

THE NORWOOD PROJECT PARKING SP-2018-0254D

THE NORWOOD PROJECT: HOUSE (THIS PROJECT) SP-2018-0252C

RIMROCK CRITICAL ENVIRONMENTAL FEATURE

100-YR FLOODPLAIN & RIMROCK CEF

- LEGEND**
- CITY OF AUSTIN 4" BRASS DISK FOUND
  - ▲ PROJECT CONTROL POINT
  - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "LANDMARK SURVEYING"
  - △ MAG NAIL SET
  - △ CALCULATED POINT
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
  - ⊠ 1" SQUARE BOLT FOUND
  - ⊠ 1" ROUND BOLT FOUND IN CONCRETE
  - ⊠ "X" MARK FOUND ON CONCRETE
  - ▲ 600 NAIL FOUND
  - EDGE OF PAVEMENT
  - CHAIN LINK FENCE
  - WOOD FENCE
  - \*UPM\*—COLOR UTILITY PAINT MARK (COLOR SPECIFIC)
  - YELLOW PAINT MARK - GAS LINE
  - \*SEE UTILITY NOTE
  - OVERHEAD ELECTRIC/TELEPHONE LINE
  - POWER POLE WITH GUY WIRE AND ANCHOR
  - ⊠ ELECTRIC METER
  - ⊠ ELECTRIC MANHOLE
  - ⊠ LIGHT STANDARD
  - ⊠ MONITORING WELL
  - ⊠ SPRINKLER HEAD
  - ⊠ IRRIGATION CONTROL VALVE
  - ⊠ FIRE HYDRANT
  - ⊠ WATER METER
  - ⊠ WATER VALVE
  - ⊠ STORMWATER MANHOLE
  - ⊠ WASTEWATER MANHOLE
  - ⊠ WASTEWATER CLEAN OUT
  - ⊠ TRAFFIC SIGN (UNLESS NOTED OTHERWISE)
  - ⊠ TRAFFIC SIGNAL POLE
  - PVC POLYVINYL CHLORIDE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - R.O.W. RIGHT-OF-WAY
  - PROPERTY LINE
  - VOL. VOLUME
  - BK. BOOK
  - PG. PAGE
  - DOC. NO. DOCUMENT NUMBER
  - ESMT. EASEMENT
  - R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
  - TCAO TRAVIS COUNTY APPRAISAL DISTRICT
  - ( ) RECORD INFORMATION - BK. 84, PG. 55C-55D, P.R.T.C.T. NORWOOD SUBDIVISION PLAT
  - (( )) DOUGLAS SEELIG SURVEY DATED 12/7/1981, REV. 8/6/1982
  - { } VOL. 2315, PG. 117, D.R.T.C.T.
  - [ ] CITY OF AUSTIN RIVERSIDE DRIVE R.O.W. MAP
  - \* APPROXIMATE LIMITS OF FLOOD ZONES PER FEMA FIRM MAPS NO 48453C0465H MAP DATED: SEPTEMBER 26, 2008 PER FEMA FIRM MAPS NO 48453C0605H MAP DATED: SEPTEMBER 26, 2008
  - ⊠ APPROXIMATE TREE CRITICAL ROOT ZONE TREE DIAMETER & TAG NUMBER

..... ACCESSIBLE ROUTES

**DUNAWAY UOG**  
 Registered Engineering Firm #F-1114  
 5707 SOUTHWEST PARKWAY  
 BUILDING 2, SUITE 250  
 AUSTIN, TX 78735  
 PHONE: 512-306-8252



4/26/2019  
**THE NORWOOD PROJECT: HOUSE**  
 1016 EDGECLIFF TERRACE  
 1011 1/2 EDGECLIFF TERRACE  
 AUSTIN, TX 78704

CLIENT  
 THE NORWOOD PARK FOUNDATION, INC.  
 P.O. BOX 5682  
 AUSTIN TX 78763-5682

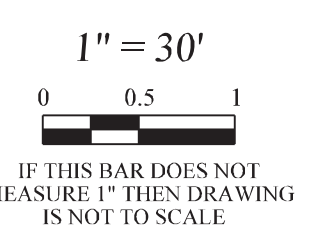
ARCHITECT  
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 913 W GIBSON ST  
 AUSTIN, TX 78704

LANDSCAPE ARCHITECT  
 CAMPBELL LANDSCAPE ARCHITECTURE  
 608 MONROE STREET, UNIT D  
 AUSTIN, TX 78704

STRUCTURAL ENGINEER  
 LEAP STRUCTURES  
 3001 S LAMAR BLVD  
 A-230  
 AUSTIN, TX 78704

CIVIL ENGINEER  
 URBAN DESIGN GROUP  
 3660 STONERIDGE RD E101  
 AUSTIN, TX 78746

DATE	ISSUE
11.06.17	100% SCHEMATIC DESIGN
06.05.18	SITE DEVELOPMENT PERMIT



SITE PLAN APPROVAL SHEET 5 OF 39  
 FILE NUMBER: SPC-2018-0252C APPLICATION DATE: DATE  
 APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER ANAMAH JOHNSON  
 PROJECT EXPIRATION DATE (OED #970905-A) DWYZ NO DDZ YES

Director, Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: P-NP, P4-NP  
 Rev. 1: Correction 1:  
 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.

DRAWN: JRS CHECKED: JRS  
 DUNAWAY PROJECT NO: U013755  
 DRAWING TITLE:

OVERVIEW  
**C1.01**  
 5 OF 39

SPC-2018-0252CT



Trash receptacles, air conditioning or heating equipment, utility meters, loading areas, and external storage must be screened from public view (LDC 25-2-721(G)).

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.

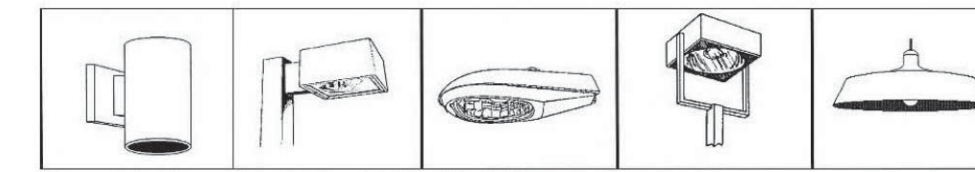
Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.

Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]

Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]

Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]

Figure 34



GROSS SITE AREA = 26,328 SF (0.60 AC)  
 TOTAL BUILDING COVERAGE: 0 SF (0% OF SITE AREA)  
 TOTAL GROSS FLOOR AREA: 0 SF  
 EXISTING IMPERVIOUS COVER: 0 SF (0 AC), 0%  
 PROPOSED IMPERVIOUS COVER: 13,449 SF (0.31 AC), 51.1%

BUILDING INFORMATION:

HEIGHT: 0 FT  
 BUILDING COVERAGE: 0 SF (0% OF SITE AREA)  
 GROSS FLOOR AREA:  
 TOTAL FLOOR AREA: 0 SF  
 NUMBER OF STORIES: 0  
 FFE: N/A  
 FOUNDATION TYPE: N/A  
 RESIDENTIAL UNITS: 0

ZONING: P-NP  
 USE: PUBLIC SERVICE

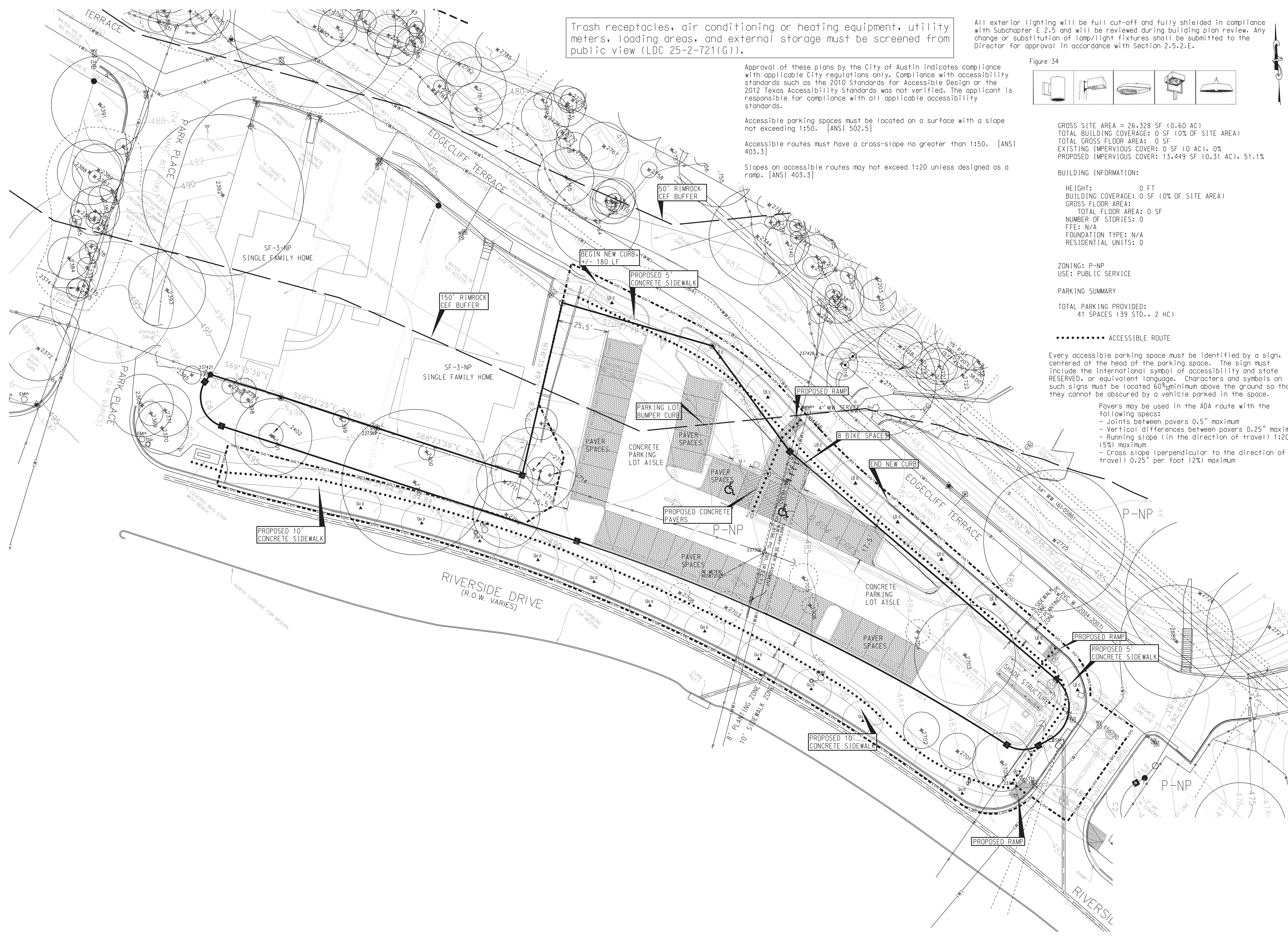
PARKING SUMMARY

TOTAL PARKING PROVIDED:  
 41 SPACES (39 STD., 2 HC)

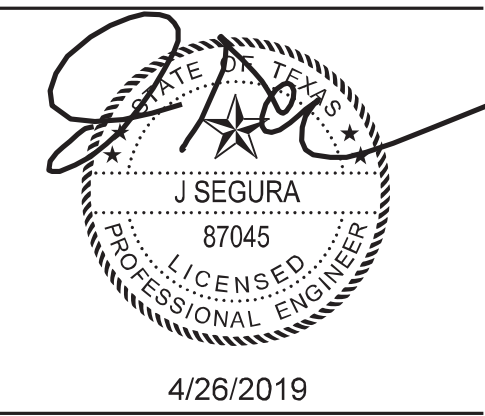
..... ACCESSIBLE ROUTE

Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space.

- Pavers may be used in the ADA route with the following specs:
- Joints between pavers 0.5" maximum
  - Vertical differences between pavers 0.25" maximum
  - Running slope (in the direction of travel) 1:20 (5%) maximum
  - Cross slope (perpendicular to the direction of travel) 0.25" per foot (2%) maximum



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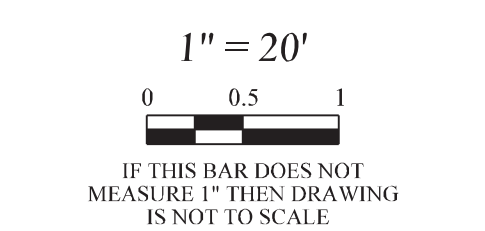
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CIVIL ENGINEER  
 URBAN DESIGN GROUP  
 3660 STONERIDGE RD E101  
 AUSTIN, TX 78746

DATE	ISSUE
11.06.17	100% SCHEMATIC DESIGN
05.21.18	SITE DEVELOPMENT PERMIT



DRAWN: JRS CHECKED: JRS  
 DUNAWAY PROJECT NO: U013755  
 DRAWING TITLE:

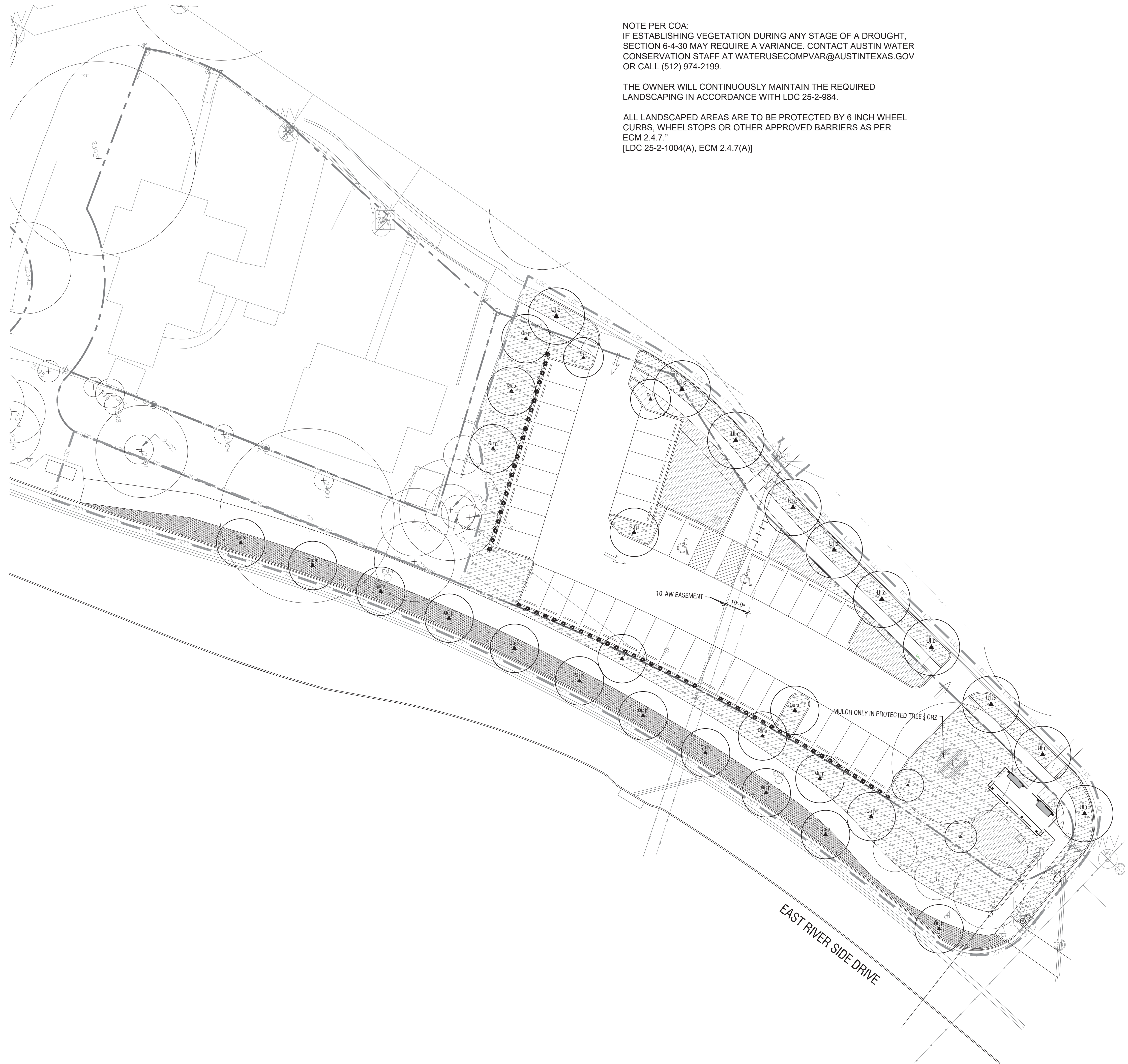
CIVIL SITE PLAN  
**C1.03**  
 6 OF 34

S:\Projects\Norwood House - 13755 CAD (Plans) Site Plan - Parking Lot\Sheets\06-NWP-5-SP02.dgn

4/26/2019

SP-2018-0254D





NOTE PER COA:  
 IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT,  
 SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER  
 CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV  
 OR CALL (512) 974-2199.

THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED  
 LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.

ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL  
 CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER  
 ECM 2.4.7."  
 [LDC 25-2-1004(A), ECM 2.4.7(A)]

### SYMBOLS LEGEND

SYMBOL	ITEM
	EXISTING TREE TO PROTECT
	PROPERTY LINE
	LIMIT OF CONTRACT
	PA
	PLANTING AREA

### PLANT LEGEND

SYMBOL	PLANT	SIZE
	CEDAR ELM ULMUS CRASSIFOLIA	3" CALIPER
	MONTERREY OAK QUERCUS POLYMORPHA	3" CALIPER
	TEXAS REDBUD CERCIS TEXENSIS	3" CALIPER
	TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA	3" CALIPER
	POSSUMHAW HOLLY ILLEX DECIDUA	3" CALIPER
	MEXICAN PLUM PRUNUS MEXICANA	3" CALIPER
	SEEDED GRASSLAND MIX	SEED MIX INCLUDING BLUE GRAMA, LITTLE BLUESTEM, SIDEOTS GRAMA
	ROW TURF	HABITURF SEED MIX WITH LIATRIS SPICATA SEED
	LAWN	ST AUGUSTINE SOD
	RAIN GARDEN PLANTING MIX	50% 1 GAL BUTTERFLY IRIS & 50% 1 GAL INLAND SEAOTS @18" TRIA. SPACING
	FORMAL GARDEN PLANTING	50% 5 GAL & 50% 10 GAL @18" TRIA. SPACING
	FORMAL GARDEN PLANTING	4" POTS WITHIN 1/2 CRZ @18" TRIA. SPACING
	PLANT MIX	20% 1 GAL BLUE GRAMA & 20% 1 GAL BLUE GRAMA 'BLONDE AMBITION' & 20% 1 GAL DEER MUHLY & 20% 1 GAL MEXICAN FEATHER GRASS & 20% LIATRIS SPICATA @24" TRIA. SPACING
	VINE @ SCREEN FENCE	



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 THE NORWOOD PARK FOUNDATION, INC.  
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 AUSTIN, TX 78763-5682

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 URBAN DESIGN GROUP  
 3660 STONERIDGE RD E101  
 AUSTIN, TX 78746

DATE	ISSUE
06.05.18	SDP FORMAL CHECK
04.26.19	U1 - SITE DEVELOPMENT PERMIT

DRAWN: JJ, VJ CHECKED: CC

CLA PROJECT NO: 17009

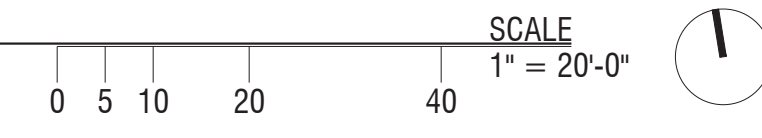
DRAWING TITLE:

PLANTING PLAN  
 PAGE 14 OF 32

# L-4.00

## 1 PLANTING PLAN

1" = 20'-0"



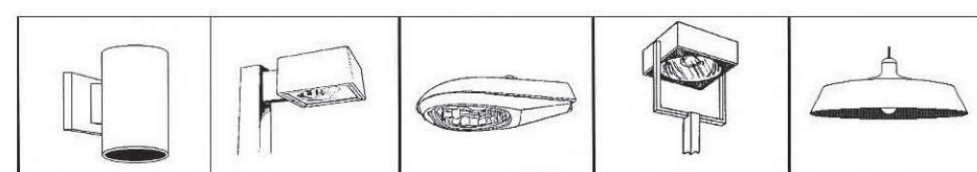


**COMPATIBILITY STANDARDS NOTES**

- D) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LDC 25-2-1064).
- E) 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 (LDC 25-2-1067).
- F) 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 (LDC 25-2-1067).
- G) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (LDC 25-2-1067).

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



**WATERFRONT OVERLAY DISTRICT NOTES**

- D) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LDC 25-2-1064).
- E) 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 (LDC 25-2-1067).
- F) 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 (LDC 25-2-1067).
- G) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (LDC 25-2-1067).

SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

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.

Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]

Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]

Pavers may be used in the ADA route with the following specs:

- Joints between pavers 0.5" maximum
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- Cross slope (perpendicular to the direction of travel) 0.25" per foot (2%) maximum

**PLEASE SEE SHEET C7.01 FOR AN ENLARGEMENT OF THIS AREA**

THERE ARE NO EXISTING STRUCTURES ON ADJACENT LOTS.

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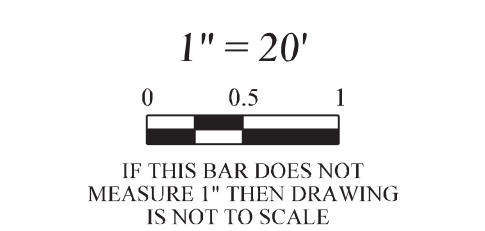
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DATE	ISSUE
11.06.17	100% SCHEMATIC DESIGN
06.05.18	SITE DEVELOPMENT PERMIT



SITE PLAN APPROVAL	SHEET 7 OF 39
FILE NUMBER: SPC-2018-0252CT	APPLICATION DATE: DATE
APPROVED BY COMMISSION ON:	UNDER SECTION 112 OF
CHAPTER 255 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE 05-31-2021	CASE MANAGER ANAMAH JOHNSON
PROJECT EXPIRATION DATE (OED #97905-A)	DWZP NO DDZ YES

Director, Development Services Department	ZONING: P-NP, P-H-NP
RELEASED FOR GENERAL COMPLIANCE:	
Rev. 1:	Correction 1:
Rev. 2:	Correction 2:
Rev. 3:	Correction 3:

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DRAWN: JRS CHECKED: JRS  
 DUNAWAY PROJECT NO: U013755  
 DRAWING TITLE:

**CIVIL SITE PLAN**  
**C1.03**  
 7 OF 39

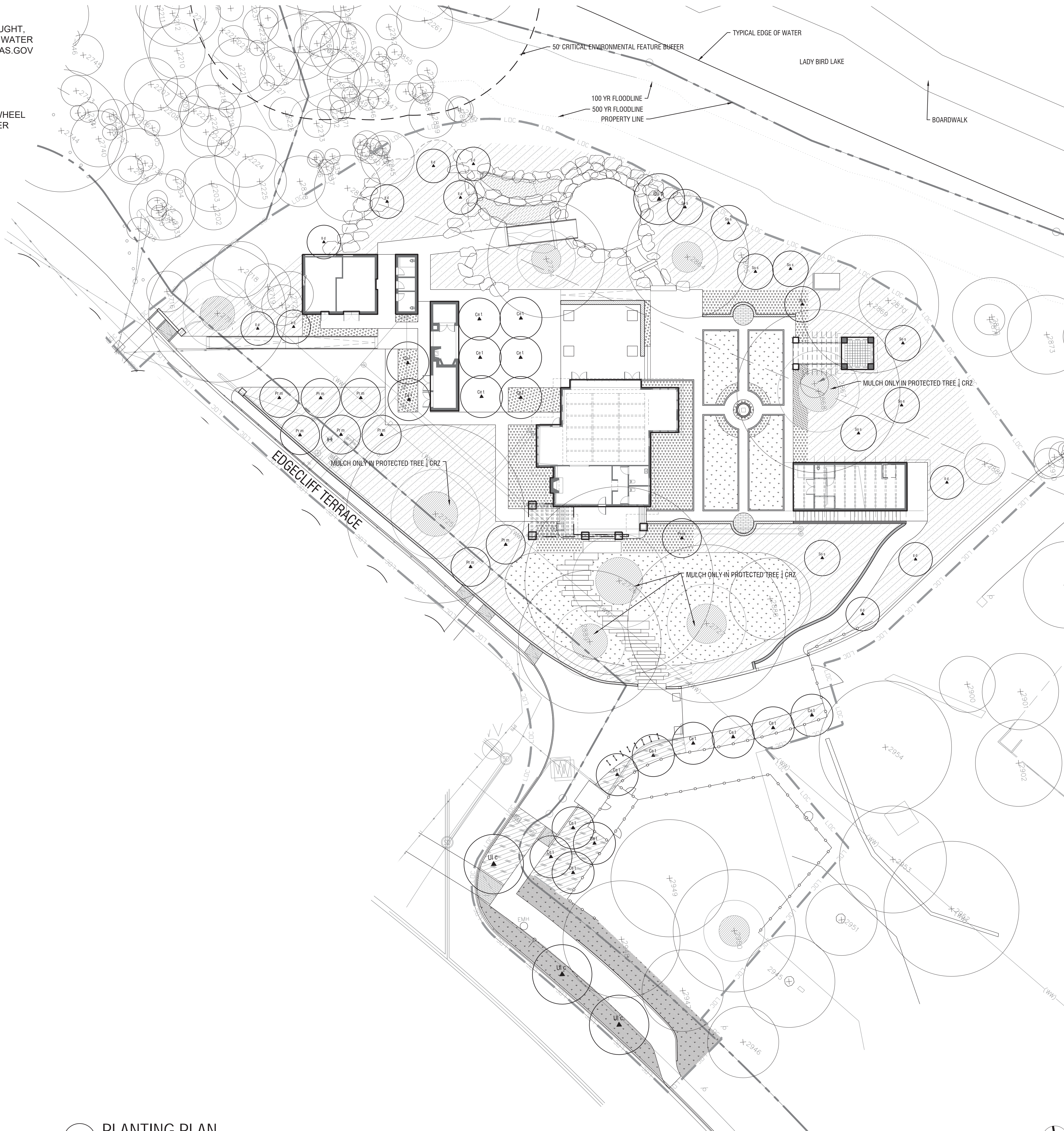
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## 1 PLANTING PLAN

1" = 20'-0"

SCALE  
1" = 20'-0"

0 5 10 20 40



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1016 EDGECLIFF TERRACE  
AUSTIN, TEXAS 78704

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04.26.19	U1 - SITE DEVELOPMENT PERMIT

DRAWN: JJ.VJ CHECKED: CC

CLA PROJECT NO: 17009

DRAWING TITLE:

PLANTING PLAN

PAGE 19 OF 42

# L-4.00