

**ZONING AND PLATTING COMMISSION
CONDITIONAL USE PERMIT
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2017-0282C **ZAP DATE:** June 19, 2018

PROJECT NAME: Reserve at McKinney Falls Amenity Center

ADDRESS: 6717 Janes Ranch Road

APPLICANT: Continental Homes of Texas, LP.
10700 Pecan Park Blvd, Ste. 400
Austin, Texas 78750

AGENT: Terry S. Reynolds
Pape-Dawson Engineers
7800 Shoal Creek Boulevard, Suite 220-W
Austin, Texas 78757

CASE MANAGER: Jonathan Davila (512) 974-2414
jonathan.davila@austintexas.gov

AREA: 0.88 acres

DISTRICT: 2

WATERSHED: Onion Creek (Suburban Watershed)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a Conditional Use Permit to construct an amenity center with other associated improvements. The proposed land use [LDC 25-2-6 Civic Uses] is Community Recreation (Private). The Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use of residents or guests of a residential development and is classified as a civic use. The applicant proposes to construct a private amenity center with pool, splash pad, and playground with associated improvements.

STAFF RECOMMENDATION:

Staff recommends approval of this Conditional Use Permit for the proposed amenity center. This site plan will comply with all Land Development Code requirements.

PROJECT INFORMATION: 0.88 ACRES

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG: 45%

REQUIRED PARKING: 20

PROPOSED ACCESS: Janes Ranch Road

EXIST. ZONING: SF-2

PROPOSED F.A.R.: 0.014:1

PROPOSED BLDG. CVRG: 1.39%

PROPOSED IMP. CVRG: 44.98%

PROPOSED PARKING: 20

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed community recreation (private) use is a conditional use in the SF-2 base zoning district. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: All comments are cleared.

Transportation: All comments are cleared.

SURROUNDING CONDITIONS:

North: Lorreta White LN, then SF-2 (undeveloped)

East: SF-2 (undeveloped)

West: Ranchito Dr, then SF-2 (undeveloped)

South: Janes Ranch Rd, then SF-2

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Austin Heritage Tree Foundation
Bike Austin
Del Valle Community Coalition
Del Valle Independent School District
Dove Springs Neighborhood Association
Dove Springs Proud
Friends of Austin Neighborhoods
Go Austin/Vamos Austin (GAVA) – Dove Springs
Homeless Neighborhood Association
Onion Creek Homeowners Assoc.
SEL Texas
Sierra Club, Austin Regional Group
Southeast Corner Alliance of Neigh (SCAN)
South Park Neighbors

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional

use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The SF-2 zoning district is intended for moderate-density residential development and is subject to development standards that maintain single family neighborhood characteristics. The proposed civic use is to serve the neighborhood. This site plan complies with all development regulations of the SF-2 zoning district, including height, impervious cover, and building cover.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: An amenity center would not more adversely affect an adjoining use than would a permitted use.

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs and lighting will comply with the Land Development Code.

Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval-Date	Date Imaged

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

SITE PLAN FOR

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.

RESERVE AT MCKINNEY FALLS AMENITY CENTER 6717 JANES RANCH ROAD

AUSTIN, TX

CONSOLIDATED SITE DEVELOPMENT PLAN AUSTIN, TEXAS

PAPE-DAWSON ENGINEERS

November 8, 2017

Mr. Lonnie Robinson
Austin Water Utility
Pipeline Engineering Division
635 East 10th Street, Suite 300
Austin, Texas 78701

RE: Reserve at McKinney Falls Amenity Center (SPC-2016-0212C)
Consolidated Site Plan Application - Update #1
Utility Coordination Letter

Mr. Robinson:

As stated in an email from Bart Jennings on January 20, 2017, a letter from the Engineer of Record is required by Austin Water Utility indicating that the best available information for existing and proposed utilities has been incorporated into the design of water and wastewater utility infrastructure for the above referenced project. Please consider this letter as verification that the design requirements have been completed with.

Please contact me if you have questions or need additional information concerning this letter.

Sincerely,
Dustin Goss, P.E., LEED-AP
Senior Project Manager

October 11, 2016

Mr. Lonnie Robinson
Austin Water Utility
Pipeline Engineering Division
635 East 10th Street, Suite 300
Austin, Texas 78701

RE: Reserve at McKinney Falls Amenity Center (SPC-2016-0212C)

Dear Mr. Lonnie Robinson:

We respectfully request Austin Water Utility the continued review and approval of the above referenced Site Plan project subject to the construction and acceptance of the off-site water and wastewater facilities associated with the construction plans for Springfield Section 7 (C8-85-086.02).

We understand we cannot obtain a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) for the amenity center until the water and wastewater improvements associated with the Construction Plans for Springfield Section 7 (C8-85-086.02) have been constructed, inspected, and accepted by the City of Austin Water Utility. We understand that an exception to the established process for acceptance of construction projects will be granted in conjunction with this approval, unless otherwise agreed to by the City of Austin. We also acknowledge the City of Austin has no responsibility to complete the water and wastewater infrastructure facilities.

Lonnie Robinson
Reserve at McKinney Falls Amenity Center (SPC-2016-0212C)
October 11, 2016
Page 1 of 2

We appreciate your assistance with this project. Should you require any additional information with regard to this matter, please do not hesitate to contact me offline.

Sincerely,
Dustin Goss, P.E., LEED-AP
Senior Project Manager

Meter Notice
Meters - 1-1/2 inches and larger must be purchased and delivered 90 days in advance of installation

WATER

DOMESTIC DEMAND : 55 GPM
STATIC PRESSURE : 78 PSI
IRRIGATION DEMAND : 16 GPM
WATER FIXTURE UNITS : 63 TOTAL

FIRE FLOW REQUIREMENTS

BUILDING TYPE: ASSEMBLY A5
BUILDING CONSTRUCTION TYPE: VB
SQUARE FOOTAGE: 574 SF
REQUIRED FLOW: 1,500 GPM
FIRE FLOW AVAILABLE: 2,251 GPM

SUBMITTED BY:

I, JAMES A. HUFFCUT JR, P.E. #55253, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

James A. Huffcut Jr.
PAPE-DAWSON ENGINEERS
JAMES A. HUFFCUT, JR. P.E. #55253
VICE PRESIDENT
DATE: 6-9-18

Dustin J. Goss
PAPE-DAWSON ENGINEERS
DUSTIN J. GOSS, P.E. #91805
SENIOR PROJECT MANAGER
DATE: 6/4/18

REVIEWED AND APPROVED BY:

Christina Meadows
DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
DATE: 6/6/18

Andrew Miller
CITY OF AUSTIN INDUSTRIAL WASTE
DATE: 6-5-18

APB
AUSTIN WATER UTILITY
DATE: 6/5/18

SUBMITTAL DATE: 7/28/2017

SUBDIVISION FILE NUMBER: C8-85-086.02.10A, C8-85-086.02.12A, C8-85-086.02.13A

WATER PRESSURE ZONE: SOUTH (S01)

EXPIRATION DATE: JUN 06 2021

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

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 DEVELOPMENT SERVICES 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 THE CITY OF AUSTIN
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED 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.

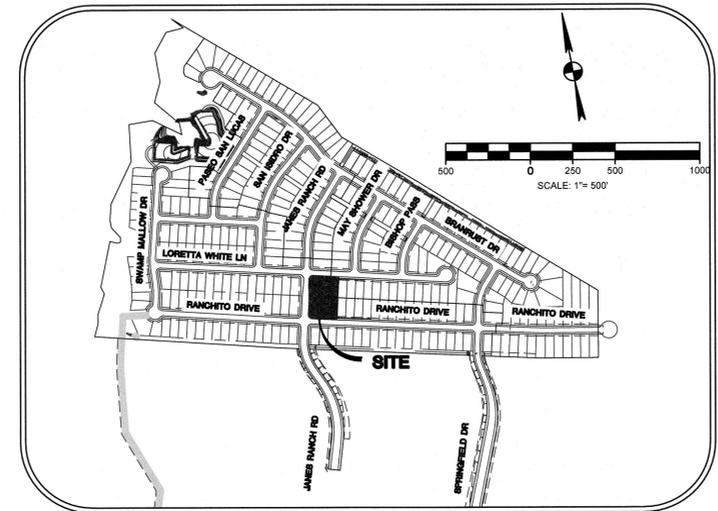
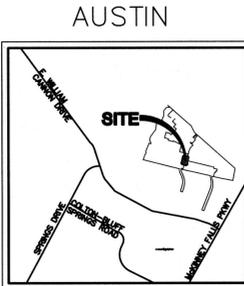
LEGAL DESCRIPTION

LOTS 1 & LOT 50, BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 7 RECORDED IN DOCUMENT NO. 201500284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOTS 2 & 3, BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 8A & 8B RECORDED IN DOCUMENT NO. 201500282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 48 & 49, BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 9 RECORDED IN DOCUMENT NO. 201500283 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN AMENITY CENTER AND ASSOCIATED APPURTENANCES TOTALING 17,229 SQ. FT. (GSF) ON A 0.88 ACRE SITE WITH ASSOCIATED PARKING, AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 44.98%.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS 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.

PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON NOVEMBER 24, 2014 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.

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/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

THIS SITE IS COMPOSED OF 6 LOTS/TRACTS, AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AS DOCUMENT #2016197688 AND AS AMENDED BY DOC. NO. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS. PLEASE GO TO [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.

OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., STE. 400
AUSTIN, TEXAS 78750
(512) 490-2500
FAX (210) 490-4465

ENGINEER:
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY
BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
F (512) 459-8867

LANDSCAPE ARCHITECT:
TBO LANDSCAPE ARCHITECTS - PLANNERS
1705 GUADALUPE STREET
SUITE 500
AUSTIN, TEXAS 78701
(512) 327-1011

ARCHITECT:
TEINERT DESIGNS
1807 BRUSHY VIEW COVE
AUSTIN, TEXAS 78754
(512) 491-6800

FIRE DESIGN CODES	AUSTIN FIRE DEPARTMENT INTERNATIONAL FIRE CODE 2012 EDITION WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,500 GPM
INTENDED USE	A-5 ASSEMBLY
CONSTRUCTION CLASSIFICATION	V-B
BUILDING FIRE AREA (S.F.)	778 S.F.
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	N/A
REQUIRED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	1,500 GPM
AFD FIRE HYDRANT FLOW TEST DATE	8/7/2017
AFD FIRE HYDRANT FLOW TEST LOCATION	8700 JANES RANCH ROAD, HYDRANT #760074
ALTERNATIVE METHOD OF COMPLIANCE (IF APPLICABLE)	N/A

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028801

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	CONSTRUCTION NOTES
RECORDED PLAT	
3	RECORDED PLAT SECTION 7 (1 OF 2)
4	RECORDED PLAT SECTION 7 (2 OF 2)
5	RECORDED PLAT SECTION 8 (1 OF 2)
6	RECORDED PLAT SECTION 8 (2 OF 2)
7	RECORDED PLAT SECTION 9 (1 OF 1)
8	EROSION & SEDIMENTATION CONTROL & TRAFFIC CONTROL PLAN
9	TRAFFIC CONTROL PLAN (1 OF 4)
10	TRAFFIC CONTROL PLAN (2 OF 4)
11	TRAFFIC CONTROL PLAN (3 OF 4)
12	TRAFFIC CONTROL PLAN (4 OF 4)
13	SITE PLAN AND DIMENSION CONTROL
14	GRADING PLAN
15	EXISTING DRAINAGE
16	DRAINAGE PLAN AND CALCULATIONS
17	UTILITY PLAN
18	FIRE PROTECTION PLAN
CONSTRUCTION DETAILS	
19	ESC DETAILS
20	STREET AND SITE DETAILS
21	UTILITY DETAILS (1 OF 2)
22	UTILITY DETAILS (1 OF 2)
23	TRAFFIC CONTROL DETAILS (1 OF 3)
24	TRAFFIC CONTROL DETAILS (2 OF 3)
25	TRAFFIC CONTROL DETAILS (3 OF 3)
26	LANDSCAPE CALCULATIONS
27	PLANTING PLAN AND PLANT LIST
28	PLANTING NOTES AND DETAILS
29	ARCHITECTURAL ELEVATIONS

Request for Special Parking Determination
Schedule B

Case Number: SPC-2016-0212C

Applicant's Name: Terry Reynolds
Location: 6717 Janes Ranch Road

Proposed Use	Type	Size	Parking Ratio	Office Use Only	Required Parking
Play Facility (Splash Pad)	1 Facility	2,500 SF	1:75	0	3
	2 Facility	500 SF	1:75	0	3
Total Required Parking				Vehicle Parking	28
				Parking	28
				Total Required Bicycle Parking	10

Other Information:
Methodology: This parking determination was based on similar approved amenity centers located adjacent to a residential roadway, outside of the urban core, with similar square footage and population densities. The vehicle parking reduction was determined based on the fact that this amenity center is located in the middle of a residential area, and many of the traffic to this amenity center would be on foot. In addition, a total of 10 bicycle parking spaces are required as well to prevent blocking in this amenity center.

Completed By: Leo Xu
Date: 6/20/17

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 1 OF 29

FILE NUMBER: SPC-2017-0282C APPLICATION DATE: 07/28/2017

APPROVED BY COMMISSION UNDER SECTION 142 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CBH

PROJECT EXPIRATION DATE ORD. #970905-A) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: SF-2

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.

SHEET 1 OF 29

File: Jun 04, 2018, 8:49am User: rhamilton
Date: Jun 04, 2018, 8:49am User: rhamilton
File: H:\Projects\5089\5089\11\501_Construction\DWG\5089B-11.dwg

RESERVE AT MCKINNEY FALLS AMENITY CENTER
PLAT NO. PL50719-07 PD JOB NO. 50898-11

REVISIONS		Prepared by:	(Date)	Reviewed by:	(Date)
No.	Revision Description				

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'04"	S31°46'07"E	21.21'	23.56'
C2	15.00'	090°34'07"	S58°30'59"W	21.32'	23.71'

LEGEND

- LIMITS OF CONSTRUCTION**
- 6" FENCE
 - ADA ROUTE
 - CONCRETE
 - LIGHT DUTY HMAC (8" BASE, 1.5" HMAC)
 - HEAVY DUTY HMAC (10" BASE, 2" HMAC)

SITE CONNECTIVITY IMPROVEMENTS:

- PROVISION OF ADDITIONAL PEDESTRIAN AND BICYCLE CONNECTION TO ADJACENT RESIDENTIAL SUBDIVISION.
 - INTERNAL UTILITY LINES ARE LOCATED IN INTERNAL CIRCULATION ROUTES RATHER THAN UNDER PARKING AREAS.
- TRASH BINS:
- 30 GALLON TRASH BINS TO REMAIN STATIONARY AND SHALL NOT BE ROLLED TO THE ROW AND SHALL NOT CONFLICT WITH PARKING SPACES. MAINTENANCE CREWS TO HAUL OFF TRASH BAGS FROM STATIONARY 30 GALLON TRASH BINS DURING ROUTINE MAINTENANCE ACTIVITIES.
- BICYCLE PARKING SPACES:
- 5 BICYCLE PARKING SPACES ARE REQUIRED TO BE PROVIDED ON SITE.

SITE SUMMARY TABLE

TOTAL SITE AREA	0.88 ACRES
MINIMUM SITE AREA REQUIRED	3,600 SF
BUILDING USE	RESTROOM / PUMP ROOM
BUILDING HEIGHT	14' - 3" (1 STORY)
FOUNDATION TYPE	PRE-STRESSED STEEL
ZONING	SF-2
TOTAL GROSS FLOOR AREA (SF)	574
TOTAL GROSS FLOOR AREA (%)	1.39
SWIMMING POOL AREA (SF)	3,372
PLAY FACILITY (SPLASH PAD)	1
IMPERVIOUS COVER (SF)	17,229
IMPERVIOUS COVER (%)	44.98
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	BLDG. 1 PER 150 SF POOL 1 PER 150 SF 1 PER PLAY FACILITY
PARKING SPACES	
MINIMUM SPACES REQUIRED	20
PROPOSED PARKING SPACES	20
ACCESSIBLE PARKING SPACES	
MINIMUM SPACES REQUIRED	1
MINIMUM VAN ACCESSIBLE SPACES REQUIRED	1
PROPOSED ACCESSIBLE SPACES	1 (1 VAN)

QUANTITIES TABLE

LOT AREA (SF)	38,302.77
PAVEMENT (SF)	6,290
6" CURB (LF)	398
SIDEWALK (SF)	4,385
POOL DECK INCLUDING POOL (SF)	8,383

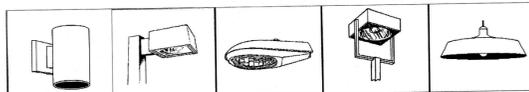


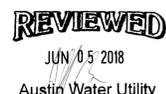
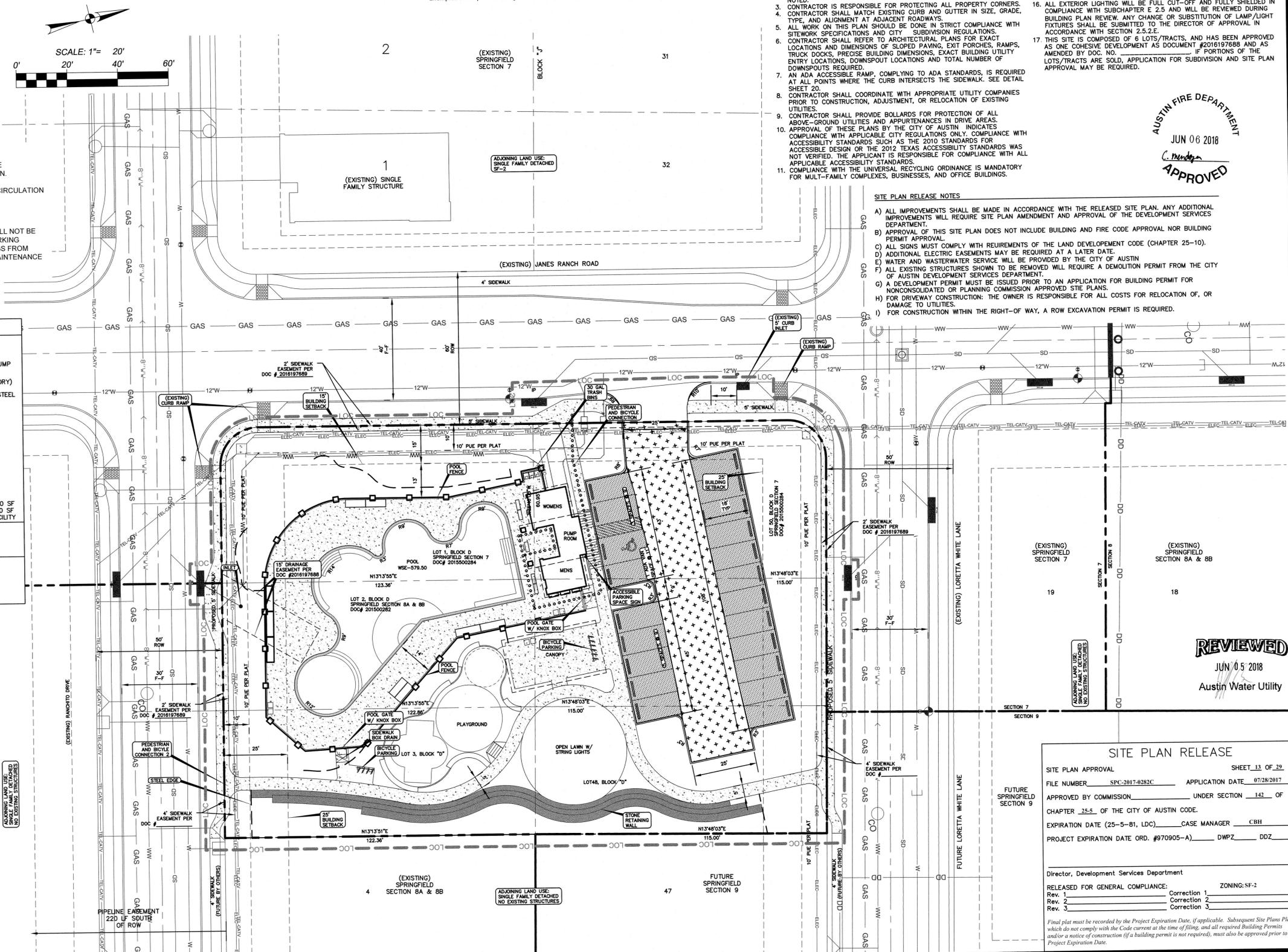
Figure 34: Examples of fully-shielded light fixtures.

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS 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.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN SIZE, GRADE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS.
- ALL WORK ON THIS PLAN SHOULD BE DONE IN STRICT COMPLIANCE WITH CITY SPECIFICATIONS AND CITY SUBDIVISION REGULATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRY LOCATIONS, DOWNSPOUT LOCATIONS AND TOTAL NUMBER OF DOWNSPOUTS REQUIRED.
- AN ADA ACCESSIBLE RAMP, COMPLYING TO ADA STANDARDS, IS REQUIRED AT ALL POINTS WHERE THE CURB INTERSECTS THE SIDEWALK. SEE DETAIL SHEET 20.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE-GROUND UTILITIES AND APPURTENANCES IN DRIVE AREAS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES, AND OFFICE BUILDINGS.
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- 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.
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOF, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER F 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR OF APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- THIS SITE IS COMPOSED OF 6 LOTS/TRACTS, AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AS DOCUMENT #2016197888 AND AS AMENDED BY DOC. NO. _____ IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

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 DEVELOPMENT SERVICES 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 THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED 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.



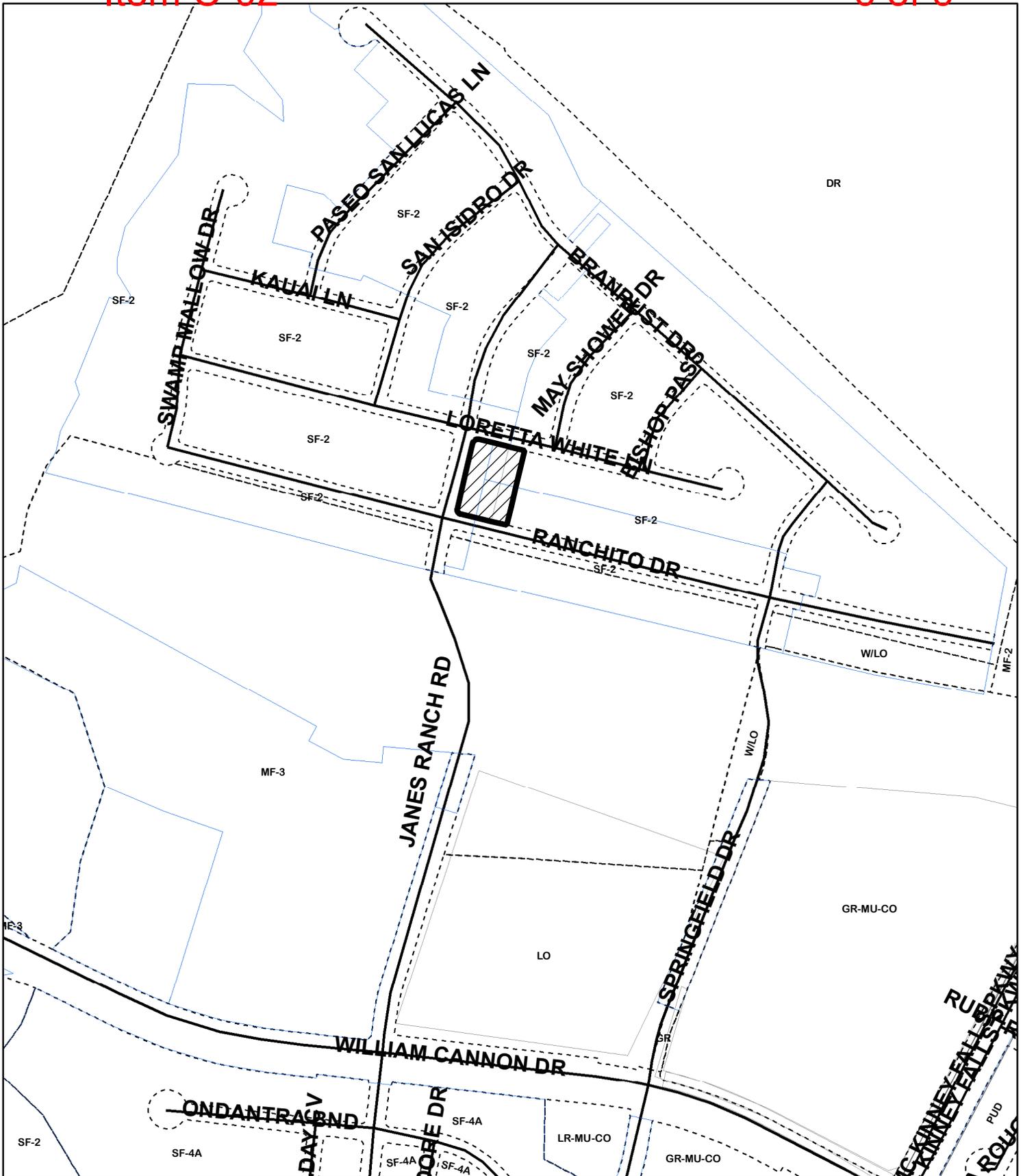
SITE PLAN RELEASE	
SITE PLAN APPROVAL	SHEET 13 OF 29
FILE NUMBER	SPC-2017-0282C APPLICATION DATE 07/28/2017
APPROVED BY COMMISSION	UNDER SECTION 142 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER CBH
PROJECT EXPIRATION DATE ORD. #970905-A	DWPZ DDZ
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: SF-2
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.	

**RESERVE AT MCKINNEY FALLS
AMENITY CENTER**
6717 JANES RANCH ROAD
CITY OF AUSTIN, TEXAS

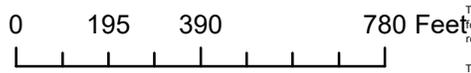
PLAT NO. PL50719-07
JOB NO. 50898-11
DATE OCTOBER 2017
DESIGNER ADS
CHECKED MPH/DRAWN ADS
SHEET 13 OF 29

Date: Jun 04, 2018, 8:49am User ID: mhambilton File: H:\Projects\SPC\SPC-2017-0282C\Construction Documents\Civil\SPC-2017-0282C-11.dwg

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 SUBJECT TRACT
 ZONING BOUNDARY



SITE PLAN
 CASE#: SP-2017-0282C
 ADDRESS: 6717 Janes Ranch Road
 CASE NAME: Reserve at McKinney Falls Amenity Center
 MANAGER: Jonathan Davila

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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Jonathan Davila