 <sup>st</sup> , A. Denkler- 2 <sup>nd</sup> .	8/08/19: The public hearing was conducted and approve Ordinance No. 20190808-135 for MF-4 zoning was approved on Council Member Pool's motion, Council Member Renteria's second on an 11-0 vote.
C14-2018-0063 (12427 Tech Ridge Boulevard)	GR to CS-CO	7/17/18: Approved staff's recommendation of CS-CO zoning, with added conditions to prohibit Adult Oriented Businesses and Construction Sales and Services uses, by consent (8-0, D. Breithaupt and S. Lavani-absent, A. Tatkow-abstain); D. King-1 <sup>st</sup> , J. Duncan-2 <sup>nd</sup> .	8/23/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180823-065 for general commercial services-conditional overlay (CS-CO) combining district zoning was approved on Council Member Casar's motion, Council Member Renteria's second on an 11-0 vote.
C14-2018-0063 (12427 Tech Ridge Boulevard)	GR to CS-CO	7/17/18: Approved staff's recommendation of CS-CO zoning, with added conditions to prohibit Adult Oriented Businesses and Construction Sales and Services uses, by consent (8-0, D. Breithaupt and S. Lavani-absent, A. Tatkow-abstain); D. King-1 <sup>st</sup> , J. Duncan-2 <sup>nd</sup> .	8/23/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180823-065 for CS-CO district zoning was approved on Council Member Casar's motion, Council Member Renteria's second on an 11-0 vote.

#### RELATED CASES:

SP-2018-0086C – Site Plan Case

C8-95-0208.03, C8-95-0208.02, C8-95-0208.1A - Subdivision Cases

#### EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Yager Lane	81'	96'	69'	3	Yes	Yes	Yes
Tech Ridge Blvd	128'	120'	85'	4	Yes	Yes	Yes



OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is located on the southeast corner of Tech Ridge Boulevard and East Yager Lane and is not located within the boundaries of a neighborhood planning area. This 0.37 acre parcel is vacant and is not located along an Activity Corridor or Center. Surrounding land uses includes vacant land and a commercial gym to the north; to the south is vacant land; to the east are two hotels; and to the west is vacant land. The proposed use is a liquor store.

Connectivity

There are public sidewalks, crosswalks, bike lanes and transit stops located next to the subject property. While mobility options are good, connectivity is only fair in the area.

Imagine Austin

Based on the comparative scale of the site relative a variety of commercial uses in this area, as well as mobility strengths, this project supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

#### Fire

No comments.

#### Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for CS-1, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

#### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. It doesn't appear there are any triggering uses or zoning districts within 540 feet.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

FYI: The subject property is included in an approved site plan (case #s SP-2018-0086C and SP-2018-0087C) and/or subdivision case (case # C8-95-0208.03.2A and subsequent revisions (C8-95-0208.03).

#### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies existing right-of-way as sufficient for Tech Ridge Boulevard and calls for 96' of right-of-way for Yager Lane. Traffic impact analysis is waived, the determination is deferred until site plan application, when land use and intensity will be finalized.

#### Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments

required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

#### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Approved Site Plan

[illegible]

SUBJECT TRACT

## PENDING CASE

ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2021-0024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 3/9/2021**

$$1'' = 400'$$



GR-MU

LI-PDA

TECH RIDGE BLVD

GR

CANYON RIDGE DR

M33

C14-2021-0024

GR





MF-4

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**Tech Ridge Liquor Store**

ZONING CASE#: C14-2021-0024  
 LOCATION: 12401 Tech Ridge Blvd.  
 SUBJECT AREA: 0.037Acres  
 GRID: M33  
 MANAGER: Sherri Sirwaitis



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 100'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







GENERAL LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	SILT FENCE
	SILT FENCE & LOC
	PUE
	DE
	EE
	SSE
	WSEL
	CMP
	ELEV.
	ELEV.
UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	GAS LINE
	FLOW INDICATOR (SHOWN TO RIGHT)
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	WIRE FENCE
	UNDERGROUND ELECTRICAL LINE
EROSION CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

#### ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1].
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3].
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9].
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5].
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WIDEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5].
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5].
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. [ANSI 406.6].
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
- 12) 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.
- 13) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

SITE INFORMATION TABLE			
LOT AREA	69,434.64 SF	1.594 ACRES	
IMPERVIOUS COVER EXISTING	0 SF	1.273	
IMPERVIOUS COVER PROPOSED	55,464.21 SF	1.284 ACRES	79.86%
TOTAL IMPERVIOUS COVER	55,464.21 SF	1.284 ACRES	(79.86%)
ZONING	OR		
PROPOSED USAGE	GENERAL RETAIL SALES(CONVENIENCE), RESTAURANT(LIMITED), SERVICE STATION		

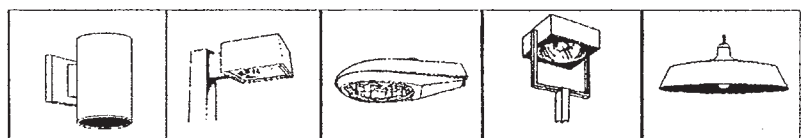
IMPERVIOUS COVER TABLE			
BUILDING	7,940.70		
WATER METER	43,806.75	7,962.50 SF	
PARKING	42,934.13		
SIDEWALK	3,716.76		
TOTAL	55,464.21	1.273	79.86%
ALLOWABLE IMPERVIOUS COVER	80%		

BUILDING INFORMATION TABLE			
BUILDING COVERAGE	7,940.70		
NUMBER OF STORIES	1		
TYPE OF CONSTRUCTION	II-B		
MAX. BUILDING HEIGHT	28'-0"		
ALLOWABLE BUILDING HEIGHT	60'-0"		
ALLOWABLE F.A.R.	1:1		
PROPOSED F.A.R.	1:0.114		

PARKING TABLE			
TOTAL PARKING SPACES REQUIRED	42		
GENERAL RETAIL 5,962.50sf/275=22			
RESTAURANT 2,000sf/100=20			
TOTAL PARKING SPACES PROVIDED	42		
SUMMARY OF PARKING SPACES			
PROVIDED STANDARD SPACES	31		
PROVIDED COMPACT SPACES	9		
PROVIDED HANDICAP VAN	1		
PROVIDED STANDARD HANDICAP	1		
PROVIDED LOADING SPACE	1		

#### ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.



#### EXTERIOR LIGHTING NOTE:

FIGURE 42

1. ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.2. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5.2, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE G, LR, OR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

#### IMPROVEMENTS TO ENCOURAGE CONNECTIVITY

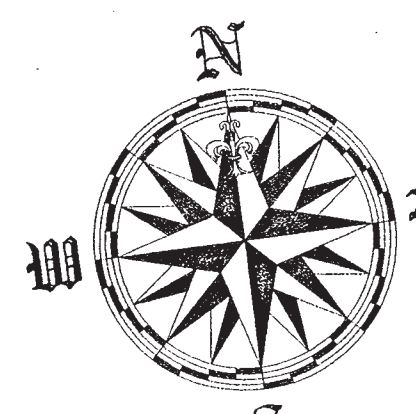
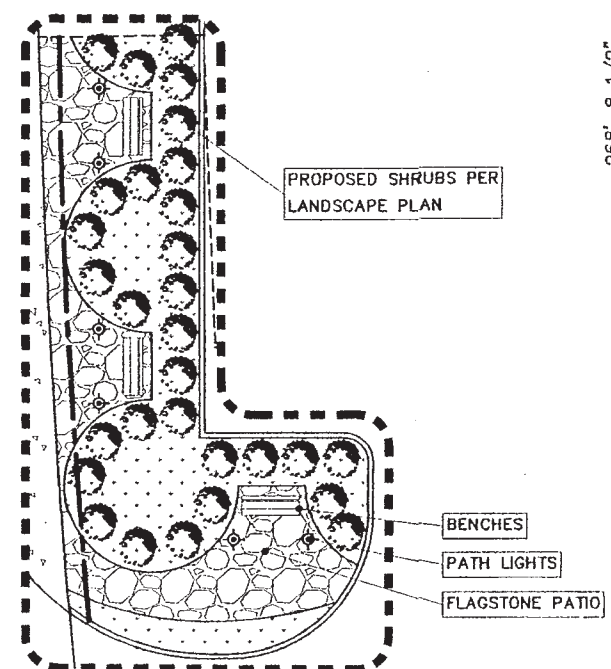
- 1) LIMIT CURB CUTS.
- 2) FOR SITES WITH A SINGLE BUILDING, PROVIDE SHADED SIDEWALKS ALONG 100% OF THE BUILDING FACADE TO THE PRINCIPAL STREET. PROVIDED SHADED SIDEWALKS ALONG 100% OF TECH RIDGE BLVD.

#### SITE PLAN NOTES:

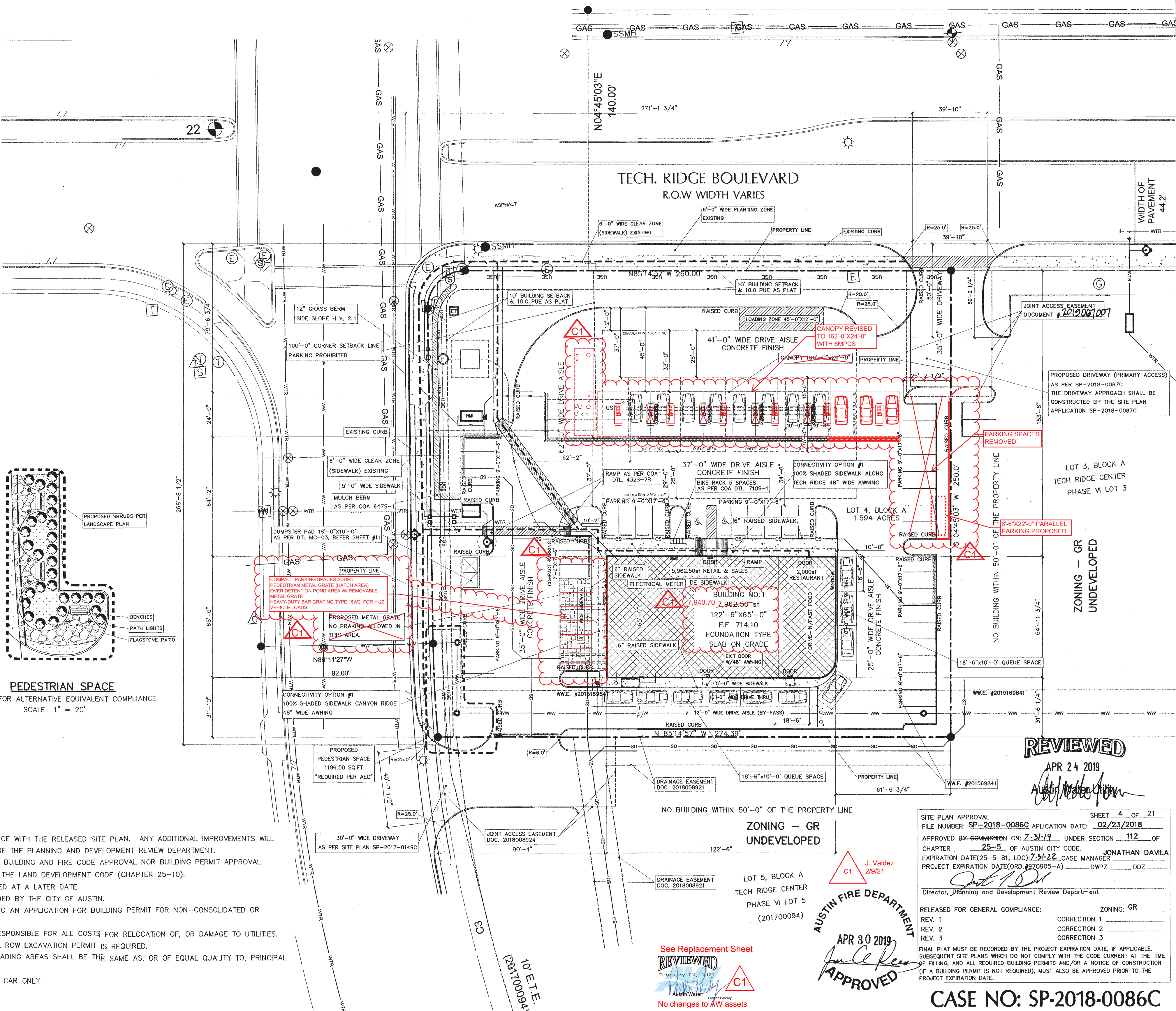
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT 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 DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL COMPACT PARKING TO BE SIGNED FOR SMALL CAR ONLY.

#### PEDESTRIAN SPACE

REQUIRED FOR ALTERNATIVE EQUIVALENT COMPLIANCE  
SCALE 1" = 20'



SCALE 1"=30'



REVIEWED

APR 24 2019

SITE PLAN APPROVAL	SHEET 4 OF 21
FILE NUMBER: SP-2018-0086C	APPLICATION DATE: 02/23/2018
APPROVED BY: COMMISSIONER ON: 2/3/19	UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE.
EXPIRATION DATE(25-5-81, LDC): 7/31/22	CASE MANAGER: JONATHAN DAWLA
PROJECT EXPIRATION DATE(ORD.#20905-A):	DWPZ: DDZ
Director, Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: GR
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

AUSTIN FIRE DEPARTMENT  
APR 30 2019  
APPROVED

See Replacement Sheet  
REVIEWED  
February 02, 2021  
No changes to AW assets

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHER BAIG, P.E., #82577 ON 04/23/2019  
FIRM REGISTRATION F-4951

No.	Date	Description
6		
5	04/03/19	ISSUED FOR APPROVAL
4	03/06/19	ISSUED FOR APPROVAL
3	01/24/19	ISSUED FOR APPROVAL
2	12/20/18	ISSUED FOR APPROVAL
1	07/19/18	ISSUED FOR APPROVAL
0		Drawn

PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 TEL: 512.238.6422 FAX: 512.238.8065

TECH RIDGE GAS STATION  
12401 TECH RIDGE BLVD.  
AUSTIN, TEXAS 78753

30204

4 OF 21



GENERAL LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	SILT FENCE
	SILT FENCE & LOC
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	SANITARY SEWER EASEMENT
	WATER SURFACE ELEVATION
	CORRUGATED METAL PIPE
	EXISTING CONTOURS
	PROPOSED GRADING CONTOURS
UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	GAS LINE
	FLOW INDICATOR (SHOWN TO RIGHT)
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	WIRE FENCE
	UNDERGROUND ELECTRICAL LINE
EROSION CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

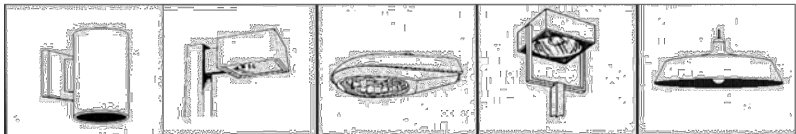
#### ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1.]
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3.]
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10.]
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9.]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1.] SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5.]
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WIDEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5.]
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1.]
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
- 12) 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.
- 13) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

SITE INFORMATION TABLE			
LOT AREA	69,434.64	SF	1.594 ACRES
IMPERVIOUS COVER EXISTING	0	SF	
IMPERVIOUS COVER PROPOSED	55,464.21	SF	1.273 ACRES
TOTAL IMPERVIOUS COVER	55,464.21	SF	1.273 ACRES (79.86%)
ZONING	OR		
PROPOSED USAGE	GENERAL RETAIL SALES(CONVENIENCE),		
	RESTAURANT(LIMITED), SERVICE STATION, FOOD SALES		
IMPERVIOUS COVER TABLE			
BUILDING	7,940.70	SF	
PARKING	43,806.75	SF	
SIDEWALK	3,716.76	SF	
TOTAL	55,464.21	SF	1.273 ACRES
ALLOWABLE IMPERVIOUS COVER	80%		
BUILDING INFORMATION TABLE			
BUILDING COVERAGE	7,940.70	SF	
NUMBER OF STORIES	1		
TYPE OF CONSTRUCTION	II-B		
MAX. BUILDING HEIGHT	28'-0"		
ALLOWABLE BUILDING HEIGHT	60'-0"		
ALLOWABLE F.A.R.	1:1		
PROPOSED F.A.R.	1:0.114		
PARKING TABLE			
TOTAL PARKING SPACES REQUIRED	42		
GENERAL RETAIL 5,940.70sf/275=22			
RESTAURANT 2,000sf/100=20			
TOTAL PARKING SPACES PROVIDED	42		
SUMMARY OF PARKING SPACES			
PROVIDED STANDARD SPACES	31		
PROVIDED COMPACT SPACES	9		
PROVIDED HANDICAP VAN	1		
PROVIDED STANDARD HANDICAP	1		
PROVIDED LOADING SPACE	1		

#### ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.



#### EXTERIOR LIGHTING NOTE: FIGURE 42

1. ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.2. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5.2, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

#### IMPROVEMENTS TO ENCOURAGE CONNECTIVITY

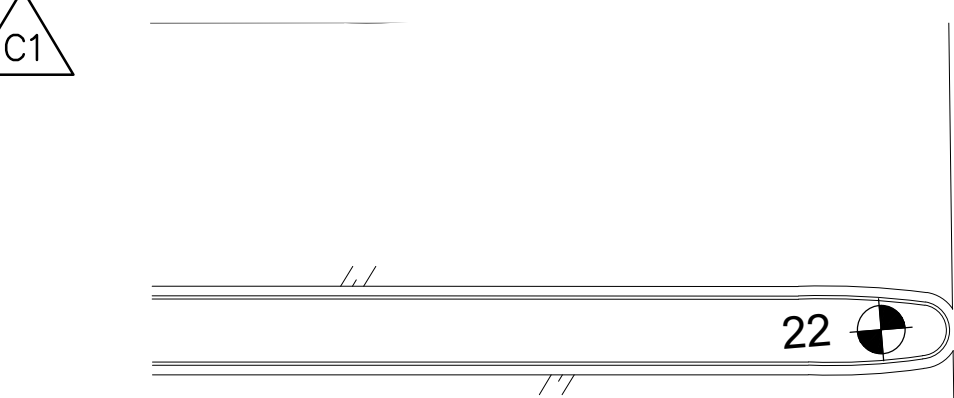
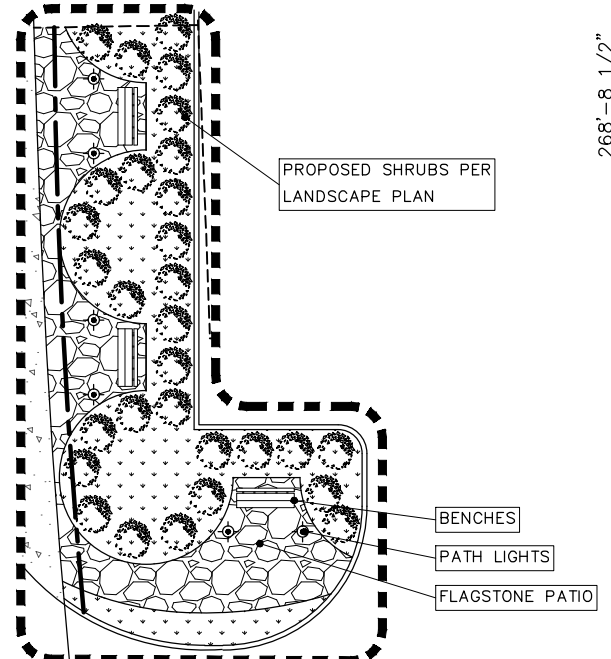
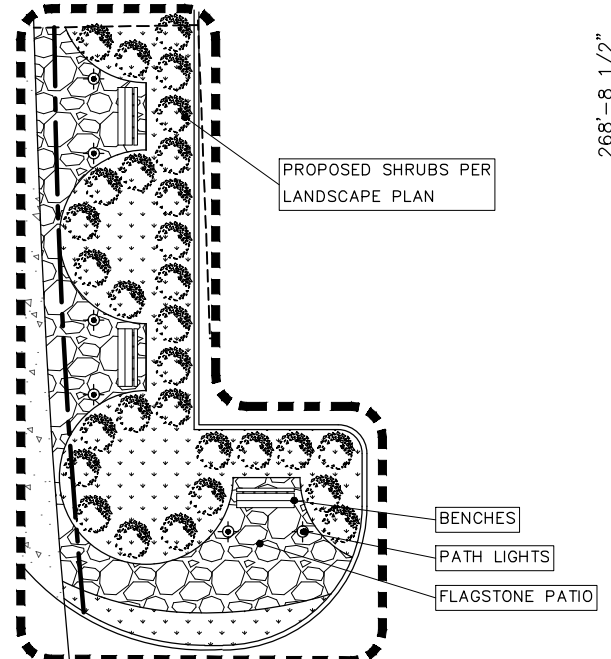
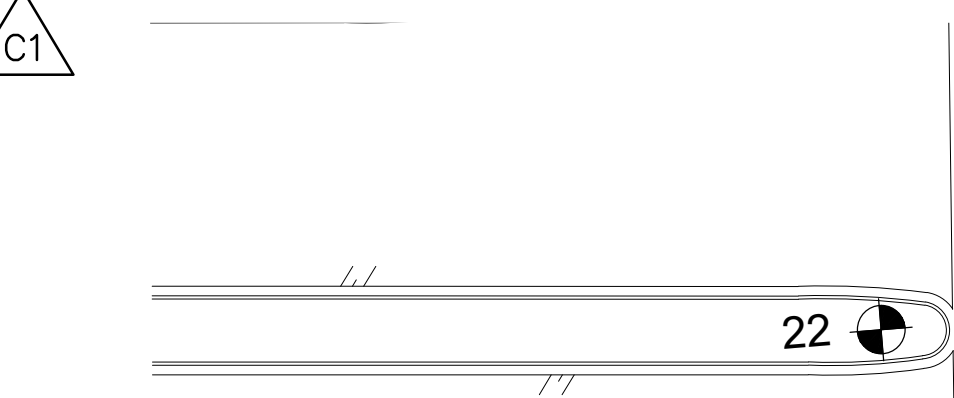
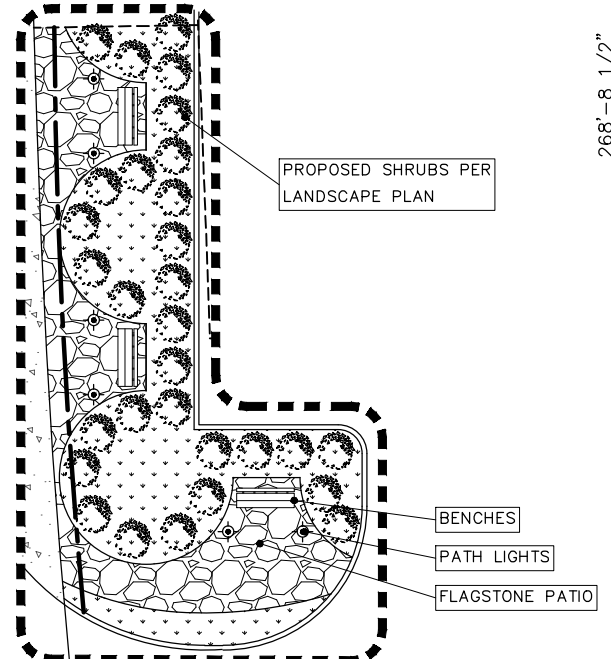
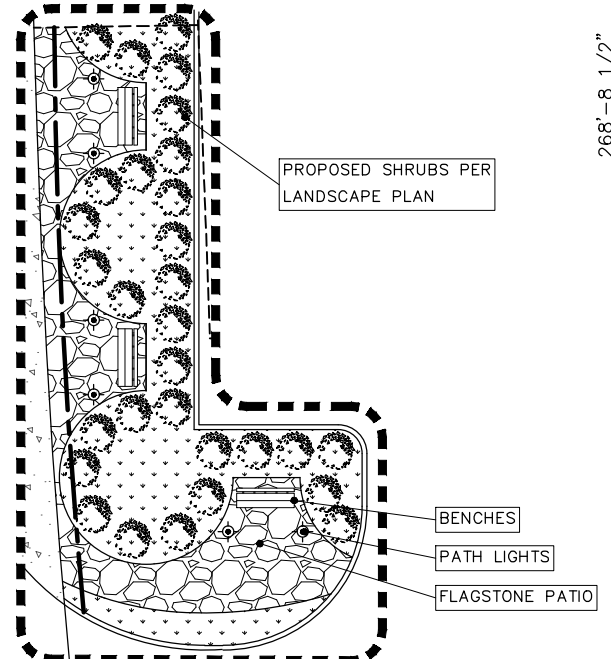
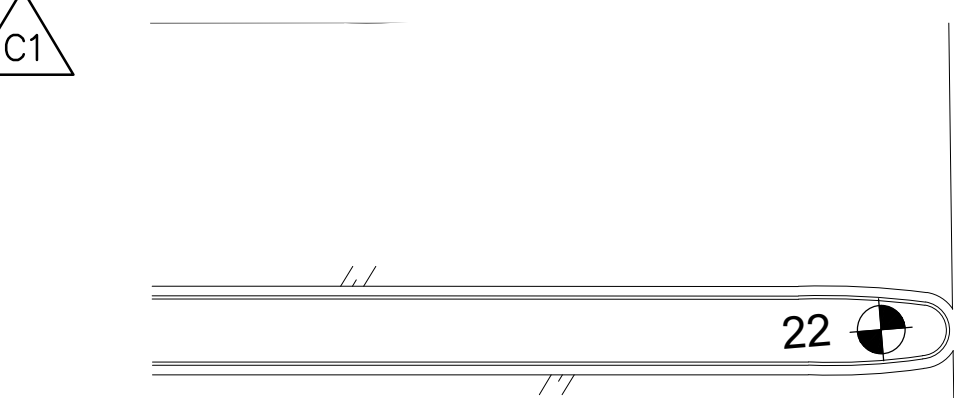
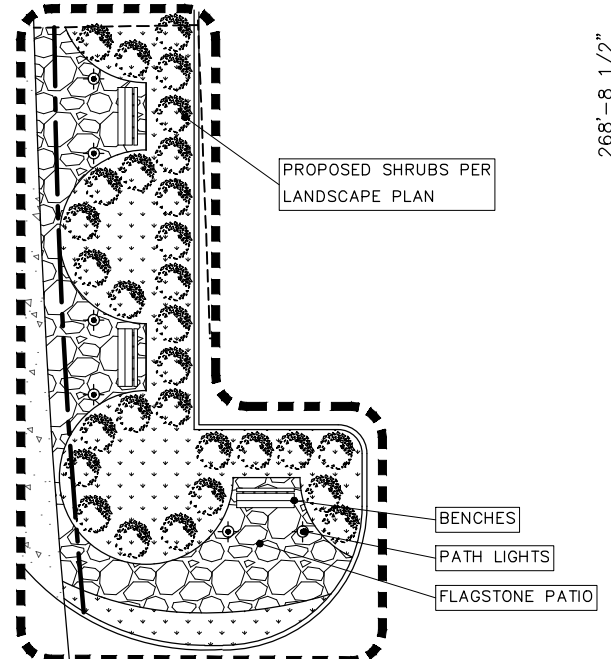
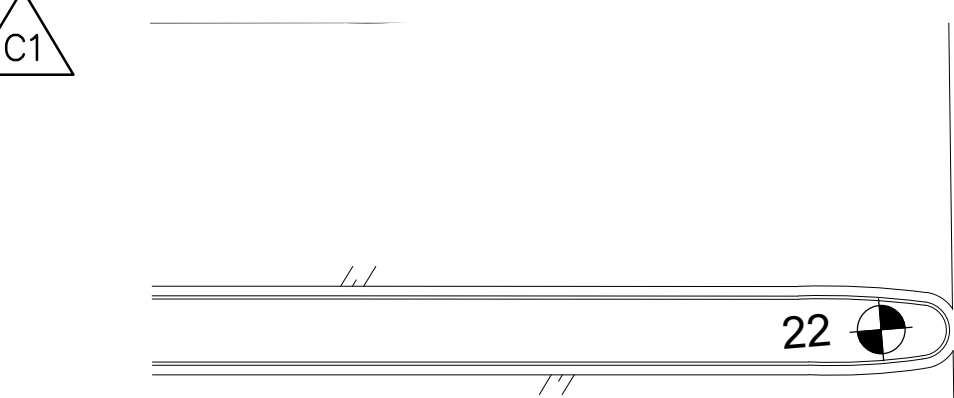
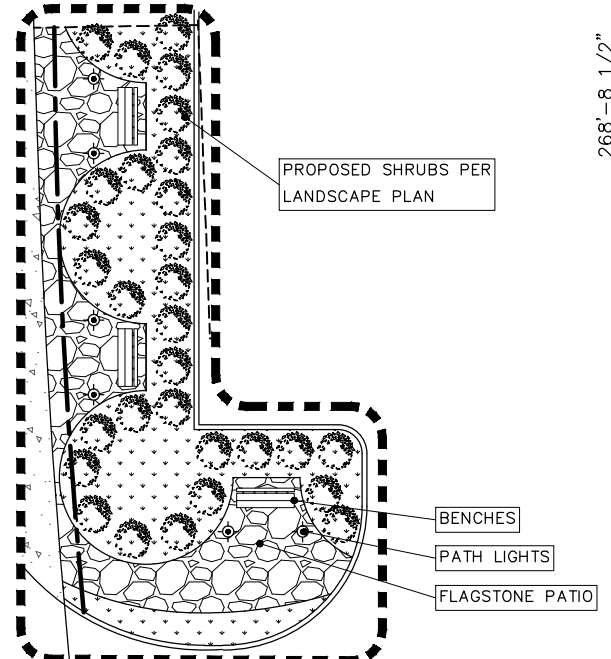
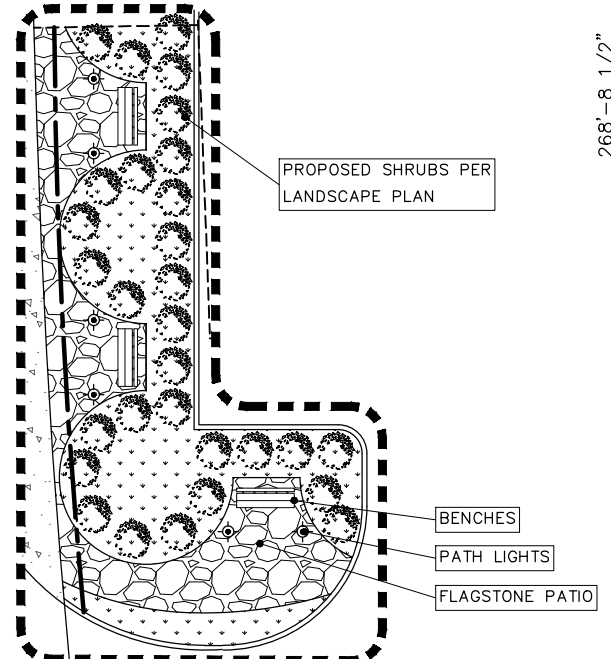
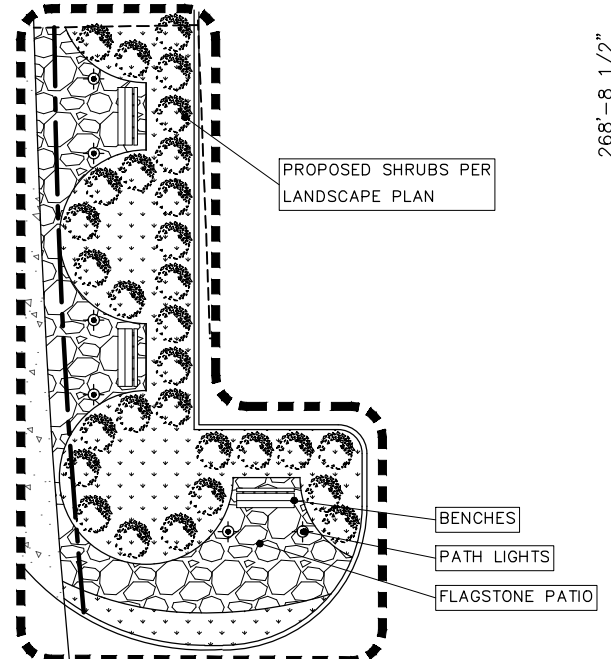
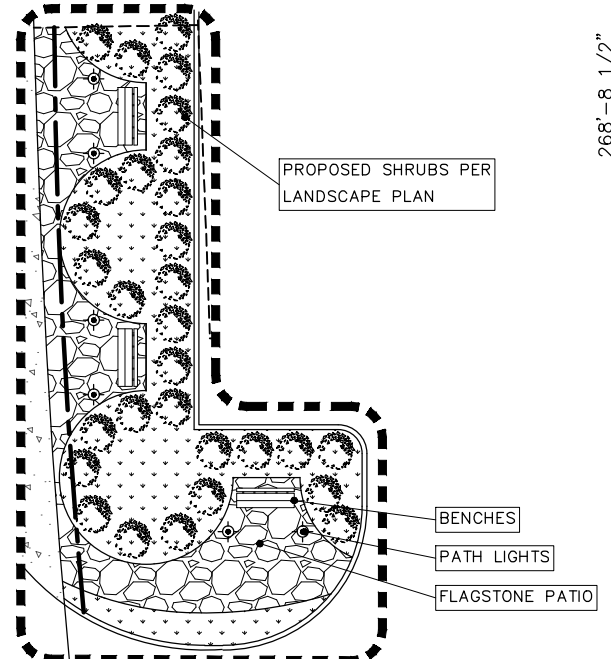
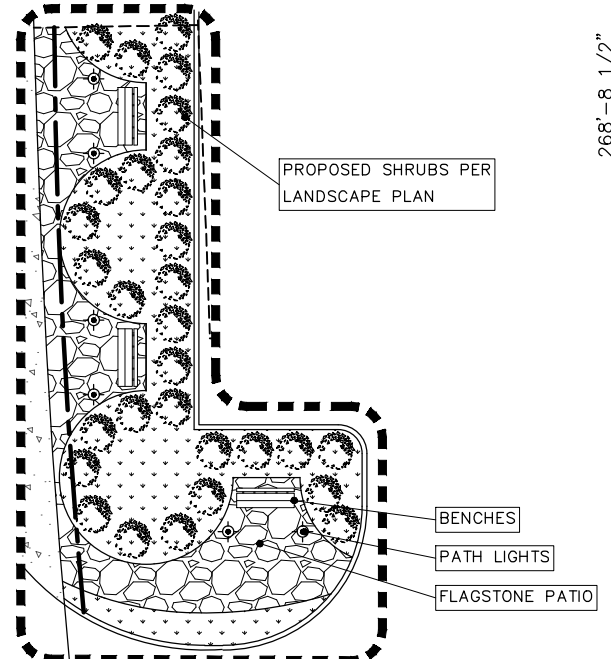
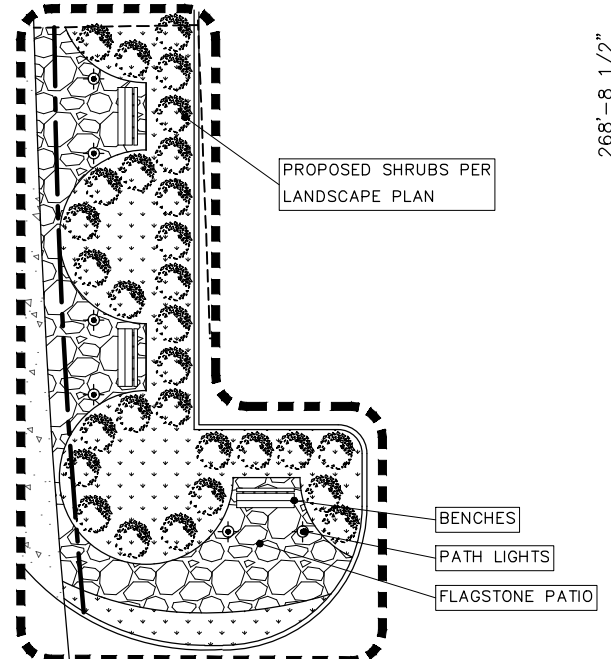
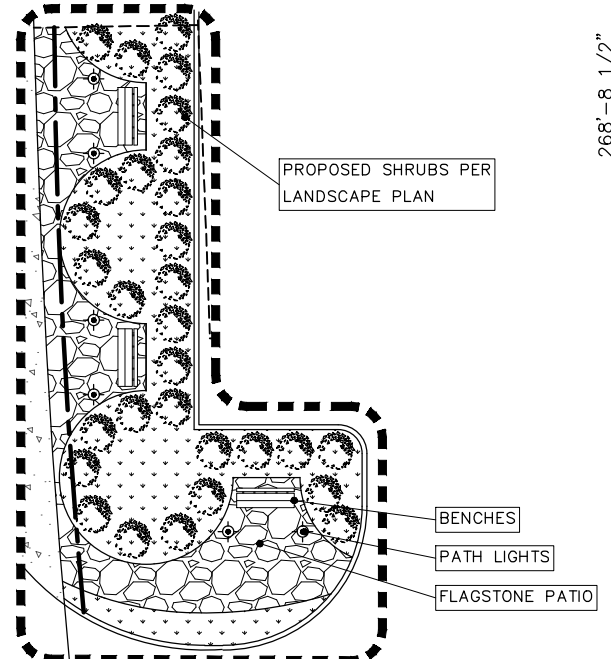
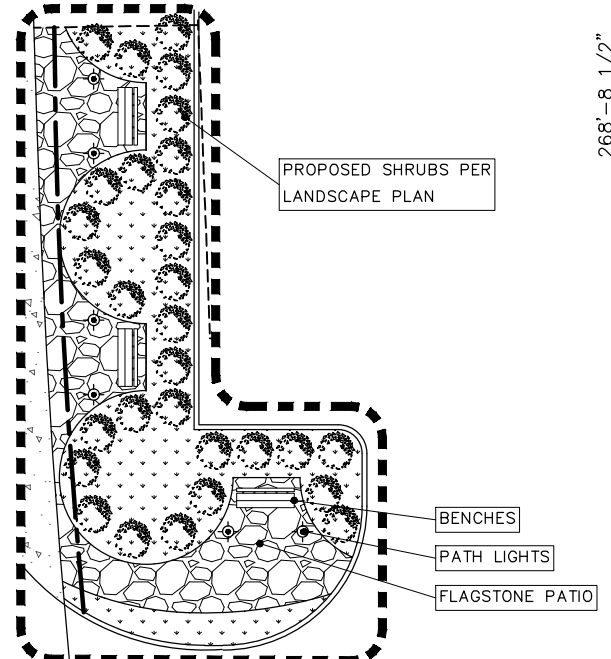
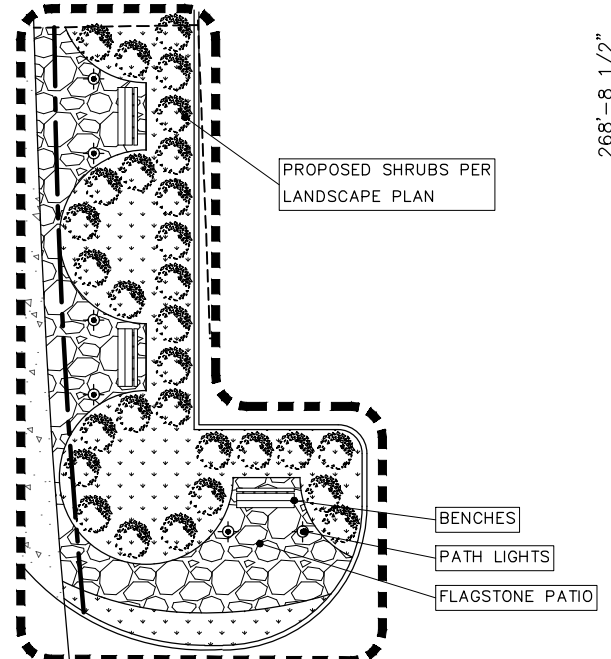
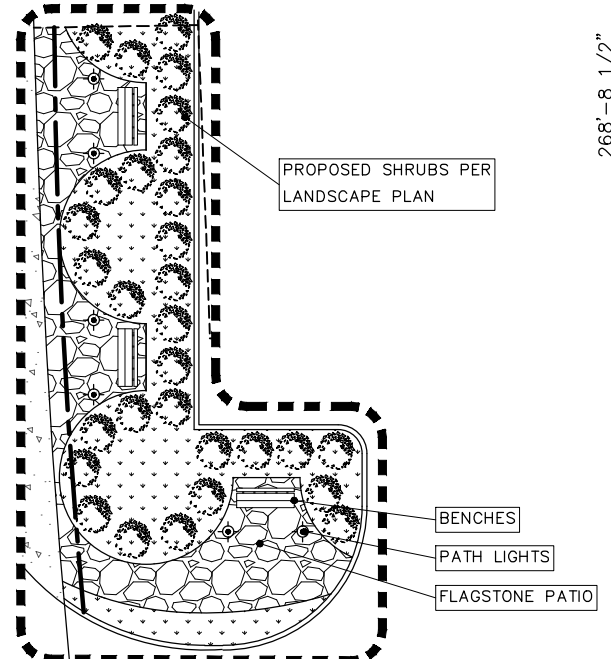
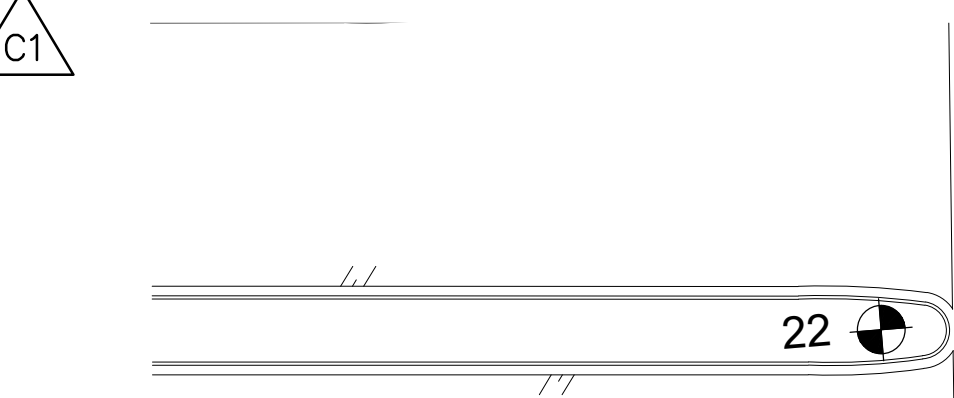
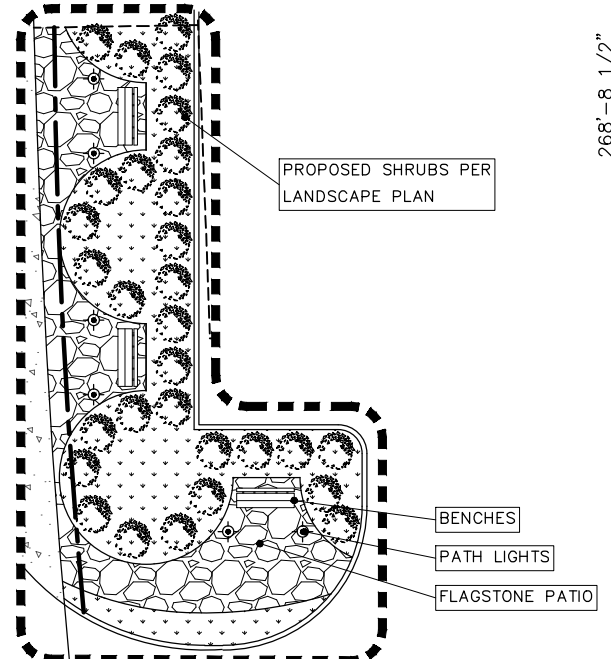
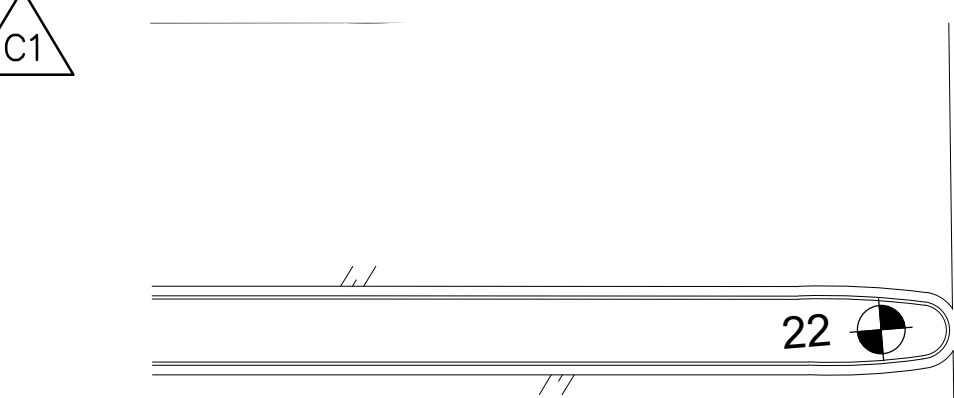
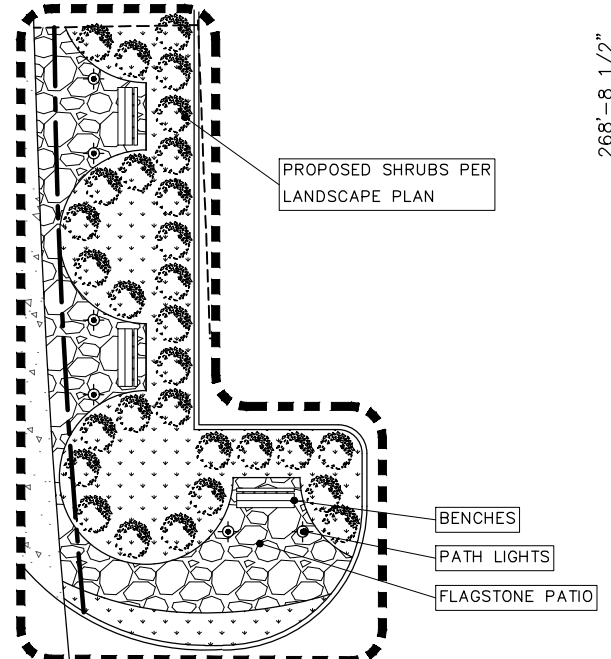
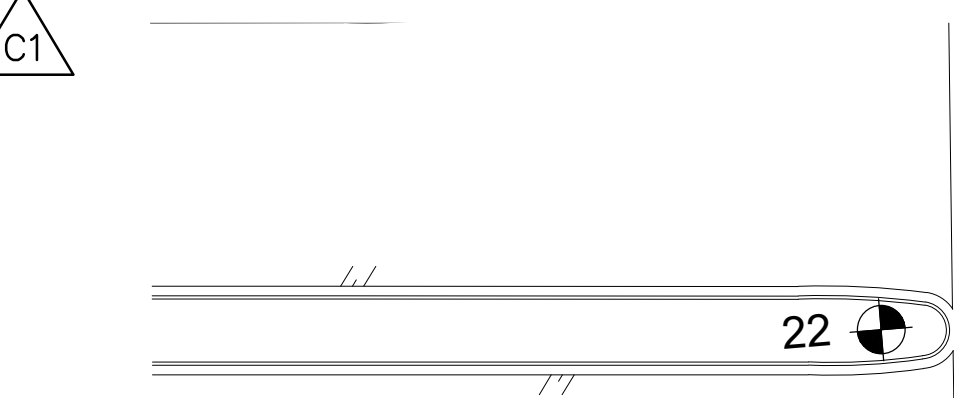
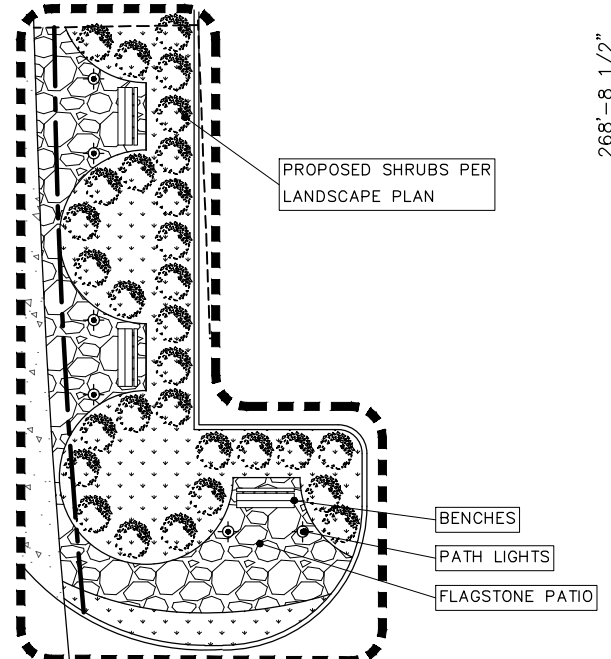
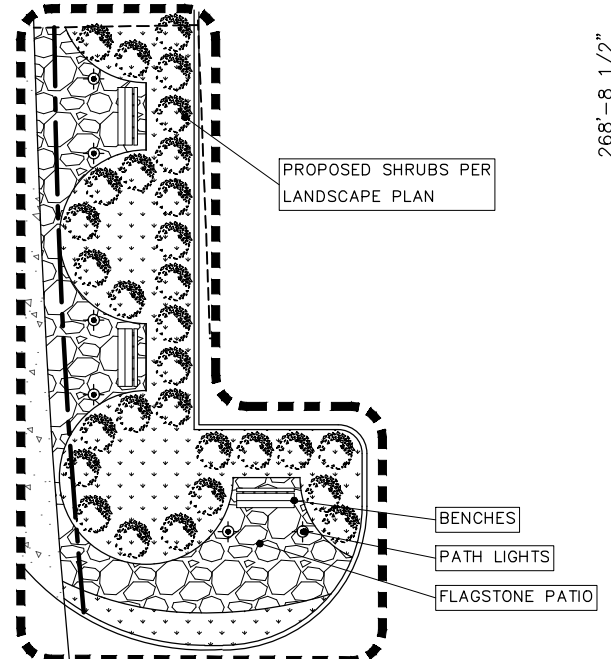
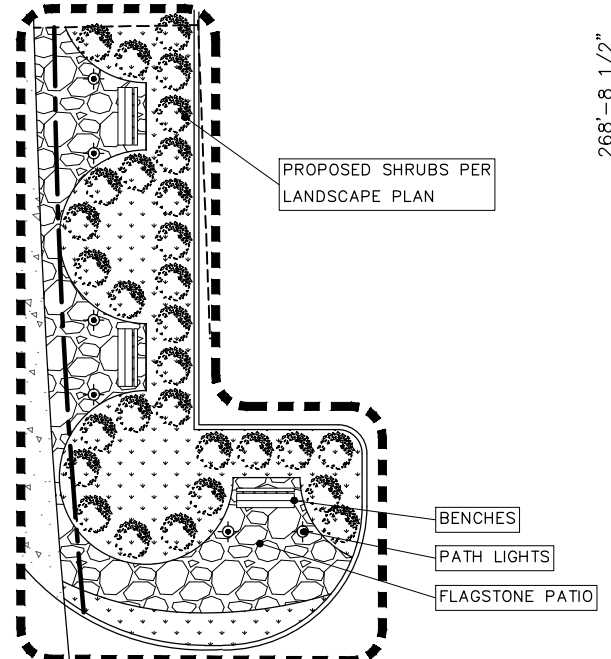
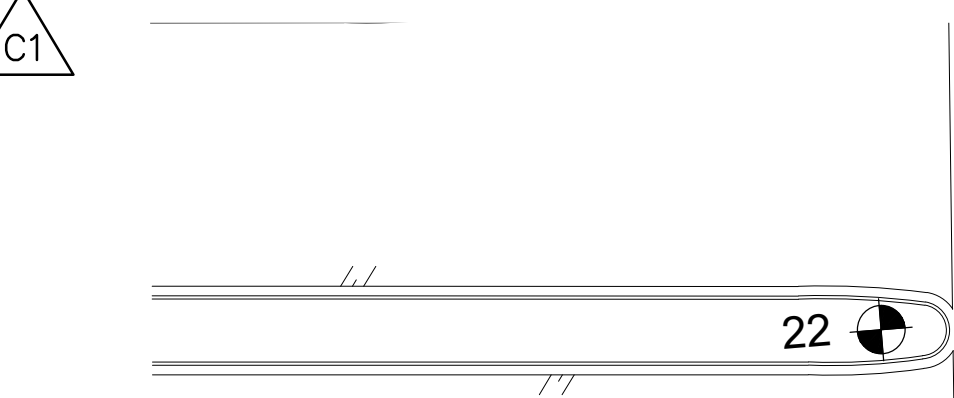
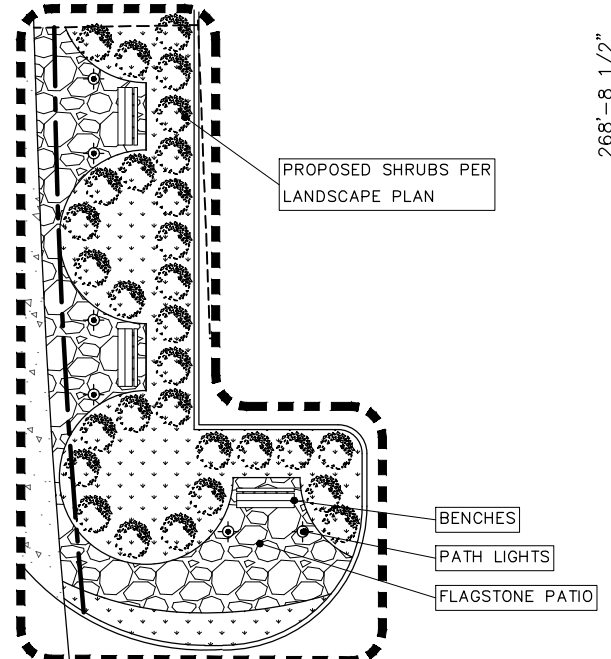
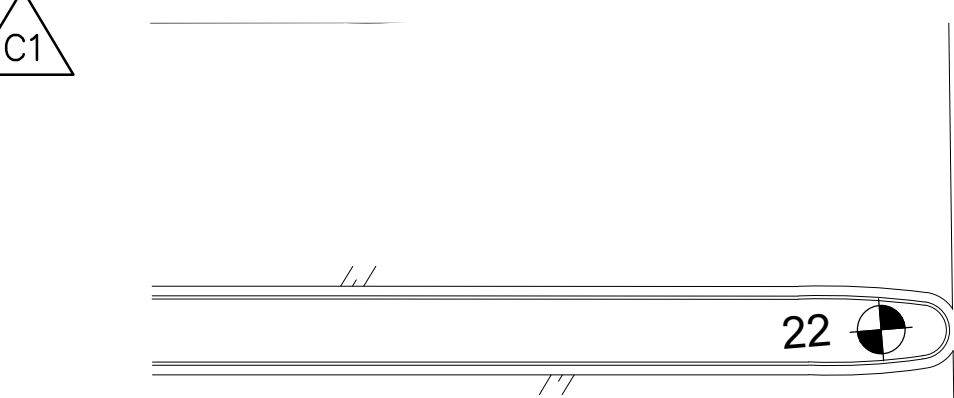
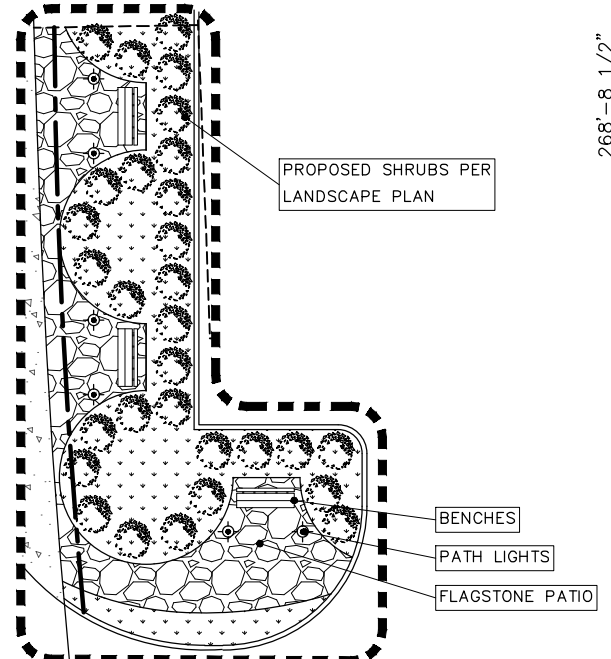
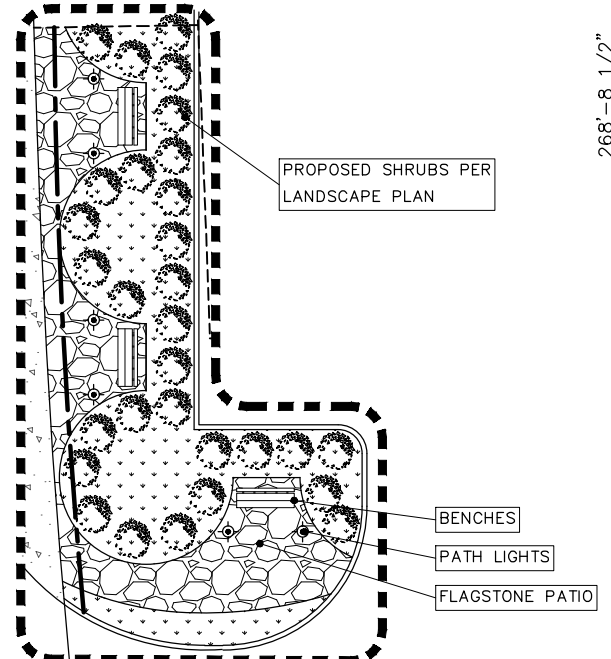
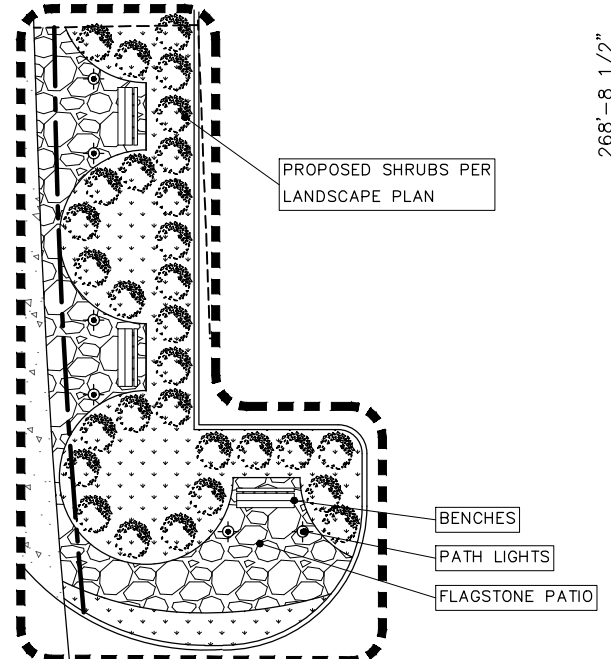
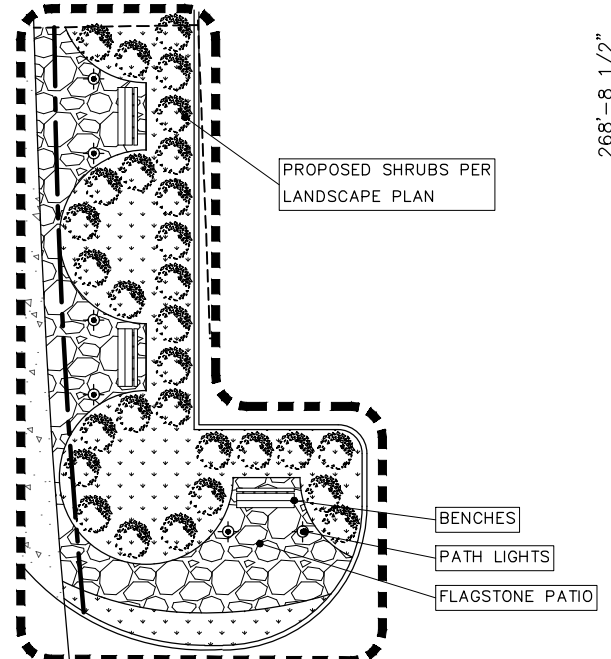
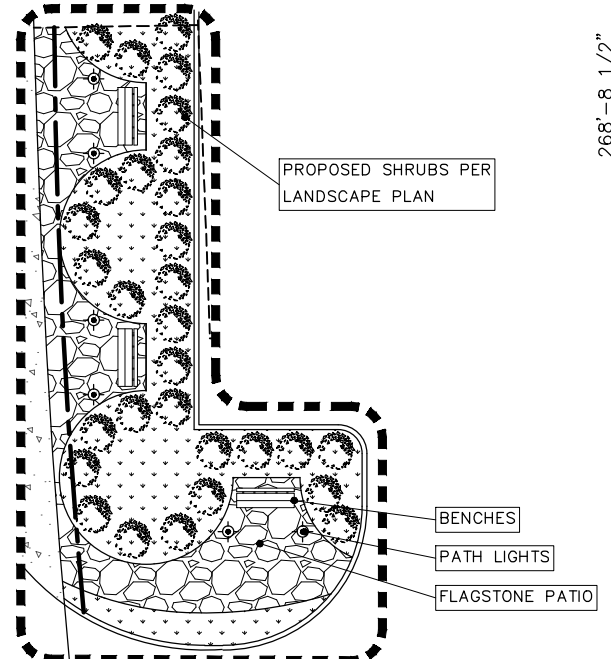
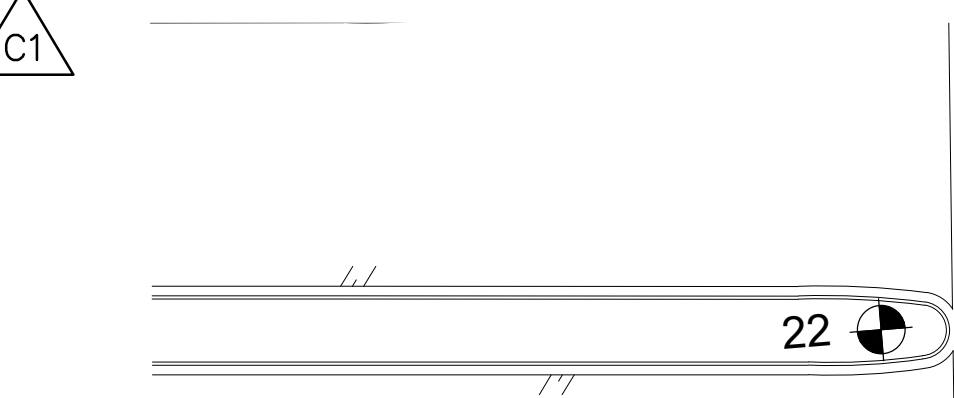
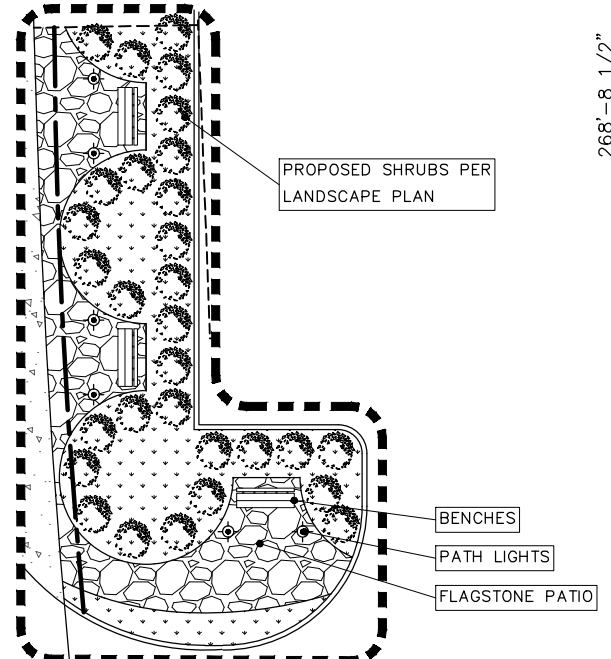
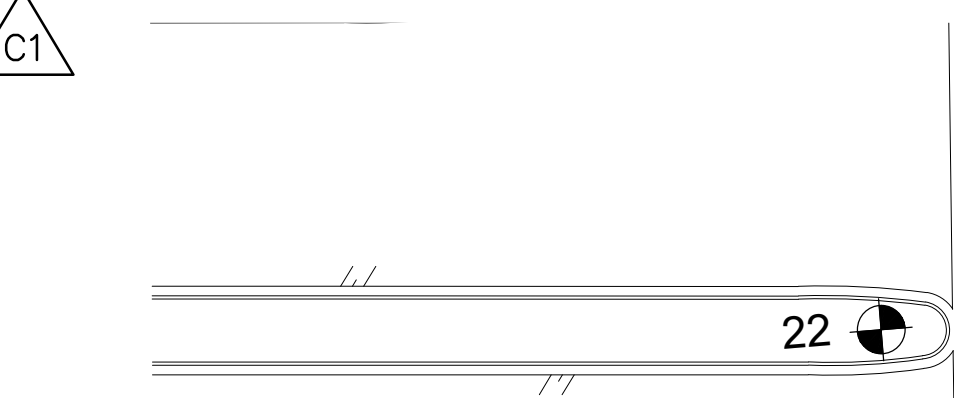
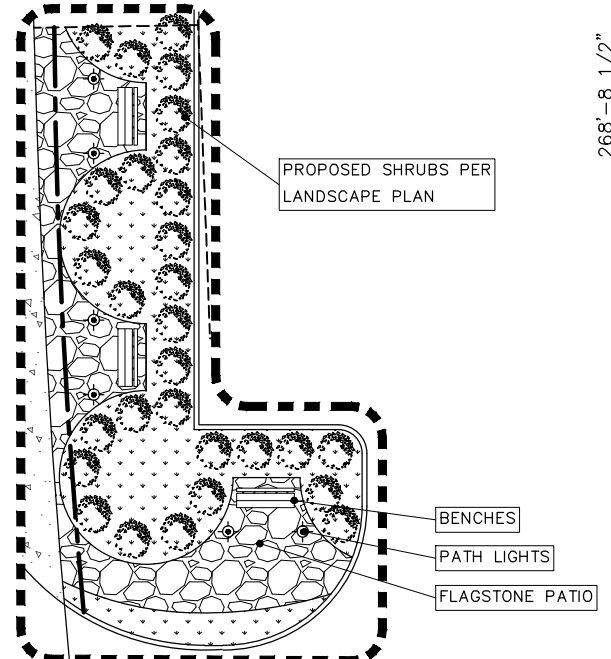
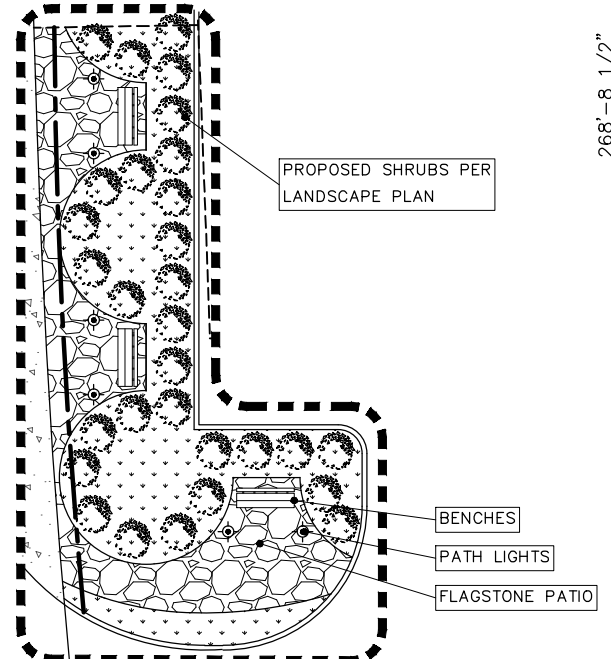
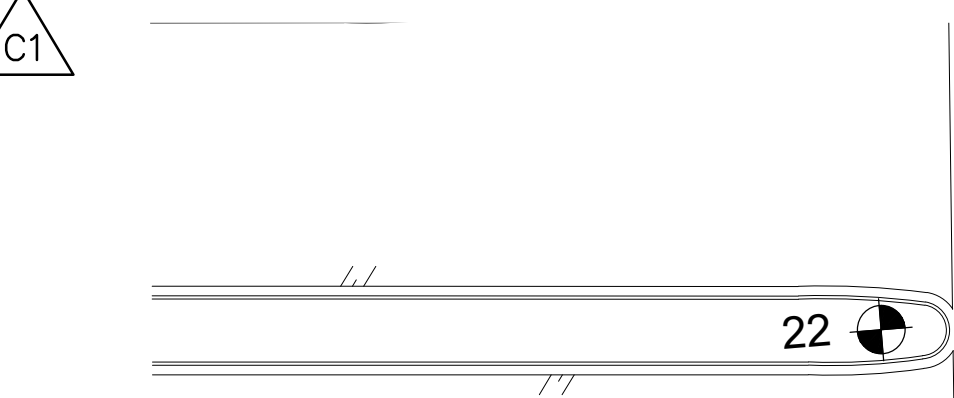
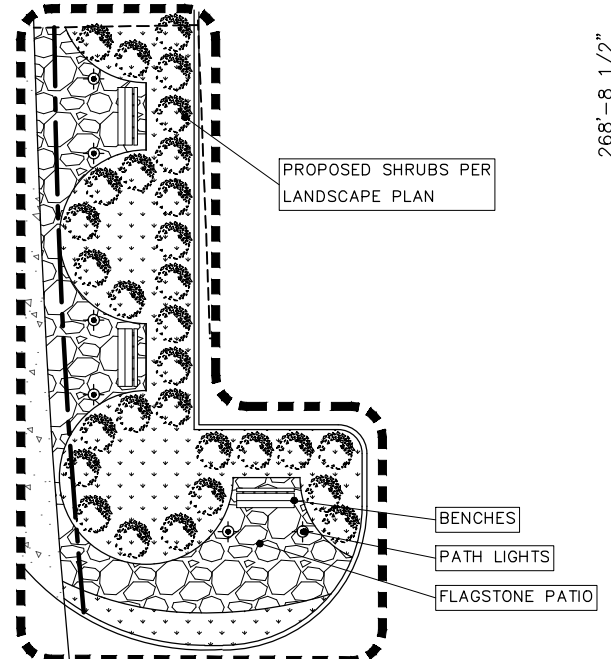
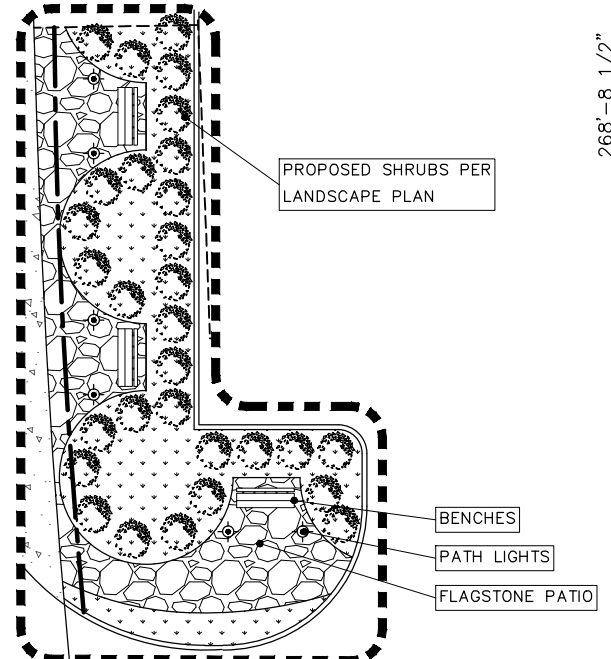
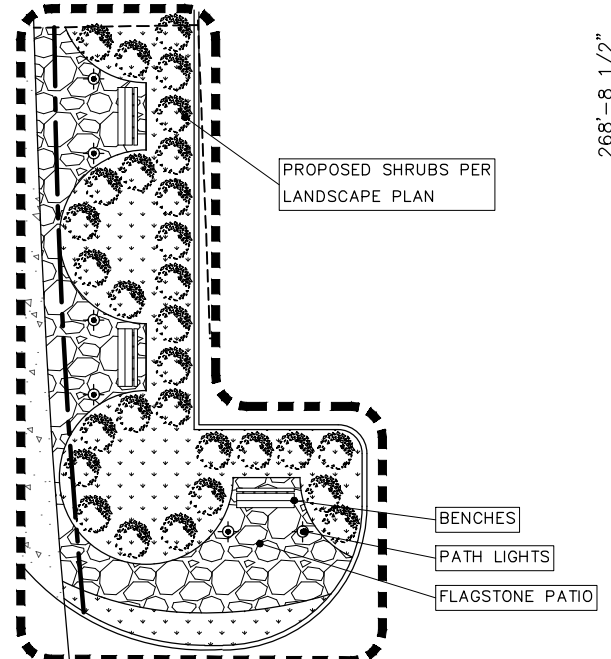
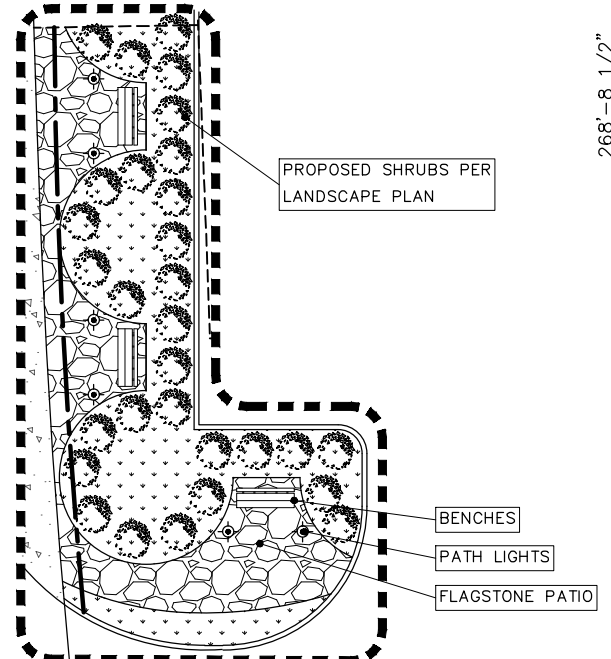
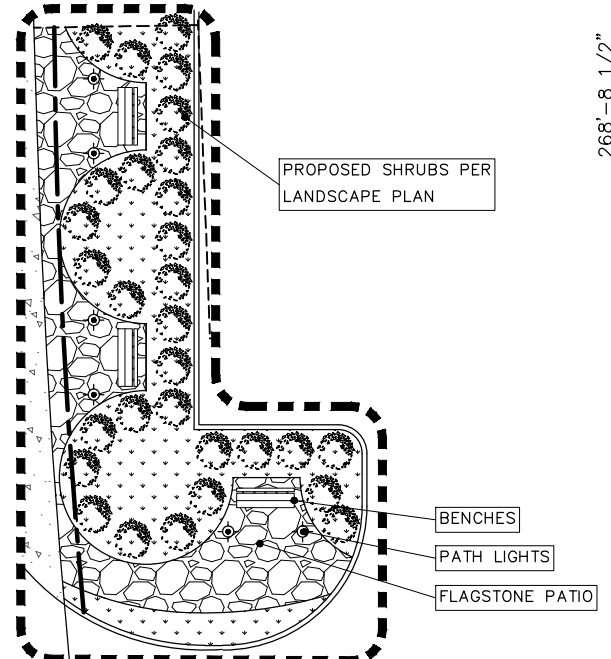
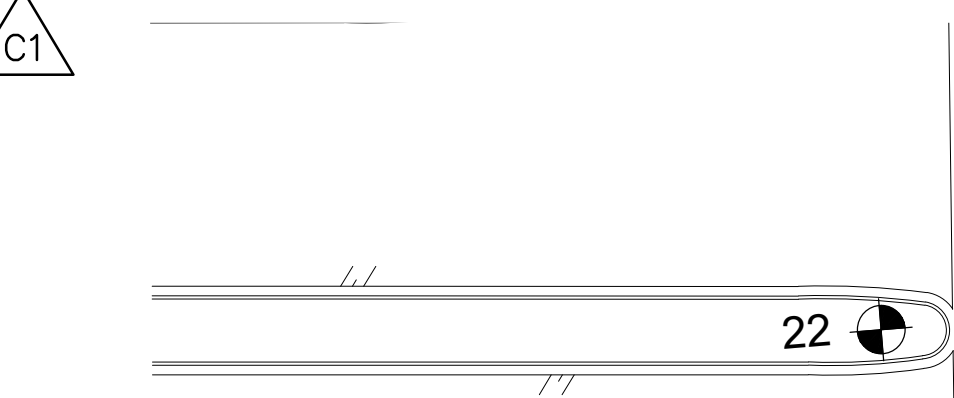
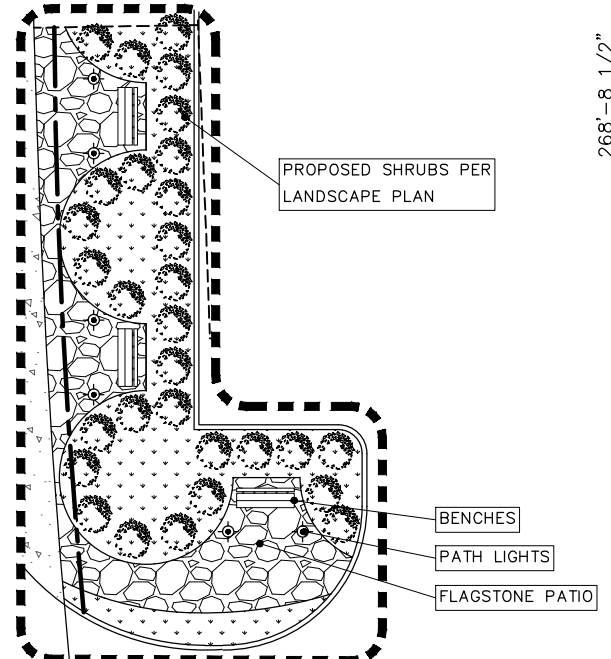
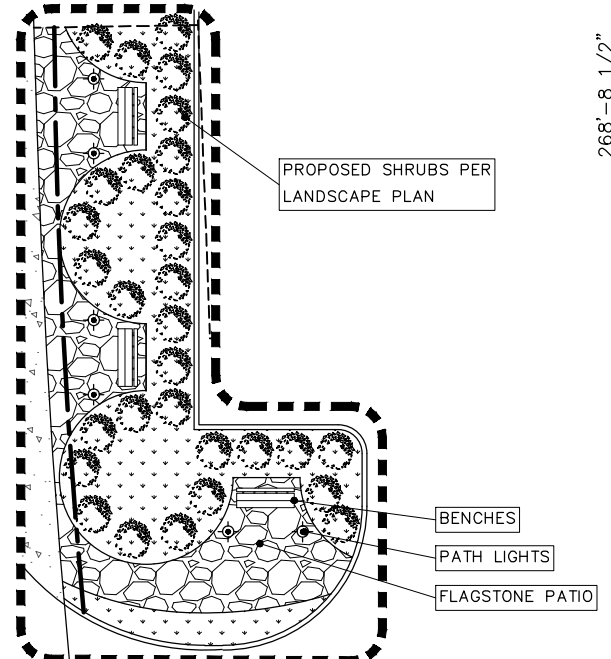
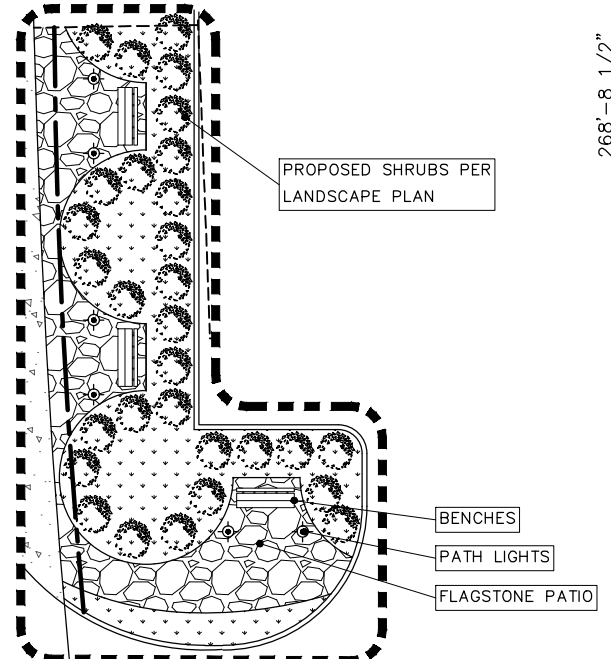
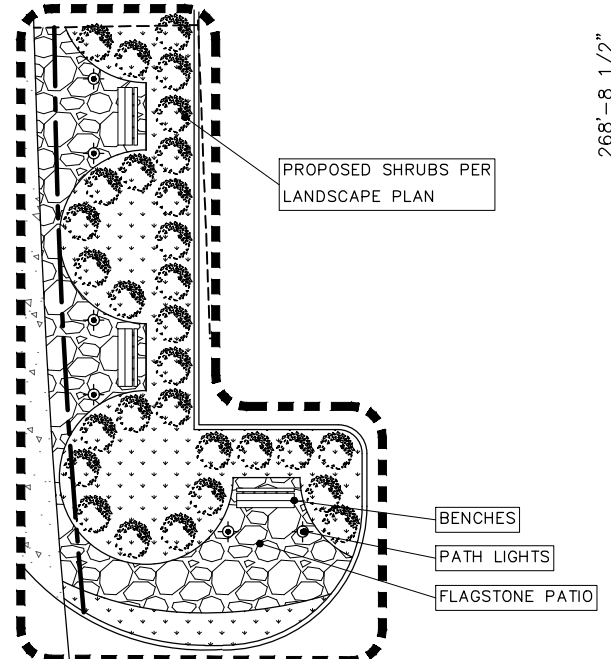
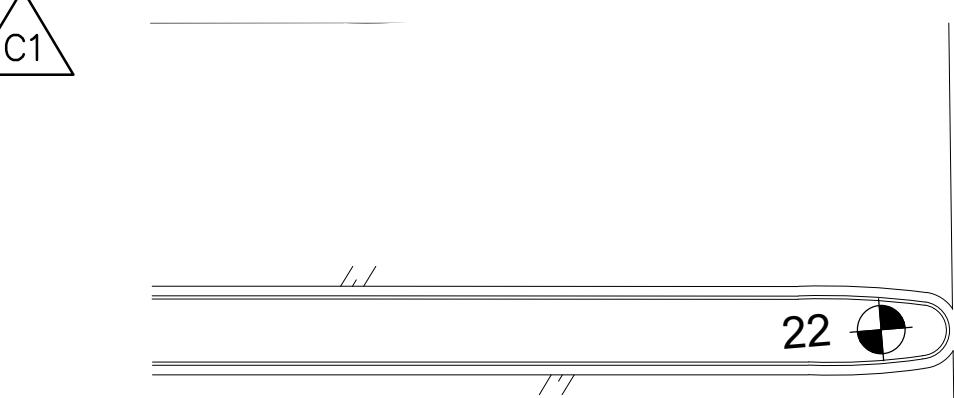
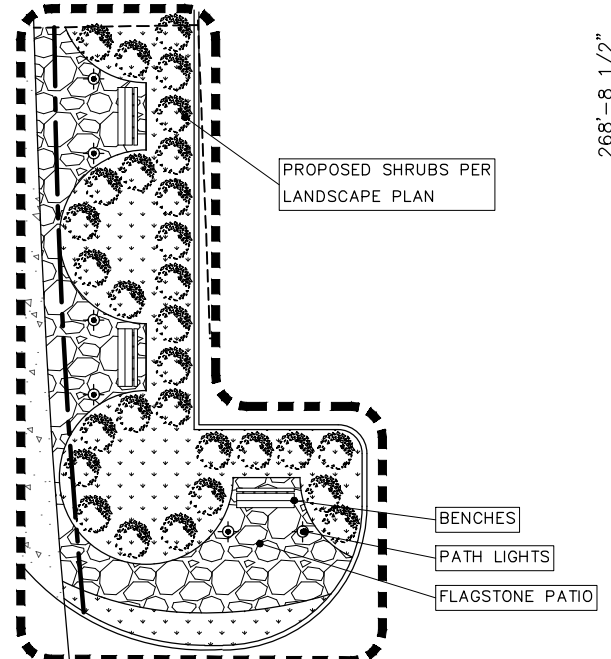
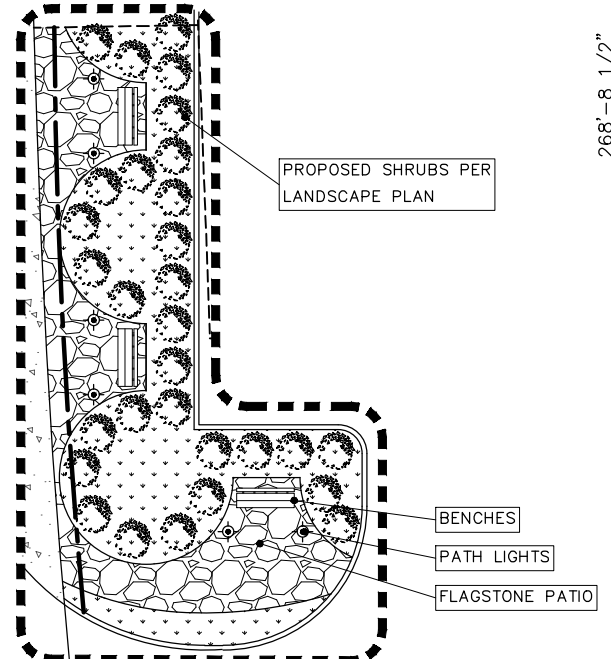
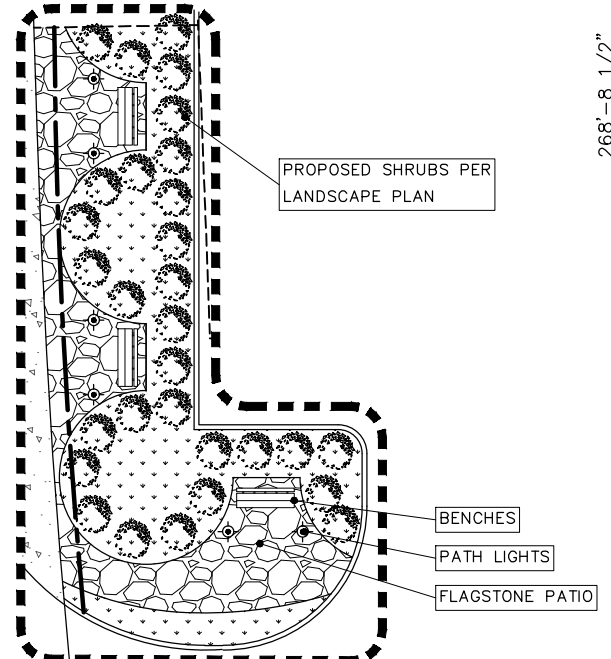
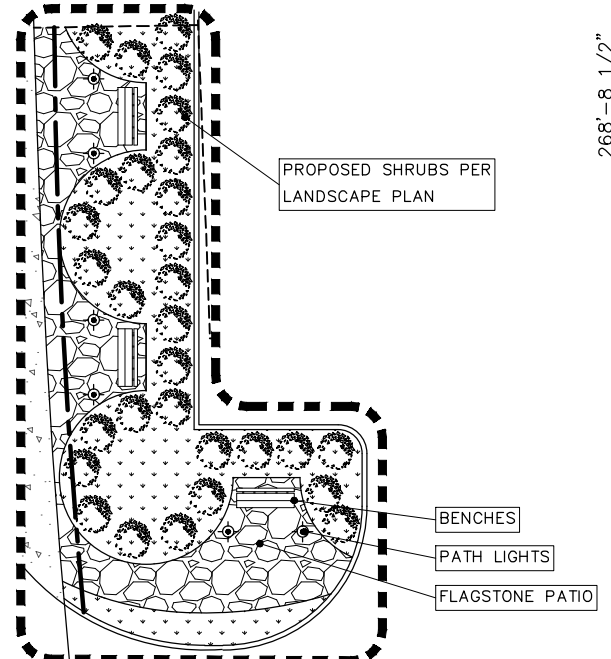
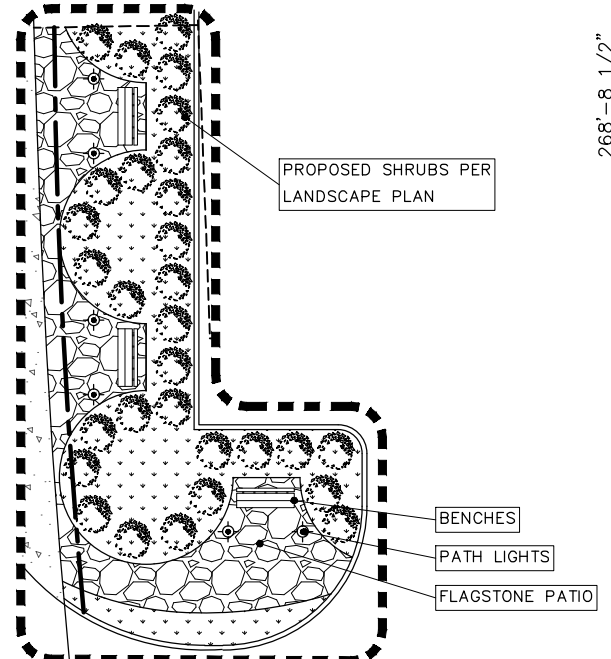
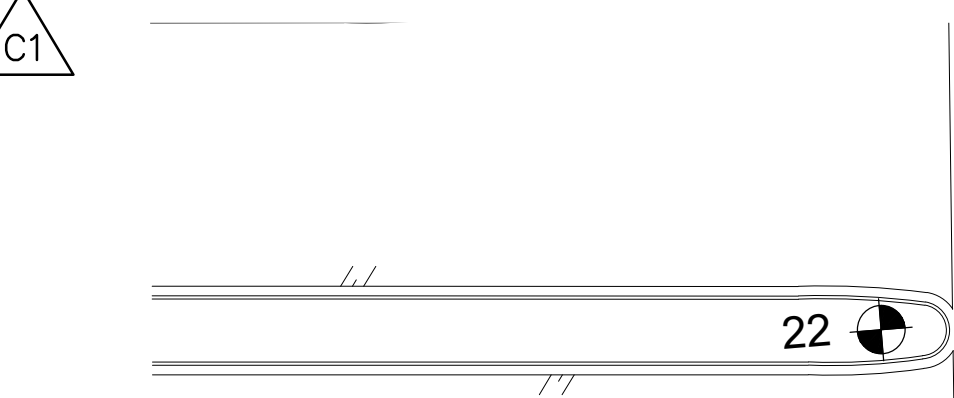
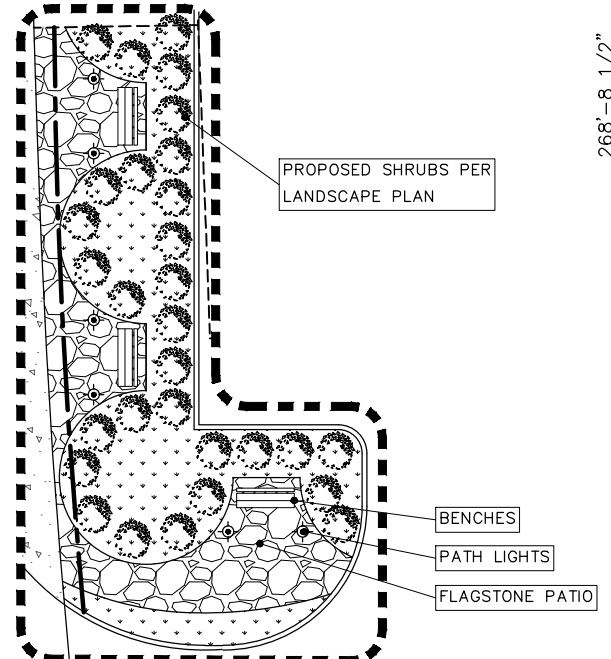
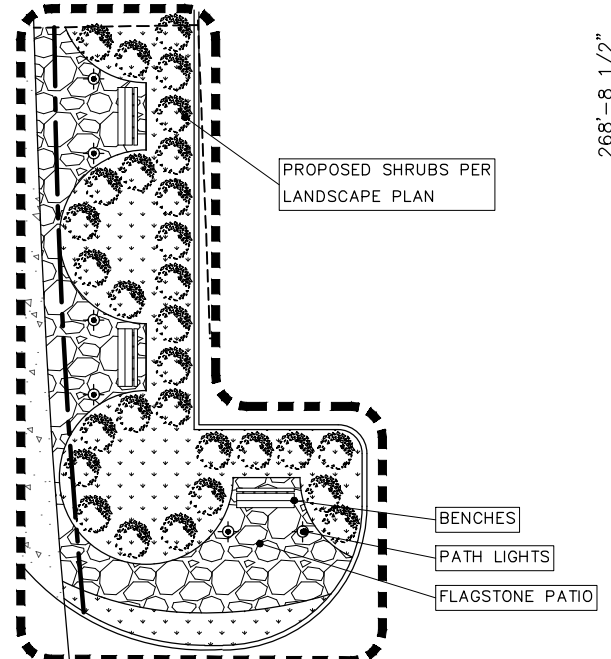
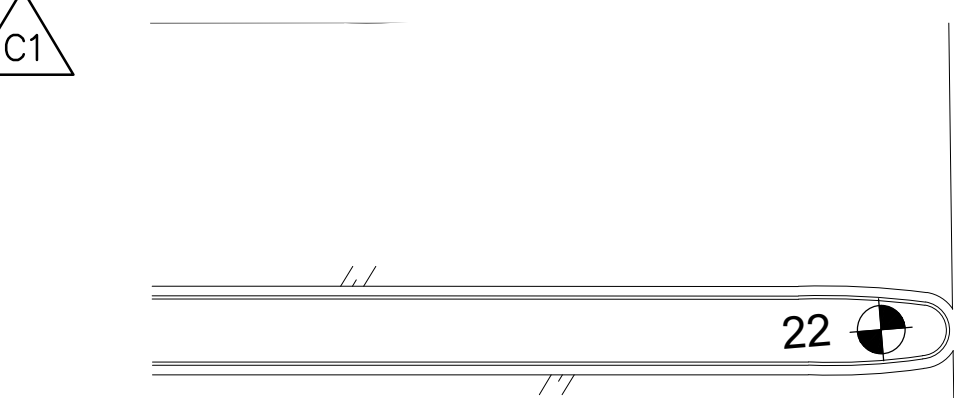
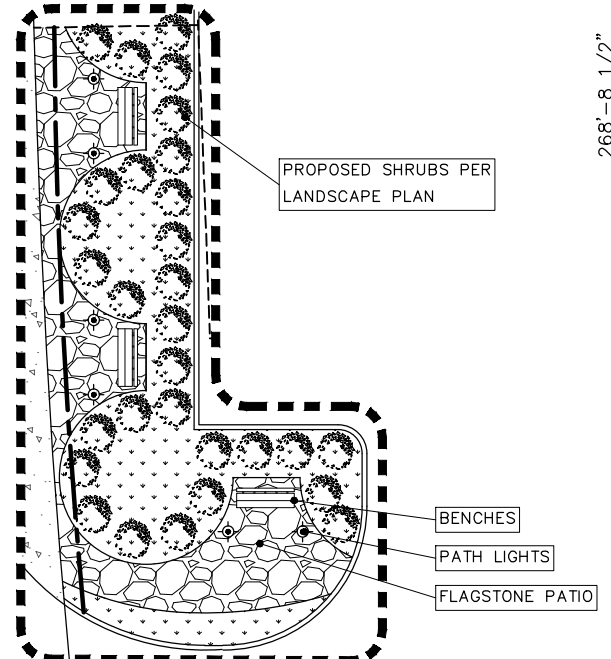
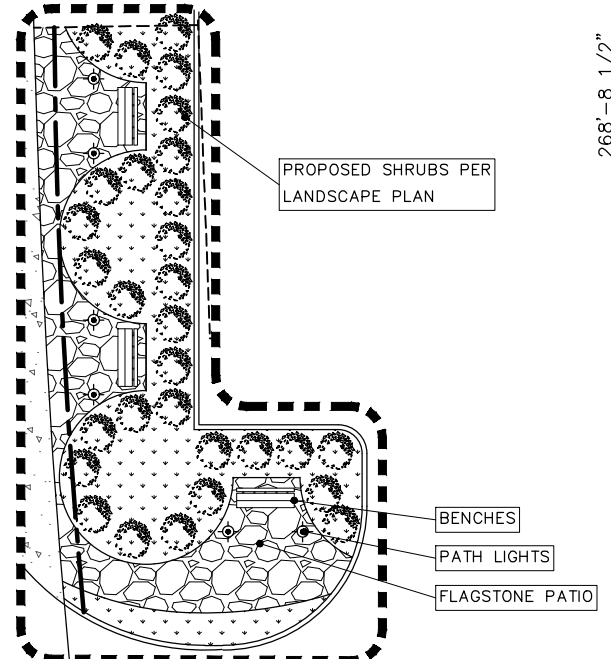
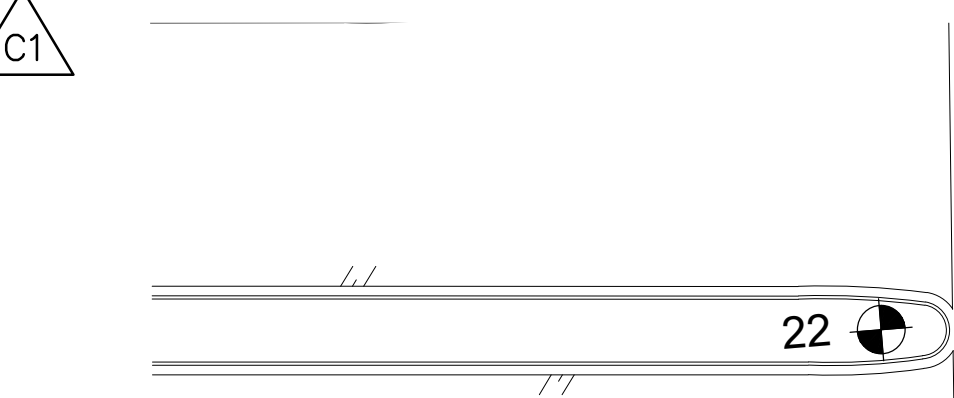
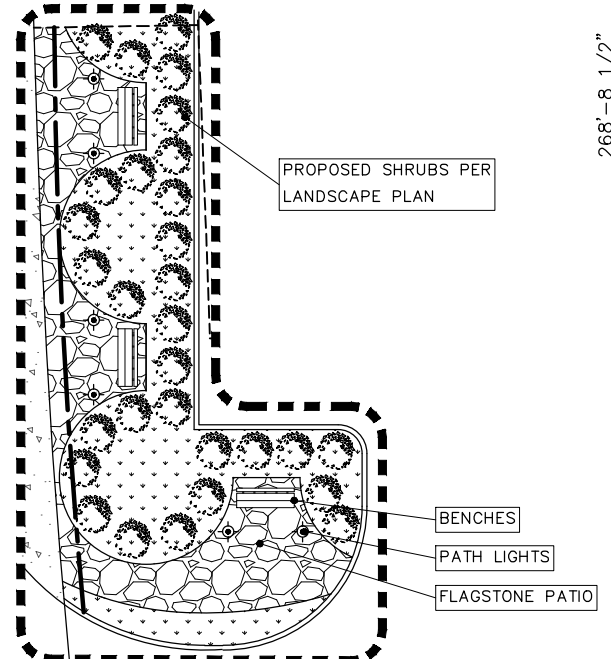
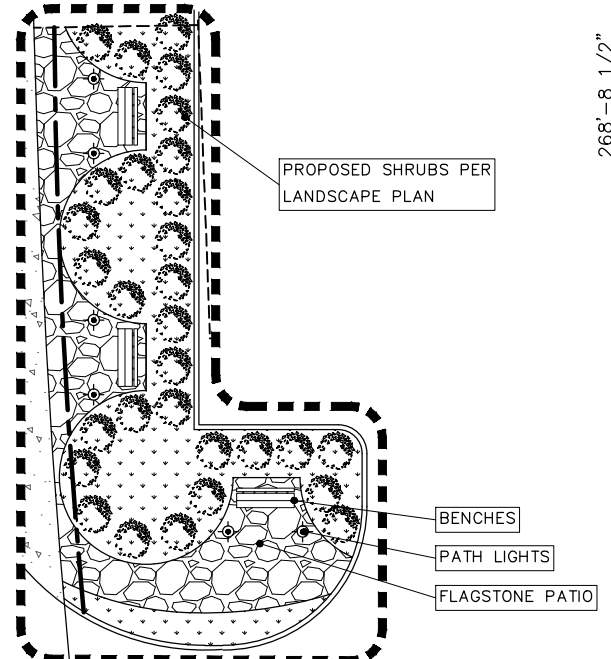
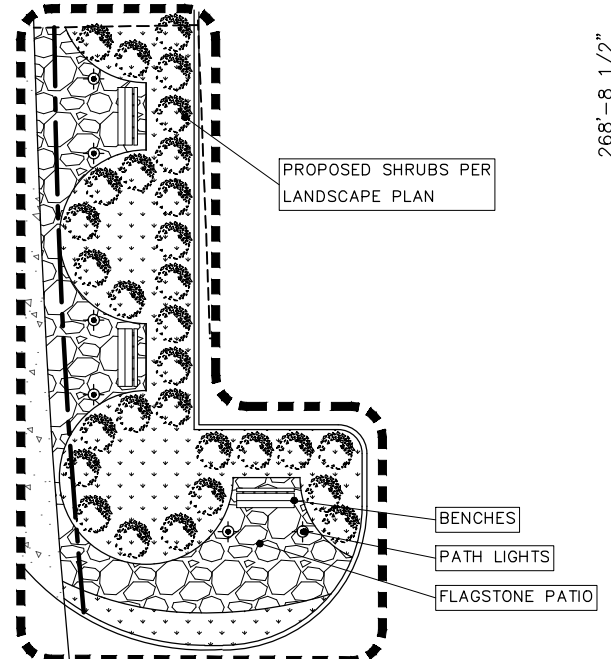
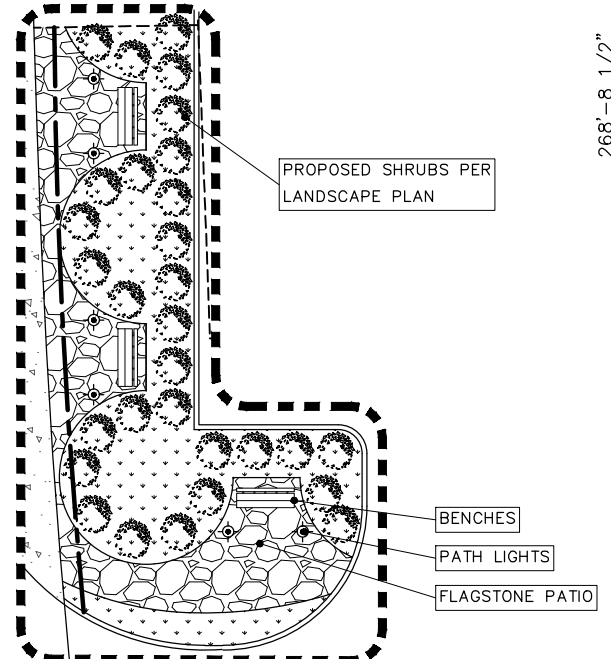
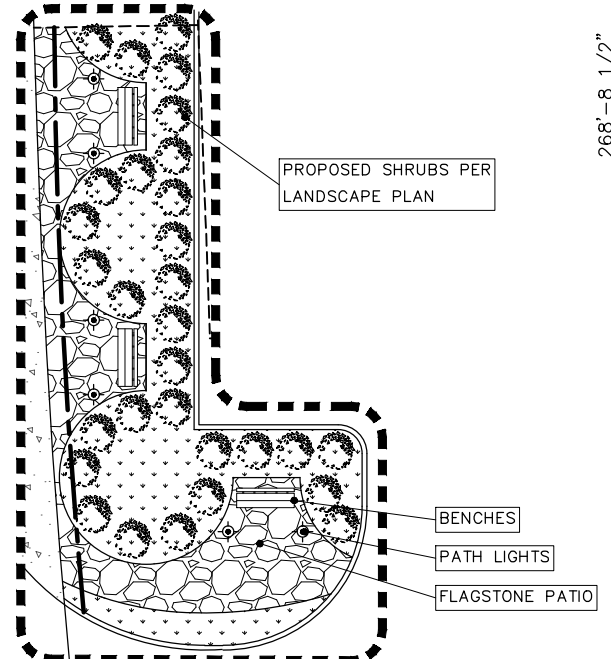
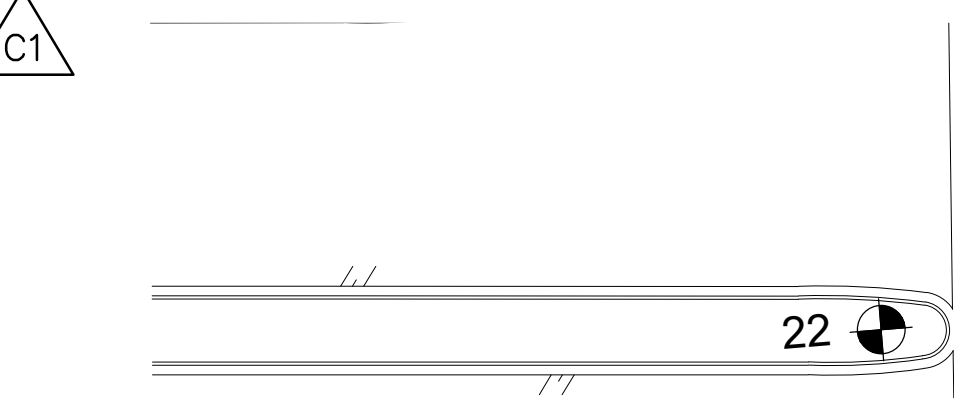
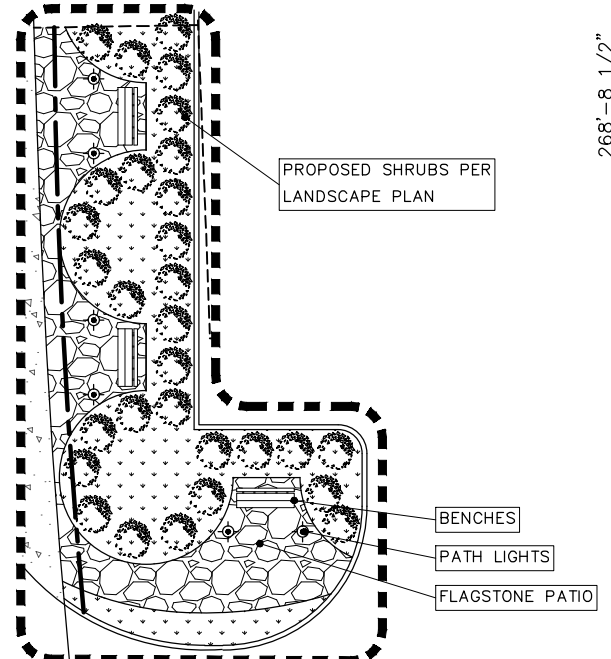
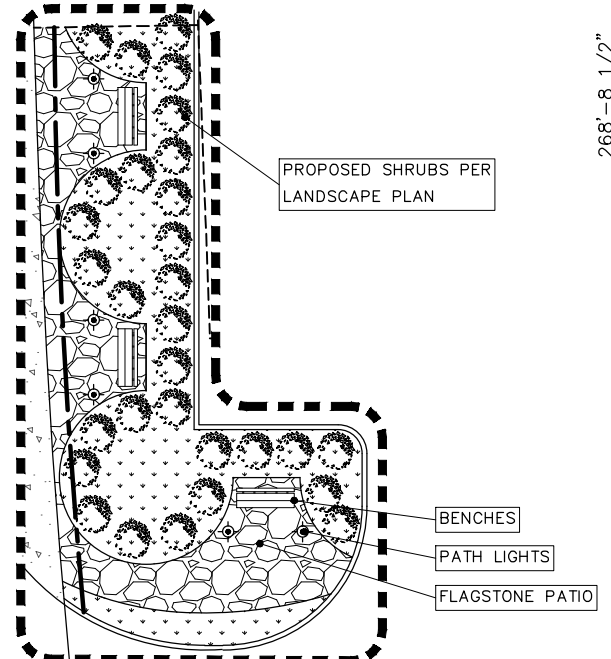
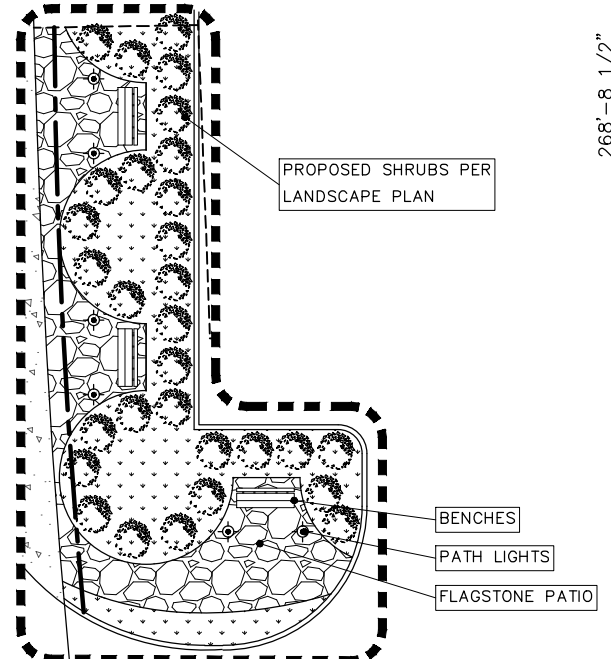
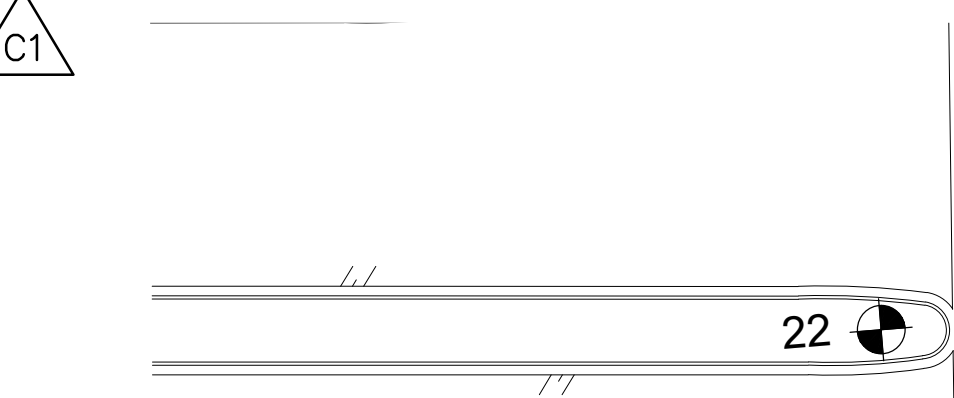
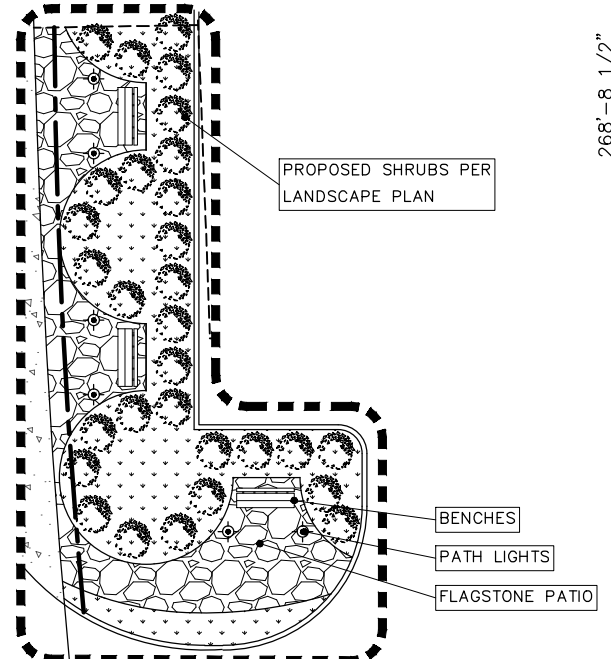
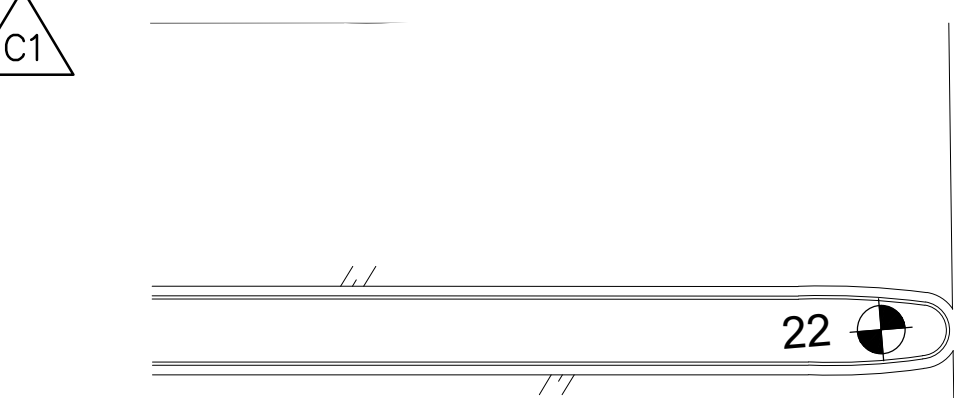
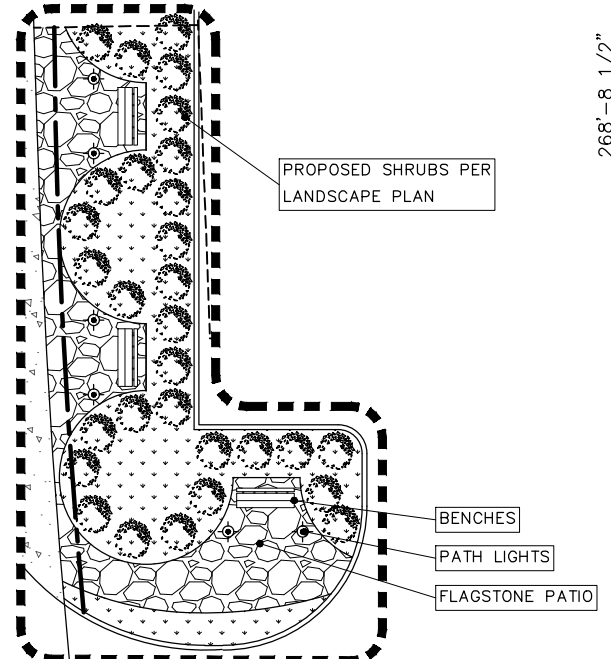
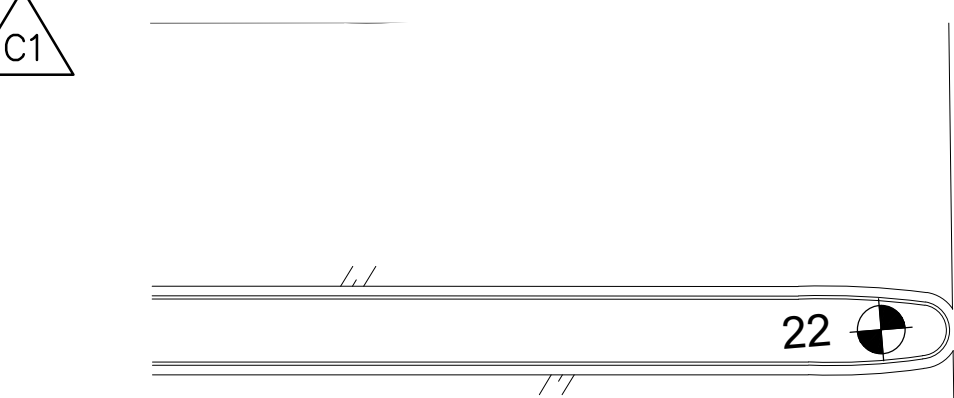
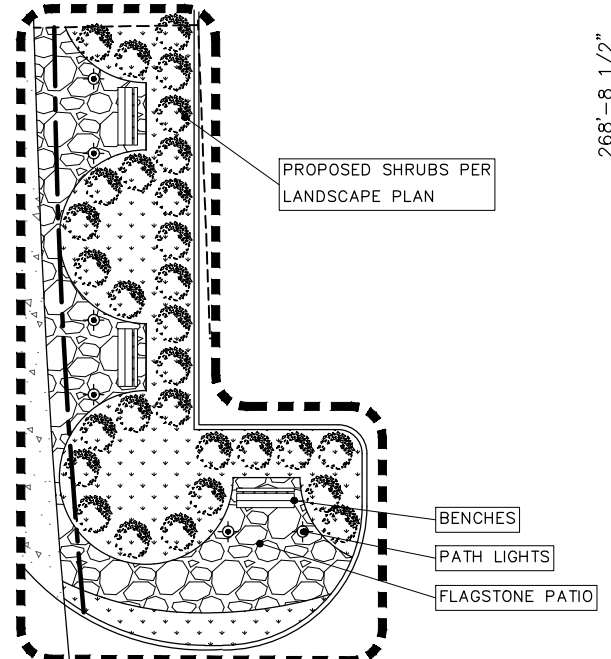
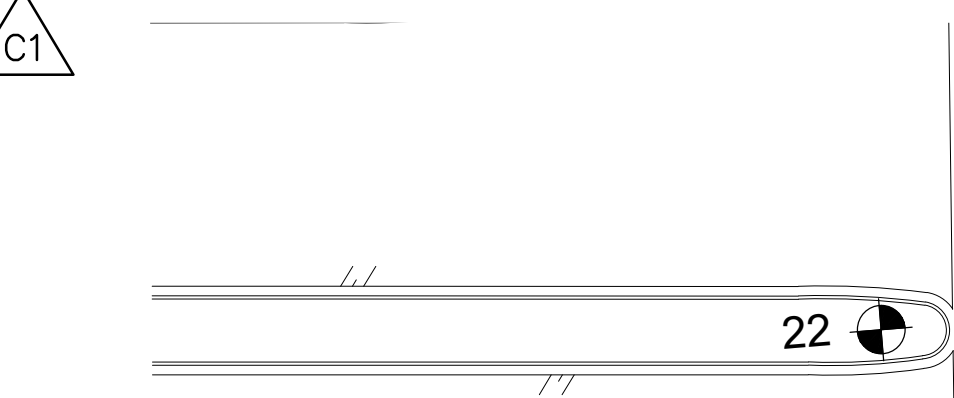
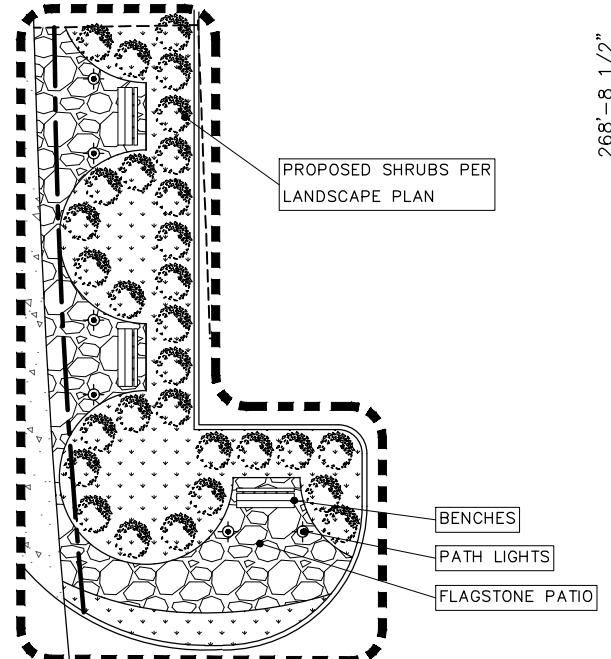
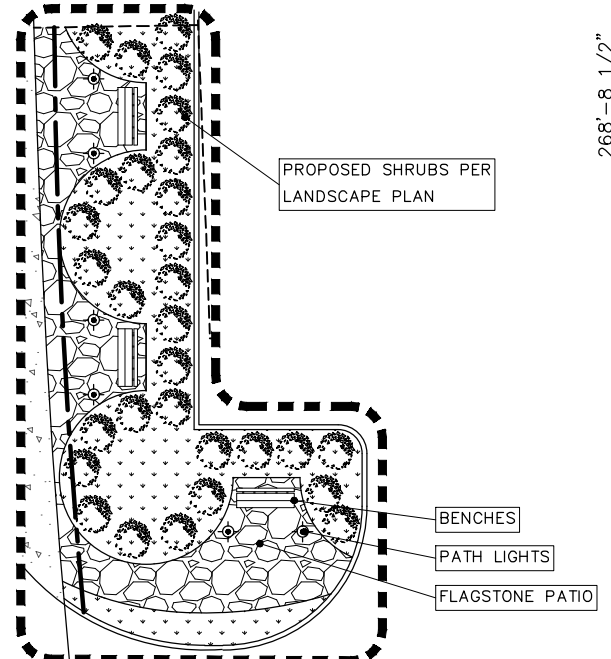
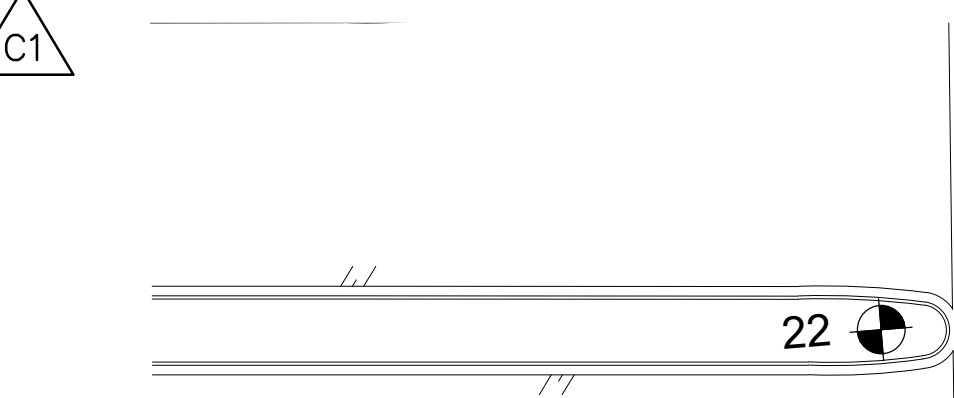
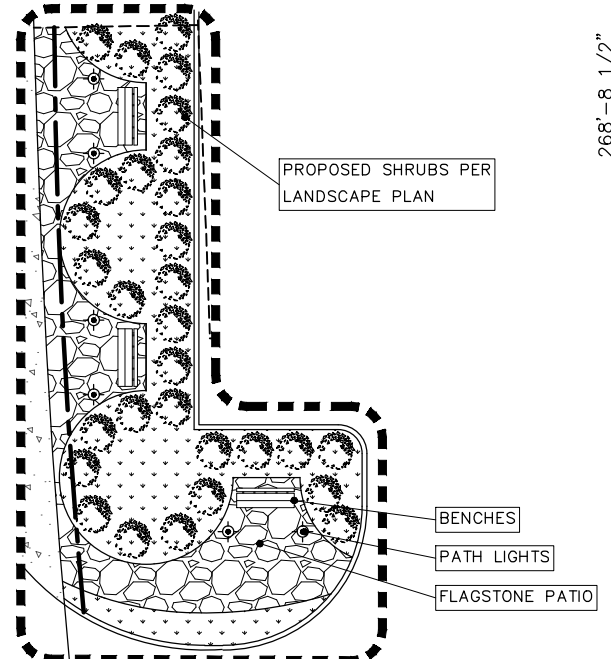
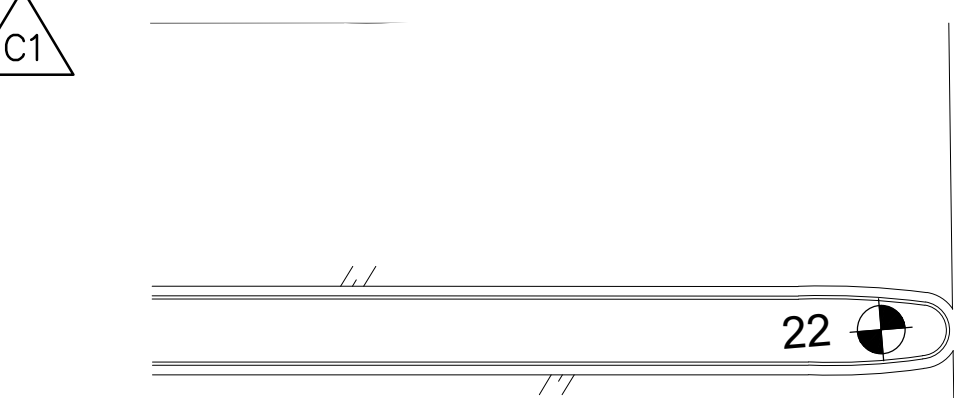
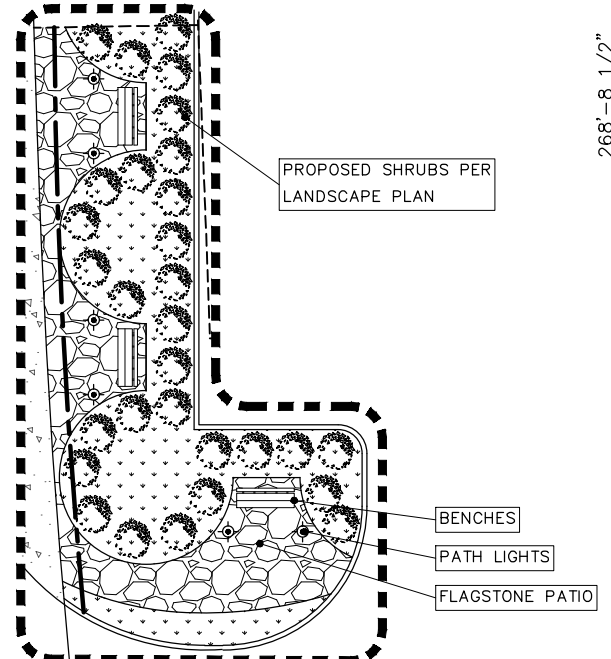
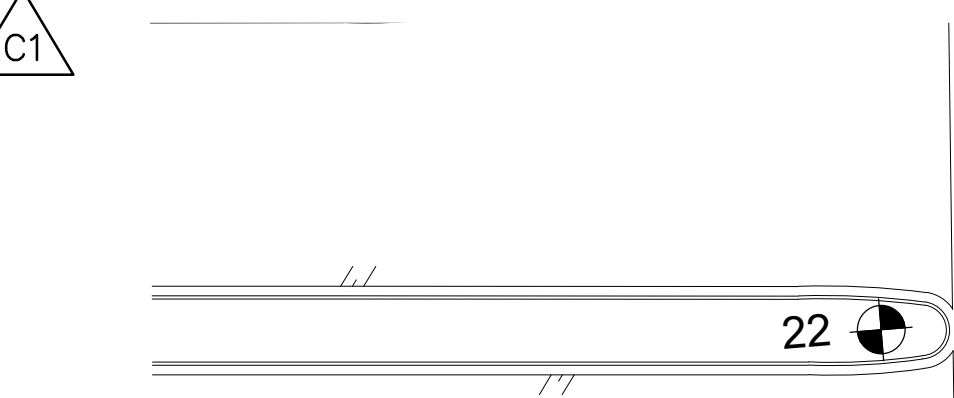
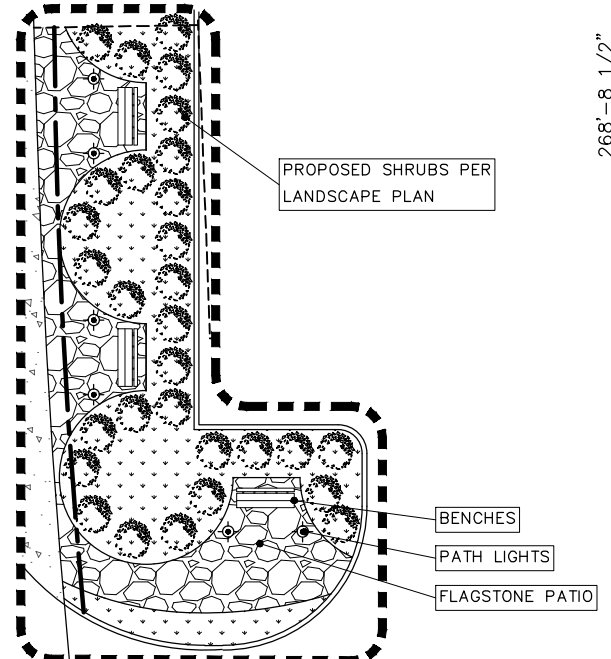
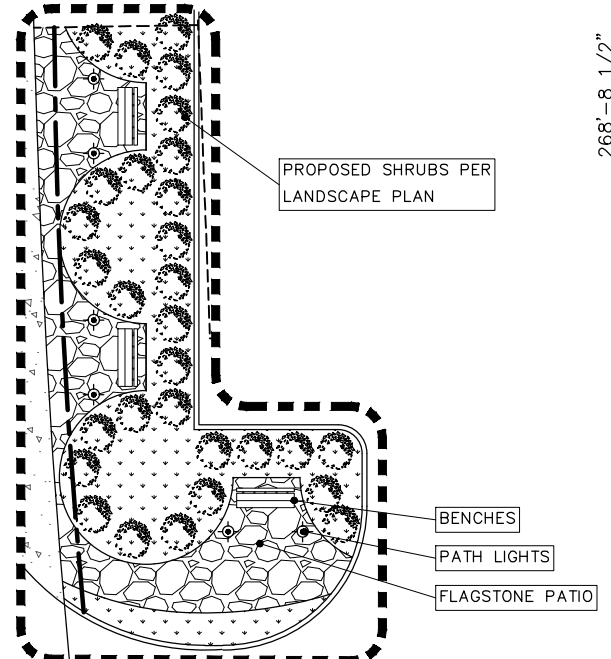
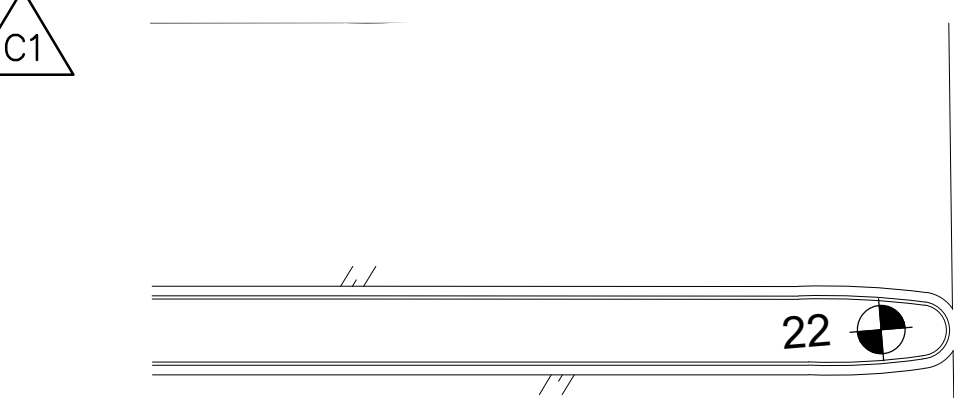
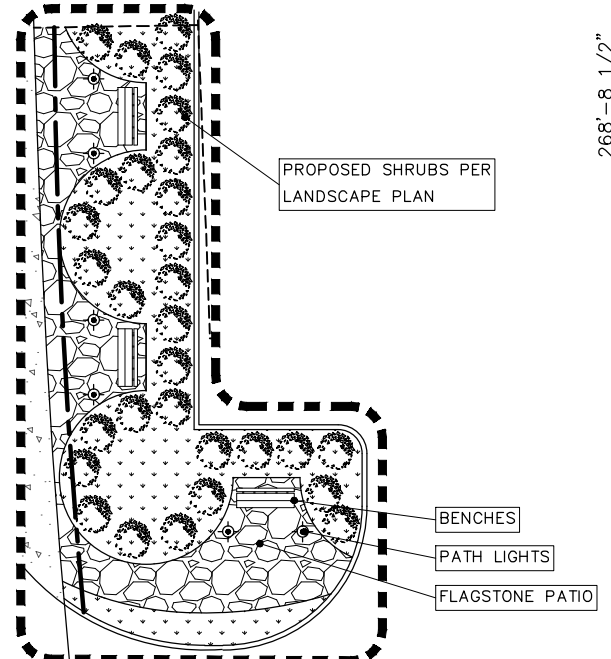
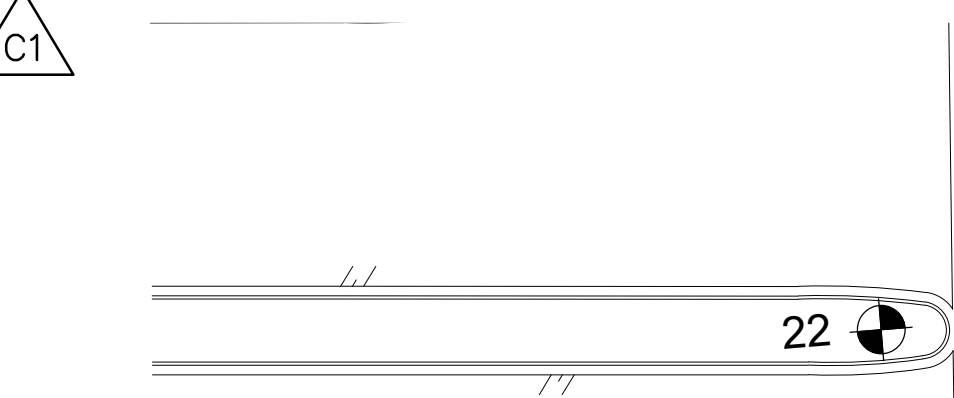
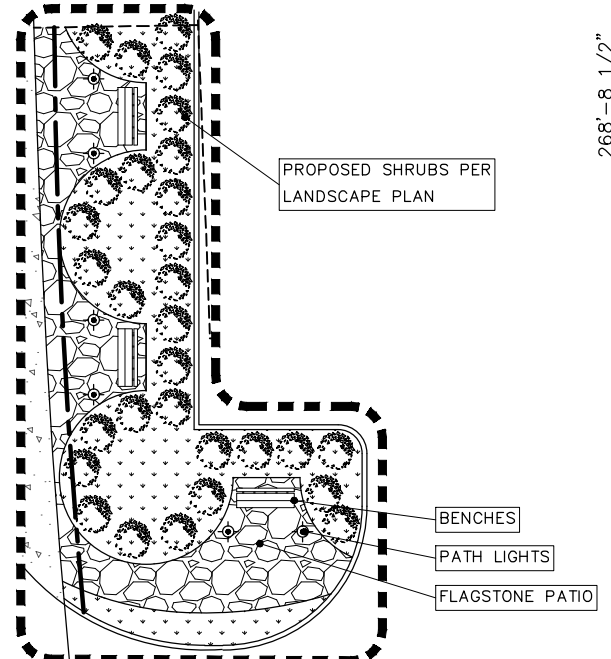
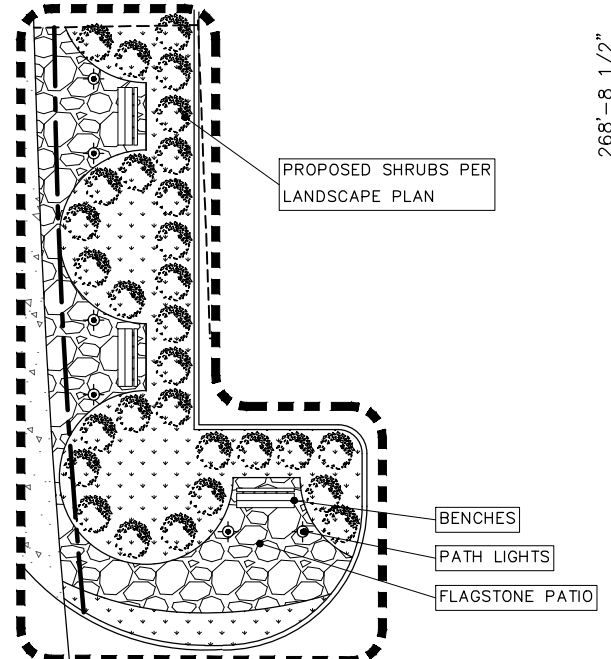
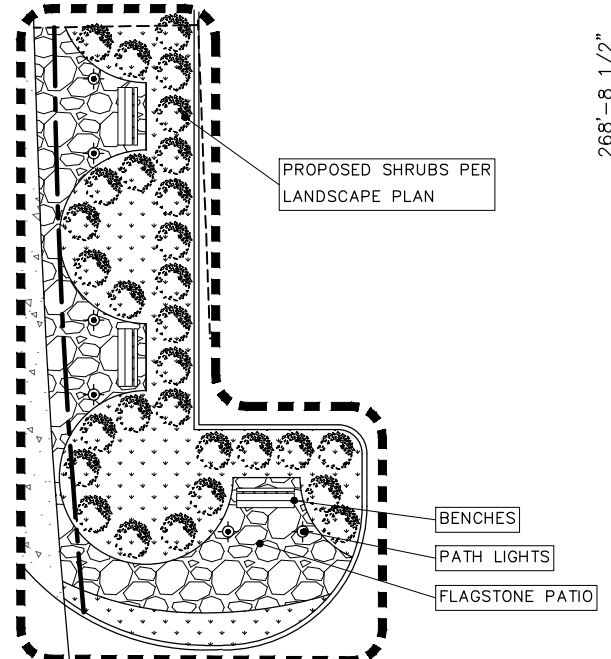
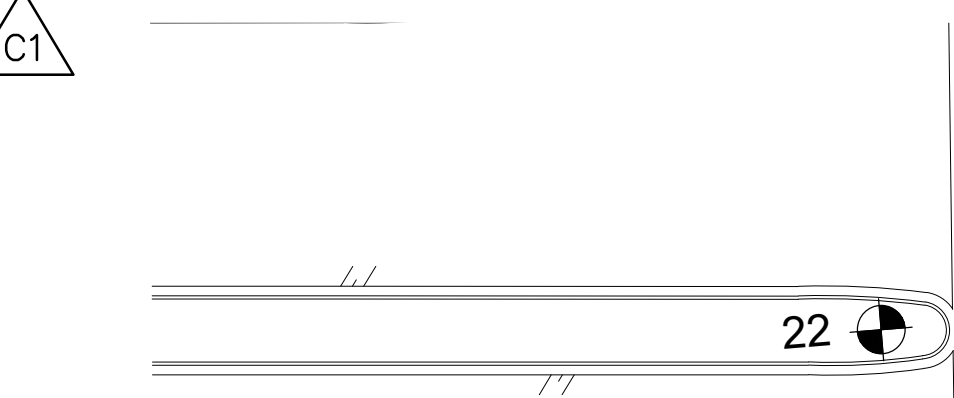
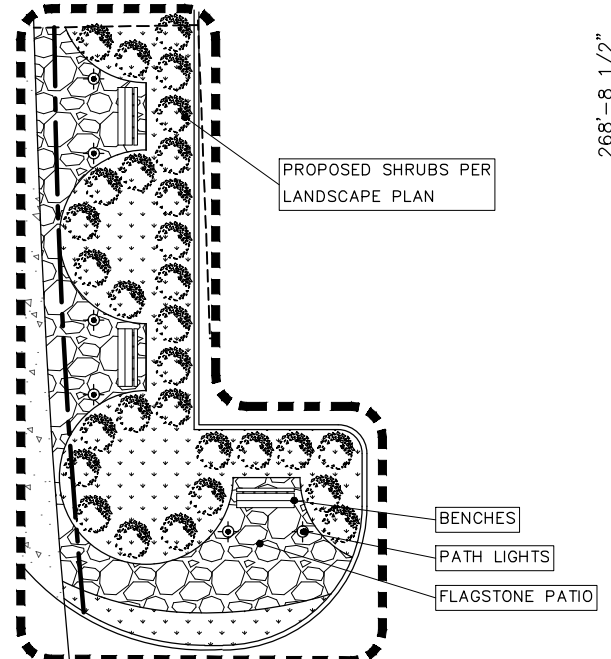
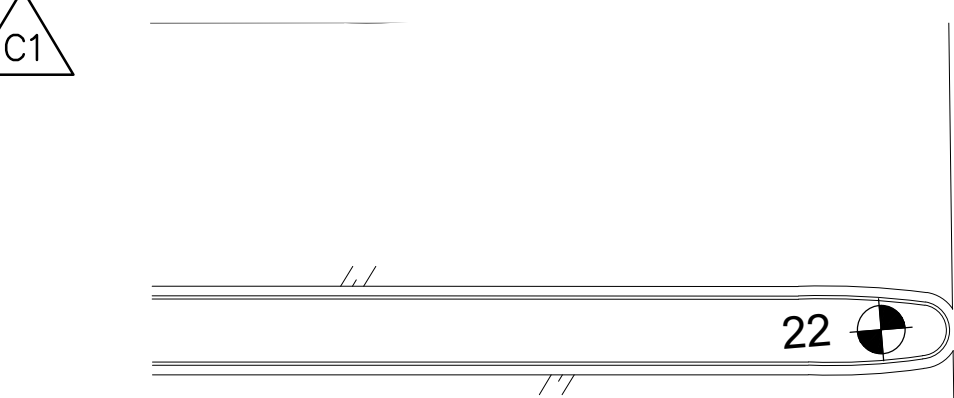
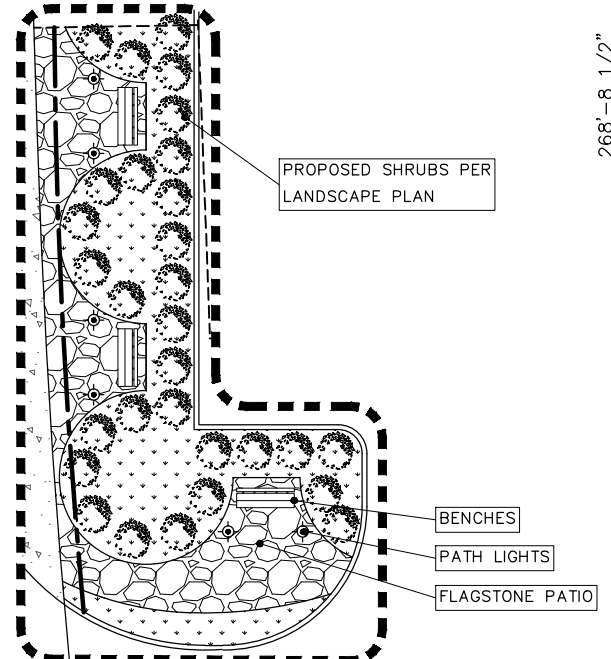
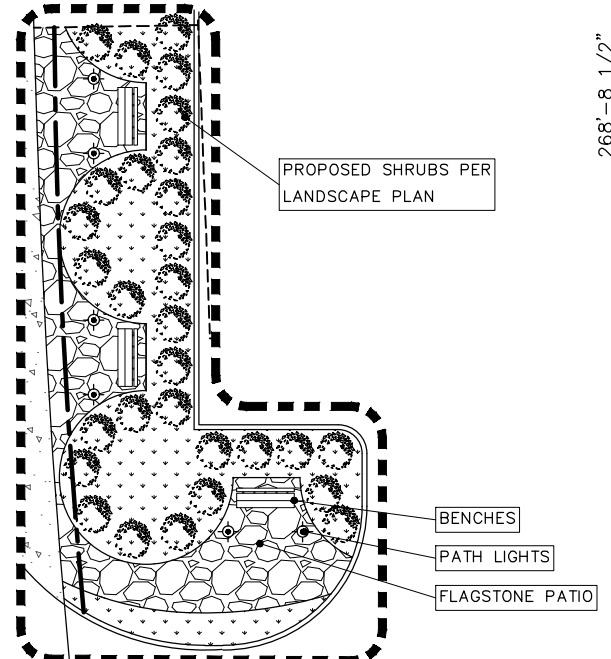
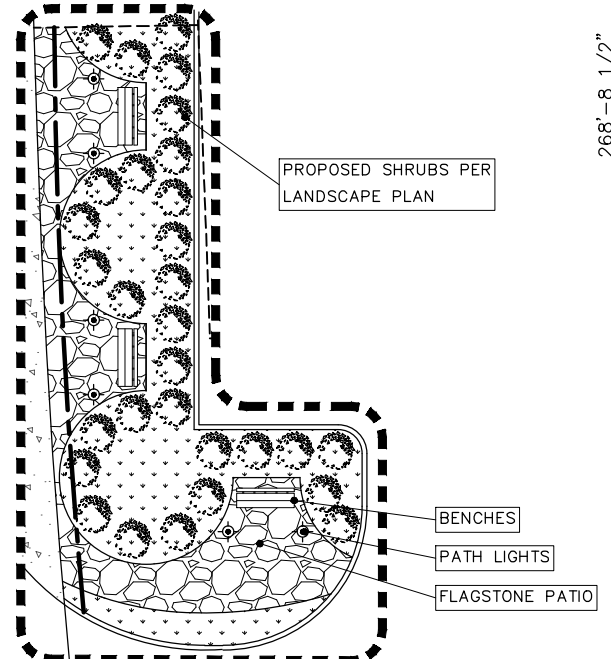
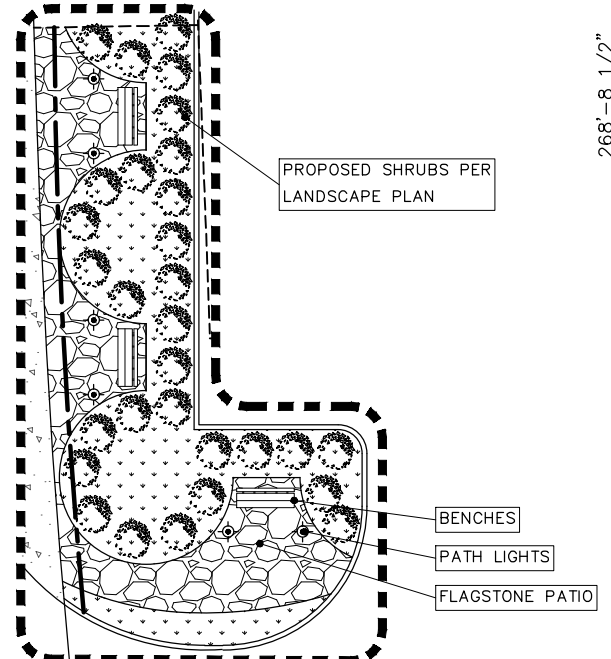
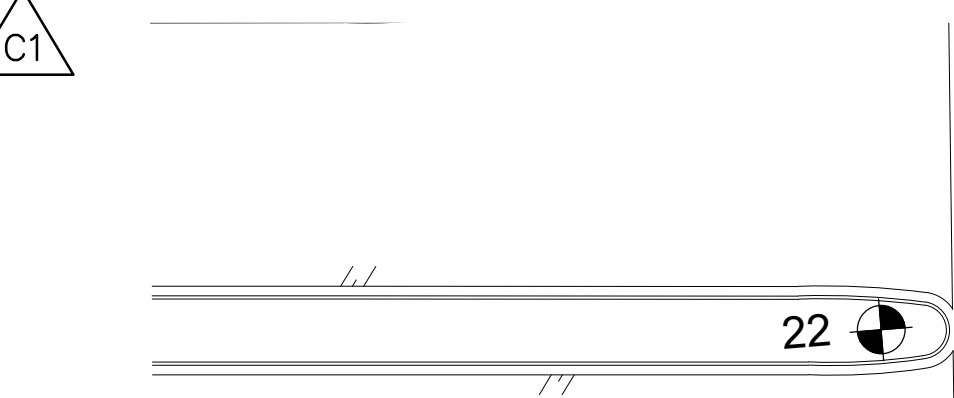
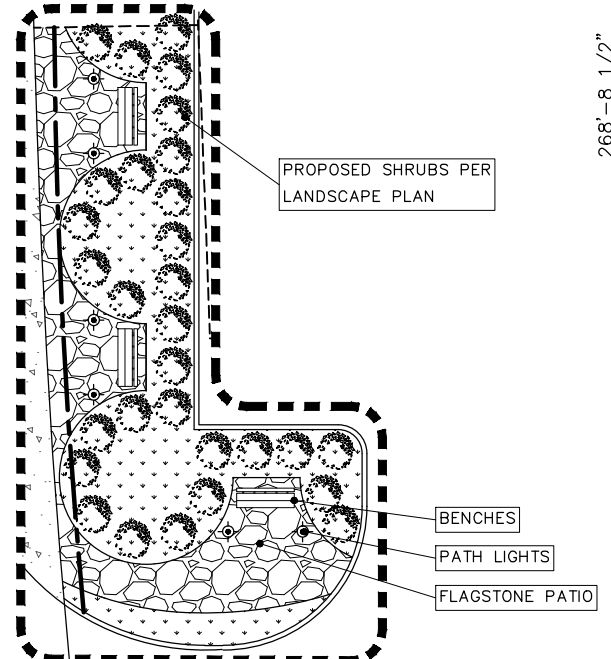
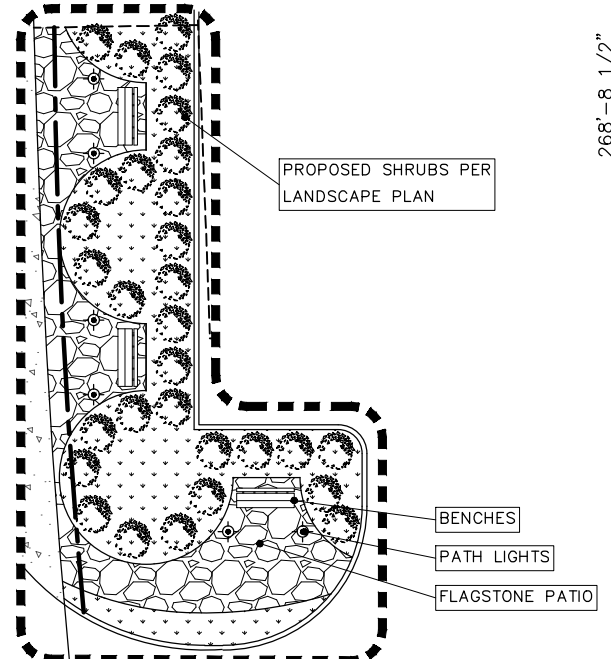
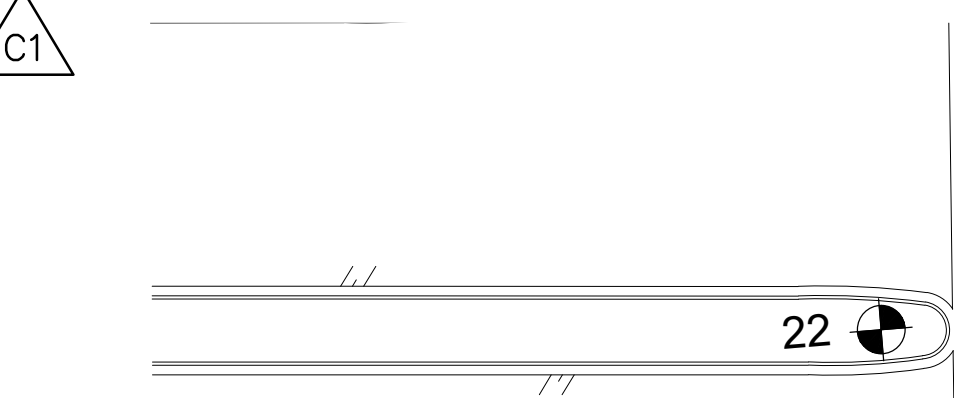
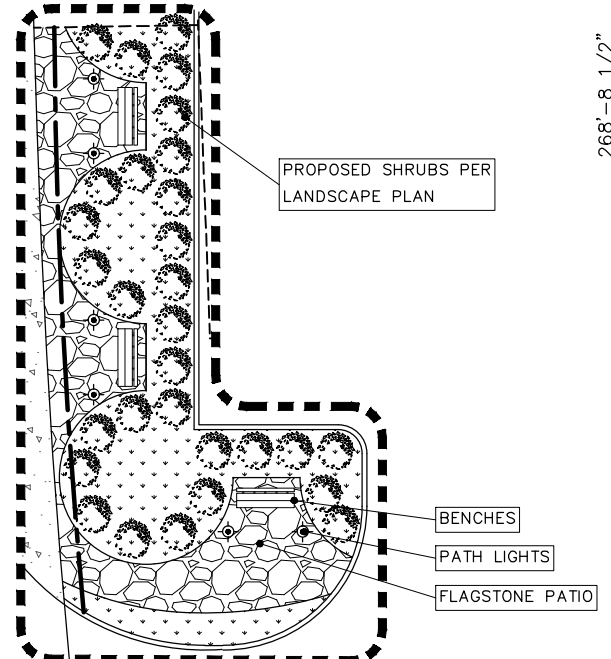
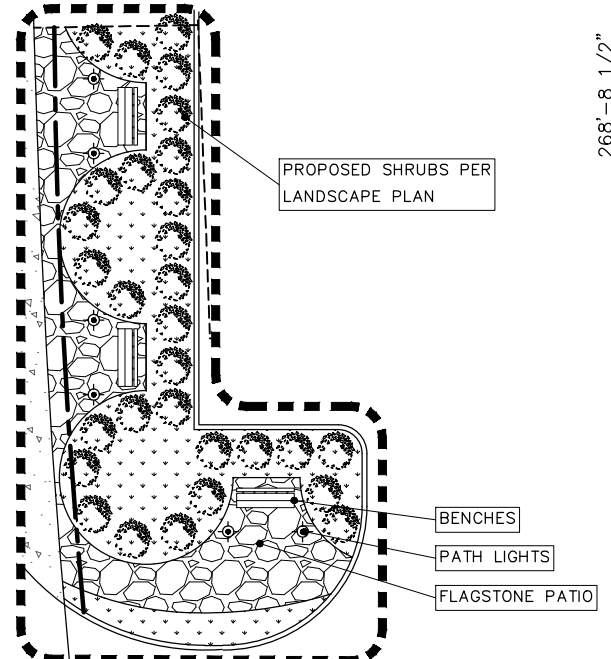
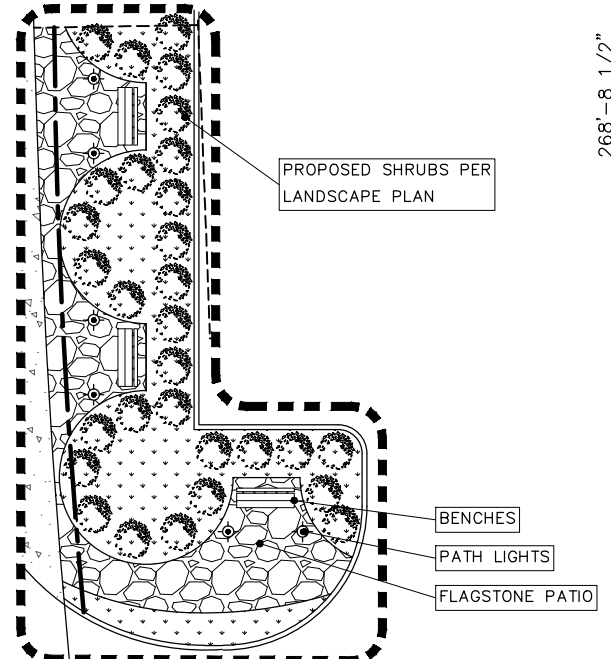
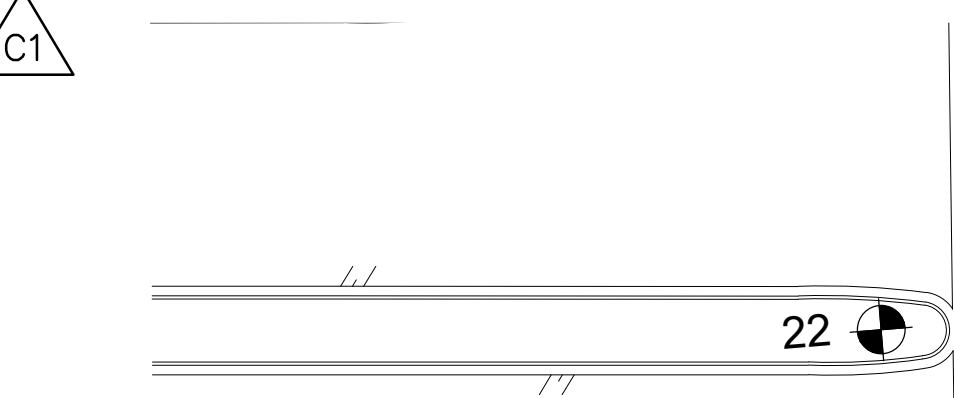
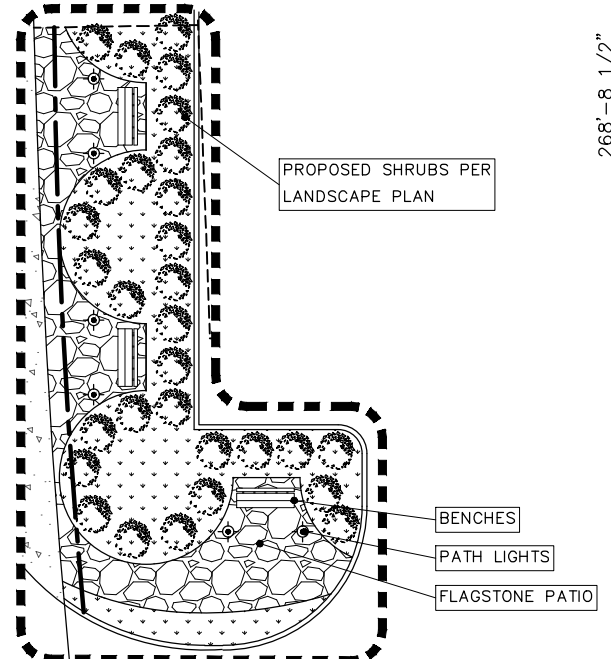
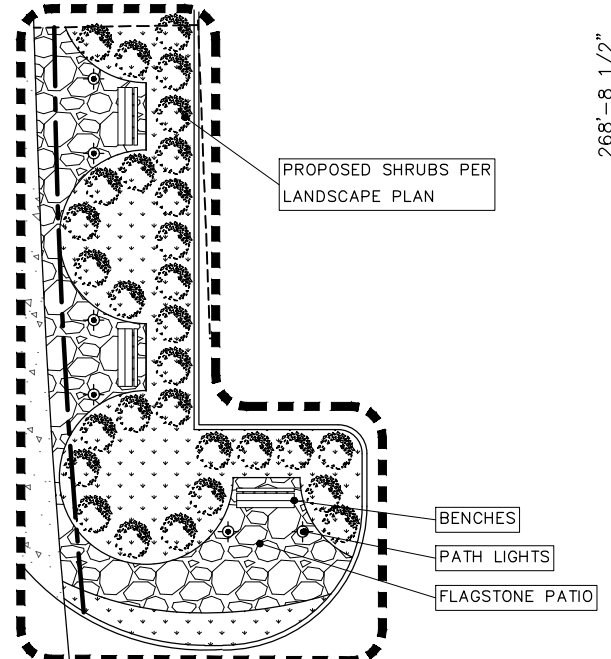
- 1) LIMIT CURB CUTS.
- 2) FOR SITES WITH A SINGLE BUILDING, PROVIDE SHADED SIDEWALKS ALONG 100% OF THE BUILDING FACADE TO THE PRINCIPAL STREET. PROVIDED SHADED SIDEWALKS ALONG 100% OF TECH RIDGE BLVD.

#### SITE PLAN 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 PLANNING AND DEVELOPMENT REVIEW 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 DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL COMPACT PARKING TO BE SIGNED FOR SMALL CAR ONLY.

#### PEDESTRIAN SPACE

REQUIRED FOR ALTERNATIVE EQUIVALENT COMPLIANCE  
SCALE 1" = 20'





GENERAL LEGEND

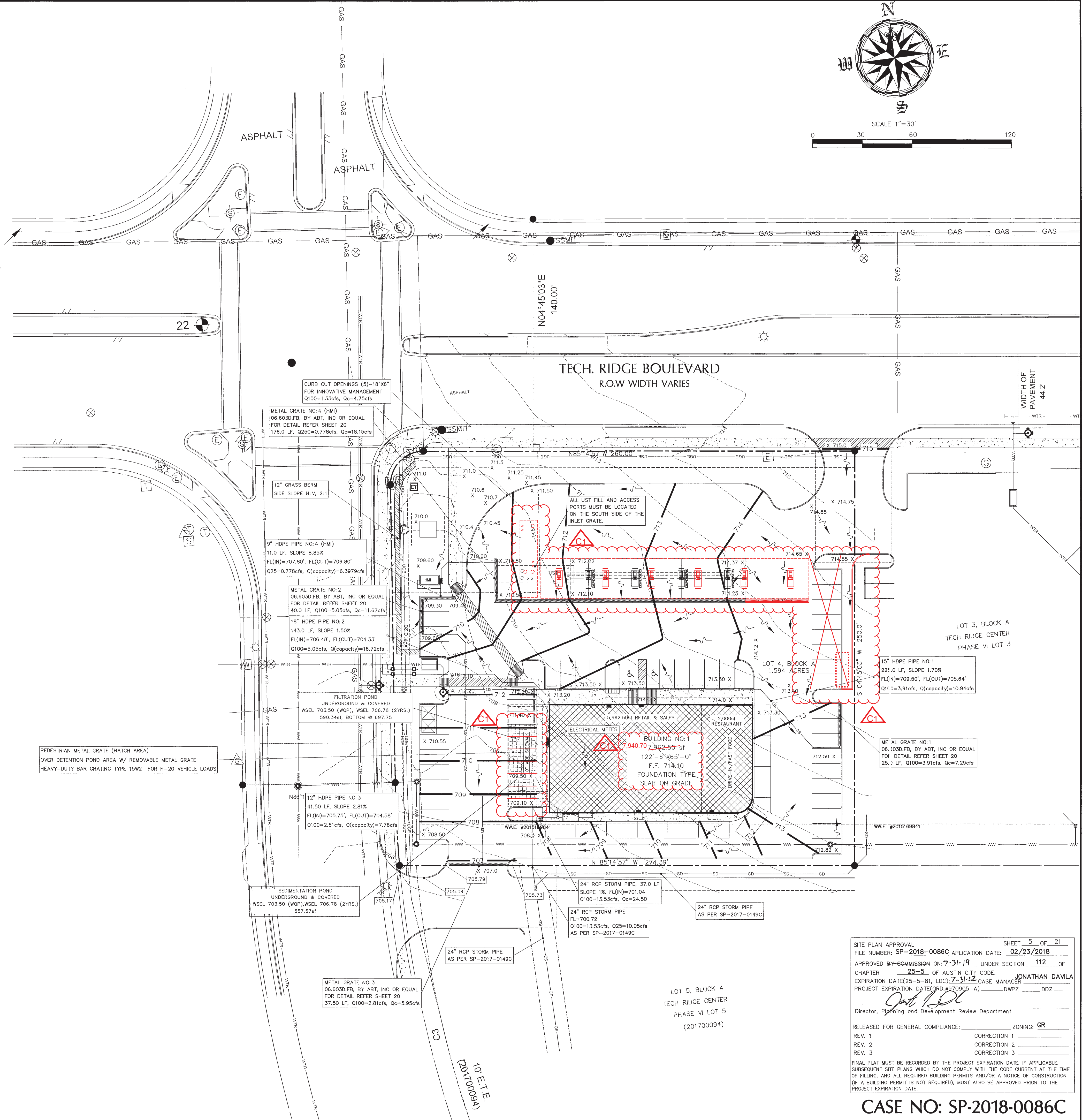
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- SILT FENCE & LOC
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- EE ELECTRICAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- WSEL WATER SURFACE ELEVATION
- CMP CORRUGATED METAL PIPE
- ELEV. EXISTING CONTOURS
- ELEV. PROPOSED GRADING CONTOURS

UTILITY LEGEND

- FIRE HYDRANT
- GATE VALVE
- PLUG OR CAP
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WW CLEAN-OUT
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE
- GAS LINE
- FLOW INDICATOR (SHOWN TO RIGHT)
- PROPOSED SERVICE TAP
- WATER METER
- IRRIGATION METER
- STORM SEWER INLET
- WATER SERVICE (SINGLE)
- WATER SERVICE (DOUBLE)
- UTILITY POLE
- LIGHT POLE
- OVERHEAD ELECTRIC
- WIRE FENCE
- UNDERGROUND ELECTRICAL LINE

EROSION CONTROL LEGEND

- TREE (EXISTING)
- TREE (TO BE REMOVED) (R)
- TREE PROTECTION



SITE PLAN APPROVAL SHEET 5 OF 21

FILE NUMBER: SP-2018-0086C APPLICATION DATE: 02/23/2018

APPROVED BY: COMMISSION ON: 7-31-19 UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE. JONATHAN DAVILA

EXPIRATION DATE(25-5-81, LDC): 7-31-12 CASE MANAGER DWP DDZ

PROJECT EXPIRATION DATE(GRD, #20905-A) DWP DDZ

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CASE NO: SP-2018-0086C

Project: TECH RIDGE GAS STATION 12401 TECH RIDGE BLVD. AUSTIN, TEXAS 78753

Title: GRADING AND DRAINAGE SITE PLAN

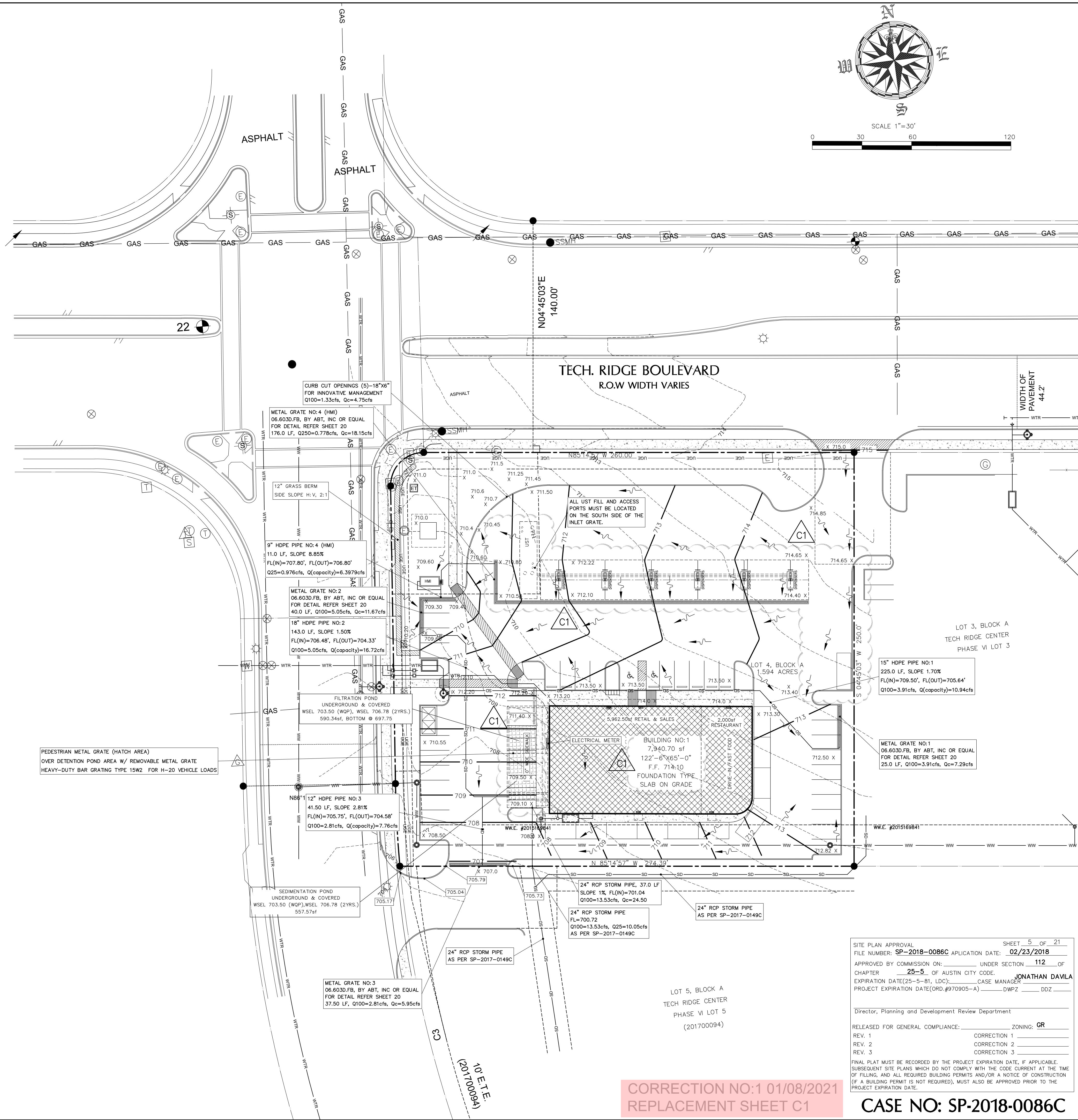
Professional Seal: PROFESSIONAL STRUCTURAL ENGINEERS CONSULTING CIVIL AND STRUCTURAL ENGINEERS 12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 | TEL: 512.238.6422 | FAX: 512.238.8095

Rev.	Description	Date	Drawn
1	ISSUED FOR APPROVAL	04/03/19	
2	ISSUED FOR APPROVAL	02/06/19	
3	ISSUED FOR APPROVAL	07/24/19	
4	ISSUED FOR APPROVAL	11/20/18	
5	ISSUED FOR APPROVAL	02/19/18	

30204

5 OF 21





**Project :**

**TECH RIDGE GAS STATION**

**12401 TECH RIDGE BLVD.**

**AUSTIN, TEXAS 78753**

**Title:**

**GRADING AND DRAINAGE SITE PLAN**

PROJECT

**30204**

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SHEET

**5**

OF 21

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**TECH RIDGE GAS STATION**  
12401 TECH RIDGE BLVD.  
AUSTIN, TEXAS 78753

**EROSION & SEDIMENTATION SITE PLAN**

PROJECT: 020204

SHEET: 6 OF 21

Title: \_\_\_\_\_

4270 RESEARCH BLVD., SUITE 380, AUSTIN, TX 78758 | TEL. 612.238.6422 | FAX. 512.258.8095

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

**PROFESSIONAL STRUCTURAL ENGINEERS, INC.**

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REGISTERED PROFESSIONAL ENGINEER  
NO. 65577

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
MIRZA TAHRIR BAIG, P.E., #82577 ON  
04/03/2019  
FIRM REGISTRATION FA-4951

Rev.	Description	Date	Drawn
0	ISSUED FOR APPROVAL	02/19/18	
1	ISSUED FOR APPROVAL	11/20/18	
2	ISSUED FOR APPROVAL	01/24/19	
3	ISSUED FOR APPROVAL	03/06/19	
4	ISSUED FOR APPROVAL	04/03/19	



Project : **TECH RIDGE GAS STATION**  
**12401 TECH RIDGE BLVD.**  
**AUSTIN, TEXAS 78753**

Title : **EROSION & SEDIMENTATION SITE PLAN**

PROJECT  
**30204**

SHEET  
**6**  
OF 21



GENERAL LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	SILT FENCE
	SILT FENCE & LOC
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	SANITARY SEWER EASEMENT
	WATER SURFACE ELEVATION
	CORRUGATED METAL PIPE
	EXISTING CONTOURS
	PROPOSED GRADING CONTOURS
UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	GAS LINE
	FLOW INDICATOR (SHOWN TO RIGHT)
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	WATER METER
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	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRICAL LINE
EROSION CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

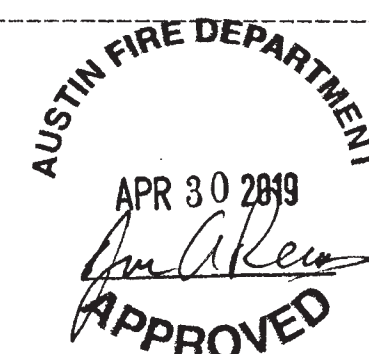
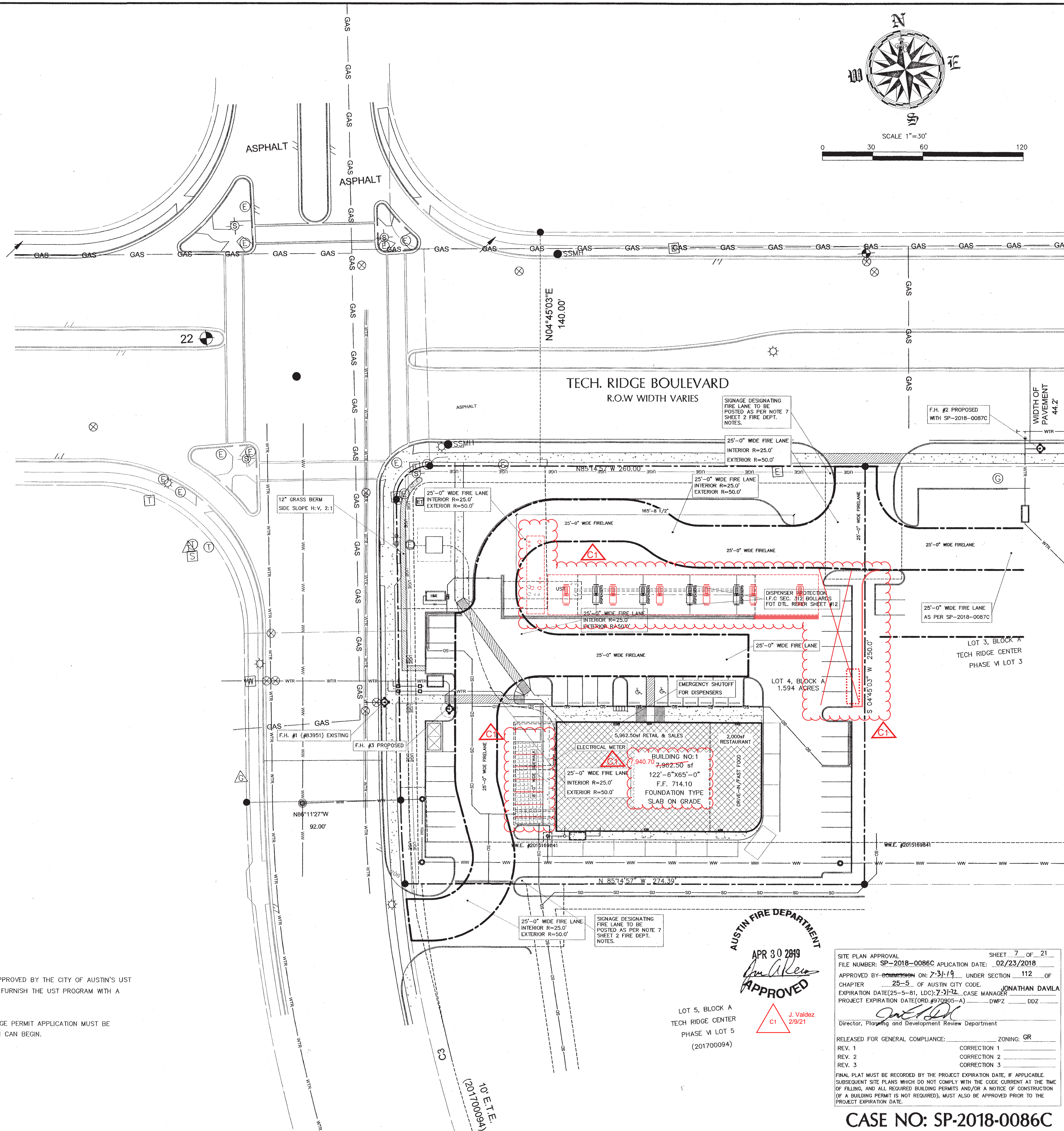
# UST NOTES:

(1) UST CONSTRUCTION PLAN REQUIREMENTS.

A UST CONSTRUCTION APPLICATION AND UST SPECIFICATIONS MUST BE SUBMITTED IN DUPLICATE AND APPROVED BY THE CITY OF AUSTIN'S UST PROGRAM PRIOR TO BREAKING GROUND AT THE SITE. ALSO, ONCE THE SITE PLAN HAS BEEN APPROVED FURNISH THE UST PROGRAM WITH A SIGNED OFF SET.

(2) HAZARDOUS MATERIALS STORAGE PERMIT APPLICATION.

PRIOR TO GROUND BREAKING AND FUEL BEING DELIVERED TO THE SITE A HAZARDOUS MATERIALS STORAGE PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED BEFORE THE PERMIT TO STORE FUEL IS ISSUED AND THE FUELING OPERATION CAN BEGIN.



LOT 5, BLOCK A  
TECH RIDGE CENTER  
PHASE VI LOT 5  
(201700094)

SITE PLAN APPROVAL		SHEET 7 OF 21	
FILE NUMBER: SP-2018-0086C		APPLICATION DATE: 02/23/2018	
APPROVED BY: <i>[Signature]</i> ON: 7-31-19		UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE.	
EXPIRATION DATE (25-5-81, LDC): 7-31-22		CASE MANAGER: JONATHAN DAVILA	
PROJECT EXPIRATION DATE (ORD. #970805-A): DWPZ		DDZ	
Director, Planning and Development Review Department			
RELEASED FOR GENERAL COMPLIANCE:		ZONING: GR	
REV. 1	CORRECTION 1		
REV. 2	CORRECTION 2		
REV. 3	CORRECTION 3		
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CASE NO: SP-2018-0086C

THE SEAL AFFIXING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 04/03/2019  
FIRM REGISTRATION F-4951

Rev.	Date	Description
6	04/03/19	ISSUED FOR APPROVAL
5	03/06/19	ISSUED FOR APPROVAL
4	01/24/19	ISSUED FOR APPROVAL
3	11/20/18	ISSUED FOR APPROVAL
2	02/29/18	ISSUED FOR APPROVAL
1		

**PROFESSIONAL STRUCTURAL ENGINEERS, INC.**  
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12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 | TEL: 512.288.6421 | FAX: 512.288.8086

**TECH RIDGE GAS STATION**  
12401 TECH RIDGE BLVD.  
AUSTIN, TEXAS 78753

**FIRE LANE SITE PLAN**

PROJECT: 30204

SHEET: 7 OF 21



GENERAL LEGEND

PROPERTY LINE

LIMITS OF CONSTRUCTION

SILT FENCE

SILT FENCE & LOC

PUE PUBLIC UTILITY EASEMENT

DE DRAINAGE EASEMENT

EE ELECTRICAL EASEMENT

SSE SANITARY SEWER EASEMENT

WSEL WATER SURFACE ELEVATION

CMP CORRUGATED METAL PIPE

ELEV. EXISTING CONTOURS

ELEV. PROPOSED GRADING CONTOURS

UTILITY LEGEND

FIRE HYDRANT

GATE VALVE

PLUG OR CAP

STORM SEWER MANHOLE

WASTEWATER MANHOLE

WW CLEAN-OUT

WATER LINE

WASTEWATER LINE

STORM SEWER LINE

GAS LINE

FLOW INDICATOR (SHOWN TO RIGHT)

PROPOSED SERVICE TAP

WATER METER

IRRIGATION METER

STORM SEWER INLET

WATER SERVICE (SINGLE)

WATER SERVICE (DOUBLE)

UTILITY POLE

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LOT 5, BLOCK A  
TECH RIDGE CENTER  
PHASE VI LOT 5  
(201700094)

CORRECTION NO:1 01/08/2021  
REPLACEMENT SHEET C1

SITE PLAN APPROVAL

FILE NUMBER: SP-2018-0086C APPLICATION DATE: 02/23/2018

APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE. JONATHAN DAVILA

EXPIRATION DATE(25-5-B, LDC): CASE MANAGER PROJECT EXPIRATION DATE(ORD.#970905-A) DWP2 DDZ

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

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CASE NO: SP-2018-0086C

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TECH RIDGE GAS STATION

12401 TECH RIDGE BLVD.

AUSTIN, TEXAS 78753

FIRE LANE SITE PLAN

PROJECT: 30204

SHEET: 7 OF 21

01/08/21

04/09/19

03/06/19

01/20/19

02/19/18

02/19/18

ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

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Rev

Description

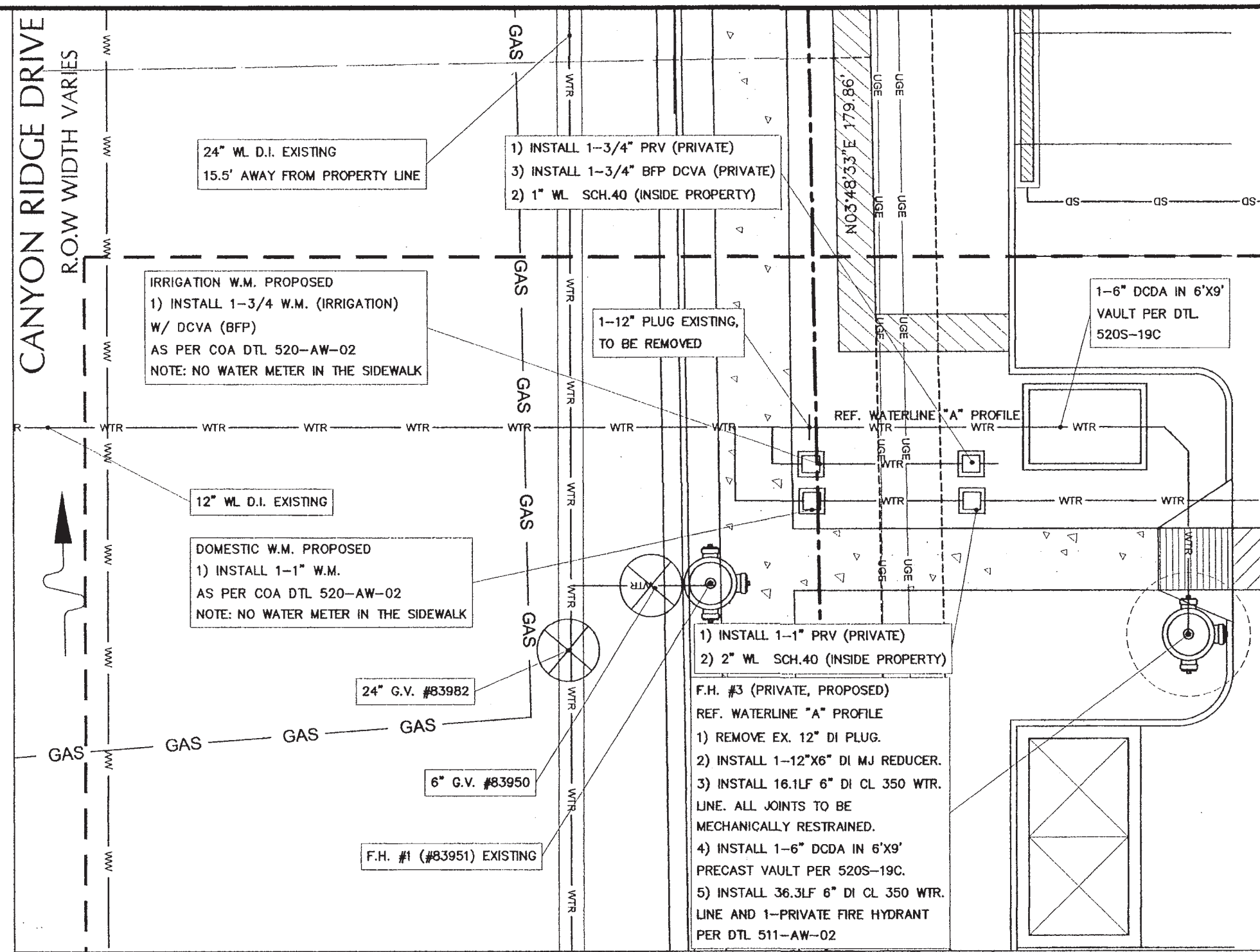
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Drawn

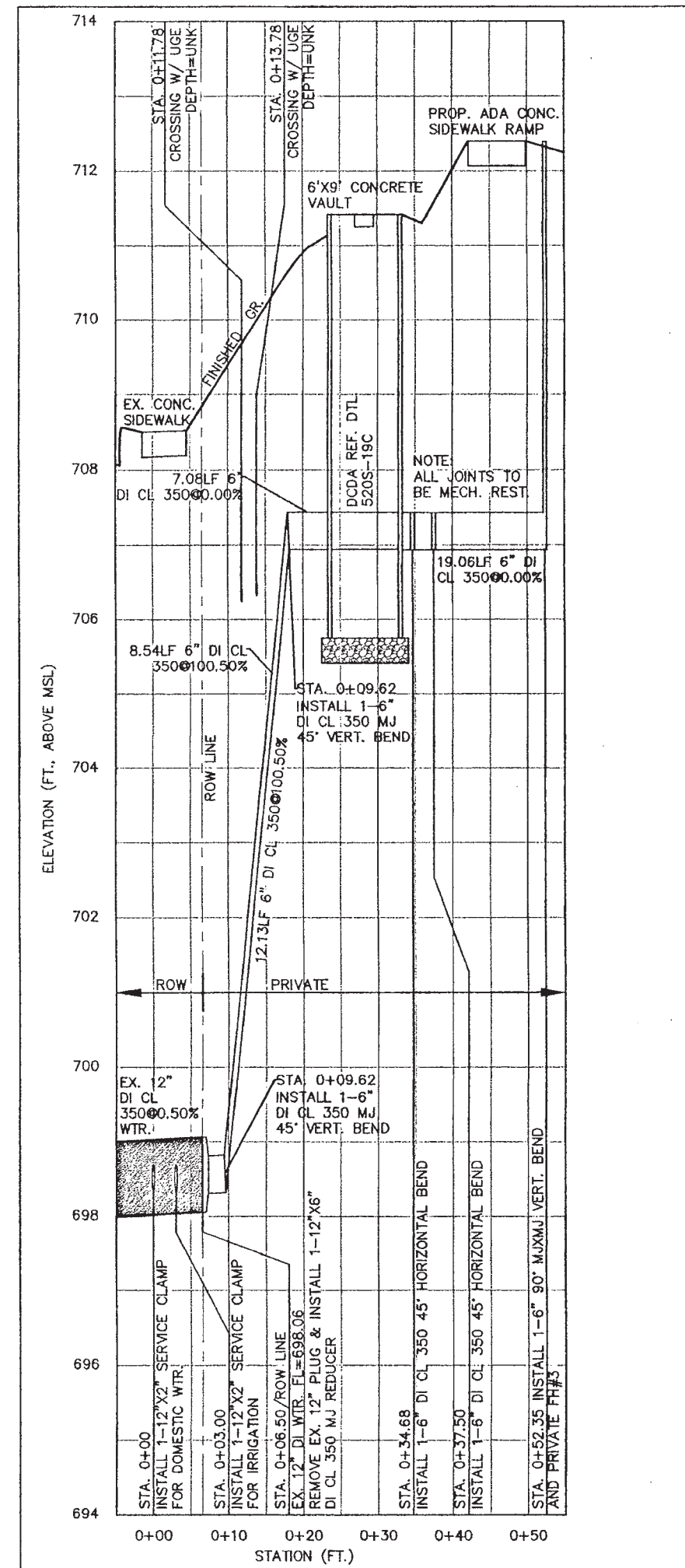
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHR BAIG, P.E., #82577 ON 01/08/2021 FIRM REGISTRATION F-4951

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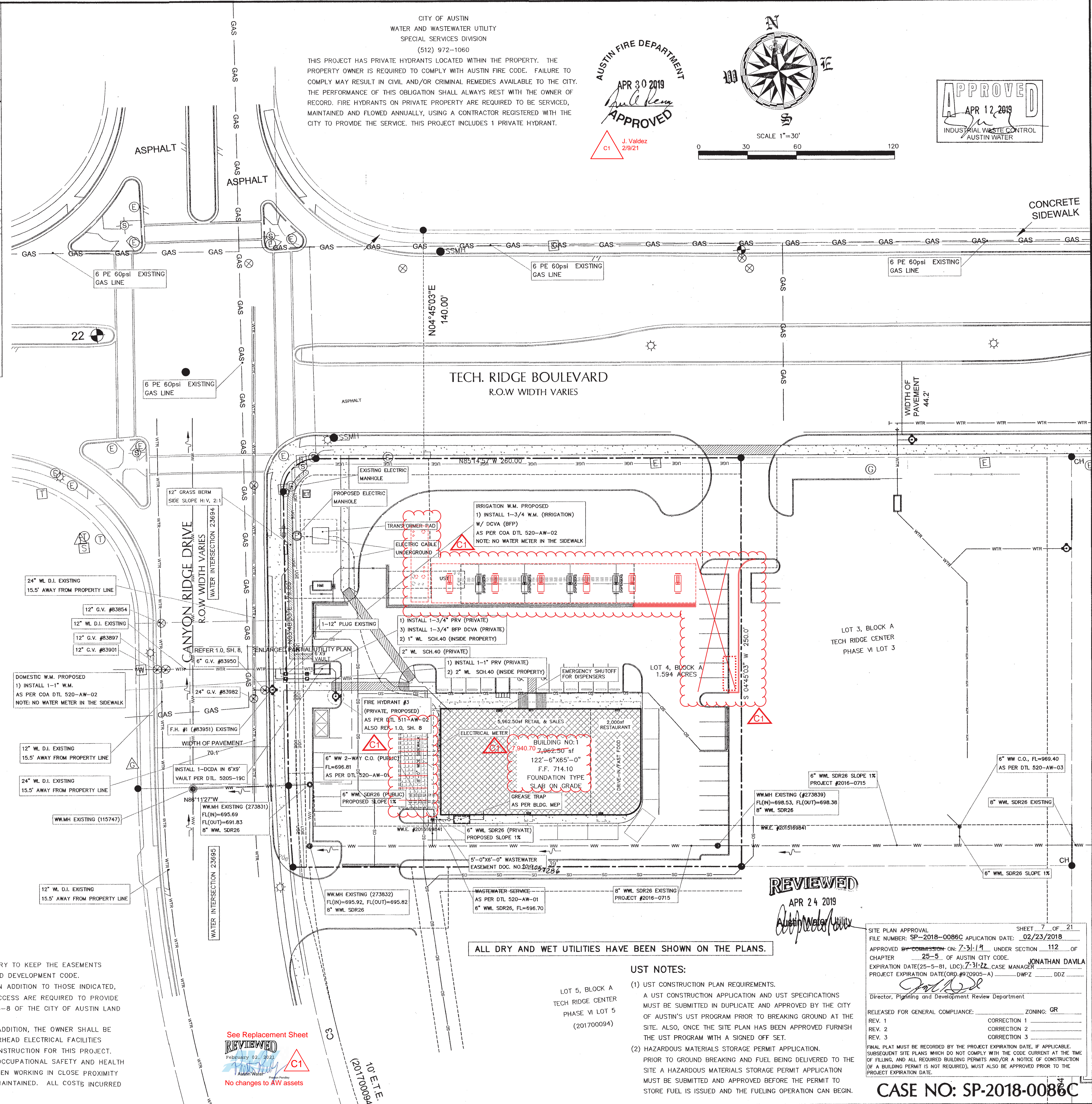


ENLARGED PARTIAL UTILITY PLAN  
SCALE 1"=10'-0"



#### ELECTRIC UTILITY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
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ALL DRY AND WET UTILITIES HAVE BEEN SHOWN ON THE PLANS.

#### UST NOTES:

- UST CONSTRUCTION PLAN REQUIREMENTS.  
A UST CONSTRUCTION APPLICATION AND UST SPECIFICATIONS MUST BE SUBMITTED IN DUPLICATE AND APPROVED BY THE CITY OF AUSTIN'S UST PROGRAM PRIOR TO BREAKING GROUND AT THE SITE. ALSO, ONCE THE SITE PLAN HAS BEEN APPROVED FURNISH THE UST PROGRAM WITH A SIGNED OFF SET.
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**TECH RIDGE GAS STATION**  
12401 TECH RIDGE BLVD.  
AUSTIN, TEXAS 78753

**UTILITY SITE PLAN**

Project: 30204

Sheet: 7 of 21

File Number: SP-2018-0086C APPLICATION DATE: 02/23/2018

APPROVED BY COMMISSION ON: 7-31-19 UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE. JONATHAN DAVILA

EXPIRATION DATE (25-5-81, LDC): 7-31-22, CASE MANAGER

PROJECT EXPIRATION DATE (ORD #70905-A) DWP2 DOZ

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

**CASE NO: SP-2018-0086C**

See Replacement Sheet  
REVIEWED  
February 02, 2022  
Austin Water  
No changes to AW assets

**APPROVED**  
APR 12 2019  
INDUSTRIAL WASTE CONTROL  
AUSTIN WATER

**AUSTIN FIRE DEPARTMENT**  
APR 30 2019  
J. Valdez  
2/9/21  
C1

**PROFESSIONAL STRUCTURAL ENGINEERS, INC.**  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
12710 RESEARCH BLVD., SUITE 380, AUSTIN, TX 78751  
TEL: 512.288.6422 FAX: 512.288.6965

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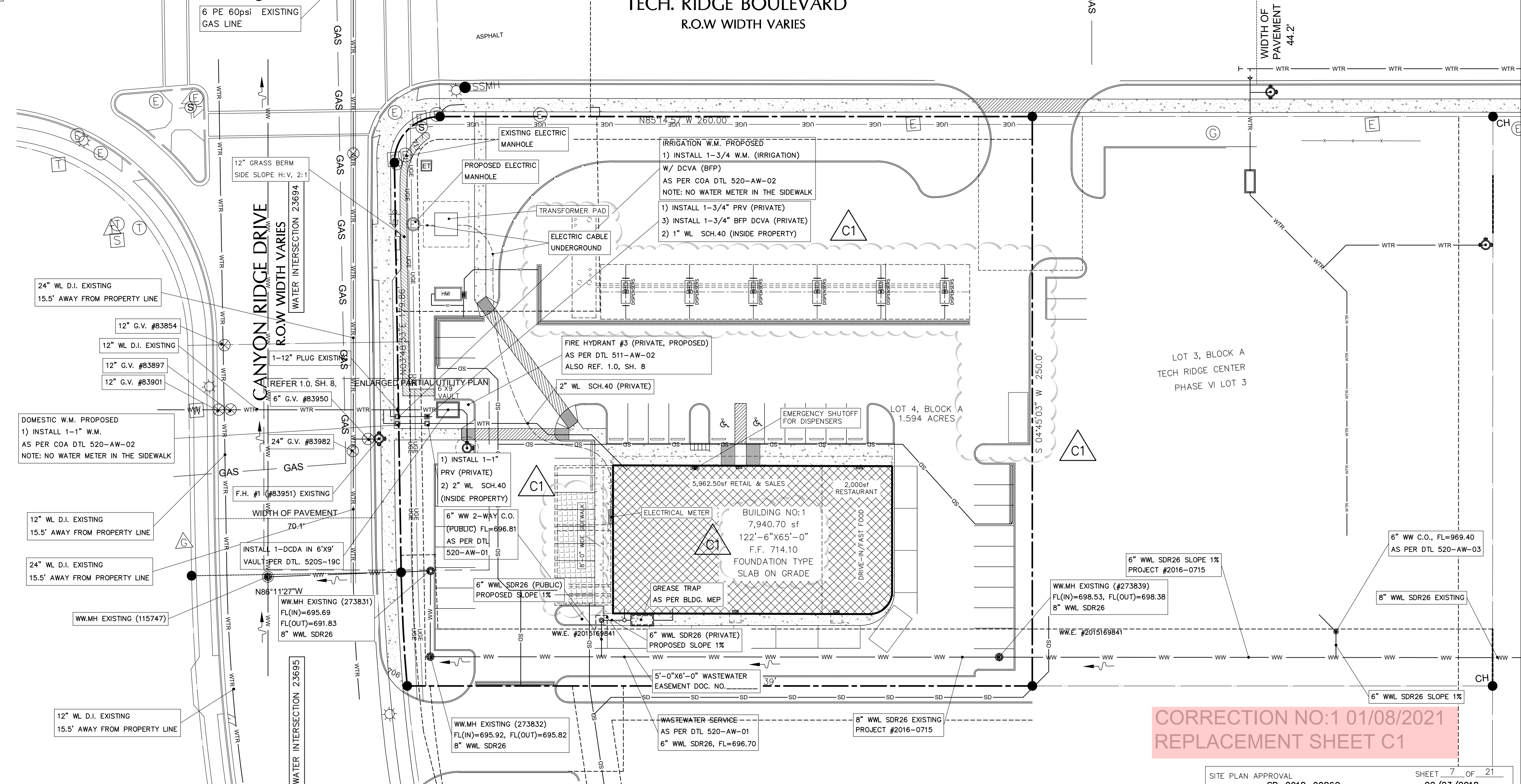
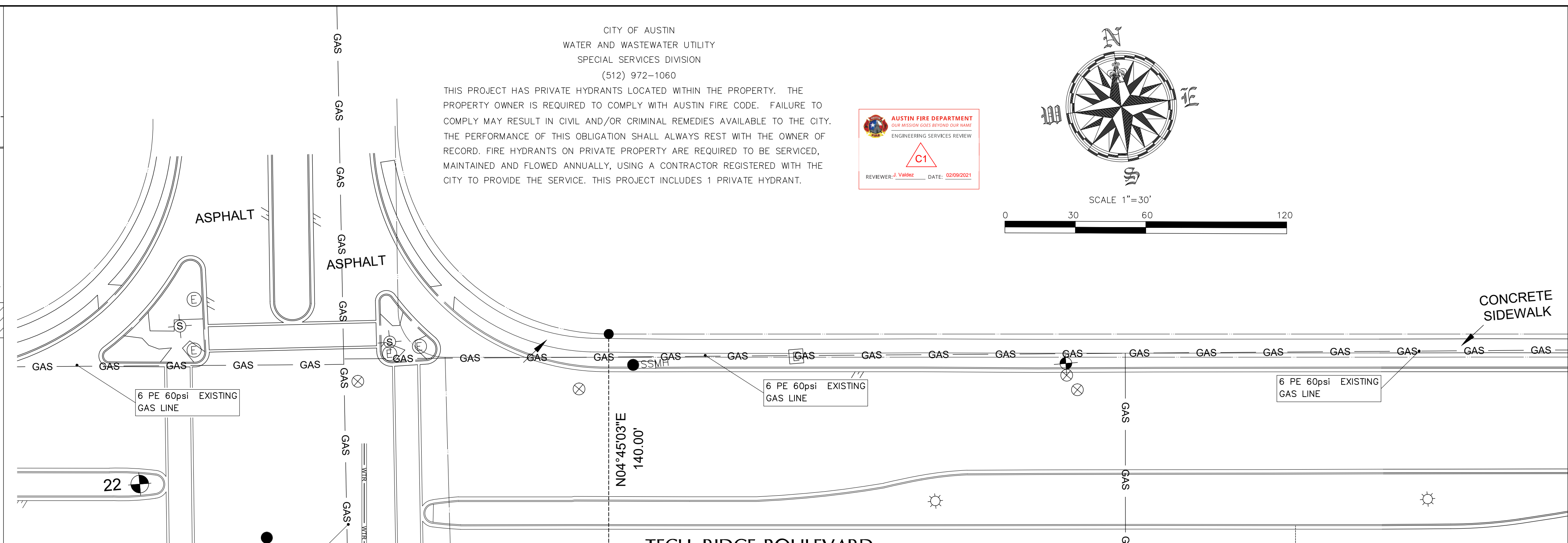
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**CASE NO: SP-2018-0086C**





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Replacement Sheet

**REVIEWED**

February 02, 2021

*Paula May*

Austin Water

Deanna Pendley

**C1**

No changes to AW assets

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**Project :**

**TECH RIDGE GAS STATION**

**12401 TECH RIDGE BLVD.**

**AUSTIN, TEXAS 78753**

**Title:**

**UTILITY SITE PLAN**

**PROJECT**

**30204**

**SHEET**

**8**

**PROJECT**

**30204**

**SHEET**

**8**



draw

## LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA		69,706sf
STREET YARD		
Total Area	REQUIRED	PROVIDED
Landscaped Area	10,331sf (20%)	51,657sf
• Trees	12	12
• Ex. 2" to 6"	0 X 1ea.= -- tree	
• Ex. 6" or greater 2 X 2ea.= 4 trees		
• 8 Proposed SY Trees + 4 Ex.= 12 Trees Provided		
•• (10 trees + 1 tree for every 2,500sf over 10,000sf)		

EXISTING TREES	TOTAL	KEPT	REMOVED	REQUIRED MITIGATION
Appendix F Trees				
• Heritage	28"	28"	0"	--" (300%)
• 19"-Under 24"	0"	0"	0"	0" (100%)
• 8" to 18.9"	69"	18"	51"	25.5" (50%)
All Other Trees				
• 19" & greater	--"	--"	--"	--" (50%)
• 8" to 18.9"	--"	--"	--"	--" (25%)

TOTAL: 25.5" of Mitigation

REPLACEMENT TREES	
Required caliper inches replaced	= 25.5"
Number & Size of replacement tree total:	
66" by proposed trees	
• 22 trees @ 3" caliper	=66"
Less Street Yard Tree Inches	
• 8 tree @ 1.5" caliper	=(12)
Less Parking Trees Inches	
• 6 trees @ 1.5" caliper	=(9)
Less Buffer Tree Inches	
•• -- trees @ 1.5" caliper = --	
Total Provided	= 45"

0" caliper inches of trees removed trees from this site are to be mitigated by payment of \$0 to the Urban Forest Replenishment Fund (i.e., private trees).

ISLANDS, MEDIANS, OR PENINSULAS	REQUIRED	PROVIDED
• Street Yard (90sf per 12 stalls, 33 stalls)	247.5sf	1,745sf
• Non Street Yard (60sf per 12 stalls, 10 stalls)	50sf	89sf

BUFFERING POINTS	REQUIRED: 404	PROVIDED: 725
SIZE	PREFERRED PTS.	OTHER PTS.
Larger Trees	QUANTITY	QUANTITY
1-1.5" cal	3 ea.	1 ea.
2-2.5" cal	6 ea.	2 ea.
3-3.5" cal	9 ea.	3 ea.
Small Trees	QUANTITY	QUANTITY
1-1.5" cal	3 ea.	1 ea.
2-2.5" cal	6 ea.	2 ea.
3-3.5" cal	9 ea.	3 ea.
Large Shrubs	QUANTITY	QUANTITY
1gal	1 ea.	1/3 ea.
5gal	3 ea.	1 ea.
Medium Shrubs	QUANTITY	QUANTITY
1gal	1 ea.	1/3 ea.
5gal	3 ea.	1 ea.
Small Shrubs	QUANTITY	QUANTITY
1gal	1 ea.	1/6 ea.
5gal	2 ea.	2/3 ea.
Decorative Wall (3' min height)	--If X 3=	-- pts
Berm (3' min. @ no greater than 4:1 slope)	--If X 1=	-- pts

### ALTERNATIVE COMPLIANCE - DEFICIENCIES

• Trees within 75' of parking	-5 pts.
• Other:	
Total Negative	-5 pts.

### ALTERNATIVE COMPLIANCE - COMPENSATION

• 50% Buffer increased above minimum	=10 pts.
Total Compensation	+10 pts.

### INNOVATIVE WATER MANAGEMENT

Required Landscape Area = 10,331sf + 50sf = 10,381sf  
50 Percent of Required Landscape Area = 5,190.5sf

	REQUIRED	PROVIDED
• Landscaping Receiving Stormwater Runoff	4,163sf	4,168sf
• Undisturbed Natural Areas	--sf	--sf
• Undisturbed Existing Trees	1,027.5sf	1,028sf
Total	5,190.5sf	5,196sf

## NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at [waterusecompvar@AustinTexas.gov](mailto:waterusecompvar@AustinTexas.gov) or call (512) 974-2199.
- All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]
- The Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- The Irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- This project meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.
- Sprinklers are prohibited within 15 feet of transmission poles.
- Shrubby shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited.
- Compost and mulch are prohibited above the concrete foundation of the transmission poles.
- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.

## INNOVATIVE WATER MANAGEMENT KEY

**A1'** = Contributing Area: A1' Innovative Water Management Calculation

**A1'** = Landscape Area: A1 Innovative Water Management Calculation

**B1'** = Undisturbed Tree Area: B1 Innovative Water Management Calculation

## INNOVATIVE WATER MANAGEMENT TABLE

DRAINAGE AREA DESIGNATION	DRAINAGE AREA (square feet)	LAND USE(S)	LANDSCAPE AREA (square feet)	DRAINAGE AREA TO LANDSCAPING RATIO
A1	7,662.69	drive aisle	2,610.90	2.9:1
B	N/A	Ex. Tree	1,028	N/A

## PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
BC3	Bald Cypress	Taxodium distichum	-	3"Cal	6' H min	8
LO3	Live Oak	Quercus virginiana	-	3"Cal	6' H min	10
SR3	Shumard Red Oak	Quercus shumardii	-	3"Cal	6' H min	4
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT			QTY
BMG	Bamboo Muhly	Muhlenbergia dumosa	5 gal			31
C	Cotoneaster, Bearberry	Cotoneaster dammeri 'Coral Beauty'	5 gal			37
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			26
L	Loropetalum, Plum Delight	Loropetalum chinense rubrum	5 gal			14
LC	Compact Texas Ranger	Leucophyllum frutescens 'Compacta'	5 gal			17
M	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal			40
P	Dwarf Palmetto	Sabal minor	5 gal			32
Y	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
SPF	Silver Ponyfoot	Dichondra argentea	1 gal		18" o.c.	61
WS	Webberville Sedge	Carex perdetata 'Webberville'	1 gal		18" o.c.	89
	-Available at Native Texas Nursery (512) 276-9801					

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
<b>1</b>	Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
<b>2</b>	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
<b>3</b>	Mulch, Native Hardwood, 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.

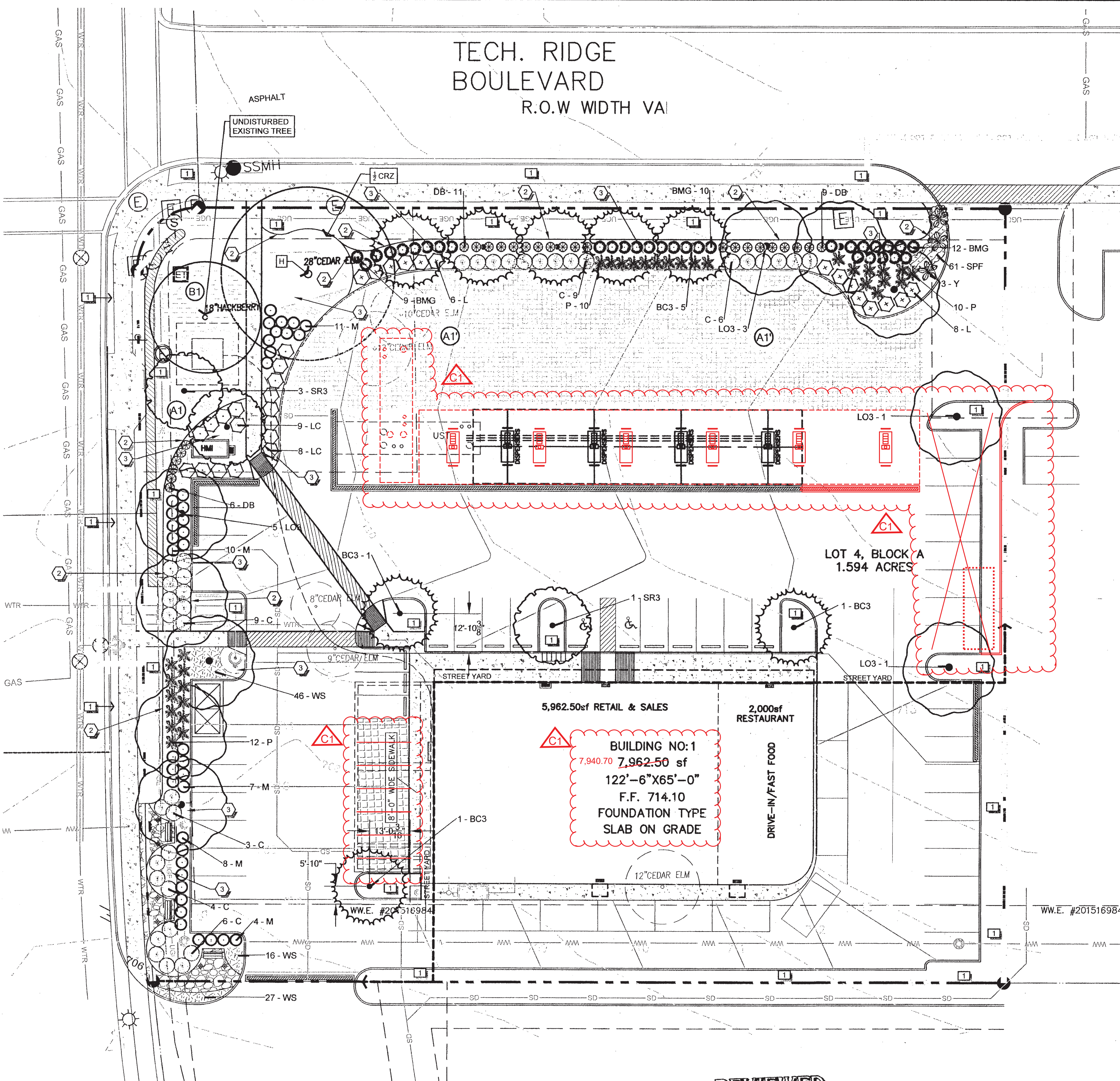
## TREE LIST

CALIPER	SPECIES	STATUS
28"	Cedar Elm(H)	(Kept)
18"	Hackberry	(Kept)
10"	Cedar Elm	(Removed)
12"	Cedar Elm	(Removed)
8"	Cedar Elm	(Removed)
9"	Cedar Elm	(Removed)
12"	Cedar Elm	(Removed)

H=Heritage Tree

## TREE SUMMARY

- Total Appendix F tree inches surveyed =97"
- Total Appendix F tree inches removed =51"
- Total Non-Appendix F tree inches removed =0"
- Total Mitigation Inches Planted On Site =24"
- Total Dead inches removed =0
- Total non-mitigation inches planted on site =43.5



REVIEWED  
APR 24 2019

See Replacement Sheet  
REVIEWED  
February 02, 2021  
Austin Water  
No changes to AW assets



0 20 40 60 feet  
SCALE: 1" = 20'

SITE PLAN APPROVAL	SHEET 17 OF 00
FILE NUMBER	SP-2018-0086 APPLICATION DATE 02/23/2018
APPROVED BY	COMMISSION ON 7-31-19 UNDER SECTION 112 OF
CHAPTER 25	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)	7-31-22 CASE MANAGER DAVILA
PROJECT EXPIRATION DATE (ORD#920905-A)	DWPZ DOZ
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE	ZONING
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3
Final Plat must be recorded by the project expiration date, if applicable. Subsequent Site Plans which do not comply with the code current at the time of filing, and all required building permits and/or a notice of construction (if a building permit is not required).	

Date	07/02/18
Description	Sharon Revisions / City Comments
Rev	01/28/19
Description	Sharon Revisions / City Comments
Rev	03/05/19
Description	Sharon Revisions / City Comments
Rev	03/05/19
Consultant Seal	
Company Name and Address	
William S. Blair	(512) 589-7873
Will@BlairLA.com	www.BlairLA.com
PO Box 82514	Austin, TX 78708
BLAIR LANDSCAPE ARCHITECTURE, LLC	
QUALITY. INTEGRITY. RELIABILITY.	
Landscape Plan	
Tech Ridge Gas Station	
12413 Tech Ridge Boulevard	
Austin, Texas	
Sheet Title	
Design By: Will Blair	
Issue Date: 02/07/2018	
Project Number: 1804-LP	
17	
OF 21	

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BC3	Bald Cypress	Taxodium distichum	-	3" Cal	6' H min	8
LO3	Live Oak	Quercus virginiana	-	3" Cal	6' H min	10
SR3	Shumard Red Oak	Quercus shumardii	-	3" Cal	6' H min	4
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT			QTY
BMG	Bamboo Muhly	Muhlenbergia dumosa	5 gal			31
C	Cotoneaster, Bearberry	Cotoneaster dammeri 'Coral Beauty'	5 gal			37
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			26
L	Loropetalum, Plum Delight	Loropetalum chinense rubrum	5 gal			14
LC	Compact Texas Ranger	Leucophyllum frutescens 'Compacta'	5 gal			17
M	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal			40
P	Dwarf Palmetto	Sabal minor	5 gal			32
Y	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
SPF	Silver Ponyfoot	Dichondra argentea	1 gal		18" o.c.	61
WS	Webberville Sedge	Carex perdetata 'Webberville'	1 gal		18" o.c.	89
	-Available at Native Texas Nursery (512) 276-9801					

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
<b>1</b>	Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
<b>2</b>	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
<b>3</b>	Mulch, Native Hardwood, 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.

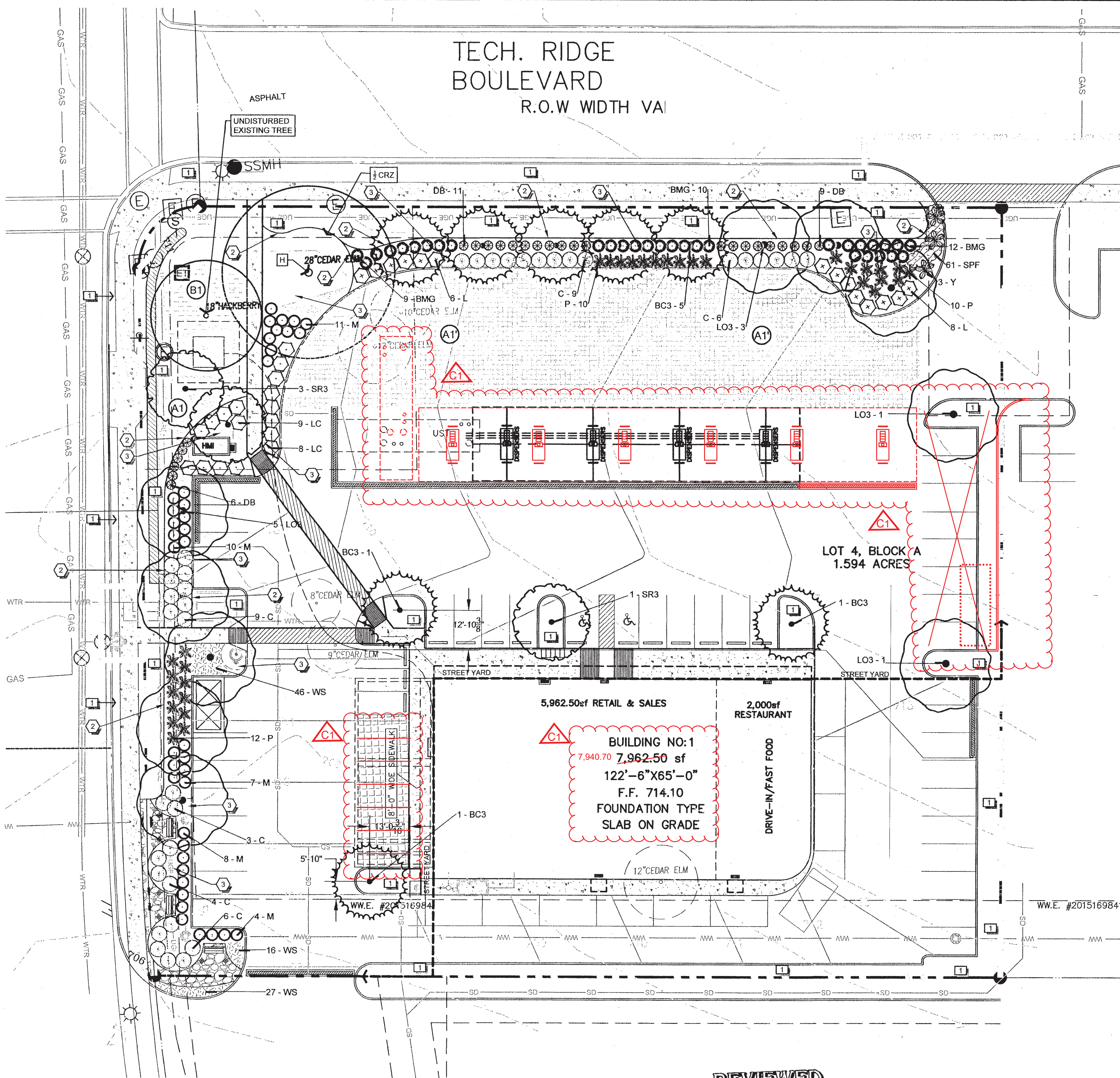
## TREE LIST

CALIPER	SPECIES	STATUS
28"	Cedar Elm(H)	(Kept)
18"	Hackberry	(Kept)
10"	Cedar Elm	(Removed)
12"	Cedar Elm	(Removed)
8"	Cedar Elm	(Removed)
9"	Cedar Elm	(Removed)
12"	Cedar Elm	(Removed)

H=Heritage Tree

## TREE SUMMARY

- Total Appendix F tree inches surveyed =97"
- Total Appendix F tree inches removed =51"
- Total Non-Appendix F tree inches removed =0"
- Total Mitigation Inches Planted On Site =24"
- Total Dead inches removed =0
- Total non-mitigation inches planted on site =43.5



REVIEWED  
APR 24 2019

Austin Water Utility

Replacement Sheet  
REVIEWED  
February 02, 2021  
Austin Water  
No changes to AW assets

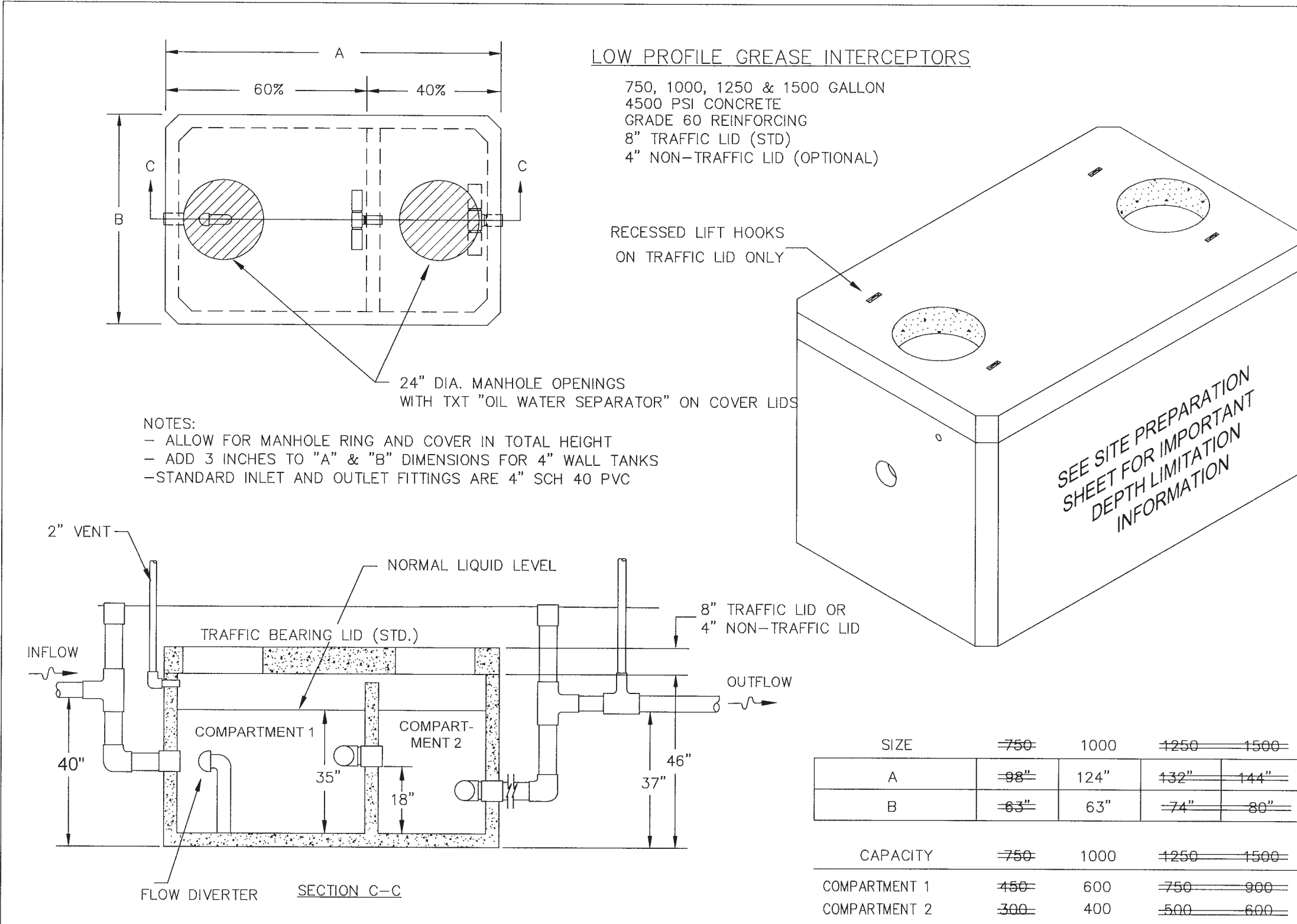


0 20 40 60 feet  
SCALE: 1" = 20'

SITE PLAN APPROVAL	SHEET 17 OF 00
FILE NUMBER	SP-2018-0086 APPLICATION DATE 02/23/2018
APPROVED BY	COMMISSION ON 7-31-19 UNDER SECTION 112 OF
CHAPTER 25	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)	7-31-22 CASE MANAGER DAVILA
PROJECT EXPIRATION DATE (ORD#70905-A)	DWPZ DOZ
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE	ZONING
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3
Final Plat must be recorded by the project expiration date, if applicable. Subsequent Site Plans which do not comply with the code current at the time of filing, and all required building permits and/or a notice of construction (if a building permit is not required).	

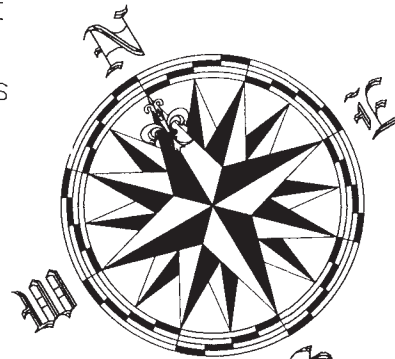
Date	07/02/18
Description	Sharon Revisions / City Comments
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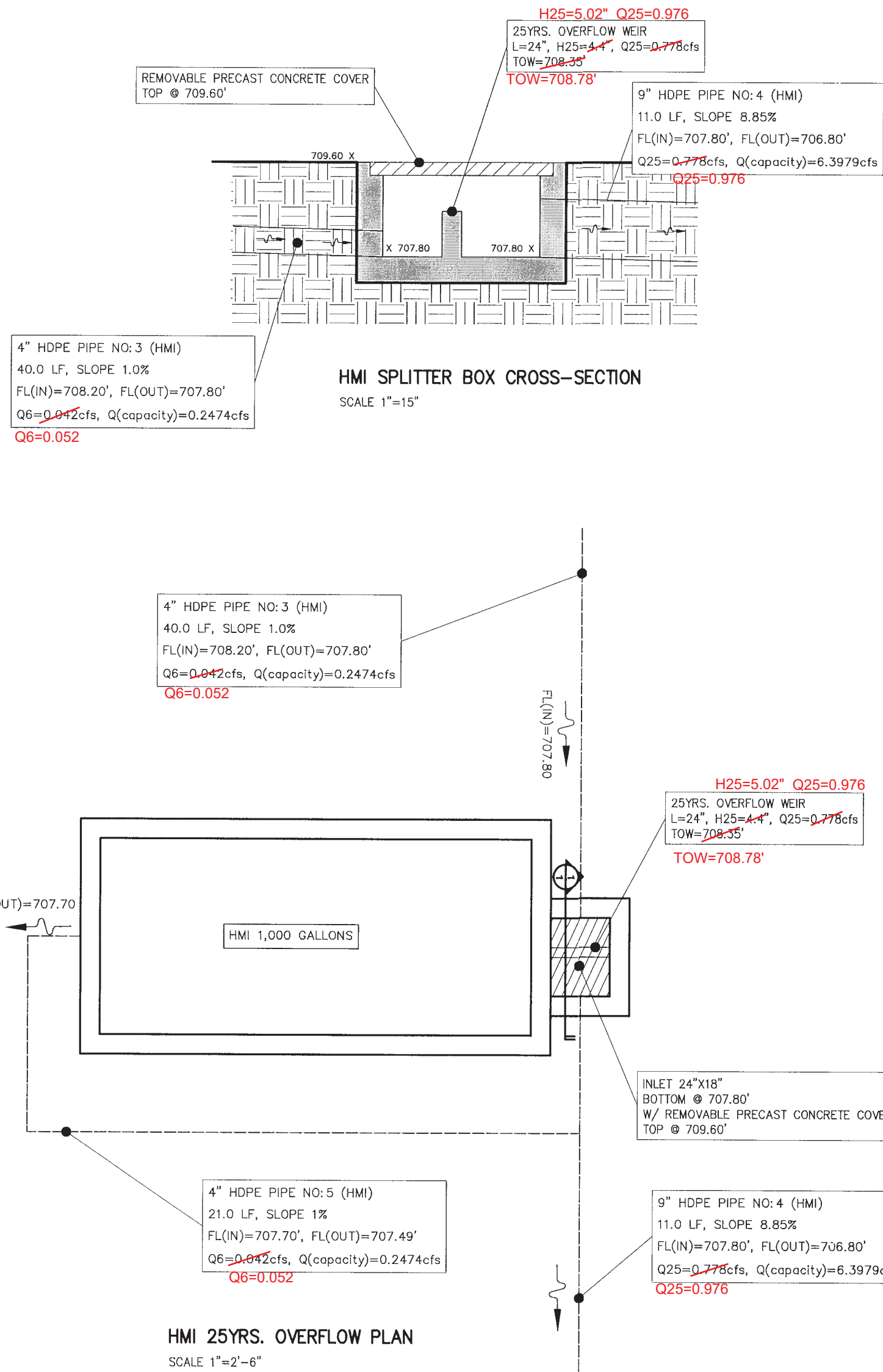
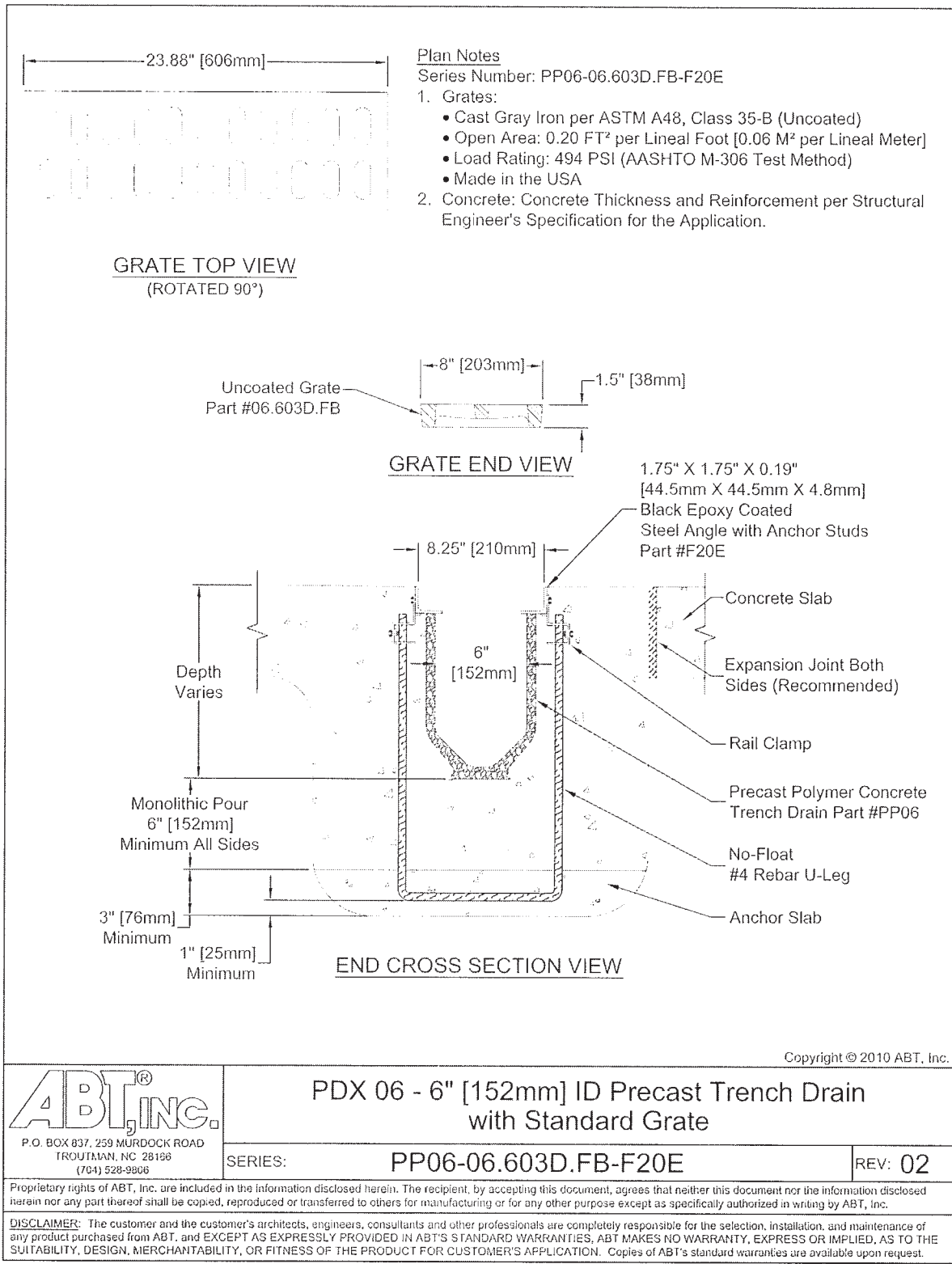
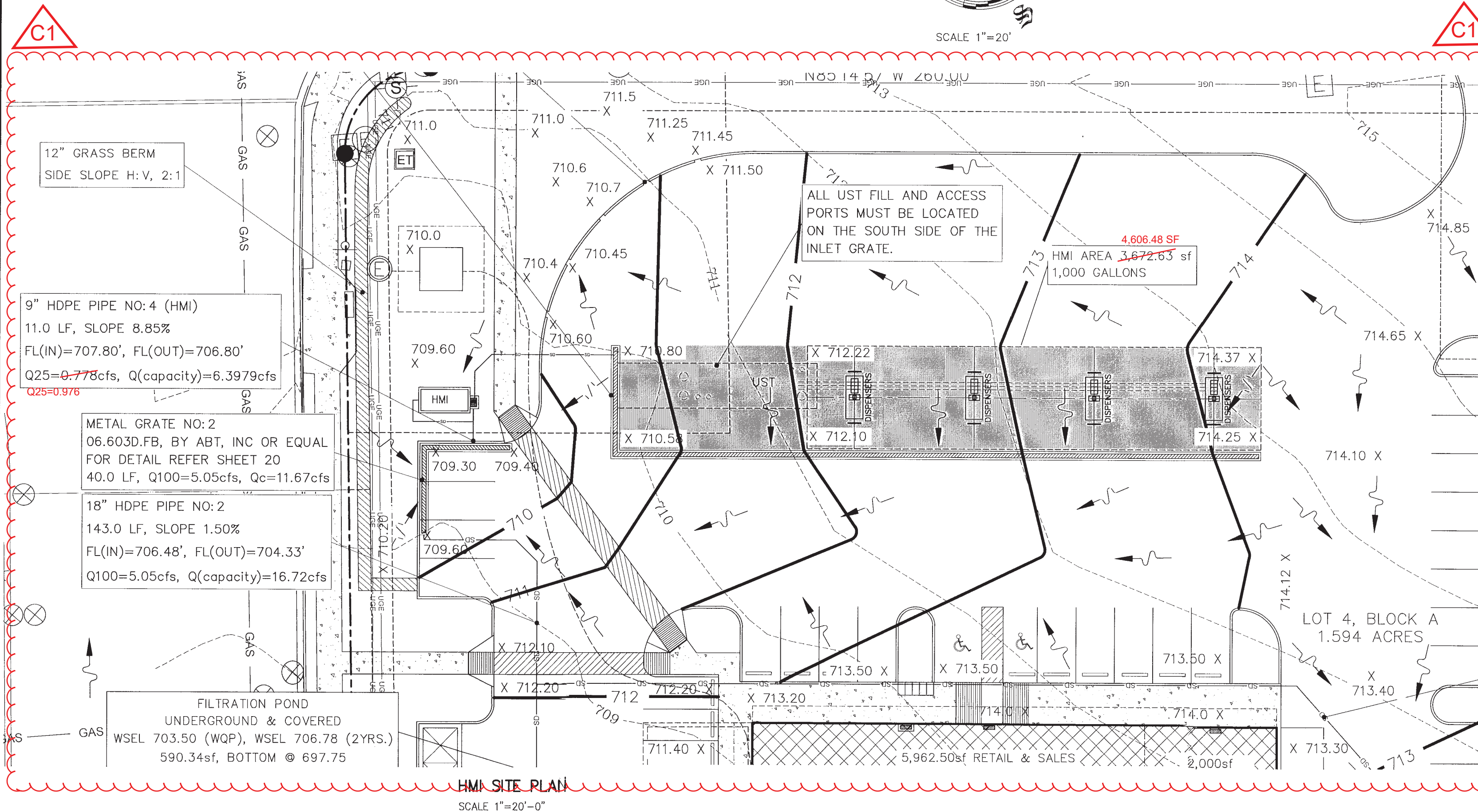


HMI MAINTENANCE PLAN NOTES:

1. THE TRAPPED LIQUID AND SEDIMENT SHALL BE REMOVED AT LEAST ONCE PER YEAR. THE SEDIMENT LEVEL SHALL BE CHECKED EVERY SIX MONTHS. IF THE SEDIMENT LEVEL EXCEEDS ONE-FOURTH THE DEPTH OF THE TRAP, THEN THE LIQUID AND SEDIMENT SHALL BE REMOVED. THE OUTLET SHOULD BE CHECKED AND CLEANED WITH EACH CLEANING OF THE TRAP.
2. THE INLET SCREEN SHOULD BE CLEANED AFTER EVERY STORM. CLEANING OF THE SCREEN SHALL BE OCCUR MONTHLY AT A MINIMUM. DEBRIS FROM THE SCREEN SHALL BE PROPERLY DISPOSED OF WITH THE OTHER SOLID WASTE FROM THE FACILITY. THE DEBRIS FROM THE SCREEN SHALL NOT BE DISPOSED OF IN THE TRAP.
3. QUARTERLY INSPECTION TO ENSURE PROPER FLOW OF THE OUTLET IS REQUIRED. THIS CAN BE ACCOMPLISHED BY INSPECTING THE INLET DURING AND JUST AFTER A SMALL STORM. IF THE OUTLET IS CLOGGED, THE WATER SURFACE WILL STAY AT OR NEAR THE BY-PASS WEIR AND WILL NOT RECEDE DOWN TO THE NORMAL WATER SURFACE. IF CLOGGING IS APPARENT, THEN THE OUTLET SHALL BE CLEANED OUT.
4. IF A SPILL OCCURS THAT FLOWS INTO THE TRAP, THE SPILLED LIQUID SHOULD BE REMOVED AS SOON AS POSSIBLE, AND NO LATER THAN 18 HOURS AFTER THE SPILL OCCURRED.



SCALE 1"=20'



OVER FLOW WEIR DATA

Length of Weir  $W_{length} = 24 \cdot in$

$V_{0.25} := \left( 3.12 \cdot \frac{(H_{25} - H_{0.1})}{2.9} \cdot ft \cdot sec^{-2} + 2 \cdot \left( \frac{g}{2.9} \right) (H_{25} - H_{0.1}) \right)^{0.5} = 6.18 \frac{ft}{s}$

$V_{0.25} := V_{0.25} \cdot \frac{A_{pipe}}{A_{cp}} = 2.354 \frac{ft}{min}$

25 yrs. WSEL  $H_{25} = 709.38 \text{ ft}$

25yrs. Velocity through trap  $V_{0.25} = 2.354 \frac{ft}{min}$  (should be less than 4 fpm)

METAL GRATE 06.603D.FB PolyDrain, 6" wide BY ABT, Inc.

Grate Length  $L_{grate} := 176.0 \cdot ft$

Grate Perimeter  $P_{grate} := 2.0 \cdot ft$

Grate Area  $A_{grate} := 0.29 \cdot ft^2$

Grate Head  $H_{grate} := 76 \cdot in$

Weir Flow Calculations

$Q_{weir} := 3.3 \cdot P_{grate} \cdot H_{grate}^{1.5} \cdot ft^3 \cdot sec^{-1} = 0.103 \cdot ft^3 \cdot sec^{-1}$

Orifice Flow Calculations

$Q_{orifice} := 0.6 \cdot A_{grate} \cdot \sqrt{2 \cdot g \cdot H_{grate}} = 0.241 \cdot ft^3 \cdot sec^{-1}$

$Q_{grate} := Q_{weir} \cdot L_{grate} \cdot ft^{-1} = 18.15 \cdot ft^3 \cdot sec^{-1}$

Channel Capacity

PolyDrain Channel without PolyWalls Depth=9"  $Q_c = 1.5cfs$

PolyDrain Channel with PolyWall-I Depth=12"  $Q_c = 2.54cfs$

PolyDrain Channel with PolyWall-II Depth=15"  $Q_c = 3.26cfs$

OIL/GREASE TRAP DESIGN

Professional Structural Engineers, Inc.  
VERSION 1.01  
City of Austin Guidelines

PROJECT: TECH RIDGE GAS STATION

DRAINAGE AREA DATA

Drainage Area to Control  $A_d := 3672.63 \cdot ft^2$

Drainage Area Impervious Cover  $A_d := 3672.63 \cdot ft^2$

Runoff Coefficient  $C_{0.6} := 0.72$   
25 year event  $C_{25} := 0.93$

Rainfall Intensity  $I_{0.6} := .68 \cdot in \cdot hr^{-1}$   
25 year event  $I_{25} := 9.84 \cdot in \cdot hr^{-1}$

Flow Rate  $Q_{0.6} := C_{0.6} \cdot I_{0.6} \cdot A_d = 0.042 \cdot ft^3 \cdot sec^{-1}$   
26 year event  $Q_{25} := C_{25} \cdot I_{25} \cdot A_d = 0.778 \cdot ft^3 \cdot sec^{-1}$

OIL/GREASE/SAND TRAP DATA & CALCULATIONS

Surface Area  $A_{surface} := 2.5 \cdot \frac{A_d}{1000} = 9.18 \cdot ft^2$

Cross Sectional Area  $A_{cross} := 1.5 \cdot \frac{A_d}{1000} = 5.51 \cdot ft^2$

Depth  $D_{min} := 3.0 \cdot ft$

Width  $W_{width} := D_{min} = 3 \cdot ft$

Length  $L_{length} := 1.5 \cdot W_{width} = 4.5 \cdot ft$

Use 1000 Gallons HMI  
Surface Area  $A_{mi} := 44.30 \cdot ft^2$

Cross Sectional Area  $A_{cp} := 13.75 \cdot ft^2$

Depth provided 3.0 ft

Width provided 4.58 ft

Length provided  $L_{length} := 9.66 \cdot ft$

L-PIPE DATA

Pipe Diameter  $P_d := 4 \cdot in$

Grate Inlet Elevation  $H_{inlet} := 710.88 \text{ ft}$

6 months velocity through trap  $V_{0.6} := \frac{Q_{0.6}}{A_{cp}} = 0.182 \frac{ft}{min}$  Less than 3 fpm

4" Pipe Velocity  $V_{0.6} := \frac{Q_{0.6}}{A_{pipe}} = 0.48 \frac{ft}{s}$   $H_o := H_{inlet} - 3.0 \cdot ft = 707.88 \text{ ft}$

$H_{0.6} := 2.9 \cdot \frac{V_{0.6}^2}{2 \cdot g} + H_o - \frac{V_{0.6}^2}{2 \cdot g} = 707.89 \text{ ft}$

Outlet Elevation  $H_o := 707.88 \text{ ft}$

25yrs. WSEL Elevation  $H_{25} := H_o + 1.5 \cdot ft = 709.38 \text{ ft}$

6 month Elevation  $H_{0.6} := 707.89 \text{ ft}$

6 month Velocity  $V_{0.6} = 0.182 \frac{ft}{min}$  (should be less than 3-fpm)

SITE PLAN APPROVAL SHEET 19 OF 21

FILE NUMBER: SP-2018-0086C APPLICATION DATE: 02/23/2018

APPROVED BY: COMMISSIONER ON: 2-3-19 UNDER SECTION 112 OF CHAPTER 25-5 OF AUSTIN CITY CODE. JONATHAN DAVILA

EXPIRATION DATE(25-5-B1, LDC): 2-3-22 CASE MANAGER

PROJECT EXPIRATION DATE(ORD.#970905-A) DWP2 DDZ

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CASE NO: SP-2018-0086C

PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78750 | TEL. 512.238.6422 | FAX 512.238.8065

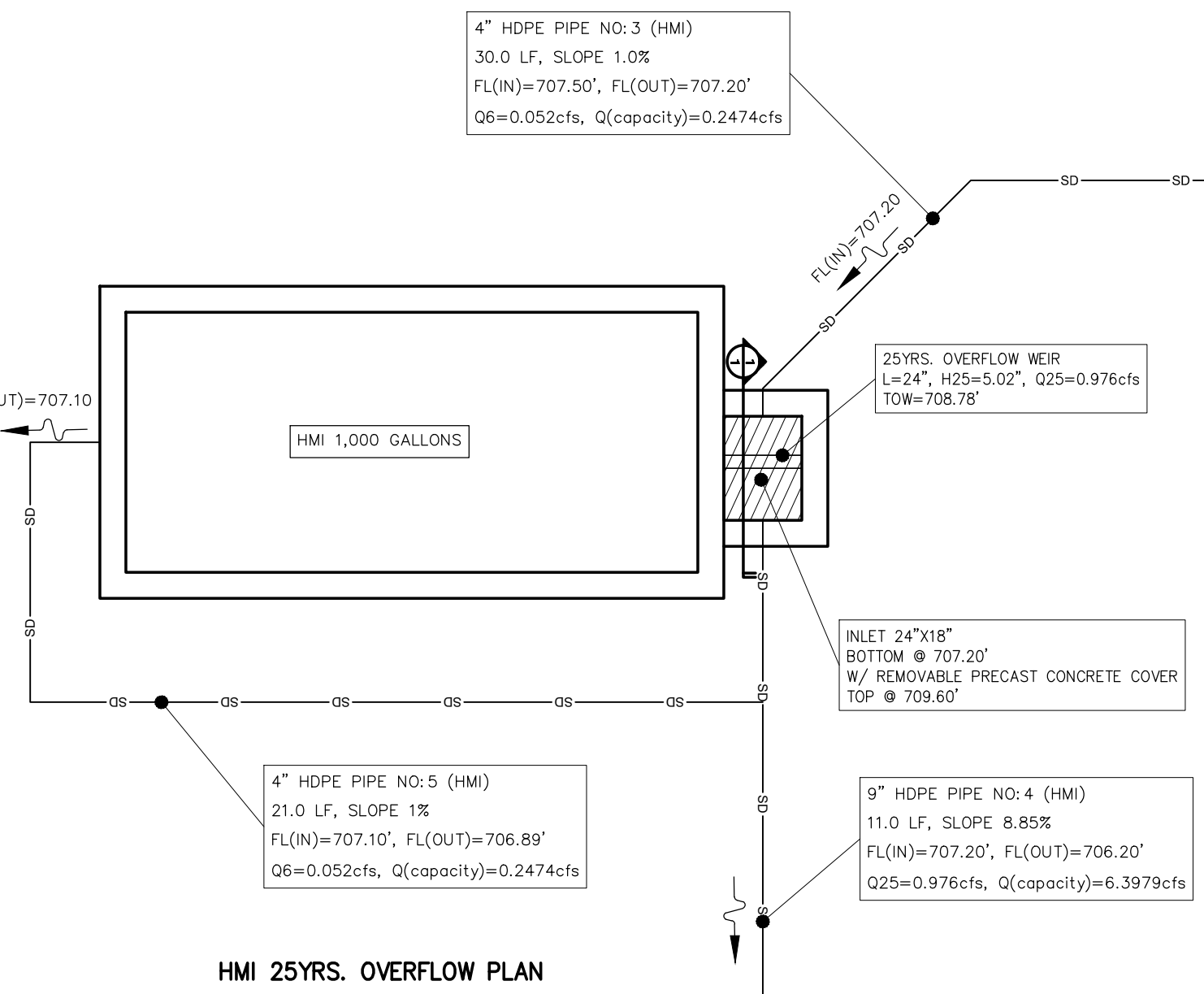
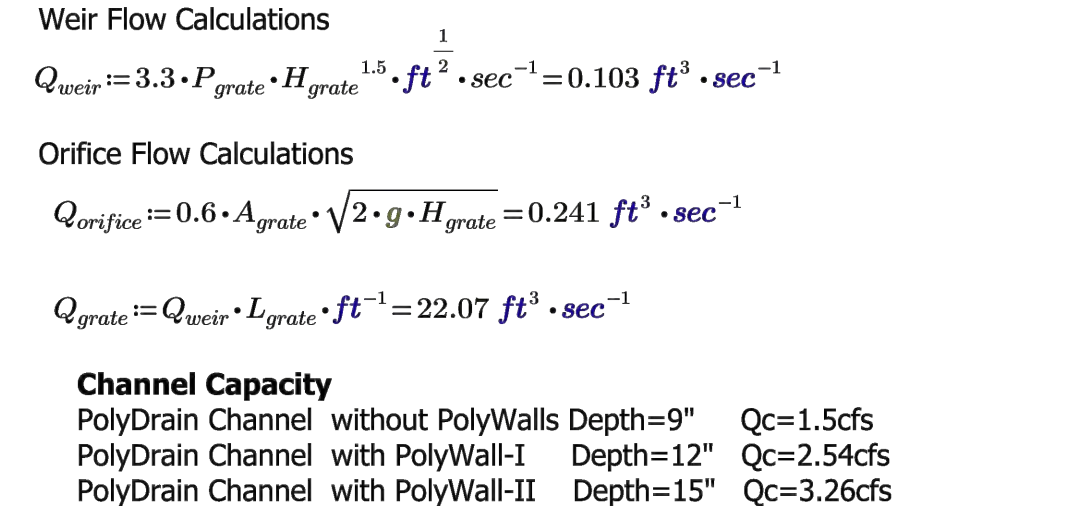
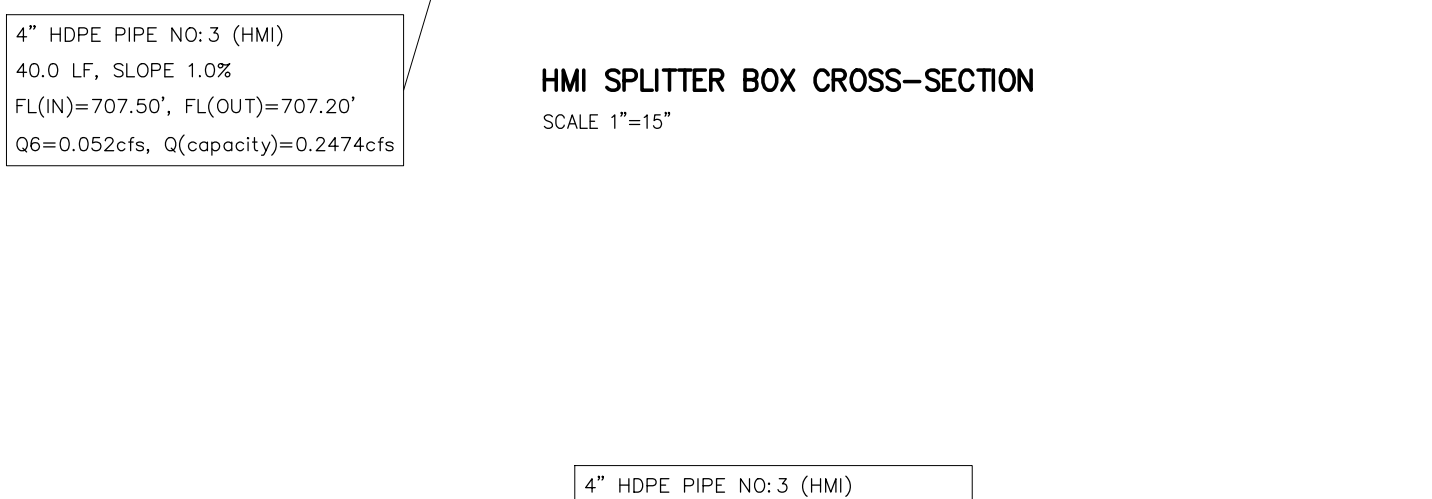
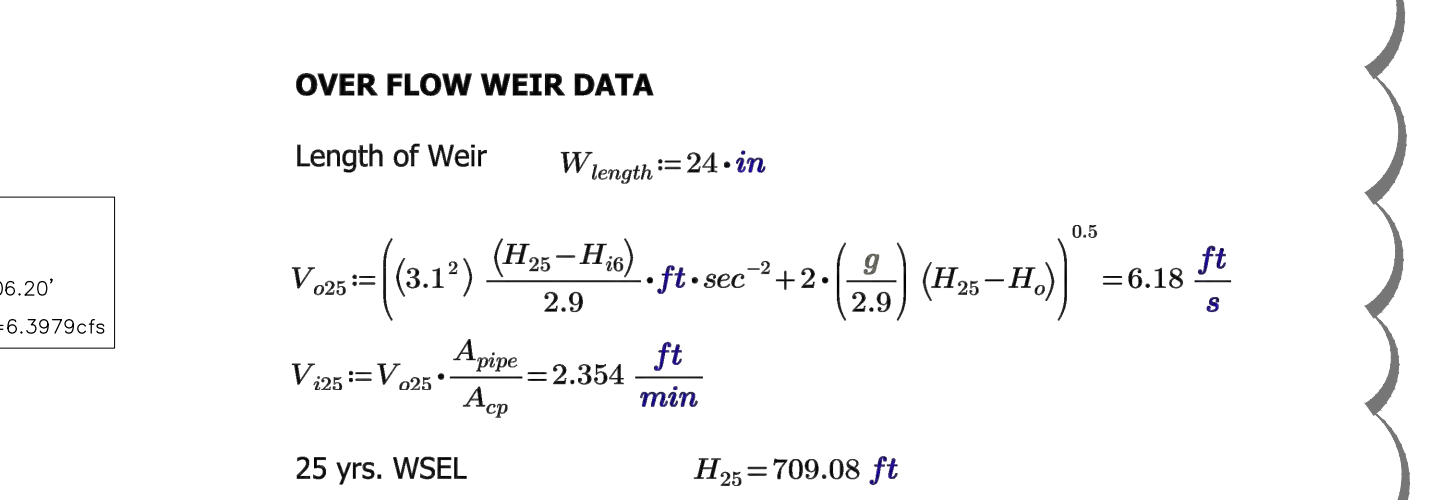
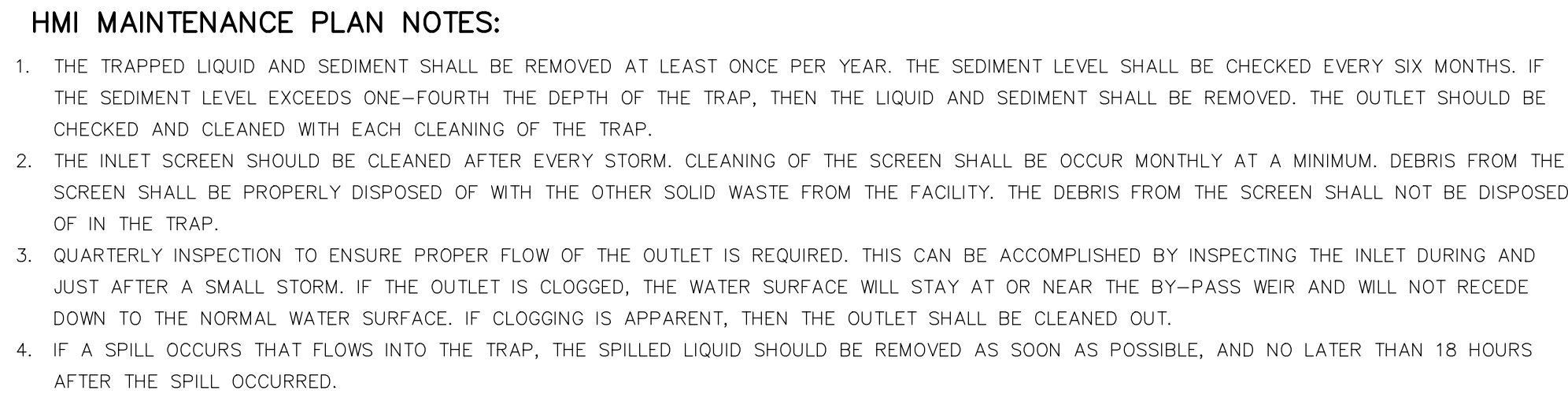
Project: TECH RIDGE GAS STATION  
12401 TECH RIDGE BLVD.  
AUSTIN, TEXAS 78753

Title: HMI DESIGN & CALCULATIONS

30204

20 OF 21





SITE PLAN APPROVAL		SHEET 19 OF 21	
FILE NUMBER: <b>SP-2018-0086C</b>	APPLICATION DATE: <b>02/23/2018</b>		
APPROVED BY COMMISSION ON: _____		UNDER SECTION <b>112</b>	OF _____
CHAPTER <b>25-5</b> OF AUSTIN CITY CODE.			
EXPIRATION DATE(25-5-81, LDC): _____		CASE MANAGER <b>JONATHAN DAVILA</b>	
PROJECT EXPIRATION DATE(ORD.#970905-A) _____		DWP? _____	DDZ _____

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Director, Planning and Development Review Department

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RELEASED FOR GENERAL COMPLIANCE: _____	ZONING: <b>GR</b>
REV. 1 _____	CORRECTION 1 _____
REV. 2 _____	CORRECTION 2 _____
REV. 3 _____	CORRECTION 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE.  
 SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.