

### **Request for Special Parking Determination Schedule B**

Ca	se Number: SPC-2016-00	SPC-2016-0018C	
Applicant's Name:	Alan Rhames	Phone #:	(512) 506-9335
Location:	Axiom Engineers Inc. 13276 N US 183 HWY, Suite 208 Austin, TX 78750	Date:	6/20/2016

## **Proposed Uses:**

		Office Use Only	
Type	Size	Parking Ratio	Required Parking
General Recreation Lawn	75,919 SF	5 vehicle spaces per acre	0*
		15 bicycle spaces per acre**	26
		Total required vehicular parking	0
		Total required bicycle parking	26

\* Per Code Section 25-6-591, off street parking is not required within the public (P) zoning district within the area bounded by Martin Luther King, Jr., Boulevard; IH-35; Lady Bird Lake; and Lamar Boulevard.

#### \*\*Other Information:

This parking determination was based on previous parks and amenity centers. Based on the scope of this project, Republic Square Park is intended to serve the downtown Austin area and be reached by visitors by foot, bicycle, and transit. The park is adjacent to multiple transit stops and bicycle facilities. To encourage bicycle and transit mobility, 15 bicycle parking spaces are required per acre.

Completed By:

Development Services Department

512-974-3099

6/20/2016

# **ACCESSIBILITY NOTES**

- 1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- 2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- 4. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

### CITY OF AUSTIN STANDARD SITE PLAN NOTES

#### Ordinance Requirements

- 1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
- 2. Approval of this site plan does not include Building Code approval; Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
- 3. All signs must comply with the requirements of the Land Development Code.
- 4. The owner is responsible for all costs of relocation of, or damage to, utilities.
- 5. Additional electric easements may be required at a later date.
- 6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Commission approved site plans.
- 7. Water and wastewater service will be provided by the City of Austin.
- 8. 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.
- 9. For construction within the right-of-way, a ROW excavation permit is required.

#### <u>Fire Department</u>

- 1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
- 2. Hydrants must be installed with the center of the four—inch opening at least 18 inches above finished grade. The four—inch opening must face the driveway or street with three— to six—foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four—inch opening must be totally unobstructed from the street.
- 3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
- 4. All pervious/decorative paving shall be engineered and installed for 80,000 lb. live—vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
- 5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
- 6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
- 7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.

# CITY OF AUSTIN ELECTRIC UTILITY NOTES

- 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 4. 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED

### NOTES

- CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-545-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
- 2. A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
- 3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND BACK OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
- 4. SEE ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- 5. ALL THOROUGHFARES DESIGNATED "FIRE LANE" ON THIS SITE PLAN SHALL BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST 3-INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS OF 35-FEET OR LESS. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE.
- 6. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.
- 7. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- 8. THIS SITE IS SUBJECT TO SUBCHAPTER E: DESIGN AND MIXED USE STANDARDS.

## RIGHT-OF-WAY MANAGEMENT NOTES

APPROVAL OF THE SITE PLAN DOES NOT ALLOW ANY WORK IN THE RIGHT OF WAY TO BE CONDUCTED WITHOUT A TEMPORARY USE RIGHT OF WAY PERMIT FOR:

- A. EXCAVATIONS FOR UTILITY WORK WILL REQUIRE AN EXCAVATION PERMIT (EX).
- B. ALL DRIVEWAYS AND CONCRETE WORK WILL REQUIRE A DRIVEWAY/SIDEWALK PERMIT (DS)
- C. ALL TRAFFIC CONTROL AND PEDESTRIAN PROTECTION WILL REQUIRE A TEMPORARY USE OF ROW
- D. ALL OTHER PERMITS SUCH AS THE BUILDING PERMIT (BP) MUST BE APPROVED BEFORE USE OF THE RIGHT OF WAY WILL BE ALLOWED.

THESE PERMITS ARE ISSUED DIRECTLY TO THE CONTRACTOR AND MUST BE SECURED BY THE CONTRACTOR.

FOR COORDINATION WITH THE OFFICE OF SPECIAL EVENTS, PUBLIC WORKS DEPARTMENT, AND ANY OTHER PROJECTS IDENTIFIED AS A CONFLICT AT THE TIME OF PERMITTING, THE CONTRACTOR SHALL CONTACT BETTY TORRES AT BETTY.TORRES@AUSTINTEXAS.GOV FOR COORDINATION WITH SPECIAL EVENTS.

# **CBD-CURE-CO** CBD-CURE-CO CBD \_\_\_\_\_\_ WEST 5TH STREET -----\_\_\_\_\_ |CBD|CBI CBD FEDERAL COURTHOUSE PUBLIC PARK AND RECREATION SERVICES (GENERAL) **CBD-CURE** RESIDENTIAL/RETAIL/HOTEL PROPOSED USES (CONSTRUCTION) \_\_\_\_\_\_ WEST 4TH STREET \_\_\_\_\_\_ CBD CBD CBD

#### REQUIRED ALLOWABLE REDUCED NO. OF PARKING RATIO SPACES PER REDUCTION REQUIRED LAND USE UNITS (SP / BEDROOM) APPENDIX A BY ZONING SPACES PARK AND RECREATION SERVICES NOTE: PER CODE SECTION 25-6-591, OFF STREET PARKING IS NOT REQUIRED WITHIN THE CENTRAL BUSINESS DISTRICT FOR PROPERTIES ZONED P (PUBLIC). NO ON SITE PARKING IS THEREFORE PROVIDED TOTAL SPACES REQUIRED TOTAL REQUIRED STANDARD HC SPACES TOTAL REQUIRED VAN ACCESSIBLE HC SPACES TOTAL PROVIDED PARKING TYPE STANDARD HANDICAPPED PARKING VAN ACCESSIBLE PARKING COMPACT PARKING STANDARD PARKING LOADING TOTAL BICYCLE PARKING TABLE TOTAL PROVIDED PARK AREA (AC)

TOTAL

MOTOR VEHICLE PARKING SUMMARY

UTILITY SUMMARY

GARBAGE DISPOSAL: CITY OF AUSTIN WATER AND WASTEWATER SERVICE: CITY OF AUSTIN ELECTRIC SERVICE: CITY OF AUSTIN GAS SERVICE: TEXAS GAS SERVICE

SITE PLAN APPROVAL Sheet <u>#</u> of <u>38</u>
FILE NO: SPC-2016-0018C APPLICATION DATE: 01/12/2016
APPROVED BY COMMISSION ON: UNDER SECTION 142 OF
CHAPTER <u>25-5</u> OF THE AUSTIN CITY CODE. Nikki
EXPIRATION DATE (25-5-81,LDC) CASE MANAGER: Hoelter
PROJECT EXPIRATION DATE (ORD.#97905-A) N/A DWPZ DDZ X

irector, Planning and I	Development Review	Department					
ELEASED FOR GENERAL	COMPLAIANCE	ZONING P-H					
ev. 1	Correction	1					
ev. 2	Correction	2					
ev. 3							
inal plat must be recorded by the Project Expiration Date, if applicable, Subsequent Site							
lans which do not comply with the Code current at the time of filing, and all required							

SITE PLAN NOTES

ALAN D. RHAME 72089

DESCRIPTION

\_\_\_ REVIEWED:

ISSUE DATE:

REVISIONS

13276 Research Blvd Ste 208

Austin, Texas 78750

Ph: (512) 506-9335

Fax: (512) 506-9377

www.axiomtexas.com

Texas P.E. Firm No. F-43

SHEET NUMBER

AXIOM JOB NO.: 267-02

LAND USE AND ZONING

BICYCLE PARKING RATIO, PARK

REQUIRED SPACES

SPACES PROVIDED

7

15 / AC

44 (22 RACKS)

also be approved prior to the Project Expiration Date.

Building Permit and/or a notice of construction (if a building permit is not required), must

RSPD-SITE2