

HARRIS GLEN COMMONS AMENITY CONDITIONAL USE SITE PLAN

1427 DEXFORD DRIVE
AUSTIN, TEXAS 78753

C10

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LEGAL DESCRIPTION:

AMENDED PLAT OF LOT 1A, BLOCK C, RESUBDIVISION OF LOTS 39 & 40, BLOCK C, HARRIS RIDGE PHASE 3 SECTION 1, RECORDED IN DOCUMENT No. 201000055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER:

HARRIS GLEN ASSOCIATION, INC.
c/o GOODWIN MANAGEMENT, INC.
MARILYN CHILDRESS
11149 RESEARCH BLVD. SUITE 100
AUSTIN, TEXAS 78759-5227
512-502-7509

ENGINEER:

RIVERA ENGINEERING
MICHAEL RIVERA, P.E.
P.O. BOX 90485
AUSTIN, TEXAS 78709-0485
512-899-3310 PHONE
512-899-3318 FAX

ARCHITECT:

KEN BLEVINS, AIA
12921 LATCHWOOD LANE
AUSTIN, TX. 78753
512-670-2190

LAND PLANNER:

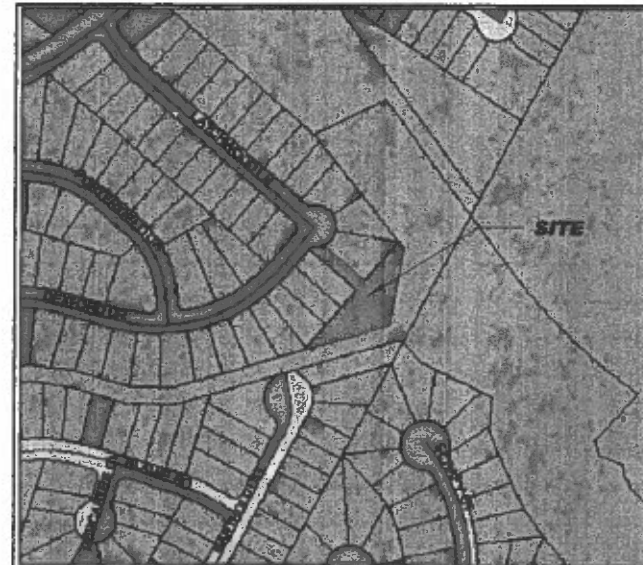
HOLT PLANNERS
DAVID HOLT
P.O. BOX 10903
AUSTIN, TX. 78766
512-327-4860

LANDSCAPE ARCHITECT:

RICHARD M. CRANK, ASLA
7301 N. FM 820 - STE. 155 #195
AUSTIN, TEXAS 78728
512-474-1220 PHONE
512-474-1248 FAX

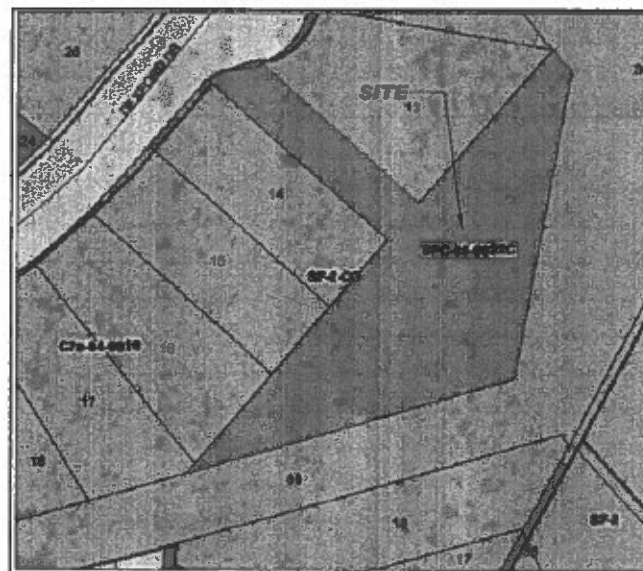
NOTES:

- 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 SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THIS PROJECT IS LOCATED WITHIN THE HARRIS BRANCH WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED BY THE CITY OF AUSTIN.
- A PORTION OF THIS SITE IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0270H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO MODIFY OR CHANGE SILT FENCE PLACEMENT AS PER SECTION 25-8-183 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- DUST PREVENTION IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, OR AS OTHERWISE DIRECTED BY THE OWNER OR HIS/HER REPRESENTATIVE, SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE. THIS WILL INCLUDE SPRAYING WATER ON ALL DISTURBED AREAS, SPOILS PILES, OR HAUL MATERIALS ASSOCIATED WITH THE PROJECT.
- 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 COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGE TO THE OWNER.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER/DEVELOPER'S EXPENSE.
- BUILDING CONSTRUCTION SITE IMPROVEMENTS SUBJECT TO A THIRD PARTY CONTRACT PLUMBING INSPECTION.
- THE DETENTION POND WHICH SERVES THIS SITE WAS CONSTRUCTED WITH THE HARRIS RIDGE, PHASE 3, SECTION 1 SUBDIVISION IMPROVEMENTS.



LOCATION MAP - MAPSCO PAGE 497B - GRID MN33
N.T.S.

SUBMITTAL DATE: APRIL, 2010



ZONING MAP
N.T.S.

Inspection Notice: Please call Watershed Protection and Development Review, Construction Inspection Division at (512) 463-6000 for arrangements for payment of inspection fees and job management for inspection of the public utilities related to this site. Inspection fees must be paid before any pre-construction meeting can be held.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

AUSTIN WATER UTILITY
EXPIRATION DATE
MAR 01 2014

THE CITY OF AUSTIN BOARD OF ADJUSTMENT VARIANCE CASE NO. C15-2009-0132 WAS GRANTED ON DECEMBER 14, 2009, FROM THE FOLLOWING SECTIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE:
A. LDC SECTION 25-2-837 (B)
MINIMUM ROW WIDTH FROM 60 TO 50 FEET TO ERCT A COMMUNITY RECREATION USE IN AN SF-2-CO ZONING DISTRICT.
B. LDC SECTION 25-6, APPENDIX A, SCHEDULE B
FROM 27 REQUIRED OFF-STREET PARKING SPACES TO 7 OFF-STREET PARKING SPACES FOR A COMMUNITY RECREATION USE IN AN SF-2-CO ZONING DISTRICT.

REQUIRED FIRE FLOW RATE FOR THIS SITE IS 1,500 GPM. THIS FLOW RATE IS BASED ON THE LARGEST BUILDING SIZE OF 940 SQUARE FEET AND BUILDING TYPE V-B. THE AVAILABLE FIRE FLOW RATE IS GREATER THAN 1,500 GPM. THE REQUIRED FIRE FLOW RATE IS BASED ON THE AREA OF THE LARGEST BUILDING, CONSTRUCTION TYPE, AND SPRINKLERED OR NOT (PER AFD) IN ACCORDANCE WITH IFC TABLE B105.1.

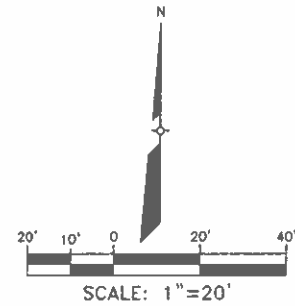
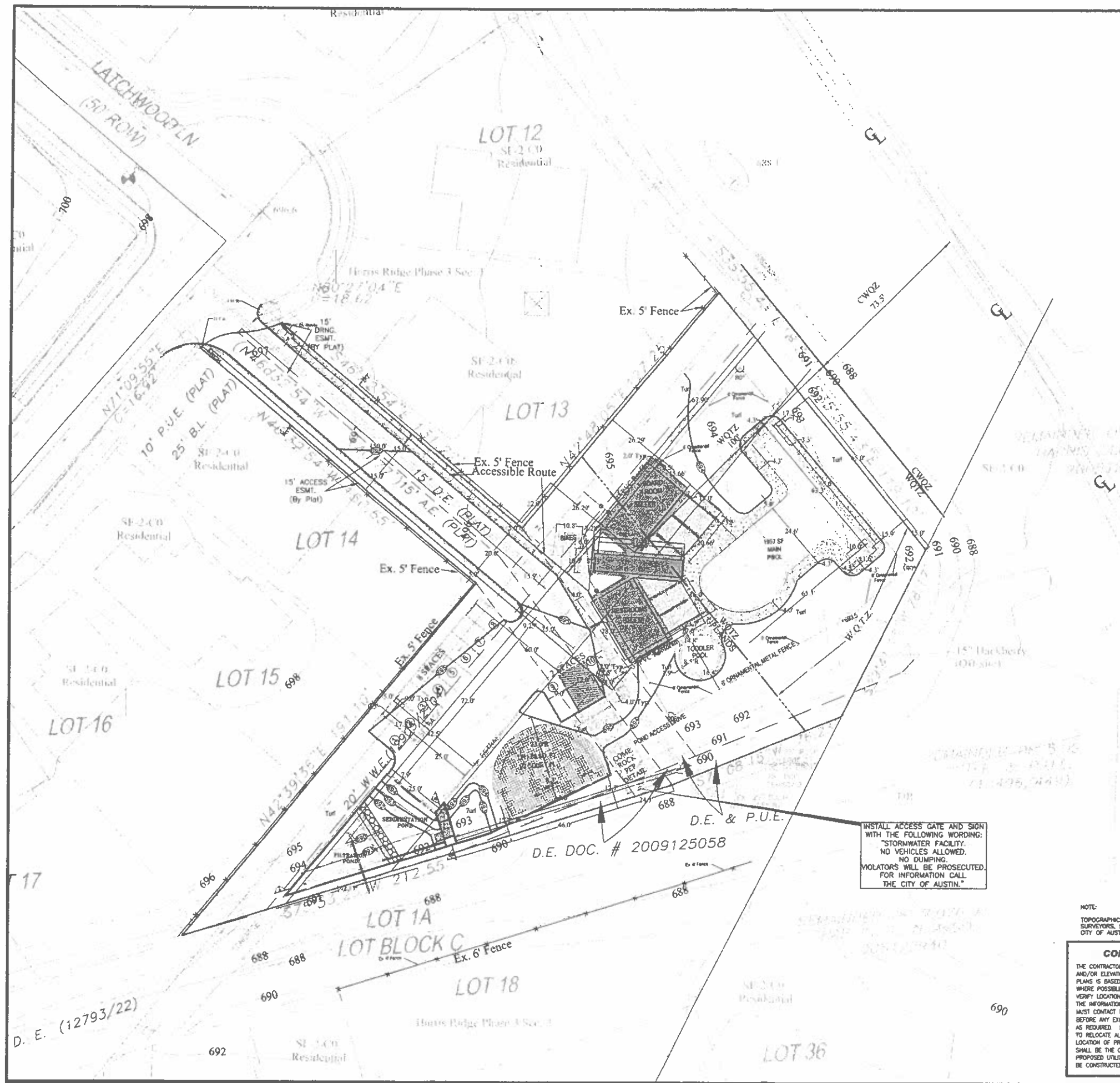
THESE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER A OF THE CITY OF AUSTIN DEVELOPMENT CODE.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE DESIGN ENGINEER.

RIVERA ENGINEERING

P.O. BOX 90485
Austin, Texas 78709-0485
Telephone (512) 899-3310 * Fax (512) 899-3318
FIRM REGISTRATION NUMBER 11492

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LEGEND

- ① PARKING SPACES
- GROSS BUILDING AREA
- SIDEWALK-CONC.
- ORNAMENTAL IRON FENCE
- EXISTING FENCE
- CROSS WALK/ACCESSIBLE AISLE
- FIRE HYDRANT
- FL FIRE LANE
- ☒ DUMPSTER
- BIKE RACKS
- EX. WASTEWATER LINE
- DOUBLE GATE
- BUILDING ENTRY/EXIT DOOR
- RETAINING WALL
- WATER & WW EASEMENTS SERVICES
- SHADE CLOTH CANOPY

SITE PLAN RELEASE NOTES:

- 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 & Development Review Department.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- Additional electric easements may be required at a later date.
- Water and Wastewater service will be provided by Windermere Utility Company.
- All existing structures shown to be removed will require a demolition permit from the City of Austin, Planning & Development Review Department.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- For driveway construction: The owner is responsible for all costs for relocation of, or damage to, utilities.
- For construction within the right-of-way, a ROW excavation permit is required.
- No Demolition of Structures is required for this site.
- This site is located in the Desired Development Zone. Expiration for this site plan will be five years from the date of approval; however, under Project Duration, LDC 25-1-335(C)(3) the site plan can only be extended to a maximum of five years from initial submission date of 2010. Therefore Phase I for the site will be completed prior to the five year expiration date.
- Board of Adjustment Variance Case # C15-2009-0132 was granted on December 14, 2009, from the following Sections of the City of Austin Land Development Code:
 - A. LDC Section 25-2-837 (B) Minimum ROW width from 60 to 50 feet to erect a Community Recreation use in an SF-2-CO zoning district.
 - B. LDC Section 25-6, Appendix A, Schedule B From 27 required off-street parking spaces to 10 off-street parking spaces for a Community Recreation use in a SF-2-CO, zoning district.

COMPATIBILITY NOTES:

- All exterior lighting will be hooded or shielded from the view of adjacent residential property (Section 25-2-1064).
- 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 (Section 25-2-1067).
- The use highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited (Section 25-2-1067).
- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses (Section 25-2-1067).

TABULATION

BUILDING DATA		PARKING DATA	
Proposed Use	Community Recreation	*Parking Provided	
Zoning	SF-2-CO	Standard Spaces	9
Gross Site Area	0.835 AC.	Accessible Spaces	1
Gross Building Area	939.8 SF	Total Spaces	10
Restrooms	438.7 SF	Bike Spaces	5
Board Room	501.1 SF		
Floor Area Ratio (FAR)	0.025		
Building Coverage	1,194 SF		
% Building Coverage	3.28%		
Building Height	One Story		
Entryway	15'-8"		
Restroom	12'-10"		
Board Room	12'-10"		
Foundation Type	Conc. Slab on Grade		
Impervious Cover/%	Proposed I.C.	Allowable I.C.	
Uplands Area/50%	12,036 SF/0.276 AC	10,890 SF/0.25 AC	
WOTZ Area/30%	2,499 SF/0.06 AC	3,920 SF/0.09 AC	
TOTALS	14,537 SF/0.336 AC	14,810 SF/0.34 AC	

NOTE:

TOPOGRAPHIC AND TREE SURVEY PROVIDED BY ROY D. SMITH SURVEYORS, P.C. CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN TOPOGRAPHIC INFORMATION.

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER, AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

SITE PLAN RELEASE

Sheet 5 of 22

FILE NUMBER: **SPC-2010-0162C** APPLICATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: **05/09/10**
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: **N/A**
APPROVED BY CITY COUNCIL ON: **N/A**
under Section **112** of Chapter **25-5** of the Austin City Code.
Director, Planning and Development Review Department
DATE OF RELEASE: _____ Zoning: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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DESIGNED BY: STAFF
DRAWN BY: STAFF
CHECKED BY: STAFF
DATE: MARCH 2011
SCALE: AS NOTED
REVISED BY: MAR

RIVERA ENGINEERING
P.C. and Survey
10000 N. Mopac Expressway, Suite 1000
Austin, Texas 78753
Phone: (512) 336-3377 • Fax: (512) 336-3349
www.rivera-engineering.com

HARRIS GLEN COMMONS AMENITY
1427 DEXFORD DRIVE
AUSTIN, TEXAS 78753

SITE PLAN

