

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

CASE NUMBER: SPC-2018-0049C **ZAP DATE:** 5/7/2019

PROJECT NAME: Parker Creek Ranch Amenity Center

ADDRESS: 7620 Decker Lane

APPLICANT: Jeanne Parker (512) 657-6462

AGENT: BGE, Brian Grace (512) 879-0418

CASE MANAGER: Jeremy Siltala, (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Decker Creek (Suburban)

APPLICATION REQUEST: Community Recreation Private is a Conditional Use in SF-4A zoning district requiring Land Use Commission approval. The applicant also requests a variance from 25-2-837(B) requiring vehicular access from a dedicated street with a right-of-way at least 60 feet in width.

PROJECT DESCRIPTION:

The applicant proposes a one-story, 1,812 SF amenity center building, pool, play facility, and landscaping on a 3.67-acre site.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes to construct an amenity center for a single-family residential neighborhood on an undeveloped 3.67-acre site.

PROJECT INFORMATION:

SITE AREA	159,865 SF, 3.67 acres
ZONING	SF-4A
PROPOSED USE	Single Family Residence Small Lot
PROPOSED IMPERVIOUS COVER	27,878 SF, 18%
PROPOSED BUILDING COVERAGE	1,812 SF, 1.1%
PROPOSED BUILDING HEIGHT	1 story, 18.5 feet
PROPOSED F.A.R	0.011:1
PROPOSED ACCESS	Smallwood Drive
PROPOSED PARKING	21 automobile, 6 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Bike Austin
Black Improvement Association
Claim Your Destiny Foundation
Del Valle Community Coalition
Friends of Austin Neighborhoods

Friends of Northeast Austin
Sierra Club, Austin Regional Group
Neighbors United for Progress
Neighborhood Empowerment Foundation
Homeless Neighborhood Association

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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 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:

1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

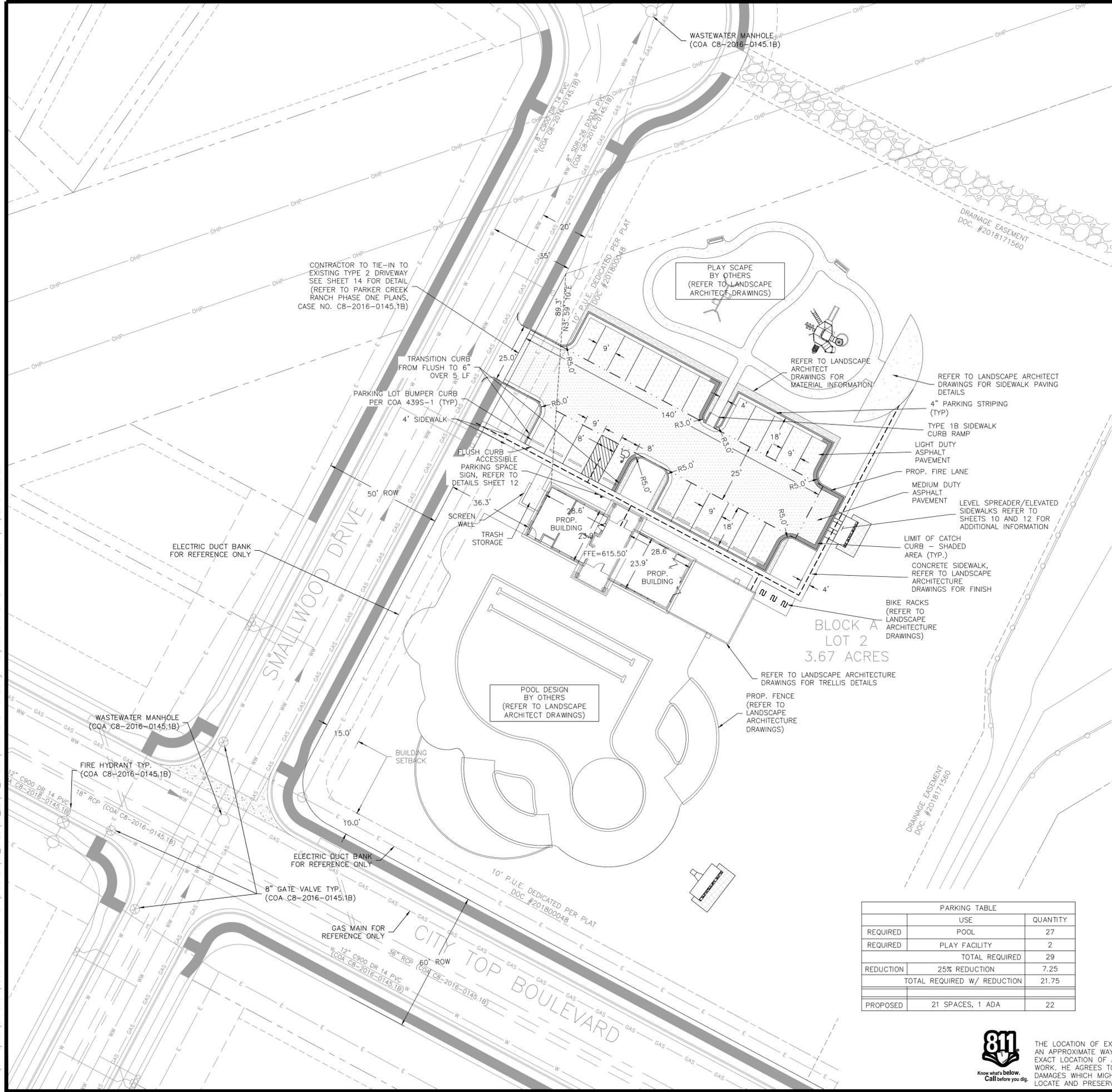
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



LEGEND

- FIRE LANE STRIPING
- LOC LIMITS OF CONSTRUCTION
- 6" CURB & GUTTER
- ACCESSIBLE ROUTE
- PROPOSED SIDEWALK
- GRAVEL PAVING
- MEDIUM DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING

SCALE: 1" = 20'

NO BUILDINGS EXIST WITHIN 50 FEET ON ADJOINING LOTS

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.

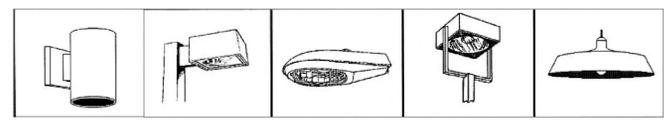


Figure 34:
Examples of fully-shielded light fixtures.

- NOTES:**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR.
 - A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
 - LIMITS OF FIRE LANE STRIPING SHOWN ON PLANS FOR CLARITY PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL FIRE LANES TO BE A MINIMUM 25.0 FEET WIDE WITH 14.0 FEET OF VERTICAL CLEARANCE. MINIMUM TURNING RADII FOR FIRE ACCESS LANES ARE 25.0 FEET (INSIDE) AND 50.0 FEET (OUTSIDE).
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
 - PAVEMENT DESIGN INFORMATION PROVIDED IS FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE INFORMATION WITH THE MOST CURRENT AND FINAL GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PAVEMENT THICKNESS RECOMMENDATIONS BY MLA GEOTECHNICAL DATED FEBRUARY 2017 FOR PAVEMENT DESIGN SPECIFICATIONS.
 - THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED OR UPDATED PRIOR TO BEGINNING CONSTRUCTION.
 - 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.
 - 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 (CHAPTERS 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
 - FIRE LANE STRIPING SHALL BE A CONTINUOUS 6" WIDE RED TRAFFIC PAINT STRIPE. THE WORDS "NO PARKING-FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS NO GREATER THAN 35" APART. THESE WORDS SHALL BE MADE WITHIN THE RED STRIPE.

- COMPATIBILITY STANDARDS NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
 - 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].
 - 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].
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

PARKING TABLE

REQUIRED	USE	QUANTITY
REQUIRED	POOL	27
REQUIRED	PLAY FACILITY	2
	TOTAL REQUIRED	29
REDUCTION	25% REDUCTION	7.25
	TOTAL REQUIRED W/ REDUCTION	21.75
PROPOSED	21 SPACES, 1 ADA	22



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE PLAN APPROVAL
 FILE NUMBER: SPC-2018-0049C SHEET 9 OF 22
 APPROVED BY COMMISSION ON APPLICATION DATE: 01/31/2018
 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE: 25-5-81, LDC. CASE MANAGER J. DAVILA
 PROJECT EXPIRATION DATE (CRD. #970905-A) DWPZ DOZ

Director, Development Services Review
 RELEASED FOR GENERAL COMPLIANCE.
 Rev. 1: Correction 1 ZONING SF-4A
 Rev. 2: Correction 2
 Rev. 3: Correction 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.

REV	DATE	DESCRIPTION

DESIGNED BY: AAM
 REVIEWED BY: BJG
 DRAWN BY: JSK



BGE Inc.
 7000 NORTH MACAC, SUITE 330
 AUSTIN, TX 78751
 TEL: 817-878-0400 www.bgeinc.com
 TBEPE Registration No. F-1046

PARKER CREEK RANCH AMENITY CENTER
 7609 SMALLWOOD DRIVE
 SITE PLAN

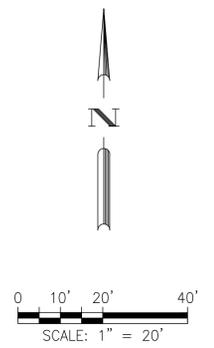
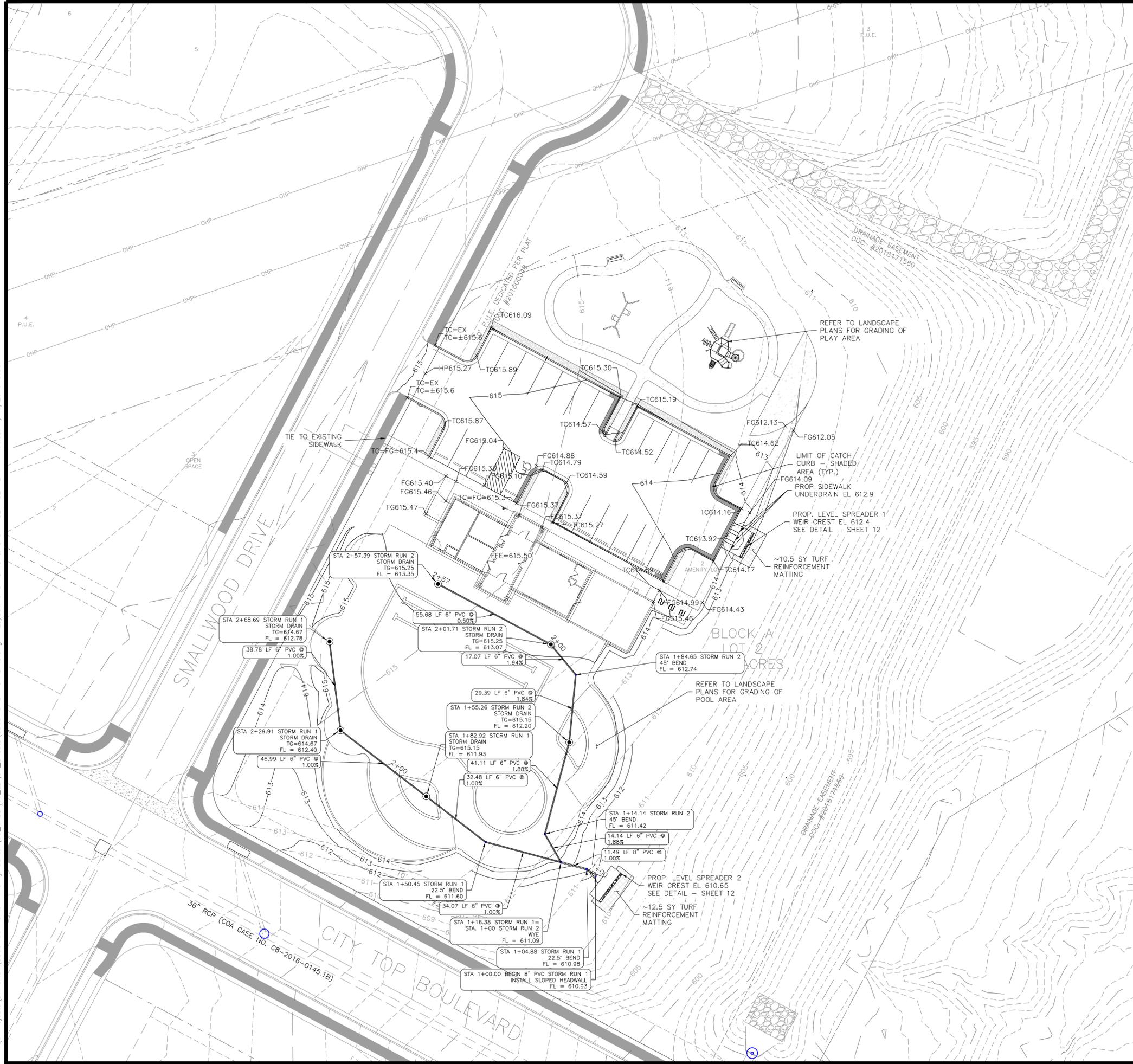
SPC-2018-0049C

SHEET 9 OF 22

BRIAN J. GRACE
 121846
 1/4/19

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V:\01\Projects\DRHorton\5563-00 Parker Amenity Center\03_CADD\06_LD\01_Sheets\5563-C-SP-GRADING.dwg Layout: 9 GRADING & STORM SERVICE PLAN Plotted: 4/16/2019 3:09:44 PM



LEGEND

--- XXX ---	EXISTING MINOR CONTOUR
- - - XXX - - -	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
- - -	PROPOSED MAJOR CONTOUR
=====	6" CURB & GUTTER
xTC XXX.XX	TOP OF CURB
xFG XXX.XX	FINISHED GRADE
xTG XXX.XX	FINISHED GRADE

- NOTES:**
1. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
 2. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING THE PRESENCE, TYPE, AND SIZE OF EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. CONTRACTOR TO FIELD-VERIFY THE LOCATIONS AND TIE-IN ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 3. ANY DAMAGE TO EXISTING PAVEMENT, DRAINAGE OR EXISTING STRUCTURES SHALL BE PREPARED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
 4. ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED PER LDC 25-8-343.
 5. ALL PROPOSED SIDEWALK AND ACCESSIBLE PATHS TO BE CONSTRUCTED PER CITY OF AUSTIN AND TEXAS ACCESSIBILITY STANDARDS.
 6. UNLESS OTHERWISE INDICATED, AREAS MARKED AS AN ACCESSIBLE PATH SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48' AND SHALL NOT EXCEED A RUNNING SLOPE OF 1:20'.
 7. CONTRACTOR TO VERIFY GRADES ON ALL FORMWORK PRIOR TO PLACING PROPOSED HARDSCAPE SURFACES.
 8. NEW SIDEWALK, ACCESS DRIVES, AND PAVEMENT TO MATCH EXISTING GRADES AND ELEVATIONS AT ALL TIE-IN LOCATIONS.
 9. REFER TO ARCHITECTURAL DRAWINGS FOR GRADES WITHIN THE BUILDING ENVELOPE.
 10. CONTRACTOR TO MATCH EXISTING PAVEMENT SECTIONS AND GRADES AT ALL PROPOSED TIE-INS.
 11. REFER TO LANDSCAPE ARCHITECTURE POOL GRADING PLANS FOR VERIFICATION OF ALL TOP OF GATE "TG" ELEVATIONS WITHIN POOL AREA.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE PLAN APPROVAL SHEET 10 OF 22
 FILE NUMBER: SPC-2018-0049C APPLICATION DATE: 01/31/2018
 APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. CASE MANAGER J. DAVILA
 PROJECT EXPIRATION DATE (CRD. #970905-A) DWPZ DOZ

Director, Development Services Review
 RELEASED FOR GENERAL COMPLIANCE. ZONING SF-4A
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 Find: Plot 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.

REV	DATE	DESCRIPTION

DESIGNED BY: AAM
 REVIEWED BY: BJG
 DRAWN BY: JSK



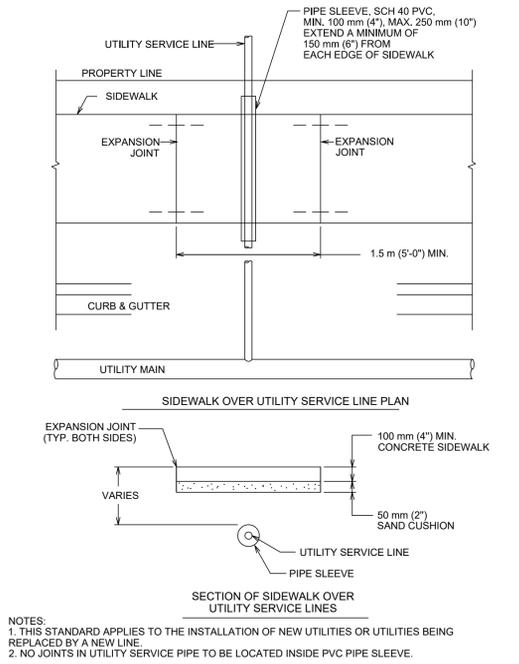
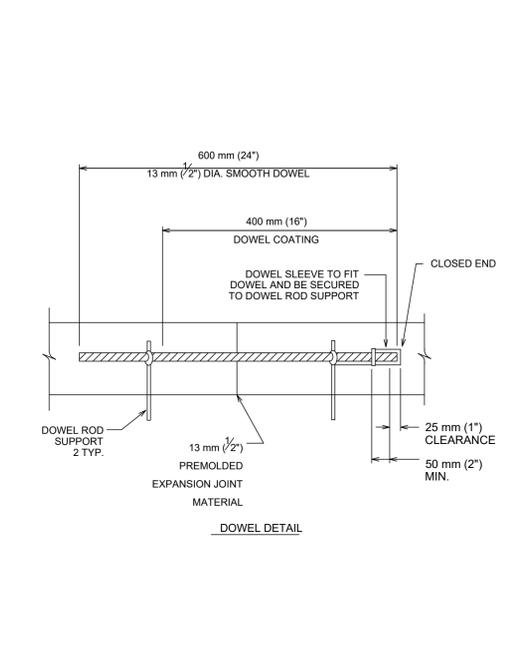
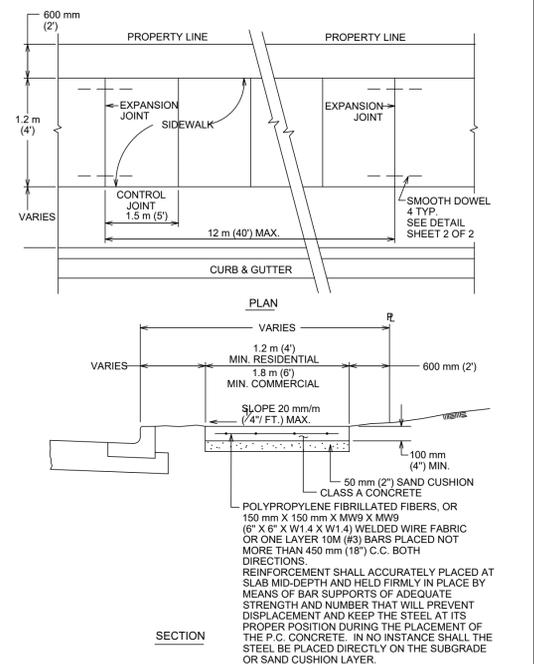
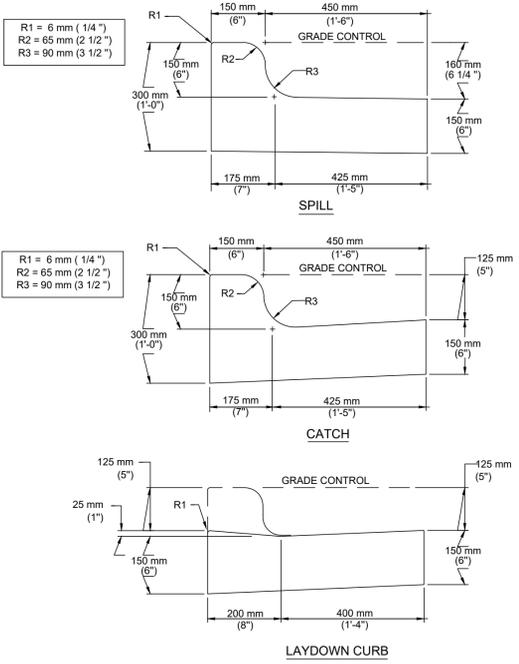
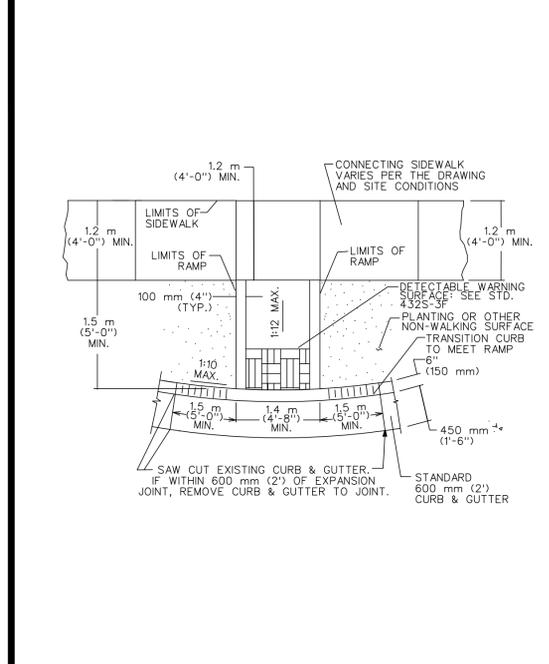
BGE Inc.
 7000 NORTH MACAC, SUITE 330
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 TEL: 617-878-0400 www.bgeinc.com
 TBEPE Registration No. F-1046

PARKER CREEK RANCH AMENITY CENTER
 7609 SMALLWOOD DRIVE
 GRADING & STORM SERVICE PLAN



SHEET 10 OF 22

SPC-2018-0049C



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED

TYPE 1B SIDEWALK CURB RAMP

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-5B

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

RECORD COPY SIGNED BY LINO RIVERA 9/29/99 ADOPTED

CURB AND GUTTER SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 430S-1

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

SIDEWALK

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 1 OF 3

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

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SIDEWALK

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 2 OF 3

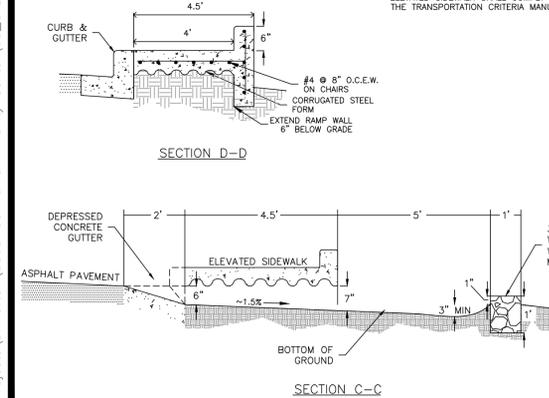
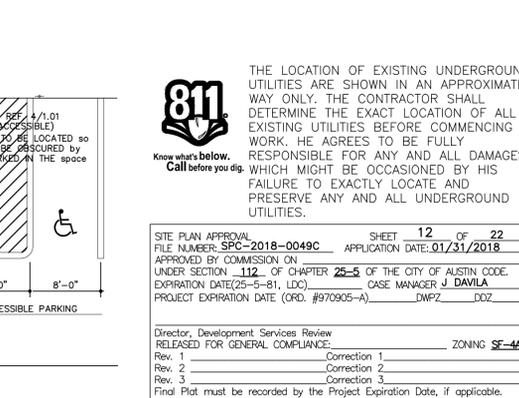
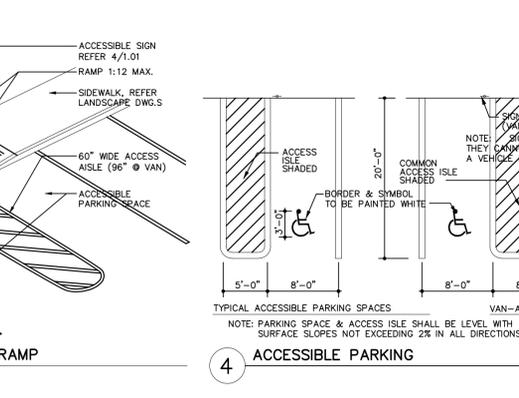
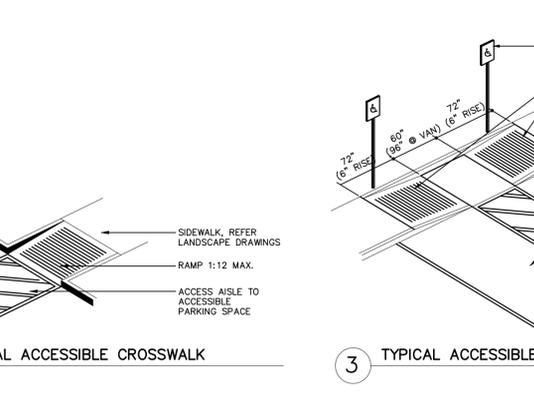
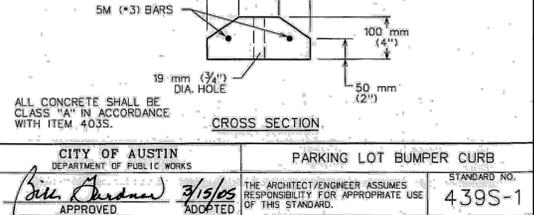
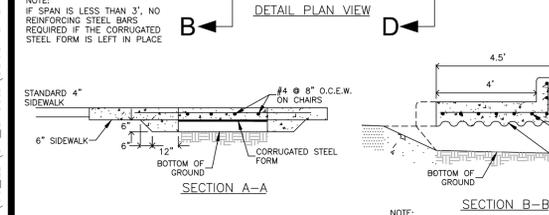
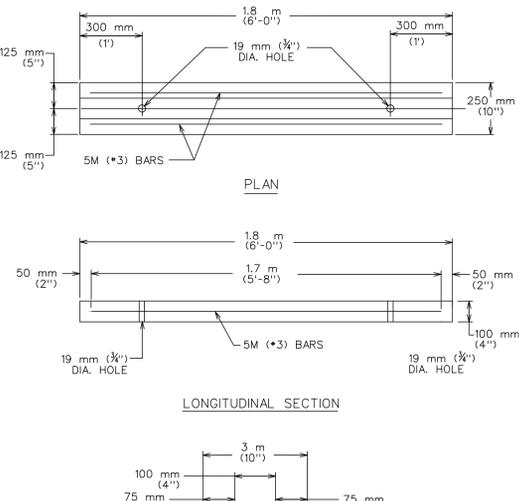
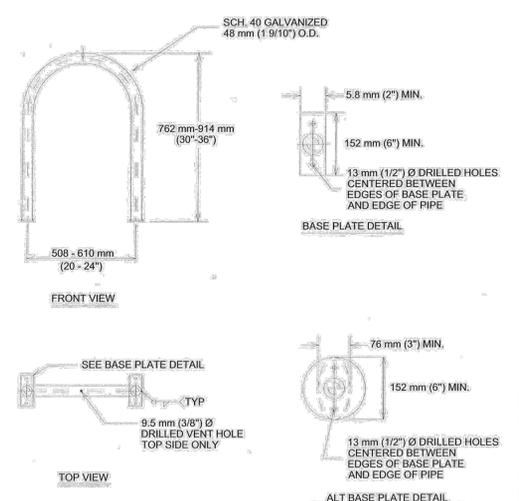
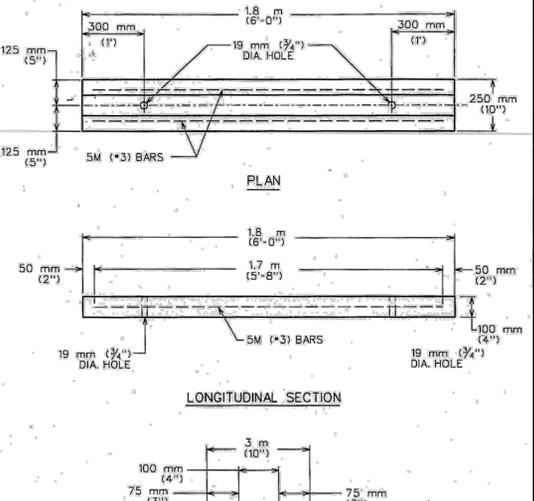
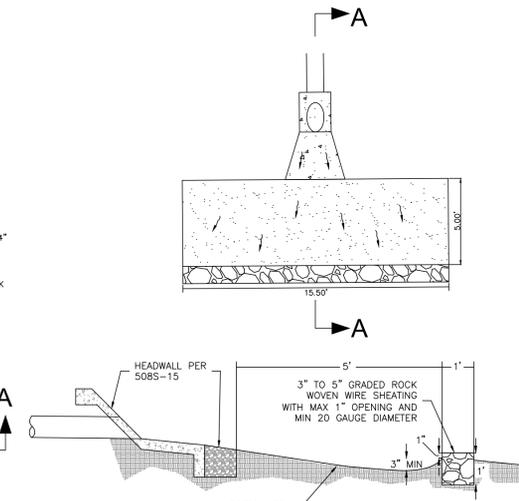
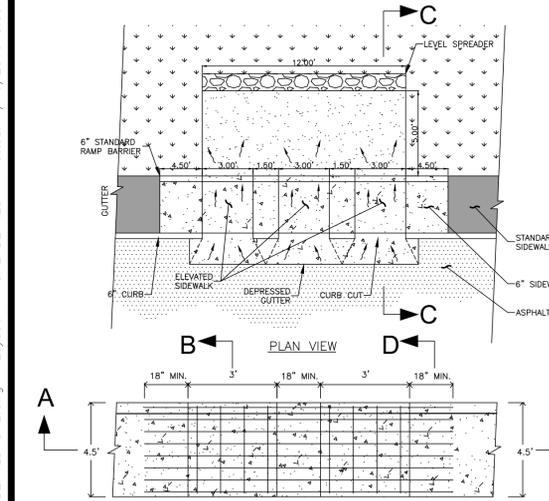
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DEPARTMENT OF PUBLIC WORKS

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SIDEWALK

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED

TYPE 1B SIDEWALK CURB RAMP

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-5B

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

RECORD COPY SIGNED BY LINO RIVERA 9/29/99 ADOPTED

CURB AND GUTTER SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 430S-1

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

PARKING LOT BUMPER CURB

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 439S-1

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY BILL GARDNER 9/26/12 ADOPTED

CLASS III STYLE BICYCLE PARKING

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 710S-1 1 OF 1

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

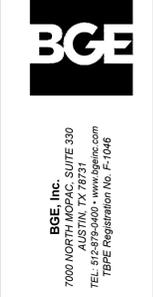
RECORD COPY SIGNED BY BILL GARDNER 3/15/05 ADOPTED

PARKING LOT BUMPER CURB

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 439S-1

DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	AAM
REVIEWED BY:	BJG
DRAWN BY:	JSK



PARKER CREEK RANCH AMENITY CENTER
7609 SMALLWOOD DRIVE
SITE DETAILS

SHEET 12 OF 22

APPROVED

BRIAN J. GRACE
Professional Engineer
No. 121846

DATE: 01/31/2018

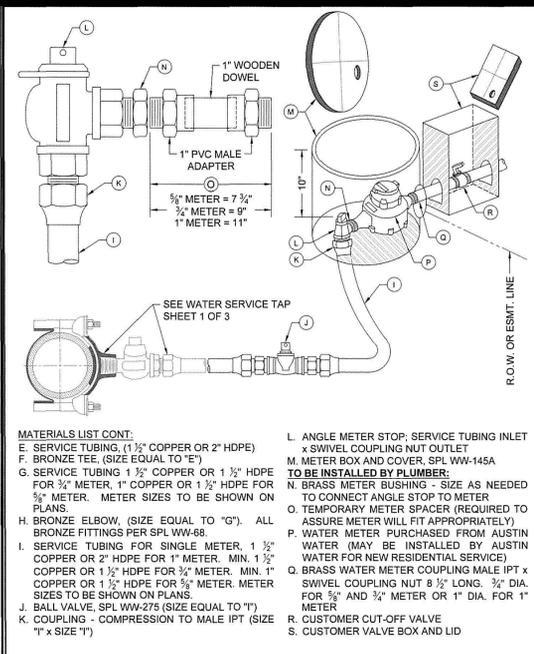
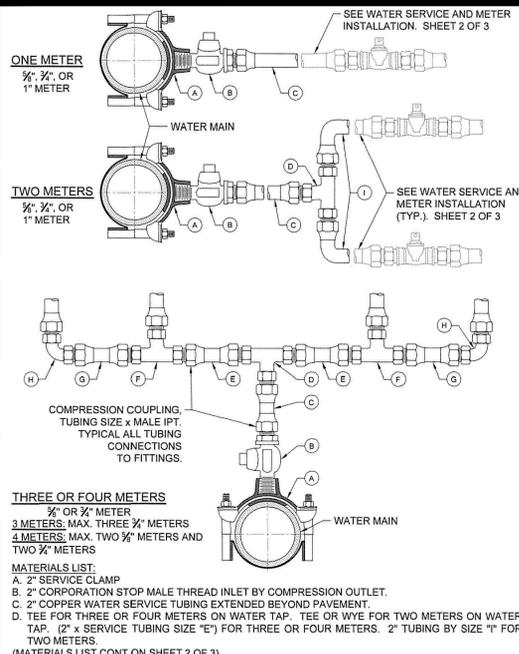
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ DOZ

Director, Development Services Review
RELEASED FOR GENERAL COMPLIANCE.

Rev. 1 Connection 1 ZONING SF-4A
Rev. 2 Connection 2
Rev. 3 Connection 3

Final Plot 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.

V:\01\Projects\DRHorton\5563-00 Parker Amenity Center\03_CADD\06_LD\01_Sheets\5563-C-SP-DETAILS-SITE.dwg Layout: 11 SITE DETAILS Plotted: 4/16/2019 3:09:53 PM



NOTES:

- SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
- BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
- TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
- PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
- BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
- BALL VALVE "J" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.

COPPER:

C1. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

HDPE:

H1. INSTALL METALLIC WARNING TAPE MIN. 1' ABOVE HDPE TUBING FROM TAP CONNECTION TO METER.

H2. TUBING SHALL BE PLACED SO THAT IT IS RELAXED AND "SNAKES" LOOSELY IN THE TRENCH.

H3. TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 1.

H4. IF A FITTING WILL BE INSTALLED WITHIN A BENT SECTION OF TUBING, THE TUBING SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 2.

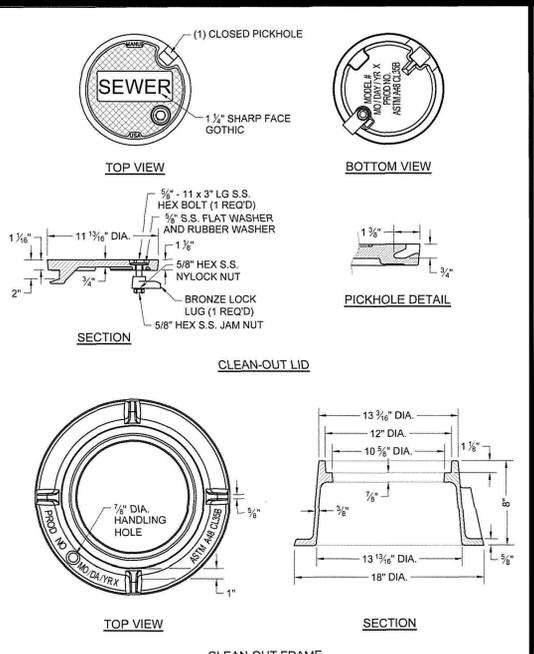
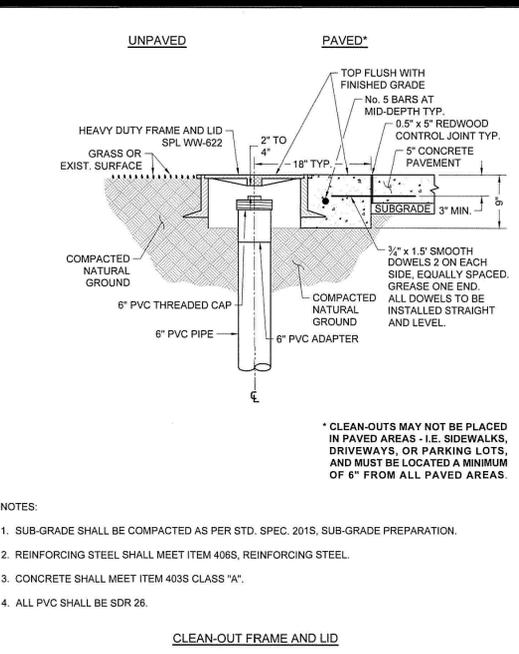
H5. INSERT STIFFENERS FOR HDPE TUBING PER SPL WW-65B TO BE INSTALLED INSIDE TUBING AT ALL COMPRESSION FITTINGS.

NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	3'
1 1/2"	4'
2"	5'

NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	12"
1 1/2"	16"
2"	20"

RECLAIMED WATER:

R1. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. HDPE TUBING SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.



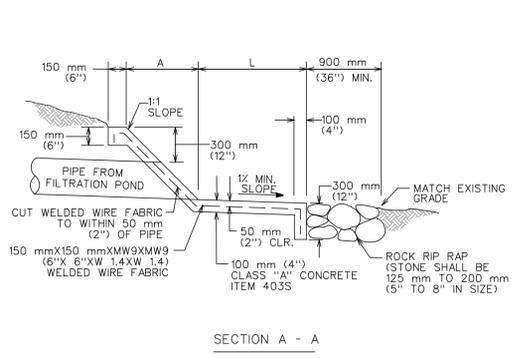
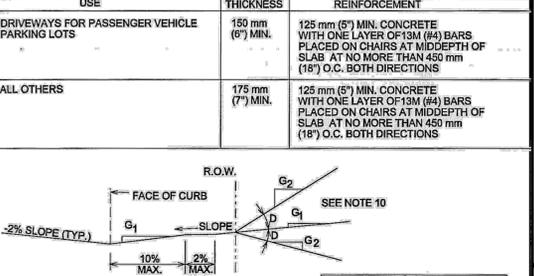
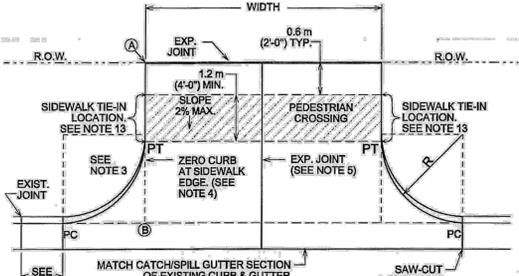
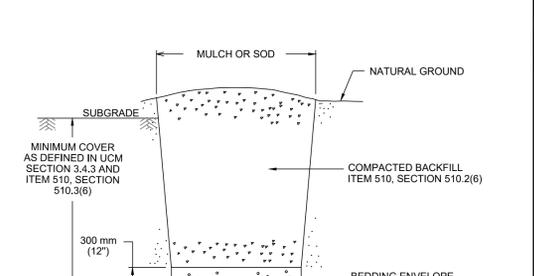
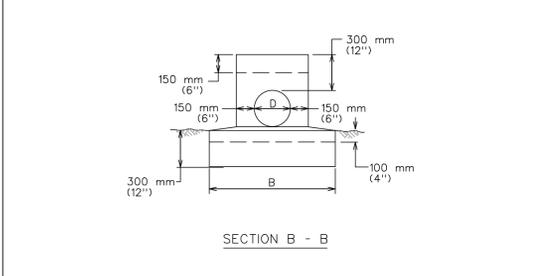
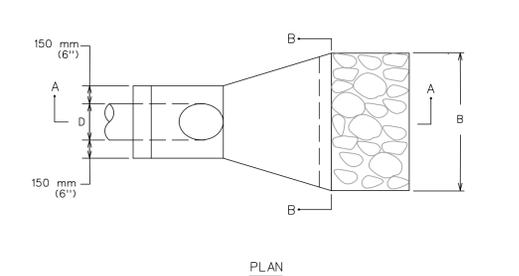
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02 1 OF 2
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 ADOPTED

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02 2 OF 2
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 ADOPTED

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-02 3 OF 3
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 ADOPTED

CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEAN-OUT FRAME AND LID	STANDARD NO. 520-AW-03 1 OF 2
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 ADOPTED

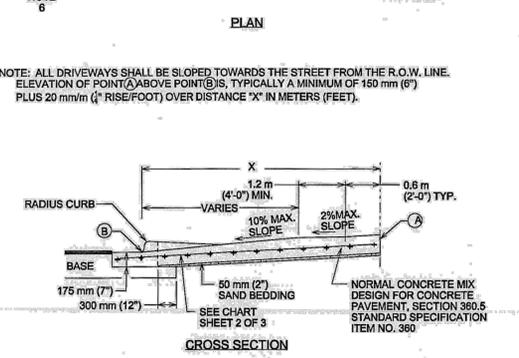
CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEAN-OUT FRAME AND LID	STANDARD NO. 520-AW-03 2 OF 2
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 ADOPTED



A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1,05 m (42")	1,27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1,2 m (48")

REFERENCES:

- UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
- STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	STANDARD NO. 508S-15 1 OF 2
RECORD COPY SIGNED BY GEORGE E. OSWALD	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	3/15/05 ADOPTED

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	STANDARD NO. 508S-15 2 OF 2
RECORD COPY SIGNED BY GEORGE E. OSWALD	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	3/15/05 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	STANDARD NO. 510S-5
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/13/06 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO. 433S-2 1 OF 2
RECORD COPY SIGNED BY [Signature]	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	2/24/10 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO. 433S-2 2 OF 2
RECORD COPY SIGNED BY [Signature]	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	2/24/10 ADOPTED

811

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE PLAN APPROVAL FILE NUMBER: SPC-2018-0049C APPLICATION DATE: 01/31/2018 SHEET 14 OF 22

APPROVED BY COMMISSION UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE: (25-5-81, LDC). CASE MANAGER J. DAVILA

PROJECT EXPIRATION DATE (CRD. #970905-A) DWFZ DOZ

Director, Development Services Review RELEASED FOR GENERAL COMPLIANCE.

Rev. 1 _____ Connection 1 _____ ZONING SF-4A

Rev. 2 _____ Connection 2 _____

Rev. 3 _____ Connection 3 _____

Find: Plot 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.

DESIGNED BY: AAM

REVIEWED BY: BJG

DRAWN BY: JSK

DATE: APR

DESCRIPTION:

REV

DATE

APR

BCE Inc.

7000 NORTH MACAC, SUITE 330
AUSTIN, TX 78751
TEL: 617-875-0400 • www.bceinc.com
TPEP Registration No. F-1046

PARKER CREEK RANCH AMENITY CENTER
7609 SMALLWOOD DRIVE

WATER & WASTEWATER DETAILS

SPC-2018-0049C

SHEET 14 OF 22

BRIAN J. GRACE
12184
PROFESSIONAL ENGINEER
LICENSED



April 15, 2019

Chris Yanez
Program Manager III – Land Use Review
City of Austin Development Services Department
505 Barton Springs Road
Austin, TX 78704

Re: Parker Creek Ranch Amenity Center
Case Number SPC-2018-0049C

Dear Chris,

This letter is to formally request a variance per LDC 25-2-837 for vehicular access from a dedicated street with a right-of-way at least 60 feet wide for the Parker Creek Ranch Amenity Center project. The Parker Creek Amenity Center access driveway will have vehicular access from an existing driveway on Smallwood Drive, a street with a 50 foot right-of-way, and be located approximately 120 feet from City Top Boulevard, an intersecting street with a 60 foot right-of-way. The proposed amenity center will provide adequate off-street parking, therefore, a 60 foot right-of-way with a wider street for on-street parking will not be necessary. Additionally, the location of the proposed vehicular access is located away from steep grading and across an open space lot/ public utility easement.

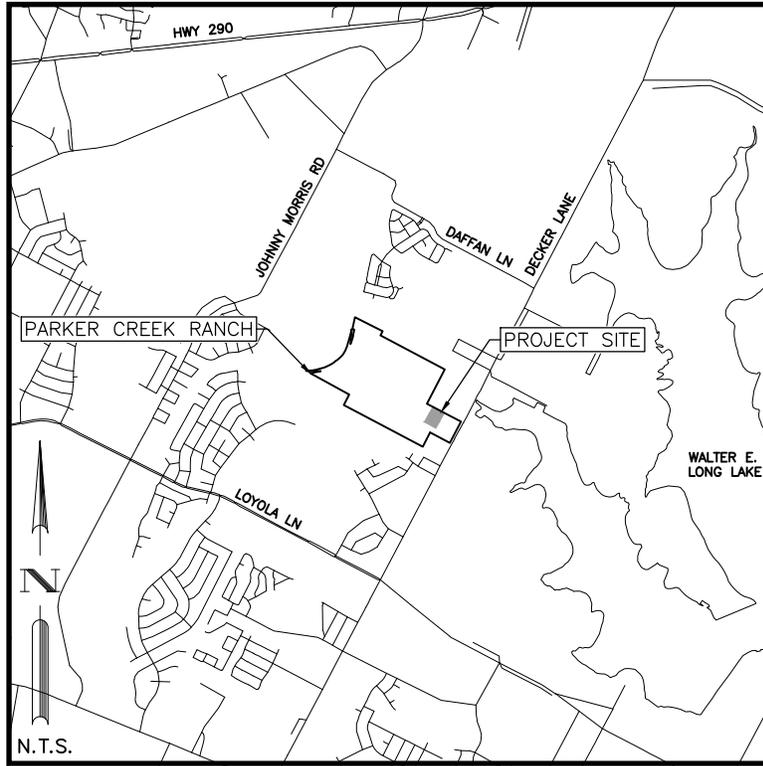
Due to the reasons listed above, the access from a 50 foot right-of-way, rather than a 60 foot right-of-way, will have not negative impact on traffic circulation, traffic safety, pedestrian circulation, or pedestrian safety.

Thank you for your consideration of this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian J. Grace", written over a light blue horizontal line.

Brian J. Grace, P.E., LEED AP
Project Manager
BGE, Inc.
TBPE Firm No. 1046



LOCATION MAP
PARKER CREEK RANCH AMENITY CENTER