

C53

BENCHMARKS:
 CITY OF AUSTIN BM # H-23 COPPER PIN @
 WEST LYNN AND 10TH ELEVATION = 547.20

LEGEND
 --- LIMITS OF CONSTRUCTION
 --- PROPERTY BOUNDARY
 [] BUILDING FOUNDATION (COVERAGE AREA)
 [] CONCRETE
 [] TREE TO REMAIN
 [] TREE TO BE REMOVED

SCALE: 1"=10'
 GRAPHIC SCALE IN FEET

SITE PLAN RELEASE 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 OR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. CHIMNEY EXHAUSTS MAY BE REQUIRED AT A LATER DATE.
5. WATER & WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONSTRUCTION UNTIL ALL OTHERS REQUIRED BY THE CITY OF AUSTIN HAVE COMPLIED WITH CHAPTER 81 & 82 OF THE PROPERTIES CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
8. SITE IS LOCATED IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN.
9. DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT. THE PERMITTING AGENCIES SHALL REVIEW AND APPROVE SITE PLANS FOR DRIVEWAY CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
11. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN BLOCK 'E' AREAS AND SHALL BE REVIEWED DURING BUILDING PERMIT REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHTING SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. REFER TO FIGURE 34, THIS SHEET.
13. THIS SITE IS COMPOSED OF TWO LOTS, AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AND RECORDED AS DOCUMENT NO. [] IF COHESIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

NOTES:

1. BOUNDARY, TREE AND TOPOGRAPHY SURVEY PERFORMED BY BASELINE LAND SURVEYING, INC. ON 08/26/2014.
2. REFER TO EXISTING CONDITIONS/RENOVATION PLAN FOR EXISTING BUILDING STRUCTURES AT TIME OF SURVEY.
3. ALL STANDARD PARKING SPACES TO BE 9' X 18.5'.
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL AREAS OUTSIDE OF BUILDING UNITS TO BE COMMON OPEN SPACE, UNLESS NOTED OTHERWISE.
6. ZONING ORDINANCE REQUIREMENTS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE.
7. TO PRESERVE THE RED BID TRAIL CAPITOL VIEW CORRIDOR, PER TEXAS CODE, TITLE 11, SEC. 3151.051, THE PROPOSED BUILDINGS SHOWN ON THIS SITE PLAN WILL NOT EXCEED THE MAXIMUM PERMISSIBLE ELEVATION OF 663.15' ASL.

COMPATIBILITY STANDARDS NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-106A]
2. 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]
3. THE USE OF 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]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]

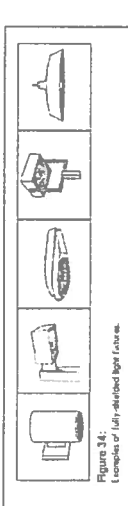


Figure 34: Symbols for lot-shaded light fixtures.

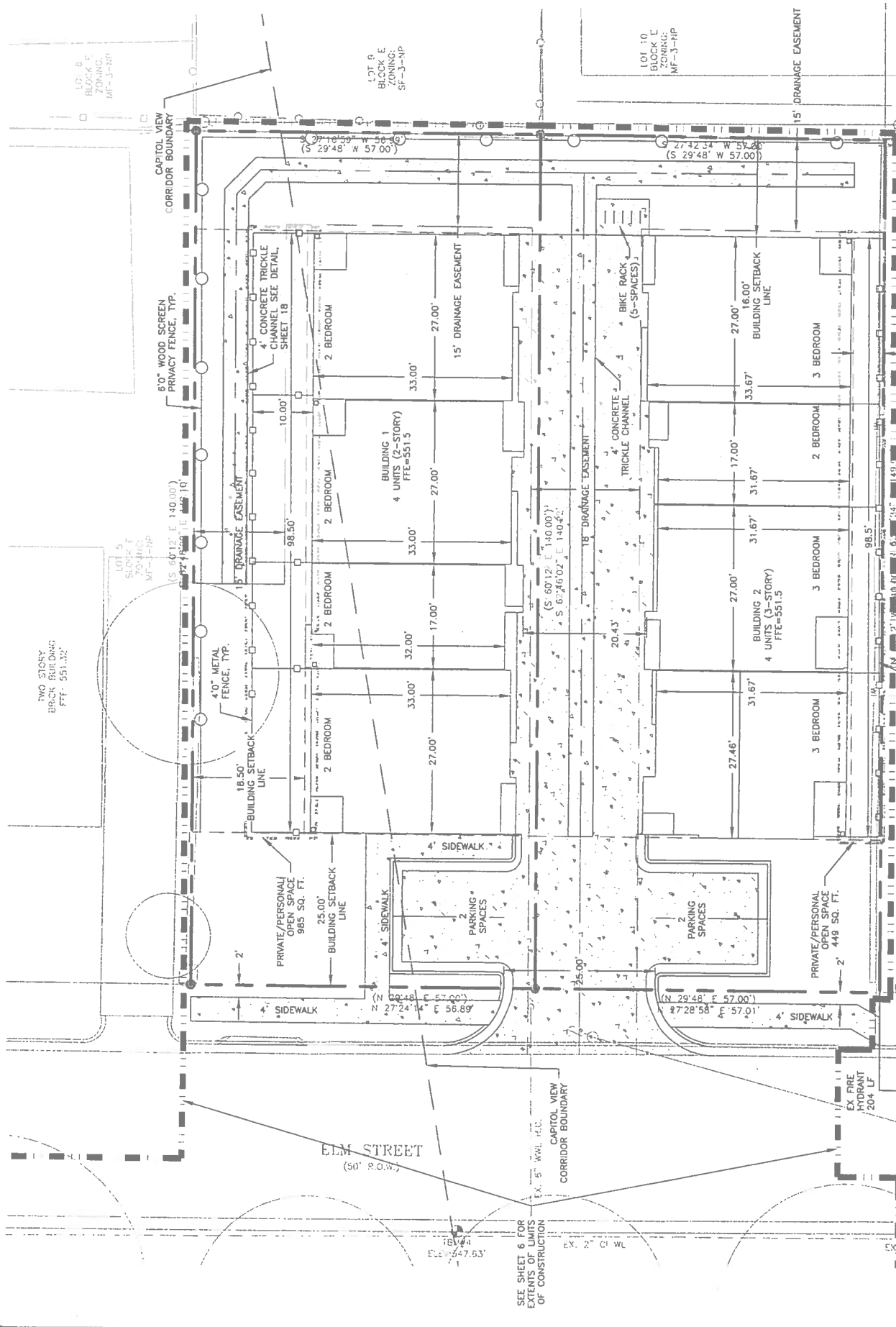
SITE PLAN RELEASE SHEET OF

FILE NUMBER: _____ APPLICATION DATE: _____
 CASE NUMBER: _____ APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ of the Austin City Code

Signatures for Planning and Development Review Department:
 REV. 1 _____ CORRECTION 1 _____
 REV. 2 _____ CORRECTION 2 _____
 REV. 3 _____ CORRECTION 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF THE ACCURACY OF RECORDS AND SURVEY INFORMATION PROVIDED BY THE APPLICANT. THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DOES NOT GUARANTEE THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY COUNCILORS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE APPLICANT. THE ENGINEER IS PROVIDING THESE PLANS TO THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



SITE INFORMATION

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|--|--|
| ZONING | MF-3-NP |
| TOTAL SITE AREA | 15,960 SF |
| MIN. SITE AREA REQ'D. | 14,400 SF |
| BLDG. 1 GROSS FLOOR AREA | 4946.9 SF |
| BLDG. 2 GROSS FLOOR AREA | 6857.8 SF |
| TOTAL GROSS FLOOR AREA | 11,804.7 SF |
| BUILDING COVERAGE | 6,548 SF (41%) |
| IMPERVIOUS COVER | 9,866 SF (61.8%) |
| FLOOR TO AREA RATIO | 7.4 TO 1 |
| BUILDING 1 | 2 STORY (24' - 2" FT) |
| BUILDING 2 | 3 STORY (35' - 0" FT) |
| FOUNDATION TYPE | CONCRETE SLAB ON GRADE |
| PARKING RATIO | 1.5 SPACES PLUS 0.5 SPACE PER ADDITIONAL BEDROOM |
| PARKING SPACES (REQ'D) | 17.5 SPACES |
| PARKING SPACES (PROVIDED) (STANDARD) | 18 SPACES |
| PERSONAL/PRIVATE OPEN SPACE (REQ'D) | 799 SF (5%) |
| PERSONAL/PRIVATE OPEN SPACE (PROVIDED) | 1,434 SF (9%) |

8834 N. Capital of Texas Hwy., Suite 140 Austin, Texas 78739
 (512) 252-0371 FAX (512) 254-9933
GRAY ENGINEERING

PROJECT NO. 1610-10747 DESIGNED BY: JC
 FILE NO. 0747 - SITE PLAN DRAWN BY: JC
 DATE: FEBRUARY 2014 CHECKED BY: DP

1205 ELM STREET
 SITE PLAN

SITE PLAN