

VICINITY MAP CITY OF AUSTIN GRID 033 MAPSCO PAGE 492

# SITE DEVELOPMENT PERMIT PLANS FOR AUSTIN ORTHODONTICS

C10

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**OWNER:** AUSTIN ORTHODONTICS  
DAVID R. NELSON, D.D.S.  
901 S. MOPAC, BUILDING 4, SUITE 250  
AUSTIN, TEXAS 78746  
(512) 331-7900

**ARCHITECT:** EUWER & ASSOCIATES  
P.O. BOX 163812  
AUSTIN, TEXAS 78716  
(512) 328-7613

**ENGINEER:** BURY+PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**LANDSCAPE ARCHITECT:** TBG PARTNERS  
901 SOUTH MOPAC  
AUSTIN, TEXAS 78746  
(512) 327-1011

**WATERSHED STATUS:**

THIS PROJECT IS LOCATED IN THE BULL CREEK WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY SUBURBAN WATERSHED BY THE CITY OF AUSTIN AND IS SUBJECT TO WATER QUALITY REGULATIONS AS SHOWN IN THE LAND DEVELOPMENT CODE, CHAPTER 25-8. THE SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY (TCEQ). ACCORDING TO THE CITY OF AUSTIN GIS MAPS THIS SITE IS LOCATED OVER THE CITY NORTH EDWARDS AQUIFER.

**FLOODPLAIN INFORMATION:**

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FIRM PANEL NO. 48453C0240H, DATED SEPTEMBER 26, 2006 FOR TRAVIS COUNTY, TEXAS.

**LEGAL DESCRIPTION:**

LOT 9A OF THE AMENDED PLAT OF BLOCK A, LOTS 8 AND 9 OF TWENTY-TWO TWENTY-TWO BUSINESS PARK, RECORDED IN DOCUMENT NO. 200500010 OF THE PLAT RECORDS OF TRAVIS COUNTY.

**BENCHMARK NOTE:**

TBM: CHISELED SQUARE ON TOP OF CURB  
ELEVATION = 1098.36'

BENCHMARK INFORMATION IS PROVIDED BY:  
HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1804 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
www.holtcarson.com  
1018 442-0990

SUBDIVISION No.: C8-04-0151.0A  
ZONING ORDINANCE No.: C14-95-0193

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0326  
TBPE Registration Number P-1048  
Bury+Partners, Inc. ©Copyright 2010

**NOTES:**

1. THERE ARE NO SLOPES GREATER THAN 15% ON SITE.
2. NO SERVICE EXTENSION REQUEST IS REQUIRED.
3. THE SITE IS COMPOSED OF TWO LOTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. DOC. # 2004180965.
4. THIS SITE PLAN IS WITHIN COMPLIANCE WITH SUBCHAPTER E, FOR A SUBURBAN ROADWAY.
5. BUILDING DESIGN STANDARDS OF SUBCHAPTER E, ARTICLE 3 ARE REQUIRED.
6. FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. 2004180965, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

PERMIT NO. : SPC-2010-0116C  
PRINCIPAL STREET TYPE : SUBURBAN (SITIO DEL RIO BOULEVARD)  
ADDRESS : 6611 SITIO DEL RIO BOULEVARD  
SUBMITTAL DATE : APRIL 30, 2010  
PROJECT DURATION DATE : APRIL 30, 2013

SUBMITTED BY: *Joseph A. Isaja* DATE: 8-31-10

JOSEPH A. ISAJA, P.E.  
BURY+PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 800  
AUSTIN, TEXAS 78701  
(512) 328-0011



**PLAN SUBMITTALS:**

NO.	DATE	COMMENTS

I, JOSEPH A. ISAJA, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

PRESSURE ZONE: HW-C  
STATIC PRESSURE: 66.2 PSI  
RESIDUAL PRESSURE: 57.2 PSI  
AVAILABLE FIRE FLOW: 3,102 GPM  
WORST CASE REQUIRED FIRE FLOW: 1,500 GPM  
CONSTRUCTION TYPE: 1-B  
BUILDING SIZE: 3,400 S.F.  
FUTURE UNITS: 400 S.F.  
DOMESTIC DEMAND: 25 GPM

**REVIEWED BY:**

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE  
SPC-2010-0116C DEVELOPMENT PERMIT NUMBER

AUSTIN WATER UTILITY DEPARTMENT DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 01 of 20  
FILE NUMBER: SPC-2010-0116C APPLICATION DATE: 8/31/10  
APPROVED BY COMMISSIONER ON: UNDER SECTION OF CHAPTER OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (86-6-01.JRC) CASE MANAGER DEAN LUNA  
PROJECT EXPIRATION DATE (080-8970005-4) DWTS DDS

Division, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: 01-CO

Rev. 1: \_\_\_\_\_ Correction 1  
Rev. 2: \_\_\_\_\_ Correction 2

FINAL PLAN MUST BE RECEIVED BY THE PROJECT EXPIRATION DATE IF APPLICABLE. SUBSEQUENT SITE PLAN REVISE 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.

SHEET  
**01**  
OF 20

G:\2218\01\221801CVR01.dwg modified by mmperry on Aug 30, 10 11:05 AM AUSTIN ORTHODONTICS

RM 2222  
(AMBIENT AIR)



EXISTING	PROPOSED	DESCRIPTION
○	○	PROPERTY (BLK) LMC
○	○	1/2" MIN. DIA. PIPES
○	○	1/2" DIA. AND LARGER PIPES WITH PLASTIC CAP APPROVED WITH 100' DIA. LAMP
○	○	PLASTIC WALL BOX
○	○	WATER METER
○	○	WATER METER BUILT
○	○	WATER REDUCER
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	TELEPHONE POLE/STAKE
○	○	PVC PIPE STUB
○	○	ELECTRIC MANHOLE (SIZE VARIED)
○	○	WASTEWATER MANHOLE (SIZE VARIED)
○	○	WASTEWATER CLEAROUT (SIZE VARIED)
○	○	WATER MANHOLE (SIZE VARIED)
○	○	STORMWATER MANHOLE (SIZE VARIED)
○	○	TELEPHONE MANHOLE (SIZE VARIED)
○	○	FIBER OPTIC MANHOLE
○	○	SEWER MANHOLE (SIZE VARIED)
○	○	WIRE POLE
○	○	CHAIN LINK FENCE
○	○	BRICK/CONCRETE FENCE
○	○	CURB & GUTTER
○	○	FIRE LANE DEMARCATION
○	○	HANDICAP ACCESS ROUTE
○	○	INFORMAL WALKWAYS
○	○	RAIL
○	○	WELLSHOP
○	○	BOLLARD
○	○	CLAMP/TEE
○	○	TRAIL COMPACTOR
○	○	PARKING COURT (REGULAR SPACES)
○	○	PARKING COURT (HANDICAP SPACES)
○	○	HANDICAP SPACE
○	○	TRUCK

**ACCESSIBILITY NOTES**

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. (TAS 4.3.7)
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. (TAS 4.3.2)
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. (TAS 4.3.2)
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 4.3.1)

**NOTES**

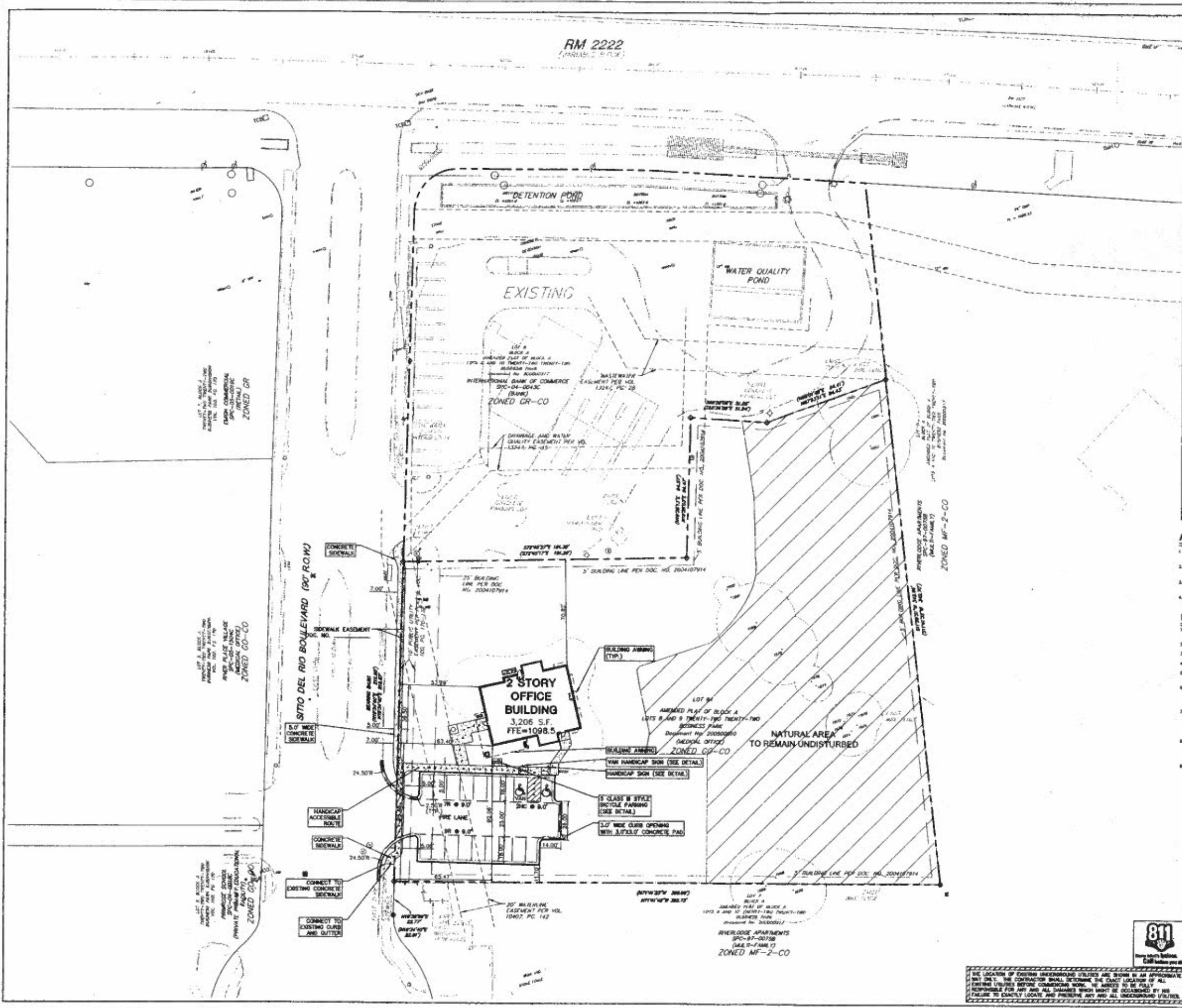
- ALL SIGN FACING DIMENSIONS ARE 1/8" TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL DRIVEWAYS ARE TWO-WAY AND CITY OF AUSTIN TYPE A COMMERCIAL DRIVEWAYS.
- THERE ARE NO VERTICAL CLEARANCE ISSUES WITHIN THE FIRE LANE.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
- BUILDINGS SHALL BE DESIGNED TO WITHSTAND TO THE GREATEST EXTENT FEASIBLE WINDING MAXIMUM DESIGN WIND SPEEDS OF 130 MPH AND WIND URBAN DESIGN WIND SPEEDS OF 140 MPH. WIND URBAN DESIGN WIND SPEEDS OF 140 MPH ARE NOT PROHIBITED.
- ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND FULLY ENCLOSED IN COMPLIANCE WITH SUBCHAPTER 2.24. ALL THE LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER 2.24. ALL THE LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER 2.24. ALL THE LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER 2.24.
- INDICATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 4" CONCRETE CURB OR OTHER CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS. COMPLY WITH EOL SECTION 2.4.1, "PROTECTION OF LANDSCAPE AREAS."
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

**FOR CITY USE ONLY**

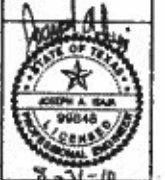
SITE PLAN APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ OFFICE SECTION: \_\_\_\_\_  
 OF THE CITY OF AUSTIN CODE \_\_\_\_\_  
 EXPIRATION DATE (09-01-10): \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_  
 PROJECT EXPIRATION DATE (09-01-10): \_\_\_\_\_



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.



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**SITE PLAN**

**AUSTIN ORTHODONTICS**  
**66TH SITIO DEL RIO BOULEVARD**

**AUSTIN**  
**ORTHODONTICS**

DRAWN BY: LKC  
 DESIGNED BY: CBL  
 REVIEWED BY: JAY  
 PROJECT NO.: 2218-01-30

SHEET  
**09**  
 OF 20