

071

FILE: B:\Projects\2011\173\173-174-Mansfield Water Treatment Plant\CAD\sheet\Sheet.dwg TAD: 11/11/2011 1:16 PM BY: CLENN.DGP

ENGINEERING
RIVER CITY
3801 SOUTH #1 STREET
ARVING, TEXAS 76010-7047
PHONE: (817) 442-5000
FAX: (817) 442-6522
NEW MOUNTAIN DRIVE ROAD, SUITE C
NEW MOUNTAIN, TEXAS 78050
PHONE: (512) 836-5288
FAX: (512) 836-5201

TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 17
MANSFIELD WATER TREATMENT PLANT

STREET VIEW LOCATION



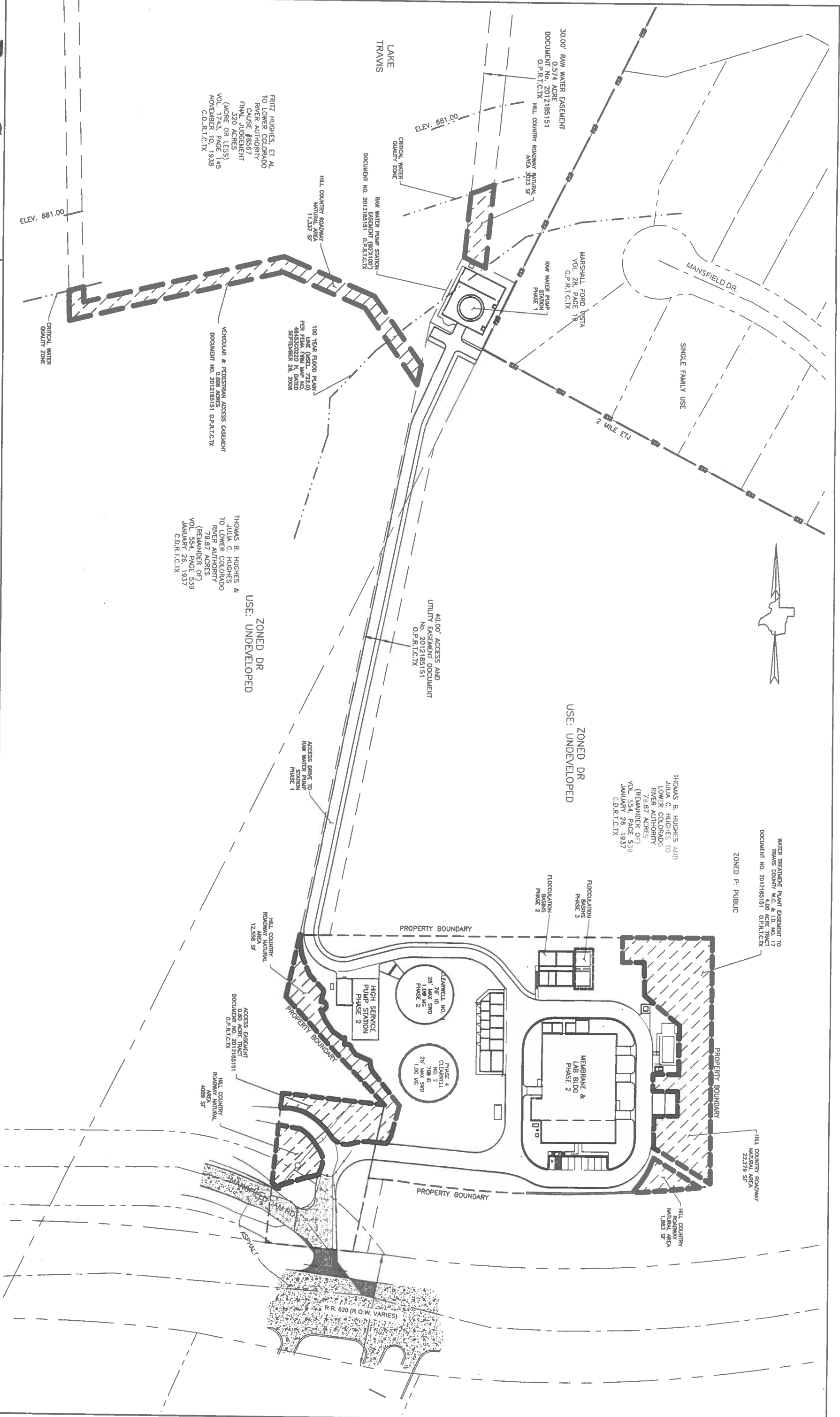


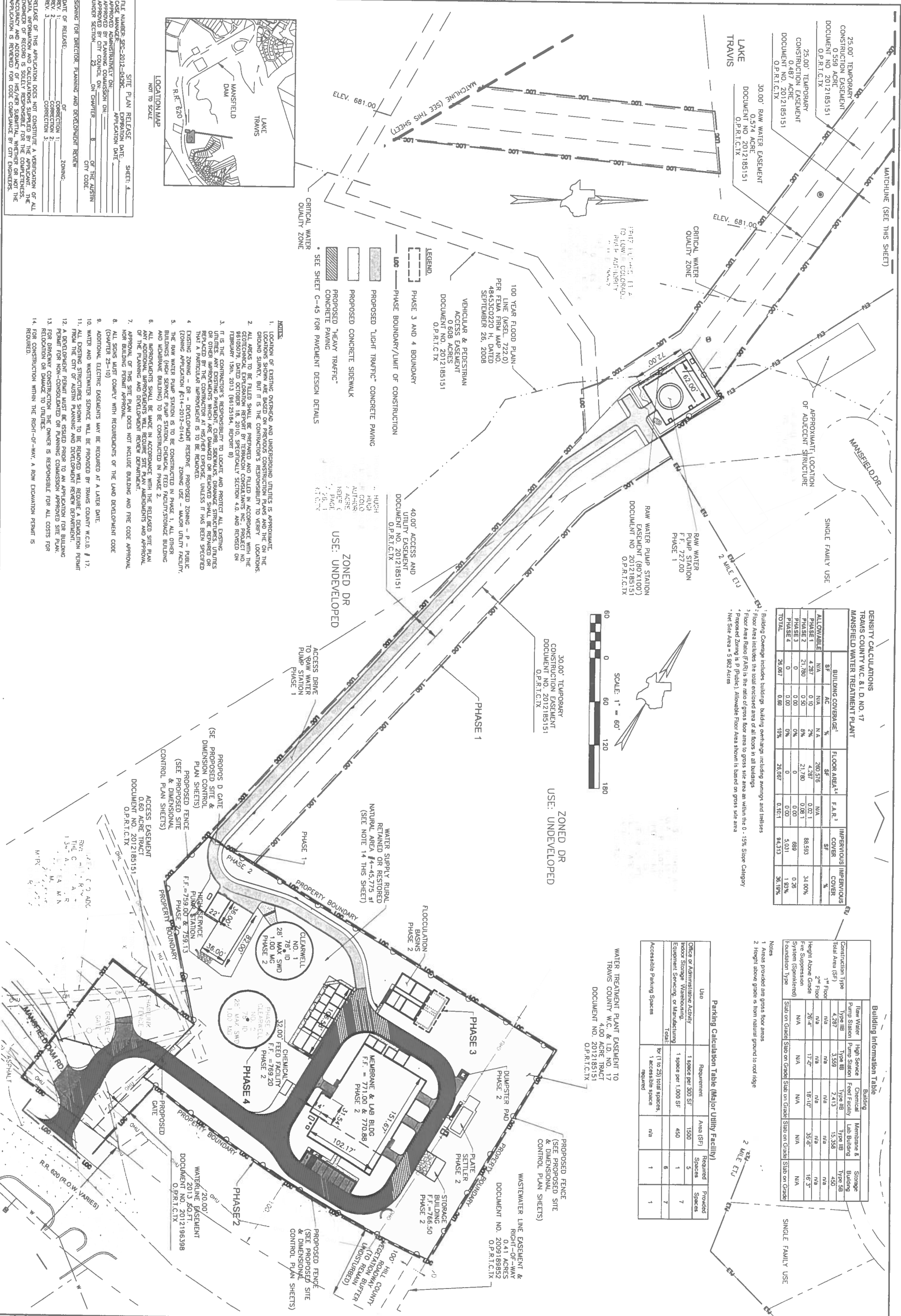
CIVIL, ENVIRONMENTAL & CONSULTING

3801 SOUTH 1 ST STREET AUSTIN, TEXAS 78704 PHONE 451-2144-3008 FAX 451-2144-6522	1011 W. COUNTRY LANE ROAD SUITE C NEW BRAUNFELS, TEXAS 78130 PHONE 430-0125-5586 FAX 430-0125-3601
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TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 17
MANSFIELD WATER TREATMENT PLANT

SITE PLAN BUILDING HEIGHT WAIVER REQUEST





DENSITY CALCULATIONS
TRAVIS COUNTY W.C. & I.D. NO. 17
MANSFIELD WATER TREATMENT PLANT

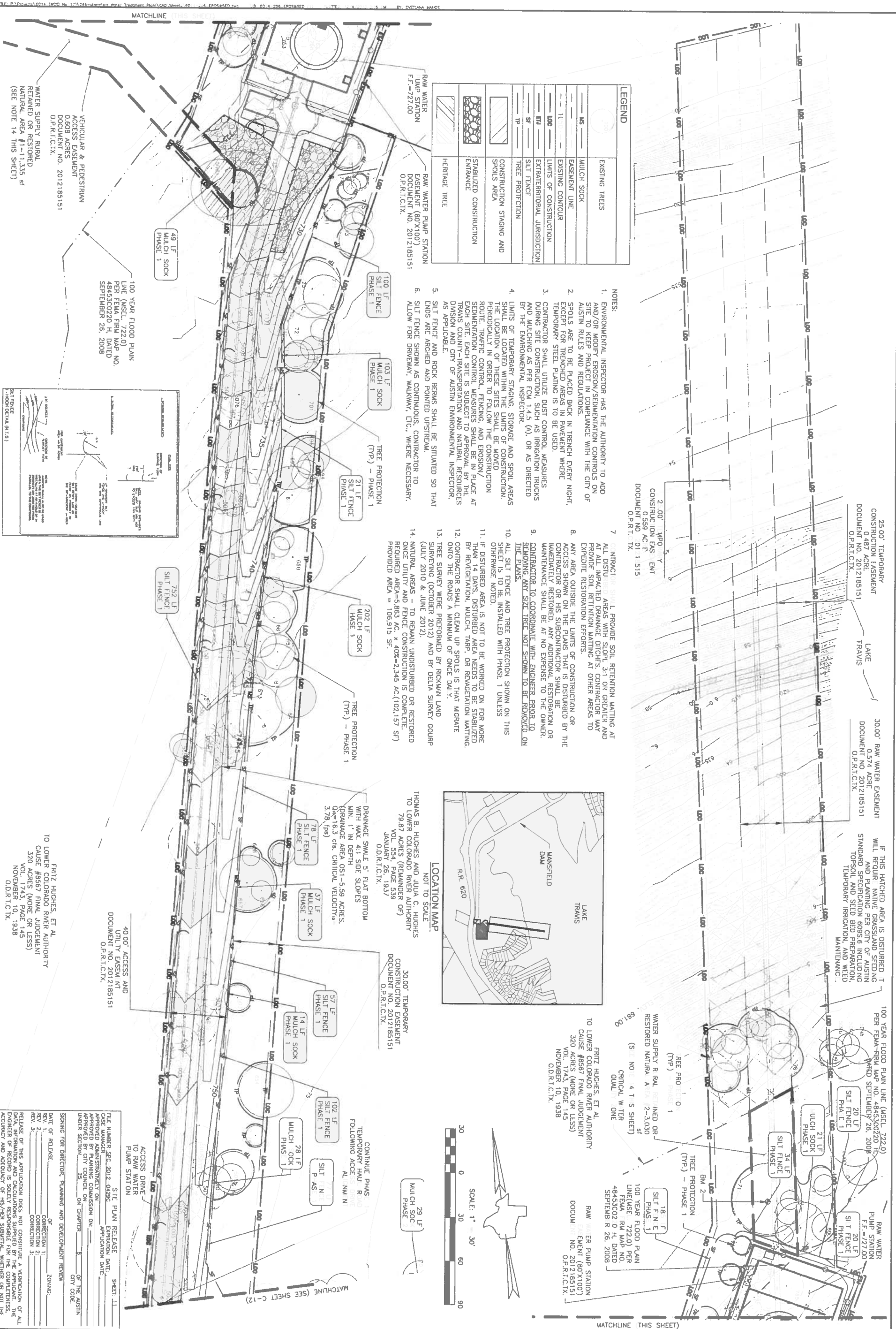
	BUILDING COVERAGE	FLOOR AREA	F.A.R.	IMPERVIOUS COVER	IMPERVIOUS COVER
	SF	%	SF	%	%
ALLOWABLE	N/A	N/A	280,576	N/A	
PHASE 1	4,287	0.10	2%	0.03	0.03
PHASE 2	21,780	0.50	6%	0.06	0.06
PHASE 3	0	0.00	0%	0.00	0.00
PHASE 4	0	0.00	0%	0.00	0.00
TOTAL	26,067	10%	280,576	0.03	0.03

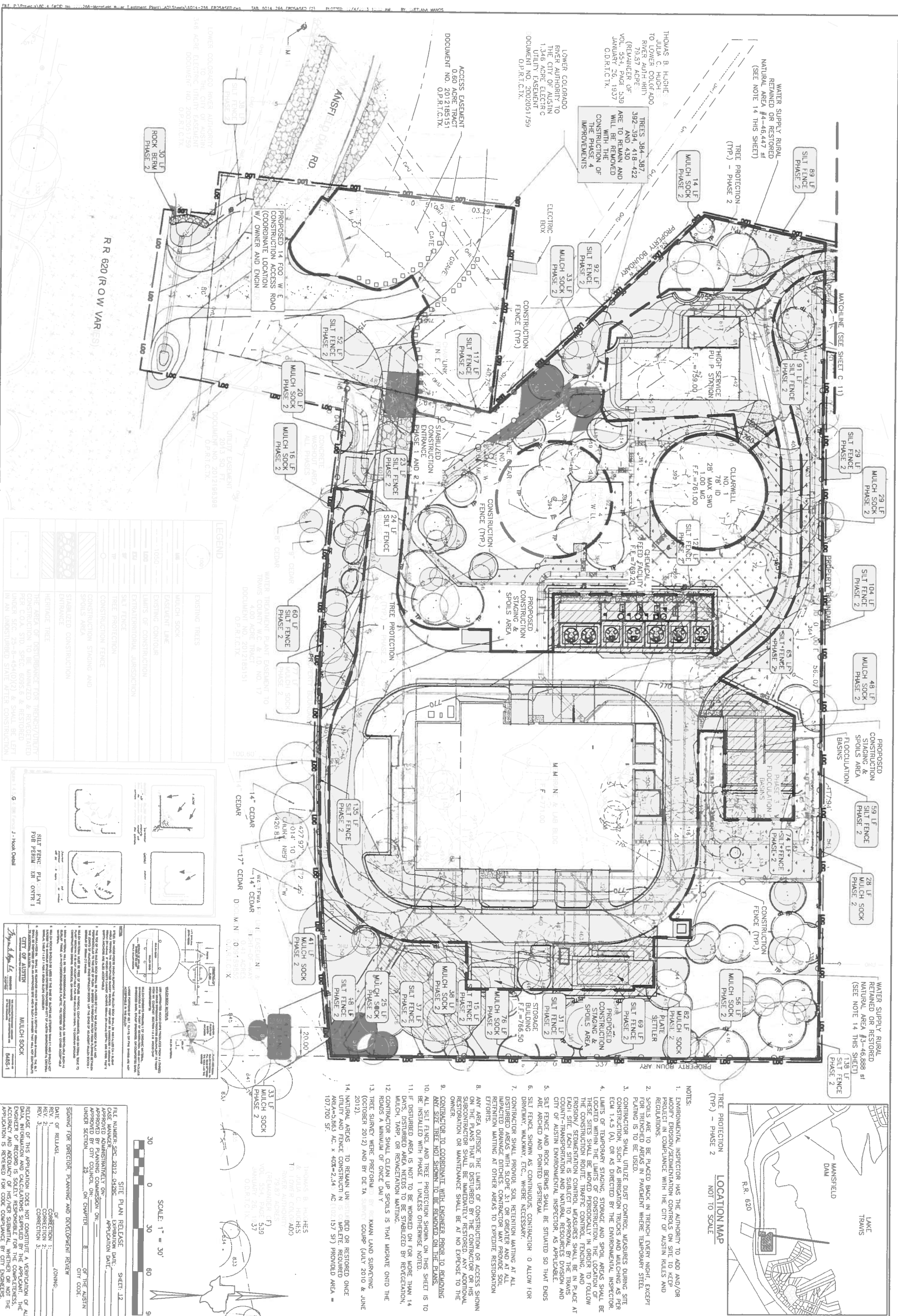
Parking Calculation Table (Major Utility Facility)

Use	Requirement	Area (SF)	Required Spaces	Provided Spaces
Office or Administrative Activity	1 space per 300 SF	1500	5	5
Indoor Storage Warehouse, Equipment Servicing, or Manufacturing	1 space per 1,000 SF	450	1	7
Total:	for (1 to 25) total spaces, 1 accessible space required		n/a	1

Building Information Table

Building	Raw Water Pump Station	High Service Pump Station	Chemical Feed Facility	Wastewater Lab Building	Storage Building
Construction Type	Type III	Type III	Type III	Type III	Type III
Total Area (SF)	4,287	3,589	2,413	15,358	450
1st Floor	n/a	n/a	n/a	n/a	n/a
2nd Floor	n/a	n/a	n/a	n/a	n/a
Height Above Grade (Feet)	28'-4"	17'-0"	18'-10"	35'-6"	16'-3"
Fire Suppression System (Sprinklered)	N/A	N/A	N/A	N/A	N/A
Foundation Type	Slab on Grade	Slab on Grade	Slab on Grade	Slab on Grade	Slab on Grade





25.00' TEMPORARY
CONSTRUCTION EASEMENT
0.487 ACRE
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

25.00' TEMPORARY
CONSTRUCTION EASEMENT
0.559 ACRE
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

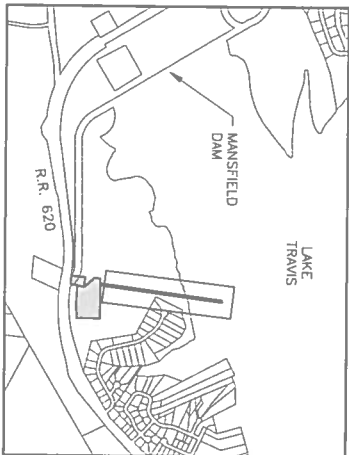
30.00' RAW WATER EASEMENT
0.574 ACRE
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

NOTES:

1. LOCATION OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES IS APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES. ANY EXISTING PAVEMENT CURB, SIDEWALKS, DRAINAGE STRUCTURES, OR OTHER IMPROVEMENTS WHICH ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDINGS MUST BE DESIGNED TO USE BUILDING MATERIALS THAT ARE COMPATIBLE WITH THE ENVIRONMENT OF THE HILL COUNTY, INCLUDING ROCK, STONE, BRICK, AND WOOD. MIRRORRED GLASS WITH A REFLECTANCE OF MORE THAN 20% IS PROHIBITED.
4. ALTERNATIVE EQUIVALENT COMPLIANCE IS GRANTED FROM SECTION 2.3.1 AND 2.2.5 DUE TO SAFETY MEASURES REQUIRED AROUND THIS MAJOR USE FACILITY. THE SITE WILL PROVIDE AN OUTDOOR SEATING AREA FOR EMPLOYEE USE.

KEYNOTES:

- ① PROPOSED CONCRETE SIDEWALK, DIMENSION AS SHOWN, SEE DETAIL SHEET C-45.
- ② HANDICAP ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C-46.
- ③ CONCRETE PAVEMENT, SEE OVERALL SITE AND PAVING PLAN AND DETAIL SHEET C-45.
- ④ SPILL CURB AND GUTTER, SEE DETAIL SHEET C-47.
- ⑤ BLUE PAVEMENT MARKER AT EACH FIRE HYDRANT, SEE DETAIL SHEET.
- ⑥ FIRE LANE STRIPING.
- ⑦ SIDEWALK CURB RAMP, SEE DETAIL SHEET C-44.
- ⑧ CONCRETE WHEEL STOP, SEE DETAIL SHEET C-44.
- ⑨ 6"x6" DUMPSITER.
- ⑩ CONCRETE DRIVEWAY, SEE DETAIL E, SHEET C-45.
- ⑪ AC UNITS ON CONCRETE HOUSE KEEPING PAD, SEE HVAC



THOMAS B. HUGHES AND JULIA C. HUGHES
TO LOWER COLORADO RIVER AUTHORITY
79.87 ACRES (REMAINDER OF)
VOL. 554, PAGE 539
JANUARY 26, 1937
O.D.R.I.C.T.X.

6.00' WIDE BOD PAVE 85
INTERLOCK CELLULAR PAVING
SYSTEM FOR H2S VEHICLE
LOADING OR APPROVED EQUAL
(561 S.Y. - PHASE 1)
(LINE OUTSIDE EDGE OF PAVING SYSTEM
W/CONSTRUCTION ROCK APPROX. EVERY 50'
COORDINATE W/OWNER AND ENGINEER)

30.00' TEMPORARY
CONSTRUCTION EASEMENT
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

FRITZ HUGHES, ET AL
TO LOWER COLORADO RIVER AUTHORITY
CAUSE #8567 FINAL JUDGEMENT
320 ACRES (MORE OR LESS)
VOL. 1743, PAGE 145
NOVEMBER 10, 1938
O.D.R.I.C.T.X.

100 YEAR FLOOD PLAIN LINE (MSL 722.0)
PER FEMA FIRM MAP NO. 48453C0220 H
DATED SEPTEMBER 28, 2008

RAW WATER PUMP STATION
(F.F.=727.00
MAX. HEIGHT = 26'-4")

HILL COUNTRY ROADWAY
NATURAL AREA 5023 SF

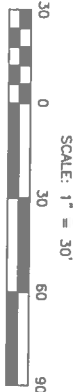
PROPOSED AC UNIT ON
HOUSEKEEPING PAD
SEE HVAC SHEET C-17

8' SECURITY FENCE
(SEE DETAIL SHEET C-46)

RAW WATER PUMP STATION
EASEMENT (80'X100')
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

CRITICAL WATER
QUALITY ZONE

ELEV. 681.00



FIRE LANE SIGN
(SEE DETAIL SHEET C-46)

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION
C14	15.26	80.11	10.9176	N18° 29' 12.98"E

LINE TABLE	
NO.	LENGTH
L1	32.42
L3	40.00

FRITZ HUGHES, ET AL
TO LOWER COLORADO RIVER AUTHORITY
CAUSE #8567 FINAL JUDGEMENT
320 ACRES (MORE OR LESS)
VOL. 1743, PAGE 145
NOVEMBER 10, 1938
O.D.R.I.C.T.X.

40.00' ACCESS AND
UTILITY EASEMENT
DOCUMENT NO. 2012185151
O.P.R.I.C.T.X.

10.00'

14.00'

ACCESS DRIVE
TO RAW WATER
PUMP STATION

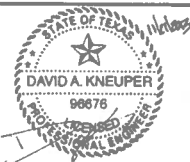
END PHASE 1
ACCESS DRIVE

SITE PLAN RELEASE
DATE: _____
APPROVED BY: _____
APPROVED BY PLANNING COMMISSION ON: _____
UNDER SECTION 25 OF CHAPTER 8 OF THE AUSTIN
CITY CODE

DATE OF RELEASE: _____
CORRECTION 1: _____
CORRECTION 2: _____
CORRECTION 3: _____

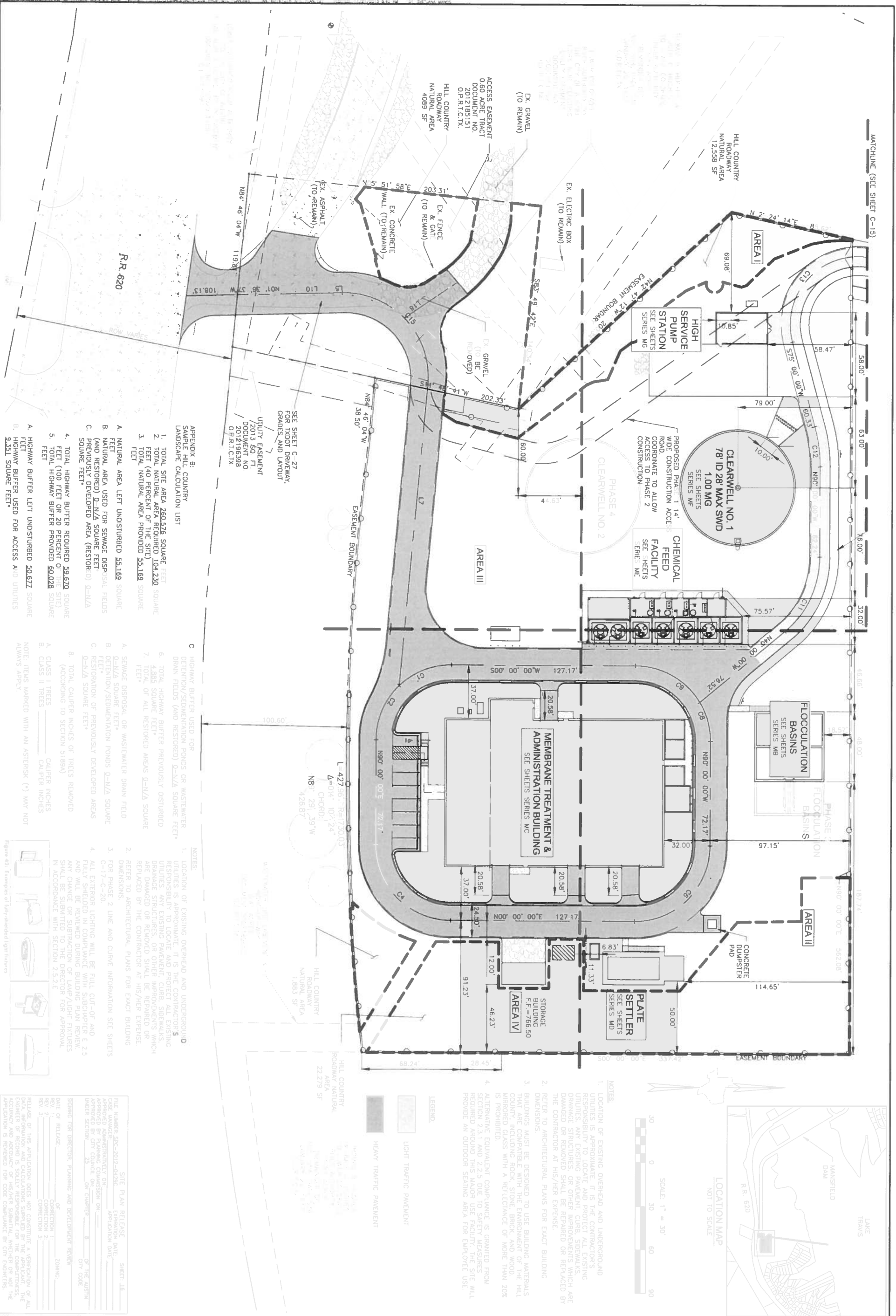
RELINQUISHMENT OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL
DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE
ENGINEER OR ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS,
ACCURACY AND VALIDITY OF THE INFORMATION AND CALCULATIONS FOR THE
APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

TRAVIS COUNTY W.C. & I.D. NO. 17
MANSFIELD WATER TREATMENT PLANT
PHASE 1 & 2
PROPOSED SITE & DIMENSIONAL CONTROL PLAN -
PHASE 1
SHEET 1 OF 6



NO.	REVISIONS	APPD.	DATE
DESIGN BY:	WP, DK	FILE NAME:	6014-268LPROP SITE PLAN
DRAWN BY:	BLM, GDP	DATE:	DECEMBER 2011
CHECKED BY:	----	PROJECT NO:	6014-266

SHEET: C-15
SHEET NO. 15
OF 53 SHEETS



- APPENDIX B:
SAMPLE HILL COUNTRY
LANDSCAPE CALCULATION LIST
1. TOTAL SITE AREA 260,526 SQUARE FEET
 2. TOTAL NATURAL AREA REQUIRED 104,230 SQUARE FEET (40 PERCENT OF THE SITE)
 3. TOTAL NATURAL AREA PROVIDED 55,169 SQUARE FEET
- A. NATURAL AREA LEFT UNDISTURBED 55,169 SQUARE FEET
B. NATURAL AREA USED FOR SEWAGE DISPOSAL FIELDS
C. PREVIOUSLY DEVELOPED AREA (RESTOR.) 0-N/A SQUARE FEET
4. TOTAL HIGHWAY BUFFER REQUIRED 59,670 SQUARE FEET (100 FEET OR 20 PERCENT OF SITE)
 5. TOTAL HIGHWAY BUFFER PROVIDED 50,028 SQUARE FEET
- A. HIGHWAY BUFFER LEFT UNDISTURBED 50,677 SQUARE FEET
B. HIGHWAY BUFFER USED FOR ACCESS AND UTILITIES 9,351 SQUARE FEET

- C. HIGHWAY BUFFER USED FOR DETENTION/SEDIMENTATION PONDS OR WASTEWATER DRAIN FIELDS (AND RESTORED) 0-N/A SQUARE FEET
6. TOTAL HIGHWAY BUFFER PREVIOUSLY DISTURBED 4,885 SQUARE FEET
 7. TOTAL OF ALL RESTORED AREAS 0-N/A SQUARE FEET
- A. SEWAGE DISPOSAL OR WASTEWATER DRAIN FIELD 0-N/A SQUARE FEET
B. DETENTION/SEDIMENTATION PONDS 0-N/A SQUARE FEET
C. RESTORATION OF PREVIOUSLY DEVELOPED AREAS 0-N/A SQUARE FEET
- B. TOTAL CALIPER INCHES OF TREES REMOVED (ACCORDING TO SECTION 51.89A)
- A. CLASS I TREES _____ CALIPER INCHES
B. CLASS II TREES _____ CALIPER INCHES
- NOTE: TREES MARKED WITH AN ASTERISK (*) MAY NOT ALWAYS APPLY.

- NOTES:
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 2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 3. FOR PHASE 2 LINE AND CURVE INFORMATION SEE SHEETS C-17-C-20.
 4. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 ANY CHANGE OR SUBTRACTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

LEGEND

HEAVY TRAFFIC PAVEMENT

LIGHT TRAFFIC PAVEMENT

LOCATION MAP
NOT TO SCALE

SCALE: 1" = 30'

FIGURE 425: Examples of fully-shielded light fixtures

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SITE PLAN RELEASE SHEET 16

FILE NUMBER: SEC-2012-04296

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

APPROVED BY CITY COUNCIL ON: _____

UNDER SECTION: _____

ON CHAPTER: _____

OF THE: _____

CITY CODE: _____

DATE OF RELEASE: _____

OR

CORRECTION 1: _____

REV. 2: _____

CORRECTION 2: _____

REV. 3: _____

CORRECTION 3: _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS. THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.