All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 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

25' Compatibility Setback

36" RCP

MEADOWBROOK SUBDIVISION
VOL. 87 PAGE 194A-194-B

MF-3-NP
USE: APARTMENTS

(N30°16'E 68.20')
N27°55'03"E 68.22'

(N30°16'00"E 86.43')
N27°55'03"E 86.42'

54.75

10' REAR SETBACK

EXISTING RESIDENCE

SF-6-NP
USE: SINGLE FAMILY

LOT 18

OUTBUILDING

OUTBUILDING

N71°08'09"W 127.91'
(N68°55'W)

SEC. 1 OF SOUTHWOOD SUBDIVISION
BOOK 7 PAGE 45

LOT 19

SF-6-NP
USE: SINGLE FAMILY

EXISTING RESIDENCE

25' COMPATIBILITY

810 SF OPEN SPACE

3'x5' RISER BOX
2½" SINGLE SNOOT
FIRE DEPARTMENT

2 MAIL BOX PAD

10'x6' BIKE PAD

SLAB ON GRADE

2300-A FFE:556.7 GFE:556.5
2300-B FFE:556.7 GFE:556.5
2300-C FFE:556.7 GFE:556.5
2300-D FFE:556.7 GFE:556.5
2300-E FFE:556.7 GFE:556.5
2302-F FFE:556.7 GFE:556.5

S70°49'10"E 407.08'

6-16"x12" GAS METERS & ELECTRIC PANEL

(S68°21'E 81.95')
S70°37'33"E 81.93'

EXISTING BUILDING

MF-4-NP
USE: 4-PLEX

LOT 1

5' SIDE SETBACK

15' FRONT SETBACK

ONE WAY

ONE WAY

INSTALL 3 ELEC. PULL BOX

EXIT ONLY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

NOTE
CONTACT "ONE-CALL" BEFORE TRENCHING, DIGGING, OR EXCAVATING WITHIN ANY OF THE UTILITY EASEMENTS, AND VERIFY THE LOCATIONS OF ALL UTILITIES.

LOT 20

EXISTING RESIDENCE

SF-6-NP
USE: DUPLEX

NOT AN EXIT

ENTRANCE ONLY

5TH STREET

SOUTH

25' Compatibility Setback

GR-MU-CO-NP
USE: MULTI-FAMILY

10 6 0 10 20
1"=10'

ALM

LEGEND

- POWER POLE
- GUY WIRE
- O.H. — OVERHEAD UTILITY LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- W — WATER LINE
- WASTEWATER MANHOLE
- WW — WASTEWATER LINE
- CONCRETE
- 748 — CONTOURS 5FT
- 739 — CONTOURS 1FT

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
	S11°08'44"W	85.88'	86.05'	629.15'
	(S13°43'W)	(85.95')	(86.00')	
	S05°18'23"W	53.36'	53.37'	629.15'
	(S07°22'W)	(53.42')	(53.43')	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S28°03'24"W	15.10'
	(S30°04'W)	(15.08')

MS = MULTI-STEM
CB = CHINABERRY MLB = MULBERRY
HB = HACKBERRY
S&M - SAVED AND MITIGATED
C.A.L. - SEE LETTER FROM CITY ARBORIST

TREE TAG NO.	DESCRIPTION
REMOVE 200	10" HB
REMOVE 201	MS 12" 9" HB
REMOVE 202	10" HB
REMOVE 203	28" HB(C.A.L.)
204	17" HB
205	12" HB
REMOVE 206	12" PECAN
REMOVE 207	10" HB
REMOVE 208	14" HB
209	MS 8" 8" DEAD
S&M210	12" HB
REMOVE 211	MS 17" 9" HB
REMOVE 212	MS 17" 8" HB
REMOVE 213	20" CB
214	8" HB
215	MS 13" 12" HB
216	9" HB
217	10" HB
S&M218	19" HB
REMOVE 219	MS 13" 12" HB
220	MS 9" 6" HB
S&M221	11" MLB
222	19" HB

SEQUENCE OF CONSTRUCTION:
SEE EROSION CONTROL PLAN

NOTES:
1. NO PORTION OF THIS SITE IS WITHIN THE F.E.M.A. FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE Map Number 48453C0585H, FOR TRAVIS COUNTY, TEXAS EFFECTIVE FEBRUARY 24, 2008.
2. CONTRACTOR SHALL CALL ONE CALL CENTER (1-800-245-4545 OR 1-800-545-6005) OR DIG TESS (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
5. ALL CURBS ALONG FIRE ZONE WILL BE PAINTED RED, AND STENCILED WITH THE WORDS "FIRE ZONE/NON-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35 FOOT INTERVALS ALONG CURB. ADDITIONAL SIGNS WILL SHALL BE POSTED AT INTERVALS OF 50' OR LESS.
6. WATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN.
7. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
9. ALL ROADWAYS ARE DESIGNED TO SUPPORT HEAVY FIRE DEPT. APPARATUS.
10. CITY GARBAGE PICKUP IS PROPOSED. CURB SIDE.
11. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
12. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
13. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SITE PLAN RELEASE NOTES
a.) All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
b.) For construction within the right-of-way, a ROW excavation permit is required.

SITE AREA	sf	
GROSS SITE AREA	15811	
BUILDING COVERAGE	5602.2	35.2%
IMPERVIOUS COVER	9515	59.50%
GROSS FLOOR AREA	9,980.0	
FLOOR AREA RATION	9960.0	0.626:1

CONDO UNITS	STORIES	BEDROOMS	HEIGHT	SQ FT 1ST FLR	SQ FT 2ND FLR	SQ FT 3RD FLR	TOTAL CONDITIONED
2300 A	2	1	26'-6"	497	869	–	1,366
2300 B	3	2	34'-5 1/2"	496	816	529	1,841
2300 C	3	2	34'-5 1/2"	496	816	529	1,841
2300 D	3	2	34'-5 1/2"	496	816	529	1,841
2302 E	3	2	34'-5 1/2"	498	763	529	1,788
2302 F	2	1	26'-6"	507	776	–	1,283
TOTAL:				2,988	4,856	2,116	9,960

FACILITY USE: CONDOMINIUM REGIME				
	AREA	RATE	REQUIRED	TOTAL PROVIDED
1 BEDROOM	2	1.5	3	
2 BEDROOM	4	2.0	8	
TOTAL			11	
80% OFF STREET			9	9
BICYCLE PARKING			5	5

SITE PLAN APPROVAL SHEET ___ OF ___
FILE NUMBER ___ APPLICATION DATE ___
APPROVED BY COMMISSION ON ___ UNDER SECTION ___ OF CHAPTER ___ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (7-3-81, LDC) ___ CASE MANAGER ___
PROJECT EXPIRATION DATE (ORD.#970905-A) ___ DWPZ ___ DDZ ___

Director, Watershed Protection and Development Review

RELEASED FOR GENERAL COMPLIANCE ___ ZONING ___
Rev. 1 ___ Comments 1 ___
Rev. 2 ___ Comments 2 ___
Rev. 3 ___ Comments 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.

DATE	REVISION

SCALE: 1"=10'
DATE: 9/3/2014
JOB: SITE
DRAWN BY:
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S CAPITAL OF TEXAS Hwy. Ste. 150
Austin, Texas, 78746
(512)431-9600 • almeng@sbcglobal.net
F-3565

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
PROFESSIONAL ENGINEER
9-3-2014

5TH
SITE PLAN
2300 S 5TH
AUSTIN, TEXAS

SP-2014-0167C
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